



TOWN OF CARVER

Zoning Board of Appeals

108 Main Street, Carver, Massachusetts 02330
508.866.3450 marlene.mccollem@carverma.org

Please submit an original and 7 copies of this application. Include 8 copies of the required supporting documentation, along with 8 full-size plan sets, 6 11"x17" plan sets, and an electronic plan in PDF.

Applicant: _____
Full Name Address Telephone

Property Owner: _____
Full Name Address Telephone

Representative: _____
Full Name Address Telephone

- Qualification for a comprehensive permit:
 Public Agency
 Non-profit Organization (provide documentation)
 Limited Dividend organization (provide documentation)

Location of Property: _____
Street Address Assessor's Map and Parcel

How many lots will be subject to the comprehensive permit: _____

What is the current use of the property: _____

Attach a copy of the current deed of the property.

Date of site approval letter (provide copy): _____

Type of Housing: Single Family Detached____ Condominiums____ Multi-Family____

Unit Mix: Total No. of Units____ Affordable____ Market____
(Identify affordable units on plan)

Project Description: _____

Is any aspect of the property currently nonconforming (describe how & when the nonconformity was created): _____

Attach a separate sheet describing the specific zoning exemptions the applicant is seeking. Note the relevant section of the Zoning Bylaw. Clearly state what is proposed and what is required under the Bylaw.

Attach a separate sheet describing the specific waivers of the Subdivision Rules & Regulations that are requested (if applicable). Note the relevant sections and clearly describe the necessary waiver.

Total Buildable area of the site: _____

Zoning District in which the property is located: _____

Under the current zoning, how many units would be eligible to be built? _____

Does any portion of the site contain wetlands? Yes No

Is a Conservation Commission hearing required under the State Wetlands Regulations? Yes No

Is the site located within a designated flood hazard area? Yes No

Is the site located within a local Historic District? Yes No

Availability of utilities:

Public Water _____

Private Well _____

Natural Gas _____

Electricity _____

Title V Septic _____

Denitrification Septic _____

Construction Type:

New Construction _____

Rehabilitation _____

Conversion _____

Describe how/when the affordable units will be allocated: _____

Is a local preference proposed? Yes _____ No _____

If yes, how many affordable units are proposed to be marketed to Carver residents? _____

Will a lottery agent be used? Yes _____ No _____

If yes, who will be the lottery agent? _____
(Attach a copy of the commitment agreement, listing all fees, and methodology used to determine income eligibility)

Has the agent performed previous lotteries for Comprehensive Permits? Yes _____ No _____

Will the affordable units be age restricted? Yes _____ No _____

What provisions have been made for children? _____

Has a monitoring agent been selected? Yes _____ No _____

If no, why not? _____

If yes, please attach a copy of the agreement including terms and fees.

Has your agent monitored other Comprehensive Permit projects? Yes _____ No _____

If yes, provide a list of the most recent 5 projects, including the name of the project and the municipality. If no, explain their qualifications.

Unit Type	# of units	# of Bedrooms	# of Baths	Sq. footage	Sales price
Affordable					
Market					
Total					

Subsidizing Agency: _____

Subsidy Program: _____

Applicant's Signature: _____

Date

Required Supporting Documents

Provide 8 sets, along with 8 full-size plan sets, 6 11"x17" plan sets, and an electronic plan in PDF:

	Included	N/A
Complete application with filing fee		
Project eligibility letter/site approval letter		
Evidence of site control & a copy of the current deed		
List of development team members & their responsibilities		
Marketing plan & lottery information		
Site conditions report		
Topographic plan		
Utilities plan		
Preliminary site development plans		
Conceptual architectural drawings		
Traffic impact report		
IRS Certificate as a non-profit organization		
Limited dividend organization qualification		
Secretary of State Certificate of Good Standing		
Zoning history for any nonconformities		
Notice of intent/RDA		
Ch. 21E assessment		
Monitoring agent information		