

Corrections to Carver Zoning Map
Amend Zoning Map to correct previous zoning
changes not reflected in current 2015 Zoning Map

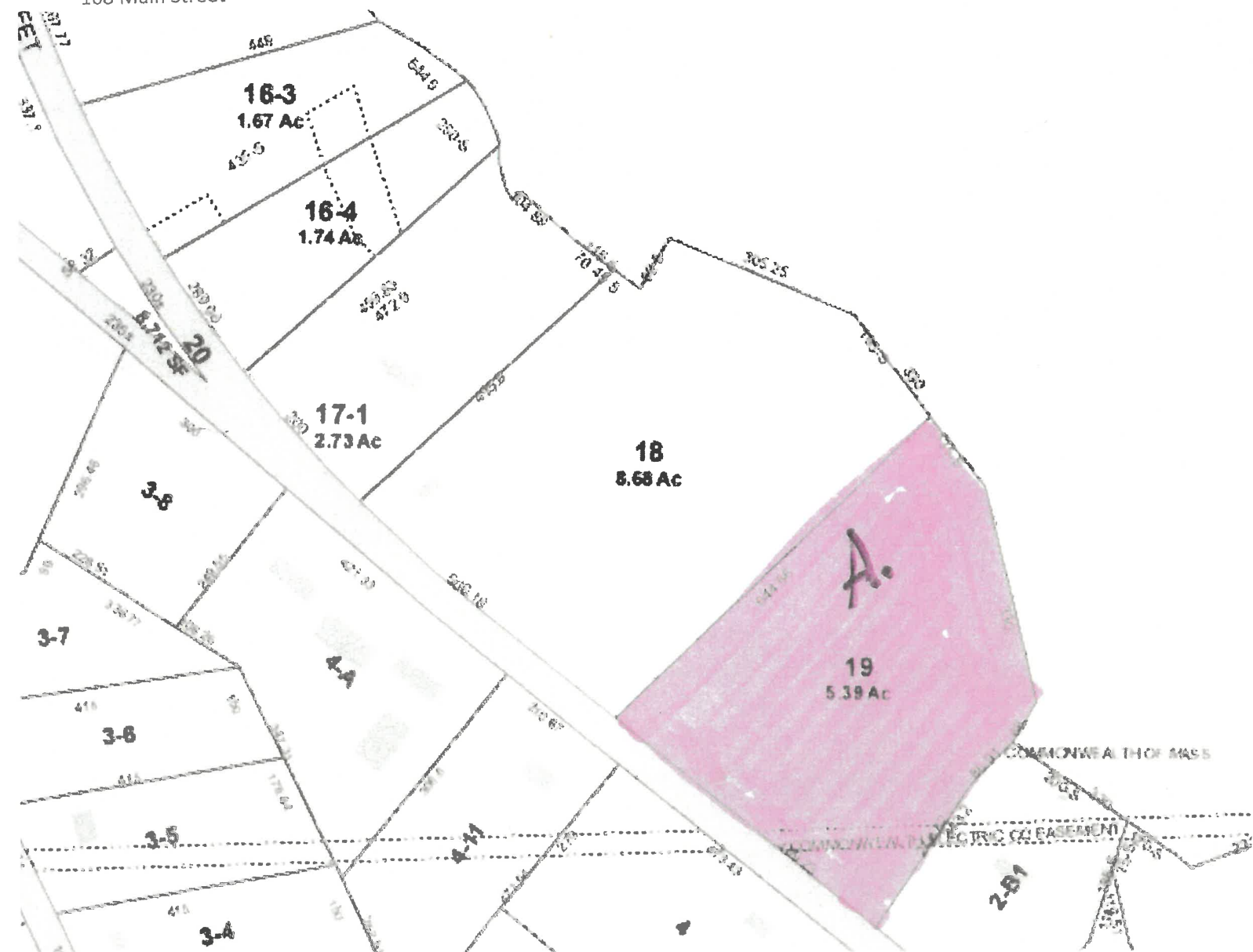
1 of 5

Doyle, Lynn

From: McCollem, Marlene
Sent: Wednesday, March 01, 2017 9:18 AM
To: Doyle, Lynn; ognimod@verizon.net
Subject: zoning map

Hello Lynn & Dom,
The Board discussed the zoning map discrepancy for the property on North Main Street.
They agree that this seems to be an error. They have asked me to have the map corrected to revert back to the zoning as shown on the 2010 map.
I will contact SRPEDD (their GIS dept. maintains the zoning map) and request the change.
Thank you,
Marlene

Marlene V. McCollem, AICP
Director of Planning, Environment & Permitting
Town of Carver
108 Main Street





Town Clerk

Lynn A. Doyle

Notary Public

Lynn.doyle@carverma.org

108 Main Street

Carver, Massachusetts 02330

Tel: 508-866-3403 • Fax: 508-866-3408

Cranberry Land U.S.A.

February 10, 2017

Marlene McCollem

Planning Director

108 Main St.

Carver, MA 02330

Dear Ms. McCollem,

In January, the town clerk's office was approached by Mr. Domingo Fernandes of 43 North Main St. Carver inquiring about zoning changes to parcels of land belonging to him. He presented a copy of Map 16 and highlighted his parcels as 18 and 19 shown on the map. Mr. Fernandes stated he believed parcel 19 was previously zoned as "Commercial", but now appeared to be zoned as "Residential/Agricultural" on the zoning map. Mr. Fernandes' land is located across from the Dollar General and the business plaza next door to that. Those locations were zoned as "General Business" and were somehow changed to "Residential/Agricultural" on the zoning map as well. Mr. Fernandes requested we research the years 2006 to the present for any votes that may have been taken at town meeting changing the zoning of his parcel in this manner.

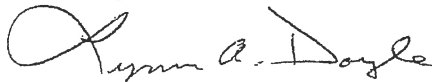
The staff in my office investigated as requested and found no evidence of a vote pertaining to this change. I then went back and reviewed all the zoning maps I had on file and discovered that somehow the zoning map had been altered between 2010 and 2012 changing certain parcels of land zoned as "General Business" to "Residential/Agricultural". Unfortunately, I did not have a map for 2011 on file. I checked my files for bylaw changes that may have been submitted to the Attorney General's office between 2010 & 2012 and did not find any documentation supporting a change of this nature. I finally contacted the AG's

office to verify that the bylaw submittals they had received and the records on file in my office were the same.

My last concern was that the printer who printed the zoning maps may have made an error or possibly the wrong map was submitted to the AG's Office, so I asked Deb Deneen if someone in permitting would check their files and verify this information. In response to my request, I was asked to submit a letter of my findings to your office.

To the best of my knowledge, the change to Mr. Fernandes' parcel of land shown as # 19 on Map 16 should not have been changed from "General Business" to "Residential/Agricultural". Furthermore, I do not see any evidence to the fact that the business properties across the street should have been changed from "General Business" to "Residential/Agricultural". Due to the fact the records originated in the Planning Department and since it was the Planning Director who ordered the printing of the zoning maps, I am hopeful there may be records in your office that might resolve the discrepancies.

Respectfully,

A handwritten signature in cursive script, appearing to read "Lynn A. Doyle".

Lynn A. Doyle
Town Clerk

Cc: Debra Deneen, Michael Milanoski