



108 Main St, Carver, MA 23330

COMMERCIAL LAND FOR SALE

90 Forest Street, Carver

Revised March 2, 2020

The Carver Redevelopment Authority is seeking to sell property located at 90 Forest Street (Map 49 Lot 61) (formerly 0 North Main Street or Old Main Street) in Carver, MA. The 40,787 SF wooded lot is vacant and zoned General Business. The site has 150 feet of frontage along Forest Street, is highly visible from Route 58 (North Main Street) and is approximately 1 mile south of Route 44. There is also an existing well on the property. Nearby properties, include retail stores, convenience store, medical and dental office buildings, restaurants and residences. Utilities to the site include electricity, telephone, cable TV and gas.

The General Business Zoning District requires a minimum 40,000 SF minimum lot size, 200 FT minimum road frontage, and 40 foot height limit. The Town obtained a variance because the lot has 150 feet of frontage where 200 feet is required. Allowable uses include a mix of commercial uses mostly with a Special Permit from the Planning Board. Property may only be used for commercial uses.

Bid Deadline: April 30, 2020

The Redevelopment Authority Board will review all bids submitted and may reject any bids and select the most advantageous bid.

Asking price: \$175,000

Submit bids to:

Jim Walsh, Executive Director
Carver Redevelopment Authority
108 Main Street
Carver, MA 02330
Jim.Walsh@carverma.gov

Town of CARVER - Fiscal Year 2020

CURRENT OWNER		PARCEL ID		LOCATION					
CARVER TOWN OF 108 MAIN STREET CARVER, MA 02330		49-61-0-E		0 NORTH MAIN ST					
TRANSFER HISTORY		DOS		BK-PG (Cert)					
CARVER TOWN OF ALLEN SCOTT W TRUSTEE MILLPOND BUILDERS INC.		09/19/2014 H 02/09/2007 Q 10/24/2000 A		44756-161 83,000 34,093-295 1 18996-346					
CD	T	AC/SF/UN	Ngh	INFL1	INFL2	INFL3	VC	CREDIT AMT	ADJ VALUE
103	S	40,787 CA	1.00 1	1.00 1	1.00 1	1.00 CA	1.00	167,900	167,870

TOTAL	40,787 SF	ZONING	GB	FRNT	200
Ngh	COM AVG	N CORRECT ACREAGE SIZE PER SOIL TEST DATA			
INFL1	NO ADJUST.	O 9/17/15 AND VERIFIED BY PLAN BOOK 20 PAGE			
INFL2	NO ADJUST.	T 657-666			
		E			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
							PHOTO

BUILDING	CD	ADJ	DESC
MODEL			
STYLE			
QUALITY			
FRAME			
YEAR BLT		SIZE ADJ	
NET AREA		DETAIL ADJ	
SNLA(RCN)		OVERALL	
CAPACITY		UNITS	ADJ

ASSESSED	CURRENT	PREVIOUS
LAND	167,900	187,000
BUILDING	0	0
DETACHED	0	0
OTHER	0	0
TOTAL	167,900	187,000

BLDG COMMENTS	

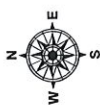
TOTAL RCN	CONDITION ELEM	CD
EFF. YR/AGE	COND	
	FUNC	
	ECON	
	DEPR	
	RCNLD	%GD

L E G A L

D E T A C H E D

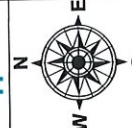
B U I L D I N G

PROPERTY MAP
**Town of
Carver**
MASSACHUSETTS

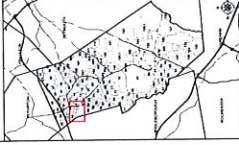


Disclaimer

This map is for assessment purposes only. It is not intended for any other purpose or conveyance. The horizontal datum is the Massachusetts State Plane coordinate system, NAD 83. This map was prepared by GlobalData, Inc. Maps were prepared using data from GlobalData, Inc. (AppGeo).



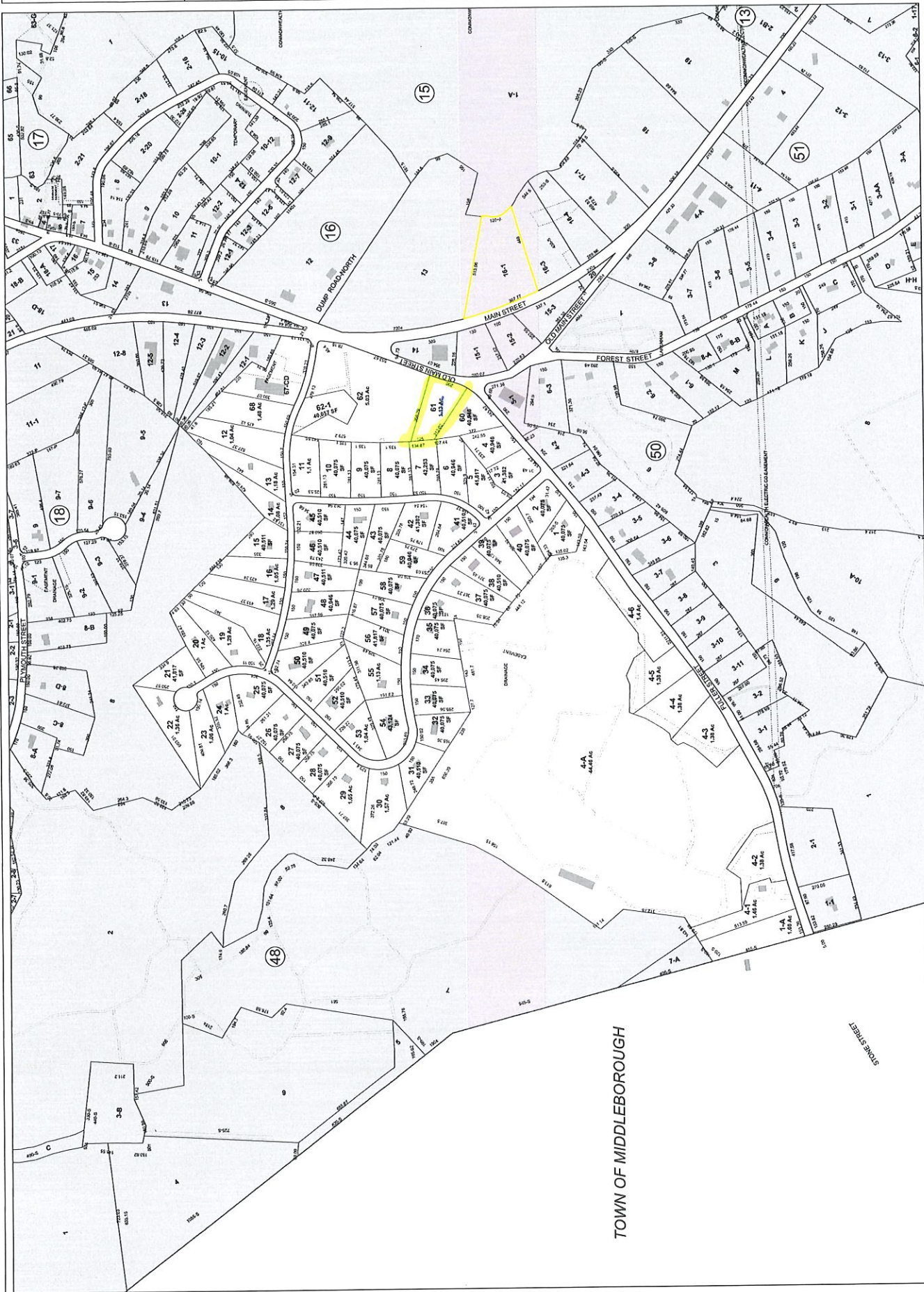
1 inch = 200 feet



Map Legend

- Parcel
- Public Road
- Unpaved Road
- Building
- Easement
- Adjacent Map No.
- Pond, Lake
- Town Boundary

MAP NO. 49



TOWN OF MIDDLEBOROUGH



Cranberry Land U.S.A.

Town Clerk

Cara Dahill

-Cara.Dahill@carverma.org

108 Main Street

Carver, Massachusetts 02330

Tel: 508-866-3403 • Fax: 508-866-3408

CERTIFICATE OF TOWN CLERK AS TO ZONING BOARD DECISION

Applicant: Carver Redevelopment Authority

Location: 0 North Main Street
Map 49, Lot 61
Plymouth County Registry of Deeds, Book ; Page

I, hereby certify that the decision of the Town of Carver Zoning Board of Appeals was filed in the office of the Town Clerk on September 3, 2019.

I further certify that twenty (20) days have elapsed after the decision has been filed in said office and that no appeal has been filed.

Date of Certification: September 23, 2019

Case #: 1-8; 19-995

Issue Date: September 24, 2019

Cara L. Dahill
Town Clerk

cc: Zoning Board of Appeals
Planning Board

CLD/mlp



TOWN OF CARVER

Zoning Board of Appeals

108 Main Street, Carver, MA 02330
508-866-3420
508-866-3430 fax

CARVER REDEVELOPMENT AUTHORITY

for

The Town of Carver

Case 1-8

August 20, 2019

0 North Main Street

TOWN CLERK, CARVER, MA
2019 SEP 3 PM 12:27

A Petition was filed seeking a Variance from frontage requirements pursuant to Sections 5222 and 2320 of the Carver Zoning By-laws for property located at 0 North Main Street, Carver MA, Assessor's Map 49-Lot 61, in the General Business District.

NOTICE

Pursuant to notice duly published in the Carver Reporter and duly posted in the Carver Town Hall and duly posted on the Town of Carver website and by written notice under M.G.L. Chapter 40A and being mailed to all parties in interest, a Public Hearing was held on July 30, 2019. Present were members Chairman Stephen G. Gray, Vice-Chairman Sharon Clarke, Members Eric Mueller, Fran Mello and Alan Germain.

EVIDENCE

ZBA Vice-Chairman Sharon Clarke recused herself at the commencement of the Hearing on July 30, 2019, as she represented the RDA in this case as an elected official of the RDA.

Chairman Gray advised Ms. Clarke that the ZBA would now hear this Case with four (4) sitting Members, as there is no Alternate Member at this time. Ms. Clarke acknowledged this on behalf of the RDA and elected to proceed knowing that a unanimous vote would be required for the variance grant being sought.

The parcel in question is owned currently by the Town of Carver under the authority of the RDA for disposal purposes.

The Town of Carver completed Tax-Lien Foreclosure on the parcel in 2014 and owns it outright. Attempts have been made in the past to sell it under the guiding laws and restrictions for Town-Owned property as set forth by the Commonwealth of MA. The parcel was originally Lot 61 of the Matthews Estates Subdivision, in a 1977 plan recorded in Registry of Deeds PB 20, Page 657, which was submitted. It is this parcel that was taken for taxes and foreclosed upon.

The parcel was placed originally under a Commercial zoning designation. The requirements for that District at that time are not available in the office of the Town Clerk. The parcel has never been developed. In the past 20 years, the zoning districts for the Route 58 highway corridor have changed and evolved with the Master Plan, which was created originally in 1998-1999. The parcel is now located in the General Business District, making it non-conforming to the GB Dimensional requirements for frontage only.

The parcel has 150 feet of frontage instead of the 200 feet of frontage required by Section 2320 of the current Carver Zoning By-laws. As stated, due to the changes in the zoning designations, the shape of the lot became non-conforming. It would cause significant hardship on the Petitioner, the Town of Carver, to purchase additional frontage or to attempt to change the zoning designation by a vote of Town Meeting. In an effort to create a conforming lot for marketability, and therefore return the approximately \$35,000 in taxes owed to the Town of Carver, the parcel requires a 50' variance.

The Hearing was duly continued until August 20, 2019 so that the Board could perform a site visit on August 13, 2019.

On August 20, 2019 the Hearing was recommenced. No new evidence was presented.

No opposition to the proposed variance was received by the Board.

A Motion was made, duly seconded, and a vote taken to close the Public Hearing. The vote was unanimous.

FINDINGS

The Board found that owing to circumstances relating to the shape of the lot, but not affecting the district generally, a literal enforcement of the provisions of the By-law would involve substantial hardship to the petitioner. Relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the By-law.


DECISION

A Motion was made and duly seconded and voted unanimously to grant a fifty (50) foot variance for frontage under Sections 5222 and 2320 of the Carver Zoning By-laws for the General Business District, under which this parcel is governed, with the following condition:

1. There may not be any single family, free-standing housing on this lot.

Any person aggrieved by this decision may appeal to a court of competent jurisdiction pursuant to M.G.L. Chapter 40A, Section 17, within twenty days of the date that this Decision is filed in the office of the Town Clerk.

Dated: 9-3-19



Stephen G. Gray -- Chairman



Eric Mueller



Fran Mello



Alan Germain

TRUE COPY ATTEST


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Official Receipt for Recording in:

Plymouth County Registry of Deeds
50 Obery St.

Plymouth, Massachusetts 02360

Issued To:

TOWN OF CARVER
BOARD OF APPEALS
108 MAIN ST
CARVER MA 02330

Recording Fees

Document Description	Number	Book/Page	Recording Amount
NOTC OR CARVER TOWN APPEALS OR CARVER TOWN	00013824	52356 327 ^o	\$105.00
POST\$2			\$2.00
			\$107.00

Collected Amounts

Payment Type		Amount
Check	1261	\$107.00
		\$107.00

Total Received : \$107.00
Less Total Recordings: \$107.00
-----*
Change Due : \$.00

Thank You
JOHN R. BUCKLEY, JR. - Register of Deeds

By: MMF

Receipt# Date Time
2511371 02/19/2020 08:57a

Reprinted By: MMF
Reprinted On: 02/19/2020 08:58a