



## PUBLIC MEETING NOTICE

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

### PLANNING BOARD MEETING AGENDA

October 12, 2021

7:00 PM

MEETING ROOM #1

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

#### **Sign Permit:**

1. On the application of Art Studio Sign & Neon requesting a sign permit for a wall sign and directory sign on behalf of Louis Nails and Spa, 2 Montello Street (Map 22 Lot 5-B) in the Highway Commercial zoning district. ***Discussion and possible vote.***
2. On the application of All American Signs requesting a sign permit for a wall sign and directory sign on behalf of RE/MAX Platinum located at 73 Main Street (Map 64 Lot 12-C) in the General Business zoning district. ***Discussion and possible vote.***

#### **Minor Modification:**

3. **Request for Minor Modification to Site Plan:** 96 Forest Street, EJCP LLC, Eric Pontiff, to modify approved site plan to allow owner to combine 4 bays in 5 bay rear building to lease to tenant of front building. ***Continued from September 28. Discussion and possible vote.***

#### **Public Hearings (Cont'd):**

4. 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. ***Continued to the November 9, 2021 Planning Board meeting.***

#### **Public Hearings (New):**

5. On the application of Rockland Trust Bank requesting a Special Permit pursuant to Sections 3500, 3570 and 5300 of the Carver Zoning by Law, located at 124-128 Main Street in Carver, MA (Assessor's Map 101 Lot 1-1-R) for a special permit to exceed the number of signs and signage dimensional requirements, and for internally illuminated signs in the General Business District. ***Discussion and possible vote.***

6. On the application of Bayberry Dunes, LLC requesting a Special Permit pursuant to Sections 2330 and 5300 of the Carver Zoning by Law, located at 2 Lillian Way in Carver, MA (assessors Map 49 Lot 62-2) to construct 2 commercial buildings, one 6,000 sf and one 7,200 sf for a total of 13,200 sf on one lot. The proposed building use will be Craftsman/Tradesman in the General Business District. ***Discussion and possible vote.***
7. On the application of Bayberry Dunes, LLC requesting a Special Permit pursuant to Sections 3500, 3570 and 5300 of the Carver Zoning by Law, located at 2 Lillian Way in Carver, MA (Assessor's Map 49 Lot 62-2) for a special permit to exceed the number of signs and signage dimensional requirements in the General Business District. ***Discussion and possible vote.***
8. On the application of North Light Realty Trust requesting Site Plan Review and Special Permit pursuant to sections 2200, 2300, 2330, 3100, 4300, 5300 and other pertinent sections of the Carver Zoning Bylaw, located at 1 Marion Drive (Assessor's Map 21, Lot 4-4) to construct two new 7,500 sq. ft. warehouse/office buildings, with associated driveways, parking, drainage and landscaping, in the Industrial "C" Zoning District. ***Discussion and possible vote.***

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

**Other Business**

- A. Planning Board Member Notes-Chairman: Tremont Street and Rochester Rd Solar Projects-Place on Future Agenda
- B. Review Windy Bog Doggy Daycare Decision
- C. Planning Director Notes-
- D. Discussion-
- E. Minutes –**9/14/21 & 9/28/21**
- F. Next meeting dates- 10/26; 11/9; 11/23
- G. Adjournment