



PUBLIC MEETING NOTICE

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

PLANNING BOARD MEETING AGENDA

March 7, 2023

Continued to March 8, 2023

7:00 PM

IN THE CARVER POLICE STATION-TRAINING ROOM

3 CENTER STREET

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

Public Hearing:

Article X1 Amend Carver Zoning By-law SECTION 3580 - LARGE SCALE GROUND MOUNTED SOLAR VOLTAIC INSTALLATIONS – **Hearing Closed**

Article X2 Amend Carver Zoning By-law adding a new Section 3590 Battery Energy Storage Systems +and amend section 2230 Use Regulation Schedule regarding Battery Storage, Amend Article VI. Definitions and Amend the Carver Zoning Map to identify areas for such use – **Hearing Closed**

Article X3 Amend Zoning Map to correct previous zoning changes not reflected in the current 2015 Zoning Map

Article X4 Amend Carver Zoning By-law Section 2320 “Table of Dimensional Requirements

Article X5 Accept the provisions of Massachusetts General Laws, Chapter 39, Section 23D “the Mullen Rule”

Article X6 Designate Scenic Roads to protect Street Trees and Stone wall within the Right of Way per G.L. Chapter 40, Section 15C

Article X7 Delete from Carver Zoning By-law expired Moratorium Section 4970

Article X8 Amend Carver Zoning By-law Section 3170. Approval. Increase from one year to two years lapse of Site Plan Approval to be consistent with time allowed for Special Permits

Article X9 Increase to Percentage of Affordable Units to 20%

NOTE: Suggest continuing meeting at this point to 3/8/23 and begin with Petitioned Articles

Petitioned Article 1 To see if the Town will vote to make the following changes to Section 2230, Use Regulation Schedule, Section C, Industrial, of the Zoning By-law:

In the row "Large-Scale Ground Mounted Solar-Photovoltaic Installations," replace "SP*" with "N" under column RA.

Petitioned Article 2 To see if the Town will vote to amend Zoning By-law 3580.32, Land Clearing, Soil Erosion and Habitat Impacts.

To add the following to Section 3580.32 of the By-law:

A LSGMSPI that actively occupies more than five acres in area in any Residential-Agricultural District is prohibited.

Petitioned Article 3 To see if the Town will vote to amend the Carver Zoning By-law by adding a new Section 3580.70 to place an eleven and a half month moratorium on the construction of Dual Use Large Scale Ground Mounted Solar Photovoltaic Installations ("Dual Use") and Floating Solar Photovoltaic Installations ("Floating Solar").

Petitioned Article 4 To see if the Town will vote to amend Zoning By-law 3580.70 Dimension and Density Requirements, Setbacks by striking from Section 3580.70, subsections (2)(a), (2)(b) and (2)(c) .

Other Business

Discussion and vote Planning Board stipends

- A. Planning Board Member Notes-Chairman:
- B. Planning Director Notes-
- C. Discussion –
- D. Minutes –
- E. Adjournment