



Approved
7/11/17

Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, June 27, 2017, Carver Town Hall, Meeting Room #4. This meeting was videotaped for cable cast area 58, channel 15.

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

Absent: Chad Cavicchi; James Hoffman

Bruce Maki, Chairman, opened the meeting at 7:36 PM, followed by the pledge of allegiance.

Discussion:

Sign Permit: "JLK Realty LLC" (Jamie and Lisa Emerson) at 309 Tremont Street – Discussion and possible vote:

I spoke to Jack and he thought the sign met all requirements. Rep of JLK Realty - It's a free standing aluminum sign. It has a brushed aluminum face and five individual panels. It is 35 sq. ft. total in size. The plan is to position it in the middle of the island that is there. It will be a two sided sign. Mr. Sinclair – Does it run parallel with route 58? Yes, it does. Mr. Sinclair - The set back is 10' for the town; The state also has requirements. Any lighting? Yes, spots. Building and electrical permits will be required. The building will have 5 tenants. Each frontage will be about 24' long. We would put a backer board (PVC) on the building for signage. Mr. Sinclair – I don't believe those additional signs were approved with the initial plan. This would exceed sq. ft. bylaw numbers for the building, so he would need a special permit. Rep - If he did nothing and each tenant asked for a sign, it would be turned down? Mr. Sinclair – Yes. Did we permit the individual signs? We may want to table this until we verify before moving forward to be sure the individuals get necessary signage. Mr. Maki – Let's table this until July 11. I will talk with Mr. Hunter on Thursday.

Motion to table until the July 11, 2017 Meeting: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (3-0)

Receipt of Plans – Davenport BCCH LLC.:

Attorney Richard Serkey – Davenport is seeking to modify the special permit limiting the number of permits. They would like to eliminate the limits entirely. We will have the green cards for you at the next meeting. No houses have been built at this time.

Request for an Extension – Solar Array, Off Federal Road – A.D. Makepeace Company:

Attorney Richard Serkey - This is the one in which both ZBA and PB relief was planned. We are coming up on the 1-year mark and we are seeking a 6-month extension from this board and the ZBA. Mr. Sinclair – is 6 months a long enough time? Mr. Serkey - Under the variance statute, 6 months is the most I can ask for. We hope it's enough time. Mr. Sinclair – Is that an 18-month limitation? No, variance is one year and the most they can give you for extension is 6 months. The special permit is good for 3 years. This is a site plan approval.

Motion to approve request for an extension: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (3-0)

Other Business:

- A. Planning Board Member Notes: None
- B. Planning Director Notes: Not in attendance
- C. Minutes – June 13, 2017

Motion to approve the minutes of June 13, 2017, as written: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (3-0)

- D. Correspondence: None

- E. Next Meeting date: The next meeting has been scheduled for Tuesday, July 11, 2017.

F. Adjournment:

A motion was made to adjourn the meeting at 7:53 PM: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (3-0)