

**Obery Street Study Committee  
Minutes – November 2, 2005**

The Third regularly scheduled meeting of the Obery Street Study Committee was held on November 2, 2005 at 7:00 p.m. at the Town Hall 11 Lincoln Street. The following members were in attendance: Nicholas Filla, Larry Conley, Virginia Davis, Margie Burgess, William Marani and Bobbi Clark. Lee Hartmann, Director of Planning and Development, was also in attendance.

Mr. Filla opened the meeting, and welcomed Alan Knight, President of Jordan Hospital.

Mr. Knight noted that the hospital will be opening its new addition next week. He presented Jordan Hospital's long-term expansion plans. The next expansion if it occurs will be in approximately 10 years. The area identified for that addition is located to the rear of the complex and adjacent to Coles Lane. The expansion if it occurs will be a building in 100,000 square foot range. He also noted that the hospital is collaborating with several doctors to construct a 45,000 square foot medical office building. The building design has already been presented to the Planning Board.

As the development and preservation of the County Farm evolves, the hospital may take a closer look at acquiring additional county land to support such expansions. Such an expansion would not occur for 25 to 30 years in the future. The hospital employs 1500 full and part-time employees (900 full-time employees). Approximately 150 employees work at Jordan's Cordage Park offices. Over the past year, the hospital has hired 110 new employees to staff the new facility. In addition, the staff is expected to expand by 30 to 40 employees each year.

Mr. Knight was asked about the future medical care needs in Plymouth. He noted that people are living longer and he expected the treatment of chronic diseases and assistance for the elderly to be two of the fastest growing medical fields.

Mr. Filla thanked Mr. Knight for attending the meeting.

Mr. Filla noted that Town Meeting approved the funding for a Conservation Restriction on the County Farm. He also noted that the County Commissioners have stated that they would like to move the County Administrative Offices to the Obery Street site.

Ms. Davis stated that the Obery Heights Neighborhood Association was reactivated last year, due to the proposed re-zonings on Obery Street. The Association continues to meet on a monthly basis.

Ms. Davis said that she has been involved with the neighborhood for over 26 years as a school employee and as a resident. She noted her love for the street, which includes the cows and associated farm smells. She said that Obery Street feels like her street. She also loves the views and green space located in the neighborhood.

Mr. Filla noted that future road construction projects should include placing utilities underground. Various property owners could contribute resources to meet that goal.

Ms. Davis also noted that the MassHighway property near South Street makes for an ugly entrance into the neighborhood. She also voiced her concern about current and future retail uses on Obery Street. The planting barrels near Sandwich Street are a very nice addition to the street. She said that the high school recreation fields should be maintained regardless of future uses that may be proposed for the site.

Mr. Filla showed the committee the beginnings of a possible sketch plan for the neighborhood. He noted the potential for a walkway via Nook Road between the library and the high school. The Town should consider formalizing the links between the library and the high school. Especially if the high school becomes a municipal complex.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted

Lee Hartmann  
Director of Planning and Development