



approved 7/24/18

## Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, July 10, 2018, Carver Town Hall, Meeting Room #4. This meeting was videotaped for cable cast area 58, channel 15.

Attendees: Bruce Maki, Chairman; William Sinclair, Member; James Hoffman, Member; Jen Bogart, Member; Kevin Robinson, Member; Cara Dahill, Alternate

Also Present: Stephen Cole, Planning Director; Sam Hemenway, Fuss & O'Neil

Absent:

Bruce Maki, Chairman, reconvening from the Joint Board of Selectmen's Meeting at 7:02 PM.

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### Approval Not Required Plan:

- Schaun M. Dion, 19 Purchase Street (Assessors Map 52, Lot 2-47) Receipt of Plans

Mr. Cole – We are just receiving plans tonight; we will take a vote at our next meeting.

### Form B:

- Glenn Priolo, 0 Plymouth Street

Mr. Priolo - We are designing for 18 condo units in the area of Arrowhead Lane. I am here to make sure we are meeting zoning bylaws and subdivision regulations. We have looked at the 40 B submitted before. Mr. Cole – Members have a memo by Kevin Forgue, Health Agent. Answers were all satisfactory to Health Agent. Jessie Boyle also submitted a letter with minimal amount of concerns. Sam from Fuss and O'Neil is also here tonight with comments. After a conversation with Sam and follow up with Jessie the only concern appears to be with fire apparatus access to site. Mr. Cole – You have a plan for post construction maintenance? Mr. Priolo – Yes, there will be no maintenance for the town; all maintenance is with the association. Any maintenance on the road is private. The redesign that we did, allows for 600' length of road to cul-de-sac which I feel is a little short. Mr. Hemenway – There are some issue with the length of the road, but it can be worked out with the fire department. The Board may want to consider if the applicant is the most compliant as can be. There was a question regarding

lighting; this is a private road and the next step will address that. There were no sidewalks at this stage to handle pedestrian flow. Mr. Priolo – Our original layout had more length. We will put in whatever lighting you want. Mr. Hemenway – The eastern portion will need to be looked at again as we progress in this project. Are you anticipating that the driveways will be plowed as part of the association? Mr. Priolo – Yes they will. Chief Weston is here.

Chief Weston – I am here in place of Jessie Boyle, who is attending another meeting. I have been involved in the project. The applicant did come in to ask opinions on two occasions. He's trying to do the right thing.

Its an odd shaped lot. As a fire department, if the roadway is more than 600' long, it needs a separate access. I would ask the Planning Board to adhere to that standard. The plan as shown meets our requirements. The condos at the end have 24' driveways meet the width standards. They will need a hydrant distribution system. The emergency access road can be 12' wide and unpaved. Water is being provided; if two or more units are connected they need to be sprinkled. We do ask for courtesy when roadways are named. I just ask that as the plan develops, we look for 24' roadways; emergency access road if more than 600'.

Mr. Priolo – 12' roadway – Could it be a gravel road, hidden with landscape? Chief – Yes, that is not uncommon. I would ask for as much buffer/separation of the two roadways, as possible. I can not comment further without looking at plans.

Ms. Bogart – I think it is a positive thing that you are developing condos. I would have preferred there was not an age restriction. Mr. Priolo – That is due to the town regulations. Ms. Bogart - The units are beautiful! What are you thinking the asking price might be? Audience (owner?): Around \$385K.

Mr. Maki – In some ways I like the age restrictions. If we waive the 600' length, that would help? Mr. Cole - We have not given a waiver on the 600' length in my time here. I did speak with the water systems company, SWSS, and confirmed that they can handle the addition of these units which would result in a lot of new users to the towns water facility. Also, there are three units that are considered "affordable."

Mr. Robinson – This is a lot like Stonebridge in Hanson? Mr. Priolo – Yes. We are going to try to keep it one level with maybe some lofts.

Mr. Maki – What is the next step? Mr. Cole – The applicant can submit a Form C to move forward if they are inclined to do so.

Mr. Priolo – I just want some input from Planning Board and Fire. Mr. Maki – Maybe we can work together. Mr. Priolo – I can get a drawing together and talk with Mr. Cole. Chief Weston – I ask that we go through the Town Planner and the Board to make this work. Mr. Sinclair – Your entrance way and emergency access; if you are looking at increase, that will be a very large area coming in. Mr. Priolo – We will hide it with landscaping. Mr. Sinclair – I would be concerned that it would impact the sales as the view would not be great. Maybe using plantings, decorative gates, etc. I would work on that design with your engineer and Sam; the Planning Department will forward to the fire department. Mr. Priolo – I will get plans to Stephen and he can turn it around to the fire department.

## Public Hearing:

- On the applications of Edaville Land Holdings requesting Special Permit approval pursuant to Sections 2230 & 5300 of the Carver Zoning Bylaw, located at Pine Street in Carver Ma. Plans prepared by Arthur F. Borden and Associates, Inc., dated November 7 2018, showing the paving and associated drainage on an existing parking lot on two sheets for said development.

Mr. Cole – We have green cards. We are joined by Jon Delli Priscoli, and Arthur Borden. You have a packet containing several memos’.

Mr. Sinclair – Could someone speak to the application; it is handwritten under ‘briefly describe project’ contains info that wasn’t on the original application. All recent improvements and uses – Mr. Cole – in your packet there is a map indicating that the public right of way encroaches on other properties. I understand that when Cherry Hill Drive was done; improvements were supposed to be done to Pine Street but were not. The town should, at next town meeting, seek some type of easement. Mr. Sinclair – We need that legal opinion so that we know what we are saying. Mr. Cole – The Planning Board doesn’t have the right to issue license; the Board of Selectmen will pursue the license that will carry us through to the town meeting. Mr. Maki – The road pavement doesn’t fit the layout? Mr. Borden – Yes. Several years ago the town asked for a public layout for Pine Street. The layout was designed to be geometrically safe. Mr. Sinclair – If this was done way back when; it should not be Edaville’s burden of cost. This may be the burden of the selectmen. Mr. Delli Priscoli – We did a lot of landscaping, lighting, berm, etc.... That was done by working together. We just want to clean it up. This road has been there since 1947. Mr. Sinclair – We don’t have the authority to do that; that needs to go to the Board of Selectmen. Mr. Maki - Does a county layout exist now? Mr. Borden – Yes. Mr. Maki – Now you’ve built sidewalks and berms, are they within the layout? Mr. Delli Priscoli – Yes. Mr. Sinclair – I think the license issue is with the Board of Selectmen, not here. The language should not be included in the application. Mr. Delli Priscoli – I just don’t want to start over. Mr. Sinclair – We won’t need to do that. Mr. Maki – Let’s continue on and show us what you have.

Mr. Borden presented his plans to the board. This is an open parking lot. There would also be tree scraping at the roadway. The process will make the entrance 32’ wide instead of 24’ wide, which the Board approved. This proposal is to finish what we started. Defined spaces/aisles, drainage, defined entrance with raised landscaped islands. Main entrance is two-lane into the parking lot, one lane out. The lanes are all 24 ‘ wide. We lost about 25 spaces due to conservation commission findings. Fuss and O’Neil has reviewed the drainage design; they meet 100-year storm requirements. Lighting – There are 4 existing in the parking lot; we propose to reposition two to the left and two to the right. Landscaping has been added to the islands and various other areas. There will be additional low lighting in the island areas.

Ms. Bogart – The bike rack – As I was involved in the Committee that designed the bike route in town and you are a part of it that route, I see a very strong reason to keep some of the bike racks. As part of the master plan; we want

to promote biking in town. I don't see that it should be necessary to take the bike racks out. Mr. Delli Priscoli – in 20 years' no one has ever come on a bike. Ms. Bogart – They could though; maybe you don't need 15, but you shouldn't eliminate them. You are such a special place for the people in Carver, I think we should keep a couple of bike racks. Ms. Bogart – In regards to the landscaping, you are short from the original plan; that is a pretty big shortfall. I agree that to have an island every 180' doesn't make sense. I would like to see more of that square footage added elsewhere in the parking lot. Mr. Delli Priscoli – We can't do it. The more landscaping we have, the less parking spaces. We aren't required to do any landscaping. Ms. Bogart – I understand; looking at it from this view, with the changes, I would like to see it come closer. Mr. Delli Priscoli – We can't do it. I've spent a lot of money to improve the plan. We have met you half way; we can't add any more landscaping. We could maybe keep a few bike racks; I will consider that. Mr. Maki – At some point, we will do another site visit to allow the new members to see it. One of the biggest issues we had was the drainage. The new parking lot will be gravel? Mr. Della P – No most will be paved; a limited area will be gravel for RVs, busses, etc. The area that was a concern, is all being paved with proper drainage. Mr. Maki – Parking spaces will be painted? Mr. Delli Priscoli Yes. Mr. Maki – Why did the catch basins that exist now, fail? Mr. Delli Priscoli – They didn't fail; they work well 99% of the time. Mr. Maki – Where are the infiltration systems? Mr. Borden showed the board, on the plans, where they are. Mr. Maki – Concrete? Mr. Borden – No they are heavy duty plastic chambers; they will be subsurface. 360' long on left and 446' long on the right. Mr. Sinclair – Was that already installed? Mr. Borden – No, only a handful of catch basins that will tie into these. Mr. Robinson suggested some modification to layout to break up the massive area to help minimize accidents, etc. Mr. Robinson - You wouldn't lose anything by doing that. I like that you are neatening it all up. My suggestion would help with lighting and direct the traffic flow a little better. Mr. Delli Priscoli – We've really thought this plan through and will take it under consideration. We like having a wide open parking lot for ease in maintaining. Mr. Hoffman – On the left, is there any new lighting proposed? Mr. Delli Priscoli – Only low lighting at the entrance/island. Mr. Hoffman – That back area for busses etc., is there lighting? Mr. Delli Priscoli – There is a little, but it could be better. Ms. Dahill – How many bike racks are proposed? Mr. Delli Priscoli – Those can always be added on to. If it takes off, we could do that. Ms. Dahill – Any employees ride in on bikes? Mr. Delli Priscoli – Not that I know of; some walk to work. Mr. Hemenway – Just to remind the Board – this is a significant improvement on the lot itself.

Mr. Maki - This is a public hearing; is there anyone from the audience that would like to speak?

Allan Germaine – 24 Pine Street – Prior to the sidewalk going in, the water would come across the berm. When the Town did the sidewalk (leaving the road very narrow); we get a rainstorm now and every drop comes down my driveway. It's created wetlands where we never had them. A couple of severe rainstorms it did come across the sidewalk. The town is well aware that they have to do something with the drainage. Once approved here they can deal with Pine Street. I can't improve anything until we fix the water issue. Just a light rain and I have water coming down my driveway. I like what Jon has done across the street; I am concerned over the speed some people leave the parking lot. The parking lot is wide open; I don't want to see it become a race track. John is not the police.

I want to know what the Plan B if this doesn't work? Mr. Maki – You have talked to the DPW before? Mr. Germaine – Yes, many times. They are now waiting to see what Edaville is doing; he wants to come and look sometime in July.

Mr. Sinclair – Plan A is all the water that is on the private property of Edaville has to stay there. That is what they are designing. The existing water problem is a Town thing. So the Plan B is that the Town address that issue. Plan A is Jon to address the water on his property. Mr. Germaine – Only during heavy storms do we get water over

the sidewalks. I feel this system will work for his property. Will this system work on a non permeable surface? Mr. Sinclair – That is for their designer to figure out. Mr. Maki – When you design a subdivision, it's designed so there is no spill over. Fuss and O'Neil has reviewed and has found no issue. Sam – Yes. This should work just fine. Mr. Maki – This is a paved area that should help the flow. If something fails, it could be sand or leaves that got in there. This would be maintained and cleaned out if needed.

David Burns – 36 Pine Street – I am across the street from where the busses would be. I just want to clarify is this an entrance only (pointing toward the main entrance into Edaville)? Mr. Delli Priscoli - No, two lanes in and one out. Last time, the parking lot was worked on 7 days a week, 24 hours a day; can we limit hours of work? I ask this as a courtesy to the people who live here. I suggest 7 am – 7 pm. This needs to be in writing. Mr. Maki – We can put this in as a condition. Mr. Maki – How long will this project take? Mr. Delli Priscoli – Those hours for construction are not a problem. Drains would be need to be built in the winter, while we are closed.

Mr. Germaine – I haul gravel; 7-4 are normal hours. I find it unlikely that Saturday would happen either.

Mr. Sinclair – Lighting – You added more in the landscaping area; can we get more details including spillage. On the landscaping, can you clarify the total landscaped areas? Mr. Borden - The total is 41K sq. ft. which includes 17,600 sq. ft. of new landscaping. Mr. Delli Priscoli – The landscape lighting is low lights with limited spillage. Mr. Sinclair – Can you include the details of the lighting in your plan? Mr. Delli Priscoli – Yes.

Mr. Maki – Let's schedule a site visit. Mr. Sinclair – What are your hours of operation? Audience, Edaville - 10-6, every day. Mr. Maki – Anytime after 6:00 PM. Can you put cones where the islands will be? We would also like the new drainage areas marked and where the posts for lighting are going in? Spray paint would work too. Let's meet at 7:00 on July 23<sup>rd</sup>.

*Motion to schedule a site visit for July 23 at 7:00 PM: Mr. Sinclair*

*Second: Mr. Hoffman*

*Approved: Unanimous (5-0)*

*Motion to continue the public hearing to July 24: Mr. Sinclair*

*Second: Ms. Bogart*

*Approved: Unanimous (5-0)*

#### Other Business:

#### *Planning Board Member Notes:*

- Mr. Sinclair – None
- Mr. Hoffman – None
- Mr. Maki – None
- Ms. Bogart – None
- Mr. Robinson - None

***Planning Director Notes:***

Mr. Cole distributed a packet – Prepared by the legal counsel. Mr. Sinclair – Should this be in Executive Session?  
Mr. Maki – We can't discuss the contents. Can we discuss in Executive Session, next meeting? Mr. Cole – There is really no discussion needed as no action is needed by the Planning Board. The ZBA will take up this issue tomorrow and it should be resolved at that time.

***Minutes –***

*Motion to approve June 26, 2018 Meeting Minutes, as written: Ms. Bogart*

*Second: Mr. Hoffman*

*Approved: (4-0-1)*

***Next Meeting date:***

The next meeting has been scheduled for July 24, 2018 at 7:00 PM.

***Adjournment:***

*Motion made to adjourn at 9:06 PM: Mr. Sinclair*

*Second: Mr. Hoffman*

*Approved: Unanimous ( 5-0 )*