

Carver Planning Board  
Meeting Minutes for January 26, 2016

Members Present: Bruce Maki, Chairman; William Sinclair, Kevin Robinson, Chad Cavicchi  
Absent: Jim Hoffman, Vice-Chair  
Also present: Marlene McCollem, Planning Director.

At 4:00 P.M., Chairman Maki opened the January 26, 2016 meeting of the Carver Planning Board.

Discussion:

Sign Permit for 68 Main Street Realty Trust at 68 Main Street in a General Business Zone.

Received: January 6, 2016  
Last Meeting: January 26, 2016  
Deadline: February 5, 2016

The representative from Brenner Sign Company briefly explained the proposal. The directory will serve up to 5 tenants; the sign will match the building colors; the location is the former "Johnson Landscape" building; the front post of the sign is in line with the neighboring sign and is approximately 10-feet back from the road; the sign may have spot lighting if required by the tenants in the future; there was no previous sign at the location.

On a motion by Mr. Sinclair, seconded by Mr. Robinson, the Board voted to approve the sign as submitted with the conditions that building and future electrical permits are required. The motion passed by a vote of 4-0.

Other Business:

Planning Board Member Notes:

Mr. Sinclair mentioned the Master Plan Workshop what was held on January 21, 2016 and noted that the group had a very good discussion. Mr. Sinclair noted that the next meeting will be February 22, 2016.

Mr. Maki also thought the Master Plan discussion was productive. Mr. Maki mentioned that there are still funds available to assist homeowners with foreclosure prevention, and that if someone is interested to contact the Planning Department.

Minutes –December 22, 2015

On a motion of Mr. Sinclair, seconded by Mr. Robinson, the minutes were approved as written by a vote of 4-0.

Next meeting date: February 9, 2016

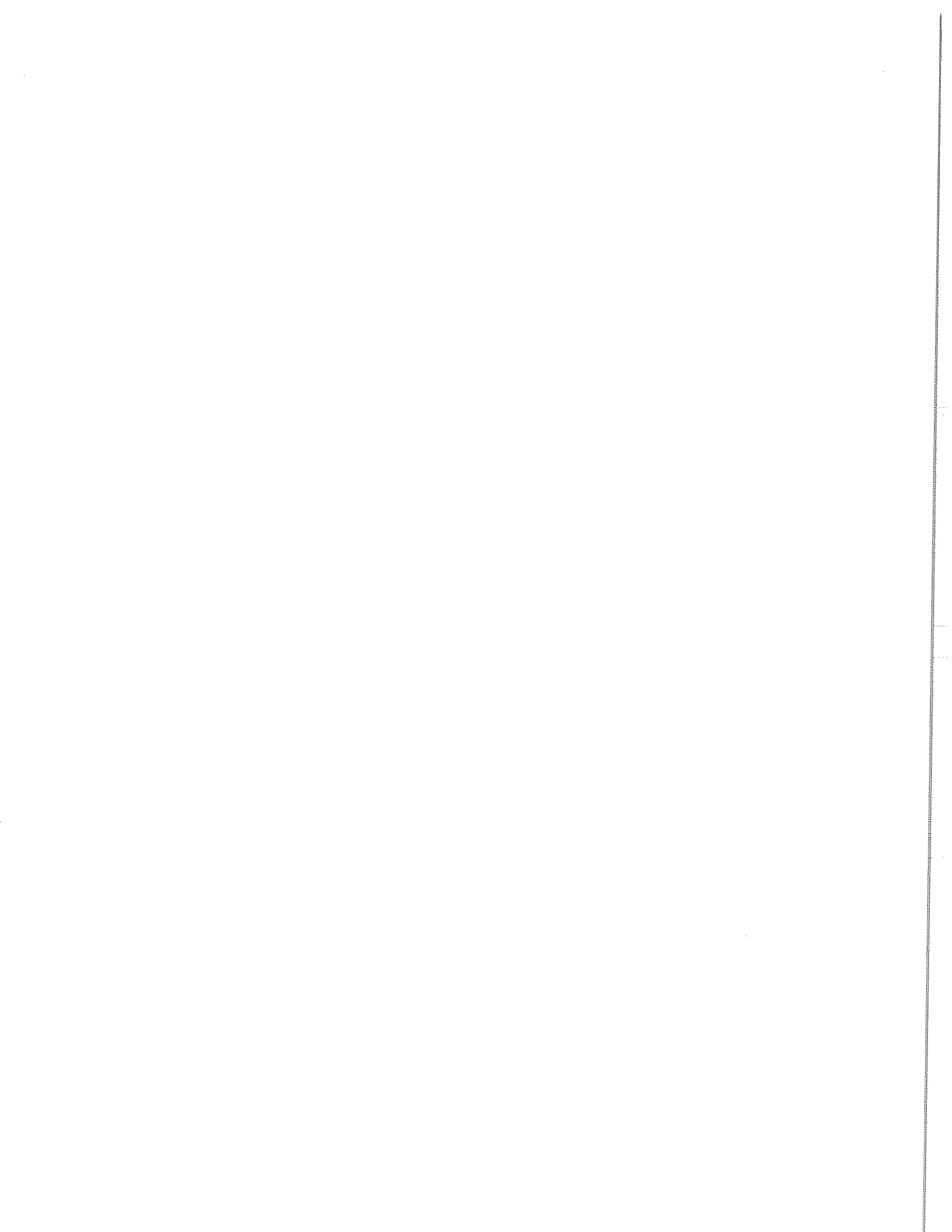
Ms. McCollem noted that the hearing for the proposed zoning amendment is scheduled for this meeting.

Adjournment: On a motion of Mr. Sinclair, seconded by Mr. Cavicchi, the meeting adjourned at 4:11 PM.

Attachments:

1. Agenda for the Planning Board meeting of January 26, 2016
2. Sign application for 68 Main Street Realty Trust
3. Draft minutes from December 22, 2015

Respectfully Submitted,  
Marlene McCollem





# TOWN OF CARVER

## Office of Planning & Community Development

### PUBLIC MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTION 20B

### PLANNING BOARD MEETING AGENDA

January 26, 2016

4:00 PM

Carver Town Hall Room #1

#### Discussion:

Sign Permit for 68 Main Street Realty Trust at 68 Main Street in a General Business Zone.

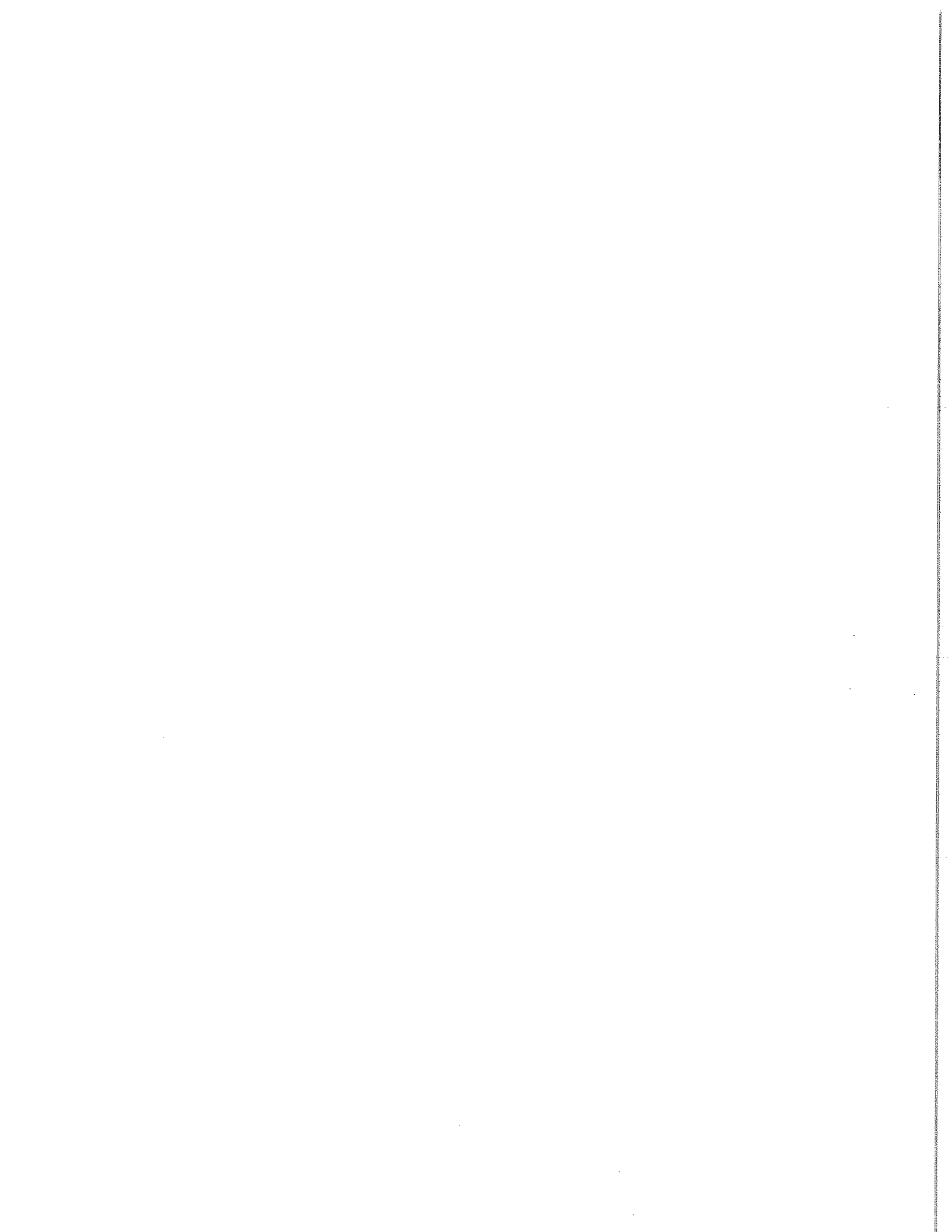
Received: January 6, 2016

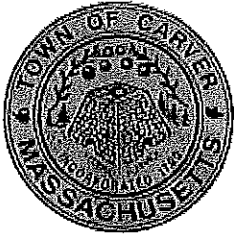
Last Meeting: January 26, 2016

Deadline: February 5, 2016

#### Other Business

- A. Planning Board Member Notes
- B. Minutes –December 22, 2015
- C. Next meeting date: February 9, 2016
- D. Adjournment

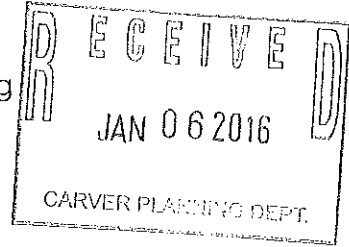




# TOWN OF CARVER PLANNING BOARD

108 Main Street  
CARVER, MASSACHUSETTS 02330  
508-866-3450 Jack.Hunter@carverma.org

DEADLINE  
FEB. 5



## APPLICATION FOR SPECIAL PERMIT UNDER THE ZONING BYLAW

To: The Planning Board  
Carver, MA 02330

FILE # \_\_\_\_\_

Please supply the following information (print legibly or type)

Applicant: Name 68 Main Street Realty Trust c/o Jamie Emerson  
Address (mailing) PO Box 598, Carver MA 02330  
Phone 508-866-2010  
Email jamieemerson@comcast.net

Project: Street Address 68 Main Street  
Assessors Sheet Parcel ID 71-9-3-R map 71 Parcel 9  
The undersigned's title to said land is derived from \_\_\_\_\_  
By deed dated 10/7/15 and recorded in the Plymouth  
District Registry of Deeds Book 18289, Page 123, registered  
in the Plymouth Registry District of the Land Court, Certificate of Title  
No. \_\_\_\_\_

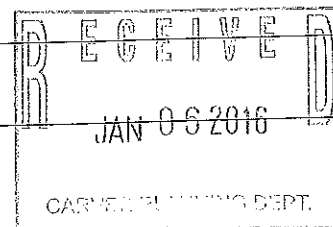
Application for Special Permit as authorized by zoning section (s) \_\_\_\_\_

Briefly describe project:

Freestanding Sign 66" wide x 72" high, reads "68 Main Street"

Principal Products or Services: Office / Garage Space

Zoning District: General Business  
Business/Commercial   
Industrial  
Industrial Zone



Dimension of lot \_\_\_\_\_

Dimension of building (s) 60' x 40'

Description of open yards for storage, processing or other operations:  
not applicable

Does this project require Site Plan Review? \_\_\_\_\_

Any other Special Permits? (explain) \_\_\_\_\_

List any "toxic or hazardous materials" (as defined by the Zoning Bylaw) which will be involved in the construction or eventual operation of the project:

not applicable

Will project involve above or below ground storage tanks? (describe)

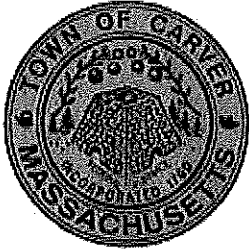
no

Describe or attach a description of measures planned to eliminate adverse environmental effects due to spillage, leakage, or other discharge of hazardous materials, smoke, odor, noise, fumes, gases, or any other cause:

not applicable

Signature of Applicant Jamie Emerson

Date: 1/5/16



# TOWN OF CARVER

## Office of Planning & Community Development

108 Main Street  
Carver, MA 020

Phone: (508) 866-3450  
Fax: (508) 866-3430  
E-mail: [marlene.mccollem@carverma.org](mailto:marlene.mccollem@carverma.org)

### Planning Board Minutes December 22, 2015

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

The Carver Planning Board met on December 8, 2015, at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, Massachusetts. Mr. Bruce Maki opened the meeting at 7:00pm.

**PRESENT:** Bruce Maki, Chair; Jim Hoffman, Vice-Chair; William Sinclair, Kevin Robinson

**ABSENT:** Chad Cavicchi

**ALSO PRESENT:** Marlene McCollem, Director of Planning and Community Development; Jill Martins, Administrative Assistant; members of the public

#### **Approval Not Required Plans:**

Richard F. Ward, Trustee—14 West St. (Assessors Map 74-9)—to create one building lot and one unbuildable parcel at #14 West Street.

Filed with the Town Clerk: December 7, 2015

Last Meeting: December 22, 2015

Deadline: December 28, 2015

Mrs. Judy Ward, 16 West Street, turning property over to son. Would like to add a road that leads to the bogs as there is only one Access Road. There is one lot and 1 buildable lot, no subdivision issue.

**MOTION:** by Mr. Sinclair to endorse the ANR

**SECOND:** by Mr. Robinson

**APPROVED:** UNANIMOUSLY

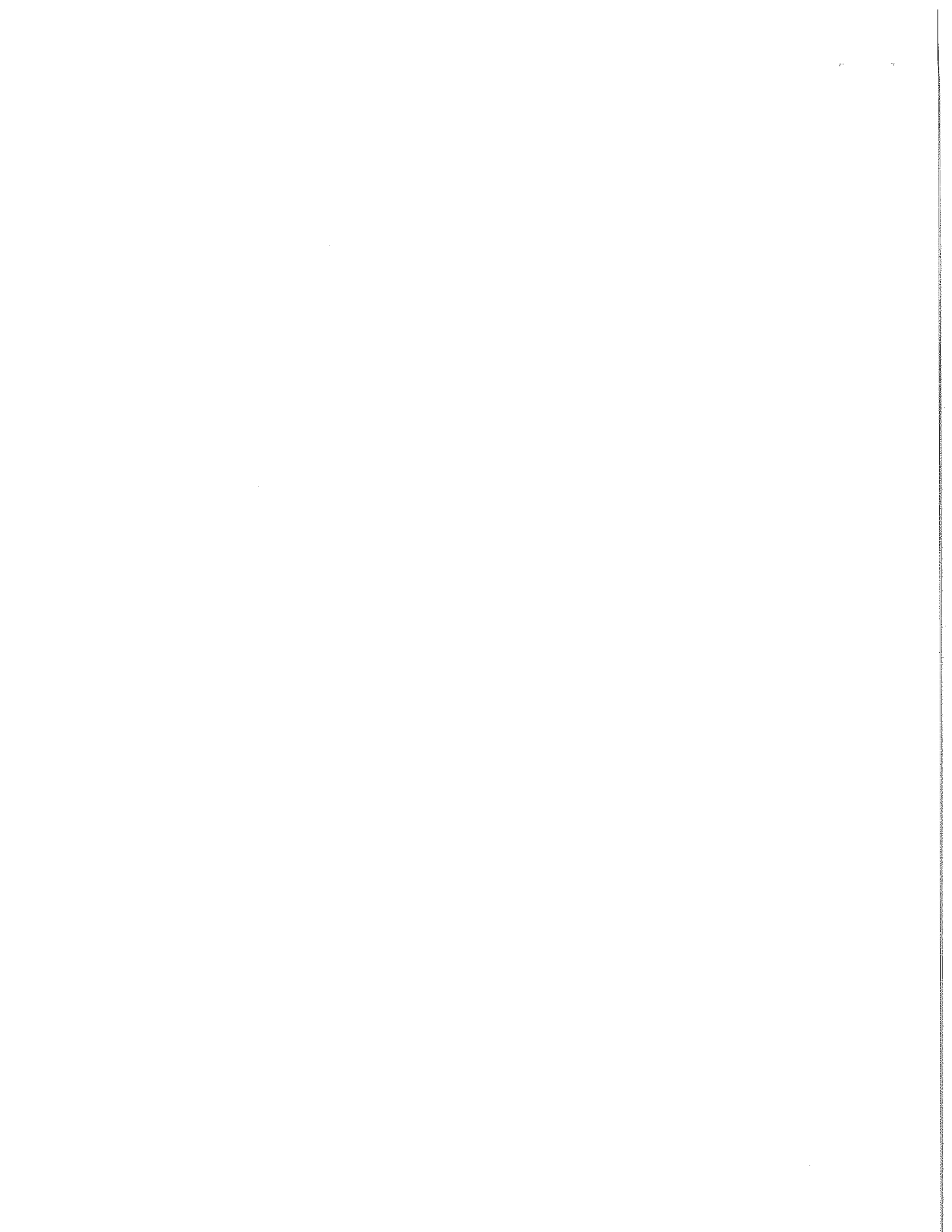
Donald Melville—Beaver Dam Rd. (Assessors Map 65, Lots 7 & 9A)—to create one building lot and two unbuildable parcels, under the provisions of Sec. 2340 of the Zoning Bylaw for rear lots

Filed with the Town Clerk: December 17, 2015

Last Meeting: December 22, 2015

Deadline: January 7, 2015

Mr. Joe Webby, Webby Engineering, 30 acres 2 parcels conveyed to Hargu's. Mrs. McCollem advised the Board that the plans conform to the bylaws. The barn as shown on plans in front of Board shows barn to be relocated to meet the 30' setbacks, as this is the only issue.





**MOTION:** by Mr. Sinclair to endorse the ANR  
**SECOND:** by Mr. Hoffman  
**APPROVED:** UNANIMOUSLY

**Discussion:**

Sign Permit for Harbour Insurance Agency at 1 Carver Square Blvd. in a General Business Zone.  
Filed with the Town Clerk: December 10, 2015  
Last Meeting: December 22, 2015  
Deadline: January 9, 2015

Mr. Doug Drew, Owner, 3 Dawn Way. Sign Permit request. Permit fee has been paid, sign will not be illuminated. Mr. Drew will apply for a building permit. Mrs. McCollem advised the Board that she reviewed the bylaws and it appears to conform with the bylaws. She drafted a decision which Mr. Maki read for the record.

**MOTION:** by Mr. Sinclair to approve sign permit  
**SECOND:** by Mr. Hoffman  
**APPROVED:** UNANIMOUSLY

Proposed Article for April 2016 Town Meeting to include "storm water management" standards and "fire protection distribution system" requirements in the Zoning Bylaws.

Mrs. McCollem reviewed the previous discussion she had with the Board from last meeting. If the Board is comfortable they can vote on it to go to Town meeting. Mr. Sinclair commended Mrs. McCollem on a great job and is happy to make the motion to send to warrant.

**MOTION:** by Mr. Sinclair to send proposed article to warrant  
**SECOND:** by Mr. Robinson  
**APPROVED:** UNANIMOUSLY

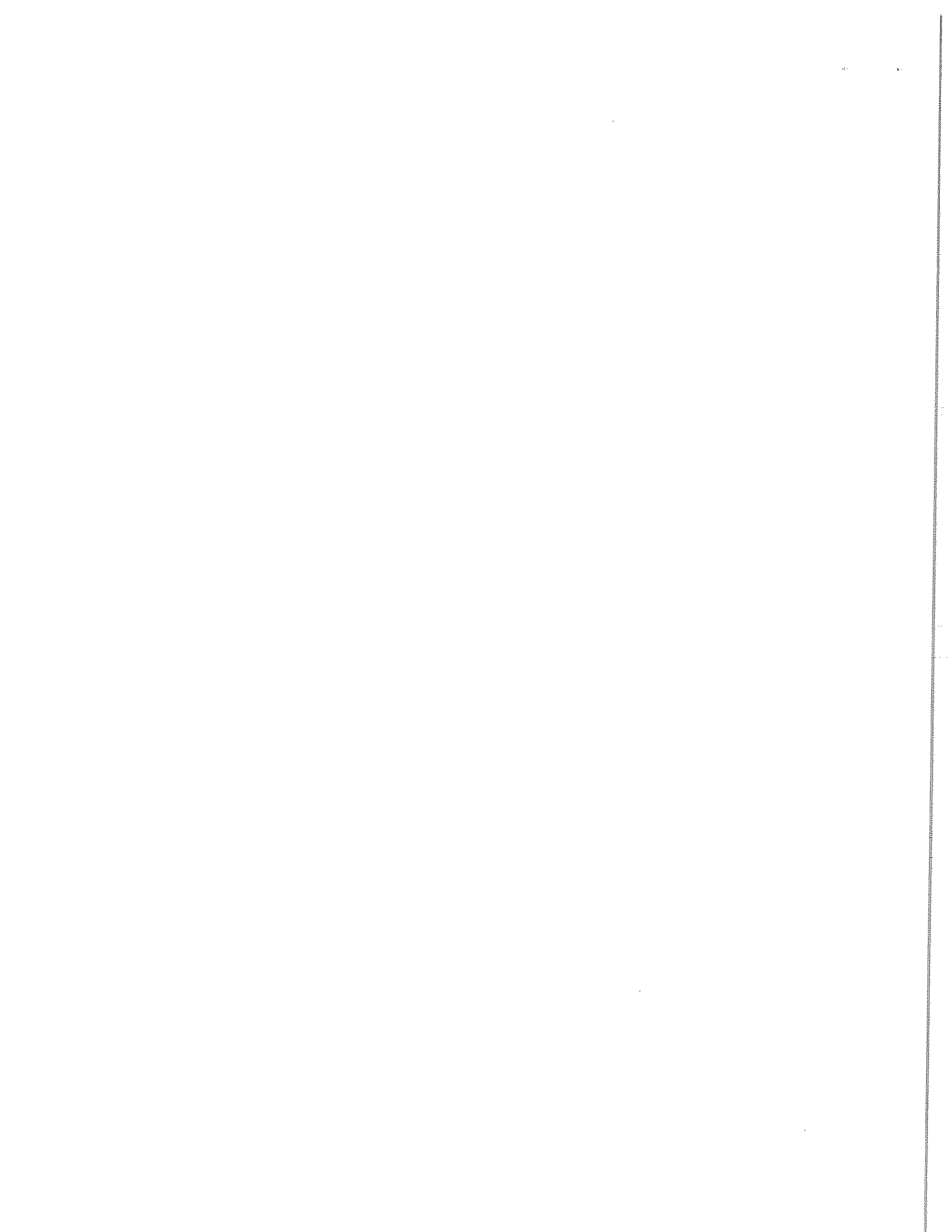
**Other Business**

- A. Planning Board Member Notes .  
None – Board wished everyone a Merry Christmas
  
- B. Minutes –December 8, 2015

**MOTION:** by Mr. Sinclair to approve minutes as written  
**SECOND:** by Mr. Hoffman  
**APPROVED:** UNANIMOUSLY

**C. Correspondence**

Received letter from applicant on Lindy's Path requesting to modify the grade at the intersection and change the roads name. Decision at tonight's meeting is to determine if the board wishes to modify tonight or reopen hearing to modify original plan. Mrs.



McCollem addressed the comments in the letter with the Board members. Board wants to make sure the low point would not be in the neighbor's backyard.

Mr. Maki has no issue with writing the waiver in and doing it as an administrative correction.

**MOTION:** by Mr. Sinclair to approve administrative correction

**SECOND:** by Mr. Hoffman

**APPROVED:** UNANIMOUSLY

D. Next meeting dates: January 12 & 26, 2016

E. Adjournment

**MOTION:** by Mr. Sinclair to close meeting

**SECOND:** by Mr. Hoffman

**APPROVED:** UNANIMOUSLY

**The Carver Planning Board meeting was adjourned at 7:27 pm on December 22, 2015**

Respectfully submitted,  
Jill Martins

**Table of Documents**

Exhibit 1	Meeting Agenda – December 22, 2015
Exhibit 2	ANR – Richard Ward
Exhibit 3	ANR – Donald Melville
Exhibit 4	Sign Permit – Harbour Insurance Agency
Exhibit 5	Letter – Lindy's Path
Exhibit 6	Minutes – December 8, 2015

