



PUBLIC MEETING NOTICE

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

PLANNING BOARD MEETING AGENDA

July 12, 2022

7:00 PM

IN THE CARVER TOWN HALL MEETING ROOM #1

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

ANR:

1. To define Parcel 6 in the locus deed (43733/3) that is divided by the Carver/Plympton town line. (Assessor's Map 20 Lot 2 & 2-1) located at Montello St (Route 44 Development) – **Discussion and possible vote**
2. To define Parcels 13, 14 & 19 in the locus deed (43733/3) that is divided by the Carver/Middleborough town line. (Assessor's Map 20 Lot 2 & 2-1) located at Montello St (Route 44 Development) – **Discussion and possible vote**

Minor Modification:

3. Jellystone Park Cranberry Acres, 20 Shoestring Road (Assessor's Maps 124 & 125 Lots 13 & 3A) Modification to Phase 2 campsites.

Public Hearing Cont'd:

4. 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. – **Continuance Requested until 7/26/22**
5. 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**

Public Hearing:

6. On the application of Priolo Concrete Forms, Inc. requesting a Site Plan Review pursuant to Sections 2230 and 3100 of the Carver Zoning By Law, for property located at 0 Forest

Street, in Carver, MA (Assessors Map 49 Lot 62-7-R) in the General Business Zoning District. Applicant proposes the construction of a single commercial building, associated utilities, stormwater control, parking lots and access drives. The building will be used as a craftsman/tradesman building. – **Discussion and possible vote**

Public Hearing Closed:

7. E & S Holdings, LLC. Site Plan Review Vote 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. – **Discussion and possible vote/Site Plan**
8. Peter Sprague Site Plan Review Vote, 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. – **Discussion and possible vote/Site Plan**

Other Business:

9. Preliminary Subdivision Plan – Johnson Brothers Cranberries, Off Fosdick Road, (Assessor's Map 57, Lots 1,2, & 2A; Map 59, Lot 8)
10. Preliminary Subdivision Plan – Franklin Marsh, LLC., Off Plymouth Street, (Assessor's Map 38, Lot 1-0-R and Map 34, Lot 3-0-R)
11. Preliminary Subdivision Plan – A.D. Makepeace Co., Wankinco, 0 & 46 Federal Road, (Assessor's Map 131 Lot 2-4 and 4-3) **Continuance Requested until 8/9/22**
12. Carver Planning Board Comment to Energy Siting Board re: comprehensive zoning exemption for Cranberry Point Energy Storage discussion and further actions
13. Recommendations of two Planning Board members for Zoning Bylaw Committee

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 –
- C. Discussion –
- D. Minutes – 6/14/2022
- E. Adjournment