



TOWN OF CARVER

Office of Planning & Community Development

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Planning Board Minutes December 16, 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 December 16, 2014 at the Carver Town Hall, Meeting Room # 4, 108 Main Street, Carver, Massachusetts. Ms. Rosemarie Hanlon opened the meeting at 6:05pm.

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; Steve Webby, Webby Engineering, Madeleine Pompei, Administrative Assistant; members of the public

NEW BUSINESS

A. Public Hearing (continuation) Form B & Special Permit for Conservation Subdivision- Adriano Cimbron-High Street-(#P-336-14-B/SP:CC#497)

Mr. Webby requested permission of one of the abutters to review a low spot on his property. The abutter was assured that all guidelines will be met. Some of the abutters have raised issues of screening. Mr. Cimbron has agreed to provide screening. The road is going to be realigned in the definitive plan. Movement of the road will assist with the drainage issue. Mr. Robinson walked the site and his biggest concern was screening and grading. He is satisfied that any concerns will be addressed. Mr. Maki stated that as long as the drainage issues are addressed a conservation subdivision is the way to go. Mr. Hoffman wants to see any questions of abutters regarding runoff issues addresses. Mr. Hunter stated that if we decide to move forward tonight it only means that the board is giving the go ahead for a definitive plan to be made.

6:12pm Mr. Cliff Stanley of 17 High Street commented he was concerned that the placement of the houses may cause privacy issues. He walked the property and is concerned about a house being placed too close to a garage on his property. Mr. Webby answered that he has a good idea of the housing placement and no home will be on the line near the garage. He also feels that plenty of screening will be provided.

MOTION: by Mr. Maki to close the Public Hearing.

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

MOTION: by Mr. Maki to approve with conditions as outlined by Mr. Hunter

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

MOTION: to adjourn Ms. Hanlon

SECOND: Mr. Robinson

The Carver Planning Board meeting was adjourned at 6:19 on December 16, 2014

Respectfully submitted,

Madeleine Pompei

Table of Documents

Exhibit 1 Meeting Agenda – December 16, 2014

Exhibit 2 Decision Letter “Linbi’s Path” Subdivision-Special Permit (#P-336-14-13/SP)