



PUBLIC MEETING NOTICE

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

PLANNING BOARD MEETING AGENDA

June 13, 2023

7:00 PM

IN THE CARVER TOWN HALL MEETING ROOM #1

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

Carver Stormwater Management Program FY23 update

Public Hearing Cont'd:

1. On the application of Matthew Malone requesting a Special Permit pursuant to Sections 5300 and 2230 of the Carver Zoning by Law, located at 309 Tremont Street, Unit #1 in Carver, MA (Assessor's Map 95-3-1) to operate a retail store and service motocross dirt bikes, ATV's, street bikes, Harley's, snowmobile, jetski's, and UTV's repair shop in a General Business District (GB). – **Discussion and possible vote**

Public Hearing:

2. Remand "Public Hearing held in accordance with Order Approving Joint Motion for Remand and Judgment of Remand dated May 8, 2023, Land Court Civil Action No. 22MISC000563." On the application of Bridgestone Development, Inc. requesting a Special Permit pursuant to Sections 5300 and 2230.C, 2230, 4341 of the Carver Zoning by Law, located at Lot #3, Ricketts Pond Business Park (Off Spring Street) in Carver, MA (Assessor's Map 32 Lot 1-3) in the Spring Street Innovation Zoning District (SSID). The project will consist of the construction of two light-industrial buildings. The lot will be comprised of two approx. 7,452 s.f. light-industrial buildings with associated driveways, parking areas, closed-drainage system, septic system and utility connections. – **Applicant has requested a continuance without testimony until 7/11/23.**
3. On the application of Beantown Home Services, Inc. requesting a Special Permit and Site Plan Review pursuant to Sections 3100, 5300, 4341, and 2230.C of the Carver Zoning by Law, located at Lot #5, Ricketts Pond Business Park (Off Spring Street) in Carver, MA (Assessor's Map 32 Lot 1-5) in the Spring Street Innovation Zoning District (SSID). The lot will be comprised of an approx. 6,621 s.f. light-industrial building with associated driveways, parking areas, closed-drainage system, septic system and utility connections. – **Discussion and possible vote**
4. **Other Business:**
5. Preliminary Subdivision Plan – Wankinco, 0 & 46 Federal Road, (Assessor's Map 131 Lots 2-4 and 4-3) in an Industrial "A" District (IA) – **Discussion**

6. Preliminary Subdivision Plan – Johnson Brothers Cranberries, Off Fosdick Road, (Assessor’s Map 57, Lots 1, and 2A; Map 58, Lot 2 and 8) in a Residential Agricultural District (RA) – **Discussion**

7. Preliminary Subdivision Plan – Route 44 Development, LLC. c/o Charter, 3-4 Park Avenue, (Assessor’s Map 20, Lots 2R, 14R, 21R, Map 22 Lots 11R, 3AR, 3R, 3-1R, 3B, 4, 5A, 10, 10-1 and Map 24 Lots 1 and 2) New Road Subdivision – Route 44 Development, LLC. Zoning District Highway Commercial (HC) and Green Business Park (GBP) – **Discussion**

8. Sign Gibbs Street Covenant

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

- A. Planning Board Member Notes-Chairman:
- A. Town Planner Notes – Priority development area/priority protection areas update
- B. Discussion –
- C. Minutes – 4/25/2023 and 5/9/2023
- D. Adjournment