



# TOWN OF CARVER

## Master Plan Minutes

**June 20, 2016**

The Carver Master Plan Committee met on June 20, 2016, at the Carver Town Hall, Meeting Room #4, 108 Main Street, Carver, Massachusetts. Mr. Will Sinclair opened the meeting at 7:04pm.

**PRESENT:** Will Sinclair, Jim Nauen, Dom Fernandes, Bruce Maki, Jen Bogart, Sarah Hewins, Savery Moore, Paul Kelly, Johanna Leighton, Judy Ward, Andrew Cardarelli.

**ALSO PRESENT:** Marlene McCollem, Director of Planning, Environment and Permitting.

**Review of draft of the Land Use Element: discussion of SRPEDD's comments of May 10, 2016.**

- Trying to keep the rural character/small town feel.
- Economic Development already very strong.
- A new COA building must be a priority—it is not accessible and it is very obsolete. Capital facilities and services will be discussed at the forum on Thursday, this should be addressed.
- Increasing lot size to 2-acres—failed at Town Meeting—would not allow current property owners to subdivide land.
- Clusters with ¼-acre lots shouldn't be considered town-wide, but only in certain areas.
- Allow some smaller lot sizes and require larger lots in most areas of town.
- ¼ acre lots are difficult with well water.
- Town water would allow build-out with smaller lots.
- Rebuild empty strip malls (commercial buildings) to allow multifamily housing with shared wells and septic.
- Require the protected open space in exchange for smaller lots.
- Allow denser housing in commercial areas.
- Mixed use with apartments above stores.
- Offer the option for business owners to allow housing.
- Reasons for 2-acre zoning: control population growth, keep rural character.
- Would there be a difference in going from 1.5-acres to 2-acre minimum lot size?
- 5-acres could be snob zoning.
- Should future zoning changes be based on the build-out analysis?
- A lot of land could be taken out of Ch 61A and used for future development.
- What are the lot sizes in surrounding towns?

Approved: August 22, 2016

**Review of draft Economic Development Element: discussion, feedback and member comments.**

- Existing vacant retail space—how do we help the property owners fill their space?
  - Marketing
  - Tax incentives
  - People are not shopping at local stores.
- What part of the market is missing in town? What needs are not being met? State park users are one example.
- Impacts of Colony Place in Plymouth
- People on Rt-44 no longer need to drive through Carver.
- Marketing and signs.
- We need more people in the center—create ways for people to get out of their cars & walking.
  - Municipal parking lot
  - Parking behind businesses
  - Sidewalks
  - Chain stores vs. local businesses
  - Events, marketing.
- Infrastructure constraints for the center.
- A lot of people work out of town and do their shopping near work. Not so many people work in Carver.
- New businesses vs. existing businesses & competition.
- There needs to be more stuff to do in town.
- Bed & breakfasts—people are trying & closing.
- BDC& business roundtable
  - Website
  - List of area businesses
  - No Chamber of Commerce.
- Entertainment—bowling & arcade—it closed too.

**Discussion: logistics for the capital facilities & transportation public workshop: Thursday, June 23 at the High School Library.**

**Minutes: April 25, 2016.**

- Motion by Mr. Cardarelli, seconded by Mr. Moore to approve the minutes as drafted. Passed unanimously.
- Discussion about the topic in the minutes regarding meeting with large local businesses to determine what their future plans are and if they align with Master Plan. Will the businesses be forthcoming with accurate information? How will that information be

Approved: August 22, 2016

used? Will zoning or other property rights possibly be impacted? Would a survey of existing businesses work to determine what they need and what is working well?

**Next meetings:**

**June 23, 2016—capital facilities and transportation public workshop at HS Library.**

**July 25, 2016.**

**The Carver Master Plan Committee meeting was adjourned at 8:31 pm.**

Respectfully submitted,  
Marlene McCollem

**Table of Documents**

Exhibit 1	Meeting Agenda – June 20, 2016
Exhibit 2	1 <sup>st</sup> draft of Carver Economic Development Element



## **CARVER MASTER PLAN COMMITTEE MEETING**

Monday, June 20, 2016  
7:00 PM  
Carver Town Hall, Room #1

### **AGENDA**

1. **2<sup>nd</sup> Review of the draft Land Use Element:** discussion of SRPEDD's comments of May 10, 2016
2. **Review of 1<sup>st</sup> draft of the Economic Development Element:** discussion, feedback & member comments.
3. **Discussion:** logistics for the capital facilities & transportation public workshop.
4. **Minutes:** April 25, 2016
5. **Next meetings:**
  - a. June 23, 2016—capital facilities & transportation public workshop at HS library.
  - b. July 25, 2016
6. **Staying In Touch:**
  - a. Master Plan Web Page: [www.srpedd.org/carver-master-plan](http://www.srpedd.org/carver-master-plan)
  - b. Master Plan Facebook Page: <https://www.facebook.com/carverplan>