



**PUBLIC MEETING NOTICE**

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

**PLANNING BOARD MEETING AGENDA**

**February 22, 2022**

**7:00 PM**

**IN THE CARVER TOWN HALL MEETING ROOM #4 (IN THE BASEMENT)**

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

**Public Hearing Cont'd.:**

1. 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**
2. 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**
3. 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**
4. On the application of George R. Ajami – Timeless Stoneworks, LLC. requesting a Special Permit and Site Plan Review pursuant to Sections 2200, 2230, 3100, 3300, 3345, and 5300 of the Carver Zoning by Law, located at 316 Tremont Street in Carver, MA (Assessor's Map 127 Lot 8) to construct a 7,320 square foot warehouse with store front and associated utilities, parking and landscaping in a Industrial "A" District. – **discussion and possible vote**

**Public Hearing:**

5. On the application of McDonald's USA, LLC. (c/o Bohler) requesting a Site Plan Review and Special Permit pursuant to Sections 2230, 3100, 3400, 5300, 3561(a), 3531, and 3570 of the Carver Zoning by Law, located at 94 North Main Street in Carver, MA (Assessor's Map 18-3-A) to reconfigure their existing single lane in-line tandem drive-thru with a new single-by-side layout including two (2) lanes each containing one (1) menu board/order point to reduce queuing and shorten customer wait times. The new configuration will re-use the existing digital menu boards and canopies and only one (1)

new 10 sq. ft. digital (internally illuminated) pre-browse board is proposed (to match existing) in a Village Business District. – **discussion and possible vote**

**Sign Permit:**

6. McDonald's USA, LLC. 94 North Main Street in Carver, MA (Assessor's Map 18-3-A) – **discussion and possible vote**

**Other Business:**

1. Request for extension for Site Plan Review – Rocky Maple Solar, 370 Tremont Street Solar (Map 128 Lot 7 and Map 128 Lot 8) – **Discussion and possible vote**
2. 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 –**1/25/2022, 2/8/2022**
- E. Adjournment