



TOWN OF CARVER

Office of Planning & Community Development

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Planning Board Minutes February 24, 2015

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

The Carver Planning Board met on February 24, 2015 at the Carver Town Hall, Meeting Room # 4, 108 Main Street, Carver, Massachusetts. Ms. Rosemarie Hanlon opened the meeting at 7:05pm.

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

ALSO PRESENT: Jack Hunter, Director of Planning and Community Development; Fire Chief Craig Weston; Madeleine Pompei, Administrative Assistant; members of the public

OTHER BUSINESS

A. Planning Board Notes:

Mr. Hoffman reminded everyone the "Taste of Carver Event" in support of Zach Kane would be taking place next Friday 3/6/15 at Carver Middle/High School at 7:00pm. Tickets are available at the Fire Station. Mr. Hunter said that the final plan for the Linbi's Path Subdivision should be coming soon. Lots next door to the Cedar Spring Plaza have been sold. The woman who purchased them is proposing a six unit condominium. Edaville will be applying for a permit for new signage. The Local Housing Partnership has been working with the Attorney General's Office in regard to vacant houses. Inspections are being done on the houses and either repairs are done or the houses are foreclosed. Mr. Hunter further stated that the budget hearing is set for March 14, 2015. There are four citizen petitions requiring publication and public hearings prior to Town Meeting. Mr. Maki asked for an update on Carver Square. Mr. Hunter said the builder has not complied with the guidelines set forth regarding the septic. He has not yet applied for a building permit. Ms. Hanlon asked what was going on with Emerald Landscaping. Mr. Hunter replied the landscaping business was no longer in Carver but the excavating business will stay. Ms. Hanlon asked for an update on the directional signs issue. Mr. Hunter stated that the grant money was not yet in from the state so the contract cannot be signed. CPC has approved a playground on Forest Street. Mr. Maki asked what had happened with Agway. Mr. Hunter said he had emailed Mike but he felt it was still too much money for construction. As of now Agway owns the property.

B. Public Hearing: Special Permit- (continuance) Special Permit and Site Plan Review- Carver Fire Department-99 Main Street

Public Hearing notice was read into the record by Ms. Hanlon. Mr. Hunter has been working to answer each department's issues. The Chief stated that they were at the 60% design phase and they are trying to get to 90%. He has been working with the abutter who has had questions and concerns in the hopes they could resolve the issues. Todd Costa, the project architect introduced himself and spoke about the dimensions of the sign that would be out front. There will be an electronic message board on both sides. It is slightly larger than regulation. He has been working to address other civil engineering issues. The height of the

building is higher than regulation and there will be a public hearing March 24, 2015 in order to send an article to Town Meeting. The lighting issue has been addressed with the abutter. Mr. Hunter stated that the proposed lights have a very direct beam. He assured the abutter, Mr. Callis, the light should be away from his residence. The snow removal issue has also been addressed. Most of the snow is to be moved to the south side of the lot. That was it will not interfere with the septic. It will be downstream of the stream on site. There is a planting plan. Plantings in the front will be done with the idea that the sight-lines need to remain intact. Trees will be planted to screen abutters where necessary. Nathan Ketchell the civil engineer stated there were numerous comments from Fuss& O'Neill regarding storm water management. Suggestions have been made to the builders to have the septic in the north portion of the site. A catch-basin will be located in the front. Test pit boring logs will be submitted to the Board for review. Two bio-retention ponds will be eradicated from the original plan. The domestic water service is currently being shown coming from the library. There will be a tank located at the back of the site to deal with fire suppression. Mr. Hunter stated that Shawn Martin felt that most of the corrections would be easy fixes. Ms. Hanlon asked where the generator would be located. It will be placed at the back of the building. Mr. Cavicchi asked if the proposed four way intersection would have any traffic lights. He suggested that was something that could be checked with MA Highway. There are no plans to put a light there. The Chief feels that a light there would impede the on-call firefighters from getting into the lot in a timely fashion. Mr. Robinson felt the plan looked great. Mr. Maki commented on the site visit. He thought the plan looked good and mentioned there was only one abutter with concerns. Mr. Hoffman talked about the light at the crosswalk. He wondered if there would be an emergency signal. The Chief reiterated that he is not for an additional light. Mr. Callis said that all of his questions have been addressed and he appreciated the attention his concerns received. The Chief stated that he has agreed to meet with Mr. Callis when it comes time to choose a fence.

MOTION: by Mr. Maki to close the public hearing.

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

MOTION: By Mr. Maki to approve the permit with the set conditions

SECOND: By Mr. Hoffman

APPROVED: Mr. Cavicchi recused himself from the vote

MOTION: By Mr. Maki to approve the Minutes of February 10, 2015

SECOND: Mr. Robinson

APPROVED UNANIMOUSLY

MOTION: By Mr. Hoffman to adjourn

SECOND: By Mr. Maki

APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 7:47 on February 24, 2015

Respectfully submitted,

Madeleine Pompei

Table of Documents

Exhibit 1 Meeting Agenda – February 24, 2015

Exhibit 2 Carver Fire Department sign images

- Exhibit 3 Kaestle Boos Site Plan Review responses
- Exhibit 4 Natural Heritage & Endangered Species Program map
- Exhibit 5 Carver Fire Station site plans
- Exhibit 6 Innovative Lighting inc. information packet
- Exhibit 7 Emails from Mr. Callis and Mr. Hunter addressing concerns
- Exhibit 8 Letter to Mr. Callis from Carver Fire Department
- Exhibit 9 Fire Department Decision Letter
- Exhibit 10 Meeting minutes February 10, 2015