



TOWN OF CARVER

Planning Board

108 Main Street

Carver, MA 02330

Meeting Minutes of August 27, 2019

@ 7:00 PM

Carver Town Hall Room #4

Present: William Sinclair, Member; James Hoffman, Vice Chairman; Kevin Robinson, Member; Jen Bogart, Secretary,

Also present: Jim Walsh; Planning Director, and Recording Secretary, Kelly Dicarli

Absent: Bruce Maki, Chairman

Meeting Opened: 7:00 P.M.

A: Pledge of Allegiance

B: Meeting will be recorded by Area 58

C. ANR: receipt of plans

1. 38 & 44 Lakeview St. – David Eleanor Eldredge – (Map 7 Lots 22 & 24)

Jim Walsh opened the discussion requesting that Bob Rogers to be present to receive plans and ask any questions if needed from the Planning Board Members. Jim Walsh continued noting that this case will be continued and will vote on plans at Septembers meeting.

D. Minor Modification:

1. Patriot Pines – Off South Meadow Rd. - Phase I road and drainage updates

Sarah Sterns (present) representing the applicant followed up with questions regarding draining updates for the 55 and over housing developments. Sarah Sterns discussed Phase I and the minor configurations of the townhouse orientation; however, the layout of the property hasn't changed. The Townhouses are in the same footprint and since last meeting continues to work with the Carver Fire Department since all questions and concerns were resolved. Sarah Sterns noted there is no need to change the plans.

Jim Walsh spoke with Jesse Boyle and they are satisfied with changes

James Hoffman inquired to Ms. Stearns if the townhouse will continued to be called a cult-de-sac? Ms. Stearns noted it will be called a "shared circular driveway"

William Sinclair reviewed the proposed minor modification reviewed zoning bylaw

William Sinclair made a motion to approve the minor modification subdivision lay out submitted to the Planning Board. Seconded by Kevin Robinson. Voted and passed unanimously, 4-0

A motion was made to grant the minor modification subdivision be conditioned as follows:

1. Prior to the issuance of a building permit, a true copy of the record decision for the Minor Modification, as registered at the Plymouth County Registry of Deeds shall be submitted to the Board.
2. The applicant shall conform to all conditions found in the Planning Board decision dated December 11, 2018 for the above captioned project except as may be modified by this decision for the Minor Modification.
3. In accordance with Section 3963 of the Carver Zoning Bylaw, the applicant shall maintain a minimum distance between the building that is at least 1.2 times the height of the proposed building based on the final architectural building design.

2. MG Lotus – 67 Main Street (Map 61-)

Petitioner representing MG Lotus- 67 Main Street (map 61) minor modification were suggested in the previous Planning Board meeting. Since then, construction has been done to remove the door between the decks. The Petitioner resubmitted the plans with the expectation of the extracted doors recommend by the Planning Board.

Jim Walsh spoke with Bob Francis; Building Commissioner and he voiced no problems. In addition, Jim Walsh noticed the resubmitted plans did not show current revision date. Prompted to have the petitioner draw permit for these noting changes master bedroom and ceiling ajoin. Planning Board will need Bob Francis confirmation and will get this signed off by the engineer

William Sinclair made a motion to approve the minor modification for case MG Lotus – 67 Main Street (Map 61-). Seconded by Kevin Robinson. Voted and passed unanimously, 4-0

Jim Walsh made a Motion that the grant of the minor modification be conditioned as follows:

1. Applicant to resubmit updated plans with current revision date and confirmation of plan revisions with building commission prior to building permit approved in writing to planning board

E. Public Hearings (Continued):

- a. On the application of Bayberry Dunes, LLC requesting a Site Plan Review pursuant to Sections 3100 of the Carver Zoning by Law, located at North Main Street and Lillian Way in Carver, MA (assessors Map 49 Lot 62-2) to construct 2 commercial buildings (13,200 sf) The proposed building use will be wholesale, warehouse and distribution in the General Business District.

Jim Walsh requested case continuants till next meeting on Sept 10, 2019 due to issues with documents and reviewing plans by engineer and reviewed items to be changed with septic system which the information was sent to the applicant and will make changes

William Sinclair noted he will be abstaining from the vote.

Kevin Robinson made a motion for case continuance. Seconded by Jen Bogart. Voted and passed unanimously, 3-0-1 (Will Sinclair abstained)

- b. On the application of NextSun Energy, LLC requesting a Special Permit and Site Plan Review pursuant to Sections 3100, 3580.60 and 5300 of the Carver Zoning by Law, located at 0,

340/342 Tremont Street and 65 Wareham Street Carver, MA (assessors Map 127 Lots 10,12,21) to allow the construction and operation of a dual use, large ground mounted solar photovoltaic installation (LSGMSPI) and appurtenant equipment and interconnection in accordance with the solar bylaw in a Residential/Agricultural and Industrial "A" District.

Jim Walsh noted during the previous Planning Board Meeting the continuance was granted till September 10, 2019 due to a special permit issue and applicant wanted a full board member. No vote, vote was completed during the previous Planning Board meeting.

F. Discussion and possible vote:

On the application of Commerce Way Realty Trust, Vittorio M. Artiano, Jr., Trustee, 6 Commerce Way, Carver, requesting Site Plan Review under Section 3100 of the Carver Zoning By-Law, located at Lot 2 Commerce Way (Assessor's Map 21, Lot 2-2) to construct a new 2,730 square foot building for warehouse and storage use in an Industrial B zoning district.

During the previous Planning Board meeting the site plan to be approved with specific conditions.

Jim Walsh noted that Bruce Maki (absent) have board take a fresh vote so there are no grounds for appeal due to technicality.

Kevin Robinson made a motion to grant the site plan review under Section 3100 of the Carver Zoning By-Law. Seconded by Jen Bogart. Voted and passed unanimously, 4-0

Motion was granted the continuance and be conditioned as follows:

1. Prior to the issuance of the Building Permit, a true copy of the record decision, as registered at the Plymouth County of Registry Deeds shall be submitted to the Board.
2. The Project must be constructed as approved in the Site Plan. Any other revision will require approval from the Board as modification of this decision
3. Any outstanding balance of the Review and Inspection deposits account shall be paid prior to the issuance of Certification of Use and Occupancy
4. Failure to comply with any conditions of this permit shall result in the immediate revocation of said permit.

G. Correspondence:

None

H. Planning Board Member Notes:

None

I. Planning Director Notes C. Minutes

Jim Walsh stated the subdivision at The Yellow Brick Road was built in 90's and the sign was getting taken, and is requesting the town accepting this as public way and have a discussion to determine the process- road acceptance at the Planning Board Meeting and the Board of Selectman town meeting to vote on acceptance

J. Review Meeting Minutes from August 13, 2019

Kevin Robinson made a motion to accept the minutes. Seconded by Jen Bogart. Voted and passed unanimously, 4-0

K. Next meeting date: Planning Board Meeting: September 10, 2019 at 7 P.M.

L. Adjournment: William Sinclair made a motion to adjourn. Seconded by Jen Boart. Voted and passed unanimously, 4-0

Meeting adjourned at 7:27 P.M.

Respectfully submitted,
Kelly DiCarli