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6/27/17

Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, June 13, 2017, Carver Town Hall, Meeting Room #1. This meeting was videotaped for cable cast area 58, channel 15.

Attendees: Bruce Maki, Chairman; James Hoffman; William Sinclair; Kevin Robinson (arrived at 7:20 PM)

Absent: Chad Cavicchi

Also Present: Jack Hunter, Interim Director

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

Discussion:

Sign Permit: "Yummy House" at 80 Main Street (Formerly Tans) – Discussion and possible vote:

Ricky Zing - I am replacing the existing sign with this one. Tan sold to new owner; it will stay as a Chinese take out. Mr. Hunter – All information is included in your packet.

Motion to approve: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (3-0)

Mr. Hunter - Mr. Zing, you can pick up the permit after 8:00 am tomorrow morning.

Sign Permit: Ground Effects Landscaping 68 Main Street – Discussion and possible vote:

Mr. Hunter: The owners of Ground Effects were not aware of bylaws. They are here to follow procedure. This vote will allow for 60 days x 2 or 120 days for banner to stay up. For special occasions and holidays, they do not need a new permit.

Motion to approve: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (3-0)

Mr. Hunter – Ground Effects can pick up the permit after 8:00 am tomorrow morning.

Gilbert Estates, Jack Williams, William Brothers, Inc. of Marshfield – north of High Street (Assessors Ma 30-10-S, 10-6 & 10-7) – Covenant, discussion and possible vote:

Mr. Hunter – I've been working with Mr. Williams. I had Fuss and O'Neil do an analysis. You have to decide how many lots to put aside as assurity. Mr. Williams – The subdivision will be substantially completed when we come in for lot release. About \$75-\$100K will be remaining by the time we come in for lot release. I am thinking lots are worth between \$125K and \$150K. Mr. Maki – Are we talking about 3 lots? There are 10 lots in total (which include one affordable lot). Fuss and O'Neil said we should have about \$380K. If we did 3 lots at 140K that would be more than we needed. Mr. Sinclair – When comparing Mr. Williams numbers with Fuss and O'Neil – *Mobilization* has a significant difference. There is also a big difference in *Erosion and Settlement*. There is almost 100K difference between Mr. Williams and Fuss and O'Neil, overall. After talking to some local builders, a house lot is going for about \$120K; Redtail is roughly 160K. Three lots would be considerably more than needed (based on Fuss and O'Neil). Mr. Williams is looking for two lots which would be about \$340K. We don't have to take the max or the minimum amount that Fuss and O'Neil suggested. Two lots at 160K for 320K; Mr. Hunter – Although unlikely; something could happen which results in an unfinished road with people living there, you have to make sure you have enough money. Mr. Williams – drainage, pavement, waterline, utilities, will all be done before requesting lot releases. We can't build a house without a road which can't be done without drainage. Mr. Maki – We are looking at two lots then.

Motion to establish covenants with two lots: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)

Approval Not Required Plan:

Richard J. Slavin — Main Street (Assessors Map 75 Lots 15-0 & 15-2) – Discussion and possible endorsement

Mr. Hunter – They are swapping land (right near meadow and savory avenue). Mr. Slavin - We are putting on an addition but ran into setback issues. Mr. Maki – Meets all requirements now? Mr. Hunter – The setbacks will be reviewed when they go for the building permit.

Motion to endorse: Mr. Sinclair

Second: Mr. Hoffman
Approved: Unanimous (3-0)

Mr. Hunter – Mylar is here. We can sign and Mr. Slavin can take it with him.

Other Business:

- A. Planning Board Member Notes: Mr. Maki – Is there still money available for those in need of mortgage assistance? Mr. Hunter – I am not sure at this time. Mr. Maki – How is the foreclosure rate? Mr. Hunter – I've been watching; it is a little better perhaps but there are still some foreclosures. Mr. Sinclair – I attended a meeting with SRPEDD with Mr. Hunter. Mr. Hunter was able to provide the history of our work here and I would like to thank him. Mr. Hunter – Kevin, earlier on the agenda, we did go over sign approval for Ground Effects and it was approved. Jill asked why we don't have a covenant from the condo's across from Ground Effects. We can't put a covenant on private property. Do we know why its stopped? Mr. Maki – after speaking with Marlene, the lady had a stroke. After that they did start with the first building. Mr. Hunter – I will talk with the building inspector. How long is the building permit good for if nothing is going on? I am concerned about potential vandals. Mr. Robinson – Are you saying we should have a covenant for something like this, similar to a subdivision? Mr. Hunter – No, I don't think you can. I will talk with Richard.
- B. Planning Director Notes:
Mr. Hunter – Jill wanted me to talk to you all about meeting dates coming up. Next regular meeting is June 27. Right now you have one sign permit. I also spoke with attorney re: Whistleberry Glenn. I can't make it on June 27th. I need to have three of you here on the 27th. When Kevin gets here, let's talk to see if this is doable. The July meeting is July 11; which I can't make. The 25th I am on vacation. Is anyone away in July? As we get closer and if you want me there, we may need to schedule a different date. The members of the board said they would be flexible. Mr. Hunter - I have some appointments – Makepeace (solar project) a couple of other subdivision; I have not heard back for Linbi's Path – Fuss and O'Neil provided feedback and I have heard nothing back on this. I have also not heard back from Webby Engineering (Steve Kotowski). I will need to schedule a meeting with them.
- C. Minutes – July 26, 2016 - Executive Session; May 23, 2017

Mr. Hunter – I spoke with Bruce regarding the Executive Session minutes on July 26, 2016. They can not be released at this time as the issue is still pending in court. You can vote on them but you can not release them.

Mr. Robinson arrived at 7:20 PM

July 26, 2016 –
Motion to approve the minutes of July 26, 2016, but not to be released: Mr. Sinclair
Second: Mr. Hoffman
Approved: Unanimous (4-0)

May 23, 2017 -
Motion to approve the minutes of April 25, 2017, as written: Mr. Hoffman
Second: Mr. Robinson
Approved: Unanimous (3-0-1, Mr. Sinclair abstained.)

D. Correspondence: NONE

E. Next Meeting date:

The next Planning Board meeting has been scheduled for June 27, 2017 at 7:00 PM – Mr. Robinson will verify that he can attend and let Mr. Hunter know tomorrow.

F. Adjournment:

A motion was made to adjourn the meeting at 7:44 PM: Mr. Sinclair
Second: Mr. Hoffman
Approved: Unanimous (3-0)