



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

PLANNING BOARD MEETING AGENDA

May 25, 2021

7:00 PM

MEETING ROOM #1

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

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

Join Zoom Meeting

<https://carver.zoom.us/j/87496933711?pwd=cTJRMIB4Tit2TE44Vks5Ym54b1pZdz09>

Meeting ID: 874 9693 3711

Passcode: 072113

One tap mobile

+19294362866,,87496933711# US (New York)

Rescinding Old Forge Drive Subdivision:

1. Rescinding of Subdivision formerly Decas Cranberry Processing Facility now owned by Fruit d'Or Real Estate USA Corp.

Discussion and possible vote

Minor Modification:

2. Cranberry Point Energy Storage LLC- 31R Main Street (Map 61, Lot 10-0-R & 7-0-R)

Discussion and possible vote

Public Hearings: (con't)

3. 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 June 22nd Planning Board meeting.***

4. 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.

5. On the application of Miriam Gori requesting a Special Permit pursuant to Sections 5300 and 2230 of the Carver Zoning by Law, located at 149 South Main Street in Carver, MA (Assessor's Map 94 Lot 11-0-R) to operate a Hobby/Commercial Kennel in a Residential Agriculture District. ***The Applicant has requested a continuance to the June 22nd Planning Board meeting.***

6. On the application of David Mulcahy, 1929 Development Inc., requesting a Special Permit and Site Plan Review under Sections 2230, 2330, 3100, 4300 and 5300 of the Carver Zoning by Law, located at 157 North Main Street, in Carver, MA (assessors Map 24-Lots A, B, C) for the construction of a 5000 Sq. Ft. craftsmans/tradesman building in order to operate a Deer, Tick and Mosquito Control business in a Highway Commercial District (HC).

7. On the application of Galehead Development requesting a Special Permit and Site Plan Review pursuant to sections 2230, 3100, 3700, 3580 and 5300 of the Carver Zoning Bylaw, located at 0 Meadow Street (Assessor's Map 82 Lot 1-A, 1-2 & 1-3) to allow the construction and operations of an approximate 1 megawatt (MW) large-scale ground mounted Solar Photovoltaic Installation (LSGMSPI). Property located in a Residential/Agricultural District.

Public Hearings:

8. On the application of NW Plymouth Street 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 0 Plymouth Street (204 Plymouth Street) (Assessor's Map 48 Lot 2, 6, and 7) to allow the construction and operation of a large-scale ground mounted Solar Photovoltaic Installation (LSGSPI) including Battery Storage and appurtenant equipment and interconnection on active land in agricultural use. Property located in a Residential/Agricultural District.

9. On the application of Nutrien Ag Solutions, Inc. requesting a Special Permit pursuant to Sections 3570 and 5300 of the Carver Zoning by Law, located at 96 Forest Street in Carver, MA (Assessor's Map 49 Lot 62-6-R) to exceed the signage dimensional requirements in the General Business District.

10. On the application of Cranberry Acres Jellystone Campground requesting a Special Permit pursuant to Sections 3570 and 5300 of the Carver Zoning by Law, located at 20 Shoestring Road in Carver, MA (Assessor's Map 124 Lot 13-0-R) to exceed the signage dimensional requirements in the Residential/Agricultural Zoning District.

Discussion:

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 –**3/23 & 5/11**
- E. Next meeting date- **6/22**
- F. Adjournment