



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

PLANNING BOARD MEETING AGENDA

December 13, 2022

7:00 PM

IN THE CARVER TOWN HALL MEETING ROOM #1

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

Minor Modification Cont'd:

1. Jellystone Park Cranberry Acres, 20 Shoestring Road (Assessor's Maps 124 & 125 Lots 13 & 3A) Minor Modification to Water Park. – **Discussion and possible vote**

Public Hearing Cont'd:

2. Priolo Concrete Forms, Inc. requesting a Special Permit pursuant to Sections 5300 and 4341 of the Carver Zoning by Law, 0 Forest Street, in Carver, MA (Assessors Map 49 Lot 62-7-R) for the construction of a 7,400 S.F. building and associated driveway, parking area, and utilities. The proposed use is a Craftsman/Tradesman building. There will be 28,237 S.F. of impervious area in a General Business Zoning District. – **Discussion and possible vote**
3. On the application of Weathervane at Patriots Pines requesting a Special Permit and Site Plan Review to Sections 2230, 3100, 3900, 4300, and 5300 of the Carver Zoning by Law, and a Definitive Subdivision Plan pursuant to the Carver Subdivision Control by Law, for property located at 0 South Meadow Road in Carver, MA (Assessor's Map 112 Lots 1-5E, 1-5I, 1-5J, 1-5K, 1-5L, 1-5M, 1-5M, 1-5P, 1-5Q, 1-5R, 3-88A, and Map 107 Lot1-4A) the applicant seeks to append 9± acres of adjoining land to the property and modify the subdivision boundaries in compliance with MGL Chapter 41 Sections 81W, (ii) increase the unit count from 54 units to 66 units, (iii) alter the building configuration to create zoning compliant triplexes, and (iv) adjust the roadway layout and lot configurations to accommodate alterations to Phases 2 and 3 of the project in the Residential Agricultural Zoning District. – **Applicant Request a Continuance until January 24, 2023**
4. On the application of Slocum-Gibbs Cranberry Co. requesting a Definitive Subdivision (Gibbs Street Subdivision) approval pursuant to the Carver Subdivision Control By-Law, for property located "off Wareham Street", on (Assessors Map 127 Lot 33, and Map 128 Lots 1, 2, 3, 6-1, and 15) in Carver, MA in a Residential Agricultural District. Proposed work includes construction of a ±400-linear foot roadway and cul-de-sac, stormwater management system, and off-grading to support a three-lot conventional subdivision. Each proposed single-family dwelling lot will have its own private well and septic system. – **Applicant Request a Continuance until January 10, 2023**

Public Hearing:

5. On the application of A.D. Makepeace Company “Wankinco” requesting a Definitive Subdivision approval pursuant to the Carver Subdivision Control by Law, for property located on 0 & 46 Federal Road, on Assessors Map 131 Lots 2-4 and 4-3 in Carver, MA in a Industrial “A” District. – **A.D. Makepeace has requested to withdraw their application for Wankinko without prejudice.**

Other Business:

Articles for April 2023 Town Meeting

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

Other Business

- A. Planning Board Member Notes-Chairman:
- A. Planning Director Notes – Discussion Operating Procedures
- B. Discussion –
- C. Minutes – 11/1/2022, 11/15/2022 (Executive Session) & 11/22/2022
- D. Adjournment

Executive session under G.L. c.30A, §21(a)(3) to discuss strategy with respect to litigation known as Bridgestone Development, Inc. v The Planning Board of the Town of Carver, Massachusetts Land Court, Docket No. 22MISC000563, votes may be taken.

Minutes – (Executive Session Minutes 11/22/2022)

The Board will not be returning to Open Session