



PUBLIC MEETING NOTICE

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

PLANNING BOARD MEETING AGENDA

June 14, 2022 (Flag Day)

6:30 PM

IN THE CARVER TOWN HALL MEETING ROOM #1

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

Lot Release:

1. Whistleberry Glen (Map 36, Lot 11) Lot 11 in exchange for returning Lot 3 to the Covenant – **Discussion and possible vote**

Other Business:

2. Preliminary Subdivision Plan – ReWild Renewables, Float Lane, 0 Rear Plymouth Street, (Assessor's Map 45, Lot 1)
3. Preliminary Subdivision Plan – Borrego Solar Systems, Inc., Cedar Meadow Drive, 0 Rear Ward St, 19C Ward Street, 0 Rear Ward Street, (Assessor's Map 120, Lots 5, 6-1, & 7)
4. Preliminary Subdivision Plan – Slocum-Gibbs Cranberry Co., 0 Wareham Street, (Assessor's Map and Lot Nos. 127-13-0, 128-1-0, 128-2-0, 128-3-0, 128-6-1, & 128-15-0)
5. Preliminary Subdivision Plan – Johnson Brothers Cranberries, Off Fosdick Road, (Assessor's Map 57, Lots 1,2, & 2A; Map 59, Lot 8)
6. Preliminary Subdivision Plan – Franklin Marsh, LLC., Off Plymouth Street, (Assessor's Map 38, Lot 1-0-R and Map 34, Lot 3-0-R)
7. Preliminary Subdivision Plan – A.D. Makepeace Co., Wankinco, 0 & 46 Federal Road, (Assessor's Map 131 Lot 2-4 and 4-3) (**Continuance Requested to 7/12/22**)

Public Hearing Cont'd:

8. On the application of DK Properties requesting a Special Permit and Site Plan Review pursuant to Sections 2230, 3100, 3241, 4341, and 5300, of the Carver Zoning by Law, located at 90 Forest Street in Carver, MA (Assessor's Map 49 Lot 61) in the General Business Zoning District the applicant proposes to construct a 6,500 SF craftsman/tradesman building with associated parking and utilities. The applicant is requesting a Special Permit to render more than 10,000 SF of the site impervious. The total proposed impervious area is approximately 18,450 SF. – **Discussion and possible vote**
9. On the application of E & S Holdings, LLC. requesting a Special Permit and Site Plan Review pursuant to Sections 3100, 5300, 2330 and 2230 of the Carver Zoning by Law, located at Off Spring Street, Lot #1, Ricketts Pond Business Park (Assessor's Map 32 Lot

1-1 & 1-2) in Carver, MA. The project will consist of the construction of three commercial buildings located at Lot #1 – Ricketts Pond Business Park located off Spring Street. The lot will be comprised of three commercial buildings with associated driveways, parking areas, closed-drainage system, septic system and utility connections. – **Discussion and possible vote**

10. On the application of Peter Sprague requesting a Special Permit and Site Plan Review pursuant to Sections 3100, 5300, 2330 and 2230 of the Carver Zoning Bylaw, located at Off Spring Street, Lot #2, Ricketts Pond Business Park (Assessor’s Map 32, Lot 1-2) in Carver, MA. The project will consist of the construction of two commercial buildings located at Lot #2 – Ricketts Pond Business Park located off Spring Street. The lot will be comprised of two commercial buildings with associated driveways, parking areas, closed-drainage system, septic system and utility connections. – **Discussion and possible vote**

After 7:00 PM Hearings:

11. On the application of A.D. Makepeace Company/Beals and Thomas, requesting a Definitive Subdivision approval pursuant to the Carver Subdivision Control by Law, for property located at “off Wareham Street”, (Assessors Map 134 Lots 4-1, 4-2B, and 4-3) in Carver, MA in a Residential Agricultural District. The applicant wishes to construct a 370-linear foot roadway and cul-de-sac to support a two-lot conventional subdivision. – **Discussion and possible vote**

Public Hearing:

12. On the application of Bridgestone Development, Inc. requesting a Special Permit and Site Plan Review pursuant to Sections 3100, 5300, 2330 and 2230 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 commercial buildings located at Lot #3 – Ricketts Pond Business Park located off Spring Street. The lot will be comprised of two commercial buildings with associated driveways, parking areas, closed-drainage system, septic system and utility connections. Stormwater from the site development will be directed to infiltration basins designed to accommodate runoff from Ricketts Pond Business Park Definitive Subdivision. – **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:
- B. Planning Director Notes – discuss meeting minutes – email or hard copy, announcement of Zoning Bylaw Committee Members
- C. Discussion – Potential topics for Joint Meeting with Select Board on 6/21/2022
- D. Minutes – 4/26/2022 and 5/10/2022
- E. Adjournment