



*approved 9/12/17*

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

Planning Board Meeting Minutes, August 22, 2017, Carver Town Hall, Meeting Room #1. This meeting was videotaped for cable cast area 58, channel 15.

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

Also Present: Jack Hunter, Interim Planning Director

Absent:

Bruce Maki, Chairman, opened the meeting at 7:00 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.

Motion to move to go into Executive Session to discuss strategy with respect to litigation and that the Chair declare that an open meeting may have a detrimental effect on the litigating position of the body and,

Move to go into Executive Session to comply with or act under the authority of the Attorney client privilege and

Move to go into Executive Session to consult with legal counsel and obtain legal advice pursuant to the Attorney client privilege.

*Motion heard at 7:01 PM: Mr. Sinclair*

*Second: Mr. Hoffman*

*Roll call performed. All Board members voted in the affirmative to enter into Executive Session: Approved (5-0)*

**Entered into Executive Session at 7:01 PM**

**Reconvene from Executive Session, into Open Session at 7:39 PM**

Discussion:

Sign Permits

- "A Lot of Good Stuff" – 128 Main Street

John Bohn – I just recently moved to Carver – This will be an antique/rug/etc. store. We will be doing a grand opening on Labor day Weekend. The month of sept is 10% off for Carver Residents. This is a small building sign. Mr. Hunter – What is on the application meets the bylaw. Mr. Sinclair – Where is this location? Mr. Bohn – Between the post office and liquor store. Mr. Maki – Will the sign be lighted? No, it will not. Mr. Bohn – Can we put a lighted, indoor window sign "Open?" Mr. Hunter – Yes.

*Motion to approve sign permit for 128 Main Street, "A Lot of Good Stuff": Mr. Sinclair*

*Second: Mr. Robinson*

*Approved: Unanimous (5-0)*

- "Edaville" – 7 Eda Avenue – Directional signs at various locations

Mr. Jon Delli Priscoli, representing Edaville

Mr. Hunter – Edaville has previous permission for directional signs they are just changing branding.

Mr. Cavicchi – Number 18 is bigger? Jon Delli Priscoli – Yes, that's the one on Rochester Road. GPS has caused confusion and it sends them the wrong way. This larger sign will help alleviate that. Mr. Hoffman – What about the Route 58 sign? That's next.

*Motion to approve sign permit for branding changes of directional signs, in various locations: Mr. Sinclair*

*Second: Mr. Hoffman*

*Approved: Unanimous (5-0)*

Update from Edaville –

Jon Delli Priscoli - 50% of the people visiting are from out of state! Things are going well. We have some great programs coming up. We will be applying to pave the parking lot. The plans are about 90% complete. This will make the parking more organized. We are also working on adding some new attractions with our agreement with Mattel, we could be looking at Barbie, American Girl and Hot Wheels; also a splash area. We have been working on completing the Dickens Village. We are on track to be a

regional destination. The condos that Maria took over are all built and sold. We are working toward being a green environment so we are adding a solar array which will be utilized solely by Edaville.

#### Minor Modification

- Edaville sign located on Route 58; to change design of logo.

Mr. Cavicchi – You should make sure you put that this sign is as high up as you can. Road salt very damaging.

*Motion to approve minor modification of Edaville sign to change logo design: Mr. Sinclair*

*Second: Mr. Robinson*

*Approved: Unanimous (5-0)*

#### Receipt of Plans

- Special Permit –Corvette Mikes

Plans were accepted and scheduled for a hearing at the Planning Board meeting scheduled for September 12, 2017, at 7:00 PM.

#### Public Hearings:

- *Norwood Printing, 78 North Main Street, Assessors Map 18-12-5.*

Request for a Special Permit to exceed the signage dimensional requirement allowed in the Green Business Park District, per the Carver Zoning Bylaw, sections 3570 and 5300.

*Mr. Sinclair excused himself as he is a direct abutter to this property.*

Eric Perkins, President of Norwood Printing. The sign on the building exceeded size. The new signs are 75' from each other. We have shrunk the building sign to 4X4. We are hoping that these adjustments are sufficient. Mr. Maki – Will they be lighted? Mr. Perkins - Yes, probably solar, landscaping lights. Mr. Hunter confirmed that these were allowed by special permit. Mr. Robinson – This is going from one sign to two? Yes. We have had this issue at a couple of other locations do we want to revisit language? Mr. Maki – No, the special permit handles it.

Any questions from the public? None heard

Mr. Hoffman – So we are eliminating the directory sign? Mr. Perkins - Yes.

*Motion to close the public hearing: Mr. Hoffman*

*Second: Mr. Robinson*

*Approved: Unanimous (4-0-1)*

Mr. Hunter – add to motion, balance due of \$26.82; lit by led landscaping lighting and building permit

*Motion to approve Norwood Printing special sign permit with payment of balance due \$26.82, lit by LED*

*Landscaping lighting and a building permit: Mr. Cavicchi*

*Second: Mr. Hoffman*

*Approved: Unanimous (4-0-1)*

*7:48 - Mr. Sinclair Returned to meeting*

- Bremer Signs & Awnings, 309 Tremont Street, Assessors Map 95-3-1.

Request for a Special Permit to exceed the signage dimensional requirement allowed in the Green Business Park District, per the Carver Zoning Bylaw, Sections 3570 and 5300.

Mr. Sinclair – Correction the application is Brener not Bremer.

Greg Brener – We are looking to exceed sq. ft. on pylon sign to equal 4 sq. ft. per tenant (bylaw is 2 sq. ft. per tenant). The building wall area is 350 sq. ft., which would allow for 35 sq. ft. of signage but we only need 30 sq. ft. Visibility is important to a tenant. Mr. Maki – This is an allowable use on a special permit? Mr. Hunter – Yes. Mr. Maki – Will it be lighted sign? Mr. Brener – Yes, landscaper lights. Mr. Sinclair – Set backs from roadways are all in compliance? Mr. Brener – Yes. Mr. Maki – I like the sign. Any comments, concerns? Public? None.

*Motion to close the public hearing: Mr. Sinclair*

*Second: Mr. Hoffman*

*Approved: Unanimous (5-0)*

*Motion to approve the sign application for 309 Tremont Street with a building perming and electrical permit for  
lighting: Mr. Sinclair*

*Second: Mr. Cavicchi*

*Approved: Unanimous (5-0)*

**Other Business:**

A. Planning Board Member Notes:

B. Planning Director Notes:

**67 Main Street**

Ms. Chin had a medical issue, so condo's have not been completed. Contractor was injured. He has been given until December 5 to go back to work or the permit will need to be pulled.

**Things coming up -**

- We are going to have a subdivision coming, off South Meadow Rd.
- There is a project coming across from Tractor Supply

C. Minutes – July 25, 2017 and Executive Session Minutes from July 25, 2017

*Motion to approve the minutes of July 25, 2017, as written: Mr. Sinclair*

*Second: Mr. Hoffman*

*Approved: Unanimous (3-0-2)*

*Motion to approve the Executive Session minutes, **not to be released**, of July 25, 2017, as written: Mr. Sinclair*

*Second: Mr. Hoffman*

*Approved: Unanimous (3-0-2)*

D. Correspondence: None

E. Next Meeting date: The next meeting has been scheduled for Tuesday, September 12, 2017, at 7:00 PM.

**Reconvene from Open Session, into Executive Session – 8:23 PM**

Motion to move to go into Executive Session to discuss strategy with respect to litigation and that the Chair declare that an open meeting may have a detrimental effect on the litigating position of the body and,

Move to go into Executive Session to comply with or act under the authority of the Attorney client privilege and

Move to go into Executive Session to consult with legal counsel and obtain legal advice pursuant to the Attorney client privilege.

*Motion heard at 8:23 PM: Mr. Sinclair*

*Second: Mr. Cavicchi*

*Roll call performed. All Board members voted in the affirmative to enter into Executive Session: Approved (5-0)*

**Reconvene from Executive Session, into Open Session at 8:58 PM**

Mr. Lamke – I explained to Mr. Serke that this Board will expect a new application presented to the board on September 12. Mr. Serke- Will there be a new fee? Mr. Hunter – The board can waive it. Mr. Serke – I will include fee with filing. You can you determine on the 12<sup>th</sup> weather or not to accept payment. I will prepare petition and abutter notice. The green cards will come back to me and I will give them to you at the hearing.

*Motion to schedule a public hearing for Sept 12 for Borrego Solar 19C Ward Street at 7:15: Mr. Sinclair*

*Second: Mr. Cavicchi*

*Approved: Unanimous (5-0)*

F. Adjournment:

*A motion was made to adjourn the meeting at 9:03 PM: Mr. Sinclair*

*Second: Mr. Hoffman*

*Approved: Unanimous (5-0)*