

Planning Board Meeting Minutes – January 29, 2019

Call to Order-

The regular meeting of the Planning Board was called to order at 6:00 p.m. by Chairman Deborah Anderson.

Present -

Deborah Anderson, Paul D'Angelo, Ann Sobolewski, and Jennifer Macdonald from the Planning Board.

Also, Suneet Sharma, Petroleum Marketing Group and Jon Wilhelmsen, regarding the gas station sign brightness; Stephen Kotowski, John Cabral and Bonnie Harlow regarding the 51 Cedar St. Form A division; and Ken Thompson regarding the Crescent St. Form a division again.

First on the agenda-

6:05 – Stephen Kotowski presented his plan for a parcel at 51 Cedar Street that he wanted to divide to sell a piece to his abuter, Bonnie Harlow, who would retain some of the land for a house lot and plans to sell the remainder of the lot to John Cabral who stated they wanted to protect his privacy. The parcel is bisected by the town line of Middleboro, with the frontage being in Middleboro, and the proposal is also subject to Middleboro's approval. Motion to approve by Macdonald, second by D'Angelo. The vote was unanimous in favor of the division.

Second on the agenda-

Suneet Sharma, representing the company in charge of the Shell gas sign in the center of town, to report that he had spent time contacting the sign manufacturer to get instructions to dim the brightness of the sign so it will be more in concert with what was agreed to at our November meeting. Paul D'Angelo commented that the brightness of the red and green prices of the gas competes with the red and green traffic lights very close to them, making it confusing and even more difficult to read. Jenifer Macdonald agreed with D'Angelo that the sign and its numbers are far too bright. Jon Wilhelmsen from Main Street told the board that he thinks the sign overall is an improvement, but he does think that it is too bright. He noted that Ferry's Sunoco in Hanson was much less bright than the Shell station in Plympton, but more effective as the numerals are easier to read and show up better. Sharma said he would ride by to see the Hanson station and would dim the lights at Plympton Shell.

Third on the agenda-

Ken Thompson brought a plan for a Form A division to be approved for his parcel on Crescent Street. The plan is for an unusual division of his land that was recombined after a previous split "right down the middle" with Planning Board approval in April

of 2014. After lengthy deliberation by Thompson was to what is the best use of his acreage, he came up with a plan that has two 5-acre parcels, one of these being the lot on which his house is located and another, Lot II, made up of an unusual shape with a large balloon fronting Crescent Street and another bulge coming to point almost at Main Street, connected by a 10 foot wide walking path in the middle. Where it stated on the plan that approval of the division did not indicate any approval as a buildable lot and the two lots each had the required acreage and frontage, the board concurred. Motion by Macdonald, second Sobolewski, the vote was unanimous to approve the “gerrymander”.

Next on the agenda –

The board had an opportunity to review the draft of a marijuana bylaw proposal compiled by Ann Sobolewski. She prefaced her presentation by stating that according to her research, if we as a Planning Board wished to draw a bylaw that prohibits either marijuana retail or grow facilities in Plympton at this point in time, where marijuana is now legal for medical and recreational use, we would need to put it on the ballot for the general population of Plympton to vote on. By allowing both in Plympton, we can control where they are located to cause the least disruption to the town. Plympton already has bylaws in place for medical marijuana. The board agreed to combine retail and grow facilities location requirements to the industrial zone. After coming to a consensus as to what we want included in the bylaw Anderson presented a calendar for the steps needed to complete before a special town meeting to approve the by-law can be scheduled. If we were to rush the process through to get the special town meeting, the earliest we could bring the matter to an STM vote would be March 27, only 6 weeks before the Annual Town Meeting on May 15. The board agreed there would be a lot of expense and effort for little return and prepare the proposed by-law changes for vote at the Annual Town Meeting. The board will revisit the matter for further discussion and possible revision at our next meeting.

Adjournment -

On a motion by Anderson, second Sobolewski, the meeting was adjourned at 7:35 p.m. The board’s next regular meeting will be Monday, February 11, our regular meeting time, the second Monday of the month, at 6 p.m.