



# TOWN OF CARVER

## PLANNING BOARD

Bruce Maki, Chairman  
Jim Walsh, Planning Director

108 Main Street  
Carver, MA 02330

Phone: (508) 866-3450  
Fax: (508) 866-3430  
E-mail: jim.walsh@carverma.gov

### PUBLIC MEETING NOTICE

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

### PLANNING BOARD ZONING ARTICLES PUBLIC HEARING MEETING AGENDA

March 9, 2021

7:00 PM

MEETING ROOM #1

**This meeting will be conducted In Person and via ZOOM, please refer to the link below**  
The proceedings will be videotaped and rebroadcast by Area 58 TV.

### AGENDA

**Note: The Planning Board may take articles out of order.**

- 1. Call meeting to order.**
- 2. Review, discussion and possible vote on proposed Zoning Articles:**
  - a. To amend the Carver Zoning Bylaw by amending Section 5000 Non-Medical Marijuana Overlay District by allowing cultivation, processing, and retail uses to occur in both Non-Medical Marijuana Overlay Districts.
  - b. To amend the Carver Zoning Bylaw by adding a new Section 3590 Solar Canopies.
  - c. To amend the Carver Zoning Bylaw by adding a new Section 4000 Single Family Cluster Development.
- 3. Review changes to bylaws discussed at previous meeting, and edit and approve as necessary:**
  - a. To amend the Carver Zoning Bylaw by amending Article VI, Definitions, definition of "Townhouse" to include two-family units or duplexes.
  - b. To amend Section 3700 Floodplain District of the Carver Zoning Bylaw by updating the Floodplain regulations.
  - c. To amend the Carver Zoning Bylaw by amending Section 3500 Signs to reorganize the bylaw, to permit the Town Administrator to designate additional Town employees to assist the Building Commissioner in removing illegal signs, changing the process for removing illegal signs, and changing the footnotes from symbols to numbers.
  - d. To amend the Carver Zoning Bylaw by amending Section 3580.00 Large-Scale Ground Mounted Solar Photovoltaic Installations to clarify the bylaw by adding a dimensional table, by making the reduced setbacks for conventional and dual-use

solar installations the same, by allowing reduced frontage, and by adding a new subsection to address the sale or transfer of solar projects.

4. Planning Board member notes:
5. Planning Director notes:
6. Minutes: March 2, 2021
7. Next meeting: March 23, 2021
8. Adjournment

**Topic: Planning Board Zoning Articles Public Hearing, March 9, 2021**

**Time: Mar 9, 2021 07:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://carver.zoom.us/j/89106419285?pwd=UVNTc081OG5MYWVoQUNmd2VqR0UzQT09>

Meeting ID: 891 0641 9285

Passcode: 741198

Find your local number: <https://carver.zoom.us/j/kcifO9b2nE>