



TOWN OF CARVER

Office of Planning & Community Development

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Planning Board Minutes December 17, 2013

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 17, 2013, at the Carver Town Hall, Meeting Room # 4, 108 Main Street, Carver, Massachusetts. Mr. Bruce Maki opened the meeting at 7:00 pm.

PRESENT: Bruce Maki, Chair; Rosemarie Hanlon, Vice Chair; Kevin Robinson, Secretary; Chad Cavicchi, Member; William Sinclair, Member

ALSO PRESENT: Jack Hunter, Director of Planning and Community Development; Sarah Stearns, Beals + Thomas, Inc; Jamie Emerson; Atty. Richard Serkey, Winokur, Serkey and Rosenberg

NEW BUSINESS:

A. AD Makepeace – Solar Project – Federal Road – Special Permit/Site Plan Review (#P-430-13-SP/SPR)

Ms. Sarah Stearns of Beals and Thomas, Inc. presented the application for a Special Permit and Site Plan Review (Exhibit 2-A) on behalf of AD Makepeace for a solar energy project off Federal Road. The proposal is for the installation of a 6 megawatt, 29 acre, solar array on 66 acres owned by AD Makepeace. The project is in compliance with the solar by-law. Ms. Stearns spoke with Deputy Fire Chief Eric Germaine and the Conservation Commission and has submitted their responses with the application (Exhibit 2-B).

Mr. Hunter informed the Board that there would be a technical review meeting on January 6, 2014, at 2:00pm.

MOTION: by Mr. Sinclair to set a public hearing on January 7, 2014, at 7:15pm

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

OLD BUSINESS:

B. 7:15PM Public Hearing (continuation) – Crop Production Services – Special Permit/Site Plan Review: Warehouse/Retail Space (#13-SP/SPR-414)

Mr. Hunter received an email from Mr. Michael Utley asking for a continuance (Exhibit 3), as the engineer has been out due to complications from surgery.

MOTION: by Mr. Sinclair to continue the Public Hearing for Crop Production Services to January 7, 2014, at 7:30pm

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

APPOINTMENT

C. Jamie Emerson, 85 Center Street – Possible Rear Lot with variance

Atty. Richard Serkey, on behalf of Mr. James Emerson, presented, informally, an application for variance that is being asked of the ZBA (Exhibit 4). Mr. Emerson acquired parcels as noted on the attached plans. He has built a house on one lot and would like to build a house on the other parcel, but it does not meet the requirements for a lot due to lack of frontage. Mr. Emerson could ask ZBA for a variance, but he could also purchase an additional parcel of land currently owned by Cranebrook Cranberry that abuts the parcel and have the parcels approved as a rear lot.

Mr. Emerson has obtained written support for this plan from all the direct abutters. The plan would prevent any rear lot abuse, as only one rear lot could be created. Mr. Hunter stated that he has know Mr. Emerson for three years and that he has an impeccable relationship with the Town. Mr. Sinclair confirmed that Mr. Emerson has done an outstanding job with the property already and has enhanced the neighborhood. Mr. Maki noted that if the rear lot is approved, there would be a recorded note with the Registry of Deeds that the lots would never be subdivided.

MOTION: by Mr. Sinclair to draft a letter in support of Mr. Emerson's plan and forward it to the ZBA

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

OTHER BUSINESS:

D. Planning Board Notes:

Happy Holidays and Merry Christmas to everyone in town.

E. Planner's Notes – FY15 Proposed Budget:

Mr. Hunter informed the Board that the Town Accountant has begun the budget process for FY15. There are no changes for the Planning department accept the step increases for staff (Exhibit 5). Mr. Sinclair asked that the SRPEDD quote of \$64,600 (Exhibit 6) for the Master Plan be included. He said that it is a useful tool that needs to be funded, and that a new Master Plan will attract businesses. Mr. Hunter said that funds for it will need to be requested of the Town at Town Meeting. He also told the Board that Mr. Barry Bluestone of the Center for Economic Development would do an economic development report for \$4000, which the Business Development Committee (BDC) may fund. Mr. Maki agreed that this is important to do.

Mr. Hunter informed the Board that there may be a minor modification for a property in litigation at the January 7th meeting. He also told the Board that BDC will have a meeting on January 13, 2014, at 7:00pm, with all the principal property owners in North Carver to discuss how to make the area more viable and attractive and to get things moving faster.

Mr. Hunter concluded by saying he has the utmost respect for this Planning Board and that it has been an honor to work with them. He thanked the videographers, Fran & Fran Aldrich, and his assistant, Kathy Kay, for their work, and wished everyone Happy Holidays.

F. Approval of Minutes: December 3, 2013 (Exhibit 7)

MOTION: by Mr. Sinclair to approve the minutes of December 3, 2013 as written

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY at 7:44pm

G. Correspondence: None.

H. Adjournment:

MOTION: by Ms. Hanlon to adjourn

SECOND: by Mr. Sinclair

APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 7:45pm on December 17, 2013.

Table of Documents

Exhibit 1	Meeting Agenda – December 17, 2013
Exhibit 2-A	AD Makepeace application for a Special Permit and Site Plan Review
Exhibit 2-B	Fire Department & Conservation Commission response to application
Exhibit 3	Mike Utley email of 12/10/13
Exhibit 4	Jamie Emerson ZBA variance application
Exhibit 5	Planning Dept proposed FY15 Budget
Exhibit 6	SRPEDD Master Plan price estimate
Exhibit 7	Planning Board Minutes of 12/3/13