

# **TOWN OF PLYMPTON, MASSACHUSETTS**

## **PLANNING BOARD**

Plympton Planning Board - Minutes - 4/5/2021

Members present: A. Sobolewski, J. Cohen, P. D'Angelo, J. Schmid

Meeting opened 5:50 PM

1. Call to Order/Agenda

Ms. Sobolewski notified the Board Ms. MacDonald has resigned. There are no candidates to replace her.

2. 5:52 New Business

Mr. Webby submitted application for Site Plan Review for 171 Palmer Rd for applicant Mr. Artiamo. He was informed of fees expected (no waiver); any money not used would be refunded. Mr. D'Angelo will be recusing himself from this case as an abutter. Hearing expected to be 5/3 depending on newspaper publishing schedule and tech review being completed.

3. 6:02 165 Palmer Rd.

Plan is to build a landscape contracting yard on an existing 3-acre lot. The site will consist of 27,500 sq. ft. buildings and 23 parking spaces. Buildings will be used to store, maintain equipment. Mr. Greene appearing for the applicant stated no heavy traffic was expected, business not open to the public. Ms. Sobolewski asked how many vehicles might be expected. Mr. Greene stated there are 15 employees no traffic problem expected on Rt. 58. A farmer's porch will be on the building housing the office. The site will reflect the type of work the business does, Site slopes away from Palmer Rd which will have a berm so all water on the road will remain there. The owner currently working with peer review to eliminate any issues. Mr. Schmid asked about roof drains, Mr. Greene stated runoff was considered clean, no treatment necessary. Mr. Schmid stated an updated set of plans should be submitted. The soils on the site are not great. The septic has been approved through the Board of Health. Ms. Sobolewski reviewed the landscape sheet. Feels the proposed inkberry plantings are not attractive. She would like the plantings and the buildings to fit in with the environment. Possibly make building facade look like a barn. She referenced the look of the Oh Deer business on Main St. Mr. Artiano asked about high windows on a 1 story building. Ms. Sobolewski said it would be fine, shutters are also okay maybe in gray. Mr. Schmid asked about lighting. No light to spill onto neighboring property. Applicant informed uplighting is not allowed. Mr. Schmid asked for the plans to be updated to show where plows and vehicles would be stored. He inquired what would happen with the 2nd building if it was not needed. Ms. Sobolewski

stated that would have to be clarified. Mr. Schmid asked how things were going with the Conservation Commission. Applicant is working through issues with them as well. Mr. Schmid suggested a high point in the parking lot for water. Mr. Greene confirmed vehicles to be parked behind the building at night. Mr. Cohen asked if there were to be any pesticides stored on site. Mr. Greene stated there would be no pesticides or fertilizer on site. Mr. Chessia stated a Special Permit may be needed from the Zoning Board as well. Applicant was advised updated plans should include site distance triangles, purpose, size and number of trucks, and turn radius measurements. Ms. Sobolewski asked about parking spaces. Mr. Greene answered the office would have six spaces and the warehouse 17. A sign would be placed to indicate there was no parking in front. A list of chemicals stored and uses should be submitted. Because the soils are marginal a permeability test was strongly urged. Mr. Greene is to submit the plans for the 2nd building along with an impact statement. In response to Mr. Schmid, Mr. Artiano stated there would be new poles placed and the wires would be run underground. Mr. Schmid and Ms. Sobolewski stated they would like more information on the traffic. Mr. Chessia said a site distance in relation to the road would be helpful. Ms. Sobolewski stated applicant should reach out to Fire Chief, a letter was typically sent. Mr. Chessia stated watering the plantings may be a problem with the draining issue. Mr. Greene indicated they would come up with a watering system.

Movement: Ms. Sobolewski to continue hearing on 165 Palmer Rd to  
6:30 PM May 3, 2021  
2nd: Mr. Schmid  
Approved Unanimously

4. 399 Main St.

Movement: Ms. Sobolewski to continue hearing on 399 Main St. to  
4/20/2021  
2nd: Mr. Schmid  
Approved Unanimously

5. Minutes

Movement: Ms. Sobolewski to accept the March 15, 2021 minutes as  
written  
2nd: Mr. D'Angelo  
Approved unanimously

Meeting adjourned 6:30 PM

