



Cranberry Land U.S.A

Town Clerk

Lynn A. Doyle

Notary Public

lynn.doyle@carverma.org

108 Main Street

Carver, Massachusetts 02330

Tel: 508-866-3403 • Fax: 508-866-3408

May 2, 2017

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that at the Annual Town Meeting of the Inhabitants of the Town of Carver held on Tuesday, April 11, 2017 at the Carver High School Auditorium at 7:00 P.M., pursuant to a Warrant of the Board of Selectmen dated March 30, 2017. The meeting was called to order at 7:04 P.M. by Moderator, Robert E. Bentley, there being a quorum 150 present. The total registered voters at this time were 225. The following Article was voted on:

ARTICLE 12: ZONING ARTICLE SPONSORED BY BOARD OF SELECTMEN

Part A: Adoption Article Temporary Moratorium On Non-Medical Or Recreational Marijuana Establishments

Upon MOTION made by Selectman; Alan Dunham and seconded it was a two-thirds vote, 98 in the affirmative to 7 in the negative for the Town to amend the Town of Carver Zoning Bylaw to add to Article IV, Special Regulations, the following new section entitled "Temporary Moratorium on Non-Medical Or Recreational Marijuana Establishments", as follows:

4970. TEMPORARY MORATORIUM ON NON-MEDICAL OR RECREATIONAL MARIJUANA ESTABLISHMENTS

4970.1 Purpose.

By vote at the State election on November 8, 2016, the voters of the Commonwealth approved a law regulating the cultivation, distribution, possession and use of marijuana for recreational purposes. The law provides that it is effective on December 15, 2016 and as amended on December 30, 2016 via Chapter 351 of the Acts of 2016, requires a Cannabis Control Commission to issue regulations regarding the licensing of commercial activities by March 15, 2018 and to begin accepting applications for licenses on April 1, 2018. Regulations to be promulgated by the Cannabis Control Commission may provide guidance on certain aspects of local regulation of Recreational Marijuana Establishments.

Currently, a Non-Medical or Recreational Marijuana Establishment (hereafter, a "Marijuana Establishment"), as defined in G.L. c. 94G, §1, is not specifically addressed in the Town's Zoning Bylaw. The regulation of Recreational Marijuana raises novel and complex legal, planning, and public safety issues and the Town needs time to study and consider the regulation of Marijuana Establishments and address such novel and complex issues, as well as to address the potential impact of the State regulations on local zoning and to undertake a planning process to consider amending the Zoning Bylaw regarding regulation of Marijuana Establishments and other uses related to the regulation of recreational marijuana. The Town intends to adopt a temporary moratorium on the use of land and structures in the Town for Marijuana Establishments so as to allow the Town sufficient time to engage in a planning process to address the effects of such structures and uses in the

Town and to adopt provisions of the Zoning Bylaw in a manner consistent with sound land use planning goals and objectives.

4970.2 Temporary Moratorium.

For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a temporary moratorium on the use of land or structures for Marijuana Establishments as defined in G.L. c. 94G, §1. The moratorium shall be in effect through June 30, 2018, or twelve months from the date that final regulations are issued by the Cannabis Control Commission, whichever occurs later. During the moratorium period, the Town shall undertake a planning process to address the potential impacts of recreational marijuana in the Town, consider the Cannabis Control Commission regulations regarding Marijuana Establishments and related uses, determine whether the town shall restrict the use of land for any, or all, licenses Marijuana Establishments, determine whether the town will prohibit on-site consumption at Marijuana Establishments and shall consider adopting new provisions of the Zoning Bylaw to address the impact and operation of Marijuana Establishments and related uses.

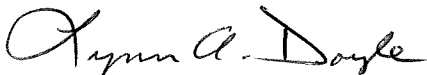
4970.3 Severability.

The provisions of this by-law are severable. If any provision, paragraph, sentence, or clause of this Bylaw or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this bylaw.”

Part B: Amend Zoning Map Sportsman Club

Upon MOTION made by Selectmen; Alan Dunham and seconded it was a two-thirds vote, 102 in the affirmative to 1 in the negative for the Town to amend the Town of Carver Zoning Map, by changing the zoning classification of an area of land consisting of approximately 170,000 square feet +/-, which land is part of the Town of Carver’s Assessors Parcels 75-1 (Carver Sportsman’s Club Inc. - approximately 274 acres lot) and comprising that area as is further defined to include a frontage of 522.41 by a depth of 525 feet that is parallel to frontage on Main Street, from Residential/Agricultural District to Village District, as shown on the plan and amended map on file at the office of the Town Clerk.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the official seal of the Town of Carver on this 2nd day of May 2017.



Lynn A. Doyle
Town Clerk



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ARTICLE 13: ZONING ARTICLE SPONSORED BY PLANNING BOARD

Part A: Amend Zoning Map

Upon MOTION made by Planning Board Chair; Bruce Maki and seconded it was a two-thirds vote, Unanimously Voted, for the Town to amend the Town of Carver Zoning Map, by changing the zoning classification of two parcels of land consisting of approximately 51,836 square feet +/-, which land is shown as the Town of Carver’s Assessors Parcels 23-3-1, and 23-3-3, from Green Business Park to the Residential/Agricultural District, as shown on the plan and amended map on file at the office of the Town Clerk.

Part B: Amend Zoning Use Regulation Schedule To Add Medical Office

Upon MOTION made by Planning Board Chair; Bruce Maki and seconded it was a two-thirds vote, Unanimously Voted, for the Town to amend the Town of Carver Zoning Bylaw, to amend Section 2230 Use Regulation Schedule to add the words “including medical office” so as to read:

B. Commercial	RA	HC	GB	VB	V	GBP	IA	IB	IC	AP	SSID
Office, including medical office	N	Y	Y	Y	SP*	Y	Y	N	Y	SP*	Y

Part C: Amend Zoning Bylaw Definition Of Kennel, Hobby

Upon MOTION made by Planning Board Chair; Bruce Maki and seconded it was a two-thirds vote, Unanimously Voted, for the Town to amend the Town of Carver Zoning Bylaw, to change the definition of “Kennel, Hobby,” in Article VI. Definitions to add the words “except for a collection of six (6) to ten (10) dogs owned by a single individual, and permanently maintained on the premises as pets, all of which are spayed or neutered, shall not be considered a hobby kennel” so as to read:

Kennel, Hobby shall mean a single premises with a collection of six (6) to ten (10) dogs, three months or older, that are maintained for any purpose, and where fewer than four (4) litters per year are raised. Except for a

collection of six (6) to ten (10) dogs owned by a single individual, and permanently maintained on the premises as pets, all of which are spayed or neutered, shall not be considered a hobby kennel.

Part D: Amend Zoning Bylaw Relating To Freestanding Signs

Upon MOTION made by Planning Board Chair; Bruce Maki and seconded it was a two-thirds vote, Unanimously Voted, for the Town to amend the Town of Carver Zoning Bylaw, to amend **Section 3522.**

Prohibited Signs to add the following:

j. Individual freestanding signs are not permitted for multiple-occupancy commercial buildings. All information relating to establishments within the building or complex must be contained within one directory sign permitted for the entire premises.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the official seal of the Town of Carver on this 2nd day of May 2017.



Lynn A. Doyle
Town Clerk

FORM 3

Town: CARVER

Date Town Meeting Convened: APRIL 11, 2017

Form 3 - Maps: Zoning and/or Historic Districts

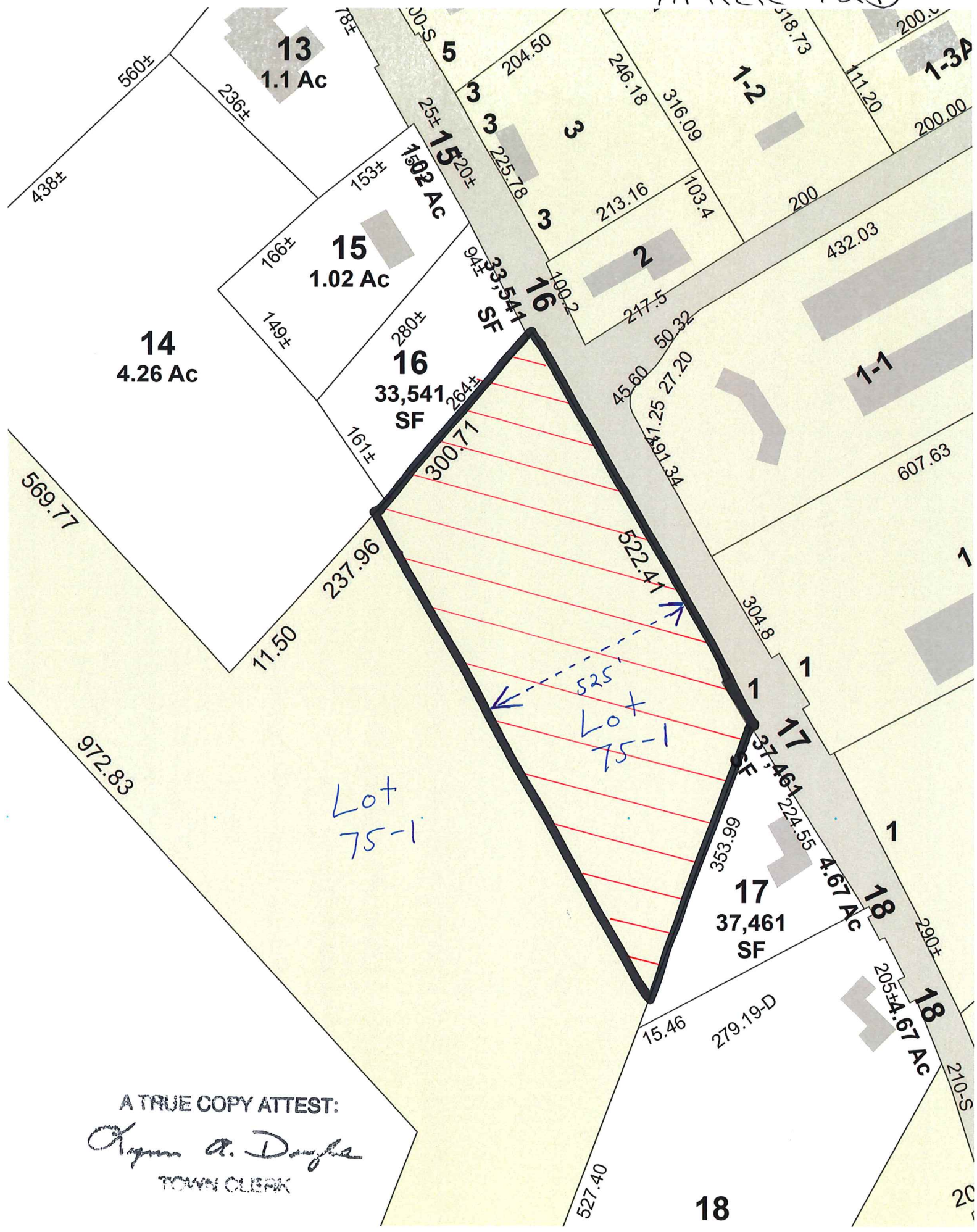
If no maps are being submitted to the Attorney General for approval, *do not* include this form in the package submitted.

TWO certified copies of the zoning and/or historic district map(s) are attached.

Guidelines for submission:

1. The preferred size for submitted maps is no larger than 24 inches by 36 inches.
2. The map must be of a scale that clearly shows the parcel(s) or boundaries affected by each article, suitably annotated to identify parcel(s) or boundaries. All changes should be shown in color or other method of highlighting the parcel(s) or boundaries affected.
3. If more than one article is being submitted with map changes, please identify each map with article number.
4. **Your certification must be affixed to the maps submitted.**
5. Maps may be electronically filed at bylaws@state.ma.us (or mailed to us at the Worcester address noted above). Electronically filed maps must still contain a certification; however, since not all seals will show up when scanned and emailed, we request that you certify the maps with "A true copy attest" language and your signature.

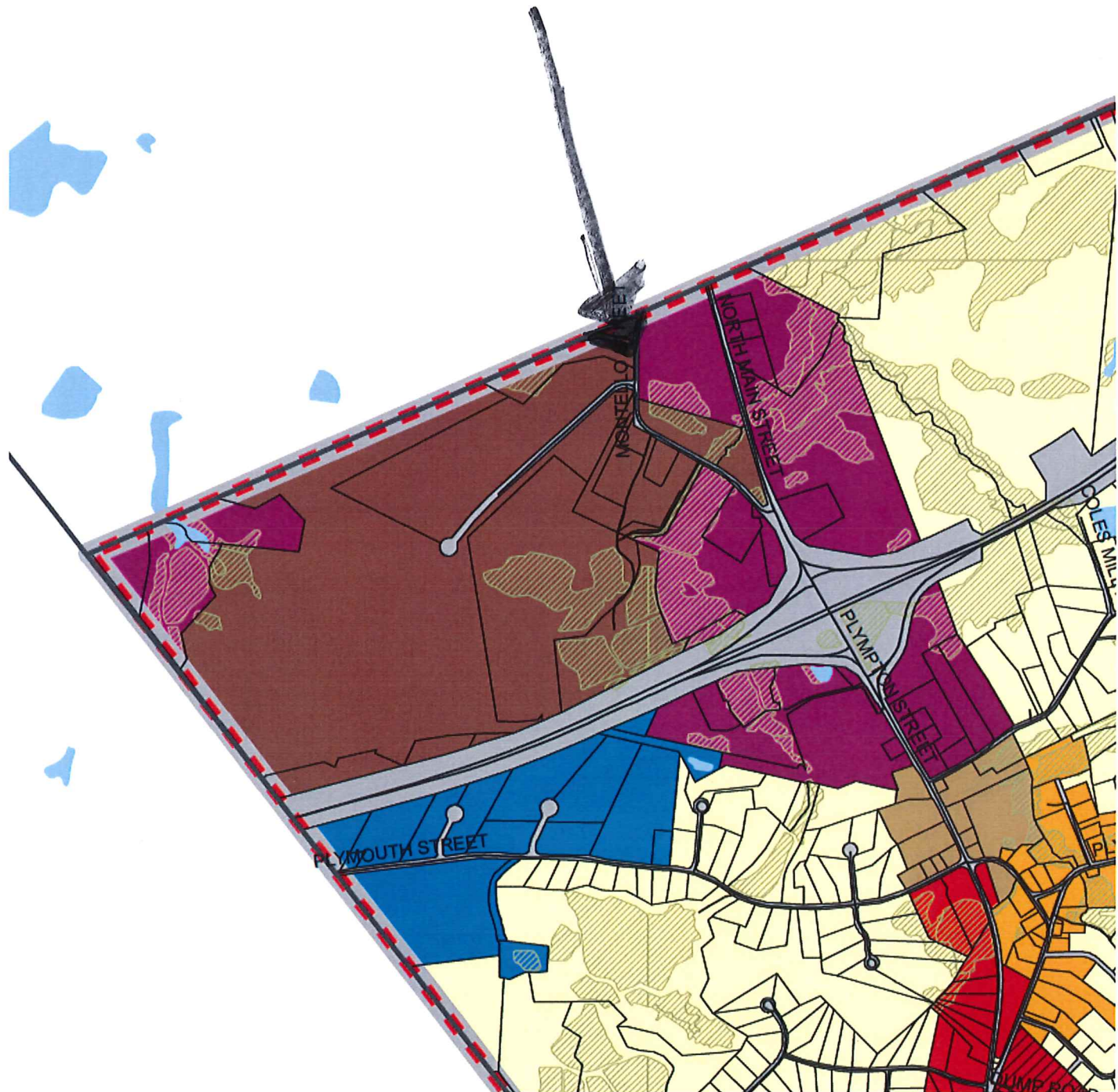
Articles 12B



A TRUE COPY ATTEST:
Agnes A. Douglas
 TOWN CLERK

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Carver 2017 Town Meeting Proposed Zone Change Green Business Park (GBP) to residential Agricultural (RA)

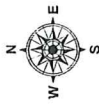


A TRUE COPY ATTEST:

Kyran A. Douglas
TOWN CLERK

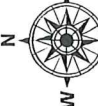
Article 13A

PROPERTY MAP
Town of Carver
MASSACHUSETTS




Disclaimer
This map is for informational purposes only and is not intended for legal description or conveyance.
The horizontal datum is the North American Datum of 1983. These coordinates are based on the Massachusetts State Plane Coordinate System, NAD 83 feet.
Original property maps were prepared by Collins & Cartwright, Inc. Maps were updated by AppGeo, Inc. (2011).

AppGeo




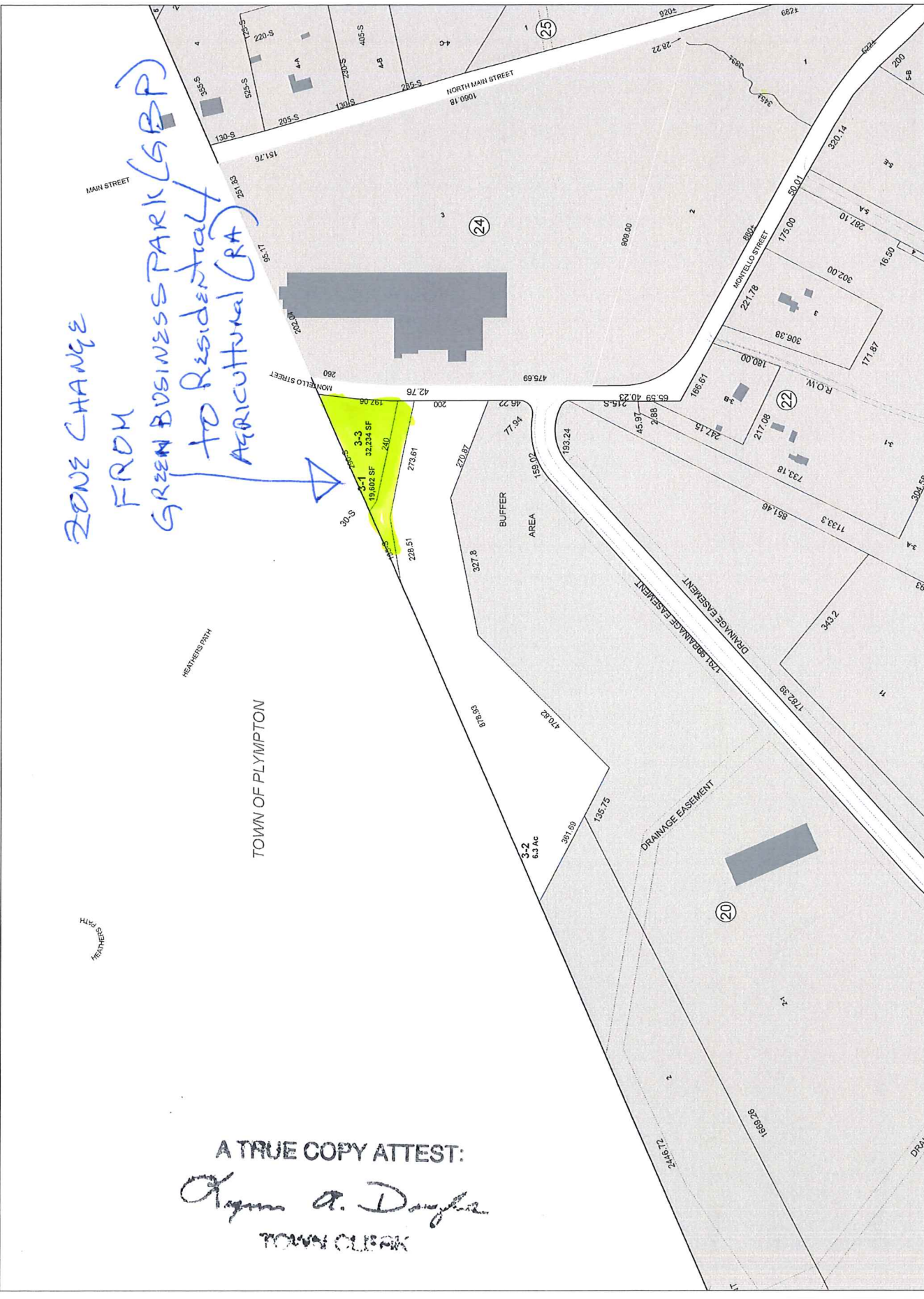
1 inch = 100 feet
0 50 100
Feet



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

MAP NO. 23

ZONE CHANGE
FROM
GREEN BUSINESS PARK (GBP)
TO RESIDENTIAL
AGRICULTURAL (RA)

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Agnes A. Douglas
TOWN CLERK