

**Obery Street Study Committee
Minutes – October 6, 2005**

The Second regularly scheduled meeting of the Obery Street Study Committee was held on October 6, 2005 at 7:00 p.m. at the Town Hall 11 Lincoln Street. The following members were in attendance: Nicholas Filla, Larry Conley, Richard Sullivan, Margie Burgess, William Marani and Bobbi Clark. Lee Hartmann, Director of Planning and Development, was also in attendance.

Mr. Filla opened the meeting, and asked Ms. Burgess to talk about what she likes and dislikes about the Obery Street Neighborhood.

Ms. Burgess stated that she is representing the School Committee but she also grew-up in this neighborhood. She used to like sledding on the hills that now make-up the high school property. She also played at the trout farm. She liked visiting the old Bradford General Store. She is most concerned about the changing character of the area. Too much commercial development would be bad. She is also concerned about the general impacts of traffic on the neighborhood particularly as it relates to Jordan Hospital.

Ms. Clark reviewed the Plymouth Center Steering Committee's discussions relating to last year's petitioned re-zoning request. The committee's general conclusion was that the petitioners should work with the Planning Board to develop an overall plan, which is what we are going to do through this committee.

Mr. Marini likes the neighborhood's location. It is close to Route 3 and downtown. He also liked living next to the high school. His biggest dislike is the negative impacts from institutional uses (traffic, parking lot lighting, and large drainage areas).

Mr. Filla noted that everyone seems solid on protecting the residential character of the portion of Obery Street located between the high school and Sandwich Street. There was general agreement from the members.

Ms. Clark stated that she liked the type of park-like of development pattern of existing Obery Street uses on the street. She noted that the greenhouse does not take away from the area. She does not like the drive-through. The Registry of Deeds and hospital could become park-like settings.

Mr. Filla noted that the area in front of the Emergency Management (Entergy) building could also provide a park-like setting. He also noted that the County Farm and the Beverly Manor Nursing home is already a park-like setting.

Ms. Clark noted that empty nesting housing may be a good use and could compliment the park-like setting concept. The area is walkable to a number of commercial and public facilities. She also said that strip malls should not be allowed in the corridor.

Mr. Filla stated that the Murray Street condos are good example of the type of 55+ residential development that could happen on Obery Street. The Mass Highway salt barn could be an excellent location for such a development.

Mr. Marani noted that some of the Whiting Lane residents have lived on the street for a long time.

Mr. Filla said that he could envision the creation of an overlay zoning district that allows 55 and over residential developments at a density of 6 dwellings per acre and designed in a park-like setting.

Mr. Marani suggested that the committee also look at the possibility of including law offices, banks, professional offices and medical offices in the overlay district.

Mr. Sullivan said that he liked the idea of age restricted, townhouse style, dwelling designed in a park-like setting.

Mr. Filla informed the committee that if the zoning is changed, uses no longer allowed can exist forever.

The committee agreed that the goals should include prohibiting commercial and retail uses on the high school property.

Mr. Marani stated that Nook Road is generally under utilized. The Town should look at using Nook Road for one way access flow through the neighborhood or to provide secondary access to the neighborhood.

The committee voted unanimously to support the Community Preservation Committee's article to purchase a conservation restriction on 75 acres of the County Farm.

Mr. Marani suggested that the committee look at allowing offices in a park-like setting and only on larger residential lots or on the County land. Small convenience stores, banks, or restaurants could also be encouraged on the county site. Sidewalks and decorative street lights along the entire length of Obery Street would also be nice.

The following goals were suggested by the committee:

- Encourage development that is consistent with the park-like setting of much of the existing development.
- Maintain a mix of uses.
- Keep people in the neighborhoods at night.
- Preserve the existing neighborhoods.
- Preserve existing green space.
- Allow uses that enhance existing residential uses.
- Allow a limited amount of office and professional uses.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted

Lee Hartmann
Director of Planning and Development