

SPECIAL TOWN MEETING  
Monday, November 8, 2010

The Special Town Meeting of the Inhabitants of the Town of Carver was held on Monday, November 8, 2010 at the Carver High School Auditorium at 7:00 P.M., pursuant to a Warrant of the Board of Selectmen, dated October 18, 2010. The meeting was called to order at 7:00 P.M., by the Town Clerk, Jean F. McGillicuddy in the absence of the Moderator. The voters elected a temporary Moderator, Daniel B. Daly at 7:10 P.M., the total number of registered voters at this time were 173. The appropriate tellers were duly sworn to the faithful performance of their duties by the Town Clerk. The tellers were as follows:

Ellen Blanchard, Stephen Pratt, Daniel Ryan and Kevin Walsh

All members of the School Dept. were introduced as well as the Town Counsel, Gregg Corbo, Town Administrator, Richard LaFond, Board of Selectmen, Town Clerk, Town Accountant, Treasurer/Collector, and Finance Committee.

**Article 1.** Upon motion duly made and seconded and motion made by Francis J. Casey, Chairman, Board of Selectmen, it was Unanimously Voted for the Town to transfer from the FY 2011 Municipal Insurance Budget Line the sum of One Thousand Six Hundred Forty-Four Dollars and Thirteen Cents (\$1,644.13) to pay the following unpaid bills under the provisions of Chapter 44, § 64 of the Acts of 1989.

Barley Family Healthcare	678.01
Sedell's Pharmacy	73.37
Signature Medical Group	197.73
Jordan Hospital	150.21
Bayside Emergency Medical Associates PC	196.00
Southcoast Hospitals Group	348.81

Selectmen recommended: 5-0  
Finance Committee: 5-0

**Article 2.** Upon motion duly made and seconded and motion made by Francis J. Casey, Chairman, Board of Selectmen, it was So-Passed by Majority Vote for the Town to transfer amounts recommended by the Board of Selectmen to supplement specific budget line items appropriated at the 2010 Annual Town Meeting. From Free Cash to Data Processing, Two Thousand (\$2,000.00) Dollars for a new printer and One Thousand (\$1,000.00) Dollars to repair Planning printer (map plotter) and Five Hundred (\$500.00) Dollars from Free Cash to Town Accountant Salaries for Personnel Code Longevity Adjustment, One Thousand (\$1,000.00) Dollars from Free Cash to Selectmen/Town Administrator Salaries for Personnel Code Longevity Adjustment, One Thousand Five Hundred (1,500.00) Dollars from Free Cash to DPW Salaries for Personnel Code Longevity Adjustment, Five Hundred (\$500.00) Dollars from Free Cash to Inspection Salaries for Personnel Code Longevity Adjustment, Five Hundred (\$500.00) Dollars from Free Cash to Board of Health Salaries for Personnel Code Longevity, Five Hundred (\$500.00) Dollars from Free Cash to Planning Board Salaries for Personnel Code Longevity Adjustment, Five Hundred (\$500.00) Dollars from Free Cash to Conservation Commission Salaries for Personnel Code Longevity Adjustment, One Thousand (\$1,000.00) Dollars from Free Cash to Fire Department Salaries for Personnel Code Longevity Adjustment, One Thousand Seven Hundred Fifty (\$1,750.00) Dollars from Free Cash to Library

Salaries for Personnel Code Longevity Adjustment, Fifteen Thousand (\$15,000.00) Dollars from Free Cash to DPW Salaries to adjust budget due to retirement being later than anticipated, Thirty Thousand (\$30,000.00) Dollars from Entergy Grant to fund contractual benefits to retirees, Forty Thousand, Five Hundred Seventy (\$40,570.00) Dollars from Free Cash to Unemployment Compensation to fund legal obligations, this would fund total anticipated liability for FY 11 several cases impacting this liability are still under appeal. This total amount is Ninety Six Thousand, Three Hundred Twenty (\$96,320.00) Dollars.

Selectmen recommended: 4-0-1  
Finance Committee: 3-2

**Article 3.** Upon motion duly made and seconded and motion made by Francis J. Casey, it was So-Passed by Majority Vote for the Town to accept the provisions of the early retirement incentive legislation adopted by the Commonwealth of Massachusetts as part of the so-called Municipal Relief Act of 2010, Chapter 188, §65 of the Acts of 2010, and to accept the proposed Town of Carver Municipal Employee Retirement Program Plan, a copy of which is available for inspection at the office of the Town Clerk.

Selectmen recommended: 5-0  
Finance Committee: 5-0

**Article 4.** Upon motion duly made and seconded and motion made by Francis J. Casey, Chairman, Board of Selectmen, it was Unanimously Voted for the Town to transfer from Free Cash the sum of Seven Thousand Five Hundred (\$7,500.00) Dollars for the purpose of continuing maintenance and other expenses on the Marcus Atwood House.

Selectmen recommended: 5-0  
Finance Committee: 5-0  
Marcus Atwood Trustees: Unanimously

**Article 5.** Upon motion duly made and seconded and motion to amend by Stephen Pratt, resident and registered voter, it was a 2/3 vote (131 yes and 6 no) for the Town to borrow within the tax levy limit an amount not to exceed Six Hundred Thousand (\$600,000) Dollars for the purpose of completing the schematic design process for the Carver Elementary School. The schematic design process will provide cost estimates and final design drawings for the renovation and new construction of the facility.

Selectmen recommended: No Action  
Finance Committee: No Action

**Article 6.** Upon motion duly made and seconded and motion made by Francis J. Casey, Chairman, Board of Selectmen, it was a Unanimously Voted for the Town to transfer the property of 22 Bunny's Road, Map 109, Lot 21 from the Tax Collector for purposes of sale at auction to the Board of Selectmen for purposes of sale, and to authorize the Board of Selectmen to take any action necessary to effectuate the purposes of this vote.

Selectmen recommended: 5-0  
Finance Committee: 5-0

**Article 7.** Upon motion duly made and seconded and motion made by William Sinclair, Chairman, Planning Board, it was a 2/3 vote (138 yes 4 no) for the Town to lease-purchase the following sum of Fifty Five Thousand (\$55,000) Dollars for the following vehicle:

<u>Item</u>	<u>Amount</u>
1 ton service body truck	\$55,000

Selectmen recommended: 5-0  
Finance Committee: 5-0  
Capital Outlay: 4-0

**Article 8.** Upon motion duly made and seconded and motion made by William Sinclair, Chairman, Planning Board, it was Unanimously Voted for the Town to approve pursuant to the provisions of Sections 4(e) and 4(f) of Chapter 124 of the Acts of 2008, as amended, the acquisition by purchase, gift, eminent domain or otherwise by the North Carver Water District, acting by and through its Board of Commissioners, on behalf of said District, easements for water supply purposes shown as Waterline Easement "A", Waterline Easement "B", Waterline Easement "C", Waterline Easement "D" and Waterline Easement "E" on a plan of land entitled "Water Easement Plan of Land Off Route 58, North Carver, MA," Scale 1" = 60', dated April 28, 2010, and prepared by Fieldstone Survey Services, a copy of which is on file with the Town Clerk, upon such terms and conditions as said Commissioners shall determine to be appropriate; and further to approve pursuant to the provisions of Section 4(e) of Chapter 124 of the Acts of 2008, as amended, the termination and release by the North Carver Water District, acting by and through its Board of Commissioners, on behalf of said District, of its interest or interests in all or a portion of those certain easements taken for public water supply purposes pursuant to the Order of Taking dated March 24, 2009 and recorded with the Plymouth County Registry of Deeds in Book 37071, Page 257, being shown as Waterline Easement "A", Waterline Easement "B", Waterline Easement "C", and Waterline Easement "D" on a plan of land entitled "Plan of Land in Carver, MA Off Route 58, Carver, MA, Prepared For: Town of Carver Board of Selectmen," Scale 1" = 60', dated June 12, 2008, and prepared by G.A.F. Engineering, Inc., a copy of which plan is recorded with said Registry of Deeds in Book 37071, Page 260, upon such terms and conditions as said Commissioners shall determine to be appropriate.

Selectmen recommended: 5-0  
Finance Committee: No Vote

**Article 9.** Upon motion duly made and seconded and motion to amend by John K. Franey, Treasurer/Collector, it was Unanimously Voted for the Town to transfer from Tax Lien Expense (G/L A/C #01-000-146-0068-5305-00) the sum of One Thousand Five Hundred (\$1,500.00) Dollars to pay for computer software programming for the three per cent discount program in the quarterly billing system to allow the calculation, and printing on the first quarter tax bill, of the amount of taxes necessary to earn the three percent discount.

Selectmen recommended: 5-0  
Finance Committee: 5-0

**Article 10.** Upon motion duly made and seconded and motion made by Ellen Blanchard, Director of Assessing, it was So-Passed by Majority Vote for the Town to vote, pursuant to Massachusetts General Laws, Chapter 59, §5, clause 41C, to reduce the requisite age of eligibility for the senior citizen property tax exemption to sixty-seven years of age or older.

Selectmen recommended: 4-1  
Finance Committee: No Vote

**Article 11.** Upon motion duly made and seconded and motion made by Edward Fuller, Planning Board, it was Unanimously Voted for the Town to amend Article II, Section 2850 of the Town of Carver Zoning By-Laws by deleting in it's entirety Section 2851 and inserting the following.

2850. Design Standards/Requirements.

2851. Green/Square and other Public Open Spaces. A public green/square shall be required within a PND. The green/square shall be a minimum of one (1) acre in size and shall be designed as a pedestrian friendly park. The green/square shall contain some combination of benches, tables, playground equipment, sidewalks, lighting and landscaping. The green/square shall be easily accessible to pedestrians and shall be properly maintained. The green/square shall be used solely for active and passive recreation purposes and shall be open to the public.

The green/square should be surrounded by buildings with complementary ground floor uses such as restaurants and cafes (preferably with seasonal outdoor seating), and other businesses that operate in both daytime and evening hours, to create a festive, welcoming, well-populated attraction for pedestrians.

Additional public open spaces as needed to meet the 20% open space requirement or the active/passive recreation requirement should be sited throughout the district to serve a variety of purposes, such as commons or greens, walking trails, bikeways, neighborhood pocket parks, community gardens, civic gathering places, and passive and/or active recreation. All public land for active/passive recreation shall be accessible via pedestrian connections and shall be properly maintained. Small-scale "pocket parks" and community gardens are encouraged in all residential areas, particularly adjacent to multi-family dwellings with limited private open space.

The total acreage of all public land for active/passive recreation may be used toward calculating the allowable density for one of the nearby land uses within that phase.

Selectmen recommended: 5-0  
Finance Committee: No Vote  
Planning Board: 4-0

**Article 12.** Withdrawn (Zoning By-Laws:deleting Art. III Section 3030)

**Article 13.** Upon motion duly made and seconded and motion made by Edward Fuller, Planning Board, it was Unanimously Voted for the Town to amend Article VI of the Zoning By-Laws by inserting the following definitions.

**CAMPGROUND, NET USABLE LAND AREA (NULA)** - The NULA acreage is established by subtracting all water bodies, wetlands, marshes, bogs, land actively mined, buffers, easements, slopes over 25%, land within a sixty-five (65) foot wetland buffer area to these regulated lands and any other land legally restricted from development.

**CAMPGROUND ROADS:**

(1) **ACCESS** — The way which leads from the street, as herein defined, to the main office/facility.

(2) **SERVICE** — Ways serving the campsites and different areas within the campgrounds, main service being a two-way collector and minor service being a one-way minor.

(3) **EMERGENCY** - Way to be used exclusively for emergency vehicles and gated if necessary

**RECREATIONAL CAMPSITE** — A plot of ground within a recreational campground intended for the accommodation of a recreational vehicle, tent, or other individual camping unit on a temporary basis.

**RECREATIONAL VEHICLE** — A vehicular type of unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own power or is mounted on or drawn by another vehicle. The basic entities are travel trailer, camping trailer, truck camper, and motor home.

**PERSONAL RECREATIONAL VEHICLES** - Motorized All Terrain Vehicles (“ATV’s”); Quads, Dirt Bikes or other similar vehicles including motorcycles.

**COMMERCIAL RECREATIONAL CAMPGROUND** — A parcel or contiguous parcels of land upon which campsites are located, established, and maintained for occupancy by campers or recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes from May 1 to November 1 for commercial purposes.

**PRIVATELY OWNED WASTEWATER TREATMENT FACILITY OR PWTF** - any device or system owned by a private entity that is used for the treatment and disposal (including recycling and reclamation) of sewage and/or industrial wastewater. A Privately Owned Wastewater Treatment Facility includes the sewers, pipes, or other conveyances that convey the wastewater to the treatment facility.

**PUBLICLY OWNED TREATMENT WORKS OR POTW** - any device or system used in the treatment (including recycling and reclamation) of municipal sewage or industrial wastes of a liquid nature, which is owned by a local government unit. A POTW includes any sewers, pipes, or other conveyances only if they convey wastewater to a POTW providing treatment.

Selectmen recommended: 5-0  
Planning Board: 4-0

**Article 14.** Upon motion duly made and seconded and motion made by Edward Fuller, Planning Board, it was a 2/3 vote (90 yes 30 no) for the Town to amend the Zoning By-laws Section 2230 Use Regulation Schedule as follows:

Modify the uses in the Principal Use Table to read as follows:

2230. Use Regulation Schedule.

<b>PRINCIPAL USE</b>							
<b>RESIDENTIAL</b>	<b>RA</b>	<b>HC</b>	<b>GB</b>	<b>V</b>	<b>IA</b>	<b>IB</b>	<b>AP</b>
Commercial Campgrounds	N	N	N	N	N	N	N

Selectmen recommended: 4-1  
Planning Board: 3-1

**Article 15.** Withdrawn (Art. IV Zoning 4000 Campgrounds)

**Article 16.** Upon motion duly made and seconded and motion made by Edward Fuller, Planning Board, it was Unanimously Voted for the Town to amend Article II, Section 2230 of the Town of Carver Zoning By-Laws by deleting in it's entirety Section 2230 and inserting the following:

**PROPOSED USE SCHEDULE:**

<b>Principal Use</b>	<b>USE REGULATION SCHEDULE</b>									
	<b>RA</b>	<b>HC</b>	<b>GB</b>	<b>VB</b>	<b>V</b>	<b>GBP</b>	<b>IA</b>	<b>IB</b>	<b>IC</b>	<b>AP</b>
<b>A. RESIDENTIAL</b>										
Detached single-family dwelling	Y	N	Y	N	Y	N	N	N	N	N
Conservation subdivision	SP*	N	N	N	N	N	N	N	N	N
Duplex and Two Family Dwelling	SP*	N	SP*	SP*	SP*	N	N	N	N	N
Planned Neighborhood Development	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Townhouse Development	SP*	SP*	SP*	N	SP*	N	N	N	N	N

Mixed Use Structures, dwelling units above commercial or office uses	N	N	Y	Y	Y	N	N	N	Y	N
Agricultural use exempted by G.L. c. 40A, s. 3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Agricultural use not exempted by G.L. c. 40A, s. 3	SP	N	Y	Y	Y	N	Y	Y	Y	Y
Cranberry receiving station	SP	N	SP*	N	N	N	Y	Y	Y	Y
Child care facility or day care facility exempted by GL c. 40A, s. 3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Municipal facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Airport	N	N	N	N	N	N	N	N	N	Y
Heliport	N	N	N	N	N	N	SP*	SP*	N	SP*
Cemetery	SP	N	SP	N	SP	N	N	N	N	SP
Earth Removal+	Y	N	Y	N	N	N	Y	Y	N	Y
Mobile Home Park	SP	N	N	N	N	N	SP	SP	N	SP
<b>B. COMMERCIAL</b>	<b>RA</b>	<b>HC</b>	<b>GB</b>	<b>VB</b>	<b>V</b>	<b>GBP</b>	<b>IA</b>	<b>IB</b>	<b>IC</b>	<b>AP</b>
Office	N	Y	Y	Y	SP*	Y	Y	N	Y	SP*
Bank, including free-standing ATM & drive-in facilities	N	Y	Y	Y	SP*	Y	SP*	N	SP*	SP*
Retail sales with manufacturing or assembly in a building less than 20,000 sq. ft. building footprint.	N	Y	SP*	Y	SP*	Y	SP*	SP*	N	SP*
Retail sales or rental less than 80,000 square feet in gross floor area for a single structure without display outdoors	N	Y	Y	N	SP*	Y	SP*	N	N	N
Retail sales or rental less than 80,000 square feet in gross floor area for a single structure with display outdoors	N	Y	SP*	N	N	SP*	SP*	N	N	N
Retail sales or rental less than 25,000 sq. ft. in gross floor area for a single structure without display outdoors	N	Y	SP*	Y	N	Y	SP*	N	N	N
Retail sales or rental less than 25,000 sq. ft. in gross floor area for a single structure with display	N	Y	SP*	Y	N	Y	SP*	N	N	N

outdoors <sup>1</sup>										
Motor vehicle service station	N	SP*	SP*	<b>SP*</b>	N	N	Y	N	N	N
Motor vehicle repair shop	N	SP*	SP*	<b>SP*</b>	N	N	Y	N	N	N
Establishment for the sale or consumption of alcoholic beverages, with or without entertainment, including clubs, whether for profit or not for profit	N	SP	SP	<b>SP</b>	SP	N	SP	SP	N	SP
Junkyard or automobile graveyard	N	N	N	N	N	N	N	N	N	N
Hospital or sanitarium	N	Y	SP	N	N	Y	SP	N	N	N
Convalescent or nursing home, or assisted elderly housing	SP	Y	SP	N	N	N	SP	N	N	N
Hotel or motel	N	Y	SP*	N	N	Y	SP*	N	N	N
<b>B. COMMERCIAL (Continued)</b>	<b>RA</b>	<b>HC</b>	<b>GB</b>	<b>VB</b>	<b>V</b>	<b>GBP</b>	<b>IA</b>	<b>IB</b>	<b>IC</b>	<b>AP</b>
Bed and Breakfast	SP*	N	Y	Y	SP*	N	N	N	N	N
Print shop	N	Y	SP*	Y	N	Y	Y	N	Y	N
Craftsman/Tradesman	N	Y	Y	Y	Y	Y	N	N	Y	N
Essential services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Service shop	N	Y	Y	Y	Y	N	N	N	Y	N
Restaurant, not including fast-food or drive-in restaurant	N	Y	Y	Y	SP*	<b>SP*</b>	SP*	N	N	SP*
Fast-Food or drive-in restaurant	N	SP*	SP*	<b>SP*</b>	SP*	N	N	N	N	SP*
Places of assembly	N	SP*	SP*	N	SP*	N	SP*	N	N	N
Animal Hospital or Hobby or Commercial Kennel <sup>2</sup>	SP*	SP*	SP*	<b>SP*</b>	SP*	<b>SP*</b>	Y	SP*	N	N
Drive-in service at facility other than restaurant or bank	N	SP*	SP*	<b>SP*</b>	SP*	<b>SP*</b>	SP*	SP*	<b>SP*</b>	SP*
Adult Use	N	N	N	N	N	N	SP*	SP*	N	N
Landscaping business <sup>3</sup>	SP*	N	SP*	N	SP*	N	Y	N	N	N
Nursery/Greenhouse	Y	N	Y	<b>SP*</b>	SP*	N	Y	Y	Y	N
Car wash	N	N	SP*	N	N	N	Y	N	N	N
Commercial recreation, outdoors <sup>3</sup>	SP*	N	SP*	N	N	N	SP*	N	N	N
Major Commercial Project	N	SP*	SP*	N	SP*	<b>SP*</b>	SP*	SP*	N	SP*
Tattoo Parlor/Body Piercing	N	SP*	N	N	N	N	SP*	SP*	N	N



Non-Exempt educational use	N	Y	N	SP*	N	Y	SP*	SP*	N	N
<b>C. INDUSTRIAL</b>	<b>RA</b>	<b>HC</b>	<b>GB</b>	<b>VB</b>	<b>V</b>	<b>GBP</b>	<b>IA</b>	<b>IB</b>	<b>IC</b>	<b>AP</b>
Light manufacturing in a building with less than 20,000 sq.ft. building footprint	N	N	N	N	N	Y	Y	Y	Y	SP*
Light manufacturing in a building with more than 20,000 sq.ft. building footprint	N	N	N	N	N	Y	Y	Y	Y	N
Manufacturing, processing, assembly, or fabrication in a building with less than 20,000 sq.ft. building footprint	N	N	N	N	N	Y	SP*	SP*	N	N
Manufacturing, processing, assembly, or fabrication in a building with more than 20,000 sq.ft. building footprint	N	N	N	N	N	Y	SP*	Y	Y	N
Wholesale, warehouse, or distribution facility in a building with less than 20,000 sq.ft. building footprint	N	N	N	N	N	Y	SP*	SP*	N	N
Wholesale, warehouse, or distribution facility in a building with more than 20,000 sq.ft. building footprint	N	N	N	N	N	Y	Y	Y	Y	SP*
Bituminous concrete or concrete batching plant	N	N	N	N	N	Y	SP*	SP*	N	SP*
Contractor's yard	N	N	N	N	N	N	N	SP*	N	N
Sawmill <sup>4</sup>	N	N	N	N	N	SP*	SP*	SP*	Y	N
Truck, bus or freight terminal	SP	N	SP*	N	N	N	SP*	SP*	N	N
Auto Body Shops	N	N	N	N	N	SP*	SP*	SP*	N	SP*
Self Storage Facility	N	N	N	N	N	N	Y	Y	N	N
<b>Research and Development facilities, not limited to Renewable or Alternative Energy research and development facilities</b>	N	N	N	N	N	N	Y	N	N	Y
<b>Manufacturing, processing, assembly, or</b>	N	N	N	N	N	Y	Y	Y	Y	N

<b>fabrication of alternative energy components</b>										
<b>Publicly Owned Treatment Works or POTW</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>Y</b>	<b>N</b>	<b>N</b>	<b>Y</b>	<b>N</b>
<b>Privately Owned Wastewater Treatment Facility or PWTF<sup>5</sup></b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	<b>N</b>	<b>N</b>
	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>SP*</b>	<b>SP*</b>	<b>SP*</b>	<b>N</b>	<b>N</b>

+ Allowed by right with approval by the Earth Removal Committee under the General Bylaws.

<sup>1</sup> Outdoor displays and sales of flowers and plants are allowed by special permit in the Village District.

<sup>2</sup> The raising, breeding, and training of dogs that qualifies as agricultural use under G.L.c. 40A Section 3 shall be allowed on parcels of more than 5

acres in any district. See Section 6.1 of the General By-laws

<sup>3</sup> Minimum sites of 5 acres in RA district

<sup>4</sup> Minimum sites of 5 acres in RA District

<sup>5</sup> Does not include package treatment plants as accessory uses to subdivision, commercial or industrial development

Selectmen recommended: 5-0

Planning Board: 4-1

**Article 17.** Upon motion duly made and seconded and motion made by Edward Fuller, Planning Board, it was Unanimously Voted for the Town to amend Article II, Section 2100 of the Town of Carver Zoning By-Laws by amending Section 2110 as follows, or take any other action relative thereto:

2110. Establishment. For the purposes of this By-Law, the Town of Carver is hereby divided into the following districts:

CHANGE FROM:

RESIDENTIAL-AGRICULTURAL . . . . .	RA
GENERAL BUSINESS . . . . .	GB
HIGHWAY COMMERCIAL. . . . .	HC
VILLAGE . . . . .	V
INDUSTRIAL "A" . . . . .	IA
INDUSTRIAL "B" . . . . .	IB
AIRPORT . . . . .	AP

"Overlay" districts are also hereby created:

(1) WATER RESOURCE PROTECTION DISTRICT (see Section 4300)

(2) WETLAND DISTRICT (see Section 4400)

(3) PLANNED TOURIST COMMERCIAL DISTRICT (PTCD) (see Section 4500)

(4) WIRELESS COMMUNICATION FACILITIES DISTRICT(WCF) (see Section 4600)

The boundaries of these districts are defined and set forth on the map entitled, “Zoning Map, Town of Carver, Massachusetts”, dated September 1999, as may be subsequently amended by vote of Town Meeting. This map is on file with the Town Clerk. This map and all explanatory matter therein are hereby made a part of this Zoning By-Law.

CHANGE TO:

RESIDENTIAL-AGRICULTURAL . . . . .	RA
GENERAL BUSINESS . . . . .	GB
<b>VILLAGE BUSINESS . . . . .</b>	<b>VB</b>
<b>GREEN BUSINESS PARK . . . . .</b>	<b>GBP</b>
HIGHWAY COMMERCIAL . . . . .	HC
VILLAGE . . . . .	V
INDUSTRIAL “A” . . . . .	IA
INDUSTRIAL “B” . . . . .	IB
<b>INDUSTRIAL “C” . . . . .</b>	<b>IC</b>
AIRPORT . . . . .	AP

**"Overlay" districts are also hereby created:**

- (1) WATER RESOURCE PROTECTION DISTRICT (see Section 4300)
- (2) WETLAND DISTRICT (see Section 4400)
- (3) PLANNED TOURIST COMMERCIAL DISTRICT (PTCD) (see Section 4500)
- (4) WIRELESS COMMUNICATION FACILITIES DISTRICT(WCF) (see Section 4600)
- (5) PLANNED NEIGHBORHOOD DEVELOPMENT (PND) OVERLAY DISTRICT (see Section 2800)**

The boundaries of these districts are defined and set forth on the map entitled, “Zoning Map, Town of Carver, Massachusetts”, dated September 1999, as amended June, 2010 and as may be subsequently amended by vote of Town Meeting. This map is on file with the Town Clerk. This map and all explanatory matter therein are hereby made a part of this Zoning By-Law.

Selectmen recommended: 5-0  
Planning Board: 4-0

**Article 18.** Upon motion duly made and seconded and motion made by Edward Fuller, Planning Board, it was Unanimously Voted for the Town to amend the Carver Zoning Bylaw and Zoning Map by rezoning, from Highway Commercial (HC) to Green Business Park (GBP), parcels located on Park and Montello Street and identified on the Assessors Maps as Map 20 Lot1; Map 20 Lot2-1; Map 20 Lot 3; Map 21 Lot 2A; Map 22 Lot 3; Map 22 Lot 3-1; Map 22 Lot 3A; Map 22 Lot 3B; Map 22 Lot 4; Map 22 Lot 10; Map 22 Lot 11; Map 23 Lot 3-1; Map 23 Lot 3-2; Map 23 Lot 3-3; Map 24 Lot 1; Map 24 Lot 2; and from Highway Commercial (HC) to Industrial C (IC) located on Plymouth and North Main Streets and identified on the Assessors Maps as Map 20 Lot 1A; Map 20 Lot 1B; Map 20 Lot 2A; Map 21 Lot 1; Map 21 Lot 2; Map 21 Lot 3; Map 21 Lot 4; Map 21 Lot 5B; Map 22 Lot 8; Map 22 Lot 9; Map 48 Lot 1; Map 48 Lot C; and from Highway Commercial (HC) to Village Business (VB) located on North Main Street and identified on the Assessors Maps as Map 18 Lot 3A; Map 18 Lot 3B; Map 18 Lot 4; and from Residential Agricultural (RA) to Industrial C (IC) located on Plymouth Street and identified on the Assessors Maps as Map 21 Lot 5A; Map 48 Lot 3B; and from Residential Agricultural (RA) to Highway Commercial (HC) located on Plymouth and High Streets

and identified on the Assessors Maps as Map 25 Lot 1-M1; Map 26 Lot 8; Map 26 Lot 9; and from General Business (GB) to Village Business (VB) located on Plymouth and North Main Streets and identified on the Assessors Maps as Map 18 Lot 5; Map 18 Lot 6; Map 18 Lot 6A; Map 18 Lot 7; Map 18 Lot 11; Map 18 Lot 21; Map 18 Lot 22; Map 18 Lot 22A; Map 18 Lot 22B; and from Village (V) to Village Business (VB) located on Plymouth, High and North Main Streets and identified on the Assessors Maps as Map 18 Lot 20; Map 18 Lot 23; Map 18 Lot 24; Map 18 Lot 25; Map 18 Lot 26; a copy of said maps having been filed with the Town Clerk.

Selectmen recommended: 5-0

Planning Board: 4-0

Upon motion duly made and seconded and motion made by Daniel B. Daly, Moderator, it was Unanimously Voted to resolve at 8:50 P.M.

A true record. Attest:

Jean F. McGillicuddy, CMC/CMMC  
Town Clerk