



TOWN CLERK, CARVER, MA  
2025 SEP 22 PM1:56

# 2025 Special Town Meeting Warrant

October 7, 2025

# **“CARVER - TOWN MEETING PROCEDURES”**

*NOTE: Smoking/vaping is prohibited in the School and on School Grounds.*

The following shall constitute the official rules of procedure for this meeting, unless objection is received by the Moderator prior to the opening of the Meeting:

## **A. PURPOSE OF TOWN MEETING:**

Whereas the Select Board is the executive branch of Town government, the Town Meeting is the legislative branch and has the power to make local laws (bylaws) and the power to approve the Town budget of expenditures following proper notice to inhabitants of the Town of Carver qualified to vote in Town affairs. As the legislative branch, these Town Meeting procedures are designed for an orderly and dignified way of proceeding with its business and to protect the rights of individuals to have a fair opportunity to express their opinions and propose alternatives.

## **B. REGISTRATION:**

Voters must register upon entering the Meeting. Non-voters may attend, but must sit in a separate area.

## **C. QUORUM:**

Seventy-five (75) qualified voters shall be necessary to constitute a quorum at any town meeting, including special town meetings; provided, however, that one hundred fifty (150) qualified voters shall be necessary to constitute a quorum at any town meeting where bonded indebtedness is to be voted upon and provided also, that a number less than a quorum may from time to time adjourn the same.

## **D. TO SPEAK AT TOWN MEETING:**

No person shall speak at the meeting without leave of the Moderator. Unless physically unable to do so, a voter wishing to speak should rise and get in line with others behind a designated microphone or microphones. Those physically unable to approach a microphone should obtain a red card from the registration table upon entering the Meeting and may raise it to signify to the Moderator that they wish to speak. The Moderator will recognize the voter and they may then state their business. The first time a voter is recognized at a Meeting, the voter should state their name and street address. Without first obtaining approval of the Moderator, no person shall speak more than once on any article, and no person shall speak for more than 3 minutes at a time, except to correct a mistake or misstatement and then for no more than one minute after being recognized by the Moderator.

All speakers shall address their remarks through the Moderator and may only address others through the Moderator. No speaker shall make personal remarks about others or impugn or question the character or motives of others. No speaker shall use profanity or vulgarity or otherwise be rude or disrespectful and all speakers shall observe proper decorum and respect when addressing the meeting. Non-speakers shall refrain from interrupting the speaker or disturbing the assembly by whispering or talking.

No Person shall be recognized while another person is speaking except to raise a “point of order.” A point of order may be used to question the conduct, procedure or legality of the discussion at hand or of a ruling of the Moderator. However, a “point of order” may not be used to address the subject matter being discussed, and any attempt to use a point of order for such purposes shall be ruled out of order.

The Moderator has the duty and responsibility to preserve order and decorum in a Town Meeting. The failure to abide by the orders of the Moderator may result in removal from the meeting and any and all appropriate legal consequences, including criminal prosecution. M.G.L. c. 39, §17.

## **E. MOTIONS:**

No person may speak regarding an article on the warrant unless a motion has been made and seconded.

To be debatable, a motion must be seconded and be in writing and given to the Moderator before the maker may speak on the subject of the motion. The maker of a motion is always entitled to begin the debate as soon as the Moderator has received the motion in writing and has again recognized the maker of the motion. In an effort to avoid unnecessary delays at town meeting, it is strongly recommended that any proposed motion or amendment be given to the Moderator prior to the start of the Meeting (preferred 72 hours in advance to Town Clerk) so it can be reviewed with Town Counsel to make sure it is in proper legal form and within scope of advertised warrant article.

Until the vote is called by the Moderator, any voter may follow the procedure to speak (Section D, above) and request the opportunity to debate, make motions for amendments, or otherwise, but the voter must be recognized by the Moderator before speaking.

If a warrant article for the expenditure of money contains a specific dollar amount, no motion shall be in order if it proposes an expenditure that exceeds the sum presented in the warrant article, unless the amount is followed by the words "or such other sum" or other similar language.

The following list contains samples of the forms of common motions:

### **CONDUCTING BUSINESS AT THE TOWN MEETING:**

"I move \_\_\_\_\_", or "I move the adoption of \_\_\_\_\_".

"I wish to present the following resolution \_\_\_\_\_. I move its adoption."

### **INDEFINITELY POSTPONE (A NEGATIVE VOTE):**

"I move to postpone this article indefinitely." (Can be main motion or proposal to defeat a pending main motion).

#### **1. AMEND MOTION (must be within scope of advertised article):**

"I move to amend the motion by \_\_\_\_\_."

"I move to amend by striking out the motion and substituting this motion \_\_\_\_\_."

#### **2. CHANGE ORDER OF ARTICLE:**

"I move Article #\_\_ be considered before (or after) Article #\_\_." (Can't be moved while any other motion pending). (2/3 vote required)

## **F. LIMITING, EXTENDING, OR STOPPING DEBATE:**

### **1. STOP DEBATE AND ORDER AN IMMEDIATE VOTE:**

"I move the question." (2/3 vote required – no debate - Generally the Moderator will allow anyone already standing in line to speak after the motion has been voted)

### **2. LIMIT OR EXTEND DEBATE:**

"I move to limit (or extend) the debate on this motion to (specify time)." (2/3 vote required – no debate)

## **G. RECONSIDERATION OR RESCISSION:**

"I move to reconsider the vote on the motion \_\_\_\_\_. (If reconsideration passes, it is followed by another vote on the original motion.)

"I move to rescind the vote on the motion \_\_\_\_\_."

NOTE: "Reconsideration" or "Rescission" can be moved only by a person who was on the prevailing side of the earlier vote as determined by the moderator immediately following the article on the same day of the Town Meeting in which the action to be reconsidered occurred, but can only be moved once (2/3 vote required to reconsider or rescind).

## **H. DISSOLVE A MEETING:**

"I move that we dissolve the meeting" or "I move that we adjourn without a day" (No motion to dissolve or adjourn without scheduling a day shall be in order until all articles in the warrant have been acted upon).

**I. ADJOURN TO CONTINUE MEETING LATER:**

“I move that we adjourn to meet on (date) at (time).” (Privileged – has priority over any pending motion)

**J. PRIVILEGE OR POINT OF ORDER:**

“I rise to a question of privilege. (State issue – comfort and convenience or personal slur or slander.)” (Privileged – no debate)

“I rise to a point of order. (State question of procedure).” (No debate)

**K. VOTES:**

1. The Moderator may announce a vote as it appears by the sound of voices and/or number of hands, including votes requiring 2/3. If s/he is in doubt, or if his/her announcement is doubted by 7 or more voters rising, s/he shall order a rising vote for a count. If vote is not challenged prior to the making of a motion under the next article it shall be binding on Town Meeting.

2. Passing Vote (other than Majority) Required of Voters Present:

- Zoning Bylaw Amendment (MGL c. 40A § 5) - 2/3
- Transfer to or from Stabilization Fund (MGL c. 40 § 5B) - 2/3
- Appropriation for purchase or eminent domain acquisition of land or easement (MGL c. 40 § 14) 2/3
- Real estate transfer votes when land acquired by eminent domain (MGL c. 40 § 15) - 2/3
- Note: Land acquired for parkland or watershed purposes requires legislative approval. Sale or lease of land may be subject to Procurement Act (MGL c. 30B) unless exempted by legislature.
- Most borrowing votes (except temporary loans, leases, or highway construction anticipating reimbursement, which require majority only) - 2/3
- Reconsideration - 2/3
- Limit, Extend, or Stop Debate (Including Previous Question) - 2/3
- Suspension of Rules or Lay on Table - 2/3
- Previous Years' Bills (MGL c. 44 § 64): Annual Town Meeting - 4/5; Special Town Meeting - 9/10

**L. OFFICIAL RULES OF THE MEETING:**

The conduct of any town meeting not prescribed by the Massachusetts General Laws, the Town's Bylaws, these procedures or by the majority of voters present at the meeting shall be determined by the rules of practice contained in TOWN MEETING TIME, most recently revised.

# Definitions of Common Terms Used at Town Meeting

- **Article** – An item of business for Town Meeting to discuss and decide on. Per Carver By-Laws, articles are taken up in the order they are printed in the warrant unless Town Meeting wishes to change the order which can be accomplished with a motion made, seconded and approved by a 2/3 vote.
- **Budget** – Financial plan for the fiscal year of proposed expenditures and proposed means of financing them.
- **Capital Exclusion** – A referendum procedure in which the Town can vote to collect property taxes in excess of its levy limit to pay for a specified period of time.
- **Cherry Sheet** – Named for the color of paper traditionally printed on, details the estimated State aid to be received by the Town.
- **Debt Exclusion** – A referendum procedure in which the Town can vote to collect property taxes in excess of its levy limit to pay for a specific expenditure (usually for a specific time period).
- **Fiscal Year** – The town fiscal year for the proposed budget begins on July 1 and ends on June 30.
- **Free Cash** – The amount of surplus revenue not spent from previous fiscal year over and above uncollected taxes that is certified by the State. It is available for appropriation by Town Meeting.
- **Hand Count** – When a majority or 2/3 vote can not be determined by the Moderator, a hand count is called for. Each voter is given a card upon entering the meeting. When the Moderator calls for those in favor and against you simply raise your card at the appropriate time and keep it in the air as the tellers count the cards. The tellers will give the count to the Moderator and the Moderator will read the final results.
- **Levy Limit** – Under Proposition 2½ the maximum amount that the town can raise in property taxes is 2½% more than the maximum it was allowed to raise for the prior fiscal year plus adjustment for growth.
- **Majority Vote** – A vote of one half plus one of the Town Meeting Members present to pass an article.
- **Moderator** – The Moderator's job is to preside over and regulate the proceedings of Town Meeting. They declare the outcome of all votes. It is also the Moderator's duty to rule on all points of order. In Carver, the Moderator is elected during the town election and serves a term of three years.
- **Motion** – There are many different types of motions however what they all have in common is proposing some sort of action at Town Meeting. The most common, the "Main Motion", is used to open the warrant article for debate. Another common one is the motion to "amend" which allows a Town Meeting member to make changes or additions to a pending motion.
- **Move the Question** – A motion to vote to end debate on a pending motion. It may not be proceeded by an opinion on the motion by the maker, is not debatable, and requires a 2/3 vote to pass.
- **Point of Order** – When a member of Town Meeting has a question as to Town Meeting procedure, that member should rise and state "Point of Order". That member should not interrupt another speaker unless allowing that speaker to continue would cause a furthering of procedural error. After stating your point of order it will be ruled on by the Moderator.
- **Reconsideration** – To bring a previously discussed article back on the table for renewed attention and a new vote on the original question after further debate.

- **Reserve Fund** – The fund established by Town Meeting for extraordinary or unforeseen expenditures. Transfers from fund need to be approved by the Finance Committee.
- **Unanimous Vote** – When all of the Town Meeting Members present vote in favor of a motion.
- **Voice Vote** – The Moderator may decide a 2/3 or majority vote by voice in situations where the result is obvious. When the motion is put to vote, the Moderator will say “all those in favor” at which point those in favor of the motion should say “yay”. The Moderator will then say “all those opposed” at which point those opposed should say “nay” or “no”. If the vote is unanimous or only a handful or less of people vote on one side while everyone else votes on the other, the Moderator may call the vote. Otherwise, the Moderator may find it difficult to call the vote and will call for a hand count. If seven or more members questions the vote immediately by rising and saying “I doubt the vote”, the Moderator will ask for a hand count and declare the counted vote as final.
- **Warrant** – Published at least 7 days prior to Town Meeting at the hands of the Select Board, the warrant lists a meeting’s time, place and agenda. A warrant is also known as a warning. A Town Meeting’s action is not valid unless the subject was listed on the warrant. The Select Board will insert into the warrant all subjects which are requested of them by 10 or more registered voters in the town.
- **2½ Override** – A referendum procedure in which the Town can vote to permanently increase its levy limit.
- **2/3 Majority Vote** – The appropriation of money requires a vote of 2/3 of the Town Meeting Members present to pass an article.



To be completed and signed. Return to Moderator

Use reverse side if needed.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Signature \_\_\_\_\_

Date \_\_\_\_\_

*GREETING:*

In the name of the Commonwealth, you are hereby directed to notify and warn the Inhabitants of the Town of Carver qualified to vote in Town affairs, to meet at **60 South Meadow Road, the Carver Middle/High School Auditorium**, all three precincts in said Carver, on **Tuesday, the 7<sup>th</sup> day of October, 2025 at 6:30 P.M.**, then and there to act on the following Articles, namely:

**ARTICLE 1: UNPAID BILLS FROM PREVIOUS YEARS**

To see if the Town will vote to transfer the sum of \$1,349.42 from the FY26 department budgets listed below to pay the following unpaid bills for services rendered in previous fiscal years; or take any action related thereto:

<u>Department</u>	<u>Vendor/Description</u>	<u>Amount</u>
North Carver Water District	Recording Secretary- June 2025	\$75.00
Planning	SRPEDD (Southeastern Regional Planning & Economic Development District)	\$671.58
Select Board	Gannett New England LocaliQ – advertisement for invitation to bid	\$41.25
Select Board	Mass. Municipal Association-annual conference fee	\$395.00
Treasurer	PARS (Public Agency Retirement System)	\$65.51
Veterans	Postage	\$8.99
Veterans	Co-pays	\$92.09

SELECT BOARD

*INFORMATIONAL SUMMARY: This article appropriates funding for bills that were not paid in the prior fiscal year.*

**PROPOSED MOTION:** I move that the town vote to approve Article 1 as printed in the Warrant.  
**(9/10s Vote Required)**

*Recommendation: Select Board 5-0, Finance Committee 5-0*

**ARTICLE 2: ADJUSTMENT OF FIRE DEPARTMENT SALARIES**

To see if the Town will raise and appropriate the sum of \$9,268, in order to adjust the FY26 Fire Department Salary budget, or take any action related thereto.

SELECT BOARD

*INFORMATIONAL SUMMARY: This article seeks to increase the Fiscal Year 2026 Fire Department salary budget to include a 2% cost of living increase for full-time staff and part-time dispatchers.*

**PROPOSED MOTION:** I move that the Town approve Article 2 as written in the warrant.  
**(Majority Vote Required)**

*Recommendation: Select Board 5-0, Finance Committee 5-0*



### **ARTICLE 3: IMPROVEMENT OF MUNICIPAL AND SCHOOL WELLS**

To see if the Town will vote to raise and appropriate the sum of \$37,630.25 for the purpose of purchasing and installing dial-out alarm systems and chemical pumps, with associated labor for the Municipal, Elementary School and Middle High School Wells, and anything incidental or related thereto; or take any other action related thereto.

SELECT BOARD

*INFORMATIONAL SUMMARY: The wells serving the Town's municipal buildings, Housing Authority buildings, and school buildings have had equipment failures, which, if not addressed, will have an adverse effect on the reliability of water for residents, town employees and students that are serviced by the wells.*

**PROPOSED MOTION:** I move that the Town approve Article 3 as written in the warrant.

**(Majority Vote Required)**

*Recommendation: Select Board 5-0, Finance Committee 5-0*

### **ARTICLE 4: ADJUSTED VETERANS EXEMPTION**

To see if the Town will vote to accept the provisions of M.G.L. c.59, §5 Clause 22G, which will allow property tax exemptions for eligible veterans and their spouses if the property they occupy as their primary residence is owned by a trustee, conservator or other fiduciary for the person's benefit, and they would otherwise qualify for an exemption if they were the owner of the property, or take any other action related thereto.

BOARD OF ASSESSORS

*INFORMATIONAL SUMMARY: In accordance with existing Massachusetts General Laws, the Town allows for a property tax exemptions for property owned military Veterans and their spouses meeting certain criteria. This article would accept an existing provision in the Massachusetts General Laws, allowing for this exemption to be extended to those whose primary residence is owned by a trustee, conservator or other fiduciary for the person's benefit. The person will still have to meet all of the other eligibility requirements for the applicable exemption. This provision requires the individual to both be a beneficiary of the trust and live in the property as their primary residence in order to receive the exemption, which protects the Town from any misuse of this provision.*

**PROPOSED MOTION:** I move that the Town approve Article 4 as printed in the Warrant.

**(Majority Vote Required)**

*Recommendation: Select Board 5-0, Board of Assessors 3-0*

### **ARTICLE 5: APPROVE AND AUTHORIZE THE EXECUTION OF THE BATTERY ENERGY STORAGE SYSTEM PILOT AGREEMENT WITH CRANBERRY POINT ENERGY STORAGE, LLC**

To see if the Town will vote to approve, the Battery Energy Storage System PILOT Agreement with Cranberry Point Energy Storage, LLC, 1780 Hughes Landing Blvd, Suite 675, The Woodlands, Texas, 77380 for a Battery Energy Storage System Facility located on property identified on Carver Assessors Map 61 as Lot 7-C, pursuant to the provisions of Massachusetts General Laws Chapter 59, Section 5, Clause 45<sup>th</sup>, as amended by Section 61 of Chapter 8 of the Acts of 2021, and to authorize the Select Board, the Board of Assessors, and the Town Administrator, collectively, as the "authorized officer" to execute said Battery Energy Storage System PILOT Agreement on behalf of the Town, and to take any other action related thereto.

BOARD OF ASSESSORS

*INFORMATIONAL SUMMARY: This article is to authorize the Select Board, Board of Assessors, and the Town Administrator, to enter into and execute a payment in lieu of tax agreement for the battery storage facility owned and operated by Cranberry Point Energy Storage, LLC.*

**PROPOSED MOTION:** I move that the Town approve Article 5 as printed in the Warrant.

**(Majority Vote Required)**

*Recommendation: Select Board 5-0, Board of Assessors 3-0, Finance Committee 3-0*

**ARTICLE 6: ZONING AMENDMENT 290-2-2.3** To see if the Town will vote to amend the Carver Zoning Bylaw, Section 290-2-2.3 Use Regulation Schedule, as shown below with additions shown in **bold** and deletions shown in ~~striketrough~~; to allow Earth Removal as a Permitted Use in the Green Business Park zoning district or take any other action related thereto.

Principal Use	RA	HC	GB	VB	V	GBP	IA	IB	IC	AP	SSID
<b>A. RESIDENTIAL</b>											
Earth Removal+	Y	N	Y	N	N	<b>N Y</b>	Y	Y	N	Y	N

SELECT BOARD

*INFORMATIONAL SUMMARY: This change to the Carver Zoning Bylaw will streamline the approval process for commercial entities wishing to build in the Green Business Park, thereby bringing in tax dollars to the Town of Carver sooner rather than later. This change is at the request of the Redevelopment Authority through the Select Board.*

**PROPOSED MOTION:** I move that the Town approve Article 6 as written in the warrant.

**(Two-Thirds Vote Required)**

*Recommendation: Planning Board 0-5, Redevelopment Authority 4-0*

**ARTICLE 7: AMEND ZONING BYLAW 290-2-2.6 ACCESSORY APARTMENTS**

To see if the Town will vote to amend the Carver Zoning Bylaw, Section 290-2-2.6 Accessory Apartments as shown below with additions shown in **bold** and deletions shown in ~~striketrough~~; to comply with changes to Massachusetts General Law as referenced by the Attorney General's July 30, 2025 partial approval of Town Meeting's April 2025 vote that allow accessory dwelling units by right to read as follows and further amend Section 290-2-2.3 Use Regulation Schedule and Section 290-6.2 Terms defined Accessory Apartment as well as Section 290-3-3.3 Table of Parking Requirements or take any other action relative thereto.

**§ 290-2-2.6 Accessory Apartments**

**A. Purpose.**

- (1) For the purpose of enabling persons to provide small additional dwelling units to rent or reside in without adding to the number of buildings in the Town, or substantially altering the appearance of the Town for the reason of (a) enabling owners of ~~single family~~ **Principal** dwellings to share space

and the burdens of home ownership or (b) providing an alternative housing option for persons.

Accessory apartments shall not be allowed in a Townhouse Development pursuant to Article 3-11.

- (2) An accessory apartment is incorporated within, ~~or~~ attached, or separate to a ~~single-family~~ **Principal** dwelling and is a subordinate part of the single-family dwelling and complies with the criteria below:

**B. Requirements.**

(2) Once an accessory apartment has been added to a ~~single-family~~ **Principal** residence, the accessory apartment shall never be enlarged beyond the nine hundred (900) square feet or ½ the gross floor area, whichever is smaller.

(5) Only one (1) accessory apartment may be created within a ~~single-family~~ house or house lot by right.

~~(6) An accessory apartment shall not have more than two bedrooms.~~

(7) ~~(6)~~ All parking to the ~~single-family home~~ **Principal Dwelling** and the accessory apartment shall be provided off-street.

~~(8)~~ (7) Detached accessory apartments units shall require a) a separate address and b) access for Emergency Response via a twelve foot (12') wide all weather surface driveway with two feet of clearance on each side unless otherwise waived by the Carver Fire Department.

~~(9)~~ (8) Pursuant to MGL Chapter 40A Section 3, more than one accessory dwelling unit within a ~~single-family~~ **Principal** home or house lot shall require a Special Permit from the Planning Board pursuant to MGL Chapter 40A Section 9 and Article 5-3 of the Carver Zoning By-laws.

§ 290-2-2.3 Use Regulation Schedule											
Principal Use	USE REGULATION SCHEDULE										
<u>A. RESIDENTIAL</u>	RA	HC	GB	VB	V	GBP	IA	IB	IC	AP	SSID
Detached single-family dwelling	Y	N	Y	N	Y	N	N	N	N	N	N
Accessory Apartment (ADU) <sup>6</sup> <b>see footnote 6</b>	Y	N	Y	Y	Y	N	N	N	N	N	N
Dwelling units above commercial or office uses	N	N	SP*	SP <sup>6</sup>	SP* <sup>6</sup>	N	N	N	SP*	N	SP*

**6 Accessory Apartment/ADU are not subject to Minimum Lot Size**

§ 290-6.2 Terms defined.

Accessory Apartment also known as Accessory Dwelling Unit (ADU): A self-contained housing unit consisting of a complete, separate housekeeping unit containing both kitchen and bath incorporated within a ~~single-family~~ **Principal** dwelling or existing detached structure that is clearly a subordinate part of the ~~single-family~~ **Principal** dwelling and which, **with the exception of minimum lot size**, complies with ~~each of the~~ use and dimensional regulation stated in section ~~290-2-2.3~~ **290-2-3.2** as further defined in Massachusetts General Laws, Chapter 40A, Section 1A.

§ 290-3-3.3 Table of Parking Requirements.

Principal Use	Minimum Number of Parking Spaces
	PARKING
Accessory Apartment (ADU)	1 for each Accessory Apartment <b>not located within a 0.5 mile radius of a Transit Station</b>

*INFORMATIONAL SUMMARY:*

*Further changes to the Accessory Apartment/ADU bylaw to comply with Massachusetts General Law as referenced by the Attorney General's July 30, 2025 partial approval of Town Meeting's April 2025 vote that allow accessory dwelling units by right.*

**PROPOSED MOTION:** I move that the Town approve Article 7 as printed in the Warrant.

(Majority Vote Required)

*Recommendation: Planning Board 5-0*

**ARTICLE 8: MBTA ZONING BYLAW** To see if the Town will amend the Carver Zoning Bylaw to create the MBTA Communities Multifamily Overlay District and to amend the Zoning Map to include the MBTA Communities Multifamily Overlay District as shown on the MBTA Communities Multifamily Overlay District Boundary Map, dated August 29, 2025, as shown in a document entitled "Article 4.13 MBTA Communities Multifamily Overlay District FINAL dated August 29, 2025." A copy of which will be presented in a handout at Town Meeting, or take any action related thereto.

PLANNING BOARD

*INFORMATIONAL SUMMARY: The state requires a vote on zoning for housing in an adjacent MBTA community by December 31, 2025. If Town Meeting declines to approve MBTA zoning, the Town is at risk of not being eligible for state grants. The full text of the proposed bylaw will be presented in a handout at Town Meeting. Reference Map A attached.*

**PROPOSED MOTION:** I move that the Town approve Article 8 as printed in the handout.

(Majority Vote Required)

*Recommendation: Planning Board 0-0 (vote pending hearing after posting of warrant)*

**ARTICLE 9: NON-BINDING REFERENDUM TO SELL THE CARVER MARION WAREHAM REGIONAL REFUSE DISPOSAL DISTRICT**

To see if the Town will vote to recommend to the Town's representatives of the Carver, Marion and Wareham Regional Refuse Disposal District Committee that they initiate the process for the District to sell the landfill property located off of Cranberry Highway in the Town of Rochester, in accordance with the procedures set forth in the 2022 "Amended and Restated Agreement Carver, Marion and Wareham Regional Refuse Disposal District", or take any other action related thereto.

SELECT BOARD

*INFORMATIONAL SUMMARY: Voting yes for this article will allow our Town to initiate the process for the Carver, Marion and Wareham Regional Refuse Disposal District, to sell the Rochester Landfill property as a first step in dissolving the District. The sale of property owned by the District requires a majority vote of the six District Committee members (3 from Carver and 3 from Wareham), and if the sale is approved, the property must first be offered to the member Towns for a purchase price equal to the average of the values determined by two independent appraisals using generally accepted appraisal methods. The agreement was amended in the 2022 Annual Town Meeting warrant, article 30. The assessed value is \$753,400 which is to be split between Carver and Wareham at a ratio of 27.08% for Carver and for 72.92% Wareham. An intermunicipal agreement will be executed between Carver and Wareham for the continued use of the transfer station.*

**PROPOSED MOTION:** I move that the Town approve Article 9 as written in the warrant.

**(Majority Vote Required)**

*Recommendation: Select Board 5-0, Finance Committee 5-0*

**ARTICLE 10: NON-BINDING REFERENDUM TO DISSOLVE THE CARVER MARION WAREHAM REGIONAL REFUSE DISPOSAL DISTRICT COMMITTEE**

To see if the Town will vote to recommend to the Town's representatives of the Carver, Marion and Wareham Regional Refuse Disposal District Committee that they initiate the process to dissolve the District as set forth in the 2022 "Amended and Restated Agreement Carver, Marion and Wareham Regional Refuse Disposal District", or take any other action related thereto.

SELECT BOARD

*INFORMATIONAL SUMMARY: Voting yes for this article will allow our Town to initiate the process of dissolving the Carver, Marion and Wareham Regional Refuse Disposal District. Dissolution of the District requires a 2/3rds vote of the six District Committee members (3 from Carver and 3 from Wareham) to file a petition with the State Legislature.*

**PROPOSED MOTION:** I move that the Town approve Article 10 as written in the warrant.

**(Majority Vote Required)**

*Recommendation: Select Board 5-0*

**PETITION ARTICLES (PRESENTED EXACTLY AS SUBMITTED):**

**Article 11– Petition Article**

See following page

**PETITION**

**REC'D CARVER TA OFFICE  
2025 AUG 18 AM 10:15**

**Honorable Select Board  
Carver, Massachusetts**

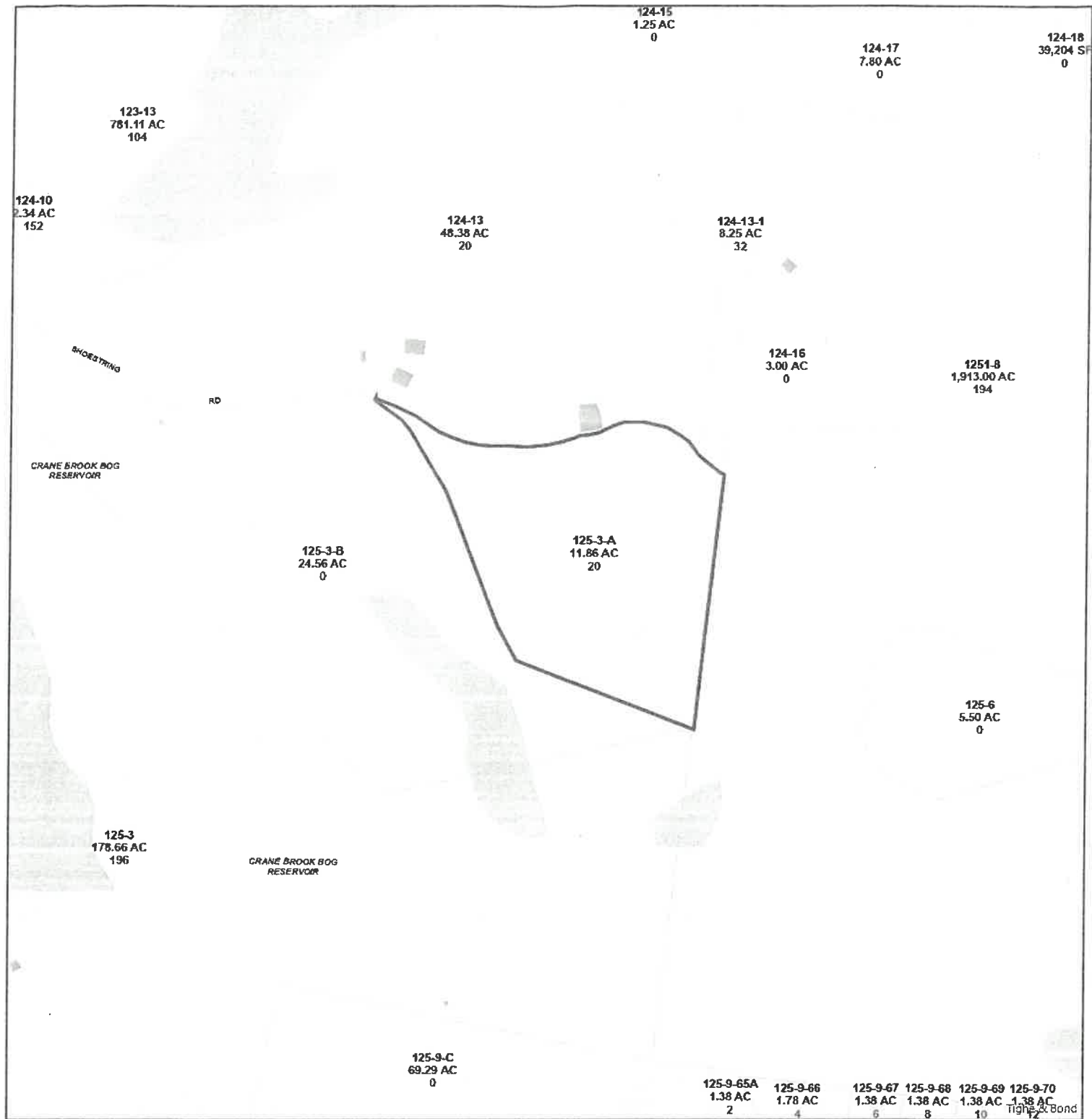
**Date: August 19, 2025**

We, the undersigned registered voters in the Town of Carver, do hereby petition the Select Board to insert the following article in the WARRANT FOR THE October 7, **2025 TOWN MEETING**:

**ARTICLE:** To see if the Town of Carver will vote to

**ZONING AMENDMENT**

**ARTICLE:** To see if the town will vote to change the zoning district of the parcels shown as Assessor's Map 124-13, Map 124-15, and Map 125-3A off of Shoestring Road (and as shown on the attached copy of a portion of the Assessor's Map) from Residential-Agricultural (RA) to General Business (GB) and further to include parcels shown as Assessor's Map 124-13, Map 124-15, and Map 125-3A in the Planned Tourist Commercial District (PTCD), an overlay district, and to amend the Zoning Map to reflect the referenced changes.



## 20 SHOESTRING RD

2/4/2025 11:25:09

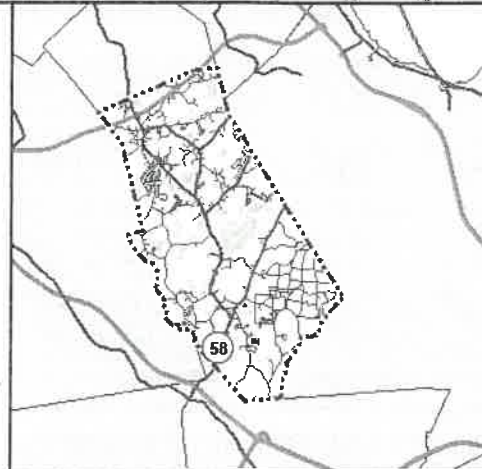
1"=400'

### Property Information

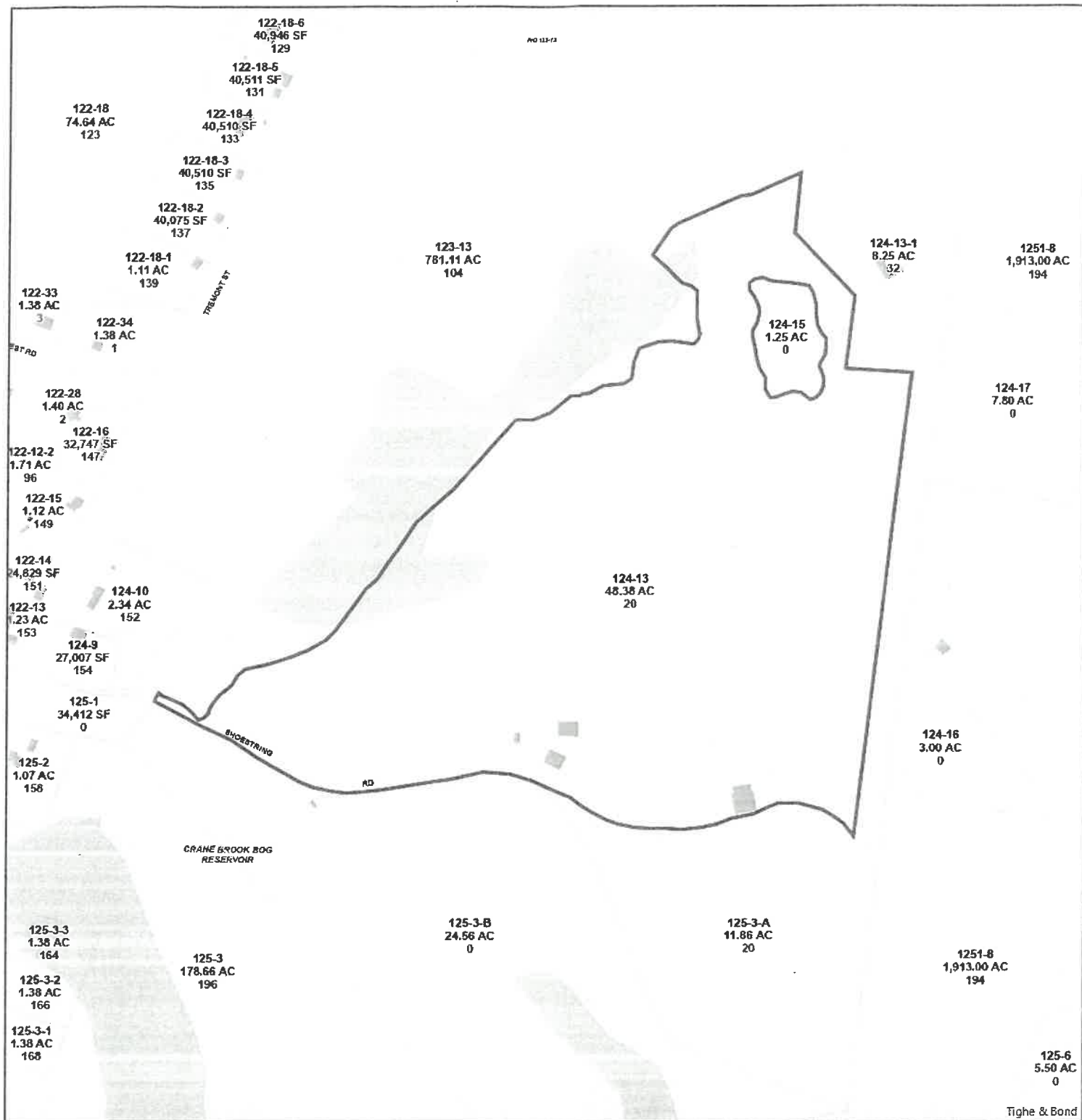
MBL 125-3-A  
Address 20 SHOESTRING RD  
Sale Date undefined



The information depicted on this map is for planning purposes only.  
It is not adequate for legal boundary definition, regulatory  
interpretation, or parcel-level analyses.







123-13  
781.11 AC  
104

472.20

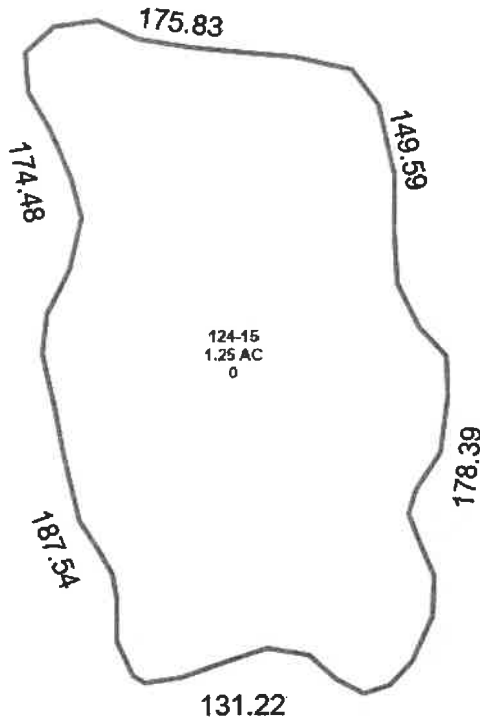
179

257.33

124-13-1  
8.25 AC  
32

123-13  
781.11 AC  
104

218.76



190.09

124-13  
48.38 AC  
20

Tighe & Bond

## 0 SHOESTRING RD

2/4/2025 11:17:47

1"=100'

### Property Information

MBL 124-15  
Address 0 SHOESTRING RD  
Sale Date undefined



The information depicted on this map is for planning purposes only.  
It is not adequate for legal boundary definition, regulatory  
interpretation, or parcel-level analyses.



## **Article 12– Petition Article**

See following page

PETITION

Honorable Board of Selectmen  
Carver, Massachusetts

Date: August 16 2025

We, the undersigned registered voters in the Town of Carver, do hereby petition the Board of Selectmen to insert the following article in the WARRANT FOR THE OCT 7 2025 Special TOWN MEETING:

**ARTICLE:**

We Carver Residents want the Select Board to use all avenues (legal and all types of media) to challenge the 40B law that requires 10 percent affordable housing in Carver. All mobile homes in Carver are considered affordable housing as determined by a 4.4 million grant from the Affordable housing development grant to Pine Tree Village Mobile Home Park. Where "Mass. Governor Maura Healey announced the grant awards, which aims to preserve affordable housing in the state, during an event on Thursday, June 20."

And you are directed to serve this warrant by posting attested copies thereof at the several places designated by vote of the Town fourteen (14) days at least before the time of holding said meeting.

Hereof fail not and make due return of this warrant by your doing thereon to the Town Clerk at or before the time of the meeting aforesaid.

Given under our hands this 16<sup>th</sup> Day of September in the Year Two Thousand and Twenty Five.

CARVER SELECT BOARD

Sarah G. Hewins  
[Signature]

[Signature]

Mark F. Tounse

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 seven days at least before the time of said meeting.

A True Copy Attest:

Print: David B Siedentopf

Date: 9/22/2025

Sign: David B Siedentopf

TOWN CLERK, CARVER, MA  
2025 SEP 22 PM 1:56

# MAP A

