



PUBLIC MEETING NOTICE

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

PLANNING BOARD MEETING AGENDA

January 25, 2022

7:00 PM

IN THE CARVER TOWN HALL MEETING ROOM #1

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

Discussion:

1. Discuss the layout of Montello Street (Portion) as a Town Way
2. Discussion with RDA on the Warrant Articles

Public Hearings:

3. On the application of JCM Carver Acquisitions LLC requesting a Special Permit (for Fast Food or Drive-In Restaurant) and Site Plan Review pursuant to sections 2200 (Use Regulations), 2300 (Dimensional Requirements), 2330 (Multiple Principal Structures), 3100 (Site Plan Review), 4300 (Water Resource Protection), 5300 (Special Permit) and other pertinent sections of the Carver Zoning Bylaw, located at 287 Tremont Street (Assessor's Map 94, Lot 5-0-R) to demolish an existing 525 square foot building and construct a new 50 ft. by 25 ft. ice-cream shop building and a 90 ft. by 50 ft. storage garage, landscaping and parking. Property is located in the General Business (GB) District. – **Vote on Special Permit and Site Plan Review and review the conditions**
4. On the application of Richard DeBenedictis, P.E. requesting a Special Permit and Site Plan Review pursuant to sections 2230, 5300, and 3100 of the Carver Zoning Bylaw, located at 20 Shoestring Road (Assessor's Map 124 Lot 13-0-R) in Carver, MA. The project is the improvements to Jellystone Park which includes centralized wastewater treatment facility (WWTF) a new set of water supply wells and improved roadway access located in a Residential/Agricultural District. – **Discussion and possible vote**

Public Hearing:

5. On the application of Kerri Galbreath requesting a Special Permit pursuant to Sections 5300 and 2230 of the Carver Zoning by Law, located at 72 North Main Street in Carver, MA (Assessor's Map 18-12-2-R) to operate a Dog Daycare in a General Business District. – **Discussion and possible vote**
6. On the application of Colin Harris requesting a Special Permit pursuant to Sections 2230 and 5300 of the Carver Zoning by Law, located at 38 Purchase Street in Carver, MA (Assessor's Map 59 Lot 1-27) to re-designate the home from a Single Family with in-law apartment to a 2-Family Home. – **Discussion and possible vote**

Other Business:

1. Request for extension for Site Plan Review and Special Permit – 204 Plymouth Street Solar (Map 48 Lots 2, 6 & 7) – **Discussion and possible vote**
2. Request for extension for Site Plan Review and Special Permit – 40 Fuller Street (Map 50 Lots 8 and 10A) – **Discussion and possible vote**
3. 324-340 Tremont Street – Removal of CCA Timber Poles (Map 127 Lots 10, 12, and 21) – **review and sign decision**
4. 62 Rochester Road (Map 92 Lots 14, 15, 16, 17, 20, and 22) – Removal of CCA Timber Poles – **review and sign decision**
5. Motion to authorize Town Counsel to draft a response to the Open Meeting Law Complaint on behalf of the Planning Board

Topics not reasonably anticipated by the Chairman 48 hours in advance of meeting

Other Business

- A. Planning Board Member Notes-Chairman:
- B. Planning Director Notes-
- C. Discussion-
- D. Minutes –**12/14/21, 12/28/21, 1/11/22**
- E. Adjournment

Immediately following the adjournment of the Planning Board meeting, we will go into Executive Session and not convene in open session.

“Executive session under G.L. c.30A, §21(a)(3) to discuss strategy with respect to litigation known as Ironwood Renewables, LLC v Town of Carver Planning Board and its Members, Massachusetts Land Court, Civil Action No. 21 Misc. 000488, votes may be taken.”