

# TOWN OF PLYMPTON, MASSACHUSETTS

## PLANNING BOARD

Plympton Planning Board - Minutes – 8/15/2023

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

### 1. Call to Order/Agenda

### 2. New Business - 106 County Road

Site Plan Review Application submitted for applicant to install 46 relocatable storage containers. Ms. Sobolewski verified applicant had applied to Conservation first; any approval would be contingent on that. Abutters will be notified and hearing will be published. Applicant needs to submit Review Engineer fee. Hearing set for September 19.

### 3. 6 Soule Street -

The exterior of the home will remain as single family in keeping with the character of the house and neighborhood. The roof pitch will remain consistent. There will be an entrance inside the garage and one inside the home. There were no questions from the Board or any attendants of the meeting.

Movement: Ms. Sobolewski to close the Public Hearing

2nd: Ms. Beckwith

Approved Unanimously

Movement: Ms. Sobolewski to grant a waiver of Section 300-6.7 paragraph D (4). The size of building significantly smaller than lot size.

2nd: Mr. Cohen

Approved Unanimously

Movement: Ms. Sobolewski to grant a waiver of Section 300-6.7 paragraph D (6). No lighting plan is necessary

2nd: Mr. Cohen

Approved Unanimously

Movement: Ms. Sobolewski to grant a waiver of Section 300-6.7 paragraph D (7). No signage is proposed

2nd: Mr. Cohen

Approved Unanimously

Movement: Ms. Sobolewski to grant a waiver of Section 300-6.7 paragraph D (9). Property has a large impervious area.  
2nd: Mr. Cohen  
Approved Unanimously

Movement: Ms. Sobolewski to grant a waiver of Section 300-6.7 paragraph D (11). Traffic will not measurably increase.  
2nd: Mr. Cohen  
Approved Unanimously

Movement: Ms. Sobolewski to grant the SPR for 6 Soule Street  
2nd: Mr. Cohen  
Approved Unanimously

#### **4. 61 Upland Road**

Mr. Chessia has been to review the site, he needs access from the property owner which he did not have at meeting time. He is looking for the as-built. The last time he was on site was five years ago. The plan was originally approved with no vegetative screening required. The plan has been modified since the original approval. The field size was reduced, the pole locations were changed and the connection is through Upland Road and not Brook Street. There was no written approval done originally. The plan was signed off. No appeal was made. Ms. McKenna-Imlach asked which zoning regulations would have applied to the modification. Ms. Sobolewski explained the 2018 regs would be applied. She reiterated the screening applied to the poles only. Ms. McKenna-Imlach feels they are not doing right and wants the name of someone in charge of the project she can contact. Ms. Sobolewski told her the contact is Jesse Rodin of Greenbacker Energy and provided contact information. In addition, she was told the Treasurer holds the bonds for the project but there is no bond for screening the project. Ms. McKenna-Imlach again asked about the zoning regulations that apply to the project. Ms. Sobolewski told her 2018 regs are in effect and no screening was required. When construction is completed an "as built" will be filed by the project management in order to receive a certificate of compliance use permit. At that time the plan will be compared to what has been done. The Board will reach out to Mr Rodin and ask that he contact Ms. McKenna-Imlach in regard to her complaints.

#### **5. Minutes**

Movement: Ms. Sobolewski to approve the minutes of July 18th as written  
2nd: Ms. Beckwith  
Approved: Unanimously