



TOWN OF CARVER

Office of Planning & Community Development

PUBLIC MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTION 20B

PLANNING BOARD MEETING AGENDA

March 30, 2022 & March 31, 2022

7:00 PM

AT THE CARVER MIDDLE HIGH SCHOOL AUDITORIUM

The proceedings will be videotaped and rebroadcast by Area 58 TV.

Joint Session with the Redevelopment Authority

Public Hearings:

Public Hearing for Zoning Articles for April 2022 Town Meeting warrant.

AN ARTICLE submitted by the Carver Redevelopment Authority (RDA)
Article TABLE OF DIMENSIONAL REQUIREMENTS – BUILDING HEIGHT IN GBP

AN ARTICLE submitted by the Carver Redevelopment Authority (RDA)
ARTICLE DEFINITIONS - HEIGHT OF CERTAIN ACCESSORY STRUCTURES

AN ARTICLE submitted by the Carver Redevelopment Authority (RDA)
ARTICLE X ACCESS DRIVEWAYS - NONRESIDENTIAL PREMISES

AN ARTICLE submitted by the Carver Redevelopment Authority (RDA)
ARTICLE REZONE FROM HIGHWAY COMMERCIAL (HC) to GREEN BUSINESS PARK (GBP) DISTRICT.

AN ARTICLE submitted by the Carver Redevelopment Authority (RDA)
ARTICLE AMEND SECTION 3580 - EXEMPTIONS FROM LARGE SCALE GROUND MOUNTED SOLAR VOLTAIC INSTALLATIONS:

AN ARTICLE submitted by the Carver Redevelopment Authority (RDA)
ARTICLE X AMEND SECTIONS 3166 and 3347 — SITE PLAN REVIEW PERFORMANCE AND PARKING LOT LIGHTING STANDARDS

AN ARTICLE submitted by the Carver Redevelopment Authority (RDA)
ARTICLE X AMEND SECTION 3521. PERMITTED SIGNS FOR GREEN BUSINESS PARK (GBP) DISTRICT.

TOWN CLERK, CARVER, MA
2022 FEB 24 AM 8:47

AN ARTICLE submitted by the Carver Redevelopment Authority (RDA)
**ARTICLE X AMEND SECTION 2230. Use Regulation Schedule – INDUSTRIAL –
ALLOW PRIVATELY OWNED WASTEWATER TREATMENT FACILITIES AS AN
ACCESSORY USE**

AN ARTICLE submitted by the Carver Select Board
**ARTICLE : MORATORIUM ON MOUNTED SOLAR PHOTOVOLTAIC
INSTALLATIONS:**

AN ARTICLE submitted by the Carver Building Commissioner
ARTICLE : ZONING BY-LAW SECTION 3500 SIGNS AMENDMENT :

AN ARTICLE submitted by the Planning Board
To see if the Town will vote to amend the Carver Zoning Bylaw, Section 2700 “Transfer of Development Right: as shown in an eight page document entitled: **“ARTICLE TDR: ZONING BY-LAW SECTION 2700 TRANSFER OF DEVELOPMENT RIGHTS BY-LAW AMENDMENT”**

AN ARTICLE petitioned to amend the Carver Zoning Map
ARTICLE X: Respectfully requesting the Town of Carver to amend Article 21. Purposing a change to non-medical marijuana overlay districts (NMOD) North Overlay to accept and approve Map 21 Lot 4-4 for use as a marijuana cultivation and processing facility.

AN ARTICLE petitioned to amend the Carver Zoning Bylaw
To see if the Town will vote to amend the Carver Zoning Bylaw **ARTICLE X:** The Town hereby adopts a temporary 11 ½ month moratorium to March 26, 2023, on the new use of land for Battery Storage effective immediately upon Town vote. During the moratorium period, the Town shall adopt new zoning bylaws for battery storage and undertake a planning process that addresses the current and future impacts of battery storage facilities on Carver’s residents, consider the long-term objectives for additional battery storage facilities in the town and their impact on health, safety and welfare of the town.

AN ARTICLE petitioned to amend the Carver Zoning Bylaw
ARTICLE X: The Town hereby adopts a temporary 11 ½ month moratorium to March 26, 2023, on the new use of land for Battery Storage effective immediately upon Town vote. During the moratorium period, the Town shall adopt new zoning bylaws for battery storage and undertake a planning process that addresses the current and future impacts of battery storage facilities on Carver’s residents, consider the long-term objectives for additional battery storage facilities in the town and their impact on health, safety and welfare of the town.

AN ARTICLE petitioned to amend the Carver Zoning Bylaw
ARTICLE X: Notwithstanding any other provision of the Zoning Bylaws to the contrary, the Town hereby adopts a temporary, 12 month moratorium to April 11, 2023, on the new use of land for Large-Scale Ground Mounted Solar Photovoltaic Installations effective immediately upon Town vote, provided that such moratorium shall not apply to previously

approved specially permitted projects provided that any such amendment shall not increase the footprint. During the moratorium period, the Town shall conduct a review of Carver Zoning By-law 3580, review solar bylaws in other communities, undertake a planning process that addresses potential impacts of solar photovoltaic installations in Carver, consider the long-term objective for solar photovoltaic installations and their impact on health, safety and welfare of Carver's citizenry, determine how the Town shall reasonably and thoroughly regulate and approve solar photovoltaic installation, and finally, to amend Carver Zoning Bylaw 3580 accordingly, or to take any other action relative thereto.

AN ARTICLE petitioned to amend the Carver Zoning Bylaw

ARTICLE X: The Town hereby adopts a temporary 11 ½ month moratorium to March 26, 2023, on the new use of land for Large Scale Ground-Mounted Solar Voltaic Installations (LSGMSI) effective immediately upon Town vote, provided that such moratorium shall not apply to a LSGMSI previously issued a special permit by the Planning Board and approved by the Conservation Commission, provided that any amendment to a special permit shall not increase the footprint. During the moratorium period, the Town shall conduct a review of its zoning bylaws for solar electric installations and undertake a planning process that addressess the current and future impacts of LSGMSI on Carver's residents, consider the long-term objectives for additional solar-electric installations in the town and their impact on health, safety and welfare of the town.

Other Business

- A. Next meeting date: April 12, 2022, 6:00 p.m. at the Carver Middle High School prior to Town Meeting
- B. Adjournment