



TOWN OF CARVER

Office of Planning & Community Development

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Planning Board Minutes September 8, 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 September 8, 2015, at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, Massachusetts. Mr. Bruce Maki opened the meeting at 7:04pm.

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

ABSENT: Chad Cavicchi and Kevin Robinson

ALSO PRESENT: Jack Hunter, Director of Planning and Community Development; Jill Martins, Administrative Assistant; members of the public

NEW BUSINESS

A. Sign Permit—Nail Delight – 6 Montello Street - Discussion and possible vote (#P-449-15-S) Discussion and possible vote

Mr. Hunter advised the Board the applicant is asking for approval for a sign at a new nail salon business. The applicant, Think Huynh, briefly described his business to the Board. He stated his manicure/pedicure business will be open 6 days a week and he is very happy to be in Carver. The Board discussed whether he could be granted permission to have sign which would hang over the front door. Being that there is already a sign holder in that area he is grandfathered in and that sign would be approved. There will be a total of 3 signs.

MOTION: BY Mr. Sinclair to approve signs with conditions of obtaining a building permit and existing lighting.

SECOND: by Mr. Hoffman

APPROVED: UNANIMOUSLY

B. Receipt of Plans – SMD Development LLC – Special Permit and Site Plan Review – 133 North Main Street – Construct Gas Station with Drive through – Drive through – Discussion

Application is complete. Mr. Hunter advised the Board that the applicant is the same person as the gas station in South Carver. Ready to schedule the public hearing and distribute plans. Date of public hearing will be October 13, 2015 at 7:15 pm.

MOTION: BY Mr. Sinclair to approve the public hearing

SECOND: by Mr. Hoffman

APPROVED: UNANIMOUSLY

OLD BUSINESS

C. 7:15 PM Public Hearing: Rte. 44 Development – Special Permit – Map 20 Lot 2 – 3-4 Park Avenue – site preparation activities Section 4300

Mr. Hunter explained to the Board as well as the public that due to the fact that 2 Board Members are out due to illnesses and a quorum is needed to vote the hearing would need to be continued to the September 22nd meeting at 7:15 pm.

MOTION: by Mr. Sinclair to continue without evidence to 9/22/15

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

D. 7:30 PM Public Hearing: Southern Sky Renewable Energy – Special Permit and Site Plan Review – Map 16 Lots 12 and 13 – North Main Street – Large Scale Ground Mounted Solar Photovoltaic

Mr. Hunter explained to the Board as well as the public that this is the same situation as the above. A quorum is needed to vote and this would also need to be continued to the September 22nd meeting at 7:15 pm. A member of the public questioned being that he will not be available for the September 22 meeting could he send in written concerns/comments. He was advised that he could do that.

MOTION: by Mr. Sinclair to continue without evidence to 9/22/15

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

OTHER BUSINESS:

E. Planning Board Notes

Mr. Sinclair advised that the next Master Plan meeting will be Monday, September 14 at 7 pm. He also encouraged the citizens to get involved.

F. Planners notes: Master Plan update and Master Committee Appointments

Mr. Hunter went over various projects that are in the pre-development stages. He also noted that he had an extensive conversation with the new planner regarding all the different projects he has been working on. Mr. Hunter stated that there will be an open forum on the Master Plan at 7 pm on September 14, 2015; he's hoping that all residents will attend. Mr. Hunter also advised that there will be 3 more applicants to the Master Plan from Earth Removal, Historic District and School Committee.

G. Minutes: August 25, 2015

MOTION: by Mr. Sinclair to approve the minutes of August 25, 2015 as written.

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

I. Correspondence

The Carver Planning Board meeting was adjourned at 7:36 pm on September 8, 2015
Respectfully submitted,
Jill Martins

Table of Documents

Exhibit 1	Meeting Agenda – September 8, 2015
Exhibit 2	Sign Permit – Nail Delight
Exhibit 3	Receipt of Plans – SMD Development – New England Farms
Exhibit 4	Rte. 44 Development – Special Permit
Exhibit 5	Southern Sky Renewable Energy – Special Permit
Exhibit 6	Meeting Minutes of August 25, 2015