



## COMMONWEALTH OF MASSACHUSETTS

Town of Carver

### SPECIAL TOWN MEETING WARRANT

Plymouth, ss. To any of the Constables of the Town of Carver. County of  
Plymouth in the Commonwealth of Massachusetts.

#### ***GREETING:***

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the Inhabitants of the Town of Carver qualified to vote in Town affairs, to meet at the Carver High School, all three precincts in said Carver, on the 8TH Day of November at 7:00 O'clock P.M., then and there to act on the following Articles, namely:

**Article 1.** To see if the Town will vote to transfer from available funds in the treasurer 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, or take any other action relative thereto:

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

(By the Board of Selectmen)

**Article 2.** To see if the Town will vote to transfer from available funds amounts recommended by the Board of Selectmen to supplement specific budget line items appropriated at the 2010 Annual Town Meeting, or take any other action relative thereto.

(By Board of Selectmen)

**Article 3.** To see if the Town will vote 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, or take any other action relative thereto.

(By the Board of Selectmen)

**Article 4.** To see if the Town will vote to transfer from available funds the sum of Seven Thousand Five Hundred Dollars (\$7,500) for the purpose of continuing maintenance and other expenses on the Marcus Atwood House, or take any other action relative thereto.  
(By the Marcus Atwood House Trustees)

**Article 5.** To see if the Town will vote to borrow within the levy limit the amount of Six Hundred Thousand Dollars (\$600,000) for the purpose of completing the schematic design process for the Carver Elementary School. This expenditure is contingent upon the Town receiving a commitment from the Massachusetts School Building Authority to reimburse the Town up to 56% of the costs associated with the schematic design process. The schematic design process will provide cost estimates and final design drawing for the renovation and new construction of the facility, or take any other action relative thereto.  
(By the School Committee and School Building Committee)

**Article 6.** To see if the Town will vote 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, or take any other action relative thereto.  
(By the Board of Selectmen)

**Article 7.** To see if the Town will vote to raise and appropriate or transfer from available funds, borrow the following sum of fifty five thousand dollars (\$55,000.) to purchase or lease the following vehicle:

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

Or take any other action relative thereto.  
(By the North Carver Water Commission)

**Article 8.** To see if the Town will vote 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, or to take any other action relative thereto.

(By the North Carver Water Commission)

**Article 9.** To see if the Town will vote to transfer from available funds the sum of Twenty Four Hundred Dollars (\$2,400.) 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, or take any other action relation thereto.

(By the Treasurer/Tax Collector)

**Article 10.** To see if the Town will 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, or take any other action relative thereto.

(By the Board of Assessors)

**Article 11.** To see if the Town will vote to amend Article II, Section 2850 of the Town of Carver Zoning By-Laws by deleting in it's entierty Section 2851 and inserting the following, or take any other action relative thereto

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.

(By the Planning Board)

**Article 12.** To see if the Town will vote to amend Article III, Section 3000 of the Town of Carver Zoning By-Laws by deleting in its entirety Section 3030 and inserting the following, or take any other action relative thereto:

3030. Inclusionary Units; Bonus Units. Where a special permit is required for development as described in this section, 15 per cent of the units proposed for the development shall be Inclusionary Units and shall be reserved for sale or rental to Eligible Households. In the case of an existing residential property, the inclusionary requirement shall be 15 per cent of the net new units to be created on the property. For purposes of calculating the number of Inclusionary Units required in a proposed development, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.

In order to mitigate the costs of this requirement, developments covered by this Section excepting conventional subdivisions shall be allowed a bonus of one Market Rate unit of the same bedroom size for each Inclusionary Unit provided. If, in the opinion of the Planning Board, the total amount of bonus units cannot be built on site in full conformance with all applicable zoning, subdivision regulations, health regulations, wetlands regulations and other applicable requirements, then, for each such bonus unit that cannot be built on site, the Applicant shall, in lieu of providing the associated Inclusionary Unit, make a cash payment in the amount set forth in Section 3035.

**Article 13.** To see if the Town will vote to amend Article VI of the Zoning By-Laws by inserting the following definitions, or take any other action relative thereto:

**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.  
(By the Planning Board)

**Article 14.** To see if the Town will vote 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

(By the Planning Board)

**Article 15.** To see if the Town will vote to amend Article IV, of the Town of Carver Zoning By-Laws by inserting the following, or take any other action relative thereto:

4000. Recreational Campgrounds

4010. Objectives. The purpose of this bylaw is to allow for an adequate number of recreational campsites to service the family tourist trade in the Town of Carver during the camping season in such a manner as to protect the health, safety, and general welfare of the community as well as the campers by establishing specific design criteria for and requirements and regulations governing the design, construction, establishment, occupancy and maintenance of recreational campgrounds.

4020. Permit and administration.

4021. Upon receipt (time stamped) of an application for a campground, the ZBA shall submit the application to the Planning Board to conduct an administrative Site Plan Review of the project. In doing so the Planning Board shall, at a public meeting, discuss the proposal and recommend to the ZBA any changes, amendments and/or conditions the Planning Board would like to see in the ZBA deliberations and/or decision. Planning Board recommendations shall be submitted to the ZBA within

60 days of receipt of the plans. The ZBA shall at its initial Public Hearing make known the date of the Planning Board's public meeting to discuss such plans and shall make available to the Planning Board all review consultants as needed for the Planning Board to properly review said application. The Planning Board shall also distribute the plans and application to any Town Department deemed necessary for proper review of the plans.

4022. Special permits for campgrounds will be:

(a) Seasonal for operation from May 1 to November 1.

(b) Subject to review every five years for conformance to the requirements of the special permit, as originally granted.

4023. Campgrounds are allowed in the RA (Residential/Agricultural) Zone by Special Permit subject to environmental design conditions.

(a) Submission materials shall include:

[1] The site plan shall be prepared by a professional engineer, architect, or landscape architect licensed in the Commonwealth of Massachusetts and duly signed and sealed. Said site plan shall be duly certified as to accuracy of everything represented thereon.

[2] The name and title of the applicant and the owner(s) and name(s) of the person preparing the plan maps and accompanying data.

[3] Plat(s) and lot(s) number of the intended project area, including all properties to be considered for the NULA calculations affecting the final build out density of the project and subject to a Conservation Restriction and/or Deed Restriction.

[4] Date, scale and North arrow.

[5] Names, plots and lots of adjacent property owners and property within 300 feet of the boundaries of the affected premises, as identified in Section a (3) of this by law.

[6] Boundary limit of premises, setback lines, lines of existing easements and proposed easements.

[7] Any proposed regulations or restrictive covenants which would affect the premises.

[8] Detailed architectural and engineering plans of all permanent structures.

[9] Location of all existing and proposed storm and water drainage systems.

[10] Location of all existing and proposed utilities systems.

[11] Location of all recreational areas and storage areas.

[12] Location of all signs, including directional, temporary and permanent business signs.

[13] Location and layout of campsites and parking areas.

[14] Topography of existing and proposed grades, with contours taken at two-foot intervals.

[15] Location of all access, emergency and service roads within the affected premises, showing access points to already existing streets.

[16] Location of all wetlands resource areas of any size (jurisdictional under the Carver Wetlands By Law and the State wetlands Protection Act).

[17] Legend: "For the purposes of this Special Permit, parcels shown here on are for the purposes of designating campsites for temporary rental. This plan does not constitute a subdivision of land. The entire tract shown here on is considered a single lot and may not be subdivided."

(b) All construction shall be completed in one year after issuance of a building permit or in self-sufficient phases that can be completed in one year after issuance of a building permit for each phase. Failure to comply will render the permit null and void.

(c) If phasing of the development is requested, a phasing plan must be submitted and approved by the SPGA.

4024. Location and density.

(1) Recreational campgrounds may be permitted by the Zoning Board of Appeals in the RA Zone by special permit subject to conditions outlined in this by law.

(2) Campgrounds shall:

(a) Provide access from an accepted way that has a minimum of 24 feet of pavement which is not part of an approved subdivision by the Carver Planning Board under the Subdivision Control Law. A traffic study may be required to assess whether the proposed access is adequate and meets all State and local by laws as well as ASHTO standards.

(b) Have no less than 50 contiguous acres, pursuant to Section C (2)16 of this By Law and must be under one ownership;

(c) Have no more than six campsites per NULA acre, as defined in this By Law;

(d) At no time be occupied by the same person and/or family for more than fourteen (14) consecutive days;

(e) Have no more than 200 campsites total or be comprised of clusters of no more than 200 campsites separated by one-hundred-foot buffer zones;

(f) Have center-to-center separation of campsites of not less than 40 feet;

(g) Have no tenting campsites within 65 feet of a shoreline or no recreational vehicle campsites within 100 feet of a shoreline;

- (h) Have campsites with minimum dimensions of 2,500 square feet;
- (i) Have the sites numbered using reflective numbering so that the numbers can be seen from the service road;
- (j) Have a Security gate established, with each occupant receiving gate cards;
- (l) Have no off-road, all-terrain vehicles, or no other personal recreational motorized vehicles at any campsite, or shall any such vehicles be used to access any campsite;
- (m) Have no campsite located within 100 feet of any wetland resource area without first obtaining a permit from the Carver Conservation Commission.

4025. Planning principles and requirements. It is intended that campgrounds will be laid out in a logical manner with uses and functions located efficiently and compatibly within a matrix of green space. Each campground shall provide its own recreational facilities. Buffers of green space shall separate the campground from streets, rights-of-way, and abutters, as well as provide privacy and separation where needed within the campground.

(1) NFPA Standards. All facets of the proposed campground including design, management, operation and buildings must adhere to NFPA 1194 (Standard for Recreational Vehicle Parks and Campgrounds; NFPA 1141 (Standard for Fire Protection Infrastructure for Land Development in Suburban and Rural Areas); and NFPA 1144 (Standard for Reducing Structure Ignition Hazards from Wildland Fire).

(2) Drainage. The site plan shall be developed to permit the unobstructed flow of all natural watercourses, including existing natural topography and surface runoff to existing low areas, to ensure adequate drainage of all low points along streets, and to provide a proper means for stormwater runoff from the roads (access and service), the campsites, recreational areas, and all developed areas being drained. There shall be no construction in low areas (kettleholes) and no filling of any wetlands in conjunction with construction of a campground. Applicant is encouraged to use Low Impact Design (LID) techniques to the fullest extent feasible.

(3) Roads. The Board of Appeals shall designate all roads shown on the plan as "access", "service" or "emergency". All roads shall be marked and named as approved by all Carver Public Safety departments.

(a) Access roads shall be 24 feet wide and paved according to the standards of the Subdivision Rules and Regulations, as shall all parking areas associated with the main office or facility. The horizontal alignment of the access road shall be curved in such a way that no facilities shall be visible from the public way.

(b) Service roads within the campground shall be a minimum 12 feet one-way and 20 feet two-way and constructed of a suitable hard surface, such as gravel, crushed stone or other comparable material, and shall be well drained. The service road network shall allow easy passage of fire vehicles. Service roads shall not be allowed within the 100 foot buffer pursuant to Section E (3) of this by law.

(c) Access roads shall not exceed a ten-percent grade. Service roads shall not exceed a twelve-percent grade.



(4) Buffer. There shall be a minimum buffer zone of 100 feet of dense, mature, living vegetation along all Town roads, rights-of-way or abutters and appropriately dimensioned buffers along all private ways. There shall be a minimum 150 foot buffer from the edge of all cranberry bogs to any campsites or recreational campsite areas. In the event that there is no pre-existing natural vegetative buffer, the applicant may provide non-invasive plantings; an 8 foot stockade fence; a 200 foot buffer; and/or an earthen berm or any combination of the four as an alternative, subject to the review of the Planning Board and approval of the ZBA.

(5) Recreation facilities. Approximately 5% of the total area shall be set aside for designated and equipped recreation areas; for example: swimming ponds/pools, playing fields, bocce, function hall, tennis, volleyball, horseshoes, or other similar activities not previously prohibited.

(a) Unpaved bike or walking trails shall not exceed 10 feet in width and shall be a minimum of 50 feet from all town roads, rights-of-ways or abutters.

(6) Water. The distance from potable water to any campsite shall be no more than 300 feet maximum.

(7) Sanitary facilities. Sanitary facilities shall comply with all state and local health codes.

(8) Sanitary Disposal Waste Station. There shall be one Sanitary Disposal Waste Station, for the emptying of waste holding tanks, per 100 Recreational Vehicle sites or fraction thereof.

(9) Parking.

(a) Parking space for trailers and car or vehicle pulling trailer within the campsite shall be a maximum of two-percent grade.

(b) One parking space at a maximum of five-percent grade shall be provided at each tent site.

(c) One additional parking space shall be provided per 10 campsites.

(d) Parking for a minimum of two cars shall be provided at each sanitary facility.

(e) One additional parking space for each 20 sites or fraction thereof shall be provided at the reception area.

(10) Reception area.

(a) The reception area shall be designed to accommodate through traffic in both directions without interruption and shall also accommodate parking and provide an area for registration.

(b) A large map of the campground with numbered sites shall be installed at the entrance reception area. The map shall be lighted.

(11) Rubbish. A rubbish plan shall be submitted and proper rubbish receptacles shall be provided.

(12) Permits. All permits required by the Carver Fire Department must be obtained annually prior to May 1. These include but are not limited to "campfire permits".

(13) 911 “Call Boxes”. 911 “Call Boxes” shall be located as directed by the Carver Fire Department.

(14) Telephone. A telephone shall be available within view of the office for use of campground occupants in an emergency during staffed and non-staffed hours.

(15) Maps. Site maps of the campground including street names, campsite numbers and pertinent information regarding public safety must be distributed to all Carver Public Safety departments on an annual basis.

(16) First Aid Station. A well marked, easily accessible and highly visible location shall be provided for a “First Aid Station within the Campground site.

(17) Lighting. Lighting shall be provided in strategic locations for Public Safety and shall be shown on the site plans and shall adhere to all applicable Carver By Laws.

(18) Plowing. Unless all power is being terminated on the campground and the facility is to be unoccupied during the “off season”, all access roads and emergency roads to all permanent structures and storage areas shall be plowed in a timely fashion.

#### 4026. Utilities and facilities.

(1) All facilities shall comply with any and all applicable regulations of the Commonwealth of Massachusetts, Department of Public Health, and Carver Board of Health and other sections of the Zoning or Town Bylaws where applicable.

(2) Limited commercial activities may be provided to serve the campers but are subject to the basic seasonal and temporary permit restrictions of the recreational campground. These facilities are intended for the convenience of the campers and may be permitted by the Zoning Board of Appeals only if they are to be located in conjunction with the main office or recreation facility central to the campground. They shall not be advertised from any public way and are not intended for use by the general public. They may not exceed 250 square feet per 100 campsites or 500 square feet total.

4027. Regulations. No vehicle may have its wheels or apparatus for mobility removed other than for emergency repairs. No recreational vehicle shall be occupied for habitation in the campground after November 1 or before May 1. Storage of unoccupied recreational vehicles after November 1 and before May 1 may be allowed by the Zoning Board of Appeals after a finding that such storage shall not be substantially detrimental to the neighborhood and will not create a nuisance and then only in designated areas in compliance with the requirements of Subsection E hereof. The maximum number of unoccupied recreational vehicles designated for storage shall be limited to the number of approved recreational vehicle campsites for each application. The storage of Recreational Vehicles on approved Recreational Campsites is prohibited.

#### 4028. Campground Operational Management Plan/ Emergency Services Plan.

(a) A Campground Operational Management Plan shall include a security plan; hours of operation; and all other facets necessary to protect the patrons of the facility as well as the residents of the Town of Carver shall be submitted to the Zoning Board of Appeals for review. Included in a Campground Operational Management Plan shall be a procedure requiring the owner/operator of a Recreational

Campground located next to an agricultural use or facility to be obligated to provide proper notification to all campground residents of all and any normal agricultural best practices which may include the application of chemicals. The Campground Operational Management Plan shall also provide a “noise free” period with provisions for violations of such periods.

(b) Emergency Services Plan. An Emergency Services Plan shall include accommodations for an “Emergency Attendant” trained in Basic First Aid on duty 24 hours a day, emergency contact information, Emergency Evacuation Outlines, Evacuation Routes, Maps, and Emergency Meeting Locations. The plan should also include Campground operational procedures for Incidents related to each of our Emergency Services Disciplines – Fire Operations, Police Services, and EMS Services. The plan shall include accommodations for an Automatic External Defibrillator (AED) on hand for use by Campground Staff.

(By the Planning Board)

**Article 16.** To see if the Town will vote 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, or take any other action relative thereto:

**PROPOSED USE SCHEDULE:**

Principal Use	USE REGULATION SCHEDULE									
	RA	HC	GB	VB	V	GBP	IA	IB	IC	AP
<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 outdoors <sup>1</sup>	N	Y	SP*	Y	N	Y	SP*	N	N	N
Motor vehicle service station	N	SP*	SP*	SP*	N	N	Y	N	N	N
Motor vehicle repair shop	N	SP*	SP*	SP*	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	SP	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*	SP*	SP*	N	N	SP*
Fast-Food or drive-in restaurant	N	SP*	SP*	SP*	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*	SP*	SP*	SP*	Y	SP*	N	N
Drive-in service at facility other than restaurant or bank	N	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	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	SP*	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*	SP*	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 fabrication of alternative energy components</b>	N	N	N	N	N	Y	Y	Y	Y	N
<b>Publicly Owned Treatment Works or POTW</b>	N	N	N	N	N	Y	N	N	Y	N
<b>Privately Owned Wastewater Treatment Facility or PWTF<sup>5</sup></b>	N	N	N	N	N	Y	Y	Y	N	N
	N	N	N	N	N	SP*	SP*	SP*	N	N

+ 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

(By the Planning Board)

**Article 17.** To see if the Town will vote to amend Article II, Section 2100 of the Town of Carver Zoning By-Laws by amending Section 3110 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.

(By the Planning Board)

**Article 18.** To see if the Town will vote 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 or take any other action relative thereto:

(By the Planning Board)



**CARVER BOARD OF SELECTMEN**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

Pursuant to the above warrant, I have notified and warned the inhabitants of Carver qualified to vote in Town affairs to meet at the time and place and for the purpose therein expressed by posting attested copies thereof in the Town Hall and in each of the Fire Stations and Post Offices in Carver as required by law fourteen days at least before the time of said meeting.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Constable

A True Copy Attest