

TOWN OF PLYMPTON, MASSACHUSETTS PLANNING BOARD

Plympton Planning Board - Minutes - 5/3/2021

Members present: A. Sobolewski, J. Cohen, J. Schmid, Absent: P. D'Angelo
Meeting opened 6:01 PM

1. Call to Order/Agenda
2. Public Hearing on Zoning Warrant Article - Floodplain Revisions
Changes have been suggested by the Conservation Commission. New maps illustrating proposed changes have not been issued. Mr. Cohen asked if decisions could be made after new maps were received. Per Ms. Sobolewski no, the Town is under orders from the Commonwealth to review and make changes. Mr. Schmid is against approving any changes without review of maps. There will be some impact on Flood insurance cost to the town if these changes are not made. New rates and regulations must be approved using the State bylaw and FEMA model by July 1, 2021.

Motion: Ms. Sobolewski to support Article 9 in the Town Meeting Warrant

2nd: Mr. Cohen

Approved Unanimously

3. Public Hearing on Zoning Warrant Article - Accessory Dwelling Units
This bylaw was proposed by the Bylaw Committee. Mr. Wheelock of 10 Center St. stated he believed these dwellings already existed. Ms. Sobolewski replied most of the towns around Plympton have these permitted dwellings and it was time for Plympton to have a permitting process as well. These dwellings would not count as affordable housing. There is a large senior citizen population in Plympton who would benefit from these types of dwellings. The accessory dwelling must be within the footprint of the dwelling. If there are proposed additions to the home, an applicant must appear before the Planning Board. The owner or the property must live on said property. There must be adequate access and egress. Any changes must match the dwelling, there is a limit of 1200 sq. ft. There must be at least one parking space. The Accessory Dwelling could be rented to a stranger as long as the owner of the property resided there. There is a size limit to the Accessory Dwelling. Mr. Cohen asked who would be responsible for enforcing. Ms. Sobolewski stated the Zoning Enforcement Officer. Mr. Russo (address not stated) asked if any negative impacts were expected. Ms. Sobolewski stated nothing was expected because these dwellings were known to already exist. Mr. Russo asked what would happen to the dwellings already in existence. Ms. Sobolewski replied enforcement could take place. She reminded those present that approval would also be based on Title V. Ms. Alberti of Main St. asked what steps could be taken to make current owners of these dwellings compliant. Ms. Sobolewski stated some of these

dwelling were already compliant and permits were received. Fire safety, egress were important to comply with. Ms. Alberti asked if the house was to be sold, should the owner appear before the Planning Board. Ms. Sobolewski stated the Building Department would be where to go. Mr. Alberti of Main St. asked about a 1600 sq. ft. barn being turned into an Accessory Dwelling. Ms. Sobolewski stated the limit in size is 1200 sq. ft. therefore the whole barn could not be used. If a variance is needed, an appearance before the Zoning Board is required. The Planning Board would only be involved if an addition to the home is planned.

Motion: Mr. Schmid to approve Article 30 of the Town Meeting Warrant

2nd: Mr. Cohen

Approved Unanimously

4. 171 Palmer Rd., Site Plan Approval for PAK Real Estate LLC

Joe Webby of Webby engineering appeared with the Applicant. Mr. Webby stated they hoped to construct a new building to be used as warehouse and office space. The Applicant stated it would be a 6,000 sq. ft. building. This is an additional lot to a lot he already owns next door. The lots cannot be connected due to wetlands. Ms. Sobolewski asked if the lot line affected the setback. Mr. Webby replied it did not. Ms. Sobolewski asked for the landscape plan, drainage calculations. She told Mr. Webby and the Applicant to review the list of required documentation when submitting an application. Mr. Schmid asked how stormwater would be managed. Mr. Webby questioned elevating the building. Mr. Schmid stated the application was incomplete and should not have been submitted. Ms. Sobolewski reminded the Applicant and Mr. Webby the clock started running at the point the application was submitted. Any fees were based on the amount of review required. Mr. Chessia stated the drainage was poor on the lot and that a recharge basin would be dicey. There is a ditch along one side of the property but it's full of junk. Mr. Chessia questioned if this is where the road drained. Water drainage could be a problem. He needs more information on the ditch and the wetlands line needs to be confirmed. Lighting, poles, connection of the property and materials to be stored should also be reviewed. It's not a heavy traffic area but types of trucks and how often they would be moving should be looked at. Ms. Sobolewski agreed it would be important to know a schedule of vehicles. Mr. Schmid stated if buildings are to be raised they would have to comply with State regulations. Mr. Chessia stated the Zoning Table does not match up with the sheet in regard to the height of Rt. 58 to the property. Ms. Sobolewski told Mr. Webby and the applicant to submit a plan of what they want the property to be. She stated again to review the list of what must be submitted and to make sure it included drainage, lighting, elevations, and landscaping.

Motion: Ms. Sobolewski to continue the hearing on 171 Palmer Rd. to June 21, 2021

2nd: Mr. Cohen

Approved Unanimously

5. 165 Palmer Road

Motion: Ms. Sobolewski to continue the hearing on 165 Palmer Rd. to May 17,
2021 at 6:10 pm
2nd: Mr. Cohen
Approved Unanimously

Ms. Sobolewski stated to Mr. Chessia that it was most likely documentation would be submitted to him and he might not have enough time to review. Possible another continuance would be necessary.

6. 399 Palmer Road

Motion: Ms. Sobolewski to continue the hearing on 399 Palmer Rd. to May 17,
2021 at 6:00 pm
2nd: Mr. Cohen
Approved Unanimously

7. Minutes

Motion Ms. Sobolewski to approve the minutes of April 20, 2021 as written
2nd: Mr. Schmid
Approved Unanimously

Meeting adjourned 6:56 pm

