



TOWN OF CARVER

Office of Planning & Community Development

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Planning Board Minutes October 14, 2014

Posted in Accordance with the Provisions of M.G.L. Chapter 30A, Section 20B, authorized person Jack Hunter.

The Carver Planning Board met on October 14, 2014, at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, Massachusetts. Ms. Rosemarie Hanlon opened the meeting at 7:01pm.

PRESENT: Rosemarie Hanlon, Chair; Bruce Maki, Vice-Chair; Jim Hoffman, Secretary; Chad Cavicchi; Kevin Robinson

ALSO PRESENT: Jack Hunter, Director of Planning and Community Development; Kathy Kay, Administrative Assistant

NEW BUSINESS

A. Receipt of Plans: Sign Permit – Caprice Desroches/Caprice’s Creations –66 Main St (#P-440-14-S): DISCUSSION AND POSSIBLE VOTE

Mr. Hunter reviewed for the Board the sign permit application for Ms. Caprice Desroches, who did not have a building sign design at the last meeting. She submitted the attached for review (Exhibit 2). Mr. Hunter noted that the proposed sign meets the bylaws.

MOTION: by Mr. Maki to approve the sign permit for Caprice Desroches/Caprice’s Creations, with the conditions of a building permit and no lighting

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

B. Receipt of Plans: Form A – William Bradbury – Wenham Road (#P-344-14-A2) – ACCEPTANCE OF PLANS

Mr. Hunter presented the Form A application of Mr. William Bradbury (Exhibit 3-A) and reviewed the plan for the Board, based on his reading of the plan. He had not spoken with Mr. Bradbury directly about it. Mr. Hunter read out parts of the Massachusetts General Law Chapter 41, Sections 81L and 81M, which Mr. Bradbury had submitted as back-up documentation for the legality of the proposed lot division (highlighted in Exhibit 3-B). Mr. Hunter told the Board he would like to confirm the years when all four existing buildings on the site were built and to speak with Joe Webby about the proposal. Mr. Maki noted that several lots in Cohasset, with buildings pre-existing the bylaws, were divided in a similar way.

MOTION: by Mr. Maki to schedule a site visit on October 28, 2014, at 5:00pm

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

OLD BUSINESS

C. 7:15 PM PUBLIC HEARING (continuation): Special Permit - Marketplace Square LLC – 124-128 Main St – Apartments Above Commercial and Minor Modification (#P-433-14-SP/MM): DISCUSSION AND POSSIBLE VOTE

Mr. George Millett, owner of 124 Main Street, submitted a request for a one month continuation of the public hearing (Exhibit 4). Mr. Hunter told the Board that Mr. Millett had met today with Mr. Robert Tinkham, the Board of Health Agent, who recommends that the hearing being continued for one month so that they can work out a plan.

MOTION: by Mr. Maki to continue the public hearing for Marketplace Square to November 25, 2014, at 7:15pm

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

OTHER BUSINESS

E. Planning Board Notes

Mr. Cavicchi congratulated >>>>>>> who raised a lot of money this weekend.

F. Planner’s Notes – Directional Signs

Mr. Hunter brought up the issue of the increasing number of directional signs. Ms. Hanlon suggested that a pole with multiple signs would be more attractive. There was discussion among the Board about the possibility of creating a sub-committee to look into what can be done. Mr. Hunter agreed to do some research to bring some suggestions, examples, and a list of potential committee members to the November 25th meeting.

Mr. Hunter told the Board that he expects an application for a sub-division for five or six single family homes on High Street soon, as they went before the Conservation Commission and received an ANRAD.

Mr. Hunter also reported that at the Town department head meeting today it was decided that the Town Meeting would be held in April so that the standing Board of Selectmen could vote on the budget.

Ms. Mary McNeil will start on October 15, 2014 as the new Building Commissioner.

Mr. Hunter informed the Board that Mr. Cavicchi, the Board’s representative on the CPC, has been having difficulties in attending the CPC meetings, and asked if anyone else on the Board was interested in serving. Mr. Hoffman said he would be interested in serving.

MOTION: by Mr. Maki to appoint Mr. Hoffman as Mr. Cavicchi’s replacement on the CPC

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

Mr. Hunter also told the Board that Ms. Kay had been appointed to a full-time position in the Treasurer/Collector’s office and that he has advertised for a new assistant.

D. 7:15 PM PUBLIC HEARING (continuation): Special Permit/Site Plan Review – Erickson’s/JCM – 287 Tremont Street (#P-106-14-SP/SPR): DISCUSSION AND POSSIBLE VOTE

Mr. Hunter read out the emailed request of Atty. Edward Angley (Exhibit 5) to withdraw the application for Erickson’s/JCM Carver Acquisitions, explaining that they had gotten a building permit so would not need an extension.

MOTION: by Mr. Maki to accept the withdrawal of Erickson's/JCM special permit

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

F. Planner's Notes (continued)

Mr. Hunter presented the Board with the email correspondence that he had received this week (Exhibit 6-A) with regard to the fence built by Aunt Steph's Doggie Daycare, as part of their conditions for a special permit for the daycare. Aunt Steph's built an 8' tall fence, which was larger than that required in the conditions. Matt and Michelle Deignan, the abutting neighbors, believe the fence to be in violation of the conditions, saying it does not work as a security fence due to the gap under some sections of the fence. Mr. Hunter read out the pertinent condition (#22 in Exhibit 6-B), which says nothing about it being a security fence. The Board recalled that the intention of the fence was for an aesthetic buffer, not security. The approved kennel fence was for security. Mr. Hunter will email both parties to express the Board's opinion.

G. Approval of Minutes (Exhibit 7)

MOTION: by Mr. Maki to approve the minutes of September 16, 2014 as written

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY at 7:46pm

H. Correspondence

Mr. Hunter informed the Board that the ZBA's decision on the building permit for 18 Shaw Road was being appealed (Exhibit 8).

He also told the Board that there are funds available if anyone of them wanted to take a class.

ADJOURNMENT

MOTION: by Mr. Cavicchi to adjourn

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 7:47pm on October 14, 2014.

Respectfully submitted,
Kathy Kay

Table of Documents

Exhibit 1	Meeting Agenda – October 14, 2014
Exhibit 2	Sign Permit application by Caprice Desroches
Exhibit 3-A	Form A application – William Bradbury
Exhibit 3-B	copy of portion of Massachusetts General Law Chapter 41 Sec. 81L and 81M
Exhibit 4	George Millet email of 10/14/14
Exhibit 5	Letter from Edward T. Angley, Esq. dated 10/14/14
Exhibit 6-A	email correspondence of Matt & Michelle Deignan and Stephanie Billings
Exhibit 6-B	Planning Board Decision for Stephanie Billings, 10/17/12
Exhibit 7	Planning Board draft of Minutes for 9/16/14
Exhibit 8	ZBA Decision for Dan Warren, Case #14-965