



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

PLANNING BOARD MEETING AGENDA

August 24, 2021

7:00 PM

MEETING ROOM #1

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

1. **Presentation on Solar Pilot and Real Estate Tax** by Craig Schoaf, Assistant Finance Director Assessor
2. **Sign Permit Application: Shane Gives Thanks Food Pantry, 128 Main Street #2G**, for a Wall Sign (48"x24" or 8 sq. ft.) in the General Business District.
Discussion and possible vote.

Public Hearings:

3. 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. ***Continued from July 27. Discussion and possible vote.***
4. 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. ***Continued from July 27. Discussion and possible vote.***
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. ***Continued to September 28.***
6. On the application of JCM Carver Acquisitions LLC requesting a Special Permit (for Fast Food or Drive-In Restaurant) and Site Plan Review pursuant to sections 2200 (Use Regulations), 2300 (Dimensional Requirements), 3100 (Site Plan Review), 4300 (Water Resource Protection), 5300 (Special Permit) and other pertinent sections of the Carver Zoning Bylaw, located at 287 Tremont Street (Assessor's Map 94, Lot 5-0-R) to demolish an existing 525 square foot building and construct a new 50 ft. by 25 ft. ice-cream shop building and a 90 ft. by 50 ft. storage garage, landscaping and parking. Property is located in the General Business (GB) District. ***Continued from July 27.***

Minor Modification:

7. **Request for Minor Modification to Site Plan:** 96 Forest Street, EJCP LLC, Eric Pontiff, to modify approved site plan to allow owner to combine 4 bays in 5 bay rear building to lease to tenant of front building. *Discussion and possible vote.*

Preliminary Subdivision Plan:

8. Proposed 2 Lot Subdivision (468 acres) Located off Wareham Street to be created from Assessor's Map 134, Lots 4-1, 4-2, and 4-3 proposed by AD Makepeace Co., Inc., Wareham.

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 –**7/27/21**
- E. Next meeting dates- 9/14; 9/28; 10/12; 10/26
- F. Adjournment