



# TOWN OF CARVER

## Planning Board

Bruce Maki, Chairman

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*approved  
3/15/21*

Zoning Bylaw Study Committee, Wednesday, February 3, 2021, Meeting Room #1, Carver Town Hall, 108 Main Street, Carver, MA. The meeting was videotaped by Area 58 Cable Access for rebroadcast. The meeting was also broadcast via Zoom.

Members present: Cornelius Shea, Chair; Bruce Maki, Vice Chair; Sarah Hewins, Chuck Meredith, David Eldredge, Fran Mello, Adam Holmes

Also present: Jim Walsh, Planning Director; Loring Tripp, Sarah Stearns (Zoom)

Mr. Shea called the meeting to order at 5:04 followed by the Pledge of Allegiance

Review and discussion of Transfer of Development Rights Bylaw and Map led by Helen Zincavage of SRPEDD-At the previous meeting the committee decided to focus on North Carver for a detailed analysis of the suitability of land for a TDR Receiving Area. Ms. Zincavage opened the interactive mapping tool to demonstrate how the parcels shown on the map were color coded by land use type and if you hovered over a parcel it showed property information detail. The tool can also be used to break out the amount of wetlands on a property to determine the net usable area or uplands. Ms. Hewins asked about the category showing sewer service area and said that Carver does not have sewer-everything is on septic. Mr. Holmes said that it could be the stormwater management system which showed the yellow category until the layer was switched off.

Mr. Eldredge had a question about a land parcel north of Route 44 near Spring Street which showed on the map as brown. How much is wetlands and how much is uplands? Ms. Zincavage calculated the total area of the lot at 54 acres of which 29 acres were upland. Mr. Eldredge asked if that would be suitable as a receiving area. Yes. Mr. Eldredge asked about a parcel on the southeast side of the Route 44 interchange with Spring Street. The parcel is currently being mined for gravel and has an approved subdivision plan on the property. It is located in the Spring Street Innovation District which is a business/industrial zoning district.

There was a question asked about a large parcel located off Plymouth Street and west of Route 58. It is the Santana Way Townhouse development. The committee decided to remove the single family parcels indicated by purple on the map from consideration. Does this mean that these residential properties are no longer available for the receiving area? Yes. Ms. Zincavage asked if publicly owned properties should also be removed from the receiving area. Ms Hewins-yes. Article 97 lands are land purchased with public funding and should be removed from the receiving area. Ms. Zincavage said that these

lands are owned by the Town of Carver, Commonwealth of Massachusetts, MassDOT and MassDEP. The publicly owned lands were removed from the receiving areas. Ms. Zincavage said that we can now focus on more specific areas.

Mr. Shea pointed to an area on the map and said that we should not have density or commercial in the historic district or at least we should allow small businesses in the historic district. The Town voted to establish the historic district and should not allow dense development there. Mr. Eldredge asked are we talking about commercial or are we talking about density? Mr. Shea said that TDR should be a mixture of commercial and residential. Mr. Eldredge asked are we taking all the TDR out of the historic district. The Town Master Plan said that TDR development should go into the village districts. Mr. Shea and Ms. Hewins pointed out that there was a distinction between the village and historic districts. Mr. Eldredge asked about a large parcel of land colored brown on the map north of Plymouth Street. Would that be considered a parcel for residential TDR? There was a comment that TDR should encompass mixed use. Ms. Zincavage stated that the TDR bylaw could be shaped to the type of development you are seeking in a receiving area. A receiving area can be residential, commercial or mixed use. The committee could recommend TDR in mixed-use commercial and apartments along the Route 58 corridor and TDR residential off the Route 58 corridor.

The committee started to look at properties along the Route 58 corridor such as the Shaw's Plaza, CVS, Cumberland Farms, Robie's Oil, as potential receiving areas as well as properties along Plymouth Street to Route 58. The committee also designated properties from the Plympton line along Route 58 and the urban renewal area off Montello Street.

The committee looked at the area around Spring Street. There are a number of vacant parcels owned by the MassDOT, the SLT land that is currently being mined for gravel and is approved for commercial development. It was decided to include those parcels and the Solar Circle solar project parcel in the TDR receiving area. The future market for industrial use may change and the area may be more appropriate for mixed commercial and residential development. Ms. Zincavage will add the proposed receiving areas onto the map for the next meeting.

Minutes-Ms. Hewins recommended tabling the minutes until the next meeting.

Next meeting: Monday, February 22, 2021 at 5:00 pm.

Motion to adjourn by Maki, seconded Hewins. Meeting adjourned at 6:20 pm.