

**Obery Street Study Committee
Minutes – January 19, 2006**

The seventh regularly scheduled meeting of the Obery Street Study Committee was held on January 19, 2006 at 7:00 p.m. in the Board Room, Plymouth Public Library, South Street. The following members were in attendance William Marani, Virginia Davis, Larry Conley, Richard Sullivan, Margie Burgess and Bobbi Clark. Lee Hartmann, Director of Planning and Development, was also in attendance.

Ms. Clark opened the meeting.

Ms. Burgess moved to accept the minutes of January 5, 2006. Mr. Sullivan seconded the motion. The committee voted unanimously to approve the minutes of the January 5, 2006 meeting.

Ms. Clark asked the committee to begin setting policies and actions for the goals.

The committee drafted the following policies and actions:

Obery Street Zoning Goals

- I. Provide zoning strategies that are consistent with the commercial, residential, recreation, and environmental goals of the Obery Street neighborhood

Policies and Actions

1. Create road and site design standards to encourage park-like development. Such standards should include requirements for open space, pocket parks, and vegetative buffers.
 2. Amend the Zoning Bylaws to limit retail development.
 3. Explore the creation of zoning overlay districts to allow limited: higher density elderly housing, office uses and professional uses.
 4. Develop Zoning Bylaw language to allow higher density residential development as an alternative to typical Neighborhood Commercial Uses (i.e. retail).
- II. Zoning strategies should maintain, strengthen, improve, and enhance the existing sense of the Obery Street neighborhood

Policies and Actions

1. Create road and site design standards to encourage park-like development. Such standards should include requirements for open space, pocket parks, and vegetative buffers.

- III. Maintain the Plymouth North High school site as an institutional, municipal and open space complex

Policies and Actions

- 1. Make such uses allowed by right.
- IV. Encourage “park like” or campus style development through the use of boulevard roads and drives, open space, landscaping, and mature trees.

Policies and Actions

- 1. Create road and site design standards to encourage park-like development. Such standards should include requirements for open space, pocket parks, and vegetative buffers.

The following action was discussed but the committee decided to continue discussing it at a future meeting.

Allow higher density residential development between Plymouth North High School and South Street. Mr. Hartmann noted that higher density could be one unit per 10,000 square feet.

Obery Street Environmental Goals

- I. Protect and preserve the habitat resources of the County Farm and other surrounding woodlands;
- II. Preserve existing mature trees and green spaces;
- III. Enhance and improve stormwater drainage and allow for natural looking drainage areas;
- IV. Limit the impacts of lighting on the night-time sky;
- V. Enhance the neighborhood character by placing utilities underground.
- VI. Promote traffic calming in new road designs.

Policies and Actions

- 1. Develop a “green” infrastructure plan to maintain and enhance our public spaces.
- 2. Support the long-term protection and preservation of the County Farm.
- 3. Purchase or protect open space adjacent the County Farm.
- 4. Consider refinements to Plymouth’s Dark Sky (Prevention of Light Pollution) Zoning Bylaw.
- 5. Relocate the State Highway Barn to a more appropriate location.
- 6. In the alternative, beautify, buffer and landscape the State Highway Barn site.

7. Stormwater runoff is generated from built areas. Sites shall be designed (both new and redevelopment) to both reduce the amount of stormwater runoff and improve its aesthetic value. Alternatives include:
 - Porous Pavement
 - Infiltration Basin
 - Infiltration Trench
 - Bioretention landscaping features adapted to treat stormwater

The committee set the next meeting for February 9, 2006 at 7:00 p.m. at a location to be determined.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted

Lee Hartmann
Director of Planning and Development