# TOWN OF PLYMPTON, MASSACHUSETTS

**PLANNING BOARD**

Plympton Planning Board - Minutes – 2/21/2023

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

Meeting opened 6:30 PM

1. Call to Order/Agenda

2. New Business

Mr. Webby presented an ANR for Merrimont Realty Trust at 0 Maple St.

Plans signed off.

Green St. Solar requesting a one year extension on a project approved a year ago. Ms.

Sobolewski agreed to put the request on the agenda for March 7, 2023 at 6:30 pm

3. **117 Lake St. (Continued)**

Michael Barone, Roy Morrison and Jim Pavlik appeared. Three variances have been

granted by the Zoning Board and the decisions have been filed with the Clerk on 2/6. Mr.

Chessia went over his review. The main issues involved possible screening waivers, the

possibility of a more detailed property line survey and a tree survey indicating w hich trees

were to be removed. Ms Sobolewski asked if any of the trees to be removed would affect

the sight line and how many trees are to be removed. Mr. Pavlik said it’s mostly brush

there now. Mr. Cohen asked if there were flags indicating where the trench would be.

There are not but it’s pretty clear where it will be going on the property. Mr. Chessia stated

a boundary survey was completed for the previous project at this site. Ms. Sobolewski

asked if any landscaping plan was being proposed. Mr. Barone said there is none planned

because this site is not visible. There were some screening issues with the original project

and screening was added for an abutter.There does not seem to be any issue now. The cur-

rent plan does not show the entire site with boundaries. A new plan showing these details

was requested. Mr. D’Angelo suggested a site visit which was agreed to. A visit will take

place 3/4/2023 at 10 am. Mr. Barone said he would confirm with the property owners. Ms.

Sobolewski asked if there was agate on the driveway and if any signs would go up. Sign

will show the name of owner and the property number. Ms. Sobolewski suggested

contacting the fire chief because there is usually a requirement for a lock box and he would

require a key. Mr. Morrison assured the board they would provide whatever he needed.

Ms. Sobolewski requested that Mr. Pavlik provide a list of documents included with the

application.

Movement: Ms. Sobolewski to continue the hearing on 117 Lake St. to March 7,

2023 at 6:45 pm.

2nd: Mr. D’Angelo

Approved: Unanimously

4. New Business Continued

A couple appeared requesting some information requesting some information about

an Accessory Dwelling. Ms Sobolewski referred them to the Board of Health as a first

step. The septic system would have to be reviewed. The Building Department would be

their second stop. Ms. Sobolewski review the bylaw with the homeowners making sure

the requirements were understood.

5. Minutes

Movement: Ms. Sobolewski to approve the minutes of 1/3/2023 as written

2nd: Mr. D’Angelo

Approved: Unanimously

Movement: Ms. Sobolewski to approve the minutes of 1/17/2023 as written

2nd: Mr. D’Angelo

Approved: Unanimously