



Town of Carver, Office of Planning and Community Development

Approved
7/23/19

Planning Board Meeting Minutes, May 28, 2019, Carver Town Hall, Meeting Room #11. This meeting was videotaped by cable cast area 58, channel 15.

Attendees: Bruce Maki, Chairman; William Sinclair, Member; James Hoffman, Member; James Hoffman; Jen Bogart, Member Kevin Robinson

Also Present;; Andy Glimes, Fuss and O'Neil

Absent: Kevin Robinson, Member

Bruce Maki, Chairman, opened the meeting at 7:03 7:00 PM, followed by the pledge of allegiance.

Public Hearing – (continued):

- On the application of David Mulcahy, 1929 Development, LLC of Kingston, requesting a Special Permit and Site Plan Review pursuant to Sections 2230 and 3100 of the Carver Zoning by-Law, for property located at 157 North Main Street, on Assessors Map 24 – Lot 4A, Carver, MA

Mr. Sinclair – Can we take the Public Hearing for McDonalds, while we wait to see if Kevin arrives? Mr. Maki – Sure, we will do that.

This application was discussed after the Public Hearing for 96 N. Main Street.

Lawrence Winokur, Counselor – We would prefer a full board. If you could schedule it for June 11, it would be appreciated. Mr. Maki – I am very sorry that the full board isn't here; I know this has been going on for a long time.

Motion to continue the public hearing for David Mulcahy to June 11, 2019 at 7:00: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)

Public Hearing:

- On the application of James Cranston, Bohler Engineering (Agent for McDonald's), requesting a Minor Modification to Site Plan and Special Permit pursuant to Sections 3561 (a), 3531 and 3570 of the

Carver Zoning by-Law, located at 96 North Main Street, Carver, MA (Assessors Map 18 3-A) to allow renovations to the existing building and site improvements in the Village Business District.

Mr. Maki read the Public Hearing notice.

James Cranston with Bohler – McDonalds is proposing some site changes as well as refreshing the site. Part of the remodel will address ADA issue with handicapped parking. Mr. Cranston presented a site plan. There are not a lot of physical changes; the areas in red are where there are changes. We are proposing a digital menu board which is ½ the size of existing. There will be some new drive thru features such as a canopy. The client is also proposing a couple of new changes to the original request-

1. The patio out front would be removed and replaced with concrete
2. Add a second menu board that would be closer to the back of the facility, allowing two orders to be taken at the same time.

Mr. Maki – So you are just fixing the patio? The size is the same? Mr. Cranston – Yes. The storefront would be refreshed; the windows will remain the same. There would be additional signage on the building. Right now, we have one sign; we would add three arch logos (14 sq. ft.). Mr. Maki – Do any of the members need any additional information? Mr. Sinclair – The extra kiosk in the drive thru, how does it affect the lanes? Mr. Cranston – If the front frees up and the second one is taken, there would be no change to the flow. If no one is in the front, the customer pulls all the way thru, allowing for a second person to order in the second one. Mr. Maki requested clarification of placement. Mr. Maki – The lights that are going on will be internally lit; will anything else internally lit? Mr. Cranston – Yes; they are yellow acrylic, lit with LEDs. It won't be overpowering. Mr. Maki – Our Planner's last day was today, did you talk with him prior to today? Mr. Cranston – Yes. Mr. Maki – Did he say the lighting was okay? Mr. Cranston – He just said to indicate what we were doing. Mr. Sinclair – They are asking for a minor modification and a special permit. If this Board approves the additional "M" signs, it just goes into the minor modification. Mr. Maki – Any audience member with questions or comments? None heard.

Motion to close the Public Hearing: Mr. Hoffman

Second: Mr. Sinclair

Approved: Unanimous (4-0)

Mr. Maki - We will need you to send a letter to the Planning Department with the additional items brought to us tonight so that it can be included in the decision. We won't approve until our next meeting which will be on June 25, 2019. Mr. Cranston – Should I be at that meeting? Mr. Sinclair - This meeting would be just to go over the conditions for the document, it would be helpful if you came to that meeting.

Note: - It was decided to have the June 11 meeting; we will have the Planning Department reach out to Mr. Mulcahy to let him know that we will approve at the June 11 meeting instead of the June 25 meeting.

Other Business

Planning Board Member Notes:

- Mr. Maki – Mr. Coles last day was today. We are looking for a new Planner and accepting applications. It appears that we have received some good resumes. We may get a "fill-in" Planner for the next meeting or two.
- Mr. Sinclair – We appreciate public patience during the transition period, while searching for a new Planner
- Ms. Bogart –
- Mr. Robinson –
- Mr. Hoffman – Thank you all for the turnout at the Kane Strong outing. We raised more money and will be able to sponsor 10 more scholarships.

Minutes of April 23, 2019 and May 14, 2019 -

Motion to approve the minutes of the April 23, 2019 Meeting, as presented: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)

We will table the meeting minutes for May 14, 2019 to the next meeting, to give members an opportunity to review them.

Next Meeting date:

Mr. Sinclair – Where we don't have a full board, should we entertain keeping the June 11 meeting?

Our next meeting will be on June 11, 2019 at 7:00 PM

Adjournment:

Motion made to adjourn at 7:30 8:01 PM: Mr. Sinclair Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)