

REPORT OF THE PLYMOUTH ROCK STUDIOS CITIZENS ADVISORY COMMITTEE

MEMBERS

Richard J. Quintal, Jr. (Selectman) – Chairman
Paul McAlduff (Planning Board) - Vice Chairman
Scott Gustafson (Citizen-at-Large)
Alle Lanza-Cosgrove (Open Space)
Laurie Curtis (Chamber of Commerce)
Jim Concannon (Neighbor)
Father Richard Curran (Neighbor)
Carl Fletcher (Neighbor)
Robert Manson (Neighbor)
Chris Schelling (Neighbor)

STAFF

Mark Sylvia, Town Manager
Lee Hartmann, Director of Planning and Development

INTRODUCTION

The 1000 Acres Citizens Advisory Committee (“CAC”) was reconstituted as the Plymouth Rock Studios CAC at the Board of Selectmen’s July 29, 2008 meeting in response to the change of location for the proposed movie studio development to Waverly Oaks. The Committee held its first meeting on August 28, 2008.

The Mission of the CAC as adopted by the Board of Selectmen is, in part to:

To assist in the decision making process, the Board of Selectmen seeks to establish a community based committee that will act in an advisory capacity to the Board of Selectmen. As the development review process unfolds, the Selectmen through this advisory committee seek to create and open and inclusive review process.

The CAC has met a total of seven (7) times and has reviewed a number of topics related to the proposed movie development within the Waverly Oaks site. In addition, members of the CAC attended various meetings including a joint meeting between the Planning Board and Board of Selectmen. The CAC also held a public hearing on traffic options.

TOPICS REVIEWED

Among the topics that the CAC focused on were:

1. Plymouth Rock Studios Concept Plans
2. Site Zoning
3. Public Service Impacts / Financial Impact Study
4. Planning
5. Traffic / Access
6. School Impacts
7. Infrastructure
8. Energy and Conservation

The CAC covered many of these topics during meetings held beginning in August, 2008. In addition, members received information related to various topics. The CAC had the opportunity to ask questions, make observations and receive public comment.

SUMMARY OF TOPICS REVIEWED

AUGUST 28, 2008 - Traffic

Plymouth Rock Studios ("PRS") Partner Bill Wynne provided a detailed review of the 6-8 different traffic configurations identified for Rt. 3 and Clark Road, Clarke Road and Long Pond Road, Long Pond Road and the entrance to Waverly Oaks and the possibility of a slip ramp added to Rt. 3. Mr. Wynne Emphasized the importance of the access road for purposes of efficiency and beautification. He gave a full review of the traffic presentation given to the Planning Board saying that they are listening loud and clear to the concerns of the abutters and neighbors.

SEPTEMBER 4, 2008 – Economic Development / Infrastructure

Economic Development

Plymouth Regional Economic Development Foundation Director, Denis Hanks gave an overview of the economic impact studies related to the studio project. He shared the town's overall economic development strategy with the committee and talked about the town's overall commercial base.

Mr. Hanks reported that commercially zoned land is limited and that as a results, he has had to turn down many companies who have wanted to locate in Plymouth. Mr. Hanks said that if we want to attract more commercial tax base revenue we will need to rezone selective parcels around town for mixed use and other uses.

Infrastructure

PRS spoke about a well on the Waverly site used for irrigation that currently pumps about 43 million gallons per year. The short term goal is to reduce the current flow of water coming out of that well by half. The studio plans to use this well for its water service. PRS said there are also ongoing discussions to hook the schools to that well for potable use which would allow the school to reclaim some land that is currently un-buildable because of an existing well on school property. PRS indicated that taking the wells out of service improves aquifer quality

PRS said that there are also plans to take the high school WWTP out of service and hook the high school up the forced main to be constructed from the Waverly site to the towns WWTP in Camelot Park. They are planning to use recycled waste water for non potable and irrigation purposes at the studio project.

SEPTEMBER 11, 2008 – Zoning

Lee Hartmann, Director of Planning and development presented an overview on the history of zoning in Massachusetts. In addition, Mr. Hartmann covered the following zoning topics:

1. As-of-Right Zoning
2. Special Permit Process

After discussing zoning topics Mr. Hartmann went through the MEPOD bylaw developed for the Plymouth Rock Studios development at the Waverly Oaks site.

SEPTEMBER 18, 2008 – Schools

Superintendent Maestas opened his presentation by explaining to the CAC the conversations and collaborative effort between PRS and school administrators over a two month period. Mr. Maestas said that the focus has been on what benefits PRS will bring to the student population of Plymouth. Mr. Maestas explained that it is very difficult to address the needs of children today. He said schools today are dealing with different social issues than existed a generation ago. He said part of implementing a successful educational program is understanding what inspires children today. For some children he said that inspiration comes from a vocational connection and good trade opportunities emanating from those vocational programs. Mr. Maestas said that the Plymouth Rock Studios workforce training initiatives fit right in with the Plymouth School Vocational Programs.

Superintendent Maestas said that this project, if successful, could change the future of education in the town of Plymouth. He said right now we don't have a Hotel and

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restaurant management program, digital and sound production program, Fashion Design Program, Horticulture or HVAC but that the new opportunities for hands on education at the studio facility are likely to bring these long planned programs to fruition sooner than later.

SEPTEMBER 25, 2008 – Noise and Light

Representatives from PRS presented information / analysis on the impact of noise and light from the movie studio development site and the associated design standards, site activity and equipment that will be used to mitigate noise and light.

OCTOBER 9, 2008 – Conservation / Energy Efficiency

A representative from PRS presented their energy efficiency and conservation strategies for the movie studio development site. PRS will strive to achieve LEEDS Silver certification and hopes to exceed that level through innovative approaches to building materials used, re-use and recycling strategies and renewable energy technology.

OCTOBER 10, 2008 – Financial Impact Report

The Town Manager's Office distributed Community Opportunities Group's ("COG") Economic and Financial Impact Analysis Report to members of the Citizens Advisory Committee. COG presented its findings to the Board of Selectmen and Advisory and Finance Committee in joint session. On October 22, 2008 COG presented its favorable findings on the impact of the MOU and TIF agreements on Town Services to the Advisory and Finance Committee.

OCTOBER 16, 2008 – Traffic Public Hearing

Vanasse & Associates, Inc. (VAI), the traffic consultant engaged by PRS presented its findings at the October 16, 2008 CAC meeting held at Plymouth South Middle School. This public hearing enabled the public to provide feedback on the seven alternatives that were presented.

CONCLUSION

As indicated throughout this report, the CAC met on a number of occasions and interacted with a variety of officials representing Plymouth Rock Studios, town administration and residents of Plymouth. As a result, a significant amount of discussion occurred and information was shared regarding this project.

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Taking all of this into consideration, the CAC has determined by a unanimous vote that sufficient public input has been provided to warrant action by Town Meeting. The CAC has enjoyed participating in this process. The diversity of opinions on the CAC enabled us to look at a number of issues objectively. We thank the Town for the opportunity and we are therefore pleased to submit this report to the Board of Selectmen.

Respectfully Submitted,

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