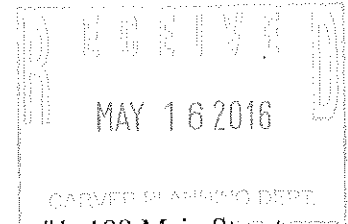


Planning Board Minutes
TOWN CLERK
Tuesday, April 26, 2016



The Carver Planning Board met on April 26, 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.

Mr. Bruce Maki opened the meeting at 7:00 p.m.

PRESENT: Bruce Maki, Chairman; Chad Cavicchi; James Hoffman; Kevin Robinson; William Sinclair

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

Public Hearing:

Bridgett Melville - Special Permit - 10B Montello Street (Assessor's Map 22-10-1-R) to allow a hobby kennel in the Green Business Park District. (Zoning Bylaw §§2300, 5300).

Filed with the Town Clerk: March 31, 2016

Last Meeting: May 23, 2016

Deadline: June 1, 2016

Chairman Maki read the public hearing notice into the record. He noted that it had been published in the 4/1/16 and 4/8/16 issues of the Carver Reporter.

Mr. Sinclair made a motion to take the Reorganization of Officers out of order. Mr. Robinson seconded the motion. It was voted unanimously.

Reorganization of Officers

Mr. Sinclair made a motion for Mr. Bruce Maki as Chairman. Mr. Robinson seconded the motion. It was voted unanimously.

Mr. Sinclair made a motion for Mr. James Hoffman as Vice Chairman of the Board. Mr. Cavicchi seconded the motion. It was voted unanimously.

Mr. Cavicchi made a motion for Mr. William Sinclair as Secretary. Mr. Robinson seconded the motion. It was voted unanimously.

The board returned to the public hearing regarding Bridgett Melville of 10B Montello Street. Ms. Melville stated she was seeking a hobby kennel license to breed dogs. She had five dogs at the time of the hearing. She stated she wanted to implement a breeding program to see how it would go. Ms. McCollem said, because she exceeded the number of dogs to be licensed, she needed to apply to the Planning Board for a special permit. Ms. McCollem said it is not to be used for boarding and grooming dogs and added, those were her personal dogs.

Chairman Maki asked for questions or comments.

Mr. Robinson asked what type of dogs and Ms. Melville said she planned on Great Danes but nothing was set in

stone. Ms. Melville said she just wanted to make sure she pulled the special permit to have the dogs. Mr. Hoffman asked how many dogs she had and she answered five, with some being puppies. Chairman Maki asked if there was a provision for fencing. Ms. Melville stated she had separate roofing and dog runs and proper facilities set up. Mr. Robinson inquired what the dog officer's participation would be? He also asked if, at most, 16 to 20? Ms. Melville said she planned on one litter a year. Ms. McCollem added they would still need to be licensed with rabies and all other regulations.

Chairman Maki asked the Board if there were any other questions or comments and there were none.

Chairman Maki opened questions to the public in attendance.

Ms. Jeanne Winslow of 28 Heather's Path, Plympton, addressed Ms. Melville, inquiring if she had any knowledge of eminent domain regarding her property. Ms. Melville said she was not aware but that her father owned the property.

Chairman Maki again requested any questions of the public. There were none.

Mr. Sinclair made a motion to close the public hearing. Mr. Hoffman seconded the motion. It was voted unanimously.

Chairman Maki read a prepared motion to approve the special permit for kennel into the record, with conditions.

Chairman Maki motioned to approve, with conditions, the special permit for kennel. Mr. Hoffman seconded the motion. It was voted unanimously.

Ground Effects Landcaping, Ltd. - Special Permit - 68 Main St. (Assessor's Map 71-9-3)-to allow a full-service landscape construction and maintenance company in a General Business District. (Zoning Bylaw §§2230, 5300).

Filed with the Town Clerk: March 17, 2016

Last Meeting: June 14, 2016

Deadline: June 15, 2016

Chairman Maki read the article into the record from the agenda. Peter Bishop and Shawn Bishop were in attendance. Mr. Peter Bishop said they were eager to share some of the changes they had made to get the approval that night. Going through the changes, Mr. Peter Bishop described (while referring to the plan on the board) the location of the office trailer, relocated from the entrance to the back, near the gate. He said this should alleviate concerns. Per Mr. Bishop, regarding the office layout, the Bishops included information of the office trailer in the information packet.

Mr. Peter Bishop said there was more information about the material bins. He said they were precast concrete blocks (3 X 3 X 6) and 6 feet high.

Regarding the next question, the storage containers, Mr. Peter Bishop said they were currently there and they would use them for off-season storage (i.e. in the winter, summer equipment and in the summer, winter equipment). He then went over the time table for yard operation. Mr. Peter Bishop said the retail portion is from April to December.

Regarding equipment parking, Mr. Bishop said the equipment trucks, trailers, machines, et cetera, would all be located behind the gated areas. They intended to park approximately 15 vehicles out back. Mr. Peter Bishop also said there would be about 15 to 20 employees.

He said the retail hours would be Monday through Saturday, 7:00 a.m. to 4:00 p.m. and the contracting hours would be Monday through Saturday, 7:00 a.m. to 5:00 p.m.

Regarding the debris transfer bin, Mr. Peter Bishop said they want to create it behind the building and behind the security gates. He referred to GreenWaste transfer bins being used which allows them to work in a more efficient manner. Mr. Bishop said they will keep to a two-week dump schedule, adding, avoiding breaking down the material. He said two weeks mitigates the smells.

Mr. Bishop stated they don't intend to load before 7:00 a.m. He said, regarding the vehicles spilling onto Main Street, they would mimic what other yards have as a policy. Someone watches out for any debris that would fall.

Peter Bishop said there would be no maintenance repairs on site; that all repairs would be off site. He said there could be minor repairs.

Also, he stated there would be no residential use of the property.

Regarding signage, Mr. Bishop said they would be moving 5 slats and replacing with one sign the size of those slats. He said there was no intention of a lighted sign and the graphics were in the handout.

He stated there were no current sales of fertilizer. Regarding dust control, Mr. Peter Bishop stated they don't anticipate any dust issues and they have procedures in place if it becomes an issue. If necessary, they would add sprinklers.

In addressing the fire department feedback, Mr. Bishop said the big concern is just combustible materials. He stated they had only two combustibles, black mulch and brown mulch. Mr. Bishop said they were not keeping a quantity that would combust and the bins can handle between 200 and 300 yards. Also, he added, the piles would not be sitting long and turning out quickly. He said the fire department wants them separated and they will separate with stone and make different piles. They also have designated parking spots as an emergency pile turnover area. Mr. Stephen Bishop also added, the pieces of equipment all have fire extinguishers. Regarding the gates, he said they are no less than 12 feet. He said that addresses the fire department concerns.

Chairman Maki asked for any questions from the Board.

Mr. Sinclair wanted an updated plan that stated the emergency plan. Also he asked about the actual storage container. Mr. Shawn Bishop said, yes. Mr. Sinclair asked that it would be in place (roll-off container). Shawn Bishop answered, as soon as full, the full truck load gets taken to dump. Mr. Sinclair thanked them for moving the trailer and he thought they would be successful.

Mr. Peter Bishop said they are not a manufacture and they strictly retail mulch. Mr. Sinclair said he was good with the information provided.

Chairman Maki asked the Board for any other questions or comments. Mr. Robinson stated he appreciated all concerns being quickly addressed.

Chairman Maki asked for audience questions. There were none.

Mr. Sinclair motioned to close the public hearing. Mr. Hoffman seconded the motion. It was voted unanimously.

Chairman Maki read the draft motion for Ground Effects Landscaping, a motion to approve, into the record, along with findings. Chairman Maki also read the 8 conditions into the record.

Mr. Sinclair wanted all the items that the fire department requested (1 through 8) to be added to the decision. He felt this was very important. Other items such as no-smoking signs, Board of Health comments (#2, request for MDEP special permit), Mr. Sinclair said he wanted added to the decision.

Mr. Sinclair motioned to approve the permit with the motion to add additional items. Mr. Robinson seconded the motion. (Mr. Cavicchi not eligible to vote.) It was voted unanimously.

Mr. Sinclair thanked the Bishops and wished them good luck. Mr. Bishop stated they expected to be up and running by June 1st.

Site Plan Review:

Jamie Emerson - Tremont Street (Assessor's Map 95-3-1)-for the construction of a 7,470 s.f. building and associated site work in a General Business District (Zoning Bylaw §3100).

Chairman Maki read the meeting notice into the record. Mr. Gregory Morse, a registered engineer, from Morse Engineering and Jamie Emerson were present. Mr. Morse said the Board had asked for a couple of things revising the plans and also, that the site walk took place. Mr. Morse said the Conservation plan had been approved and he went over the plan on the display board.

Mr. Morse said the parking lot was revised from 10 to 8 spaces. He said they also revised 10 feet of landscaped area and they were proposing 20 feet. He stated that the access around the building was proposed as a one-way around the building (traffic circulation). Mr. Morse also stated they reduced the isles around the building to 20 feet wide. He said he understood the fire department had concern regarding isle and access to the front of the building. Mr. Morse said they had changed to 6 feet of structural turf and said it was placed under grass to stabilize if a truck was on. He also stated there is access to all four sides of the property. Mr. Morse was looking for questions or comments.

Chairman Maki asked for any questions or comments. Mr. Sinclair wanted to hear from the fire department.

Deputy Chief Eric Germaine from the Carver Fire Department related the concern of the fire department was access for fire truck apparatus. He said they speak for all safety, to represent all four agencies. And also, they have the largest trucks. He said he appreciated the plantings. Deputy Chief Germaine spoke about the Cape Cod berm. He stated they don't drive public safety trucks over Cape Cod berms and plow trucks would not drive over them for plowing. He said that restricts it down to 14 feet. They tested with a pickup truck. Deputy Chief Germaine said realistically, it would be 12 feet from the front, with parking to edge of concrete. The

ambulance is 13 feet and it could not be parked in front of the building. He noted, this speaks volumes from a public safety perspective; you cannot put an ambulance or a fire truck there and operate. Deputy Chief Germaine said he does not think this represents the best interest of public safety. He agreed with good access around the back. He said he felt the renditions changed things. He also noted the new trucks soon would be 24 feet and that's how big things are today. Deputy Chief Germaine said he thought initially, the first revision was good. He now has concerns.

Mr. Sinclair wanted the engineer to talk about the deputy chief's concerns. Mr. Morse said there were a couple of options. One, would be to seek a variance on the 20-foot setback to 14 feet, which would allow them to pave the isle. Two, rather than do as a grass strip, they would eliminate the Cape Cod berm, making it flush with paver. They could put down a landscaped paver. Three, they could move the building back to accommodate that. Mr. Morse stated that the applicant doesn't want to move it back. So, Mr. Morse is leaning towards the first and second options.

Ms. McCollem described the purpose of the berm. Mr. Maki and Mr. Cavicchi agreed, this was what was around the town. Mr. Morse said he was willing to go with a structural paver. Ms. McCollem suggested the applicant provided the Board with the specs. for the same. Mr. Sinclair asked if they could provide this and Mr. Morse said yes. Chairman Maki said this sounds like it would work.

Ms. McCollem said this is not a public hearing but people are here. Chairman Maki asked if any of the public wanted to speak.

Reverend Hanson said he was an abutter from the church next door on Tremont Street. He stated he had concerns. He indicated the plan to have a 20-foot measure to meet the town bylaw. He then asked if it was just discussed to reduce. Mr. Sinclair answered, it was to support safety vehicles and it would not be paved; like cement to hold the weight of public safety vehicles. Mr. Hanson wanted to know if he could see the first one. Ms. McCollem said yes and that the applicant could apply for a delay or change and add conditions.

Reverend Hanson's other concern was the parking. He stated the town ordinances for commercial space required 1 space for parking for 250 square feet of building. He calculated the spaces differing. Mr. Morse addressed this inquiry. He stated the parking calculations, if for commercial use. He said they provided the calculations on the plan. (He refers to plan.) The plan exceeds the bylaw requirements, (10 versus 8) Mr. Morse said. Five warehouse (1.2 space each) and he provided Reverend Hanson with the calculations. Tradesmen space is typical to a plumber's, said Mr. Morse. Reverend Hanson thanked Mr. Morse.

Mr. Paul Newcomb of Carver inquired about Conservation. Mr. Morse informed him it already passed. Mr. Newcomb was asking about pavers and how many feet in reference to water flow, runoff design. Mr. Morse went over the drainage calculations for Mr. Newcomb. Mr. Newcomb asked if the pavement was going to be increased and said he would look at it when it was finished.

Mr. Ron Romard of 15 Tremont Street wanted to know what exactly was this project. He was concerned about children, et cetera. He also inquired about landscaping. Chairman Maki suggested he review the plan and that all of the landscaping had been covered. Mr. Morse said the commercial building is similar to Commerce Way with a commercial-style building broken into 5 units. Mr. Morse said a typical tenant would be a plumber with office and warehouse, and as far as traffic, one way in, one way out. He stated they did not do a full traffic analysis because there was not much traffic. Mr. Romard stated there were lots of trucks going by. Mr. Morse

answered his concern.

Mr. Romard wanted to know if there were signs. Mr. Morse told him yes. Mr. Romard wanted to know if they were at street level and Mr. Morse said they were level in the front but down in elevation in the back. He said the front was 84 and the back was 76. Mr. Romard said there were four houses across the street but he was unsure of the area.

Deputy Chief Germaine returned to speak. He said the number zero Tremont Street was actually a different location than Mr. Romard thinks. Mr. Romard apologized and thanked all for answering his questions.

Reverend Hanson wanted a point clarification. He was concerned about just office space and no retail sales. Mr. Morse said someone might come in to sit down and have a meeting at a tenant's office. Reverend Hanson wanted town ordinance that was quoted. Ms. McCollem said, Section 3330 talks of parking requirements. Reverend Hanson asked if it was under C for commercial space and Ms. McCollem said it was and also referred him to another section, clarifying amount of parking spaces correctly.

Reverend Hanson questioned the office space. Mr. Morse gave him the number and Reverend Hanson asked if there was a potential for customers coming to space. Mr. Morse said it was possible and said even if it was retail, the parking would not change. They further discussed the number of parking spaces. Mr. Morse suggested the Town had approved and Chairman Maki agreed it has been. Ms. McCollem said this is clearly for craftsmen, the building. The plans are not for retail use. She said the parking conditions are in conformance. Mr. Sinclair said it was on the plan and read it. Reverend Hanson said, so, not used for retail. Chairman Maki said we could make that condition.

Mr. Sinclair said the parking was by bylaw that is in place, what the Town has approved for this type of business and the parking conditions are the same as per the bylaw of the Town. He said we would not be able to see if a customer came in for retail. He suggested Mr. Morse was meeting the bylaw. Retail was the same as office parking spaces, per Ms. McCollem and Mr. Sinclair. The reverend said he was concerned about safety and where people are going to park for retail. He said they need customers to stay in business. Ms. McCollem informs the reverend, the usage is matched to the plan. The calculations would have to be confirmed again if use was going to change. Right now, for the use, the parking is adequate and any change in use would require modification. Reverend Hanson wants his concern noted, his safety concern regarding parking. He feels there is not enough parking. Mr. Sinclair thanked him.

Chairman Maki asked if there was a plan of what the building would look like. Mr. Morse said it would be a Morton-style building, one level in height. Mr. Robinson asked about a height requirement and Ms. McCollem said 40 feet. Chairman Maki said it met all the board's requirements. Mr. Hoffman questioned, on a business like this, are most tradesmen out of the building for most of the day and is there someone in the office? Mr. Morse answered, it will vary. Maybe bookkeeping or a crew setup. Mr. Morse did not anticipate this being a true office building.

Reverend Hanson wanted to know what business was going in and Jamie Emerson said no one had signed up yet, but typically tradesmen.

Chairman Maki read the draft motion into the record with findings and conditions. He asked if there were any additions.

Mr. Sinclair wanted the landscape paver to be submitted prior to the building permit. Also, he does not want the Cape Cod berm on the front. Mr. Sinclair inquired about the address. Ms. McCollem said the building commissioner would assign when he gets the decision. Mr. Robinson wants to make sure the pavers meet with the fire department apparatus information.

Mr. Sinclair moved to approve the site plan for Zero Tremont, Assessor's Map 95-3-1, with conditions and additional items that they motioned. Mr. Hoffman seconded the motion. It was voted unanimously.

Mr. Morse and Mr. Jamie Emerson thanked the Board and left at 8:25 p.m.

Discussion:

Review of final plans submitted for Linbia's Path, Definitive Plan Decision dated May 26, 2015.

Chairman Maki read the notice into the record. Mr. Cavicchi stepped out briefly. Ms. McCollem said the applicant brought the covenant to be signed and that piece was done from conditions of decision. She said the other condition prior to endorsement is #10, and plans must be approved by Town and engineer (Fuss and O'Neil). She said there were minor additions they would like added to the plan. Ms. McCollem recommended for as-built submission and said all could be easily addressed. She said, this way they could approve and get plan recorded with the covenant. There were some clarifications that could be added once they get into construction, maybe to accommodate realities they find.

Mr. Sinclair asked if adding was per Fuss and O'Neil's memo. Ms. McCollem said they don't need to approve, just endorse the plan. She said Fuss and O'Neil had a long list and she did not feel the board was jeopardizing by endorsing the plan now. She said the as-built plan would be after construction but before the road was accepted. Mr. Sinclair wondered if Fuss and O'Neil's memo was correct. He said they did not have the drainage report. Ms. McCollem said the drainage calculations were there. She said if they wanted to review more before they endorsed it, that was fine. Mr. Sinclair said #12 did not comply. He wanted to know what we had as a reference. He was worried that items were not on the plan they were signing. Ms. McCollem asked if the applicant's engineer should re-submit before they sign. Mr. Hoffman agreed with that. Ms. McCollem said she would have the applicant's engineer further answer these and re-submit.

Mr. Sinclair and Mr. Hoffman said that was what they would like, clarification, and bio-retention mix. Chairman Maki said they needed answers. Ms. McCollem said she would have them get it back to the engineer and then put back on the agenda. The Board was happy with that. Ms. McCollem said there was a lot of back and forth on the plan and that it was better to find this before the decision is rendered.

Other Business:

A. Planning Board Member Notes

Chairman Maki said he had something from SRPEDD (Southeastern Regional Planning and Economic Development District) meetings. He said he would continue unless someone else would be going. Mr. Sinclair made a motion to have Chairman Maki still attend the SRPEDDF meetings. Mr. Cavicchi seconded the motion. It was voted unanimously.

Mr. Hoffman wanted to remind everyone of the Zack Kane golf tournament on May 21, 2016, at Bay Pointe in Onset. He is looking for raffle prizes.

B. Minutes - April 12, 2016

Mr. Hoffman made a motion to accept the minutes of April 12, 2016. Mr. Robinson seconded the motion. It was voted unanimously. (Mr. Cavicchi abstained.)

C. Correspondence (if any)

None.

D. Next meeting date: May 10, 2016

Mr. Sinclair made a motion for the next meeting date of May 10, 2016. Mr. Hoffman seconded the motion. The date was approved unanimously.

E. Adjournment

Mr. Sinclair made a motion to adjourn the meeting. Mr. Hoffman seconded the motion. It was voted unanimously to adjourn at 8:39 p.m.

EXHIBITS

A. Agenda

B. Minutes of April 12, 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

April 26, 2016

7:00 PM

Carver Town Hall Room #1

Public Hearing:

Bridgett Melville—Special Permit—10B Montello St. (Assessors Map 22-10-1-R)—to allow a hobby kennel in the Green Business Park District. (Zoning Bylaw §§2300, 5300).

Filed with the Town Clerk: March 31, 2016

Last Meeting: May 23, 2016

Deadline: June 1, 2016

Ground Effects Landscaping, Ltd.—Special Permit—68 Main St. (Assessors Map 71-9-3)—to allow a full-service landscape construction and maintenance company in a General Business District. (Zoning Bylaw §§2230, 5300).

Filed with the Town Clerk: March 17, 2016

Last Meeting: June 14, 2016

Deadline: June 15, 2016

Site Plan Review:

Jamie Emerson—Tremont St. (Assessors Map 95-3-1)—for the construction of a 7,470 s.f. building and associated site work in a General Business District (Zoning Bylaw §3100).

Discussion:

Review of final plans submitted for Linbia's Path, Definitive Plan Decision dated May 26, 2015

Reorganization of Officers

Other Business

- A. Planning Board Member Notes
- B. Minutes –April 12, 2016
- C. Correspondence (if any)
- D. Next meeting date: May 9, 2016
- E. Adjournment

DRAFT

**RE: Applicant—Bridgette Melville (#580)
 Special Permit—Hobby Kennel
 10B Montello Street (Map 22-10-1-R)**

MOTION: That the Planning Board vote to approve the Special Permit application of Bridgette Melville for a private hobby kennel located at 10B Montello Street with the following findings and conditions:

Findings:

The Planning Board held public hearings for the above referenced plans under Sections 2230 (Use Regulations), and 5300 (Special Permit) of the Carver Zoning Bylaw on April 26, 2016. The Board finds that the benefits of the proposed use outweighs any detrimental impacts on the Town and the neighborhood, in view of the particular characteristics of the site, pursuant to Sections 3900 and 5300 and the specific criteria found therein.

The Board finds that the hobby kennel is for the personal dogs of the applicant. The kennel will not operate as a business that offers boarding services for other dogs to be housed at the site, and no traffic will be generated by the use.

Conditions:

1. Prior to the issuance of a Building Permit, a true copy of the recorded decision, as registered at the Plymouth Co. Registry of Deeds shall be submitted to the Board.

Any appeal of this decision must be filed pursuant to MGL Ch. 40A, Section 17, and shall be filed within 20-days of the filing of this decision with the Town Clerk.

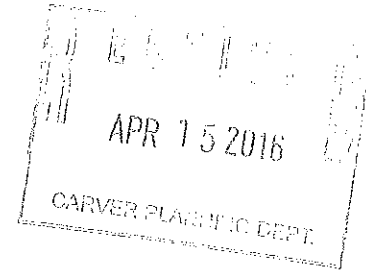


59 Lone Street • Marshfield, MA 02050

(P) 781.834.1118 • (F) 781.834.2963

April 14, 2016

Members of the Planning Board
Town of Carver
108 Main Street
Carver, MA 02330



RE: Ground Effects Landscape Special Permit

To Whom It May Concern;

Thank you again for your consideration to relocated to 68 Main Street, Carver. In follow-up to the presentation, the following letter will layout responses to your concerns:

1. Office Trailer: We have relocated the yard trailer to be further from the street to limit the issues related with traffic flow. We believe this to be the best layout for our operation to run efficiently, while minimizing traffic concerns.
2. Trailer Layout: We have attached a typical office trailer layout that we hope to employ in our operation. We hope, if successful, to eventually build a permanent structure.
3. Material Bins: The precast concrete blocks are 2' x 2' x 6' they will be stacked 3 units high totaling 6' in height. The bulk materials inside the bins will have an estimated max height of 12' at peak.
4. Storage Containers: The pre-existing 40' containers will be used for offseason equipment storage. As a pre-caution, we will have 5 lbs fire extinguisher inside of each container.
5. Yard Operations: The yard will be open to the public April to December.
6. Equipment and Parking: We plan to park all GFX equipment behind the fence for added security. Approximately 15 company vehicles and 15 -20 company vehicles will be parked as well.
7. Hours of Operation: The regular retail hours of operation are Monday – Saturday 7:00 AM – 4:00 PM. The contracting portion of the business will operate from 7:00 AM – 5:00 PM; the only off – hours use of the property will be for the snow plowing business. GFX does not do any emergency tree work for MA-DOT or utility companies.
8. Debris Transfer Bin: GFX is requesting the use of a 60 yard green waste transfer bin enclosed by 2' x 2' x 6' concrete blocks 6' high. This bin will be located in the rear of the building to limit the visibility from Main Street as well as reduce any chance of smells reaching neighboring properties. A green waste transfer bin is critical to running an efficient operation as we can't afford to make unnecessary dump trips to dispose of ½ full trucks day in and day out. The transfer bin allows us to dump the partial trucks and haul debris in larger trucks, in a more efficient manner. We plan to turn

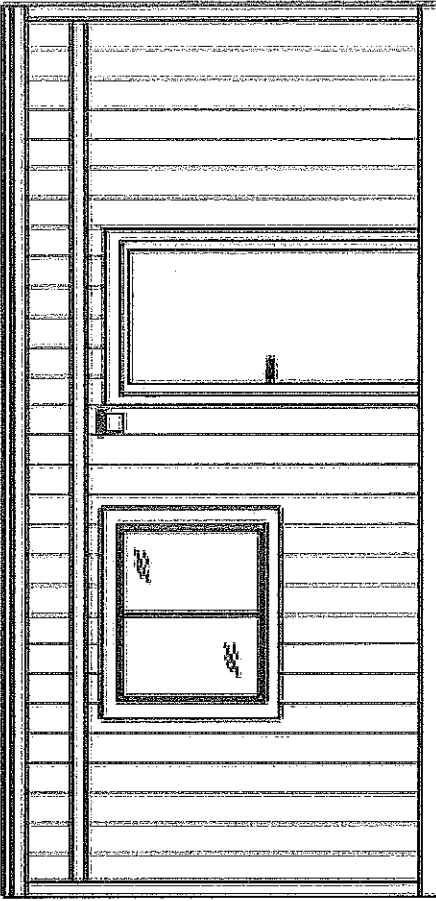
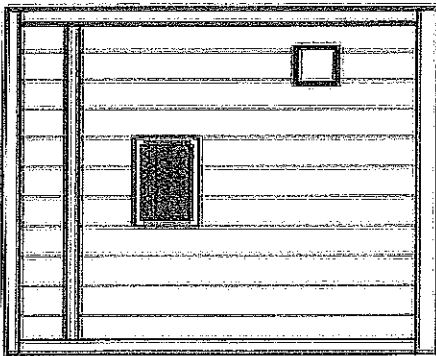
the pile very rapidly so the debris will not build up and start to break down. We are planning to keep to an every 2-week dump schedule if not sooner based on volume. We have found that with the mix of debris we generate, meaning not 100% grass, the 2-weeks interval is appropriate to mitigate the smell of rotting debris.

9. Start Time: No loading of equipment before 7:00 AM.
10. Material Drop Procedure: If materials are dropped off of a truck or car exiting our location, our yard attendee will be trained to constantly be on the lookout and if needed grab a broom to sweep up. Through-out our market research, we learned that other facilities have this same policy to keep a look out and clean up when needed.
11. Vehicle Repairs: There will be no major vehicle repairs onsite. All major repair work will be outsourced. Minor repairs/preventive maintenance will be handled onsite.
12. Residential Use: There will be no residential use of the property.
13. Sign Details: The previously permitted sign in front has 5 slats totaling the allowed sqft. All that will be done is the five slats will be removed and replaced with one solid panel for just the one user and add the logo. There are no lights on sign at this time. Please see the enclosed graphics.
14. Fertilizer: There is no current plan for long term storage or retail sales for pesticide based fertilizer.
15. Dust Control: Due to the pre-existing asphalt parking lot, we don't anticipate any major dust related issues. We do have a procedure in place incase dust does become an issue, where we will utilize our in-house skid-steer with power-broom attachment to maintain the area. In the case where the dust really becomes an issue, we would add a water sprinkler if necessary.

If there are any additional questions or concerns, please don't hesitate to contact me at 781-834-1118 x5 or peterb@gfxlandscaping.com. Thank you again for your consideration.

Sincerely,

Peter Bishop
Vice President
Ground Effects Landscaping, Ltd.



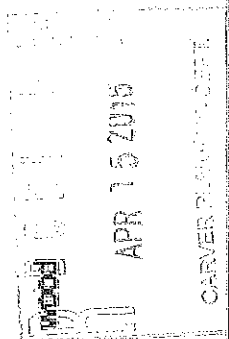
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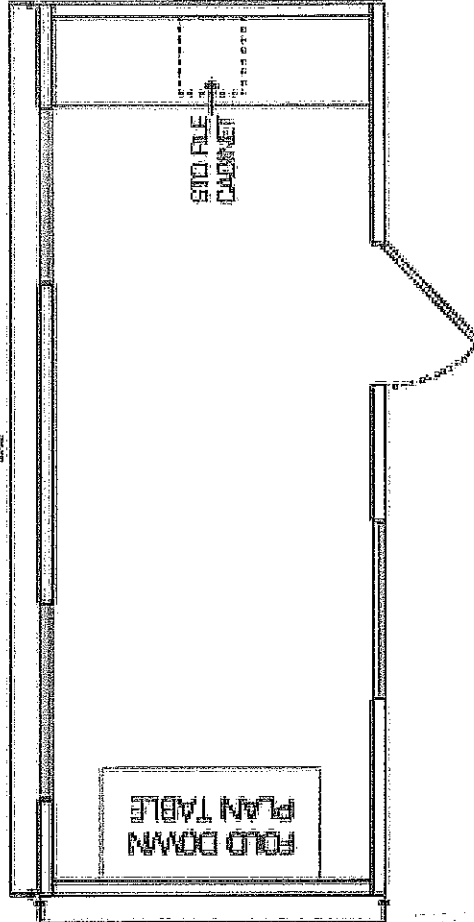
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• Upgraded interior wall coverings and decorative wood siding provides for a professional appearance.



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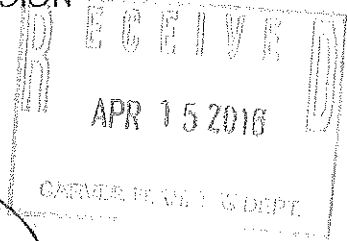
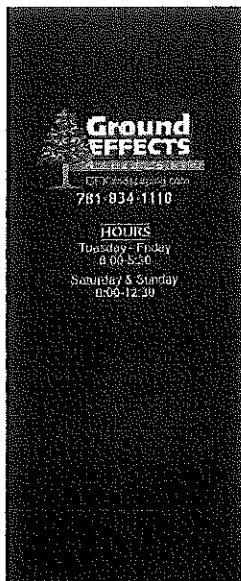
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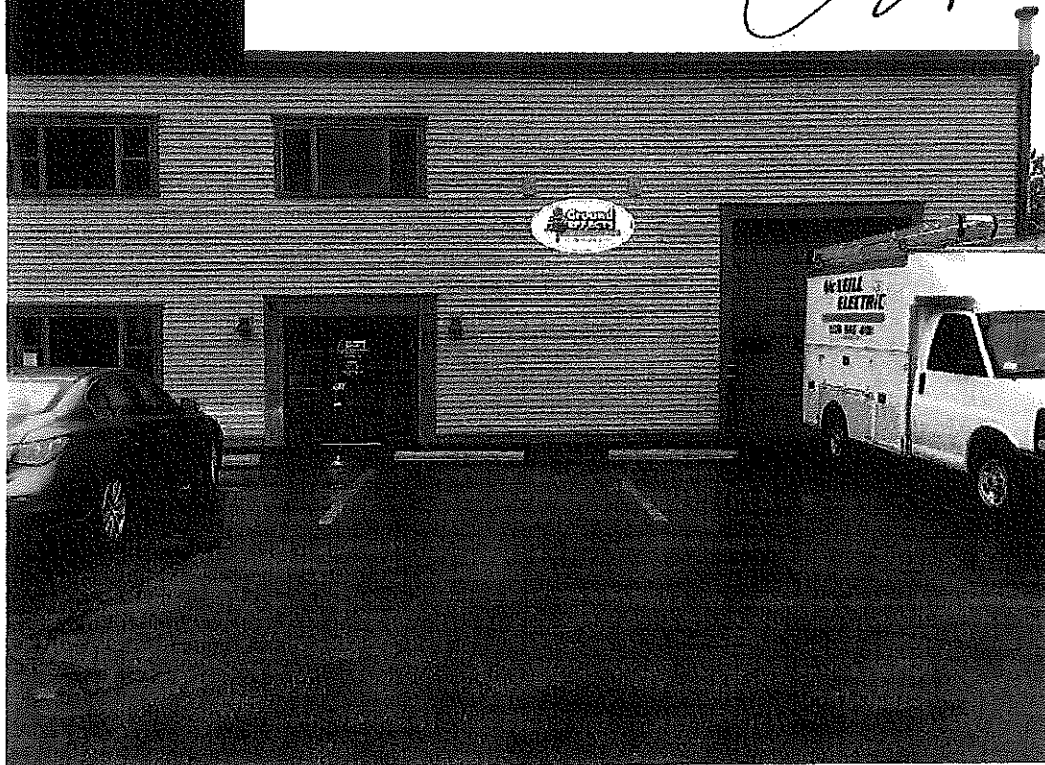
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David Hassan
4/15/16



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Name:	SEAN BISHOP		Date:	4/5/2016
Phone#:	781-834-1118	Fax#:		
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Company:	GROUND EFFECTS LANDSCAPING		Drawn by:	D. HASSAN
Address:				

799 Route 3A • Cohasset, Ma 02025
Phone 781-383-6075 Fax 781-383-2000
David Hassan • david@hassansign.com
www.hassansign.com

Option 2

PROPOSED HAND CARVED COMPANY SIGN
PAINTED ACCESSORY SIGNS
DOUBLE FACED



All drawings, designs and proposals are copyrighted property of Hassan Sign Company and are expressly for the purpose of conveying our concepts and ideas to the client. They may not be reproduced or used for any other purpose without written permission from Hassan Sign Company.



Name: SEAN BISHOP		Date: 4/5/2016
Phone#: 781-834-1118	Fax#:	Scale:
Cell#: 781-953-2924	Email: sbishop@gfxlandscaping.com	Drawn by: D. HASSAN
Company: GROUND EFFECTS LANDSCAPING		
Address:		

799 Route 3A • Cohasset, Ma 02025
Phone 781-383-6075 Fax 781-383-2000
David Hassan • david@hassansign.com
www.hassansign.com

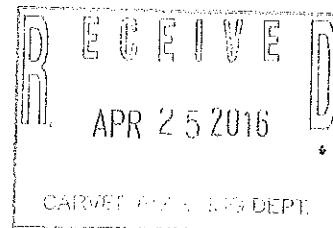


Craig F. Weston
Chief

TOWN OF CARVER FIRE DEPARTMENT

112A Main Street
Carver, Massachusetts 02330 - 0040
(508) 866 - 3440 • Fax (508) 866 - 4408
www.carverfire.org

Eric P. Germaine
Deputy Chief
ADMINISTRATION &
CODE ENFORCEMENT



1. **Combustible Material Heights, Widths and Area**

The Fire Department recommends the maximum height of the piles be 13', a maximum width of 26' and a maximum length of 275' - totaling a maximum volume of 1700 cubic yards per combustible pile.

2. **Pile Spacing and Roadway Widths**

Combustible piles should be spaced a minimum of 30' apart.

3. **Fire Breaks**

Fire breaks shall be maintained at all times, consisting of a 30' clear spacing of non-combustible materials between all piles.

4. **Fire Extinguishers**

Portable extinguishers for Class A fires shall be provided on vehicles operating on combustible piles, in addition to units for class B fires, normally required for vehicles.

5. **Pre - defined area be maintained for pile turnover in case of a fire**

A pre-defined clear area be maintained on site and noted on a plan to be used for spreading and extinguishing combustible materials in case of a fire.

6. **Gates**

Any gates on the property shall be at least 12 foot wide, gated and locked to include either a Carver lock or a chain, which can be accessed with a bolt cutter.

7. **Equipment availability for pile turnover**

Heavy Equipment should be provided on site 24 hours a day for pile turnover or shall be provided, within a 90-minute notice by the Fire Department, if needed during a fire. No equipment shall be driven on the combustible piles.

8. **Smoking**

Smoking shall be prohibited in combustible material area defined on a plan.

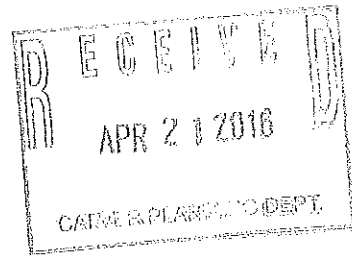
On Call Professionals Serving Carver with Pride

CARVER BOARD OF HEALTH

108 Main St., Town Hall, Carver, Massachusetts 02330
Tel 508-866-3420 Fax 508-866-3483

April 21, 2016

Carver Planning Board
Town Hall
108 Main Street
Carver, MA 02330



RE: Special Permit
Ground Effects Landscaping
68 Main Street
Carver, MA 02330

Dear Members of the Board,

The Carver Board of Health has reviewed the Special Permit Application for Ground Effects Landscaping to be located at 68 Main Street in Carver, MA submitted by Ground Effects Landscaping, and offers the following comments on the proposed project:

1. The existing building was never used by the public, if the public is going to have access to this building it should be brought up to today's plumbing code standards.
2. No stump grinding or composting of materials can take place on site as these would need separate Massachusetts Department of Environmental Protection Special Permits. Only storage and sale of already mixed mulch and mulch products can be sold.
3. The septic system and well is adequately sized for the project.
4. The location of the Dumpsters and appropriate fencing seem adequate.

Should there be any further questions regarding this correspondence, please feel free to contact us in our office. Thank you

Very truly yours,

Robert C. Tinkham Jr.

Robert C. Tinkham Jr.
Health Agent

DRAFT

**RE: Applicant—Ground Effects Landscaping, Ltd. (#581)
 Special Permit & Site Plan Review—Landscaping Business
 68 Main Street (Map 71-9-3)**

MOTION: That the Planning Board vote to approve the Special Permit and Site Plan Review application of Ground Effects Landscaping, Ltd. for a full service landscape business, with retail sales, located at 68 Main Street, as shown on the plan entitled: *"Ground Effects Landscaping, 68 Main Street, Carver, MA,"* prepared by Ground Effects Landscaping, Ltd., dated April 11, 2016, scale 1"=20' with the following findings and conditions:

Findings:

The Planning Board held public hearings for the above referenced plans under Sections 2230 (Use Regulations), and 5300 (Special Permit) of the Carver Zoning Bylaw on April 12 and 26, 2016. The Board finds that the benefits of the proposed use outweighs any detrimental impacts on the Town and the neighborhood, in view of the particular characteristics of the site, pursuant to Sections 3900 and 5300 and the specific criteria found therein.

The Board finds that the applicant will occupy the existing building and use the site as currently configured. There will be no additional structures or impervious surface installed as part of this permit. There will be a small office trailer, as shown on the above plan. There will be bulk material (i.e. mulch, stone dust, loam, etc.) offered for retail sale. The bulk materials will be stored in bins constructed of precast concrete blocks. The material piles will not exceed 12' in height.

The retail material yard will operate from April to December, Monday—Saturday, from 7 AM to 4 PM. The contractor's business will operate year-round, Monday—Saturday, from 7 AM to 5 PM. The only off-hours use of the property will be for the snow plowing business. The Board finds these hours of operation acceptable in the General Business District.

There is a single green waste debris bin approved as part of this permit. The debris bin will be further conditioned below.

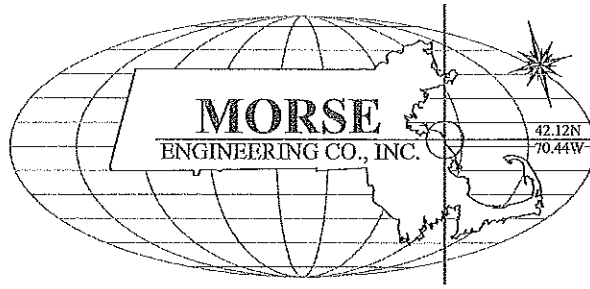
Finally, the Board finds that the proposed sign panels to be acceptable and are approved as part of this application.

Conditions:

1. Prior to the issuance of a Building Permit, a true copy of the recorded decision, as registered at the Plymouth Co. Registry of Deeds shall be submitted to the Board.
2. The plans must be constructed as approved. Any revisions will require approval from the Board as a Modification of this decision.
3. The green waste debris bin shall be turned frequently, and emptied at least every 2-weeks during the summer months. The waste shall consist of a mix of woody and green edgings and clippings.

4. The mulch piles shall not exceed 12' in height and shall comply with the Carver Fire Departments standards for Class A stockpiles.
5. The applicant is responsible for the proper operation and maintenance of the site. Employees shall ensure that any materials dropped onto Rt-58 from exiting vehicles will be cleaned up in a timely manner. The applicant shall control any dust resulting from the operations.
6. There shall be no long-term storage or retail sale of fertilizer.
7. The 5 existing slats in the previously permitted sign shall be removed and replaced with the 3 panels proposed as part of this application. The hours on the sign shall be revised to reflect the approved hours of operation found above.
8. There will be no major vehicle repairs conducted on site. Routine maintenance of the company's vehicle fleet is permitted.

Any appeal of this decision must be filed pursuant to MGL Ch. 40A, Section 17, and shall be filed within 20-days of the filing of this decision with the Town Clerk.

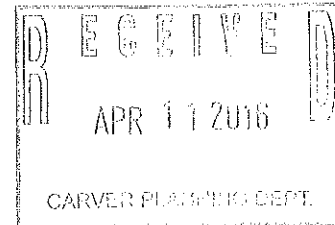


19 Union Street
P.O. Box 92
Scituate, MA 02066
(781) 545-0895

*Registered Professional Engineers,
Project Managers & Environmental Consultants*

April 7, 2016

Carver Planning Board
Carver Town Hall
108 Main Street
Carver, MA 02330



**Re: Proposed Site Plan
0 Tremont Street (Route 58), Carver, MA (Assessor's Parcel: 95-3-1)
Applicant: Jamie & Lisa Emerson
Response to Comments**

Dear members of the board,

This letter is intended to address comments on the above referenced project expressed in memorandums prepared by the Carver Planning Board dated March 16, 2016 and by Fuss & O'Neill dated March 21, 2016.

Submitted herewith are the following:

- Six (6) copies of the plans entitled "Proposed Site Plan" prepared by Morse Engineering Company, Inc. (MEC) revised 4/7/16.
- Two (2) copies of Stormwater Report prepared by Morse Engineering Company, Inc. (MEC) revised 4/7/16.

The following comments address the memorandum from the Carver Planning Board dated March 16, 2016:

1. The landscaped buffer along Tremont Street was increased from 10' to 20'.
2. A 10' strip was provided in front of the building consisting of 5' of landscape and 5' of sidewalk.
3. Landscaping details were added to sheet 3 of the plan set.
4. The parking was adjusted to provide 6 parking spaces in front of the building.
5. A Photometric Plan has been added on sheet 9 of the plan set and lighting notes were added to sheet 1.
6. A sign package shall be submitted to the Planning Board and Building Commissioner prior to installation.
7. Only the portion of the guardrail at the entrance and exit are proposed to be removed.

The following are responses to comments expressed in the above referenced memorandum from Fuss & O'Neill:

1. The "Rip Rap Spillway" was replaced with a 30' level spreader to distribute overflow runoff evenly in the rear of the lot.
2. A note was added to sheet 4 of the plan set along Tremont Street to maintain existing gutter line in order to prevent runoff from the street from entering the property and additional spot grades were added.
3. No response required.

4. The (2) 4' deep by 8' diameter drywell systems were replaced with (3) 3' deep by 8' diameter drywell systems in order to provide additional cover above the structures.
5. A note was added to sheet 8 of the plan set for silt sacks to be installed on catch basins along Tremont Street during construction.
6. A note was added to sheet 8 of the plan set for a silt sack to be installed on the Stormceptor 450 during construction once installed.
7. A note was added to the BMP Maintenance and inspection schedule for drywells and Cultec chambers to be vacuumed clean and sediment removed if water is observed in the structures 72-hours after a rainfall event.
8. No response required.

The following additional changes were made per comments at the Planning Board and Conservation hearings:

1. The limit of the existing cranberry bog as shown on the plan prepared by G.A.F. Engineering, Inc. entitled "Plan to Accompany Abbreviated Notice of Resource Area Delineation" dated 11/21/14 was added to the proposed plan set.
2. A shoulder was provided along the driveways for snow removal and contours indicating snow melt will be directed onto the pavement surface and treated by the proposed stormwater system.
3. The on-site wetland resource areas were confirmed as accurate by the conservation commission, including a determination that the property is not located within a riverfront area.

If you have any questions, please do not hesitate to call.

Very truly yours,

MORSE ENGINEERING COMPANY, INC.

Gregory J. Morse, P.E.

DRAFT

**RE: Applicant—Jamie Emerson (#579)
 Site Plan Review—Craftsman/Tradesman Building
 0 Tremont Street (Map 95-3-1)**

Motion: That the Planning Board vote to approve the Site Plan Review application of Commerce Way Realty Trust for a 7,470 square foot craftsman/tradesman building with the associated parking, paving, drainage and landscaping at 0 Tremont Street, as shown on the plan entitled: *"Proposed Site Plan, 0 Tremont Street (Assessor's Map 95-3-1), Carver, MA,"* (9 sheets) prepared by Morse Engineering Co., Inc., dated February 16, 2016, last revised April XX, 2016, scale 1"=0' with the following findings and conditions:

Findings:

The Planning Board finds that the property is zoned General Business and this use is allowed as of right.

The Board finds that the proposal meets all of the dimensional requirements of the Zoning Bylaw, including: minimum lot area, frontage, and width; front, rear and side yard setbacks; building height; and lot coverage by buildings. The proposed design also meets the performance standards found in Section 3200 General Landscaping Requirements, and Section 3300 Town Wide Parking and Loading Requirements. The lighting plan shown on Sheet 9 conforms to Section 3347 of the Carver Zoning Bylaw.

Per the Carver Fire Department's memo of March 7, 2016, a fire detection/notification system shall be installed, along with a SUPRA key safe, per condition #2 below.

The Conservation Commission has independently reviewed the proposal and issued a decision on April 20, 2016.

The applicant must obtain well and septic permits from the Carver Board of Health adequate for the proposed use of the property.

Per the March 21, 2016 memo received from Fuss and O'Neill, the drainage system is adequately designed and minor modifications have been made to incorporate the peer review comments.

No signs are approved as part of this Site Plan Review. A sign package must be reviewed by the Planning Board and Building Commissioner prior to installation.

Conditions:

1. The plans must be constructed as approved. Any revisions will require approval from the Board as a Modification of this decision.
2. The fire alarm system shall be installed per MA Fire Prevention Regulations 527 CMR 1, and the building code. A SUPRA key safe shall be installed under the direction of the Carver Fire Department.

3. A curb opening permit from the Carver DPW is required. All work in the public right-of-way shall be conducted under the direction of the Highways Division.
4. The applicant is responsible for the proper operation and maintenance of the site. During construction sedimentation and soil erosion controls shall be installed, repaired, and supplemented as needed. Dust control is required during construction.
5. The applicant shall apply for a sign permit from the Planning Board prior to installing a sign on the premises.
6. Any outstanding balance of the Review and Inspection Deposit Account shall be paid prior to the issuance of a Certificate of Occupancy.

Carver Planning Board

Bruce Maki, Chair

William Sinclair

Kevin Robinson

Jim Hoffman

Chad Cavicchi

Date

CC: Town Clerk
Applicant
Conservation Commission
Carver Fire Department
Carver DPW

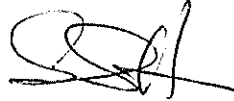
MEMORANDUM

TO: Carver Planning Board

FROM: Samuel Hemenway, PE
Shawn M. Martin, PE, CNU-A

DATE: April 24, 2016

RE: Definitive Plan Review
Linbia's Path (formerly Linbi's Path)
Carver, Massachusetts



Fuss & O'Neill has reviewed the plans for the application titled Definitive Conservation Subdivision of Linbia's Path, dated March 13, 2015 (rev. 03/03/2016), and drainage report titled "Drainage Report and Calculations for Linbi's [sic] Path Subdivision (rev. 04/04/2016), both prepared by Webby Engineering Associates, Inc. We have also reviewed the Responses to Comments provided with the submission. Based upon our review, we have the following comments:

Conservation Subdivision Plans

1. Bioretention Sediment Protection (ref. comment 6): Wattles are recommended to be moved to the toe of the basin slopes to protect against deposition of sediments on the bottom and clogging the bioretention media.
2. Site Exposure (ref. comment 7): Although the plans have been clarified with regard to the project duration (24 months) we did not locate contractor direction for stabilizing denuded areas after temporary or permanent construction activities cease (14 days).
3. Soil Profile (ref comment 9): It is indicated that soil profiles were in the drainage report, but they were not located for confirmation.
4. Fire protection reference (ref. comment 18): The plans do not provide a reference to standards and specifications (materials, installation, and testing).
5. Catch Basin Station (sheet 3): Coordinate CB#2 station on the profile to insure it is located at the low point of the gutter line.
6. Limit of Disturbance (sheet 6): Extend the LOD around the extent of drainage outfall.
7. Outlet Structure (sheet 7): The requirements of the outlet structure are not clear and do not match the HydroCAD structure model. Coordinate all inverts and orifice sizes and clarify intent for trash rack (if any).
8. Bioretention Section (sheet 7): Coordinate bottom of basin elevation with outlet structure and HydroCAD model.

Drainage Design

Bioretention Soil (ref. comment 12): The bioretention mix and section does not comply with the MA Stormwater Handbook.

If you have any questions regarding this review, please call me at (800) 286-2469 ext. 4597.

**Planning Board Minutes
Tuesday, April 12, 2016**

The Carver Planning Board met on April 12, at the Carver Town Hall, Meeting Room #1, 108 Main Street, Carver, Massachusetts. This meeting was videotaped for cable cast area 58, channel 15.

Mr. Bruce Maki opened the meeting at 7:00 p.m.

PRESENT: Bruce Maki, Chairman; Kevin Robinson; William Sinclair; James Hoffman
ALSO PRESENT: Marlene McCollem, Director of Planning and Community Development;
Christine Champ, Recording Secretary

Approval Not Required Plan:

Nicole & Robert Perry - 5 Snappit Road (Assessor's Map 34-5-P1) - to create 2 lots out of 1, subject to a variance dated July 21, 2015.

Filed with the Town Clerk: March 29, 2016

Last Meeting: April 12, 2016

Deadline: April 19, 2016

Chairman Maki read the notice aloud. Ms. McCollem stated the Perrys would not be in attendance and she recommended the endorsement of two lots, with house and barn. The owners already went to zoning. Ms. McCollem also recommended that it met all the guidelines and the variance gave them all the relief they needed.

Mr. Sinclair motioned to endorse for the Perrys at 5 Snappit Road. Mr. Hoffman seconded the motion. It was voted unanimously.

The plans were to be signed after the meeting.

Public Hearing:

Ground Effects Landcaping, Ltd. - Special Permit - 68 Main St. (Assessor's Map 71-9-3)-to allow a full-service landscape construction and maintenance company in a General Business District. (Zoning Bylaw §§2230, 5300).

Filed with the Town Clerk: March 17, 2016

Last Meeting: June 14, 2016

Deadline: June 15, 2016

Chairman Maki read the Hearing Notice into the record. Peter Bishop and Shawn Bishop, the owners of the business, were in attendance and stated their business was out of Marshfield and

they were looking to relocate to Carver. Their plan would be to keep the back for equipment. They wanted to have employee parking. They also wanted to have retail business in the front.

Chairman Maki inquired about the similar use previously (Johnson Landscaping). Jamie Emerson of 4 Mazzilli Drive related there had been some updating to the building and a lot of interior work and cleanup inside. Mr. Emerson stated that Scott Johnson had been there for 20 years and the only changes were the bins out front. Mr. Emerson also stated that next door Earth Works had been there for years and everything had been inspected and signed off.

Mr. Shawn Bishop suggested that they would be full service, with all landscaping materials needed for a small local homeowner, landscaper or the public. He stated he saw Carver as a growing community and he thought it was attractive to younger families, while still keeping them in the middle from Cape Cod to Boston.

Chairman Maki inquired about the storage bins. Mr. Peter Bishop said they would be concrete bins for storage. Mr. Shawn Bishop stated they would be portable. He said they would plant flowers and he felt this would complement the local area and street.

Chairman Maki asked if they planned on marking the spaces and was informed they were already marked.

Chairman Maki asked if the Board had any questions. Mr. Sinclair inquired about the types of materials and their impact and wanted to know if the Board of Health has looked at this. Mr. Shawn Bishop said not yet. Shawn Bishop said the materials were organic and listed some. He said there would be bulk landscape materials. There was concern about any chemicals in the materials. Mr. Shawn Bishop described the size of the bins to be about 6 feet high. Mr. Sinclair said on Emerald, they were limited and they will look at the limitation of height.

Mr. Sinclair said this is a need and complimented Jamie Emerson on what a nice job he had done on this building. He thanked Mr. Emerson. Mr. Emerson said there were five or six applicants for this property and he said he thought they (Bishops) would be a great fit for this town, the real deal, successful. Mr. Sinclair wanted to make sure there was a good fit. Mr. Shawn Bishop said they wanted it to look good visually, high end. He wanted to project that to the town's people.

When asked about the containers, Mr. Shawn Bishop stated they were sea containers and they would be used for off-season equipment storage (i.e. in the winter, summer equipment and in the summer, winter equipment). Mr. Sinclair would like comments from the fire department for the storage end of the containers.

Mr. Sinclair inquired if there were any designs on the yard office trailer. Mr. Shawn Bishop stated it was an 8 X 20 pre-fab office container, just for the yard manager for paperwork and coordinating deliveries. He stated there would be gated posts to secure the yard. Mr. Sinclair was concerned about stacking there, coming in and out of facility onto Main Street. Mr. Shawn

Bishop stated the gate would be closed at night. He said there would be parking around the building and the yard office was in the most convenient location. He said the customers don't spend a lot of time on the property and the majority of business is delivery; that it's a phone-based business.

Mr. Sinclair felt this would be a great location and great for customers. Mr. Shawn Bishop said he can move the trailer if Mr. Sinclair was more comfortable. Mr. Sinclair said it would be a place of congestion and that he would like to see it in the back. Mr. Shawn Bishop said they will move it if Mr. Sinclair feels better and that anywhere on that side of the property works. Mr. Sinclair said he was also concerned with the looks of the business on Main Street. Other than that, he said he was good.

Chairman Maki asked for any other questions. Mr. Robinson inquired about changing out of the trailer down the road and Mr. Shawn Bishop said that would be his vision. Chairman Maki inquired about the hours and months. Mr. Shawn Bishop said it would be April through December, but a year-round company. He said there was not a lot of coming and going January and February. Mr. Robinson asked about the size/amount of vehicles. Mr. Shawn Bishop said it would be about 15 vehicles and 10/20 employees. He added, once they get going, they're gone.

Mr. Sinclair requested to know the hours. Mr. Shawn Bishop stated Monday through Saturday, 7:00 to 4:00 for retail and 7:00 to 5:00 for construction business. Chairman Maki wanted to know, other than materials, would there be stone? Mr. Shawn Bishop said there would be stone and other stock would be stored in back where equipment was. Mr. Robinson inquired, no dumping of yard waste? Shawn Bishop said no.

Chairman Maki asked for any audience questions.

Mr. Arthur Parent of 65 Main Street, across from the location, had two concerns. He said his first concern was, yard waste was stored there in the past. His second concern was the noise at 7:00 a.m. (in the summer). He said Mr. Johnson was instructed not to but did. Mr. Parent would like a provision of no storage on the site and something about the noise. Mr. Shawn Bishop answered that they empty the trucks every day on the way back from work. He further described to Mr. Parent what was stored. Regarding noise, he said they would start at 7:00, but the only time there would be noise was the snow plowing in the winter. Mr. Parent said he understood.

Jimmy Legrand of 63 Main Street stated he lives next to Mr. Parent. He said he had the same concerns as well as storage of cut grass. He asked if there would be any occupants in the building and Mr. Shawn Bishop told him no.

Mr. Emerson said Mr. Johnson did have mulch and that he (Mr. Emerson) took 18 tractor loads out. He said he felt this business would be different. He also said everything was clean. Mr. Emerson also stated the fire department has been through and it is all cleaned up.

Mr. Peter Bishop would like a small container in back to hold about 40 yards of material, as it

would make it efficient for them as short-term storage. Chairman Maki wanted to know, how short term is that? Mr. Shawn Bishop answered, like a week. Chairman Maki said, we'll have to look into the smell and neighbors.

Mr. Sinclair wanted a process of schedules for removal of compost, whether the container is full or not, when it will be removed. Mr. Sinclair said, in the meantime, they would take a look at the bylaws.

Mr. Peter Bishop stated, the other business was more lawn-based and theirs is not like that. He said it was totally different, dirt, rocks, concrete, a little bit of everything. Mr. Peter Bishop said that was why they want to keep the dumpster, they turn every few days. He said they will provide a schedule for the Board which will be for the neighbors.

Mr. Sinclair asked about the material droppings. He wanted control of the droppings coming from the yard to Main Street.

Mr. Sinclair also inquired about the sign, wanting to know how far back from the street and the design. (Mr. Shawn Bishop indicated on plan.) Mr. Emerson said they took it through the permit process and they did setbacks from the road. He thought it should be all set. Mr. Shawn Bishop added, the sign base was already installed. Chairman Maki asked if the sign permit was necessary and Mr. Emerson said it was done. Ms. McCollem said she thought it was done in September (for frame). She added the Board can make panels part of the specifications. Chairman Maki inquired if the sign was lit and Mr. Emerson said, not at this time. Provision for future.

Mr. Robinson inquired if there would be repairs to vehicles on site? Mr. Shawn Bishop replied, just a little maintenance like tires inflated. Mr. Robinson is concerned that vehicles are not to be serviced there and he also wants a provision for no one living in the building. Mr. Emerson said he removed the shower and changed the regular kitchen to an office kitchen, no longer accommodating for a person staying there.

When asked if there would be any fertilizer stored there, Mr. Shawn Bishop answered, a small amount, for their own project use, and they would not be selling retail fertilizer. Chairman Maki asked if there would be a showroom. Mr. Shawn Bishop said there would be some displays. He also stated, initially, products that would sell in their construction business, primarily bulk products.

Chairman Maki asked how many employees and Mr. Shawn Bishop said they have 20 at present but there could be as many as 35, as they work Plymouth to Weymouth.

Chairman Maki asked for any other questions from the Board. He suggested it be continued to the next meeting on April 26th. Mr. Shawn Bishop said they will drop information to Ms. McCollem and she will have it for the next meeting. The board decided no site visit was

necessary. Ms. McCollem will collect all the materials for the next meeting and she will have the Board of Health review as well.

Mr. Sinclair asked if there is dust control and Mr. Shawn Bishop referred to the sweeper and said the yard was paved. He said the dust was at a minimum because of the pavement.

Mr. Sinclair made a motion to continue. Mr. Hoffman seconded the motion. It was voted unanimously.

Site Plan Review:

Jamie Emerson - Tremont Street (Assessor's Map 95-3-1)-for the construction of a 7,470 s.f. building and associated site work in a General Business District (Zoning Bylaw §3100).

Chairman Maki read the article into the record. Ms. McCollem said she received an email tonight to continue to the April 26th agenda from Greg Morse.

Mr. Sinclair made a motion to continue the hearing to April 26th at 7:00 p.m. Mr. Hoffman seconded the motion. It was voted unanimously.

The board decided to do a site walk of what was there. Ms. McCollem said the site visit was scheduled for Monday, April 25th at 6:00 p.m. and she would post and send all a reminder. She said she would let Greg Morse know. She noted the property was staked for the conservation hearing.

Discussion:

Review of final plans submitted for Linbia's Path, Definitive Plan Decision dated May 26, 2015.

Regarding Linbia's Path, the six-lot subdivision off of High Street, the Board allowed the waiver for grade and change of sign name.

Ms. McCollem went through the conditions listed on the May 26, 2015, correspondence to Ms. Lynn Doyle, Town Clerk.

Condition 1. Prior to endorsement of final plans, true photocopy filed with the Registry of Deeds should be submitted to the Carver Planning Department; Condition 2. 3.6 acres of open space should be conveyed to the Carver Conservation Commission per Section 3864 of the Zoning Bylaws; Condition 3. Prior to endorsement, needs covenant. Ms. McCollem recommended the Board sign these. She suggested they sign duplicate original and she has them. She could recommend they sign the covenants and she'd have notarized. Condition 4. No need to worry yet about this condition. Condition 5. This was not an issue yet. Condition 6. This was not an issue yet. Condition 7. This condition was fine. Condition 8. This condition was fine. Condition 9. Three house lots would be given building permits. Ms. McCollem said this is

something that the Board would watch. Condition 10. Prior to endorsement, final plans are needed and they must be reviewed by the Board. Ms. McCollem is waiting for comments. She suggested they not sign. Ms. McCollem said she would follow up with Shawn and that they could come in and sign plans when all was final and words were in by Shawn. Ms. McCollem said the applicant wanted to get started and get going. Ms. McCollem said they can wait until April 26th and Mr. Sinclair agreed, wanting to wait until then.

Mr. Sinclair asked if anyone could sign and Ms. McCollem said anyone could sign. She suggested a majority of members should sign.

Ms. McCollem said she would follow up with Shawn and put it on the agenda for the 26th. She asked them to sign the covenants and Chairman Maki agreed. They were passed around and signed by the members.

Comments to be sent to the ZBA regarding the proposed 40B subdivision off of Plymouth Street.

Chairman Maki referred to the plan in the package of the proposed 40B subdivision. He said it was not very specific with no septic system and no details. Chairman Maki said it was presented to housing partnership and it hasn't progressed any further than when it was submitted. He said he felt there were no details and was looking to Ms. McCollem for input. Ms. McCollem said they need to give the Zoning Board more specific designs and they are supposed to provide by mid-June. She recommended when they have more definitive plans, they can be re-submitted. Ms. McCollem said we don't have enough information at this point for referral. Chairman Maki said, we need plans updated with more detail.

Mr. Sinclair asked if the Zoning Board had hired an engineer to look at and follow. Ms. McCollem said, not yet. There is a need to do procurement for scope of work and negotiate a price and the Board does not have a plan to send in procurement package.

Mr. Sinclair asked if Ms. McCollem could give an idea of what happened at the initial Zoning Board hearing. Ms. McCollem said it was opened and continued on April 17th or 18th. She could not summarize but it would be in the minutes and televised. She thought people could get copies of draft minutes or stream. The hearing has been continued to July. Mr. Maki said the board will wait until they get other plans.

Other Business:

A. Planning Board Member Notes

Mr. Sinclair wanted to remind people of the Master Plan Committee meetings on the 3rd Monday of the month with the next meeting on April 25th because of the holiday. He said he wanted all to be involved as they scope out the future of Carver. Mr. Sinclair said for the public and Planning Board, a lot of information is out on the Urban Renewal plan. He feels there's a lot of

mis-information out there and the Redevelopment Authority has the correct information. Mr. Sinclair wanted to encourage the public to attend the April 13, 2016, meeting, noting it is the Redevelopment and not the Planning Board.

B. Minutes - March 22, 2016

Mr. Sinclair had a clarification on the Borrego Discussion/Decision of the March 22, 2016, Minutes. He noted it was regarding the vote by Mr. Sinclair to activate remote participation of Mr. Kevin Robinson. Mr. Sinclair said it was important to have in the Minutes that Mr. Robinson was out of town on a family issue and that was why there was remote participation.

Mr. Sinclair motioned to accept the Minutes, as amended. Mr. Hoffman seconded the motion. It was voted unanimously.

C. Correspondence (if any)

None.

D. Next meeting date: April 26, 2016

Mr. Sinclair made a motion for the next meeting date of April 26, 2016. Mr. Hoffman seconded the motion. The date was approved unanimously.

E. Adjournment

Mr. Sinclair made a motion to adjourn the meeting. Mr. Hoffman seconded the motion. It was voted unanimously to adjourn at 8:12 p.m.

EXHIBITS

- A. Agenda
- B. Certificate Re: Perry - 5 Snappit Road, Carver, MA
- C. Certificate Re: Linbi's Path - High Street Conservation Subdivision
- D. Material Re: Tall Pines, Carver, MA
- E. Planning Board Minutes of 3/22/16

