

Obery Street Study Committee Minutes – December 1, 2005

The Fifth regularly scheduled meeting of the Obery Street Study Committee was held on December 1, 2005 at 7:00 p.m. in the Otto Fehlow Room, Plymouth Public Library, South Street. The following members were in attendance: Nicholas Filla, Richard Sullivan, Virginia Davis, William Marani, County Commissioner Jeffrey Welch, Jean Loewenberg, Larry Conley and Bobbi Clark. Lee Hartmann, Director of Planning and Development, was also in attendance. Four Obery Street neighbors participated in the meeting.

Mr. Filla opened the meeting.

The committee voted unanimously to approve the minutes of the November 17, 2005 meeting.

Mr. Filla reviewed the draft goals for the benefit of the Obery Street neighbors in attendance.

The following changes were suggested:

Commercial Goals –

IV -Promote uses that enhance the economic potential of the Obery Street area that are in harmony with park like settings.

Add a goal stating - Allow commercial uses that are in scale with the existing neighborhood.

Environmental Goals –

Promote traffic calming in new road designs.

Mr. Butterfield suggested including design and architectural standards as part of the report.

Mr. Filla welcomed George Crombie, Public Works Director and asked him to give the committee an overview of the work his department is considering for Obery Street.

Mr. Crombie noted that the Town has received a \$1,000,000 grant from the Commonwealth to conduct infrastructure improvements to Obery Street.

He indicated that they would be examining the capacities of the various utilities. Generally, the water system is adequately designed but there are off-site systems issues relating to fire safety flow that need to be addressed. Currently the sewer infrastructure is at capacity. The DPW in conjunction with the courthouse project is looking at options to up-grade the area's sewer capacity. The up-grades needed will cost in the range of \$2.2 to \$2.4 million dollars. The State is looking into on-site (package treatment plant) options to address the courthouse's sewer flows. The Town is pushing to have the State make the necessary capacity up-grades to the Town sewer system and allow the courthouse to tie into the system.

Mr. Crombie noted that the town has \$1,000,000 for road improvements to help improve traffic flow. This will include looking at the Obery Street/South Street intersection. Edwards and Kelsey has been hired to conduct the design work. They have been asked to prepare three design concepts for the road. First, they will assume unlimited funding and design the

best solution (including additional links to Route 3). Second, they will prepare two alternatives that can be completed with the \$1,000,000. He noted that it will be hard to control the traffic generated from existing and proposed uses located between the Jordan Hospital and South Street. One option to consider is to create a transition such as a roundabout at the Jordan Hospital entrance. This will help reduce traffic impacts on the portion of Obery Street located between the Hospital entrance and Sandwich Street.

Mr. Filla suggested looking at Nook Road as a secondary access point.

Mr. Crombie agreed but noted that there are alignment and sight distance issues on Nook Road.

Mr. Crombie said that they hope to have the State contracts signed within the next 30 days and design work should begin shortly thereafter. A traffic study will be part of the report. The study will look at installing a northbound slip ramp at Exit 5 onto Route 3 and look at improvements to Exit 4 (Plimoth Plantation Highway).

Mr. Marani asked for a sense of some of the road improvement options.

Mr. Crombie stated that Obery Street is a classic location for a roundabout. It provides a break in land uses and will slow down traffic heading to Sandwich Street.

Mr. Marani asked that the Town look at making Town sewer available to the residents located between the High School and South Street.

Mr. Crombie concluded by saying that we only have \$1,000,000. We need to determine what we should do and what we can accomplish with the money currently available.

Mr. Filla said that the Town is looking at the State salt barn on Obery Street as a possible location for new county offices.

Mr. Filla thanked Mr. Crombie for attending. He noted that the December 17, 2005 meeting has been cancelled. At the next meeting, the committee will be looking at setting policies and actions for the goals.

Mr. Hartmann asked the Obery Height's Neighborhood Association members for copies of any historic photographs from the area.

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

Respectfully submitted

Lee Hartmann
Director of Planning and Development