



**PUBLIC MEETING NOTICE**

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

**PLANNING BOARD MEETING AGENDA**

**July 25, 2023**

**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. Jeff Opachnski (MBO Precast) requesting a Site Plan Review pursuant to Sections 2230 and 3100 of the Carver Zoning By Law, for property located at 4 Marion Drive, in Carver, MA (Assessors Map 21 Lot 4-2) in the Industrial "C" (IC) Zoning District. Applicant proposes the construction of a 90' x 160' pole barn on previously developed area at the MBO Precast concrete plant. – **Discussion and possible vote**

**Public Hearing Cont'd:**

2. 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**
3. 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. – **Discussion and possible vote**

**Other Business:**

4. Definitive Subdivision Recession 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 and possible vote**

5. Preliminary Subdivision Plan – Fuller Street Carver Solar, LLC., c/o NewCo Development Services, 40 Fuller Street (Assessor’s Map 50 Lots 8 and 10A) Zoning District Residential-Agricultural (RA) – **Applicant requested a withdrawal without prejudice**
6. Preliminary Subdivision Plan – NW Plymouth Street Solar, LLC., 204 Plymouth Street, (Assessor’s Map 48 Lots 2, 6, & 7) Zoning District Residential-Agricultural (RA) – **Applicant requested a withdrawal without prejudice**
7. Appointment of Planning Board Rep to Community Preservation Committee

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

- A. Planning Board Member Notes-Chairman:
- B. Town Planner Notes – Subdivision and ANR Training 7/27/23 at Carver Fire HQ
  - a. Sign Site Plan for Ironwood Renewables/Atwood Solar approved per Land Court Order #21 Misc 000488 November 1, 2022.
- C. Discussion –
- D. Minutes – 6/27/2023
- E. Adjournment