

TOWN OF PLYMPTON, MASSACHUSETTS

PLANNING BOARD

Plympton Planning Board - Minutes – 3/19/2024

Members present: A. Sobolewski, J. Beckwith, J. Schmid, J. Cohen
Meeting opened 6:30 PM

1. Call to Order/Agenda

2. 165 Palmer Road

New application submitted. Notice will be published 3/29 and 4/5 Hearing will be April 16th at 7:00 pm.

3. The town has contracted with SRPEDD to create a zoning bylaw to comply with the state's MBTA Communities Act. They have created a model and have asked for the Board's comments. The new bylaw will not come up for a vote before next year's (2025) Town Meeting. This bylaw would create an overlay district in Plympton where multi-family dwellings would be allowed by right. They would require Site Plan Review. This is a state law that may not be feasible for small towns like Plympton where town water and sewer are issues. The suggested site is at the SLT property on Spring St. but that is quite a distance from the station location in Halifax. Ms. Sobolewski suggested the Board may be able to come up with a closer location. The district could also be split into different areas. After some discussion it was decided Ms. Sobolewski would send a comment regarding a possible change of location. Mr. Schmid asked if the Board should require certain language regarding open space requirements, affordability, max. building size and architectural review. A resident commented she is concerned about the number of units that may be built. Plympton is a small town and building many units would cause too much change. Another resident commented he's concerned about the effect on his well. Mr. Schmid remarked the concerns are understood but the Town must afford others the ability to enjoy the Town as well. The process is just beginning. Anyone wanting to build will have to meet all requirements of the Site Plan Review. Open space will be promoted. Ms. Sobolewski will do a letter with the Board's questions and concerns.

4. Minutes

Motions: Ms. Sobolewski to approve the minutes of 2/6/24

2nd: Ms. Beckwith

Approved Unanimously

Motion: Ms. Sobolewski to adjourn

2nd: Ms. Beckwith

Approved Unanimously