



PUBLIC MEETING NOTICE

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

PLANNING BOARD MEETING AGENDA

February 28, 2023

7:00 PM

IN THE CARVER TOWN HALL MEETING ROOM #4 LOWER LEVEL

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

Public Hearing Cont'd:

1. 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. – **Discussion and possible vote**
2. 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, 1-5P, 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. – **Discussion and possible vote**

Public Hearing:

3. On the application of Hailey Sheinis requesting a Special Permit pursuant to Sections 2230 and 5300 of the Carver Zoning by Law, located at 9 Island Farm Road in Carver, MA (Assessor's Map 10 Lot 1-6) to operate a doggie daycare in the lower level of the home in a Residential Agricultural District.

Other Business:

1. Request for Extension to Special Permit/Site Plan Review Approval for Rocky Maple Solar 370 Tremont Street (Assessors Map 128 Lot 7 & 8) in Carver, MA. – **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:
- A. Town Planner Notes – Info on upcoming March 7th Zoning Article Hearings
- B. Discussion –
- C. Minutes – 12/20/2022 and 1/10/2023
- D. Adjournment