

**Obery Street Study Committee  
Minutes – February 9, 2006**

The eighth regularly scheduled meeting of the Obery Street Study Committee was held on February 9, 2006 at 7:00 p.m. in the Otto Fehlow Meeting Room, Plymouth Public Library, South Street. The following members were in attendance Nick Filla, William Marani, Virginia Davis, Larry Conley, Richard Sullivan, and Margie Burgess. Lee Hartmann, Director of Planning and Development, was also in attendance.

Mr. Filla opened the meeting.

Ms. Davis moved to accept the minutes of January 19, 2006. Mr. Conley seconded the motion. The committee voted unanimously to approve the minutes of the January 19, 2006 meeting.

Mr. Filla asked the committee to begin setting policies and actions for the goals.

The committee drafted the following policies and actions:

**Obery Street Residential Goals**

- I. Encourage “park like” or campus style residential development through the use of boulevard roads and drives, open space, landscaping, and mature trees.

*Policies and Actions*

1. Create design and landscape standards for any residential development other than single family dwellings.
2. Encourage open space, pocket parks, and vegetative buffers to non-residential uses.
3. Provide safe pedestrian pathways, connections, and links to, from, and within the neighborhood.

- II. Maintain a mix of institutional, municipal, residential and open space uses on the complex the Plymouth North High school site.

*Policies and Actions*

1. Study the possible use of vacant or unutilized land at the Plymouth North High School Complex for the creation of affordable family and age-restricted housing.

- III. Identify, protect and preserve the characteristics of the existing residential neighborhood.

*Policies and Actions*

1. Encourage designs that reflect and compliment existing residential structures.

2. Where possible expand existing residential neighborhoods with development of similar size, style and scale.
- IV. Encourage a balanced mix of housing to meet all lifestyles, age groups and income levels of residents of the Obery Street area.

*Policies and Actions*

1. Encourage higher density residential uses as an alternative to retail development.
2. Encourage affordable housing.
3. All such housing shall be in a park-like setting with open space, pocket parks, and vegetative buffers.
4. Provide safe pedestrian pathways, connections, and links to, from, and within the neighborhood.

**Obery Street Open Space Recreational Goals**

- I. Provide sufficient active recreation spaces and places to meet the residential demand for athletic fields, parks and playgrounds.

*Policies and Actions*

1. Maintain existing recreational fields with all future uses of the Plymouth North High School Complex.
2. Encourage the County to maintain and enhance the interactive agricultural components of the County Farm.
3. Provide sufficient funding to maintain and enhance the recreational facilities at the Plymouth North High School Complex.
4. The athletic facilities should be serviced by proper bathroom and concession facilities.
5. Maintain the Plymouth North High School site as a recreational and open space complex.
6. Encourage cultural/historic facilities and events at the Plymouth North High School Complex.

- II. Provide sufficient passive recreation and open spaces to enhance the scenic beauty of the neighborhood.

*Policies and Actions*

1. Invest funds to purchase and create additional walking and biking trails in the neighborhood.
2. The County should design and create pathways that encourage walking, running and biking at the County Farm.
3. The Town should provide sufficient funding to maintain and enhance the recreational facilities at the Plymouth North High School Complex.
4. Limit lighting and signage for pedestrian walkways and trails.

5. Provide safe pedestrian pathways, connections, and links to, from, and within the neighborhood.

III. Preserve existing green spaces.

*Policies and Actions*

1. Encourage “park like” or campus style development through the use of boulevard roads and drives, open space, landscaping, and mature trees.
2. Install trees and landscaping along the north side of Obery Street (County Farm side). New trees should be of sufficient size and caliper.
3. Look at a redesign of the Obery Street/Sandwich Street intersection that provides more landscaping.

The committee set the next meeting for March 2, 2006 at 7:00 p.m. at a location to be determined. The Committee set March 16, 2006 at 7:00 p.m. for a public meeting to review the goals.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted

Lee Hartmann  
Director of Planning and Development