



TOWN OF CARVER

Office of Planning & Community Development

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Planning Board Minutes May 6, 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 May 6, 2014, at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, Massachusetts. Mr. Bruce Maki opened the meeting at 7:00 pm.

PRESENT: Bruce Maki; Rosemarie Hanlon; Jim Hoffman; Kevin Robinson

ABSENT: Chad Cavicchi

ALSO PRESENT: Jack Hunter, Director of Planning and Community Development; Robert Moore; Brian Grady, GAF Engineering; Kathy Kay, Administrative Assistant; members of the public

REORGANIZATION: Mr. Maki turned the meeting over to Ms. Hanlon, who invited nominations for Chair.

MOTION: by Mr. Robinson to nominate Ms. Hanlon as Chair

SECOND: by Mr. Maki

APPROVED UNANIMOUSLY

MOTION: by Mr. Robinson to nominate Mr. Maki as Vice Chair

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

MOTION: by Mr. Robinson to nominate Mr. Hoffman as Recording Secretary

SECOND: by Mr. Maki

APPROVED UNANIMOUSLY

NEW BUSINESS

A. Receipt of Plans: Sign Permit – Ahmed Ahmed – 249 Tremont St (#P-436-14-S): discussion and possible vote (Exhibit 2)

Mr. Hunter represented the applicant, Carver Gas and Convenience, for a sign permit, as both the applicant's representative, Ahmed Ahmed, and the sign contractor, Peter Allegrini of Signs By Design, were out of town. Mr. Hunter told the Board that the applicant had gone before the Board of Selectmen and Zoning Board for a used car license, but before he can get the State Police license, he needs a sign. The sign will be at the business location, not down the road. Mr. Hunter said that the taxes are four days late, so if the application is approved, it will have to have as a condition that the taxes are paid.

MOTION: by Mr. Maki to approve the sign permit for Carver Gas and Convenience, with the condition of paying taxes due

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

B. Receipt of Plans: Robert Moore – Minor Modification – 92 North Main St (#P-555-14-MM) – Discussion and possible vote on application for Minor Modification of site plan for Moore Dogs (Exhibit 3)

Mr. Robert Moore of 8 South Main Street, owner of Moore Dogs, presented his application for a minor modification to operate his business on the lot at 92 North Main Street. He has been in operation since 1983, working at the Robey property on North Main Street for 29 years. He had a rent dispute with the owner, so needed to move. He has been operating at the Sysco plant over the winter, but business is slow there. Mr. Moore will have some paving work done on the site and paint directional signs to encourage traffic flow and will use temporary folding signs. He will rent the property from the developer and will do what he can to improve the appearance, such as paint the front of the building, which he was told has to stay, due to it being a non-conforming lot.

Mr. Hunter said that the Fire Department has no problem with Mr. Moore locating there. He also said that the owner, Kevin Gillis of North Bridge Realty, can tear down the building, leave the pad for a new building, or remove the pad and build according to the set-backs. Mr. Hunter said that Mr. Gillis bought the property seven years ago and cleaned the contamination. Ms. Hanlon said there was a building contractor who had volunteered to remove the building.

Mr. Hunter said he was concerned about the traffic and lack of curb cuts and wants to keep the community safe. He suggested that a professional help to assure that traffic only enter off North Main Street and exit onto Plymouth Street. He also asked if there is live electricity. Mr. Moore said he is hiring a professional electrician to get hooked-up.

Mr. Maki would like the building removed and asked if the Town Engineer should review the plan. Mr. Robinson suggested a Cape Cod berm to slow traffic and to ask the police what would work. Mr. Moore said he is going to have the parking area reprocessed by Kevin Frazier, who will pave where needed and to protect the catch basins and address any drainage issues. He also emphasized that he is gone by 3:00 in the afternoon, before the evening rush traffic. Ms. Hanlon said she would like Mr. Chad Cavicchi to review the traffic flow.

Mr. Hunter suggested that they do a site visit with Mr. Moore, the Police and Fire Chief, and Mr. Cavicchi, to resolve access and signage issues. Mr. Hoffman asked if it would be possible to completely block access from North Main Street. Mr. Robinson voiced concern about the 18-wheelers that park there.

MOTION: by Mr. Maki to approve the Minor Modification for Moore Dogs, with the conditions of no lighting, any drainage issues to be fixed, and in place before opening an access, circulation, parking and signage plan approved by the Police Chief and Mr. Cavicchi

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

C. Receipt of Plans: Clark Griffith - Form A – Indian St & South Main St (#P-556-14-A): Discussion and Consideration for Endorsement (Exhibit 4)

Mr. Brian Grady of GAF Engineering presented the application of Mr. Clark Griffith for a Form A, Approval Not Required (ANR), to separate off two lots that are under conservation restrictions and create two lots with cranberry bogs that have road access and will be sold.

MOTION: by Mr. Maki to endorse the Clark Griffith Indian Street and South Main Street Form A

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

D. Receipt of Plans: F. Van Johnson - Form A – 82 Forest Street (#P-557-14-A): discussion (Exhibit 5)

Mr. Hunter presented the Board with the ANR of Van Johnson to declare a rear lot and separate off a parcel that will be joined with an abutting property. He said that there had been an ANR for this property in 2004, but it was not declared a ‘rear lot,’ and that Mr. Kevin Forgue of GAF Engineering would appear at the next Planning Board meeting to answer any questions.

Mr. Robinson said the property was very near his and questioned if he is an abutter. Mr. Hunter will determine if so, or if he is an abutter to an abutter.

E. Receipt of Plans: Charles Johnson - Form A – 28 Fosdick Road (#P-558-14-A): discussion (Exhibit 6)

Mr. Hunter told the Board that this is a straight forward ANR, making one lot into two.

F. Receipt of Plans: TJA Solar – Special Permit/Site Plan Review – 0 Solar Circle (#P-559-14-SP/SPR): discussion (Exhibit 7)

Mr. Hunter presented the Board with the application of TJA Solar for a solar array off Solar Circle and High Street, near the Spring Street-Route 44 interchange. He said the plan crosses into Plympton and that the solar panels were approved by Plympton in February. The applicant was before the Plympton Planning Board the previous night, and they agreed to have a joint meeting here in Carver.

MOTION: by Mr. Maki to schedule a public hearing on June 3, 2014, at 7:15pm

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

Mr. Hunter said there is a technical review meeting scheduled for May 29, 2014, at 10:00am.

OTHER BUSINESS

G. Planning Board Notes

Mr. Maki recognized Mr. William Sinclair’s 10 years of service on the Planning Board, for the work he did and for chairing the solar panel committee. He thanked him for his work, as did Mr. Hoffman and Ms. Hanlon, who also said that she hopes she can serve the Town as well as Mr. Sinclair and Mr. Maki have.

H. Planner's Notes

Mr. Hunter welcomed Mr. Hoffman to the Board and said he is looking forward to working with him.

Mr. Hunter told the Board that the corporate office of Crop Production Services is dealing with the financing for the project, and they will not have a building permit until July.

He also said that he and the Town Administrator had met with Charter Environmental, who bought the Whitworth property, to discuss the challenges of contamination and access. Mr. Hunter said it was a good meeting and they are looking for a developer.

Mr. Hunter told the Board that the Business Development Committee is working with Freeze Frame videographer to create a video to promote Carver as a good place to live and do business

Mr. Hunter said he had attended the national conference of the American Planners Association in Atlanta and received a lot of information. He will do a presentation in the future.

Mr. Hunter also said that Mr. Sinclair had been very dedicated, thorough and honest, and it had been a privilege to work with him.

I. Approval of Minutes: April 15, 2014 (Exhibit 8): discussion & possible vote

MOTION: by Mr. Maki to approve the minutes of April 15, 2014 as written

SECOND: by Mr. Robinson

APPROVED 3-0-1

AYE: Hanlon, Maki, Robinson

ABSTAIN: Hoffman

J. Correspondence

Mr. Hunter showed the Board an image of the sign for South Coast Development's New England Farms (Exhibit 9), showing language details which had been previously absent.

Also presented was a letter from Davenport Companies (Exhibit 10) as to the status of the Kingsbury Hollow lots. They have not sold 80% of the lots, required for the Board to release the bond, but lots are being sold and the Board of Health has been doing perc tests.

The Town Clerk sent a notice to all board and committee chairs (Exhibit 11) strongly urging everyone to participate in the State Ethics Commission training.

K. Adjournment

MOTION: by Mr. Maki to adjourn

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 8:16pm on May 6, 2014.

Respectfully submitted,
Kathy Kay

Table of Documents

Exhibit 1	Meeting Agenda – May 6, 2014
Exhibit 2	Carver Gas & Convenience Sign Permit application
Exhibit 3	Robert Moore Minor Modification application
Exhibit 4	Clark Griffith Form A application fro Indian and South Main Streets
Exhibit 5	Van Johnson Form A application for Forest Street
Exhibit 6	Charles Johnson Form A application for Fosdick Road
Exhibit 7	TJA Solar Special Permit and Site Plan Review applications
Exhibit 8	Planning Board meeting minutes of 4/15/14
Exhibit 9	Sign plan for New England Farms
Exhibit 10	Davenport Companies letter of 4/30/14
Exhibit 11	Town Clerk letter of 4/17/14
Exhibit 12	Planning Board 5/6/14 meeting sign-in sheet
Exhibit 13	DVD of Planning Board 5/6/14 meeting