



approved
6/26/18

Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, June 12, 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; Jen Bogart

Also Present: Stephen Cole, Planning Director

Absent:

Bruce Maki, Chairman, opened the meeting at 7:00 PM, followed by the pledge of allegiance.

Edaville Parking Lot:

Mr. Maki - If there is anyone here for the Edaville Parking Lot Project that was advertised in the newspaper; that project was continued before the abutter's notices were mailed. The meeting has been rescheduled for 7/10/18.

Approval Not Required Plan:

- Jamie Emerson – 57 Wenham Road (Assessors Map 110, Lot 17) – **Discussion and possible vote.**

Mr. Cole – We reviewed at the last meeting. Intent is to merge 4 parcels into 2 parcels. Mr. Maki – It works with all zoning? Mr. Cole – Yes, that's correct. Mr. Maki – Any questions from the Board. None heard.

Motion to endorse Form A for 57 Wenham Road: Mr. Sinclair

Second: Ms. Bogart

Approved: Unanimous (4-0)

Sign Permit:

- Fresh and Friendly Seafood Market – 145 South Main Street

It was noted that there was no one in attendance for this business. Mr. Cole – Straightforward and is in the same plaza as The Little Red Smokehouse. Application is compliant with the zoning. Mr. Maki – Any questions or concerns? Mr. Cole – Lighting is typically a concern and where applicant is not here I wanted to let you know the

sign is consistent with all other tenants. Mr. Maki – Building permit? Mr. Cole – Yes, it would be required. Ms. Bogart – It's nice to see another business come to town.

Motion to approve sign permit for Fresh and Friendly Seafood Market with building permit and no additional lighting added to building sign: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)

Public Hearing:

- On the application of Jacob Braley, requesting a Special Permit pursuant to Sections 2300, 2900 and 5300 of the Carving Zoning by-Law, located at 78 Rochester Road, in Carver, MA (Assessors Map 92, lot 6-5) to allow a Bed and Breakfast in the Residential / Agricultural Area.

Mr. Cole – We visited the site on 6/4/18. Alarm to outside access to pool is only concern brought forth. After discussion, it was determined that it was within state code. Mr. Maki - We reviewed property line and driveway as well as the lawn in front of the house. We determined it should all be fine. Do we have anything on the fire department? Mr. Cole – Not yet, I will follow up. Mr. Sinclair – That would be all contingent on building permit. It was nice to see the fire department at the site visit. The property is beautiful. The parking is well done and there doesn't appear to be issue with the neighbors. I feel you will do very well there. Mr. Cole – Mr. Boyle indicated that he was going inside the building after we left the site visit and if there was any concern he would get back to us. We have not heard from him so all should be good. Mr. Maki – This is a public hearing – any concerns? None heard.

Motion to close Public Hearing for 78 Rochester Road B&B: Mr. Sinclair

Second: Ms. Bogart

Approved: Unanimous (4-0)

Conditions for special permit – Mr. Sinclair - Standard general law conditions apply. Mr. Maki – Any conditions from the fire department need to be met. Mr. Sinclair – Continued maintenance of the neighbor's property as previous stated.

Mr. Braley – Do I schedule building inspection? Mr. Sinclair – At our next meeting we will approve Special Permit which is followed by 21- day appeal window. Any work done at that time is at your own risk.

Informal Discussion:

- Spring Street Innovation District / State Preferred Developer – SLT Construction

Mr. Cole - Peter Opachinski is joining us this evening. Mr. Opachinski – Does the Board have the plans? Mr. Cole – No, you have the only ones. Mr. Cole has additional copies and left to get them. Mr. Opachinski – This is a good fit for us. The dirt removal will probably take 3-5 years. All together we are purchasing 40 acres, intersecting with Spring Street and Route 44 East. This is split between Carver and Plympton. The carver side we are looking at dividing into 3 lots. We are looking at a series of contractor condominium units. The Form A on Spring Street is to just show people what we are looking to build there. We are looking at selling not renting. The buildings will be Morton building, that can be customized to tenants needs. Behind the 3 cul-de-sac buildings are proposed self storage units (150 – 200 units, in various sizes). We will be landscaping the properties as well. My intent would be to keep this road private. We still have some fine tuning with drawings (water supply, conservation setbacks, etc.). We will file with conservation next week to agree on wetland line. Everything will be done in phases. Mr. Sinclair – Renewable on site? Solar? Mr. Opachinski – Yes, on the Plympton side. Mr. Sinclair – This is exactly what we envisioned for the property. I like the concept. I have no doubt that you will do well. Mr. Opachinski – The road design – we can use existing curb cut; drainage is fairly simple. The left side will have some underground drainage. Mr. Maki – What types of business do you envision? Mr. Opachinski – Trades people. Mr. Hoffman – Wasn't there a gas station discussed at one time? Mr. Sinclair – At one time; SRPEDD came out with it at the interchange. Mr. Opachinski – Pembroke recently did something like this; it is now sold out. Mr. Cole – Staff has been in communication with the State. The State has indicated that someone from the board will be here when Mr. Opachinski is ready to move forward. Mr. Maki – Any additional questions? Mr. Opachinski – We are looking for dates. Mr. Cole – Next meeting is 6/26/18 for the Form B hearing; once we receive commentary from board, you can do Form C. July 10 would be the next meeting; Planning staff needs the abutters list and newspaper notification to be submitted to our office by 6/22 in order to be advertised on 6/29 and 7/6.

Other Business:

Planning Board Member Notes:

- Mr. Sinclair – Nothing tonight
- Mr. Hoffman – Nothing tonight
- Mr. Maki – Nothing tonight
- Ms. Bogart – Nothing tonight.

Planning Director Notes:

- Soon, we will be releasing two surveys
 - COA Needs Survey – I would like this to go out through multiple media types to take into consideration age group and skill set. We are hoping to complete by the end of October.
 - Libraries Long term range plan – services that should be offered. This will be an online survey

Mr. Sinclair – I am hoping you can give an overview regarding some the Grants that you and your team have worked on obtaining for this community.

Mr. Cole – We did receive 2 grants –

- GAP 2 for \$68,000 which will allow the NCWD to purchase a suitably sized generator. There is an annual cost of about 10K currently. The new generator vs. the old, the NCWD will save about \$5000 annually
- The second Grant, MVP Grant, gives funds in relation to vulnerability preparedness. This grant is for \$200,000 to enable us to study where wells can be dug in the town. This will give the fire department access to a water supply and it will give farmers access to water supply when there is a drought. We are one of only 33 communities to receive this grant. Only 3 or 4 southeast communities received this money.
- We will continue to pursue additional funding.

Minutes –

Motion to approve May 22, 2018 Meeting Minutes, as written: Mr. Hoffman

Second: Ms. Bogart

Approved: (4-0)

Next Meeting date:

The next meeting has been scheduled for June 26, 2018 at 7:00 PM. This will be a joint meeting with the Board of Selectmen. This is to appoint a one - year replacement for Chad Cavicchi and one alternate.

Mr. Sinclair – Can we get copies of applications through email? Mr. Cole – I will do that. Mr. Sinclair – Also, could we get meeting info and documents prior to the day of the meeting? Mr. Cole – Yes, I can do that.

Adjournment:

Motion made to adjourn at 7:49 PM: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)