



PUBLIC MEETING NOTICE

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

PLANNING BOARD MEETING AGENDA

April 23, 2024

7:00 PM

IN THE CARVER TOWN HALL MEETING ROOM #1

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

Public Hearing:

1. Adopt Stormwater Regulations to supplement General Bylaw 9.6 Stormwater Management and Land Disturbance By-Law in order to comply with the EPA's Order for Compliance under Section 309 of the Clean Water Act. Set fee structure as referenced in § 9.6.6.F.1.H. of the Land Disturbance Bylaw.

Public Hearing Cont'd:

2. On the application of Weathervane at Silva Street, LLC. requesting a Special Permit and Site Plan Review pursuant to Sections 3100, 3900, and 5300, of the Carver Zoning by Law, located at 7 and 9 Silva Street in Carver, MA (Assessor's Map 67 Lots 4-3 and 4-F) in the Residential Agricultural Zoning District (RA). The proposed scope includes the construction of six (6) new triplex residential townhouses consisting of eighteen (18) total units. – **Continuance Requested until May 28, 2024**

Filed: 6/15/23 Open Hearing: 8/19/23 Deadline: None to vote Special Permit
Extended: 5/23/2024

3. On the application of K&G Development Corp. requesting a Special Permit pursuant to Sections 3800 and 5300 of the Carver Zoning By Law and a Definitive Subdivision pursuant to the Carver Subdivision Control By Law, for property located at 85 Wenham Road in Carver, MA (Assessor's Map 99 Lot 23-0) in the Residential Agricultural (RA) Zoning District. The applicant proposes a 5 lot subdivision under the Conservation Subdivision By Law. – **Discussion and possible vote**

Filed: 2/5/2023 Open Hearing: 3/12/2024 Deadline: 6/19/2024

4. On the application of Bridgestone Development, Inc. requesting a Special Permit and Site Plan Review pursuant to Sections 2230.C, 3100, 4341 and 5300 of the Carver Zoning By Law, located at Lot #4, Ricketts Pond Drive in Carver, MA (Assessor's Map 32 Lot 1-4) in the Spring Street Innovation Zoning District (SSID). The lot will be comprised of a 7,494 s.f. commercial building with associated driveway, parking area, closed drainage system, septic system and utility connections. Stormwater from the site development will be directed to an infiltration basin that was designed to accommodate runoff from the Ricketts Pond Business Park Definitive Subdivision. – **Discussion and possible vote**

Filed: 2/21/2023 Open Hearing: 3/26/2024 Deadline: None to vote Special Permit

Other Business:

5. Sign Route 44 Definitive Subdivision Mylars and Covenant

6. Discussion and possible vote to remove Zoning Article to increase lot size from the Town Meeting Warrant

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

- A. Planning Board Member Notes-Chairman:
- B. Town Planner Notes – Policy Acknowledgements
 - a. Discriminatory Harassment Policy
 - b. Drug & Alcohol Free Workplace Police
 - c. Public Records Retention Policy
- C. Discussion – Town Meeting Articles
- D. Minutes – 3/26/2024 and 4/9/2024
- E. Adjournment

Future Meetings

May 14, 2024

Planning Board Post Election Reorganization

May 28, 2024

Weathervane at Silva Street, LLC. Special Permit and Site Plan Review

June 4, 2024 – Annual Town Meeting

June 11, 2024

June 25, 2024