



Approved
8/28/18

Planning Board Meeting Minutes, July 24, 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 Member

Also Present: Stephen Cole, Planning Director

Absent:

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

Approval Not Required Plan:

- Schaun M. Dion, 19 Purchase Street (Assessors Map 52, Lot 2-47). Discussion and possible vote.

Mr. Cole – We received the plan at our last meeting. Tonight the Board can discuss and possibly approve the Form A. Mr. Maki – No change in frontage. The lot that it's being removed from has more than enough square footage to meet requirements? Mr. Cole – That's correct. Ms. Bogart – He is just buying a piece of the neighbor's property? Mr. Cole - Yes. Mr. Maki – So the existing shed will now be on his property. No other questions heard.

Motion to endorse the Form A for Schaun M. Dion, 19 Purchase Street: Mr. Sinclair

Second: Ms. Bogart

Approved: Unanimous (5-0)

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 – I received an email from Arthur Borden to continue the hearing as they are still obtaining information requested. Due to public right of way issue, I will be appearing at the Board of Selectmen's Meeting on the 30th. Delaying until August 28 will allow us to deal with the public Right of Way and for Edaville to get all of their information.

Motion to continue Public Hearing until to August 28, 2018: Mr. Sinclair

Second: Ms. Bogart

Approved: Unanimous (5-0)

Other Business:

Planning Board Member Notes:

- Mr. Sinclair – This Board had approved the sign for the medical professional building on the corner of Lillian Way and Route 58. I've appealed to the Building Commissioner to look at it as it is very close to the street (route 58). Mr. Cole went out with public safety. I measured last night; it is 7' from the roadway; the Board usually wants 10'. Mr. Cole – I spoke to the applicant today. The overhang was never discussed; the sign was built without a building permit. The Building Commissioner is working with the applicant. The applicant has acknowledged that they will need to move the sign. Mr. Sinclair – The Building Commissioner did state that we need a better definition in our rules and regulations. This is just a safety issue; the owner of the building has done a great job with grounds and the building!
- Mr. Hoffman – Nothing tonight
- Mr. Maki – Nothing tonight
- Ms. Bogart – Nothing tonight
- Mr. Robinson – Nothing tonight

Planning Director Notes:

Mr. Cole –

I would like this Board to consider creating two sub committees.

1. Marijuana Overlay Sub Committee:

This board would need to study and make a recommendation to the committee. Ms. Bogart – I would like to be a part of this. Mr. Maki – How many members do you need? Mr. Cole – I would recommend a minimum of 2; they would work with me. Mr. Sinclair – Any other Boards included? ZBA? Conservation Comm? Two people from public at large? Mr. Cole – I defer to the Board on this. The more that participate the more successful it will be. Mr. Robinson – Is this a nomination or just volunteer? Mr. Sinclair – I think we just need to see who is willing and then form a group. Mr. Cole – I can also identify other boards/names. From the Planning Board we have Jen and Cara who are willing to be part of this.

Motion to appoint Jen Bogart to the Marijuana Overlay Sub Committee: Mr. Robinson

Second: Mr. Sinclair

Approved: Unanimous (5-0)

Motion to appoint Cara Dahill to the Marijuana Overlay Sub Committee: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (5-0)

2. Solar Bylaw Committee –

There is a new state program called SMRT (Solar Massachusetts Renewable Target. This could include bogs which the state is creating a metric to limit shading. Our bylaws require screening, etc. which will limit us. I would recommend two members to study the bylaw to make recommendations. Mr. Sinclair – At Town Meeting, last year, changes to the bylaw were not approved. Mr. Maki – Do we even want this? Mr. Sinclair – When we came up with the solar bylaw; it was a long process. Stephen is right; there are issues that have come up with solar. Mr. Maki – This will also affect neighbors of bog owners. Mr. Sinclair – We didn't present the issues at the Town Meeting properly; we need time to work on it. Mr. Hoffman – When are these new incentives affective? Mr. Cole – Right now they are working on the tool to determine shading, then they will prepare for moving forward. Mr. Hoffman – I think that this is something that needs to be looked at. Mr. Maki – Will we advertise so that we can have people from the town? Mr. Cole – Yes. Mr. Sinclair – Is anyone available? Will and Jim participated last time. Mr. Hoffman is willing to serve.

Motion to appoint Jim Hoffman to the Solar Bylaw Committee: Mr. Sinclair

Second: Ms. Bogart

Approved: Unanimous (5-0)

Motion to appoint Jen Bogart to the Solar Bylaw Committee: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (5-0)

Minutes –

Motion to approve July 10, 2018 Meeting Minutes, as written: Mr. Sinclair

Second: Ms. Bogart

Approved: (5-0)

Next Meeting date:

The next meeting has been scheduled for August 14, 2018 at 7:00 PM.

Motion to have our next meeting on August 14, 2018 at 7:00: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (5-0)

Adjournment:

Motion made to adjourn at 7:27 PM: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (5-0)