



TOWN OF CARVER

Planning Board

108 Main Street, Carver, MA 02330
Tel: 508-866-3405 • Fax: 508-866-3430
Email: Carver.Planning@carverma.gov

Planning Board: Site Plan Review

- ✓ 8 full sized set of plans
- ✓ (1) 11x17 set of plans
- ✓ PDF of Plans
- ✓ PDF of Storm Water Report
- ✓ Complete Application Form
- ✓ Brief Narrative of Project
- ✓ \$500 check payable to "Town of Carver" for filing fee
- ✓ Review check payable to "Town of Carver" calculated at \$500/acre \$2500
- ✓ Certified abutters labels from Assessor's office
To be submitted once a date has been issued

Application Deadline: 4 Thursdays before the Agenda Date.

2 Newspapers ads: 1st ad must appear 3 Fridays before Agenda Date; 2nd ad on following Friday.

Send *Certified Mail* to abutters and surrounding towns after 1st newspaper ad appears.

Stamp application in with the Town Clerk.

The Board has 60-days from date of application to make a decision.

Decisions are not mailed to abutters.



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108 Main Street, Carver, MA 02330
Phone: 508-866-3450 Fax: 508-866-3430
Email: townplanner@carverma.gov

APPLICATION FOR SITE PLAN REVIEW

Please supply the following information (print legibly or type)

Applicant: Name Priolo Concrete Forms, Inc.
Address (mailing) 233 Pembroke Street
Kingston, MA 02364
Phone (781) 254-0784
Project: Street Address 0 Forest Street
Assessors Sheet Map 49/Block 62 Lot(s) # 7-R

Check as many categories as apply:

Residential _____
Commercial X
Industrial _____
New Construction X
Expansion of existing structure _____
Exterior alteration of existing structure _____
Parking Lot X
Land development activity _____

Briefly describe project: Construction of a single commercial building, associated
utilities, stormwater controls, parking lots, and access drives. The building will be
used a craftsman/tradesman building.

Dwelling Units # 0

Parking Spaces # 18 Required; 20 provided

Square Feet of Construction 7,450 sf

Total Square Feet Rendered Impermeable 42,921 sf

Does this project require a special permit? No If so, explain why _____

The use is allowed by right.

**CARVER PLANNING BOARD
SITE PLAN REVIEW CHECKLIST**

Applicant: Priolo Concrete Forms, Inc

Date: June 9, 2022

To assist the Planning Board in determining that your site plan submission is complete, please check the information which you are enclosing with your application:

- | | | |
|----------|----|--|
| <u>✓</u> | A. | the location and boundaries of the lot, adjacent streets or ways, and the location and owners' names of all adjacent properties; |
| <u>✓</u> | B. | existing and proposed topography including contours at two (2) foot intervals, the locations of wetlands, streams, waterbodies, drainage swales, areas subject to flooding, and unique natural land features; |
| <u>✓</u> | C. | existing and proposed structures, including dimensions and elevations; |
| <u>✓</u> | D. | the location of parking and loading areas, driveways, walkways, access and egress points; |
| <u>✓</u> | E. | the location and description of proposed exterior lighting; |
| <u>✓</u> | F. | the location and description of all proposed septic systems, water supply, storm drainage systems, utilities, refuse and other waste disposal methods, and snow disposal methods; |
| <u>✓</u> | G. | the nature, location and size of all significant existing plant materials, including tree, shrub, or brush masses, grassed areas, and all individual trees over ten inches in caliper. |
| <u>✓</u> | H. | proposed landscape features including the location and a description of screening, fencing, and planting; |
| <u>✓</u> | I. | the location, dimensions, height, and characteristics of proposed signs; |
| <u>✓</u> | J. | the location and a description of proposed open space or recreation areas; |
| <u>✓</u> | K. | the estimated daily and peak hour vehicle trips to be generated by the site. Plan shall show traffic flow patterns for vehicles and pedestrians showing adequate access to and from the site and adequate circulation within the site; |
| <u>✓</u> | L. | a plan and narrative describing the soil erosion and sedimentation control measures that will be utilized within the site. |

The reviewing board may waive any information requirements it judges to be unnecessary to the review of a particular plan. If you are requesting any waivers, list them here, along with a brief statement of why the requirements are unnecessary:

Show trees > 10" caliper. Most of the site will be cleared to allow room for the proposed development.

Section 3200 - requires a 20' front yard landscape buffer and 10' side yard buffer. Waivers allowing a 10' front and 9' side buffers are requested. The subject property abuts commercial properties on the side and across the roadway.

Section 3341 - requires to the extent feasible that parking should not be located forward of any building front line. Given the long narrow shape of the lot, a waiver from this requirement is requested.

Section 3351 - curb cuts shall be no closer than 75' to an existing curb cut. Both of the abutting properties to the north and south of the subject property have curb cuts right up against the property line shared with the subject property.

All site plans shall be prepared by a professional land surveyor, professional engineer, registered architect, or landscape architect as appropriate, unless this requirement is waived by the reviewing board because of unusually simple circumstances. All site plans shall be on standard 18" x 24" x 36" sheets and shall be prepared at a sufficient scale (1" = 40' preferred).