



PUBLIC MEETING NOTICE

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

PLANNING BOARD MEETING AGENDA

March 30 & 31, 2022

7:00 PM

IN THE CARVER MIDDLE/HIGH SCHOOL Cafeteria (enter through door 1)

NOTE: CHANGE OF ROOM

60 SOUTH MEADOW ST, CARVER, MA

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

Joint Session with the Redevelopment Authority

Public Hearing

ARTICLE 10 TABLE OF DIMENSIONAL REQUIREMENTS – BUILDING HEIGHT IN
GBP

ARTICLE 11 DEFINITIONS - HEIGHT OF CERTAIN ACCESSORY STRUCTURES

ARTICLE 12 ACCESS DRIVEWAYS - NONRESIDENTIAL PREMISES

ARTICLE 13 REZONE FROM HIGHWAY COMMERCIAL (HC) to GREEN BUSINESS
PARK (GBP) DISTRICT.

ARTICLE 14 AMEND SECTION 3580 - EXEMPTIONS FROM LARGE SCALE GROUND
MOUNTED SOLAR VOLTAIC INSTALLATION

ARTICLE 15 AMEND SECTIONS 3166 and 3347 — SITE PLAN REVIEW PERFORMANCE
AND PARKING LOT LIGHTING STANDARDS

ARTICLE 16 AMEND SECTION 3521. PERMITTED SIGNS FOR GREEN BUSINESS
PARK (GBP) DISTRICT.

ARTICLE 17 AMEND SECTION 2230. Use Regulation Schedule – INDUSTRIAL – ALLOW
PRIVATELY OWNED WASTEWATER TREATMENT FACILITIES AS AN ACCESSORY USE

ARTICLE 25 MORATORIUM ON MOUNTED SOLAR PHOTOVOLTAIC
INSTALLATIONS:

ARTICLE 19 : Zoning by-law section 3500 signs amendment

**At this point The Planning Board will be continuing the Hearings until
March 31, 2022 to address the following items and vote their
recommendations on the Zoning Articles for the 2022 Annual Town Meeting**

Public Hearing Cont'd

ARTICLE 20 TDR: Zoning by-law section 2700 TRANSFER OF DEVELOPMENT RIGHTS
BY-LAW amendment"

ARTICLE 31 Amend Article 21 change to non-medical marijuana overlay districts (NMOD) North Overlay to accept and approve Map 21 Lot 4-4 for use as a marijuana cultivation and processing facility

ARTICLE 38 Temporary 11 ½ month moratorium to March 26, 2023, on the new use of land for Battery Storage

ARTICLE 39 Temporary, 12 month moratorium to April 11, 2023, on the new use of land for Large-Scale Ground Mounted Solar Photovoltaic Installations

ARTICLE 40 Temporary 11 ½ month moratorium to March 26, 2023, on the new use of land for Large Scale Ground-Mounted Solar Voltaic Installations (LSGMSI)

Other Business

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