



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

**PLANNING BOARD MEETING AGENDA - REVISED**

**March 23, 2021**

**7:00 PM**

**MEETING ROOM #1**

**This meeting will be conducted In Person and via ZOOM, please refer to the link below**

**TOPIC: PLANNING BOARD MEETING, MARCH 23, 2021**  
**TIME: MAR 23, 2021 07:00 PM EASTERN TIME (US AND CANADA)**

**JOIN ZOOM MEETING**

[HTTPS://CARVER.ZOOM.US/J/89004061527?pwd=UKZSY2HMWW4xZlQ4d3ZEM1B5L3FTZz09](https://carver.zoom.us/j/89004061527?pwd=UKZSY2HMWW4xZlQ4d3ZEM1B5L3FTZz09)

**MEETING ID: 890 0406 1527**

**PASSCODE: 209361**

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

**Zoning Articles Public Hearing:**

1. Review Proposed Changes to Zoning Bylaws Discussed at Previous Meetings, and Amend and Approve as Necessary:
  - a. Townhouse Definition and Vote to Recommend to Town Meeting
  - b. Floodplain District and Vote to Recommend to Town Meeting
2. Vote to Close Public Hearing

**ANR:**

3. Off Wenham Road, (Map 107, Lot 4-1), AD Makepeace, Beals and Thomas  
*Discussion and possible vote*

**Lot Release:**

4. Request to Exchange Lots Held by Town, Ewell Estates, Jack Williams  
*Discussion and possible vote*

**Extension of Subdivision**

5. Whistleberry Glen Conservation Subdivision, Davenport BCCH LLC (Owner), request to extend subdivision completion deadline and confirmation of Special Permit, Attorney Shawn Reilly

*Discussion and possible vote*

### Sign Permit:

6. EatFitz , 2 Montello Street ( Map 22 5-B-R)

*Discussion and possible vote*

### Extension of Special Permit

7. Cranberry Point Energy Storage Project-Request by Plus Power to Extend Site Plan and Special Permit-Alyson Sand

*Discussion and possible vote*

### Public Hearings: (con't)

8. On the application of Ironwood Renewable, LLC., requesting a Special Permit and Site Plan Review pursuant to sections 2230, 3100, 3580 and 5300 of the Carver Zoning Bylaw, located at 223 Meadow St. (Assessor's Map 82, Lot 1-1) in Carver, MA to allow the construction of a large-scale ground mounted solar photovoltaic installation, 3.75 MW DC Ground Mounted Solar Project. The level of development is 14.7 acres with 12.7 acres of clearing. Property located in a Residential/Agricultural District. ***The Applicant has requested a continuance to the April 27 Planning Board meeting.***
9. On the application of BE RE, LLC requesting a Special Permit and Site Plan Review pursuant to sections 2230, 3100, 3700, 3580 and 5300 of the Carver Zoning Bylaw, located at 370 Tremont St. (Assessor's Map 128-7-0,128-8-0) of approximately 36 acres in Carver, MA and the balance of the project is to be constructed in the Town of Wareham to allow the construction and operations of a dual use, large-scale ground mounted Solar Photovoltaic Installation (LSGMSPI) including Battery Storage and Appurtenances on active Agricultural Land. Property located in a Residential/Agricultural District.

### Public Hearings:

10. On the application of Fuller Street Carver Solar, LLC requesting a Special Permit and Site Plan Review pursuant to sections 2230, 3100, 3700, 3580 and 5300 of the Carver Zoning Bylaw, located at 40 Fuller Street (Assessor's Map 50 Lot 8, 10A) to allow the construction and operations of an approximate 5 megawatt (MW) large-scale ground mounted Solar Photovoltaic Installation (LSGMSPI) and appurtenant equipment including Inverters and Battery Storage and Interconnection. Property located in a Residential/Agricultural District.

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

### Other Business

- A. Planning Board Member Notes
- B. Planning Director Notes
- C. Discussion-

- D. Minutes –1/26, 2/9, 2/23, 3/2, 3/9**
- E. Next meeting date- 4/27**
- F. Annual Town Meeting-4/13**
- G. Adjournment**