



approved
9/25/18

Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, September 11, 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 7:00 PM, followed by the pledge of allegiance.

Approval Not Required Plan:

- Robert Melville – Holmes Street (Assessors map 65) - Receipt of Plans

Mr. West is here tonight. Mr. Cole – A copy of the ANR is in your packets. Two things missing - at the upper far left – New is 90.45 feet, northern most part should read 35 feet. Presently one large site. The proposal to to bisect the existing site. Mr. Maki – It meets all zoning requirements? Mr. Cole – Yes, it does. Mr. Hoffman – Is there a pond between properties? Mr. West – Yes it will be split between two properties. The deed will specify their rights.

Motion to endorse Form A on Holmes Street: Mr. Sinclair

Second: Ms. Bogart

Approved: Unanimous (5-0)

Mylar's were endorsed.

- Peter Beaton – Gate Street (Assessors Map 37, Lot 1) - Receipt of Plans

Mr. Cole – You have a copy of the ANR in your packets. Tom is with us. This is to combine two parcels into one. Tom Mellehan – There is about 170 acres, with two lots. They are basically removing the property line between the lots. Mr. Maki – Now to become "Parcel 1". Any questions? Mr. Sinclair – It meets all Form A requirements.

Motion to endorse Form A on Gate Street: Mr. Sinclair

Second: Ms. Bogart

Approved: Unanimous (5-0)

Sign Permit

- Decas Cranberry – 4 Old Forge Way

Mr. Cole – Received an application, sign permit application and building permit application is in your packet. There is also a plot plan as to where the sign is located. The sign is informational/environmental education.

Mr. Maki – Where is it going? There is a space on Tremont that is shown on the map in red. Ms. Bogart – There was a beautiful field of wildflowers, last year. Mr. Maki – Dimensional requirements are met? Mr. Cole – Yes, they are.

Mr. Sinclair – Where on the lot and how far from the street? I am concerned as that area is a high speed area. Mr. Sinclair – Is there parking? Mr. Cole – I don't believe so. I can work with the applicant to make sure it is a safe distance from the road, with documentation.

Mr. Sinclair – It is a high speed area; people drive way too fast. People shouldn't just stop there to read the sign. Mr. Hoffman – It's not illuminated. Ms. Bogart – Is it two sided; can you see going in both directions? Mr. Cole – That is unclear from the application.

Ms. Dahill – That would work having the sign placed differently. Mr. Maki – You would have to pull off the road to read it. Ms. Dahill – People do pull over to take photos; maybe they are trying to protect the area a little. Mr. Maki – I see nothing wrong with the sign; as long as someone from the town follows up on placement.

Mr. Cole agreed to follow up on this. Mr. Sinclair – Who from public safety will go out? Mr. Cole – Typically Jesse Boyle; we can also invite DPW.

Motion to approve sign permit with required Building Permit and verification of placement by the Highway

Superintendent: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (5-0)

Public Hearing:

- On the application 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 2, 2017, showing the paving and associated drainage on an existing parking lot on two sheets for said development.

Mr. Cole – We received correspondence; they are seeking a continuance to our next meeting 9/25/18. The staff is working with applicant, who is in good faith, addressing issues.

Motion to continue hearing for Edaville Land Holdings: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (5-0)

Discussion:

Proposed modifications to Patriot Pines Subdivision - Sarah Stearns Beals and Thomas; Ed Anglely, Legal Counsel

Ms. Stearns - Most members were on the board when this project was originally submitted. Ed will update you all on the status of this project.

Mr. Anglely – We determined that conventional development doesn't work. As an alternative we are proposing 54 units, age restrictive, town houses. There is a complication with the wells. Com

- Wells – Public Water System; A single well for 54 units would not work. DEP regulations is designed flow for 150 gals per day which is more for 4 people units; with age restrictions in place it will only be 1 or 2 people per unit. DEP will not change interpretation. We need a separate lot for each condominium to avoid the "Public Water System". We need to file for modification of subdivision. Age restrictive would = 108 people with 2/unit. The impact would be much less; not as much water or services. We'd still have to provide some low income units. Ms. Stearns – We are reworking the numbers and may be offering something different. I brought a draft plan if you would like to look at it. We hope to finalize these plans sometime soon. The fire department has reviewed the roadway. It is very similar to original but a slightly shorter road. We are proposing 10 lots vs 19 single family homes; which only pertain to the well ownership. We are here to get your preliminary decision which will guide us in a direction. Mr. Maki – This is more than a minor modification. I would say that you need to file a new plan. Ms. Stearns – Everything has been redesigned and reengineered.

Mr. Maki –one story or two? Mr. Anglely – Two stories. Ms. Stearns – There are a few that will be connected(duplex), as well. Mr. Sinclair – I like the addition of more buffer for neighbors. I do agree that it's a new application. Ms. Stearns – We will also submit a revised traffic report.

Other Business:

Planning Board Member Notes:

- Mr. Sinclair –

- I had a meeting out at the URP site with the applicant and RDA members. I would highly encourage this Board to arrange a site visit. We have new members that have not seen it. They have done a wonderful job on cleaning up the site and grading. Maybe next month we can look at it. They just closed comments on the MEPA. Talking with them today, they are amenable to a visit any time. Maybe Mr. Cole could set something up for this Board. Mr. Maki – Mr. Cole will schedule something and touch base with us? Mr. Cole – Yes, we only need 48 hours to post a site visit.
- Mr. Hoffman –
 - Any further discussion on that property? What's going in? Mr. Sinclair – The amount of effort and cost to get through the MEPA process has halted that. Some big hurdles mentioned today was gas and electricity. In the Southeast Region there is a lack of power. They are working closely with Eversource. Mr. Cole – They need 8 megawatts coming in.
 - I would like to wish everyone in the Jewish Faith a Happy New Year!
- Mr. Maki – Nothing tonight
- Ms. Bogart – Nothing tonight
- Mr. Robinson – Nothing tonight

Planning Director Notes:

Mr. Cole – Nothing tonight!

Minutes –

Motion to approve August 28, 2018 Meeting Minutes, as written: Mr. Sinclair

Second: Ms. Bogart

Approved: (3-0-2)

Next Meeting date:

The next meeting has been scheduled for September 25, 2018 at 7:00 PM.

Adjournment:

Motion made to adjourn at 7:56 PM: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (5-0)