



approved 5/23/17

Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, May 9, 2017, Carver Town Hall, Meeting Room #1. This meeting was videotaped for cable cast area 58, channel 15.

Attendees: Bruce Maki, Chairman; James Hoffman; Kevin Robinson; William Sinclair

Also present: Jack Hunter, Interim Director

Absent: Chad Cavicchi

Bruce Maki, Chairman, opened the meeting at 7:01PM, followed by the pledge of allegiance.

Reorganization:

Mr. Sinclair - I would like to nominate Mr. Maki to continue his position as Chairman of the Planning Board.

Motion to appoint Mr. Bruce Maki as Chairman of the Planning Board: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (4-0)

Mr. Sinclair – I would like to nominate Jim Hoffman as Vice Chairman for the Planning Board

Motion to appoint Mr. James Hoffman as Vice Chairman of the Planning Board: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (4-0)

Mr. Robinson – I would like to nominate Will Sinclair as Clerk for the Planning Board

Motion to appoint Mr. Will Sinclair as Clerk for the Planning Board: Mr. Robinson

Second: Mr. Hoffman
Approved: Unanimous (4-0)

Approval Not Required Plan:

Paul D. Shimkus — 23 Center Street (Assessors Map 103 Lot 13 & 14) – Discussion and possible endorsement

Mr. Grady from GAF is present. Mr. Hunter - We went through this information during our last meeting and just need a vote from the Board. Cranberry Road: - Mr. Hunter – I highlighted an area. That piece is changing owners and it meets all the requirements.

Motion to endorse: Mr. Sinclair
Second: Mr. Hoffman
Approved: Unanimous (4-0)

Canal Land Surveying and Permitting for Mr. and Mrs. Sean Bogart – Cranberry Road (Assessors Map 130 1 – 6R and 130 1 - 8R) – Discussion and possible endorsement

Mr. Hunter: This is just the purchase of a piece of property in the back.

Motion to endorse: Mr. Sinclair
Second: Mr. Robinson
Approved: Unanimous (4-0)

Mylars were presented and signed by the board members.

Discussion:

Route 44 Development, LLC—3-4 Park Ave, off Montello Street (Assessors Map 20-2). – Discussion and possible vote

Mr. Hunter: At the last meeting you closed the public hearing. What you have in front of you is a revised list of conditions:

1. #7 – My original said ANY revisions; which I changed to any Significant revisions

2. #12 – 8:00 AM changed to 7:00 AM
3. #14 – Park Avenue is dirt so I left as just Montello St
4. #21 – Trucks will be limited to M-F from 7 AM to a ½ hour prior to sundown or 7PM whichever is applicable and not on Holidays.
5. #25 – Phase II – Applicant shall submit request prior to beginning this phase
6. #13 – ABC processing hours – 14-day written notice to Planning Board prior to commencement.
Any period shall not exceed 30 days without a request to this Board, for extension

Mr. Sinclair - RNI Account? Mr. Hunter – RTE 44 Development is in arrears. We have a representative in the audience. John Simpson – from RTE 44 Development. Mr. Hunter - We have an account set up for start up that we draw from; this account is currently in arrears by approximately \$5,000. Mr. Sinclair – We will vote on the conditions. Prior to accepting these conditions, the RNI must be current and the account should be added to. Does anyone know the original amount? Mr. Hunter – Yes, \$9594.33 was the initial amount. Mr. Sinclair - We are \$5K in the arrears and we are looking at a substantial increase in activity. I would like them to have extra in account to continue paying for startup; around \$10,000 should be a good start (they are in the arrears so the balance going forward would be about \$5,000). Mr. Hunter - They seem to be good with what they say they will do; most engineering is done but other things may come up, so \$10,000 should be sufficient. You do have a condition to cease and desist when account is in arrears (at the discretion of the Planning Board). John Simpson - I will relay the information when I go in to the office tomorrow. We will get feedback immediately. The remaining board members are in agreement to the next steps.

Motion to approve Phase 2 special permit: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)

SRPEDD Appointment

Mr. Hunter: as I mentioned at the last meeting. Your current appointee is Mr. Maki.

Motion to appoint Bruce Maki as SRPEDD appointee: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (4-0)

Other Business

A. Planning Board Member Notes:

Mr. Sinclair – the URP has been approved. Mr. Hoffman – thank you to everyone in the town for all there help and support with the Zach Kane tournament over the weekend.

B. Planning Director Notes

- A technical local assistant grant from SRPEDD – for planning projects in town. This will be to update the towns priority development and protection areas.
- A very nice letter from the Historic District Commission, recognizing Ms. McCollem for the work she did in her tenure here. They would like to work on development of the historic area in South Carver. Keep in mind for new Director
- Linbia's Path – Fuss and O'Neil did an inspection. I was concerned that an engineer wasn't looking at it. I have sent findings to WEBBE engineering. There is no evidence on surety; Steve will find that for me.
- Gilbert Estates- We don't have surety on that. He will put together estimates and have Fuss and O'Neil review and make a recommendation on it.
- This board is very busy here!
- The owner of Ground Effects did not realize he was in violation with his signs. The two paths he can take would both require a permit. He is putting something together and will come before this board in the near future. Mr. Hoffman – the sign has been removed. Mr. Hunter – Maybe they changed their mind...

Mr. Sinclair – RNI for Linbia's Path currently stands at about \$20. We will need more money in this account. They still need engineering.

C. Minutes – March 28, 2017 and April 3, 2017

Should be 4/25/17 and the 7/26/16 meeting. Let's repost and approve at the next meeting.

D. Correspondence:

E. Next Meeting date:

The next Planning Board meeting has been scheduled for May 23, 2017 at 7:00 PM
Thank you Mr. Hunter for working with us.

F. Adjournment:

A motion was made to adjourn the meeting at 7:32 PM: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)