

**Planning Board Minutes
Tuesday, October 11, 2016**

APPROVED
11.29.16

The Carver Planning Board met on October 11, 2016, at the Carver Town Hall, Meeting Room #1, 108 Main Street, Carver, Massachusetts. This meeting was videotaped for cable cast area 58, channel 15.

Chairman Bruce Maki opened the meeting at 7:05 p.m.

PRESENT: Bruce Maki, Chairman; Kevin Robinson; William Sinclair

ALSO PRESENT: Marlene McCollem, Director of Planning and Community Development; Christine Champ, Recording Secretary

NOT PRESENT: James Hoffman, Chad Cavicchi

After the pledge of allegiance, Chairman Maki read the following agenda notice into the record.

Approval Not Required Plan:

Carver Sportsman's Club - 127 Main Street (Assessor's Map 75-1) - to create 1 unbuildable parcel to be annexed to the Central Cemetery.

Ms. McCollem described the map and the situation and recommended the board endorse the plan, as approval was not required. She said it would only be for convenience purposes. There was a brief discussion regarding the shortage of room at the cemetery. Mr. Sinclair said he thought it was a great idea and the board members agreed that it was a good thing for the cemetery.

MOTION: By Mr. Sinclair to create one unbuildable parcel to be annexed to the Central Cemetery

SECONDED: By Mr. Robinson

APPROVED: Unanimously (3-0-0)

Public Hearing:

Four Shamrocks, LLC - Site Plan Review - to reuse the existing building and construct a new parking lot with associated pavement, drainage, signs, and landscaping in a Residential/Agricultural District.
(Zoning Bylaw §§3100, 3500).

Filed with the Town Clerk: September 14, 2016

Last Meeting: November 8, 2016

Deadline: November 13, 2016

Chairman Maki read the agenda notice and the public hearing notice into the record.

Chairman Maki then asked for any interested parties from the audience. Deborah Keller from Merrill Associates, Inc., represented Michael McMahon, the owner of the building. Mr. McMahon spoke about his association with Mass Save and his son's participation in the business since 2007. He said after watching the financial landscape, he decided on this family business.

Ms. Keller said the location was the site of the old Northeast Well Supply and she summarized improvements to the lot. She said Mr. McMahon wanted to fix the alignment of the roof for property drainage.

Ms. Keller said there was also some renovation to the front piece which housed the office and a small retail area. Mr. McMahon said his wife was a retail distributor of cabinets, selling for MasterBrand. They wanted to house in that building for the all-referral business. Mr. McMahon said there were vignettes to just show counter tops and cabinets and they normally serviced one client a week.

Ms. Keller further described items they wanted to add such as an overhead door for drive-through circulation. New parking was proposed with a new curb cut on the far end of Old Main Street. Ms. Keller said they wanted to close an existing curb cut and reduce two cuts along Fuller Street. The up-front parking would be for office use and the cabinet show area with a sidewalk out front. Ms. Keller said there would be site landscaping to buffer, pervious pavers and they would still be maintaining three driveways. She said there was a proposed fence in the rear. Ms. Keller said there would be no change in utilities.

Mr. McMahon said all the men were in the field all day. This did not include his wife, the officer manager and secretary. Mr. McMahon said the parking was for the employees which constituted 16 men.

Chairman Maki inquired about the parking restrictions. Ms. McCollem said it included more parking than bylaw; that the applicant met the space calculations. She said the applicant had received a special permit from nonconforming use to another nonconforming use. Ms. McCollem said they were mitigating what they could. The special permit had been granted for nonconforming use.

Chairman Maki asked for any questions from the board. Mr. Sinclair asked about the fencing on the property, the type and specifications. Mr. McMahon said it was post fence that he uses, locally purchased from Copeland's Sawmill in Marshfield, Massachusetts. Mr. Sinclair said the board would need the type and specs and Mr. McMahon said he would certainly provide same.

Mr. Sinclair asked about storage containers on the west side of the property, inquiring about the length and size and how fencing would be around. Mr. McMahon said there were two SeaLand containers he had for overflow storage, including bulk cellulose that he buys. He said it was just cold storage for bulk insulation. Mr. McMahon said it was on a slab with no wheels. Mr. Sinclair said the board wanted the details of that and the fencing, as well as the type and style of trailers/containers.

Mr. Sinclair inquired about the garage doorway, questioning if the fire department needed to look at because there were vehicles inside the building. Mr. McMahon said the fire department had the plans and were satisfied. Mr. Sinclair then asked about the storage of materials. He wanted to know if the material was cellulose fiber and Mr. McMahon said it was and it was treated with soap. Mr. Sinclair wanted to know how much there would be and Mr. McMahon said eight to ten tractors per month. He said he thought it was one to two tractors per week.

Mr. Sinclair also inquired about traffic deliveries in a residential area. He wanted to know how many tractor trailer deliveries and what times of day. Mr. McMahon said it was after 9 o'clock, Monday through Friday. He said on Saturdays they just come in and clean, et cetera. Mr. Sinclair then asked about the number of trucks on site and Mr. McMahon answered seven trucks, total, and a van. Mr. Sinclair was also concerned about the lighting around the perimeter. Ms. Keller said there was no stand-alone lighting. Mr. Sinclair also asked about lights around building and darkeners so the light does not spill into the residential. Mr. McMahon and Ms. Keller said it was done.

Chairman Maki asked if the sign was separate and Ms. McCollem said no. She said it was in the package. Mr. Sinclair asked if the signage was only on the building and Mr. McMahon said it was, and not on the road. He said they were not looking for street traffic. Ms. Keller said she wanted to propose a flagpole and Mr. Sinclair said that would be great.

Chairman Maki asked where they would put the snow, if there were a lot, and Ms. Keller said there was an area in the rear where they could store some. She said there was minimal landscaping there. Ms. Keller said there was also some space up in front but it was something to take into consideration.

Chairman Maki inquired of Mr. Robinson if he had any questions. Mr. Robinson's concerns were regarding the Pinkhams, saying he wanted them to be accommodated. He asked about spillage of light and height of fencing. Mr. McMahon said he had an open dialog with the neighbor. Mr. Robinson questioned the 20-foot buffer and any buffer on top of fencing for neighbors. He said he wanted to know what had been agreed upon with the neighbor. Mr. McMahon said his intent was to fill in quickly with fast-growing greenery.

Mr. Robinson questioned the light spillage, which Mr. Sinclair explained regarding the cut-off shades, cutting off light. Mr. Robinson wanted to know how the wife's business would be handled, if separate. Ms. McCollem said it was built into the plan and everything could be permitted together.

Chairman Maki asked if the public had any comments and there were none.

MOTION: By Mr. Sinclair to close the public hearing

SECONDED: By Mr. Robinson

APPROVED: Unanimously (3-0-0)

Chairman Maki closed the public hearing at 7:37 p.m.

Ms. McCollem said she had a draft motion and asked if the board wanted to add conditions. Chairman Maki read the motion into the record. Conditions included were fencing specifications and storage container details, lighting to have cut-off shades on sides of business, goose necks for front, flag pole to have option for lighting, identifying on the plan where their snow storage was going to be.

MOTION: By Mr. Sinclair to approve the site plan review for Four Shamrock, LLC, with conditions

SECONDED: By Mr. Robinson

APPROVED: Unanimously (3-0-0)

Discussion:

Water Resource Protection District density ceiling (proposed Article for April Town Meeting)

Chairman Maki read the notice on the agenda. Ms. McCollem asked if they could take the correspondence out of order to accommodate the audience members who were waiting and all agreed.

Other Business:

C. Correspondence

Mr. Steven Kotowski of Webby Engineering, and Mr. Adriano Cimbron developer of Linbia's Path were in attendance. Mr. Kotowski said Mr. Cimbron wanted the board to release three lots and they put together an estimate of a little over 91,000. He said lots 2 through 5 were the ones and lots 1 and 6 were the staging area.

Mr. Sinclair asked if they were ready for release and Ms. McCollem said they were not. She said the definitive plan had to be revised. Ms. McCollem said they could vote and have it ready but the lots needed to be recorded in their final configuration.

The second item was the modification to the lotting plan. Mr. Kotowski handed out plot plans to all. Mr. Robinson wanted him to explain in layman's terms. Mr. Kotowski went over the map with all to show the suggested changes of Linbia's Path, explaining the lot line adjustments on the map.

Ms. McCollem said she was not sure; that it was the board's decision. She said they signed the unrecorded Mylar. Ms. McCollem said they only needed that sheet, as nothing had changed on the others.

Mr. Robinson asked if he should make a motion and Ms. McCollem said there was no need. She recommended modifying the definitive plan and discussed the necessary steps. Ms. McCollem said they could not release the lots until they had been created but they could do both at once, at one meeting. Then the Mylar could be recorded and released. Ms. McCollem said they should create new plan, release 4 lots and go from there.

Discussion:

Water Resource Protection District density ceiling (proposed Article for April Town Meeting)

Chairman Maki read the notice from the agenda. Ms. McCollem said she met with the Board of Health and discussed this. Mr. Robinson suggested they wait and discuss this later when Mr. Cavicchi and Mr. Hoffman are back. All agreed.

Other Business (continued):

A. Planning Board Member Notes

Chairman Maki asked if there were any other comments and there were none.

B. Minutes - July 26, 2016

MOTION: By Mr. Sinclair to approve minutes of July 26, 2016, as written

SECONDED: By Mr. Robinson

APPROVED: Unanimously (3-0-0)

Minutes - August 9, 2016

MOTION: By Mr. Sinclair to approve minutes of August 9, 2016, as written

SECONDED: By Mr. Robinson

APPROVED: Unanimously (3-0-0)

Further Discussion

Mr. Sinclair wanted to discuss the Landmark sign still being up, as he thought they were clear that it should have come down. Ms. McCollem said she would address the situation.

Other Business (continued):

D. Next meeting date: October 25, 2016

Ms. McCollem said that since they had decided the site plan review, there was nothing pending and they did not have to have a meeting for the bylaw. She would not be able to advertise for the 25th so she recommended the Planning Board meet on Tuesday, November 15. If they needed two meetings, they could meet on Tuesday, November 29, 2016.

The meeting was moved to November 15, 2016, and November 29, 2016, if necessary..

E. Adjournment

MOTION: By Mr. Sinclair to adjourn the meeting at 8:12 p.m.

SECONDED: By Mr. Robinson

APPROVED: Unanimously (3-0-0)

EXHIBITS

A. Agenda

B. Minutes of October 11, 2016



TOWN OF CARVER

Office of Planning & Community Development

PUBLIC MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTION 20B

PLANNING BOARD MEETING AGENDA

October 11, 2016

7:00 PM

Carver Town Hall Room #1

Approval Not Required Plan:

Carver Sportsman's Club—127 Main Street (Assessors Map 75-1)—to create 1 unbuildable parcel to be annexed to the Central Cemetery.

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Public Hearing:

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Other Business

- A. Planning Board Member Notes
- B. Minutes –July 26, and August 9, 2016
- C. Correspondence
- D. Next meeting date: October 25, 2016
- E. Adjournment

