

TOWN OF PLYMPTON, MASSACHUSETTS

PLANNING BOARD

Plympton Planning Board - Minutes – 8//24/2021

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

Meeting opened 6:30 PM

1. Call to Order/Agenda

2. 171 Palmer Rd.

Public hearing was reopened. Mr. D'Angelo recused himself from the discussion. Mr. Webby indicated an email had been sent to Mr. Chessia's to address his comments. Mr. Schmid questioned the parking at the front of the building. There seems to be no separation or curb between the building and the lot. Mr. Webby stated they could add a sidewalk to separate the lot from the building. Ms. Sobolewski reminded the applicant the lot is zoned as light manufacturing, not industrial. Any waivers to zoning requirements must be asked for specifically. Front of the building must be 60% windows. Applicant has some concerns about theft and vandalism. Building is 20 feet high and windows could be placed high in order to alleviate. Mr. Cohen suggested security cameras. The applicant has had several issues with theft and destruction of property in the past. Ms. Sobolewski is concerned the building fit in with the surrounding area. A 20 ft. steel wall is unacceptable however, windows up high would be fine. If the applicant wants to deviate from the bylaw requiring the front of the building to be 60% windows a waiver must be requested. Mr. Webby confirmed the landscaping with Ms. Sobolewski and stated the goal is not to remove too many trees. Ms. Sobolewski asked about a fence around the wetlands. The plan has not yet been approved by Conservation Commission. Mr. Chessia stated the parcels could not be combined but a path linking them would be acceptable. The applicant stated there are informal paths through the fields but not a

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formal path. Clients of the business would not be expected to use those paths. Mr. Chessia requested the paths be illustrated on the plan and suggested the forklift could be run over the area to delineate an actual path. Applicant stated he may possibly line it with stone. Ms. Sobolewski told the applicant if he planned to do that, he should add it to the final plan. Any changes made after approval would be in violation of the permit. Signage is not needed. There will be no chemical storage. Mr. Chessia requested Mr. Webby note this somewhere in the plan. All materials are to be stored in the buildings. Mr. Schmid stated the letter from Mr. Chessia was very thorough. He reminded the applicant to address each point or to request a waiver.

Movement: Ms. Sobolewski to continue public hearing on 171 Palmer Rd.
to September 28th at 6:30 pm

2nd: Mr. Cohen

Approved: 3-0 with Mr. D'Angelo abstaining

3. ANR – 53 Pleasant St.

Owner of property owns 23 acres of a Trust Property. Would like to take a corner of property in order to add an addition to existing home.

Movement: Ms. Sobolewski to accept the ANR for 53 Pleasant St.

2nd: Mr. D'Angelo

Approved Unanimously

4. ANR - Mr. Paul D'Angelo III

Paul D'Angelo recused himself from discussion

Property owner would like to build a home but is lacking the frontage required. If lot is

merged with retreat lot requirement would be met and home could be built facing the street.

Movement: Ms. Sobolewski to accept the ANR for Paul D'Angelo III

2nd: Mr. Cohen

Approved: 3-0 with Mr. D'Angelo abstaining

5. Minutes

Movement: Ms. Sobolewski to approve the minutes of July 20, 2021

amended to record the address of ANR Rt. 44 Development

2nd: Mr. D'Angelo

Approved Unanimously

6.

Movement: Ms. Sobolewski to adjourn

2nd: Mr. D'Angelo

Approved Unanimously

Meeting adjourned at 7:15pm