



APPROVED 2.28.17

Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, January 24, 2017, Carver Town Hall, Meeting Room #1. This meeting was videotaped for cable cast area 58, channel 15.

Attendees: Bruce Maki, Chairman; Kevin Robinson; William Sinclair

Also present: Marlene McCollem, Director of Planning and Community Development

Absent: James Hoffman; Chad Cavicchi

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

Approval Not Required Plan:

Joseph and Mary Kaminski – 18 Rochester Road (Assessors Map 91-4) - To create two lots out of one (lot #2 is a rear lot, per Section 2340 of the Zoning Bylaw.)

Filed with the Town Clerk: January 19, 2017

Deadline: February 9, 2017

Attorney Richard Serkey, representing the applicant – This lot is in conformity with the rear lot bylaw.

This is a straightforward request and we ask that it be endorsed. Mr. Maki – I will entertain a motion to endorse.

Motion to endorse the creation of two lots out of one (Assessors Map 91-4), 18 Rochester Road: Mr.

Sinclair

Second: Mr. Robinson

Approved: Unanimous

Other Business

A. *Planning Board Member Notes*

Mr. Sinclair – There is a Master Plan meeting tomorrow, 1/25/17 at 7:00. We will be finalizing the draft and getting ready for town meeting. The Redevelopment Authority met last night – We went over the MEPA application. This will all be submitted by next Tuesday. Mr. Maki – there have been some foreclosures. I would just like to remind everyone that there is money available to help. Contact Ms. McCollem at the Planning Department and she can put you in contact with the appropriate people. We have helped several families.

B. *Minutes – January 10, 2017*

The proper spelling of the Tuscher's. Noted and revised.

Motion to approve minutes from January 10, 2017, as amended with the proper spelling for the

Tuscher's: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous

C. *Correspondence:* Letter dated 1/5/17 by Manuel Silva, re: 0 Plymouth Street (Map 18-Lot 8) Requesting agenda addition for next

Mr. Silva – I am one of the trustees of this land. I would like to know how to go about getting that land developed. I keep running into roadblocks. I also have questions on the Master Plan, 18-2-6 -vs- 18-2. This property was the 40B project. Mr. Maki – Before I was on the planning Board, was there a subdivision plan originally submitted for this property? Yes, about 7-8 years ago but they went bankrupt when the economy went down. That was high end homes with 7 or so lots. We were proposing a 40 B. It was at the request of the town that we got involved with the 40B. Mr. Sinclair – Explain that please. Mr. Silva - Mr. Hunter asked me if he could look at my property for a 40 B which led us to the local Housing Department. Mr. Sinclair – Who found the developer? Mr. Hunter found the developer. I, Mr. Silva, am the owner of the property. Michael Draper – The 40 B wasn't going to be feasible due to back lash from the abutters. There was

nitrate concern. We were proposing 75 Bedrooms/25 homes. We would like to do something maybe with a town Urban Development plan or perhaps an affordable home program. Does the town have a friendlier program to develop in the future, which would better suit the town of Carver? Mr. Maki - The property is currently zoned as a Residential agricultural. Mr. Draper - We would need a variance for frontage on property. If there is something out there that the town is willing to look at in an affordable manner; while avoiding the 40 B stigma. Mr. Maki - I don't know if a conservation subdivision would be a little easier. It may give you less road and the lots would be smaller. You may be able to get affordable housing too. Mr. Sinclair - Manny, are you familiar with Copper Lantern Lane? Mr. Silva - Yes. Mr. Sinclair - that was a successful project in town. Mr. Robinson, Is Copper Lantern considered condo's? Mr. Sinclair - No, it would be a townhouse. These are permissible in residential/agricultural zoned areas. Mr. Robinson - They would need to approach their engineer. Mr. Sinclair - They should see if it would work first. Does it meet all the requirements of the bylaw? Etc.? Mr. Draper - For this to be on the agenda would it have to be formally submitted? Mr. Sinclair - No, in the past its been brought before this Board as a conceptual plan. You may want to reach out to Buzz to see what steps he took. Some other properties that were an odd shape and have been developed are Chance Court and another off of Pond Street. Mr. Silva - 18-2-6 is a four-acre lot that is the property by Shaw's and Cornerstones. We are landlocked. They did the bypass in between and didn't consider our lot. On the Master Plan, it is referenced as lot 18 - 2, this is confusing. Can the Planning Board help to unlock that land? Mr. Sinclair - Where did you have frontage prior to development? Mr. Silva - We subdivided after my mother passed. We sold a piece by Cordwood (10 acres). Mr. Sinclair - You should have been notified as an abutter, when that bypass was being done. Mr. Silva - I was not notified. Mr. Sinclair - The bypass was done before Jack Hunters time. You have a landlocked parcel of property; your next step should be to talk to the owners to see if you can get access to your property. There is nothing this board can do on this. Mr. Silva - Can you clarify the Master Plan as to whether its 18-2-6 or 18-2. Mr. Sinclair - Go to board of assessors to determine owners of abutting property and then approach them for access. Ms. McCollem - I want to remind the Board that an easement provides access but does not create legal frontage, you won't get a building permit. In order to develop this property, you need to have legal frontage. Mr. Maki - you would have to purchase a piece of property. Mr. Silva - we just missed purchasing a property in development on cul-de-sac behind this property. Can I farm the 18 acres? I have access as a relative lives there. I'm coming to this board to get suggestions. Times are getting hard; I need to generate income to help offset taxes. Under the old Master Plan, can I tree farm? Sell the soil? I'd like to sell it to the town so they can put a water tower on

it.... Mr. Robinson – We would need access. Ms. McCollem – you need a building permit for a water tower, therefore, you need access. Mr. Sinclair – Your biggest issue is trying to get frontage for those four acres. Mr. Maki – We have given you some suggestions for the 18-acre parcel and we wish you luck. Contact Ms. McCollem if you need to come in to discuss anything. Ms. McCollem This letter was on the last agenda and you were alerted to the last meeting. You are free to write a letter and submit a plan and I will put it on the agenda when I receive it.

D. Next Meeting date:

The next Planning board meeting has been scheduled for February 14, 2017.

E. Adjournment:

A motion was made to adjourn the meeting at 7:42 PM: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous



TOWN OF CARVER

Planning Board

PUBLIC MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTION 20B

PLANNING BOARD MEETING AGENDA

January 24, 2017

7:00 PM

Carver Town Hall Room #1

Approval Not Required Plan:

Joseph & Mary Kaminski—18 Rochester Rd. (Assessors Map 91-4)—to create 2 lots out of 1 (Lot #2 is a rear lot, per Section 2340 of the Zoning Bylaw).

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Other Business

- A. Planning Board Member Notes
- B. Minutes—December 27, 2016 & January 10, 2017
- C. Correspondence—*Letter dated 1/5/17 by Manuel Silva re: 0 Plymouth St (Map 18- Lot 8)*
- D. Next meeting date: February 14, 2017
- E. Adjournment

