



approved
5-22-18

Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, March 27, 2018, Carver Town Hall, Meeting Room #1. This meeting was videotaped for cable cast area 58, channel 15.

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

Also Present: Stephen Cole, Planning Director

Absent: Chad Cavicchi; Kevin Robinson

Bruce Maki, Chairman, opened the meeting at 7:02 PM, followed by the pledge of allegiance.

Approval Not Required Plan:

- Eugene Cobb – South Meadow Road and Old South Meadow Road (Assessors Map 126, Lot 1-15)
Receipt of Plans –

Mr. Cole – received on March 7 – enclosed is ANR plan that reconfigures lot. Mr. Maki – We will look at this at our next meeting.

- Armand D. Rodrigue, Jr. – 22 and 24 Fuller Street (Assessors Map 50, Lot 3-9 and Map 50, Lot 3-10)
Discussion and possible vote –

Mr. Cole – This was received on Feb 14. This is not a subdivision. The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance which changes the size and shape of the lots in such a manner so that no lot affected is left without the frontage as required by the Carver Zoning by Law, which requires 150 Feet.

Mr. Maki – I've seen this done before; I have no issue

Motion to approve the ANR for Mr. Rodrigue, 22 and 24 Fuller Street: Mr. Sinclair

Second: Mr. Hoffman
Approved: Unanimous (3-0)

Sign Permit:

- Quickeez – 60 North Main Street

Mr. Cole – These are identical in size to what was there before. They were installed without a permit due to a misunderstanding. We require a new permit when any sign is amended. They immediately responded and are following through. Mr. Hoffman – Were previous signs lit? Mr. Cole – Not sure. Mr. Maki – They just changed the appearance of the sign? Mr. Cole – Yes, that is correct. Budweiser and Corona underwrote the cost for signs. Mr. Sinclair – Did they address a building permit or an electrical permit? Mr. Cole – I do not see anything on the that. Mr. Sinclair – I recommend that a building and electrical permit be required, in our decision.

Motion to approve signs for Quickeez as presented, with the addition of required Building and Electrical permits:

Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (3-0)

7 PM Public Hearing (Continuance):

- On the application of Edaville Land Holdings, requesting Site Plan Approval pursuant to Section 3100 of the Carver Zoning by Law, for property located at Pine Street in Carver, MA.

Plans prepared by Arthur F. Borden and Associates, Inc., dated November 2, 2017, showing the paving and associated drainage on an existing parking lot, on two sheets for said development.

Mr. Cole – It appears that we do not have a quorum for a Public Hearing (need 4 of 5 members present). Mr. Maki – We can't even discuss? Mr. Cole – That is correct. Our next meeting is scheduled for April 10, 2018. Mr. Hoffman will not be here for the April 10 meeting; April 24 would be next meeting. Mr. Maki – Can we add it on to the April 2 meeting? Mr. Cole – Yes, but there is a lot on that schedule already. Mr. Sinclair – There is a lot to review on this; the April 2 meeting is pretty full. Mr. Cole – This would be a really tight turnaround getting everyone here for Technical Review before then. Mr. Borden – I think it makes sense to have the Technical Review Committee complete their tasks first and then meet on the April 24th. It

was noted that April 24th was the date of the Town Meeting. Mr. Maki – Could we do the 17th of April? Ok for Mr. Sinclair; Ok for Mr. Maki; Ok for Mr. Hoffman. We will discuss on April 17. Members of audience expressed concern that this is school vacation week. Mr. Cole reminded the Board that letters can be submitted. Those letters will be read at that meeting and go on record. The Board agreed to change the meeting to Monday, April 9 at 7:00 PM. Mr. Cole – I can get the Technical Review Committee to convene by then. All Board members are available for April 9. Mr. Borden is available as well.

Motion to schedule our next public meeting for April 9 at 7:00PM: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (3-0)

Other Business:

Planning Board Member Notes:

- Mr. Sinclair – I wanted to mention the exceptional work by our DPW; contractors, etc. during all of the bad weather we have had lately. The quality of business is outstanding in this community – giving away free food and services was amazing.
- Mr. Hoffman – Just a reminder, the Kane Strong golf tournament is on 5/12.
- Mr. Sinclair – Mr. Cole, it was so nice to get everything emailed to us in advance of this meeting. Thank you!
- Mr. Sinclair – Mr. Cole, what is the status of the ZBA Planning Board legal? Mr. Cole – There has been no update; I will inquire.

Planning Director Notes:

Nothing this evening

Minutes – December 12, 2017, January 23, 2018 and February 27, 2018

Mr. Cole - The December 12 and January 23 Meeting Minutes were approved at the last meeting. You only need to approve the February 27, 2018 meeting minutes.

Motion to approve the minutes of February 27, 2018, as written: Mr. Sinclair

Second: Mr. Mr. Hoffman

Approved: Unanimous (3-0)

Next Meeting date:

The next meeting has been scheduled for April 2, 2018, at 7:00 PM. This meeting is for zoning amendments.

The next regular meeting will be on April 9, 2018 at 7:00 PM

Motion to cancel 4/24/18 meeting, due to scheduling conflict with the Town Meeting: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (3-0)

Adjournment:

Motion made to adjourn at 7:29 PM: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (3-0)