



# TOWN OF CARVER MASTER PLAN APPENDIX 2017



PREPARED FOR THE CARVER PLANNING BOARD BY SRPEDD



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**V****DISCOVERY WORKSHOP HANDOUTS**

*“Staff thoroughly reviewed and summarized several major planning documents, including the previous Master Plan (2001), the Housing Production Plan (2008), the Open Space and Recreation Plan (2010), and the Vision for Economic Development (1995). Major findings of these documents were summarized in handouts for the Master Plan Discovery Workshop (see details below) and are available in the Appendix. During workshops, these handouts served as conversation starters for several ‘break-out groups.’”*



## OVERALL GOALS AND VISION FOR CARVER FROM THE 2001 MASTER PLAN

The Carver community described their overall vision for the Town with the goals and statements below in the 2001 Master Plan. **Discuss with your breakout group whether the community's major goals have remained the same or if some points should be changed.**

### Overall Vision

1. Limit the conversion of rural land to sprawl (low-density, strip-style commercial development along the main roads; residential subdivisions of mid-priced single family homes on acre-and-a-half lots, which cost significantly more in services each year than they pay).
2. Promote cost-effective growth by directing development to areas where infrastructure already exists, creating compact, walkable mixed-use VILLAGE AREAS, much like the traditional village centers of the past, while limiting growth and preserving open space and agricultural lands within RURAL AREAS.

### Goals

1. **Identify the mix of land uses that will create fiscal balance.** Add revenue-positive (high-value) housing types, in particular.
2. **Identify VILLAGE AREAS and create strategies to encourage desired development in these areas.**
  - Proposed locations are "Carver Center"; "North Carver" including North Carver Green; "South Carver" historic village area; and Future development including "Makepeace lands."
  - Add smaller, modest housing types, make streetscape improvements, protect historic areas, and enact design guidelines
3. **Planning for a decentralized water system to serve village areas.** Traditional compact development is not feasible with individual wells.
4. **Identifying RURAL AREAS of vital open spaces and creating strategies to protect them and divert development to village areas.** When vital open space comes out of agricultural use, either permanently protect it, develop oversize lots, or use cluster development.
5. **Planning for the staffing and organizational changes needed to manage growth.** Hire a staff planner and create more sophisticated review systems.





## SUMMARY OF ACCOMPLISHMENTS (FROM TOWN PLANNING OFFICE)

Organizational/Staffing Reforms	Status
○ Retain Economic Development Planner	Done
○ Submit Master Plan for approval as an “Equivalent Plan” to obtain funding for plan implementation through the “418” CD Plan Program (\$30,000)	Done
○ Refine mission of Municipal Water Study Committee	Done
○ Reorganize EDIC Selectmen	Done
○ Institute Inter-Board review process	Done
○ Amend Subdivision Regulations	Done
○ Complete 2-year Housing Program per Executive Order 418	Done
○ Seek funding for water resources planning / system development through DEP	Done
Public Education, Zoning and Subdivision Changes for Town Meeting	Status
○ Enact Cluster By Right Bylaw	Done
○ Amend Conservation Subdivision Bylaw	Done
○ Amend Townhouse Bylaw	Done
○ Site Plan Review Bylaw	Done
○ Adopt Aquifer Protection Bylaw	Done
○ Allow apartments over stores	Done
○ Allow Limited density bonus for public purpose	Done
○ Public education/participation	Ongoing
○ Revise setback standards in older village areas	Done
○ Allow new road standards for smaller Subdivisions	Outstanding
○ Increase Lot size to 2 acres	Failed
○ Adopt Flood Hazard District	Done
Community/Economic Development and Public Water Planning	Status
○ Initiate Planning for Town Center, Makepeace, and Route 44 Corridor	Done
○ Define Service Area Boundaries	Done
○ Undertake hydrologic studies	Ongoing/Done
○ Complete GIS Database	Done
○ Negotiate connections to Middleboro	Failed
○ Adopt water and septic management regulations for the village areas	Done
○ Adopt Economic Development Opportunity Area designation	Done
○ Acquire bogs adjacent to wells (Town center/South Carver)	Outstanding
○ Seek funding for planning/improvements in village/new development areas	Outstanding
Environmental Protection	Status
○ Public education/participation	Ongoing
○ Open space acquisition/protection; up to 4,500 acres Conservation	Ongoing
○ Develop system for transfer of Development Rights	Done/Ongoing
○ Establish Land Bank	Outstanding
○ Streetscape improvements such as sidewalks, street trees, lighting	Ongoing
○ Establish full time conservation Agent	Outstanding



## **LAND USE**

### **DISCUSSION QUESTIONS**

Please discuss the following issues with your breakout group and then report your ideas back to the whole group. The discussion and voting exercise will help identify Town priorities.

- What type of development is right for Carver?
- Which areas in Carver are appropriate for future growth? Which areas are not?
- Which areas are most important to preserve, enhance, or transform?
- What other land use issues are most important for Carver?
- How do we balance the needs of the Town with personal property rights?

To go into more depth, you may look at the issues, goals, or strategies from previous planning initiatives below. Should they stay in the updated Master Plan?

#### **Carver Master Plan, 2001**

- Manage projected growth by focusing development into targeted areas, reducing build-out in residential/agricultural areas, and minimizing the impacts of development.
- Protect sensitive natural resources by controlling growth and keeping existing agricultural lands and other open spaces.
- Mitigate the tax burden on residential property owners through zoning and regulatory changes which make growing a diverse business environment possible.
- Protect lands in rural areas from poorly managed development through enhancements such as decreasing allowable single-family subdivisions and encouraging cluster developments that will preserve open space and allow septic to be treated collectively.
- Acquire open land and pursue other strategies such as Transfer of Development Rights to protect and preserve the Town's most sensitive natural resources.
- Identify village areas in which to concentrate commercial and residential growth through application of mixed-use zoning and other tools.
- Encourage a more dynamic range of revenue-positive residential housing types, such as Townhouses, age-restricted housing, and higher-priced homes.





## **HOUSING**

### **DISCUSSION QUESTIONS**

Please discuss the following issues with your breakout group and then report your ideas back to the whole group. The discussion and voting exercise will help identify Town priorities.

- What are Carver's primary concerns regarding housing? How are costs, conditions, and availability?
- Who can and cannot afford to live in this community?
- Are there a variety of local housing opportunities to serve the needs of all citizens?
- Do elderly residents have adequate alternatives for remaining in the community as they age? Most communities consider it a positive thing when many of its residents are able to live their whole lives in the same community. This often means living in different types of housing at different stages of one's life, and therefore having different housing types available in the community.
- Can children of residents afford to remain in, or return to, the community as they form their own households?
- What kind of housing development, and where, is right for Carver?
- How do we balance the needs of the Town with personal property rights?

To go into more depth, you may look at the issues, goals, or strategies from previous planning initiatives below. Should they stay in the updated Master Plan?

#### **Carver Master Plan, 2001**

- Encourage a variety of housing types, including Townhouses, apartments, and small-lot homes in compact, walkable mixed-use village areas, much like the traditional village centers of the past.
- For the Town's fiscal health, have a broader mix of residential uses that contains not just mid-priced, single-family housing, but also a significant percentage of the types of housing that are revenue-positive, such as Townhouses, age-restricted housing, and higher-priced homes.
  - A broader mix would also cater to people such as young couples, single persons, or retired couples looking for a apartments or condos.
- Be prepared to respond to two major trends: rapid housing growth in the region, and a weaker cranberry industry leading to more developable rural land.



*(continued on reverse)*

### **Recent Housing Data**

- Carver has only 3.2% of its housing units on the state Subsidized Housing Inventory. Carver must make steady annual progress towards the 10% goal to avoid Chapter 40B Comprehensive Permits.
- Average household size decreased from 2.95 to 2.68 between 1990 and 2010. Smaller household size implies an increasing demand for smaller units.
- 30% of households include a person age 65+ (up slightly from 28% in 1990)
- 30% of households include children under 18 (down significantly from 43% in 1990).

### **Carver Housing Production Plan, 2008**

- Exert some control related to the appropriateness of new development including location, renewing critical areas in Town, promoting pedestrian circulation, etc.
- Amend zoning: While the community's large-lot zoning was put in place to slow development, preserve the Town's rural character, and accommodate septic systems in compliance with Title V requirements, this zoning maintains low housing densities, severely constrains the construction of diverse housing types, and promotes sprawl that unless checked may ultimately degrade the community's rural charm, scenic resources, wildlife habitats, and air quality.
  - There are numerous specific zoning policy changes proposed in the 2008 plan.
- Capacity building: Educate and train the public, boards, and officials on producing affordable housing; Access outside funding and other resources for housing production.
- Preserve existing housing, including meeting rehab needs.





## **ECONOMIC DEVELOPMENT DISCUSSION QUESTIONS**

Please discuss the following issues with your breakout group and then report your ideas back to the whole group. The discussion and voting exercise will help identify Town priorities.

- How is the economic health of Carver? What are the key issues?
- Are there local employment opportunities?
- Is there a stable local economic base?
- What businesses would you like to have in Town?
- What is the right mix of business activity and non-business activity in Carver?

To go into more depth, you may look at the issues, goals, or strategies from previous planning initiatives below. Should they stay in the updated Master Plan?

### **Vision for Economic Development, 1995**

(From *Carver's Economic Development Strategies Plan*, prepared by McDermott/ O'Neill & Associates)

- Develop an Economic Growth Strategy to diversify the tax base and provide higher paying jobs for residents while retaining rural character and sense of community.
- Enhance the structure of local government to provide greater support for business and residents, develop infrastructure, and reduce the burden on tax payers.
- Promote new business growth by promoting tourism, supporting the local cranberry industry, encouraging business start-ups, and other initiatives.
- Target key areas for development such as the Makepeace site, the Tourist Commercial district (Edaville Railroad), Route 44, the Town Center.

### **Carver Master Plan, 2001**

- Adopt economic development strategy for Route 44, including creating a roadway improvement plan to access development parcels.
- Reform zoning to address impacts of development, to promote mixed-use by right, and to attract appropriate commercial development for large estate parcels such as Makepeace.
- Support and encourage small and home-based businesses with revised zoning regulations.
- Undertake infrastructure (sidewalks and public water) planning.
- Enhance the pedestrian character of the three historic village centers.
- Organize a privately supported regional economic development business strategy.



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- Develop Carver as an agricultural tourism, heritage tourism, and Eco-Tourism destination by leveraging resources of regional partners such as the Plymouth County Development Council to market Carver's attractions.
- Develop a farmland preservation program specifically tailored to cranberry lands. A cranberry APR program should also be linked to farm viability by requiring all or part of the APR payments to go into renovation of the bogs and other efficiency improvements.





## **SERVICES AND FACILITIES**

### **DISCUSSION QUESTIONS**

Please discuss the following issues with your breakout group and then report your ideas back to the whole group. The discussion and voting exercise will help identify Town priorities.

- How is the Town doing at providing services like schools, police, fire, and facilities? What could be improved?
- How is communications infrastructure, including internet?
- Are other needs, such as public health, appropriate for Carver?

To go into more depth, you may look at the issues, goals, or strategies from previous planning initiatives below. Should they stay in the updated Master Plan?

#### **Carver Master Plan, 2001**

- Invest in organization, staffing, and infrastructure for new economic growth in North and South Carver. A concerted effort must be undertaken by the Planning Board and the Town's newly reorganized EDIC to develop consensus around the development plans for North and South Carver and to concurrently adopt a plan for new infrastructure (water and roads) as well as zoning and possibly Tax Increment Financing in order to stimulate appropriate new growth.
- Utilize new computer technology to make government more efficient and responsive.
  - The Assessing Department is currently developing a GIS mapping system. In addition, all departments should be networked around a shared system for financial management, tracking permits, infrastructure planning, and scheduling of hearings.
- Obtain outside Grants and Technical Assistance. A comprehensive strategy must be prepared which includes the support of the landowners and the private sector. State funding and regional planning agencies (SRPEDD) are also available to assist.
- Enact regulatory reforms to protect water supply (also mentioned in other sections).
- Increase regional cooperation to facilitate more cost-efficient government through the sharing of services and the fostering of joint development.
- Local resident volunteers will continue to provide the inspiration and support for maintaining many Town services (Fire Department, Recreation), Boards, and protecting the environment and water quality.



## TRANSPORTATION AND CIRCULATION

### DISCUSSION QUESTIONS

Please discuss the following issues with your breakout group and then report your ideas back to the whole group. The discussion and voting exercise will help identify Town priorities.

- How are transportation options in Carver? Can people of all ages and abilities get where they need to go safely and comfortably?
- How is the condition of the infrastructure in Carver (quality of roads, enough sidewalks, bike paths, parking, signage, etc.)?
- What other transportation and circulation issues are there in Carver?

To go into more depth, you may look at the issues, goals, or strategies from previous planning initiatives below. Should they stay in the updated Master Plan?

#### **Carver Master Plan, 2001**

- All new development should be coordinated with transportation in order to minimize both the public infrastructure costs as well as its impacts on the rural lifestyle desired by the residents. New growth should be directed to those areas where there is sufficient infrastructure capacity.
- Public transportation is limited and residents must rely on the automobile, which presents an additional cost burden for those with limited incomes, particularly those on fixed incomes.
- Promote streetscape improvements such as better sidewalks, street trees, lighting in VILLAGE areas.
- Adopt new road standards to allow for a reduction of width, etc., for smaller subdivisions
- Define a Route 58 cross-section and plan to accommodate new growth.
- Define a Street Functional Classification Plan to guide development and street improvements.
- Create a network of bikeways and walkways for both local and regional access.
- Develop a local and regional transit plan.
- Recommend various bylaw and subdivision amendments to manage new roadway designs and minimize the impacts of numerous curb-cuts on resource areas and traffic flow.
- Identify additional revenue sources for road maintenance and construction.



## **NATURAL AND CULTURAL RESOURCES and OPEN SPACE AND RECREATION DISCUSSION QUESTIONS**

Please discuss the following issues with your breakout group and then report your ideas back to the whole group. The discussion and voting exercise will help identify Town priorities.

- What are Carver's most important natural, cultural, and historic resources?
- Are Carver's unique resources being protected and/or used well?
- Are Carver residents' needs for open space and recreation being met?

To go into more depth, you may look at the issues, goals, or strategies from previous planning initiatives below. Should they stay in the updated Master Plan?

### **Inventory from the Carver Master Plan, 2001**

- The natural environment in Carver is essential to the quality of life in the Town. The agricultural lands and wide expanses of open space define the Town's scenic rural character.
- About half of the Town's area is covered by wetlands and surface waters which form part of an intricate network protecting and feeding the aquifer that provides drinking water for the Town and beyond. Undeveloped areas, both upland and wetland, serve as habitats for rare wildlife species.
- Meanwhile, pollutants can easily travel through the Town's sandy soils, degrading the quality of the essential groundwater. While the natural environment in Carver is still in balance, this could be upset by new development. The Town has the opportunity to protect its important natural and open space resources from adverse impacts if active steps are taken prior to the encroachment of land use changes which threaten them.
- There is a shortfall in the inventory of protected and public recreation resources such as public beaches, playgrounds, and playfields as well as areas for passive recreation such as hiking and picnicking.

### **Goals and Strategies from the Carver Master Plan, 2001**

- Public Education and Political Action:
  - Build support for natural resource protection.
  - Form an Open Space Committee to update the Open Space Plan.
  - Form a Land Trust to pursue the donation of lands for open space protection.
  - Form a Community Preservation Committee to make recommendations for local and State funding as well as the acquisition, creation, and preservation of open space under the recently passed Community Preservation Act.





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- Acquire 160-300 acres of open space for active recreation purposes and secure the protection of an additional 2,500-5,000 acres for conservation and resource protection.
- Protect Resource areas:
  - Nitrogen/Phosphorous Loading Limits (Zoning and/or Board of Health)
  - Cluster (Conservation Zoning): Amend dimensional standards, allow bonuses.
  - Establish of a Resource Protection District.
  - Establish Transfer of Development Rights Zoning.
  - Reform subdivision regulations to facilitate stormwater protection and cluster subdivisions.
  - Adopt wider buffers from resource areas.

**V****DISCOVERY WORKSHOP REPORT**

*“This workshop presented the summaries of previous planning documents, key demographic information, and basic maps that are featured throughout the master plan. The event also featured break-out groups that discussed each Master Plan element in detail. These discussions resulted in numerous comments and culminated in a voting exercise that identified themes. A complete report on this workshop – which was instrumental in developing the main Vision statements – is available in the Appendix.”*

# Carver Master Plan Discovery Workshop

Wednesday, September 23, 2015



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## Introduction

Community Master Plans are described in Massachusetts General Law, Chapter 41, Section 81D (M.G.L. ch. 41, s. 81D). The statute states that municipal Planning Boards “shall make a master plan . . . and from time to time may extend or perfect such plan . . . [to be] a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality”<sup>1</sup> In other words, a Master Plan describes a Town’s desired future and how to make that future a reality.

The Town of Carver has several recent planning documents – including a previous Master Plan (2001), a Housing Production Plan (HPP, 2008), and an Open Space and Recreation Plan (OSRP, 2010) – that already provide meaningful contributions to guiding the Town into the future. These past planning efforts are invaluable resources that will inform all aspects of the current effort to update the Town’s Master Plan.<sup>2</sup> However, all new plans require fresh information and new perspectives. The process to solicit new input and gather this new input for the ongoing Master Plan update began in the fall of 2015, when the Town Planning Board contracted with the Southeastern Regional Planning and Economic Development District (SRPEDD) to conduct a Master Plan Discovery Workshop.<sup>3</sup> This public meeting took place at the Carver Town Hall, from 6:00 PM to 9:00 PM on Wednesday, September 23, 2015. It was attended by approximately 30 Carver residents.

The Workshop had three primary goals. First, it sought to inform Carver residents and business-owners about Master Plans, their content, and the process by which they are created. Second, it provided current information regarding the Town’s population, economy, land use, zoning, and other relevant data to help inform discussions. Third, it kick-started the extensive civic engagement campaign that will take place during the creation of the plan. The Planning Board and Master Plan Committee intend to make public participation the centerpiece of the Master Plan in order to ensure that the document responds directly to the needs and desires of the community. To this end, it will provide in-person and online opportunities throughout the 18- month process; the “Discovery” Workshop was just the first of these opportunities.

While there are nine (9) required sections, or “elements,” of a Master Plan, the workshop focused on the eight (8) primary topic areas: (1) Statement of Goals and Policies, known as the Master Plan “Vision”, (2) Land Use, (3) Housing, (4) Economic Development, (5) Natural and Cultural Resources, (6) Open Space and Recreation, (7) Services and Facilities, and (8) Transportation and Circulation. The ninth element, (9) Implementation, will be addressed later in the process. The Planning Board, in collaboration with SRPEDD, established an agenda and created handouts, large format maps, electronic presentations (PDFs and ArcGIS interactive maps) and other relevant materials for the

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<sup>1</sup> A Master Plan that meets several statutory requirements and is less than ten (10) years old is considered to be a complete and current plan.

<sup>2</sup> In fact, the current Master Planning efforts will also create an updated Housing Production Plan and Open Space and Recreation Plan; this will ensure that all major town planning documents are concurrent and internally consistent.

<sup>3</sup> SRPEDD is one (1) of thirteen (13) regional planning agencies in MA. It serves 27 municipalities in Southeastern MA, including Carver.

Workshop.<sup>4</sup> The Board also conducted significant advertising throughout town and circulated the project webpage (<http://www.srpedd.org/carver-master-plan>) and Facebook page (<https://www.facebook.com/carverplan>) in the weeks prior to the Workshop.

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<sup>4</sup> All Workshop materials are available in Appendices A through F.

# **The Day of the Workshop**

## **1. Welcome and Introduction**

The evening began with an introduction describing the purpose of the meeting by addressing basic questions: What is a Master Plan? What type of information is considered? How does a town create a plan and why is it important to do so? How long does it take? What is the agenda for tonight? This discussion was supplemented with handouts provided to attendees and a slideshow presentation, available in Appendix B.

## **2. Break-out Groups**

The forum participants then randomly divided into five (5) “break-out groups” to discuss content from previous plans and to provide new ideas and input. Every break-out group began with a discussion of the Vision statement. Next, the groups focused on their individual topic areas:

Group 1: Land Use

Group 2: Housing

Group 3: Economic Development and Services and Facilities

Group 4: Transportation and Circulation

Group 5: Natural and Cultural Resources and Open Space and Recreation

Five (5) SRPEDD staff persons facilitated discussions, one for each breakout group. One-page handouts presented content from previous plans. These handouts are available in Appendix C.

The breakout facilitation consisted of two steps:

First, participants introduced themselves and collectively defined their topic area. They then took several minutes to review the handouts. Each person was encouraged to offer ideas, which were then discussed openly within the group. During the conversation, the SRPEDD facilitator or a meeting participant took notes, transcribing the ideas on large note paper. This portion of the session took about one and one-half (1.5) hours.

## **3. Closing Remarks and Voting**

The forum closed with a “thank you” expressed to all participants and Master Plan Committee members who contributed valuable input that will help describe the “Town’s desired future and how to make that future a reality.” SRPEDD outlined future plans for work on the Master Plan and



demonstrated how to stay in touch using the Planning Board's web page, the project web page, and the Master Plan Facebook page. On their way out, participants were asked to review each break-out group's notes, posted on the walls of the adjoining hallway, and to vote for what they found to be the most important comments from each group. Participants voted by simply placing "sticky dots" next to a chosen item. Photos of the large note pads recording each group's comments and votes are available in Appendix E.

## Vote Counts, Top Comments by Element, and Six Main Themes

In order to organize and analyze all comments received at the workshop, SRPEDD created a simple database. The database tallied votes for each of the 63 comments. A total of 123 votes were cast. One (1) comment received a maximum of eleven (11) votes. Twenty-one (21) comments received the minimum of zero (0) votes. The average vote count was 1.95.

Vote Count	Number of Comments Receiving Each Vote Count	Percent of Comments Receiving Each Vote Count
11	1	2%
10	0	0%
9	0	0%
8	0	0%
7	4	6%
6	0	0%
5	4	6%
4	4	6%
3	6	10%
2	7	11%
1	16	25%
0	21	33%
<b>Total</b>	<b>63</b>	<b>100%</b>

A comprehensive list of all 63 comments is available in Appendix F, organized by Master Plan element. All comments will be reviewed and considered during the creation of each Master Plan element and during dedicated public workshops. However, the remainder of this report will only present those comments that received two (2) or more votes. These 26 comments are “above-average” vote-getters (greater than 1.95 votes) and represent the largest areas of consensus at this time.

Moreover, the process of analyzing all comments allowed for even greater clarity by revealing six (6) broad themes that appeared across all break-out groups. These are:

- (1) Preserve and work with Carver's small town, rural character.
- (2) Encourage the types of jobs and businesses already found in Carver.
- (3) Promote growth in appropriate locations.
- (4) Meet the needs of all of Carver's citizens, especially seniors and young households.
- (5) Increase transportation safety and connectivity for all types of users.
- (6) Pursue a cost-effective increase in needed Town services.

These overarching themes merit close attention during all subsequent civic engagement efforts and

the Master Plan work. These themes also help SRPEDD understand how Carver's residents see their town – their "Vision" for the community. Appendix F labels each comment with one of the six (6) main themes, where applicable.

## Master Plan Vision

Ten (10) comments explicitly addressed the Master Plan Vision. However, all groups' comments provided insight into this important idea and helped identify the six (6) main themes above. The primary Vision comments, presented as transcribed at the forum, were:

Element	Comment	Votes
Vision	Cranberry industry needs full support of town to maintain cranberry/agriculture as top priority.	5
Vision	Council on Aging - possible new facility/relocate from current location.	5

These comments emphasize the needs of existing residents and businesses. This theme continues throughout all the groups and will clearly influence the Master Plan and its recommended action items. Moreover, subsequent workshops will seek to further clarify just how Carver's residents see their Town and how best to build upon that "Vision."

## Land Use

The Land Use break-out group created thirteen (13) comments. The comments receiving the most consensus support were:

Element	Comment	Votes
Land Use	Local, Private Land Trust would be a good, safe way to conserve land "for Carver, by Carver."	4
Land Use	Spring Street's new zoning is good (hotel, restaurant, gas station, office/R&D)	4
Land Use	Build on the very good Edaville Development. More of the same.	3
Land Use	The Great Cedar Swamp is an asset to protect and promote	2

Much like the Vision comments, above, these statements emphasize "building upon what Carver already is and has." For example, two areas of existing and potential development – Edaville and the

new Spring Street Innovation District – serve as character studies for the type of built environment and regulatory framework the Town should continue to pursue. Similarly, the natural environment and a discrete method to protect it “for Carver, by Carver,” are identified as key to the existing and future character of Town.

## Housing

There were three (3) Housing comments generated during the Master Plan Workshop. All three (3) were above average vote-getters:

Element	Comment	Votes
Housing	Continue and further develop programs to rehab and reuse existing housing: (1) address abandoned houses, (2) work to count existing structures on the state affordable housing inventory to avoid 40B developments that don't fit the town, (3) support current residents with housing rehab needs, (4) preserve historic structures.	7
Housing	Manage growth to preserve rural character of Carver with special consideration to impacts on groundwater supply.	7
Housing	Target any new housing to young Carver residents forming their own households; expand housing options such as renting and smaller units.	4

In addition to ensuring that future housing development maintains the character of Town and works with existing structures, these comments begin to identify particular populations who need special attention. These populations broadly include “current residents,” but also specifically include young people “forming their own households.” All future housing initiatives should be sure to include strategies, such as local preference units and production of moderately unit sizes and types, that meet these needs.

## Economic Development and Services and Facilities

The Economic Development and Services and Facilities break-out group generated nine (9) comments. The most popular comments were:

Element	Comment	Votes
ED/SF	Maintain rural/small town character.	11
ED/SF	Edaville expansion to be kept in check - future development in character [with town]: water/sewer, roads, workers (housing/school), police/fire/EMS/DPW	5
ED/SF	Support local business initiatives.	4

ED/SF	More commercial business to fill in empty spaces.	2
ED/SF	Develop more neutral tax rate - business vs. residential.	2
ED/SF	Business types [should be]: light manufacturing, agricultural/farm stand/nurseries, manage mix of businesses (not so many pizza places).	2

As with other groups, this discussion centered on the prominent idea of supporting local, existing business types thereby maintaining Carver's existing "small town, rural character." In an interesting contrast to the Land Use group, which advocated for actively pursuing Edaville's continued development, the Economic Development group sought to ensure that Edaville made specific concessions to the Town based on its impact on Services and Facilities; these concessions include supporting basic infrastructure, such as water service and roadways, and safety services, such as police and fire.

There was only one (1) additional comment that specifically focused on Services and Facilities; this comment suggested the need for increased water service and received one (1) vote. While participants mentioned the new school project (which is up for a ballot vote on December 12, 2015) and the ongoing fire station construction, no further "official" comments were registered. SRPEDD acknowledges the need for further input and information on this topic and will actively solicit it at upcoming workshops and in interviews with Town staff and officials.

## Transportation and Circulation

Seven (7) comments were provided for the Transportation and Circulation element, four (4) of which received above average votes:

Element	Comment	Votes
Transportation	Sidewalks, sidewalks, sidewalks!! (federal aid; neighborhoods).	7
Transportation	Properly manage impacts of developments.	7
Transportation	Reduce speeding (through) enforcement.	2
Transportation	Expand public transit.	2

These comments acknowledge the safety and mobility needs of all transportation users – drivers, pedestrians, bikers, and transit riders. While Carver will likely remain a community that depends on automobile transportation – at least until the world runs out of gas or the zombie apocalypse occurs

and all the gads goes stale after two or three years – the Master Plan can advance appropriate interventions that create more “complete streets” for all Carver residents in appropriate locations around Town. In this regard, the Land Use, Housing, and Economic Development elements will seek to inform and respond to the Transportation and Circulation Element by describing desired development and the transportation services needed to effectively serve it.

## Open Space and Recreation and Natural and Cultural Resources

The Natural and Cultural Resources and Open Space and Recreation group created twenty (20) comments. The comments receiving the most consensus support were:

Element	Comment	Votes
OSR/NCR	Needs: Promote potential bike routes to the new regional bicycle plan being developed by the RPA and the other communities in S.E. Mass.	5
OSR/NCR	Assets: We have to promote uses and approaches that recognize and respect our cultural/historic/natural assets and the role that they play in the public and environmental health and integrity of our community.	3
OSR/NCR	Protect/Use Assets: Allow repurposing of agricultural property to preserve agricultural potential and allow farmer to recover revenue and operate more efficiently	3
OSR/NCR	Protect/Use Assets: We have to think of the community as a whole when we look at protection and preservation strategies.	3
OSR/NCR	Needs: The needs of all ages and abilities are not being met (especially if you take Myles Standish out of the equation).	3
OSR/NCR	Needs: We need places to walk, hike, and bike.	3
OSR/NCR	Assets: Aquifer, sand, wetlands, open spaces.	2

These statements recognize the central and active role that natural resources play in Town: agriculture is an economic engine for Carver; the Town’s forests and fields are valuable assets for recreation while also defining Carver’s character; and natural systems are key to the “health and integrity” of the community. While these resources are already prominent in the way the town functions as a whole, not all residents have easy access to them. Any future planning related to these Master Plan elements must seek to bridge these gaps while building upon existing strengths and protecting vital environmental systems such as aquifers and habitats.



## **Conclusion**

The Carver Master Plan Discovery Workshop was just the first step in a sustained and comprehensive civic engagement campaign. Similarly, this document is just the first step in identifying issues that are important to the citizens and businesses of Carver. Nevertheless, these key “consensus comments” and six (6) main themes are very likely to reappear in future Master Plan workshops. These comments will be incorporated into the text and spirit of the plan to ensure that it responds directly to the needs and desires of the public as identified here and in future outreach.

# Carver Master Plan Discovery Workshop

Wednesday, September 23, 2015



## Appendix A: Workshop Agenda and Comment Card



## **CARVER MASTER PLAN DISCOVERY WORKSHOP**

Wednesday, September 23, 2015

6:00 PM - 9:00 PM

Will Sinclair, Master Plan Committee Chair  
Town of Carver Planning Board

Marlene McCollem  
Town of Carver Planner

Jed Cornock, Katie Goodrum, Grant King, Bill Napolitano, Don Sullivan  
Southeastern Regional Planning and Economic Development District (SRPEDD)

### **AGENDA**

**6:00 - 6:10:** Introductions

**6:10 - 6:30:** What is a Master Plan?

**6:30 - 6:45:** Refreshment Break

**6:45 - 7:45:** Discussion and Planning Groups

**7:45 - 8:00:** Refreshment Break

**8:00 - 8:10:** Wrap-up, Next Steps

**8:10 - 9:00:** Adjourn, VOTING EXERCISE, Comment Cards

Master Plan Web Page: [www.srpedd.org/carver-master-plan](http://www.srpedd.org/carver-master-plan)

Master Plan Facebook Page: <https://www.facebook.com/carverplan>

SRPEDD contact: Grant King, AICP, [gking@srpedd.org](mailto:gking@srpedd.org), 508.824.1367



## CARVER MASTER PLAN DISCOVERY WORKSHOP COMMENT CARD

Please submit your comments relating to the Carver Master Plan:

- What are the top issues for the Town's development into the future?
- Do you have suggestions for the public input process?
- Any general questions?

You may also provide input via the project website, Facebook, or email (see below). All comments will be collected and added to the public record.

Comments:

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Your Name: \_\_\_\_\_

Contact Info: \_\_\_\_\_

Visit the project website at [www.srpedd.org/carver-master-plan](http://www.srpedd.org/carver-master-plan) for updates, online discussion, and more!  
"Like" us on Facebook at [www.facebook.com/carverplan](http://www.facebook.com/carverplan).

Please submit all comments by **5PM on Wednesday, October 14, 2015** to either of the following:

**Carver Planning Board**  
108 Main Street  
Carver, MA 02330  
(508) 866-3400

**SRPEDD**  
88 Broadway  
Taunton, MA 02780  
(508) 824-1367 x318  
[gking@srpedd.org](mailto:gking@srpedd.org)

# Carver Master Plan Discovery Workshop

Wednesday, September 23, 2015



## Appendix E: Recorded Comment Photos



# Open Space / Natural Resources (Green) <sup>①</sup>

## ④ Assets

- ① Corvex has the potential to realize the 2 Vision State goals.
- ② • Large number of hist. & cultural resource (buildings, sites, etc.)
- ③ Myles Standish; bogs; Edaville
- ④ Aquifer; sand; wetlands; open space



② (5) We have to promote uses and approaches that recognize and respect our cultural/historic/natural assets and the role that play in the public and environmental health and integrity of our community

• (6) Promote the reuse and repurposing of brownfields & grayfields as opposed to exclusive use of green space or open/natural land for new development

(7) Conservation subdivision provisions help to protect our assets

• (8) PCAAC has produced materials on open space & Management plan for the Aquifer - reconnection

(9) Historic Preservation Plan is needed



③ How well do we protect & use these assets

① Road de-icing practices are protecting the Aquifer

② Allow repurposing of ag. property  
•• to preserve ag. potential and allow farmer to recover revenue & operate more efficiently

③ We need the staffing to help preserve our rural character/assets

④ We have to think of the  
•• "Community" as a whole when we look @ protection and preservation strategies



① Are our O.S. & Rec. needs being met?

① No. The needs of all ages and

- abilities are not being met (especially if
- you take Myles Standish out of the equation)

- ② We need places to walk, hike and bike

- ③ We need what we do have to be maintained (budgets & staff)

④ We need more multi-purpose fields

⑤ We need to address the ADA

- Transition Plan in the 2010 ~~OSR~~

Open Space Plan  
↓  
and Recreation

- ⑥ Improve access to our recreational facilities



- ②
- ⑦ Promote potential bike routes to
- the new Regional Bicycle Plan being
  - developed by the RPA and the
  - other communities in S.E. Mex.



# TRANSPORTATION

••••• SIDEWALKS, SIDEWALKS,  
SIDEWALKS !! 1. FED  
2. AID  
NEIGHBORHOODS

••••• PROPERLY MANAGE IMPACTS  
OF DEVELOPMENTS

••• REDUCE SPEEDING - ENFORCEMENT

BETTER + MORE BICYCLE - SHARROWS  
ACCOMMODATIONS \* SHOULDERS

• EXPAND PUBLIC TRANSIT •



# TRANSPORTATION

- ~~#~~ ENCOURAGE ACCESS MANAGEMENT
  - REDUCE/CONSOLIDATE DRIVEWAYS

IMPROVE PAVEMENT CONDITIONS



# Economic Development (RED) ①

## VISION

- 2001 STILL ACCURATE / RELEVANT
- CONTINUE AGRICULTURAL PRESERVATION
- RESTRICTIONS (APR)  
~~SOME FARM OPTIONS?~~
- CRANBERRY INDUSTRY NEEDS FULL SUPPORT OF TOWN TO MAINTAIN CRANBERRY / AGRICULTURAL AS TOP PRIORITY
- SOLAR FARM ~~OPTION~~ OR OPTION TO HELP GROWERS?

- 
- MORE COMMERCIAL BUSINESSES ●●  
FILL IN EMPTY SPACES. ~~SUPP~~
  - SUPPORT LOCAL BUSINESS INITIATIVE ●●●●
  - REZONING TO INCREASE / IMPROVE BUSINESS ZONE
  - AIRPORT COMMERCIAL DISTRICT? ●
  - MAKE CARVER MORE "BUSINESS-FRIENDLY" (43D) - TAXES MORE NEUTRAL



(2)

- BRING INFRASTRUCTURE (WATER)  
TO MORE PROPERTIES
- MAINTAIN RURAL/SMALL TOWN  
CHARACTER ●●●●●●●●●●
- DEVELOP MORE NEUTRAL TAX RATE -  
BUSINESS VS. RESIDENTIAL ●●
- BUSINESSES (TYPES)
  - LIGHT MANUFACTURING
  - AGRICULTURAL / FARM STANDS / NURSERIES
  - MANAGE MIX OF BUSINESSES (NOT 20  
PIZZA PLACES)
- • EDVILLE EXPANSION TO BE KEPT  
●● IN CHECK - FUTURE DEV. IN CHARACTER
  - WATER / SEWAGE ●●●●
  - ROADS
  - WORKERS - HOUSING / SCHOOL
  - POLICE / FIRE / EMS / DPW



# SERVICES & FACILITIES

3

## VISION

- 2001 STILL ACCURATE/RELEVANT
- CONTINUE ADVANCING TECHNOLOGY
- PURSUE "COST EFFECTIVE METHODS TO BUILD/MAINTAIN TOWN FACILITIES (POLICE/FIRE/TOWN HALL)
- COUNCIL ON AGING - POSSIBLE NEW FACILITY - RELOCATE FROM CURRENT LOCATION
- TOWN COMMUNICATIONS GOOD - POSSIBLE TO REGIONALIZE? (CAREER AS PRIORITY)
- CONTINUE TO ENHANCE NEW TOWN WEBSITE
- PROVIDE EDUCATIONAL AND OTHER SUPPORT TO HELP WITH OPIOID/ADDICTIONS (SCHOOLS/POLICE)



• Continue & further develop programs to rehab and reuse

• existing housing

• • • • • — Address abandoned houses

• — Work to count existing structures on the state affordable inventory to avoid 40B developments that don't ~~match~~ fit the town

• — Support current residents with housing rehab needs

• — Preserve historic structures

• Target any new housing to young Carver residents forming their own households

• • • • • — Expand housing options such as renting and smaller units

• Manage growth to preserve rural character of Carver with special consideration to impacts on groundwater supply • • • • •

HOUSING



- Continue & further develop programs to rehab and reuse

- existing housing

- — Address abandoned houses

- — Work to count existing structures on the state affordable inventory to avoid 40B developments that don't ~~quite~~ fit the town

- — Support current residents with housing rehab needs

- — Preserve historic structures

- Target any new housing to young Career residents forming their own households

- — Expand housing options such as renting and smaller units

- Manage growth to preserve rural character of Career with special consideration to impacts on groundwater supply

HOUSING



# LAND USE (brown)

- "Moderate" Growth is what the previous plan wanted.

- We need business in the right locations in town.

- "Hospitality" / Service industries find Carver attractive, but Commercial taxes are too high.

mom  
+  
pop stores

→ - north & south Carver,  
Mixed-use, Home-based  
businesses

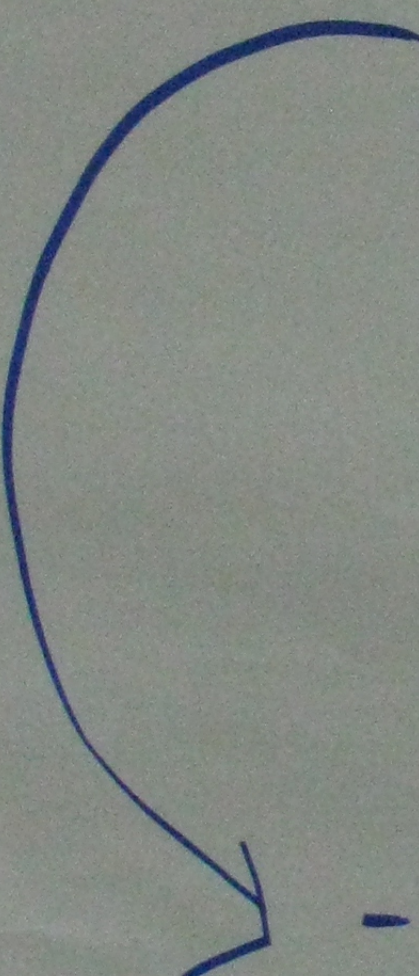


- We are "on the steps" of encouraging<sup>new</sup> businesses

- Rte 44 + N. Carver  
Water District  
projects

- active  
recruitment

- Tax/Business Zoning  
incentives



- mom & pop

- small chains

- Mixed-use

- home-based businesses



- big businesses need
- water infrastructure (like in North Carver.)

- Currently operating at a loss; target "big" business there to pay for it! VACANT LAND.

- Spring Street's New Zoning is good

- - hotel
- - restaurant
- - gas station
- - office / RND



— Examine & Improve on the  
(already good)  
"Cluster" bylaw.

— age-restricted /  
55+

— other bonuses for more  
conservation.

— In the right places,  
we need more compact  
zoning to allow different  
housing types (apartments,  
town houses)... for working  
families.



- South Carver Industrial growth (and water service) would be good, but North Carver should be priority.
- Explore "Regional" water system in South Carver w/ Wareham.
- Local, Private Land Trust would be a good, safe way to conserve land for Carver, ~~by~~ Carver.



# ~~Build on~~

- Build on the  
very good Edaville  
development. More!

- Tourist/Commercial  
Zoning is good for  
next to Myles Standish  
too

- restaurants
- out-fitters
- kayak rental



- Great Cedar Swamp  
●● is an asset to protect  
and promote.



# Carver Master Plan Discovery Workshop

Wednesday, September 23, 2015



## Appendix F: Recorded Comment Database

Element	Comment	Votes	Common Theme
ED/SF	More commercial business to fill in empty spaces.	2	(3) Promote growth in appropriate locations.
ED/SF	Support local business initiatives.	4	(2) Encourage the types of jobs and businesses already found in Carver.
ED/SF	Rezoning to increase/improve business zone.	0	(3) Promote growth in appropriate locations.
ED/SF	Airport Commercial District.	1	(3) Promote growth in appropriate locations.
ED/SF	Make Carver more "business-friendly", [Chapter] 43D, taxes more neutral.	0	(2) Encourage the types of jobs and businesses already found in Carver.
ED/SF	Bring infrastructure (water) to more properties.	1	(6) Pursue a cost-effective increase in needed Town services.
ED/SF	Maintain rural/small town character.	11	(1) Preserve and work with Carver's small town, rural character.
ED/SF	Develop more neutral tax rate - business vs. residential.	2	(2) Encourage the types of jobs and businesses already found in Carver.
ED/SF	Business types [should be]: light manufacturing, agricultural/farm stand/nurseries, manage mix of businesses (not so many pizza places).	2	(2) Encourage the types of jobs and businesses already found in Carver.
ED/SF	Edaville expansion to be kept in check - future development in character [with town]: water/sewer, roads, workers (housing/school), police/fire/EMS/DPW	5	(3) Promote growth in appropriate locations.
Housing	Continue and further develop programs to rehab and reuse existing housing: (1) address abandoned houses, (2) work to count existing structures on the state affordable housing inventory to avoid 40B developments that don't fit the town, (3) support current residents with housing rehab needs, (4) preserve historic structures.	7	(4) Meet the needs of all of Carver's citizens, especially seniors and young households.
Housing	Target any new housing to young Carver residents forming their own households; expand housing options such as renting and smaller units.	4	(4) Meet the needs of all of Carver's citizens, especially seniors and young households.
Housing	Manage growth to preserve rural character of Carver with special consideration to impacts on groundwater supply.	7	(1) Preserve and work with Carver's small town, rural character.
Land Use	The Great Cedar Swamp is an asset to protect and promote	2	(1) Preserve and work with Carver's small town, rural character.
Land Use	Build on the very good Edaville Development. More of the same.	3	(2) Encourage the types of jobs and businesses already found in Carver.
Land Use	Tourist/Commercial Zoning is good for next to Myles Standish Park, too (restaurants, out-fitters, kayak rental, etc.)	0	(3) Promote growth in appropriate locations.
Land Use	South Carver Industrial growth (and water service) would be good, but North Carver should be a priority.	1	(3) Promote growth in appropriate locations.
Land Use	Explore "Regional" water system with Wareham in South Carver.	0	(6) Pursue a cost-effective increase in needed Town services.
Land Use	Local, Private Land Trust would be a good, safe way to conserve land "for Carver, by Carver."	4	(1) Preserve and work with Carver's small town, rural character.
Land Use	Examine and improve upon the (already good) "Cluster" bylaw (age restricted 55+, other bonuses for more conservation).	0	(4) Meet the needs of all of Carver's citizens, especially seniors and young households.
Land Use	In the right places we need more compact zoning to allow different housing types (apartments, townhouses) for working families.	1	(1) Preserve and work with Carver's small town, rural character.
Land Use	"Moderate" growth is what the previous plan wanted.	0	(1) Preserve and work with Carver's small town, rural character.
Land Use	We need business in the right locations in town: North and South Carver	0	(3) Promote growth in appropriate locations.
Land Use	We are "on the steps" of encouraging new businesses: (1) Route 44 and North Carver Water District projects, (2) active recruitment of mom and pop, small chains, mixed-use, home-based businesses (3) tax/business zoning incentives.	0	(3) Promote growth in appropriate locations.
Land Use	Big businesses needs water infrastructure (like in North Carver); North Carver [water district] is currently operating at a loss; target all "big" business there to pay for it; there is vacant land	1	(3) Promote growth in appropriate locations.
Land Use	Spring Street's new zoning is good (hotel, restaurant, gas station, office/R&D)	4	(3) Promote growth in appropriate locations.

Element	Comment	Votes	Common Theme
OSR/NCR	Assets: Carver has the potential to realize the 2 Vision Statements/Goals.	0	-
OSR/NCR	Assets: Large number of historical and cultural resources (buildings, sites, etc.).	1	(1) Preserve and work with Carver's small town, rural character.
OSR/NCR	Assets: Myles Standish, bogs, Edaville.	0	(1) Preserve and work with Carver's small town, rural character.
OSR/NCR	Assets: Aquifer, sand, wetlands, open spaces.	2	(1) Preserve and work with Carver's small town, rural character.
OSR/NCR	Assets: We have to promote uses and approaches that recognize and respect our cultural/historic/natural assets and the role that they play in the public and environmental health and integrity of our community.	3	(1) Preserve and work with Carver's small town, rural character.
OSR/NCR	Assets: Promote the reuse and repurposing of brownfields and grayfields as opposed to exclusive use of green space or open/natural land for new development.	1	(3) Promote growth in appropriate locations.
OSR/NCR	Assets: Conservation subdivision provisions help to protect our assets.	0	(3) Promote growth in appropriate locations.
OSR/NCR	Assets: Plymouth Carver Aquifer Advisory Committee has produced materials on open space and (a) management plan for the Aquifer - reconvene.	1	(1) Preserve and work with Carver's small town, rural character.
OSR/NCR	Assets: Historic Preservation Plan is needed.	0	(1) Preserve and work with Carver's small town, rural character.
OSR/NCR	Protect/Use Assets: Road de-icing practices are protection the aquifer.	0	-
OSR/NCR	Protect/Use Assets: Allow repurposing of agricultural property to preserve agricultural potential and allow farmer to recover revenue and operate more efficiently	3	(2) Encourage the types of jobs and businesses already found in Carver.
OSR/NCR	Protect/Use Assets: We need the staffing to help preserve our rural character/assets.	1	(6) Pursue a cost-effective increase in needed Town services.
OSR/NCR	Protect/Use Assets: We have to think of the community as a whole when we look at protection and preservation strategies.	3	(4) Meet the needs of all of Carver's citizens, especially seniors and young households.
OSR/NCR	Needs: The needs of all ages and abilities are not being met (especially if you take Myles Standish out of the equation).	3	(4) Meet the needs of all of Carver's citizens, especially seniors and young households.
OSR/NCR	Needs: We need places to walk, hike, and bike.	3	(5) Increase transportation safety and connectivity for all types of users.
OSR/NCR	Needs: We need what we do have to be maintained (budgets and staff).	1	(6) Pursue a cost-effective increase in needed Town services.
OSR/NCR	Needs: We need more multi-purpose fields.	0	(4) Meet the needs of all of Carver's citizens, especially seniors and young households.
OSR/NCR	Needs: We need to address the ADA Transition Plan in the 2010 Open Space and Recreation Plan.	1	(4) Meet the needs of all of Carver's citizens, especially seniors and young households.
OSR/NCR	Needs: Improved access to our recreational facilities.	1	(4) Meet the needs of all of Carver's citizens, especially seniors and young households.
OSR/NCR	Needs: Promote potential bike routes to the new regional bicycle plan being developed by the RPA and the other communities in S.E. Mass.	5	(5) Increase transportation safety and connectivity for all types of users.
Transportation	Encourage access management to reduce/consolidate driveways.	1	(5) Increase transportation safety and connectivity for all types of users.
Transportation	Improve pavement conditions.	0	(5) Increase transportation safety and connectivity for all types of users.
Transportation	Sidewalks, sidewalks, sidewalks!! (federal aid; neighborhoods).	7	(5) Increase transportation safety and connectivity for all types of users.
Transportation	Properly manage impacts of developments.	7	(5) Increase transportation safety and connectivity for all types of users.
Transportation	Reduce speeding (through) enforcement.	2	(5) Increase transportation safety and connectivity for all types of users.
Transportation	Better and more bicycle accommodations (sharrows, shoulders).	0	(5) Increase transportation safety and connectivity for all types of users.

Element	Comment	Votes	Common Theme
Transportation	Expand public transit.	2	(5) Increase transportation safety and connectivity for all types of users.
Vision	2001 [Master Plan] is still accurate/relevant.	0	-
Vision	Continue agriculture preservation restrictions (APRs)	1	(1) Preserve and work with Carver's small town, rural character.
Vision	Cranberry industry needs full support of town to maintain cranberry/agriculture as top priority.	5	(2) Encourage the types of jobs and businesses already found in Carver.
Vision	Solar farm option to help [cranberry] growers.	1	(2) Encourage the types of jobs and businesses already found in Carver.
Vision	Continue advancing technology	0	-
Vision	Pursue "cost effective" methods to build/maintain town facilities (police/fire/town hall).	1	(6) Pursue a cost-effective increase in needed Town services.
Vision	Council on Aging - possible new facility/relocate from current location.	5	(4) Meet the needs of all of Carver's citizens, especially seniors and young households.
Vision	Town communications good - possible to regionalize ([with] Carver as priority).	0	(6) Pursue a cost-effective increase in needed Town services.
Vision	Continue to enhance new town website.	0	(6) Pursue a cost-effective increase in needed Town services.
Vision	Provide educational and other support to help with opioid/addictions (schools and police).	0	(6) Pursue a cost-effective increase in needed Town services.

**TOTAL**      **123**  
**COMMENTS**      **63**  
**AVERAGE**      **1.95**





## EXAMPLE WORKSHOP PRESENTATION AND DATA

*“Many of the major findings from the U.S. Census, the American Community Survey, the Division of Local Services, MassGIS, and town records are presented in the “Key Planning Information” sections of relevant Master Plan Chapters. They are also available for review in the Appendix. The data tell the story of Carver as a growing, economically healthy, middle-income town with an increasing share of older residents.”*

# **Carver Master Plan Workshop**



Land Use, Economic Development, Housing, and  
Agriculture

Thursday, January 21, 2016

Carver Middle High School Library  
60 South Meadow Road  
Carver, MA 02330

# Agenda for Tonight

*This is a very basic, big picture conversation. Just tell us what you think. No homework necessary.*

- 7:00 - 7:10: Introductions
- 7:10 - 7:40: Master Plan Introduction and Existing Conditions Presentation
- 7:40 - 8:00: Refreshment Break
- 8:00 - 9:30: Discussion and Planning Groups
- 9:30 - 9:45: Wrap-Up, Adjourn



# Agenda for Tonight

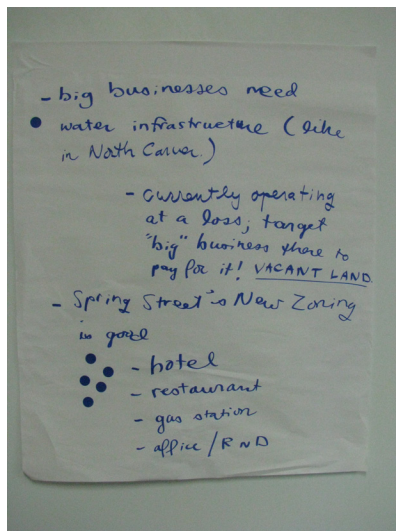
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- 9:30 - 9:45: Wrap-Up, Adjourn



# What is SRPEDD's role here?

- Listen to you
- Understand your goals
- Gather, analyze, and present information
- Make a plan that responds to your goals
- Deliver drafts to you
- Listen to you



+



=

What opportunities do we have?

What actions are needed?

What resources are required?

Who's in charge?

What are the main hurdles?



## Main Goals

## Who/What Info

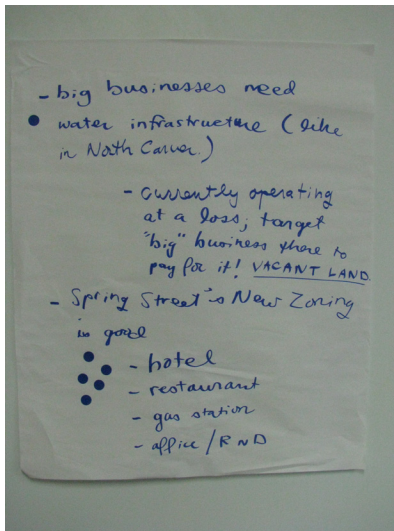
## Planning





# What is SRPEDD's role here?

- Listen to you
- Understand your goals
- Gather, analyze, and present information
- Make a plan that responds to your goals
- Deliver drafts to you
- Listen to you



+



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What opportunities do we have?

What actions are needed?

What resources are required?

Who's in charge?

What are the main hurdles?



**Main Goals**

**Who/What Info**

**Planning**



# Agenda for Tonight

*This is a very basic, big picture conversation. Just tell us what you think. No homework necessary.*

- 7:00 - 7:10: Introductions
- 7:10 - 7:40: Master Plan Introduction and Existing Conditions Presentation
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- 8:00 - 9:30: Discussion and Planning Groups
- 9:30 - 9:45: Wrap-Up, Adjourn



# What is a Master Plan?

- A comprehensive analysis of all aspects of community development
- A plan for a community's physical growth
- A long-range document (typical 5 to 10 year “life”; Carver's dates from 2001 and is, therefore, out-of-date)
- A guide for local public policy

*Such plan shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality. The comprehensive plan shall be internally consistent in its policies, forecasts and standards . . . [M.G.L. c. 41, s. 81D]*



# What type of information do we consider?



land use patterns



zoning and laws



town priority areas



ownership and rights



facilities and assets



water resources



conservation



habitat areas



agriculture



transportation



crash rates



environmental hazards



land values



development history



demographic and  
economic trends

**and ...**



... most importantly, your community's character, input, and goals.



- Public Workshops
  - Website and Facebook
  - Master Plan Committees
  - Existing Plans
  - Comment Cards

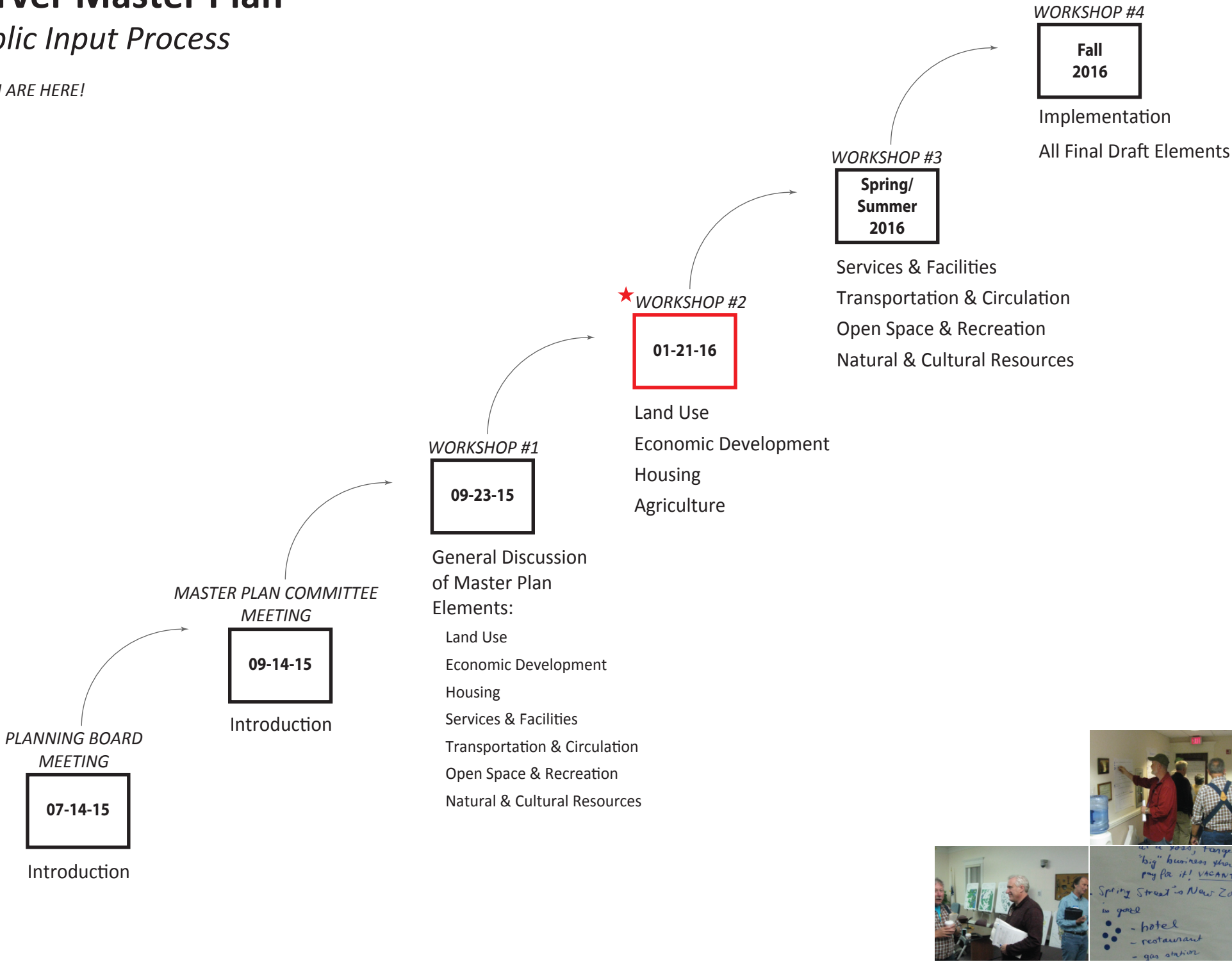




# Carver Master Plan

## Public Input Process

★ YOU ARE HERE!



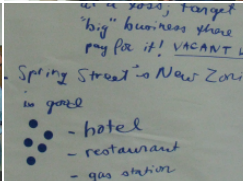
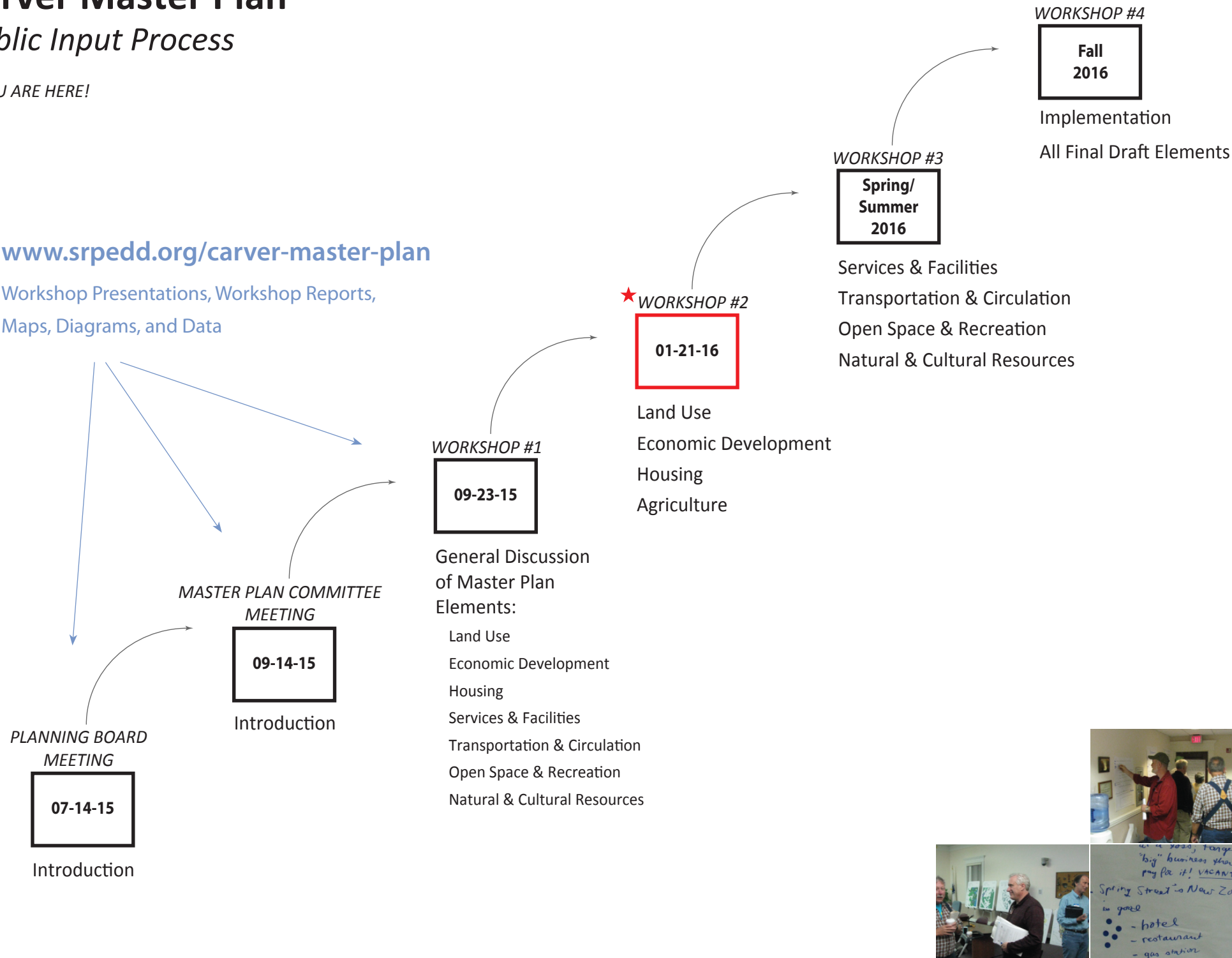
# Carver Master Plan

## Public Input Process

★ YOU ARE HERE!

[www.srpedd.org/carver-master-plan](http://www.srpedd.org/carver-master-plan)

Workshop Presentations, Workshop Reports,  
Maps, Diagrams, and Data



# What are the Elements of a Master Plan?

*State Requirements - M.G.L. c. 41, s. 81D directs Planning Boards to prepare a master plan with the following elements:*

- Statement of Goals and Policies
- Land Use
- Housing
- Economic Development
- Natural and Cultural Resources
- Open Space and Recreation
- Services and Facilities
- Transportation and Circulation
- Implementation Strategies



# What are the Elements of a Master Plan?

*State Requirements - M.G.L. c. 41, s. 81D directs Planning Boards to prepare a Master Plan with the following elements:*

- Statement of Goals and Policies
- Land Use
- Housing
- Economic Development
- Natural and Cultural Resources
- Open Space and Recreation
- Services and Facilities
- Transportation and Circulation
- Implementation Strategies
- Agriculture  
*an “extra” Element added by the Carver Master Plan Committee*



# Why Create a Master Plan?

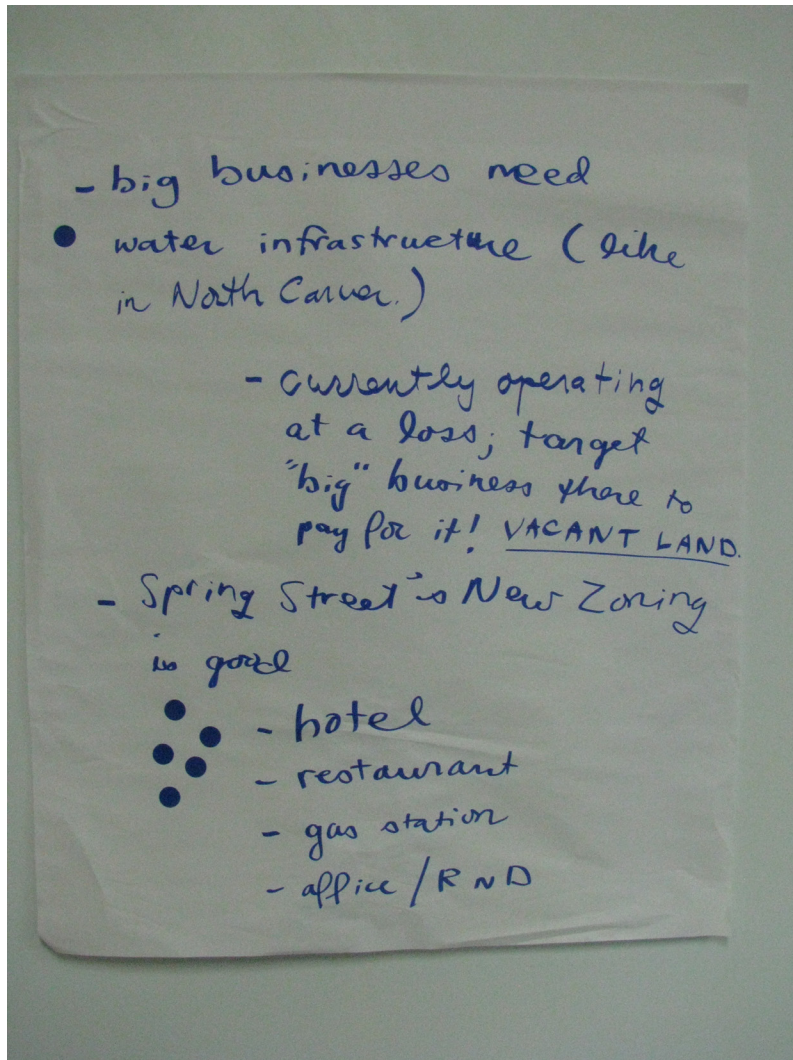
*A Master Plan helps communities:*

- Provide for orderly and predictable development
- Provide clarity to property owners, developers, and permitting authorities
- Promote open, transparent decision-making
- Set priorities for developing and maintaining infrastructure and public facilities
- Protect environmental resources
- Strengthen local identity





# The Town's Main Goals from September 23, 2015



Last Fall, we received 20 pages of comments from participants.



Participants used "sticky dots" to vote on what comments were the most important to them.



# Voting Results

Vote Count	Number of Comments Receiving Each Vote Count	Percent of Comments Receiving Each Vote Count
11	1	2%
10	0	0%
9	0	0%
8	0	0%
7	4	6%
6	0	0%
5	4	6%
4	4	6%
3	6	10%
2	7	11%
1	16	25%
0	21	33%
<b>Total</b>	<b>63</b>	<b>100%</b>

**SRPEDD created a simple database to analyze votes. The database tallied votes for each of the 63 comments. A total of 123 votes were cast. The average vote count was 1.95. Twenty-six (26) comments received 2 or more votes.**



# Common Themes

The process of analyzing all data and comments revealed six (6) broad themes. These are:

- (1) Preserve and work with Carver's small town, rural character.
- (2) Encourage the types of jobs and businesses already found in Carver.
- (3) Promote growth in appropriate locations.
- (4) Meet the needs of all of Carver's citizens, especially seniors and young households.
- (5) Increase transportation safety and connectivity for all types of users.
- (6) Pursue a cost-effective increase in needed Town services.





# Top Comments for Tonight's Elements

①

Element	Comment	Votes	Common Theme
ED/SF	Maintain rural/small town character.	11	(1) Preserve and work with Carver's small town, rural character.
ED/SF	Edaville expansion to be kept in check - future development in character [with town]: water/sewer, roads, workers (housing/school), police/fire/EMS/DPW	5	(1) Preserve and work with Carver's small town, rural character.
ED/SF	Support local business initiatives.	4	(2) Encourage the types of jobs and businesses already found in Carver.
ED/SF	More commercial business to fill in empty spaces.	2	(3) Promote growth in appropriate locations.
ED/SF	Develop more neutral tax rate - business vs. residential.	2	(2) Encourage the types of jobs and businesses already found in Carver.
ED/SF	Business types [should be]: light manufacturing, agricultural/farm stand/nurseries, manage mix of businesses (not so many pizza places).	2	(2) Encourage the types of jobs and businesses already found in Carver.

①

Element	Comment	Votes	Common Theme
Housing	Continue and further develop programs to rehab and reuse existing housing: (1) address abandoned houses, (2) work to count existing structures on the state affordable housing inventory to avoid 40B developments that don't fit the town, (3) support current residents with housing rehab needs, (4) preserve historic structures.	7	(1) Preserve and work with Carver's small town, rural character.
Housing	Manage growth to preserve rural character of Carver with special consideration to impacts on groundwater supply.	7	(1) Preserve and work with Carver's small town, rural character.
Housing	Target any new housing to young Carver residents forming their own households; expand housing options such as renting and smaller units.	4	(4) Meet the needs of all of Carver's citizens, especially seniors and young households.

①

Element	Comment	Votes	Common Theme
Land Use	Local, Private Land Trust would be a good, safe way to conserve land "for Carver, by Carver."	4	(1) Preserve and work with Carver's small town, rural character.
Land Use	Spring Street's new zoning is good (hotel, restaurant, gas station, office/R&D)	4	(3) Promote growth in appropriate locations.
Land Use	Build on the very good Edaville Development. More of the same.	3	(2) Encourage the types of jobs and businesses already found in Carver.
Land Use	The Great Cedar Swamp is an asset to protect and promote	2	(1) Preserve and work with Carver's small town, rural character.

①

Element	Comment	Votes	Common Theme
Vision	Cranberry industry needs full support of town to maintain cranberry/agriculture as top priority.	5	(2) Encourage the types of jobs and businesses already found in Carver.



(1) Preserve and work with Carver's small town, rural character.



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**(2) Encourage the types of jobs and businesses already found in Carver.**



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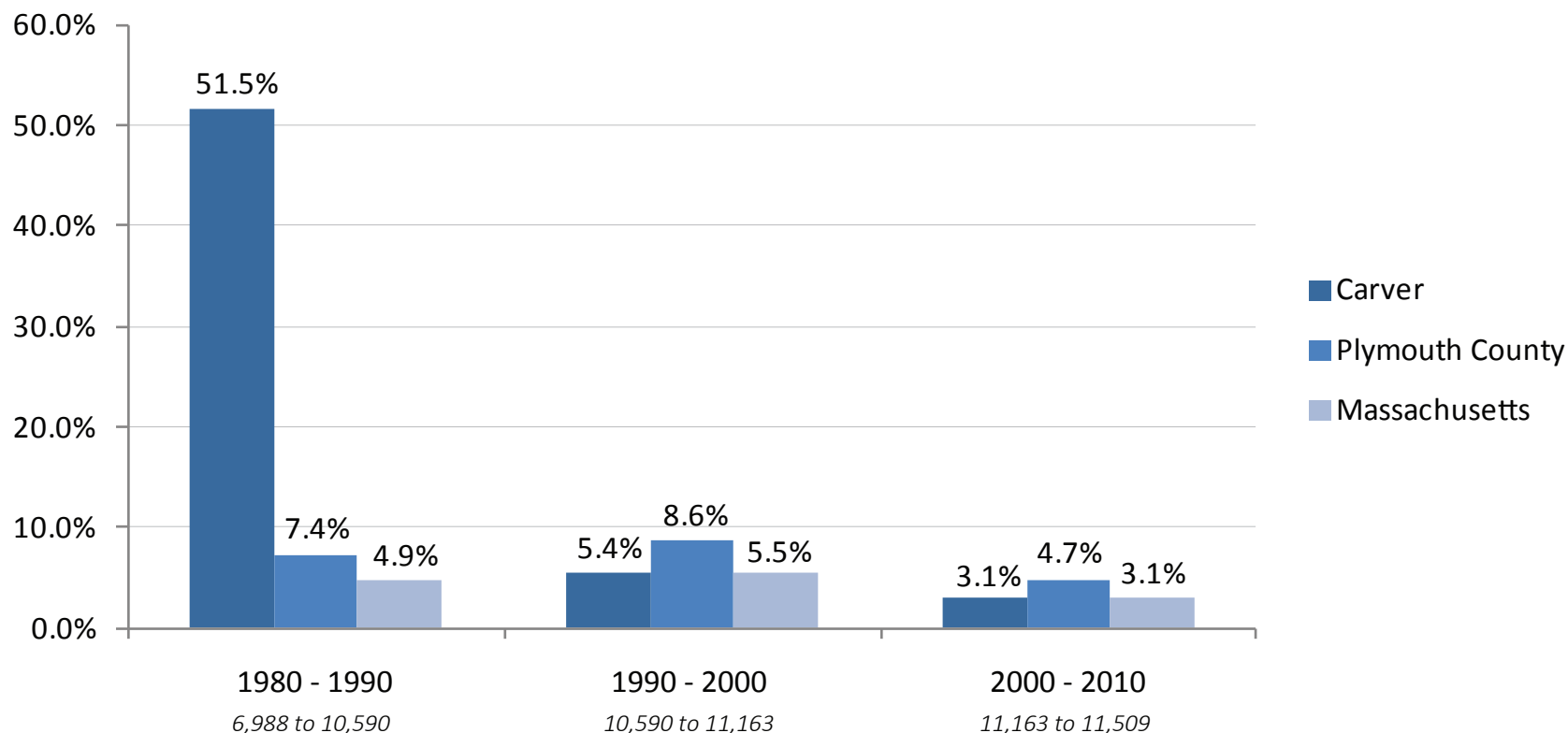


**(4) Meet the needs of all of Carver's citizens, especially seniors and young households.**





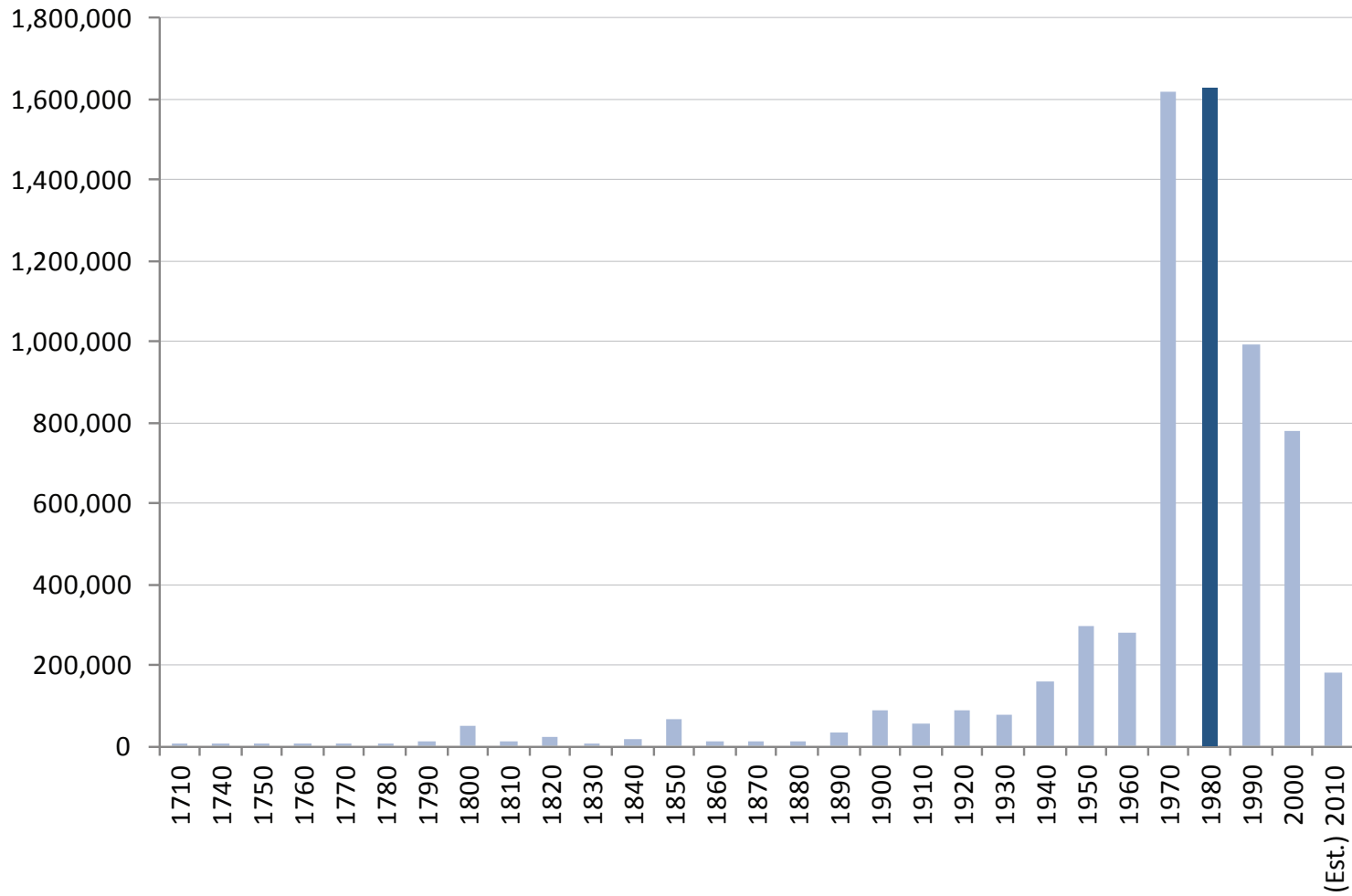
# Population Growth Rates by Decade



**Carver's population rose 51.5% from 1980 to 1990. Since then, growth rates are in line with those of MA and are lower than those of Plymouth County. In 2010, Carver had 11,509 residents.**



# Gross Building Floor Area by Decade (s.f.)

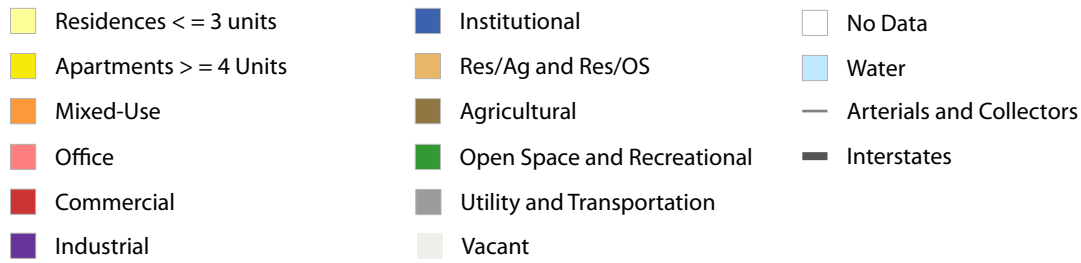


**Carver's population boom was mirrored by millions of square feet of built space, primarily single family homes. Building rates have declined from their peak in the 1980s.**

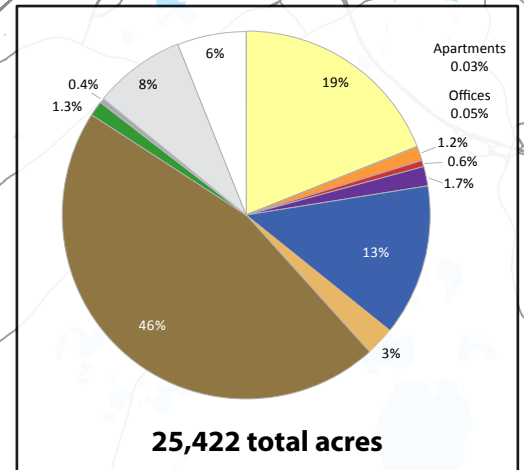
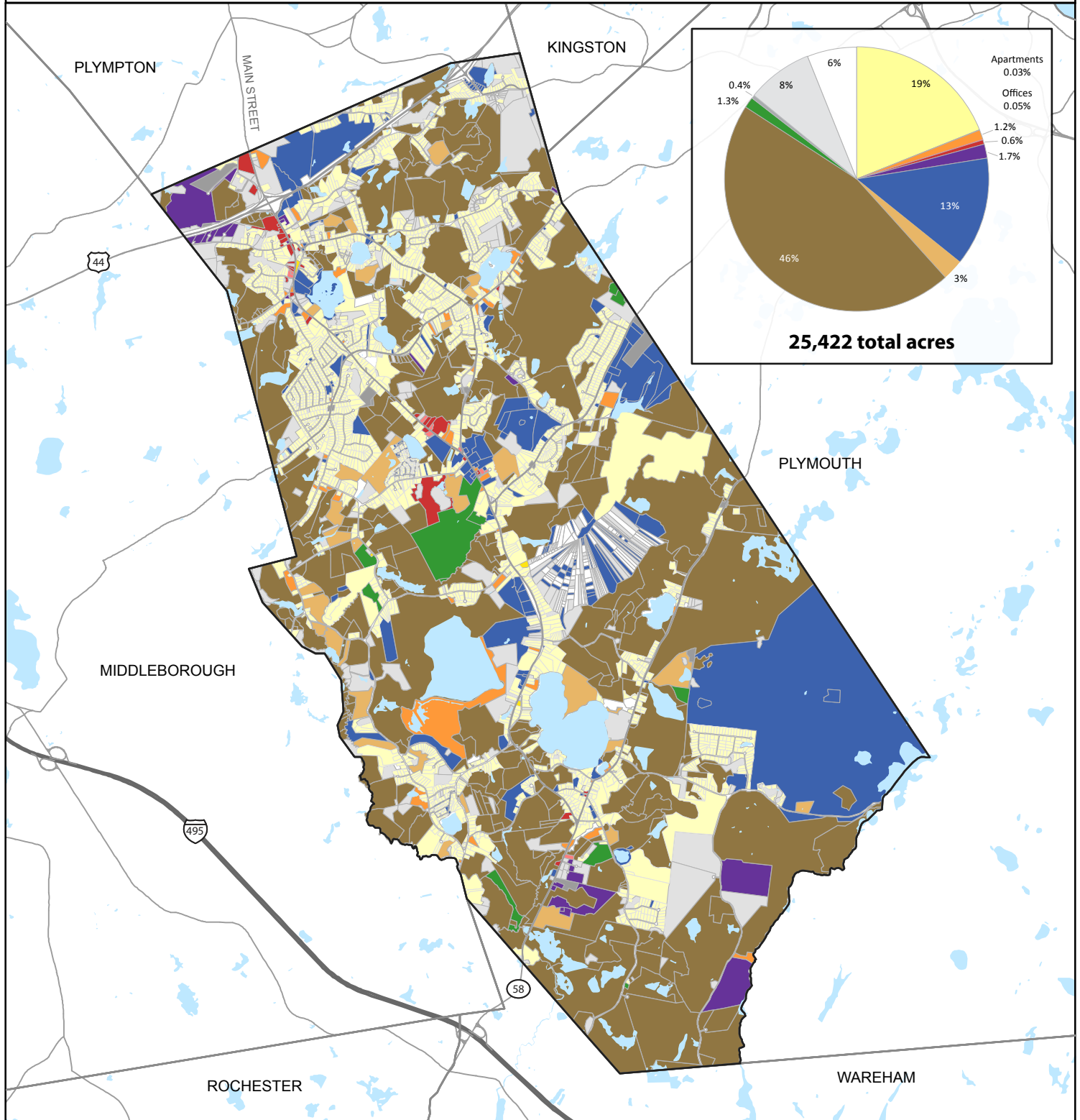





















# Town of Carver Land Use (MassDOR 2-Digit Codes, FY 14)



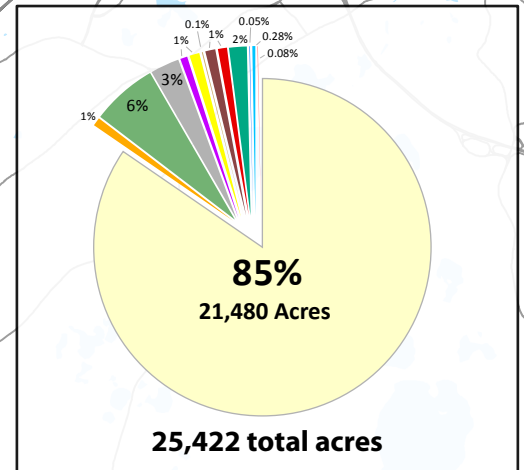
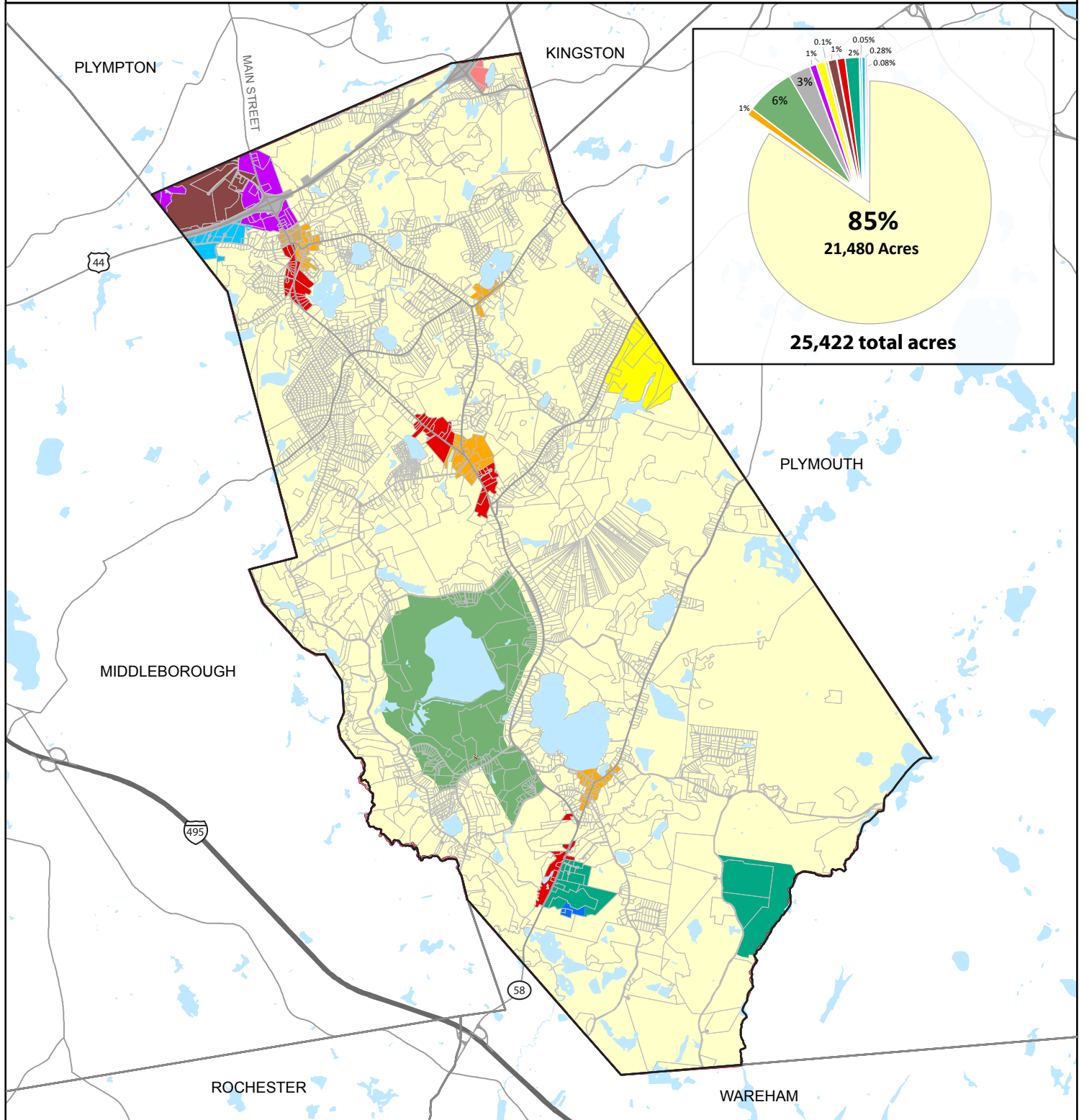
This map is for the sole purpose of aiding regional planning decisions and is not warranted for any other use. 06.21.15



# Town of Carver Zoning

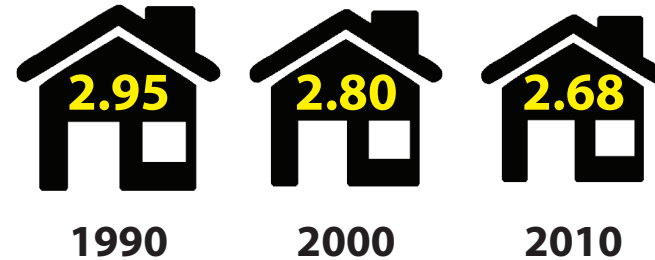
- |  |   |   |
|--|---|---|
|  Residential Agricultural |  Village Business    |  Spring Street Innovation District |
|  Village District         |  Green Business Park |  Local Roads                       |
|  Tourist Commercial       |  General Business    |  Interstates                       |
|  Route 44                 |  Industrial "A"      |  Arterials and Collectors          |
|  Highway Commercial       |  Industrial "B"      |  Water                             |
|  Airport District         |  Industrial "C"      |   |

This map is for the sole purpose of aiding regional planning decisions and is not warranted for any other use. 09.21.15



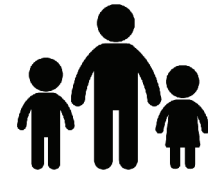
# Households

Average household size is decreasing.



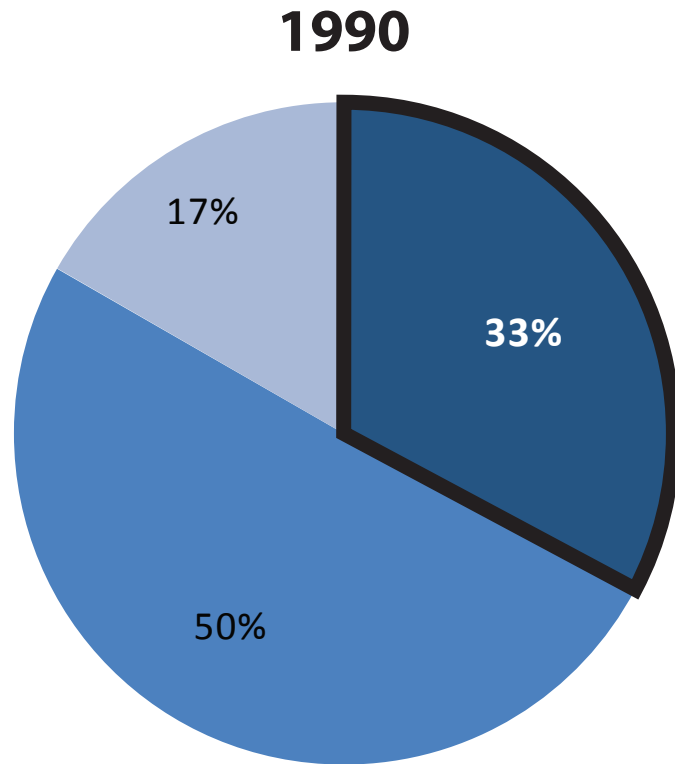
**30%** of Carver households include a person age **65+**  
(up slightly from 28% in 1990)

**30%** of households include children under 18  
(down significantly from 43% in 1990).

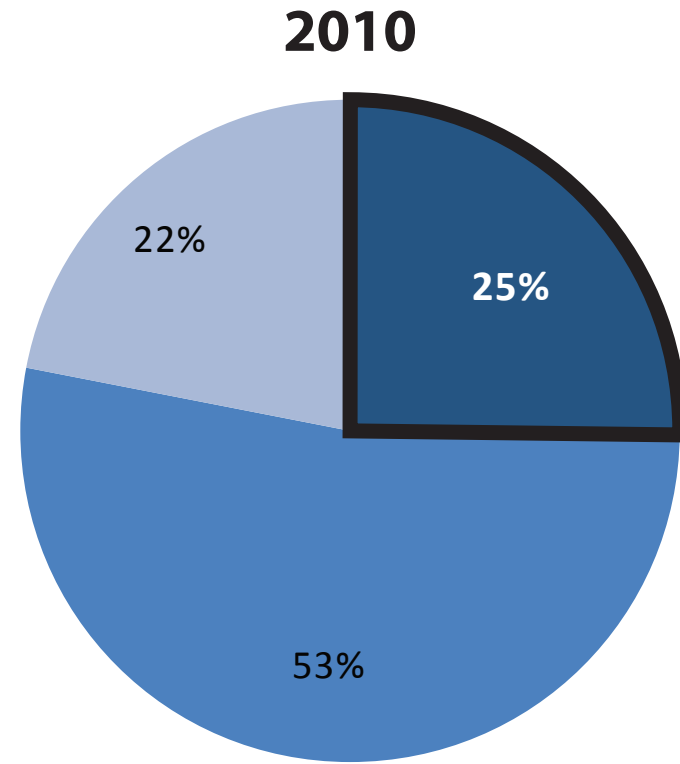




# Age Trends



**Median Age: 33.1**



**Median Age: 42.3**

■ "School Age" (Under 20)

■ "Working Age" (20 - 59)

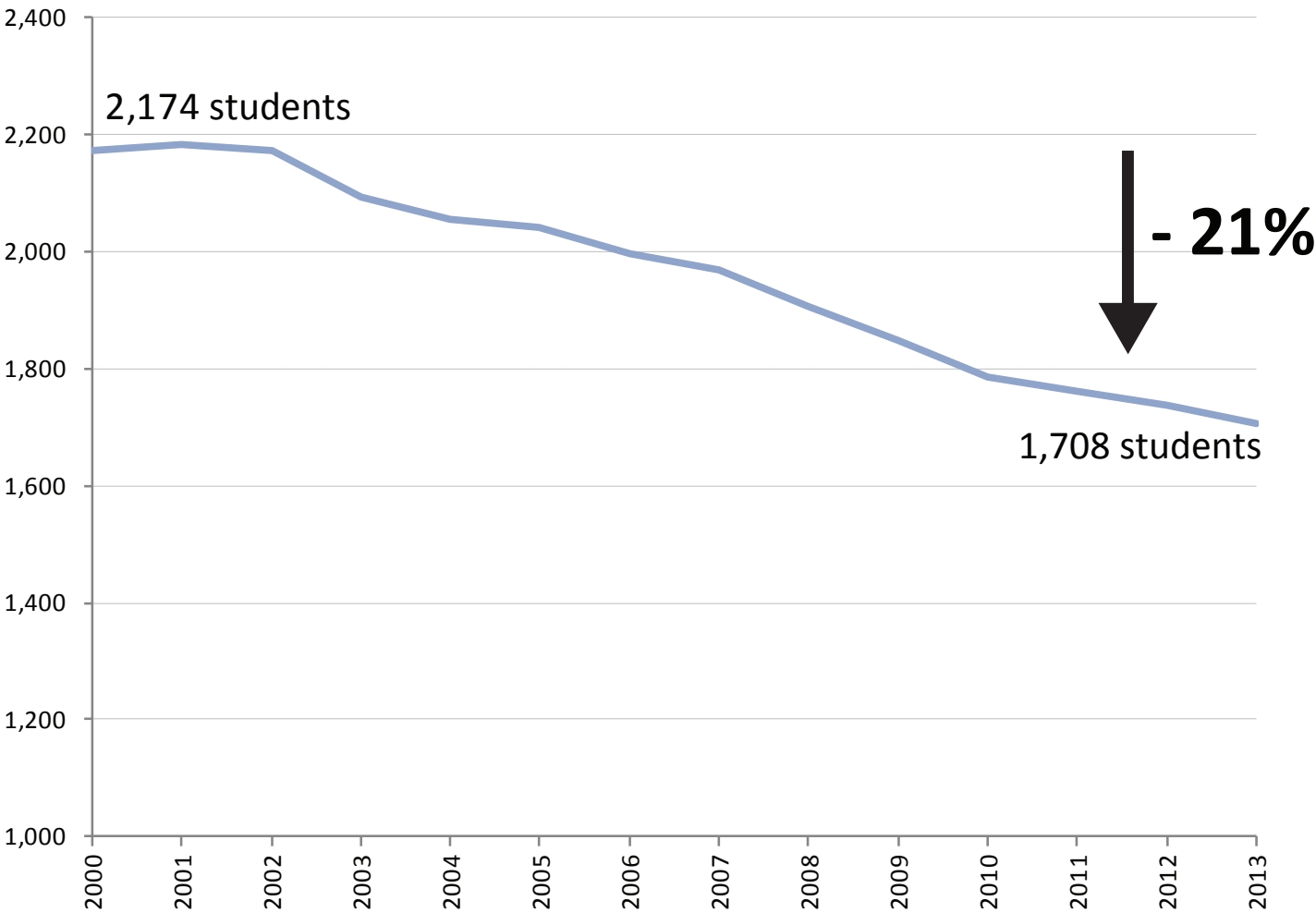
■ "Retirement Age" (60+)

**Carver's median age increased by 9 years from 1990 - 2010. The share of young, "School Age" people is declining.**





# School Enrollment



**Carver's student population declined by over 450 students from 2000 - 2010.**





Median Household Income in Carver is estimated at

**\$72,804**

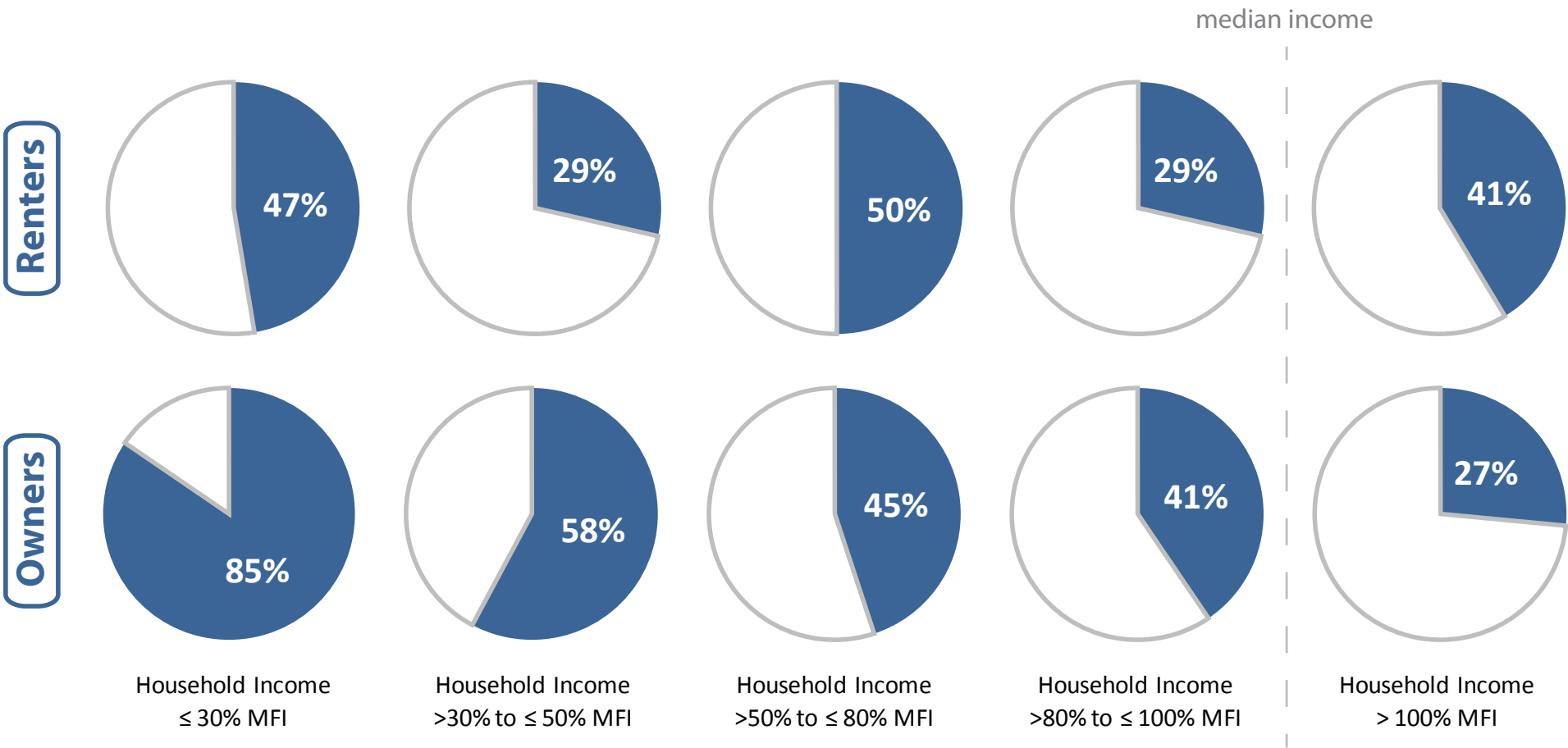
This compares to the  
median incomes in:

<b>Plymouth County</b>	<b>\$75,816</b>
<b>Bristol County</b>	<b>\$55,957</b>
<b>Massachusetts</b>	<b>\$67,846</b>





# Households Spending More than 30% of Income on Housing



Both renters and owners are experiencing housing cost burden. In all, 42% of Carver households have high housing costs. This compares to 37% in MA as a whole.



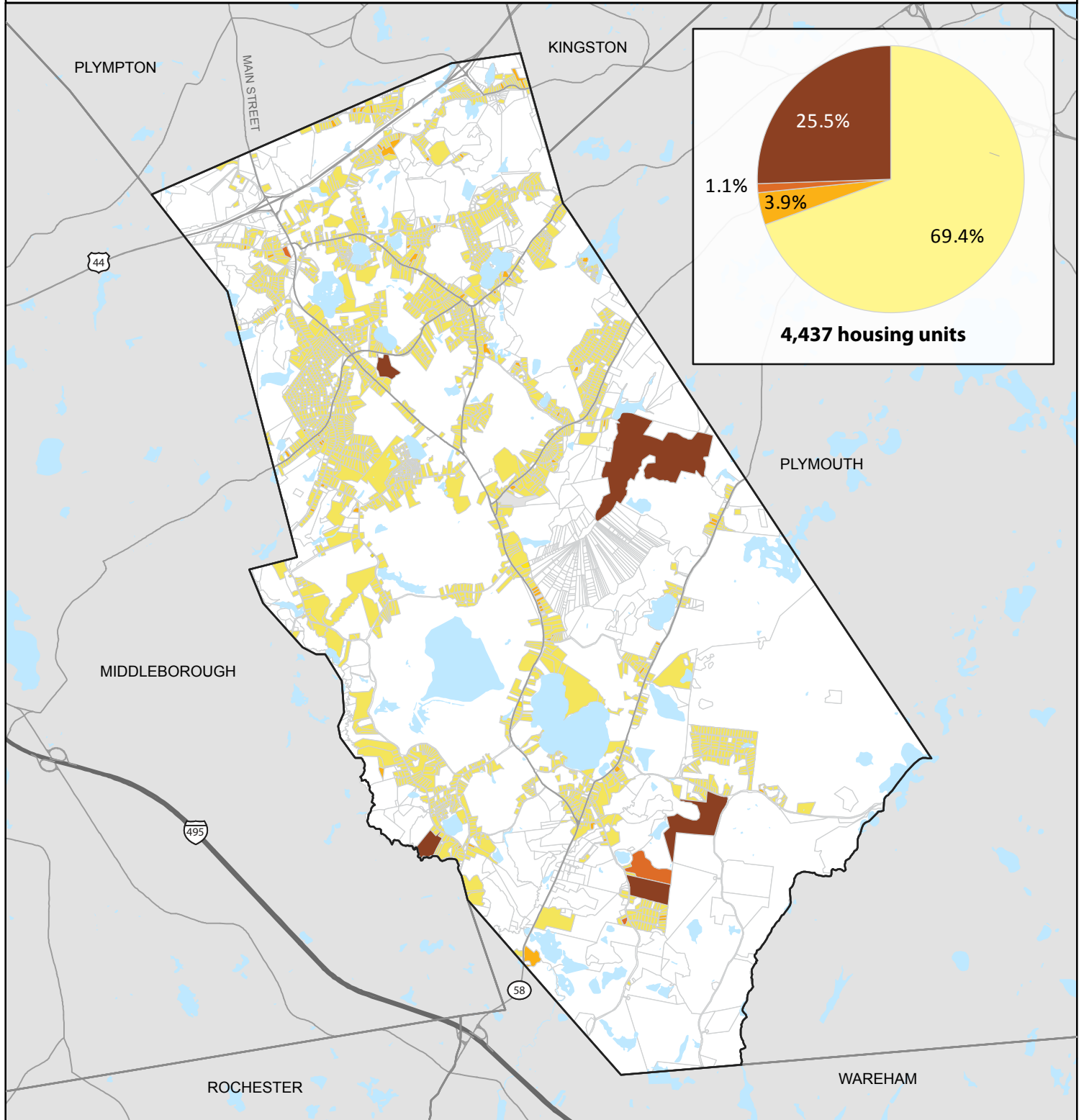


# Town of Carver Housing Types (2014 ACS and Parcel Analysis)

- 1 unit (detached)
- 1 unit (attached) or 2 units
- 3 or more units
- Mobile homes

- No Data
- Water
- Arterials and Collectors
- Interstates

This map is for the sole purpose of aiding regional planning decisions and is not warranted for any other use. 01.01.16





# Carver's Subsidized Housing Inventory (SHI)

	2010 Census Year Round Housing Units	SHI Units	Percent
Wareham	9,880	759	7.7%
Middleborough	8,921	509	5.7%
Plympton	1,039	51	4.9%
<b>Carver</b>	<b>4,514</b>	<b>146</b>	<b>3.2%</b>
Plymouth	22,285	692	3.1%

**In order to gain more control over the Chapter 40B process, Carver must have 10% of its housing stock on the state SHI. It currently has 3.2%.**





## Job Growth, 2001 - 2014

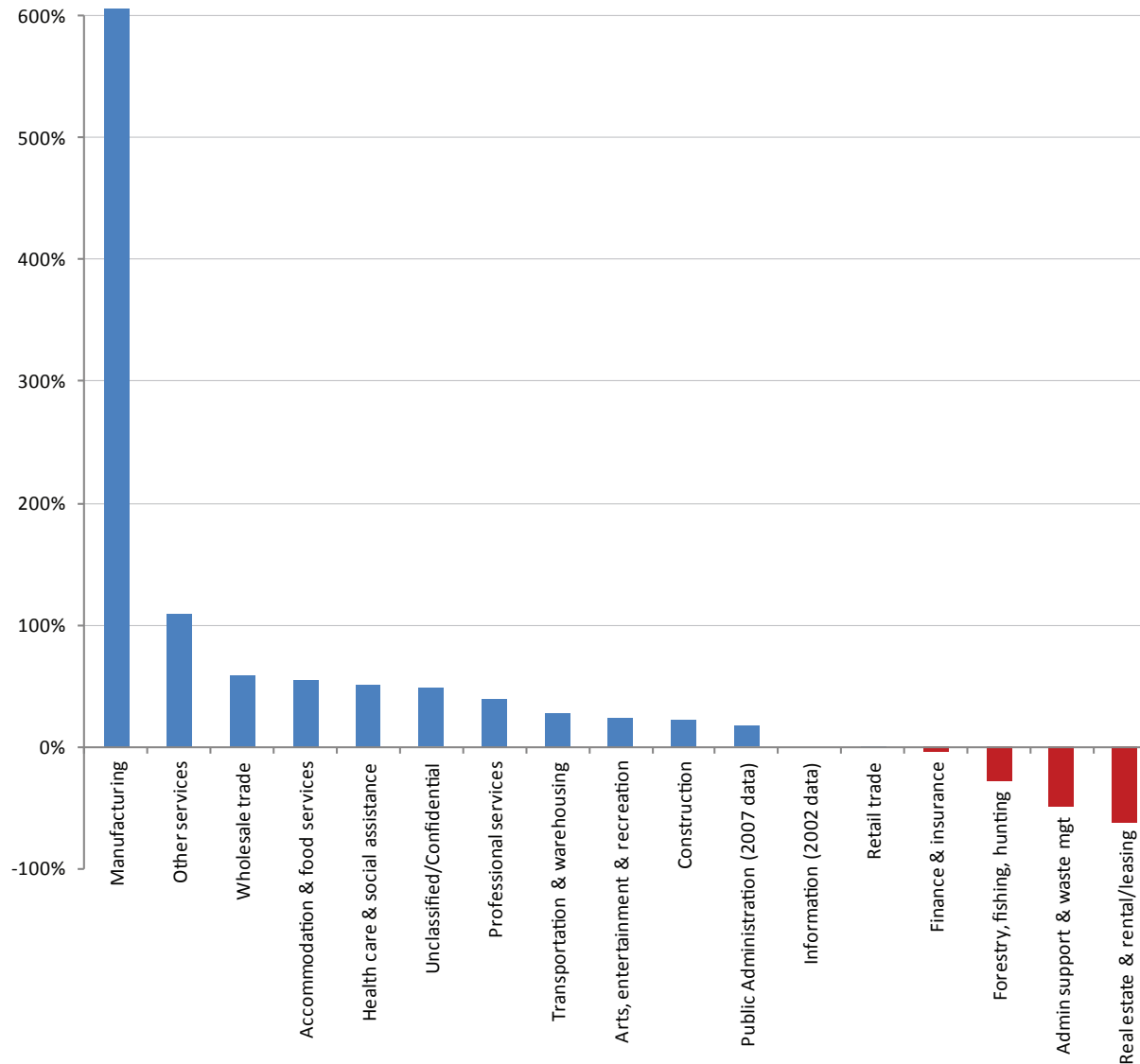
	2001	2014	Percent Change
<b>Carver</b>	<b>1,857</b>	<b>2,374</b>	<b>27.8%</b>
Plymouth	19,170	24,410	27.3%
Wareham	6,794	8,629	27.0%
Middleborough	7,698	8,640	12.2%
Massachusetts	3,276,103	3,362,286	2.6%
SRPEDD Region	236,627	238,960	1.0%

**Over this period, Carver's job growth significantly outpaced the state-wide and regional rates and was in line with most of its neighbors.**





# Job Growth by Sector, 2001 - 2014



**Most job sectors saw positive growth. The biggest gains were in Manufacturing and Services. The biggest losses were in Real Estate and Administrative Support.**





# Job Growth by Sector, 2001 - 2014

NAICS Code	Industry	2001	2014	Percent Change, 2001 - 2014	Percent of Total, 2014
31-33	Manufacturing	24	169	604%	7%
81	Other services	64	134	109%	6%
42	Wholesale trade	22	35	59%	1%
72	Accommodation & food services	126	195	55%	8%
62	Health care & social assistance	171	258	51%	11%
99	Unclassified/Confidential	221	328	48%	14%
54	Professional services	28	39	39%	2%
48-49	Transportation & warehousing	65	83	28%	3%
71	Arts, entertainment & recreation	79	98	24%	4%
23	Construction	210	256	22%	11%
92	Public Administration (2007 data)	251	294	17%	12%
51	Information (2002 data)	17	17	0%	1%
44-45	Retail trade	300	298	-1%	13%
52	Finance & insurance	33	32	-3%	1%
11	Forestry, fishing, hunting	119	86	-28%	4%
56	Admin support & waste mgt	83	42	-49%	2%
53	Real estate & rental/leasing	26	10	-62%	0%
All Industries		1,857	2,374	28%	100%

**Most job sectors saw positive growth. The biggest gains were in Manufacturing and Services. The biggest losses were in Real Estate and Administrative Support.**



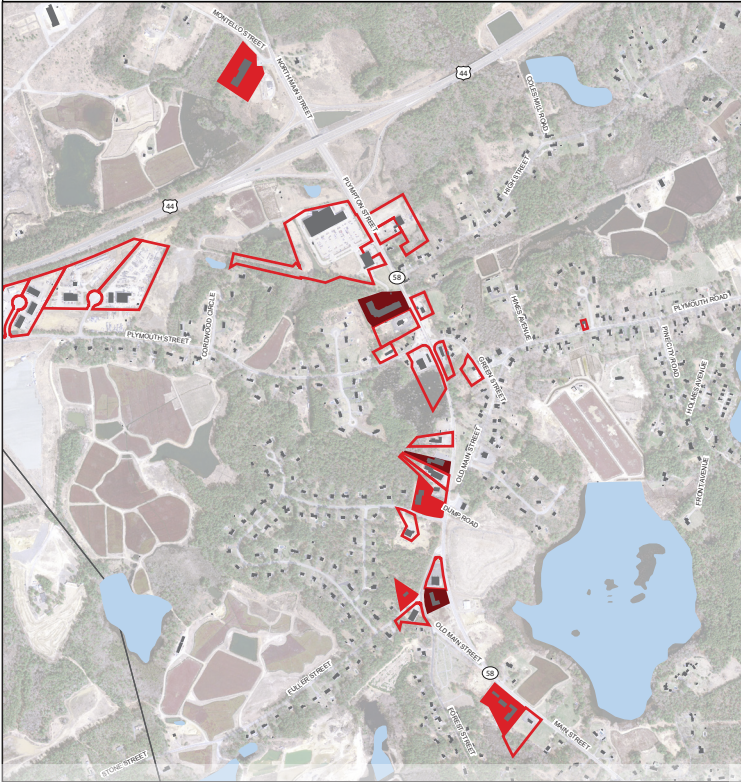


**North Carver: Vacant Commercial Space Survey (January 2016)**  
approximately 43,000 vacant s.f.

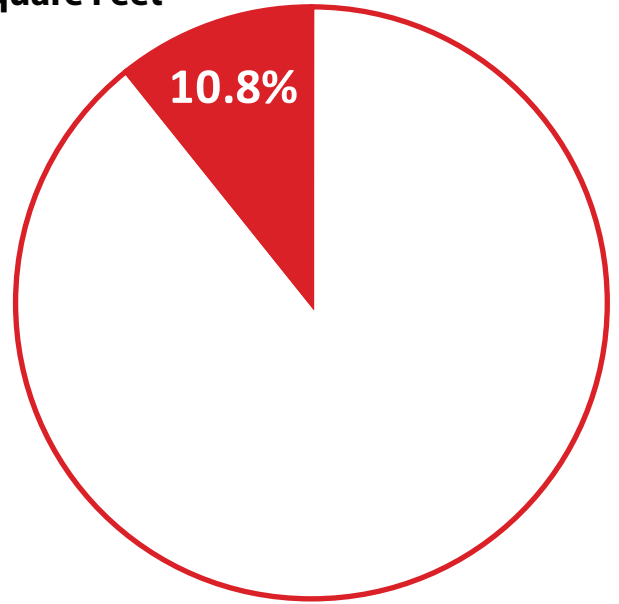
- Building
- Commercial Parcel, No Vacancy
- 1,000 - 4,999 vacant square feet
- 5,000 - 12,800 vacant square feet

This map is for the sole purpose  
of aiding regional planning  
decisions and is not warranted  
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1" = 1,000'



**69,000  
Vacant Commerical  
Square Feet**



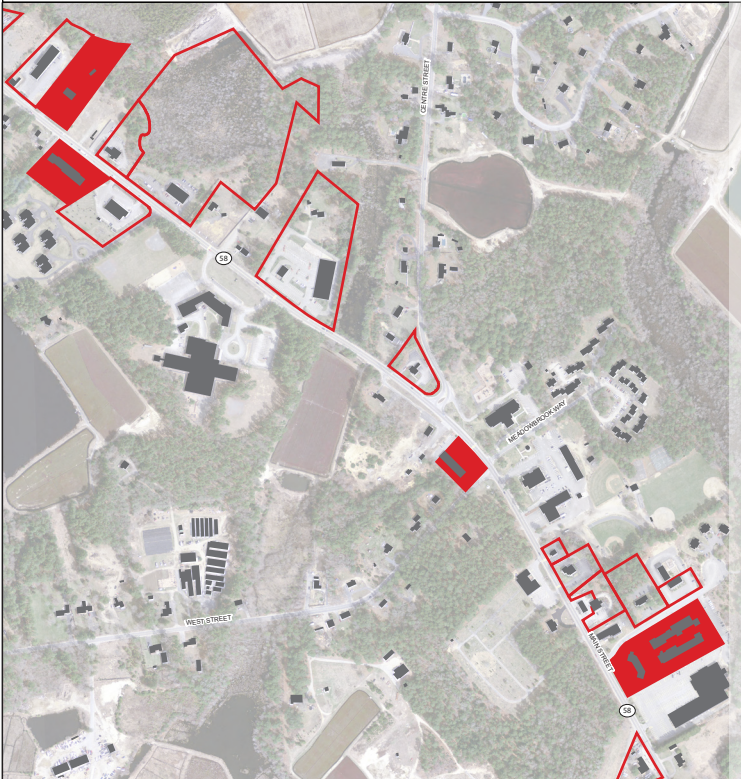
**640,000  
Total Commercial Square Feet**

**Carver Center: Vacant Commercial Space Survey (January 2016)**  
approximately 15,000 vacant s.f.

- Building
- Commercial Parcel, No Vacancy
- 1,000 - 4,999 vacant square feet

This map is for the sole purpose  
of aiding regional planning  
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1" = 500'

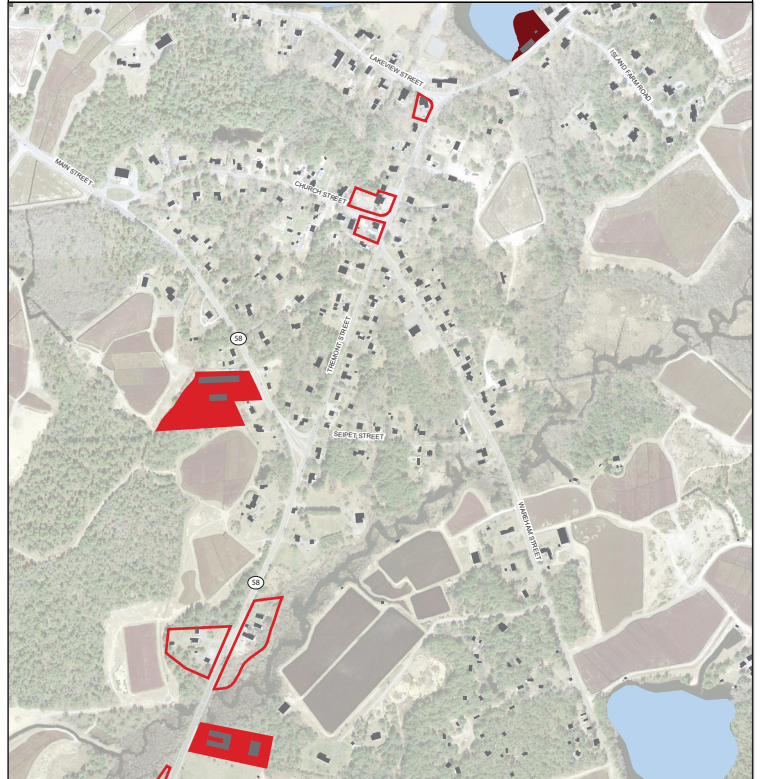


**South Carver: Vacant Commercial Space Survey (January 2016)**  
approximately 11,000 vacant s.f.

- Building
- Commercial Parcel, No Vacancy
- 1,000 - 4,999 vacant square feet
- 5,000 - 5,700 vacant square feet

This map is for the sole purpose  
of aiding regional planning  
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1" = 600'

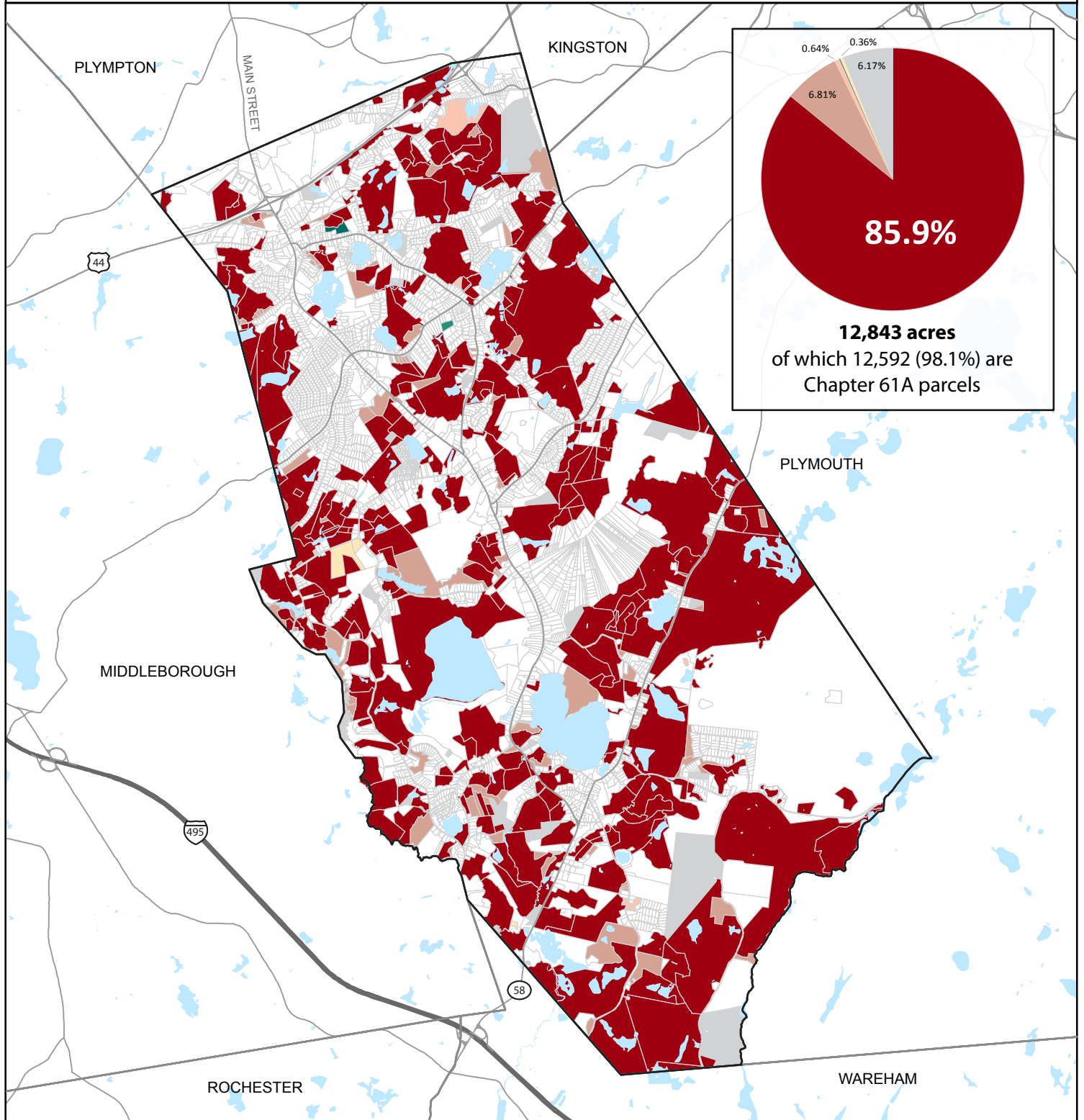




# Town of Carver Agriculture (By Primary Crop)

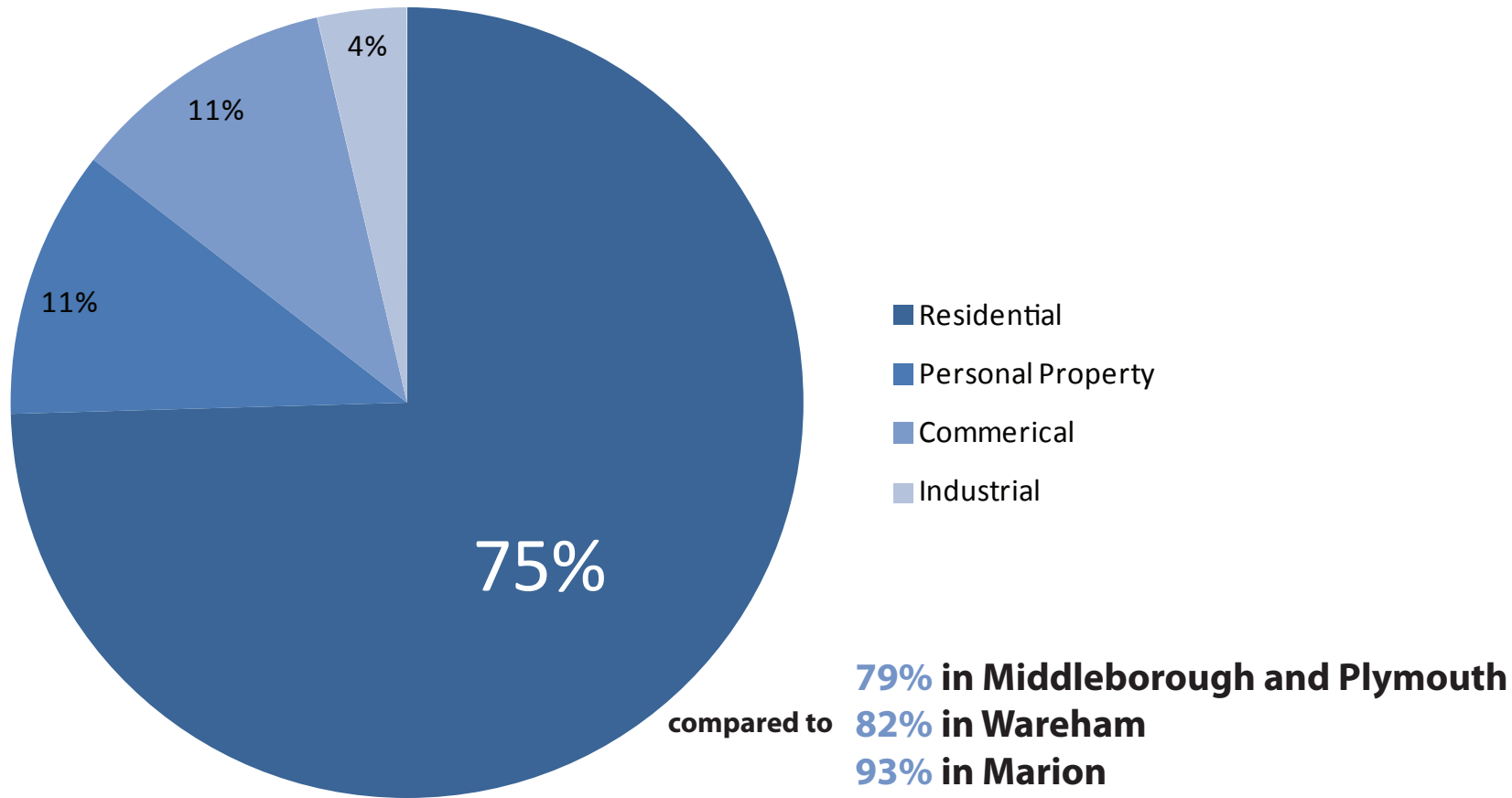
- Cranberry Bogs and Support Land
- Land Accessory to Cranberries
- Former Cranberries
- Christmas Trees
- Vegetables
- Grain or Hay
- None Apparent
- Non-Agricultural Parcels
- Water
- Arterials and Collectors
- Interstates

This map is for the sole purpose of aiding regional planning decisions and is not warranted for any other use. 01.15.16





## Tax Base, 2015



**Carver's tax base is 75% residential. This percentage is typically higher in similar communities. In 2015, the average single family tax bill in Carver is \$4,407 compared to \$4,782 in Plymouth and \$4,126 in Middleborough.**





# Coffee Break!

10 - 15 minutes





# Agenda for Tonight

*This is a very basic, big picture conversation. Just tell us what you think. No homework necessary.*

- 7:00 - 7:10: Introductions
- 7:10 - 7:40: Master Plan Introduction and Existing Conditions Presentation
- 7:40 - 8:00: Refreshment Break
- 8:00 - 9:30: Discussion and Planning Groups
- 9:30 - 9:45: Wrap-Up, Adjourn





## Keeping in Touch and Participating Online

**Project web page:**    <http://www.srpedd.org/carver-master-plan>

The project web page is your source for updates, draft Master Plan text, an online discussion forum, maps, and background information.

**Facebook:**    <http://www.facebook.com/carverplan>

Facebook is another easy way to share your ideas for the town's future so that others can see and comment on them. "Like" the Carver Master Plan page and invite your friends to do the same.





## Contact

**Marlene McCollem, AICP**

*Carver Director of Planning and  
Community Development*

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508.866.3450

**Grant King, AICP**

gking@srpedd.org

508.824.1367

www.srpedd.org







## **BUILD-OUT METHODOLOGY**

*“Build-outs estimate what could be developed under existing zoning. They do not consider demographic and market trends. They simply estimate the ‘supply’ of buildable space, not the ‘demand’ for growth. This is an extremely important distinction to make, because the build-out does not predict what will be built, only what could be built. This project relied on parcel-based geographic information systems (GIS) analysis and extensive ‘truth checks’ from Carver’s Town Planner.”*



# **Carver Build-Out Methodology Report**

## **December, 2016**



Completed by:  
Southeastern Regional Planning & Economic Development District (SRPEDD)



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## Introduction

The Town of Carver received a FY16 District Local Technical Assistance grant to complete a build-out estimate (residential and commercial/industrial) for the community. This work would be used to plan ahead for growth and conservation and to assist with the Town's ongoing Master Plan efforts. The analysis and build-out estimates combined GIS work with extensive "truth checks" by Town staff and community members.

## Methodology

SRPEDD and the Town Planner documented their methodology and workflows during the several iterations of the Build-Out. This GIS, parcel-based analysis differs from the town's previous build-out, which was a town-wide mathematical exercise. The goal of this documentation was for future Planners, Board/Commission members, and the general public to be able to understand – and to critique, alter, and duplicate – the steps used to produce the estimates. This section of the report describes these steps. It attempts to use everyday language while also providing technical detail for future GIS work. The main GIS data layers employed for this work were obtained from the Town and from MassGIS; they included:

parcels



zoning



wetlands



conservation easements



ortho-  
photography



buildings





## Residential Build-Out

This Build-Out Analysis was completed using Carver's most recent (FY14) Level 3 Assessor's Parcel data which included a total of 4,576 parcels. The following are the main steps of the Build-Out workflow, described in detail:

### Step #1: Remove Duplicate Condo Records

The Town's GIS parcel data stored condo records as multiple "stacked parcels." This introduces errors into spatial analysis by counting the same surface area multiple times. SRPEDD created a SRPEDD Build-Out (SBO) field called "SBO\_Condo" and marked all such duplicate records with "Yes." These included "Use\_Code" values 1020 and 3430. SRPEDD then removed all duplicate records of these parcels, leaving just one parcel representing the land area.

### Step #2: Identify Parcels with No Building Potential

- A. Exclude parcels with permanent conservation easements.
  - 1. SRPEDD created a field called "SBO\_Conservation" in the parcel records.
  - 2. SRPEDD then used the MassGIS/MassDEP Permanently Protected layer to select parcels whose centroids are within permanently protected land.
  - 3. SRPEDD checked all non-conservation-related Use Codes and removed two false positives from this selection.
  - 4. Finally, SRPEDD calculated "Yes" for "SBO\_Conservation" in the remaining parcels. This yielded 27 parcels totaling 2,391 acres.

***Build-out analysis parcels reduced from 4,576 to 4,549.***

*It is important to note that Carver has approximately 12,600 acres land that currently receives conditional protection by Massachusetts General Laws Chapter 61 and 61A. These parcels were noted in the database and remained part of the build-out analysis. In other words, the Chapter 61 land was not removed from the analysis.*



- B. Exclude various “Exempt” lands under MassDOR code 9 such as City and Town-Owned Lands, State Lands, Federal Lands, Agricultural Preservation Restriction Lands, etc.

1. SRPEDD created a “SBO\_Exempt” field.
2. SRPEDD selected parcels where USE\_CODE ≥ 9000 (exempt properties held by institutions).
3. SRPEDD calculated “Yes” for these parcels in “SBO\_Exempt”. There is some overlap with Step 1A (many parcels are both “Yes” in “SBO\_Conservation” and “Yes” in “SBO\_Exempt”). Removing those parcels with a “Yes” in the “SBO\_Conservation” field yielded 194 parcels and an additional 882 acres.

***Build-out analysis parcels reduced from 4,549 to 4,355.***

- C. Exclude all parcels that have no remaining building potential because they already contain an existing residential or commercial structure and do not have enough lot size to support more than one structure. Please note, Carver has a total of three (3) minimum lot sizes (30,000 s.f., 40,000 s.f., and 60,000 s.f.) in the zoning bylaw; therefore, three calculations were required.
1. SRPEDD created “SBO\_GIS\_Acres” and “SBO\_GIS\_SQFT” fields and calculated areas for all parcels.

*30,000 s.f. minimum lot size*

- i. SRPEDD selected parcels with a “SBO\_GIS\_SQFT” of < 60,000 (30,000 s.f. x2 = 60,000 s.f.). This selected 2,681 parcels.
- ii. SRPEDD removed from this selection, all parcels with “BLD\_AREA” = 0 or Null. This removed 433 parcels that are less than 60,000 but are not yet built (vacant).
- iii. SRPEDD created a “SBO\_No\_BLD\_POTENTIAL” field and calculated “Yes” for those records which were less than 60,000 s.f. and had an existing structure.



*40,000 s.f. minimum lot size*

- i. SRPEDD selected parcels with a "SBO\_GIS\_SQFT" of < 80,000 (40,000 s.f. x2 = 80,000 s.f.). This selected 3,359 parcels.
- ii. SRPEDD removed from this selection, all parcels with "BLD\_AREA" = 0 or Null. This removed 529 parcels that are less than 80,000 but are not yet built (vacant).
- iii. SRPEDD then calculated a "Yes" in the "SBO\_No\_BLD\_POTENTIAL" field for those records which were less than 80,000 s.f. and had an existing structure.

*60,000 s.f. minimum lot size*

- i. SRPEDD selected parcels with a "SBO\_GIS\_SQFT" of < 120,000 (60,000 s.f. x2 = 120,000 s.f.). This selected 3,716 parcels.
- ii. SRPEDD removed from this selection, all parcels with "BLD\_AREA" = 0 or Null. This removed 646 parcels that are less than 120,000 but are not yet built (vacant).
- iii. SRPEDD then calculated a "Yes" in the "SBO\_No\_BLD\_POTENTIAL" field for those records which were less than 120,000 s.f. and had an existing structure.

***Build-out analysis parcels reduced from 4,355 to 1,538.***

D. Categorize remaining parcels as either TYPE 1 (vacant) or TYPE 2 (land with an existing structure but remaining building potential).

1. SRPEDD created a "SBO\_Step1" field that calculated "Yes" for all parcels that met any of the above criteria, 2a through 2c, for being excluded from the build-out. These "Yes" records equaled 3,263 parcels for a total of 7,574 acres. Please note that ROWs and Water records (24 parcels and 1,252 acres) were assigned a "Yes" in the SBO\_Step1 field excluding them from the build-out.
2. SRPEDD calculated "No" in the "SBO\_Step1" field for the remainder of the records, totaling 1,313 parcels and 17,848 acres. These parcels were not excluded because they are either vacant with no/limited restriction or are built but still have remaining building potential. These are the parcels we will use for the build-out.



3. SRPEDD created a SBO\_Step1\_No\_Type field to identify TYPE 1 and TYPE 2 parcels. Using similar methodology to Step 2c, SRPEDD selected Vacant parcels using BLD\_AREA – these are TYPE 1 parcels. The remaining parcels are TYPE 2. SRPEDD also used the MassGIS\_BuildingStructures\_Points to identify 13 TYPE 2-2 parcels originally categorized as TYPE 1 – these are parcels that had no assessor’s record of a structure, but nonetheless had a building of > 500 SQFT.

***Build-out analysis parcels reduced from 1,538 to 1,313.***

### **Step #3: Add Wetlands Information to Parcel Attributes**

A. Use ArcGIS to calculate each parcel’s WETLAND AREA.

1. Add the 100’ Conservation Commission jurisdiction to the MassDEP/MassGIS wetland bodies in order to achieve a more accurate estimate of wetland areas.
2. Using the Buffer tool and only the “Yes” values in SBO\_WET, SRPEDD added the 100’ jurisdiction, “dissolving” all overlaps to create one large wetland polygon that assists in avoiding double- counting. This created the Carver\_SBO\_Wetlands feature.
3. Using the Intersect tool, created the Carver\_SBO\_Wetlands\_Parcels\_Intersect feature identifying wetlands within each parcel. SRPEDD added “SBO\_WET\_ACRES” and “SBO\_WET\_SQFT” fields to calculate this area.
4. SRPEDD converted these Carver\_SBO\_Wetlands\_Parcels\_Intersect to points making the Carver\_SBO\_Wetlands\_Parcels\_Intersect\_Points feature. This facilitates the next step, Spatial Joins.
5. Using the Spatial Join tool, SRPEDD joined the Carver\_SBO\_Wetlands\_Parcels\_Intersect\_Points feature to the parcels, adding the “SBO\_WET\_ACRES” and “SBO\_WET\_SQFT” to calculate the portion of the parcel that is wet.



- B. Use this figure to calculate each parcel's UPLAND AREA using TOTAL AREA less WETLAND AREA.

1. SRPEDD Subtracted "SBO\_WET\_SQFT" from "SBO\_GIS\_SQFT" to yield "SBO\_Upland\_SQFT" for each parcel. Likewise for Acres.

#### Step #4: Calculate Total Lots, Buildable Lots, And Dwelling Units

- A. For each parcel, divide the TOTAL AREA of each parcel by the minimum lot size of each parcel to yield TOTAL LOTS.
1. If parcel is "TYPE 2" (land with an existing structure but remaining building potential), subtract 1 for existing lot containing existing structure.
- B. For each parcel, divide UPLAND AREA by the minimum required upland area (70% of parcel) plus 50% assumption for lot layout to yield BUILDABLE LOTS. This results of this calculation is found in the "SBO\_BUILDABLE\_LOTS\_SCENARIO\_1" field.

*30,000 s.f. minimum lot size*

$$(30,000 \times 70\%) + ((30,000 \times 70\%) \times 50\%) = 31,500 \text{ s.f.}$$

*40,000 s.f. minimum lot size*

$$(40,000 \times 70\%) + ((40,000 \times 70\%) \times 50\%) = 42,000 \text{ s.f.}$$

*60,000 s.f. minimum lot size*

$$(60,000 \times 70\%) + ((60,000 \times 70\%) \times 50\%) = 63,000 \text{ s.f.}$$

1. If parcel is "TYPE 2" (land with an existing structure but remaining building potential), subtract 1 for existing lot containing existing structure.



C. Take the smaller of TOTAL LOTS or BUILDABLE LOTS to yield DWELLING UNITS.

1. SRPEDD exported the database into Excel in order to calculate Dwelling Units/"Buildable Lots".
2. SRPEDD used the SMALL formula to return the smaller of two values. This is in the "SBO\_DU" field.
3. SRPEDD used the MAX formula to return the larger of numbers relative to 0 (this zeros out any negative values). This is in the "SBO\_DU\_POS" field.
4. SRPEDD used the INT formula to round down to nearest whole number. This is in the "SBO\_DU\_INT" field.

## Step #5: Review

### Step #5A: SRPEDD Review

- A. SRPEDD added a "SBO\_DU\_REVIEW" field and reduced the number of Dwelling Units in the "SBO\_DU\_INT" field based on factors that would limit the ability of the particular parcel to be built-out. Those factors included, but were not limited to: lot shape, wetland configuration, existing usage, frontage issues, or the presence of utility easements. SRPEDD also added a "SBO\_DU\_REV\_NOTES" field that indicated the reason for the reduction in dwelling units. The following key provides more detail about the reason for reductions:

ROAD LENGTH: Parcels reduced to reflect number of lots due to maximum road length (The maximum length of a new dead end road is 600 feet limiting the number of lots that can be developed on a site).

BUILT: Parcels with an existing use.

DEVELOPMENT PROPOSAL: Parcels that have an existing development proposal.

FRONTAGE: Parcels that did not have roadway frontage or did not have the minimum (100 ft. in 30,000 s.f. minimum lot size and 150 ft. in a 40,000 s.f. and 60,000 s.f. minimum lot sizes).

INTENSIVE FARM: Parcels that have an existing agricultural use.



WETLAND CONFIGURATION: Parcels that required reduction of lots due to wetland location.

LOT SHAPE: Parcels reduced to reflect the shape of the lot limiting development.

REDUCTION: Parcels reduced by a percentage of the SBO\_DU\_INT number due to access issues and wetlands configuration.

## Step #5B: Town Review

- A. The Carver Town Planning Director and SRPEDD staff reviewed all 1,313 parcels that participated in the build-out GIS analysis. The goal of this review was to apply a professional, “human” eye to the mathematical and spatial analysis conducted by SRPEDD. This review added significant value to the GIS work.
1. SRPEDD created a field called “Carver Review” to document the changes that the Planning Director made. This field included the number change as well as notes that explained the change. In the event that no change was made, the value in the field remained “Null”.
  2. SRPEDD then created a field called “TOWN\_DU\_CHANGE”. SRPEDD then calculated a “Yes” to indicate that a change from SRPEDD’s review had been made and a “No” to indicate that no change had been made.
  3. SRPEDD then created a field called “TOWN\_DU\_NUMBER”. SRPEDD then inserted the the integer in the “Carver Review” into this field. This field represents the number of dwelling units for each parcel following SRPEDD’s initial review and the final Town Review. This yielded 1,078 dwelling units.
  4. SRPEDD then created a field called “TOWN\_DU\_NOTES”. This field indicated the action taken and reason during the Town Review. Examples included, but were not limited to: “Used Original Estimate”, “Used SRPEDD Estimate”, and, “Reduced – Dead-End”.
  5. SRPEDD then performed a final review of all parcels and their anticipated number of dwelling units – being careful to ensure that all parcels were in residential zoned areas; that there were not existing dwelling units; and, that any other factors that would limit the future dwelling units were not overlooked. This review resulted in the reduction of 77 dwelling units, reducing the final number from 1,078 units to 1,001 units.
  6. SRPEDD then created a field called “TOWN\_DU\_RES\_ONLY”. This field contains the final dwelling unit number for each parcel.



## Commercial Build-Out

The goal of the Commercial component of the build-out analysis was to provide an estimate of future commercial and industrial space in Carver. Using the work done as part of the residential build-out estimate (Step 2 and Step 3), it ultimately provides the Town with an estimate of the commercial and industrial square footage that could happen under current zoning.

### Step #1: Identify Parcels

- A. Determine the parcels that would participate in the Commercial build-out estimate. Those parcels that were not eliminated as part of Step 2 were included in the estimate.
  1. SRPEDD created a field called “COMM\_ZONE”. SRPEDD calculated “Yes” for all parcels that allowed commercial or industrial use and “No” for those that did not. As a double check, SRPEDD ensured that all “No” values in the “COMM\_ZONE” field had an integer in the “TOWN\_DU\_RES\_ONLY” field.

### Step #2: Calculate Commercial/Industrial Square Footage

1. SRPEDD created a field called “FAR” – known as “Floor to Area Ratio”. SRPEDD then calculated a ratio for each of the zoning districts.
$$FAR = \# \text{ of stories} \times (\text{building lot coverage} \times \text{minimum lot size}) / \text{minimum lot size}$$
The # of stories was calculated from building height stated in the zoning bylaw.
2. SRPEDD created a field called “COMM\_SQFT” and performed the following to yield the commercial/industrial build-out estimate:
  - i. SRPEDD selected the parcels that have “Yes” in the COMM\_ZONE field. Yielding 158 parcels.
  - ii. SRPEDD then removed from this selection all parcels that have “TYPE 2” and “TYPE 2-2” in the SBO\_STEP1\_No\_Type field – indicating that there was a building on the parcel. This removed 59 parcels.
  - iii. SRPEDD then removed from this selection all parcels with  $SBO\_BUILDABLE\_LOTS\_SCENARIO\_1 < 1$ . This removed 45 parcels that had less than 1 buildable lot. A total of 54 parcels took part in the commercial/industrial build-out estimate.
  - iv. SRPEDD then multiplied the value in the “FAR” field by the value in the “SBO\_UPLAND\_SQ” to get the commercial square feet for each of the 54 parcels.



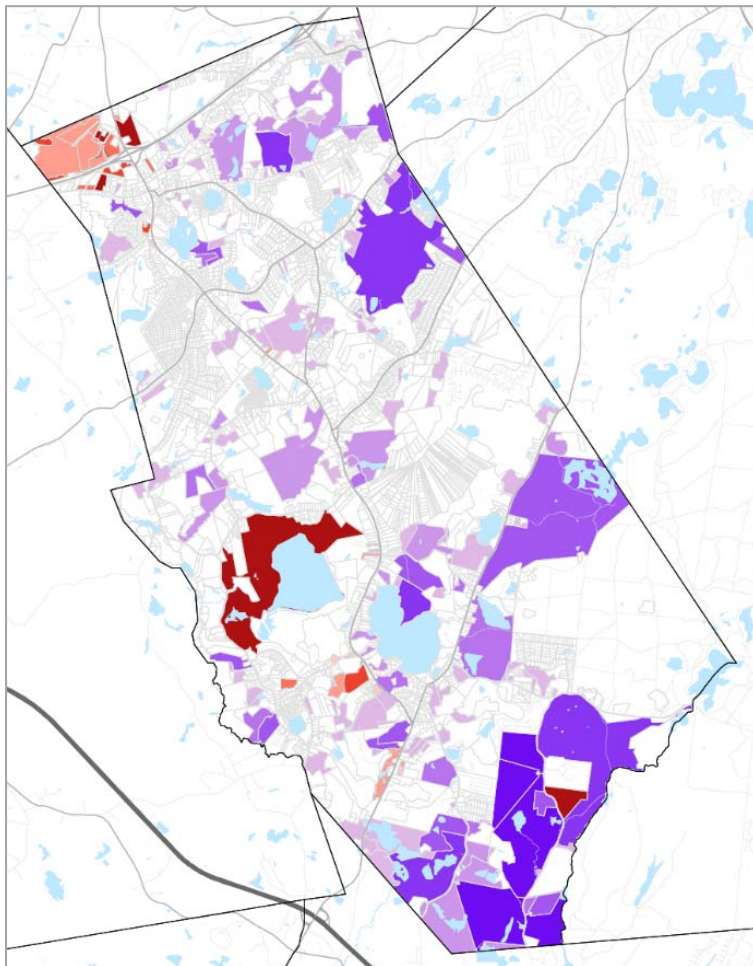
3. SRPEDD then performed a final review of all parcels and their anticipated commercial/industrial square footage – being careful to ensure that all parcels were in commercial or industrial zoned areas; that there were not existing structures; and, that any other factors that would limit the future development were not overlooked. This review resulted in the elimination of 12 parcels that had current development or where the wetland configuration would not permit future development. This resulted in a total of 42 parcels that had future commercial/industrial development potential.
4. SRPEDD created a field called “COMM\_SQFT\_NOTES” and inserted the reason for eliminating the square footage that was calculated for the 12 parcels that were eliminated.



## Results

The following graphic depicts the results of the 2016 Town of Carver Build-Out Estimates as described above. All supporting GIS data is available upon request from the Town.

***Carver contains an estimated 1,001 Residential Units and an estimated 11.7 million square feet of Commercial square feet.***



### Residential Units per Parcel

- 1 Unit
- 2 to 5 Units
- 6 to 10 Units
- 11 to 25 Units
- 26 to 50 Units
- 51 to 101 Units

### Commercial SF per Parcel

- 58,000 SF to 100,000 SF
- 100,001 SF to 200,000 SF
- 200,001 SF to 300,000 SF
- 300,001 SF to 500,000 SF
- 500,000 SF to 2,750,000 SF

### Scope of the GIS Analysis

- 4,576** Total Parcels
- **3,263** Parcels with No Building Potential
- 1,313** Build-out Parcels

### Scope of the Parcel-by-Parcel Review

- 300** Modified Parcels
- + **1,013** Unchanged Parcels
- 1,313** Build-out Parcels

## Carver Build-Out Summary Tables

Number of Residential Units Per Parcel	Number of Parcels	Percent of Total Parcels	Total Area (Acres)	Percent of Total Area (Acres)
0	1,149	87.5%	11,236	63.0%
1	105	8.0%	1,299	7.3%
2 - 5	25	1.9%	1,286	7.2%
6 - 10	11	0.8%	472	2.6%
11 - 25	13	1.0%	1,203	6.7%
26 - 50	5	0.4%	1,477	8.3%
51 - 101	5	0.4%	876	4.9%
	<b>1,313</b>	<b>100.0%</b>	<b>17,848</b>	<b>100.0%</b>

Commercial Square Feet Per Parcel	Number of Parcels	Percent of Total Parcels	Total Area (Acres)	Percent of Total Area (Acres)
58,000 - 100,000	11	26.2%	27	2.1%
100,001 - 200,000	16	38.1%	283	21.9%
200,001 - 300,000	5	11.9%	38	2.9%
300,001 - 500,000	5	11.9%	63	4.9%
500,000 - 2,750,000	5	11.9%	878	68.2%
	<b>42</b>	<b>100.0%</b>	<b>1,289</b>	<b>100.0%</b>



## GIS Query Guide

The following is a step-by-step technical guide to obtaining the information indicated in the bold text.

### TOTAL S.F. OF TOWN

Use the Carver\_Parcel\_Build\_Out feature.

Open the attribute table.

Right-click the "SBO\_GIS\_SQFT" field.

Choose "Statistics."

Sum: 1,107,398,360.5 S.F.

While there, choose "SBO\_GIS\_ACRES" from the drop down menu.

Sum: 25,422.3 Acres

### TOTAL WATER BODIES (RIVERS & PONDS)

Use the Carver\_Parcel\_Build\_Out feature.

In the attribute table, choose the "Select By Attribute" button (top left of table).

Type "POLY\_TYPE = 'WATER'" into the interface (or chose these query items from the menus).

Still in the attribute table, choose the "Show selected records" button (bottom of table).

12 records are highlighted.

Right-click the "SBO\_GIS\_SQFT" field.

Choose "Statistics."

Sum: 22,773,692.4 S.F.

While there, choose "SBO\_GIS\_ACRES" from the drop down menu.

Sum: 522.8 Acres

### TOTAL WETLANDS FROM MASS GIS

Use the DEP\_Wetlands\_Carver\_Parcel\_Clip feature

This contains just the wetlands that are within the town parcel layer.

Open the attribute table.

Right-click the "SBO\_WET\_SQ" field.

Choose "Statistics."

Sum: 593,972,160.2 S.F.

While there, choose "SBO\_WET\_AC" from the drop down menu.

Sum: 13,635.7 Acres



#### TOTAL WETLANDS FROM MASS GIS + 100' BUFFER

Use the SBO\_Wetlands\_Parcel\_Intersect feature.

This includes the 100' buffer intersected ("like a cookie cutter") with the parcels.

Open the attribute table.

Right-click the "SBO\_GIS\_SQFT" field.

Choose "Statistics."

Sum: 596,972,160.2 S.F.

While there, choose "SBO\_GIS\_ACRES" from the drop down menu.

Sum: 13,635.7 Acres

#### TOTAL S.F. OF DEVELOPED

Use the Carver\_Parcel\_Build\_Out feature.

In the attribute table, choose the "Select By Attribute" button (top left of table).

Type "SBO\_NO\_BLD\_POTENTIAL = 'Yes 2' OR SBO\_NO\_BLD\_POTENTIAL = 'Yes'" into the interface (or chose these query items from the menus).

Still in the attribute table, choose the "Show selected records" button (bottom of table).

3,038 records are highlighted.

Right-click the "SBO\_GIS\_SQFT" field.

Choose "Statistics."

Sum: 134,106,014.5 S.F.

While there, choose "SBO\_GIS\_ACRES" from the drop down menu.

Sum: 3,078.6 Acres

#### PARCELS NOT INCLUDED IN THE 1,313 PARCELS REVIEWED TOTAL S.F.

Use the Carver\_Parcel\_Build\_Out feature.

In the attribute table, choose the "Select By Attribute" button (top left of table).

Type "SBO\_DU\_INT >= 1" into the interface (or chose these query items from the menus).

This selects 508 records.

This only includes parcels that made it through Step 1:

*You can see this by entering "SBO\_Step1 = 'No'" – This selects 1,313 parcels.*

AND... have enough lot size and upland to support development:

Choose "Remove from current selection" and enter "SBO\_DU\_INT = 0 OR SBO\_DU\_INT IS NULL".

This gives us 508 remaining parcels that you reviewed.

Right-click the "SBO\_GIS\_SQFT" field.

Choose "Statistics."

Sum: 644,055,056.1 S.F.

While there, choose "SBO\_GIS\_ACRES" from the drop down menu.

Sum: 14,785.4 Acres





## **SPRING STREET DEVELOPMENT DISTRICT DESIGN GUIDELINES**

*“At Town Meeting, the citizens of Carver have already created two zoning districts, the Green Business Park and the Spring Street Innovation District, that permit and encourage fairly intensive business activities in North Carver. Town Meeting voters also supported the North Carver Water District to provide essential water infrastructure to these locations. These are excellent starting points for future economic development projects in these areas. In addition to meeting the intent and spirit of these standing local initiatives, all future growth in these areas can also be guided and informed by civic engagement with area residents, the Spring Street Innovation District Design Guidelines, the North Carver Development District, and the region’s Comprehensive Economic Development Strategy (CEDS).”*



## **Design Guidelines for the Spring Street Innovation District Carver, MA**

Development in Carver's Spring Street Innovation District, if required to submit an application for Site Plan Review, shall adhere to this **Section 2** *Design Guidelines for the Spring Street Innovation District* as well as the other requirements presented in Section 3100 Site Plan Review of the town's zoning bylaw.

These guidelines are illustrated with images identified as portraying certain desirable design characteristics. These images are intended as general references rather than definitive best practice. Where possible, images are of development projects that were built in Carver under local permitting. Other regional projects are also included where local development types that meet the purposes of this section were not available.

### **2.0 Supplemental Performance Standards for Spring Street Innovation District**

#### **2.1 Purpose**

The area around the new Spring Street Interchange with U.S. Route 44 has seen significant development activity in neighboring Plympton. Carver has undertaken planning and zoning initiatives to build upon the market activity and to encourage moderate scale business development in this area. The purposes of these performance standards are to ensure that the character of any future business development in the Spring Street Innovation District:

- Complements the existing residential neighborhoods and utilizes high-quality development types;
- Minimizes or avoids negative impacts to natural resources – particularly water resources; and
- Adds to the overall real estate values in the area by maintaining quality designs as described here.

#### **2.2 Objective**

The objective of these additional design standards is to provide citizens, landowners, business owners, and developers with clear expectations for development and redevelopment. The architecture and site design of a project should meet the purposes described above.

#### **2.3 Applicability**

These standards are to be applied to development and redevelopment on parcels within the Spring Street Innovation District requiring Site Plan Review from the Planning Board in addition to the requirements presented in Section 3100 Site Plan Review of the town's zoning bylaw. The Spring Street Innovation District is described on the town of Carver Zoning Map, as amended on **[Date of ATM passage]**. See map below.



## 2.4 Detailed Performance Standards

In addition to the requirements presented in Section 3100 Site Plan Review of the town's zoning bylaw, an applicant for Site Plan Approval for development or redevelopment on a parcel located within the Spring Street Innovation District shall also seek to meet the purpose of these Supplemental Performance Standards for the Spring Street Innovation District by striving to achieve the following design standards. Applicants are encouraged to work collaboratively with the Planning Board.

### a) General Character and Context

- See Section 3160 Performance Standards of the town's zoning bylaw.
- Development proposals will be reviewed with respect to their response to the physical characteristics of the site and to the contextual influences of the surrounding area. Both the physical site characteristics and the contextual influences should be considered early and throughout design development.
- Building and site design should take into consideration the dominant rural suburban character of the surrounding area and of Carver as a whole.
- Proposals should follow local development patterns in Carver, taking into consideration items such as the open spaces on parcels, common setbacks, streetscapes, and the appearance of development from public ways.

### b) Architectural/Building Design

- The intent of the Spring Street Innovation District is to encourage moderate scale business development. As such, architectural and building design standards presented here are limited to commercial and light industrial/office uses. The scale, form, and material make-up of these examples meet the purposes and objectives of these design guidelines.



The simply varied roof lines, overhang, and landscaping make this “shed” building more attractive from the roadway. Carver, MA.



This gas station / convenience store design incorporates traditional architectural elements, materials, and a pitched roof. Carver, MA.



- Buildings that are stylized in an attempt to use the building, or portion of the building to identify a particular user is generally discouraged, particularly where the proposed architectural design is the result of a corporate or franchise prototype design.



### c) Site Features, Layout, and Stormwater Management

- See Section 3160 Performance Standards and Section 4300 Water Resource Protection of the town's zoning bylaw.
- Site designs should be sensitive to adjoining land uses.
- Structures should be oriented and designed architecturally to follow the existing grade of the land as is common practice in Carver.
- Proposed site contours shall follow the natural contours of the site.
- Every effort should be made to preserve existing trees, vegetation, topographic features, drainage, and undisturbed natural areas in the site design.
- Every financially and physically feasible effort should be made to minimize impervious surface, including but not limited to
  - i. Reduction of parking requirements (see Section 3320 Reduction of Parking Requirement by Special Permit),
  - ii. Use of low impact development strategies (LID) such as permeable pavers, storm water infiltration systems, alternative landscaping, and grassed swales, green roofs, and other methods.
- Off-street parking, gas pumps, and drive through windows should be located to the side and rear of building or be screened by landscaping and vegetation (see section d, below), thereby being effectively oriented away and/or screened from public view.



This drive through window and stacking area are located unobtrusively to the left side and rear of the building. Carver, MA.



Parking is located to the side and back of this building in the New Bedford Industrial Park, with a low visual impact from the street.



- Walkways shall be provided to accommodate pedestrian movement.
- Shared driveways are encouraged to reduce the number of curb cuts.
- Walkways and drives should be designed in a manner to encourage interconnectivity between abutting properties.

**d) Landscaping, Buffers, and Screening**

- See and Section 3200 General Landscaping Requirements, 3160 Performance Standards, Section 3620 Erosion Control of the town's zoning bylaw.
- Service areas, storage areas, and refuse enclosures should be oriented away from public areas and screened from public view.



This loading area is well screened and located to the back and side of the building. Carver, MA.



A low fence attractively screens equipment on the right side of this building. Carver, MA.

- There shall be a landscaped buffer incorporating trees in the front property line / roadway area as described in the Carver Zoning Bylaws, Section 3231.
- Landscaping shall utilize native plants and non-invasive plant species.



Landscaped buffers between development and the roadway. Both photos from Carver, MA.



**e) Lighting**

For the provision of safe and attractive illumination, lighting shall be designed at a pedestrian scale to illuminate the sidewalk area and buildings without creating excessive light impacts.

- See Section 3347 All Artificial Lighting of the town zoning bylaw.
- Lighting shall be in a style that is compatible and complementary to the surrounding architectural style and character.
- Lighting fixtures shall not exceed 11 feet in height in pedestrian areas and at building entrances and 15 feet in height in parking lots.

**f) Signage**

Signs in the Spring Street Innovation District shall enhance the physical appearance of the area and individual developments and shall be permitted as follows:

- See Section 3500 Signs of the town's zoning bylaw.
- Signage should reflect a balance between allowing adequate signage for business identification while protecting the visual aesthetic of the Spring Street area.
- All signage should be designed to avoid visually competing with the buildings on the site.
- No elements that flash, move, or change in brightness should be used.
- Signs that are internally lit should be minimized.
- When more than one sign is provided, their designs shall be coordinated in terms of graphic style, color, and materials.
- Wall signs shall be designed to fit within the architectural features of the building façade, such as cornices, horizontal trim, storefront bays, etc. A wall sign should not cover architectural features of the building.



This sign fits within the architectural features of the building façade. Carver, MA.



A gas station / convenience store sign. Carver, MA.



## **21.5 Decision Making Criteria**

The Planning Board shall include in its review and decision of a Site Plan Review application for development located in the Spring Street Innovation District the extent to which a developer has met the purposes outlined here. The Board shall find that the site plan:

- Complements the dominant rural suburban character of the area and of Carver as a whole.
- Considers the physical site characteristics and the contextual influences in the site layout.
- Considers architecture as seen in existing structures in Carver and in the area.
- Depicts site layout that is sensitive to adjoining land uses and natural resources.
- Preserves existing trees, vegetation, topographic features, and drainage to the greatest feasible extent in the site design.
- Provides walkways to accommodate pedestrian movement and encourage interconnectivity between abutting properties.
- Adequately screens from public view service areas, storage areas and refuse enclosures.
- Provides an aesthetically appealing street view with regards to signage, lighting, architecture, and site design.

## **21.6 Map of the Spring Street Innovation District**