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7/25/17

## Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, July 11, 2017, Carver Town Hall, Meeting Room #1. This meeting was videotaped for cable cast area 58, channel 15.

Attendees: Bruce Maki, Chairman; William Sinclair; Kevin Robinson; Chad Cavicchi; James Hoffman

Absent: All Present

Also in attendance: Jack Hunter, Interim Director

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

### Discussion:

7:00 PM Executive Sessions with Special Counsel re: Planning Board vs. Carver ZBA and Borrego Solar Systems, Inc.

Reschedule for next agenda – Special Counsel was not present.

### **Public Hearing-Special Permit- Modify Conditions – Davenport BCCH LLC:**

Mr. Sinclair excused himself from the meeting, due to conflict of interest.

Mr. Hunter – In your packet, we will be looking at condition number 7. Serkey and Russell Nesbit from Davenport Company. We are applying to modify a prior special permit. Whistleberry Glenn Development on High Street. We were issued a special permit to construct more than 7 homes in a 12-month period. That permit allowed us to construct five in 6 months with three more in the following 6 months. Road construction has taken place. We would like to begin and complete the construction of homes without any phasing conditions. We would like to modify that limitation on the permit. Mr. Hunter – At the time there was a stipulation in bylaw that regulated the amount of permits in a conservation development. This no longer exists today and should present no problems. Mr. Maki – Open to the public for comments/questions. No one is currently present.

*Motion to close public hearing: Mr. Hoffman*

*Second: Mr. Robinson*

*Approved: Unanimous (4-0-1) Mr. Sinclair not present*

*Motion to remove condition 7 on the permit: Mr. Hoffman*

*Second: Mr. Cavicchi*

*Approved: Unanimous (4-0-1) Mr. Sinclair not present*

7:10 PM - Mr. Sinclair returned to the meeting

**Sign Permit for Norwood Printing at 78 North Main Street – Discussion and possible vote:**

Mr. Eric Perkins, 78 N. Main Street – Norwood Printing. This will be in the Crossroads building. Mr. Maki – Is there an existing sign? Yes, this would be an additional sign and would be offset toward the parking lot. Mr. Maki – What business is there? Mr. Perkins - Currently Crossroads is there; I also own the building. Mr. Sinclair – Is crossroads going out of business? No, they will continue. There is a new entrance to allow for Norwood Printing. Mr. Sinclair – Under the bylaw, I believe these should be under one sign in a marquee. You are in General Business area. Mr. Hunter – For a directory sign (Marquee) the bylaw states that there is "*one per single occupancy commercial building.*" Mr. Sinclair – This would not be considered a single occupancy building. Any multiple business building we have in town has one marquee. Mr. Hunter – On the marquee, it would have a 16 sq. ft. for directory and 2 sq. ft., for each business. The sign you want above your door needs to be only 8 sq. ft. Something other than what is in the bylaws will need a special permit. Mr. Perkins – I prefer to apply for special permit as the redo of the existing sign would be costly. Mr. Robinson – This situation has come up before; the language is going to have to change. Mr. Perkins – I really just want to add jobs to the area. My auto body shop is growing. Mr. Hunter – yes the bylaws are very restrictive. If I had known these details I could have guided more. I am going to make the suggestion that you approve the sign over the door and then come back for the other. Mr. Robinson – you could build a temporary sign (banner can be up for 60 days as a grand opening sign). Mr. Sinclair – The bylaw change would have to go to meeting but we could do a special permit for you. Mr. Cavicchi – How far apart are the signs? Mr. Perkins – They are about 70 feet apart. Mr. Perkins – I will utilize a couple of banners; make a smaller building sign and then apply for special permit.

**Other Business:**

A. Planning Board Member Notes:

None

B. Planning Director Notes:

- I was concerned about Linbi's path due to lack of monitoring by Fuss and O'Neil and the town wasn't protected with a covenant. I did approach Webby engineering months ago and had Fuss & O'Neil do an inspection. I did finally get a response with answers to concerns from Fuss & O'Neil and indeed you do have a covenant. The town is protected.
- We will have about 3 special permits coming up.
- Our next meeting will be on July 25th I will not be here so who else will be here? Mr. Robinson will not be available; Mr. Maki will be here; Mr. Hoffman will be here; Mr. Cavicchi not sure; Mr. Sinclair not 100%. I will have receipt of plans to schedule hearings; I will need 3 here. In August, we are scheduled for the 8<sup>th</sup> and August 22; Yes, the dates will remain as is.

C. Minutes – June 27, 2017

*Motion to approve the minutes of June 27, 2017, as written: Mr. Sinclair*

*Second: Mr. Robinson*

*Approved: Unanimous (3-0-2 Jim and Chad not in attendance)*

*Discussion – Mr. Sinclair - JLK Realty – Jack did you talk to them about sign issue? Yes, they are going to come in for a special permit. He will be prepared for the next meeting.*

D. Correspondence:

None

E. Next Meeting date: The next meeting has been scheduled for Tuesday, July 25, 2017.

F. Adjournment:

*A motion was made to adjourn the meeting at 7:33 PM: Mr. Sinclair*

*Second: Mr. Hoffman*

*Approved: Unanimous (5-0)*