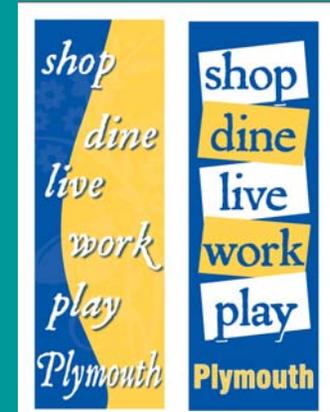
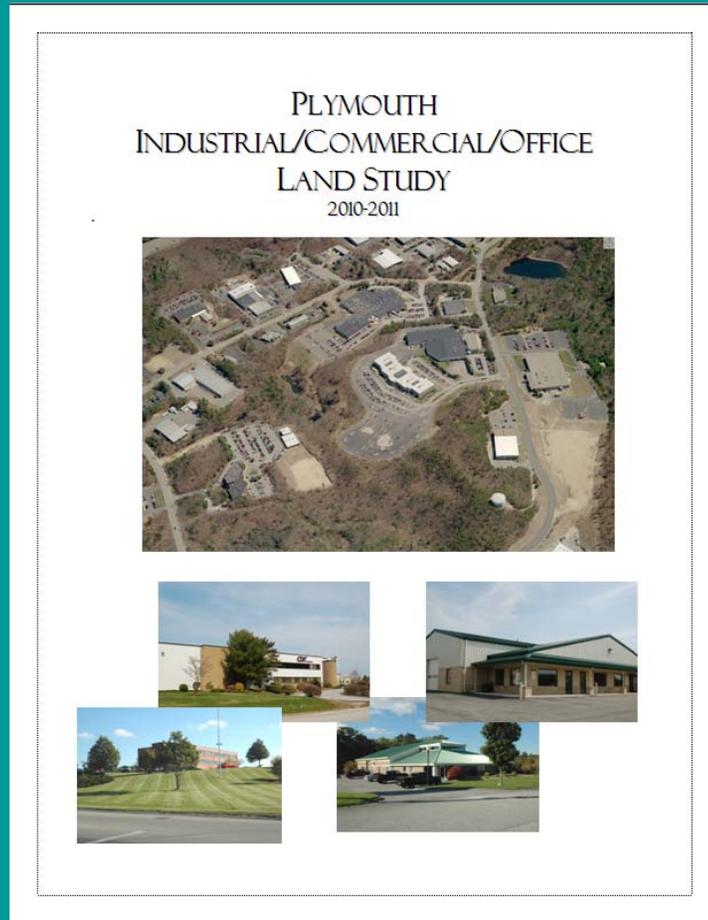


Town of Plymouth

2010 -2011

Industrial/Commercial/ Office Land Study



The Committee

- Marc Garrett Planning Board
- Kenneth Buechs Planning Board
- Bill Hallisey Board of Selectmen
- Belinda Brewster Board of Selectmen
- Denis Hanks Economic Foundation
- Richard Manfredi Economic Foundation
- Oliver Durrell III Open Space Committee
- Jim Saunders Citizen at Large
- Joan Bartlett Open Space Committee Alt

Past members -

John Mahoney, Bill Wennerberg & Dennis Lassige

Charge of the Committee

- Identifying preferred development locations
- Evaluate constraints to development
- Review land use information
- Prepare a prioritized list of potential sites
- Suggest land use, zoning and policies changes

Professional Resources

Process to date:

- 15 committee meetings
- Met with owners and tenants of the Industrial Park
- Met with 10 professionals (land use, local and state officials, developers, engineers & environmental representatives)

Economic Development

What are Plymouth's Goals?

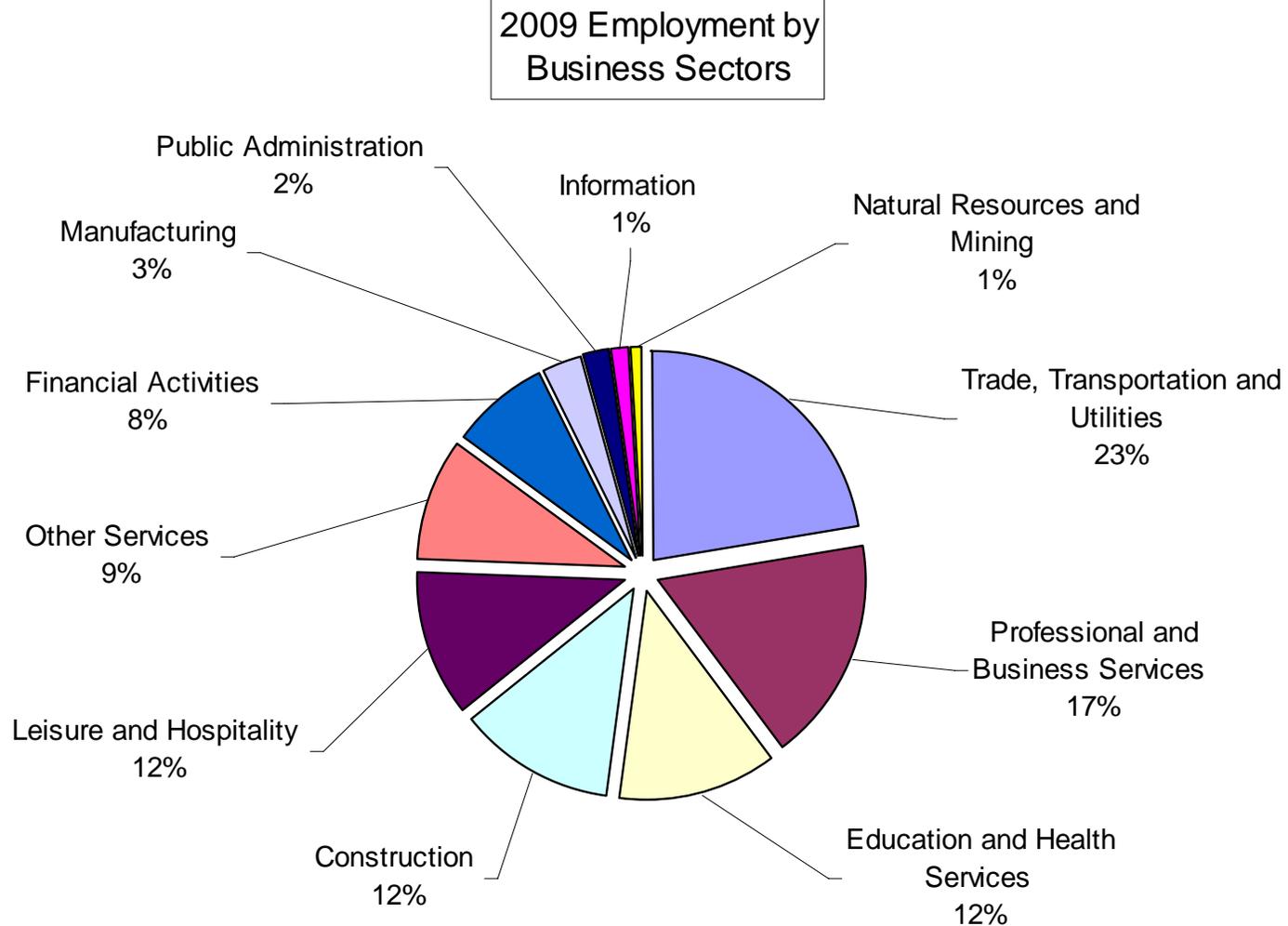
- Provide an inventory of non-residentially zoned land in marketable locations
- Preserve the marketability and capacity of key locations (Access & Infrastructure)
- Assure future residential growth supports rather than compromises fiscal gains achieved by economic development effort

Background

Plymouth:

- 1574 companies employing 23,000 workers
- Population growth expected to out pace the region and state
- Health care and social service is third largest employment sector
- Significant growth expected in Management and Educational Services
- Manufacturing jobs on the decline

Background

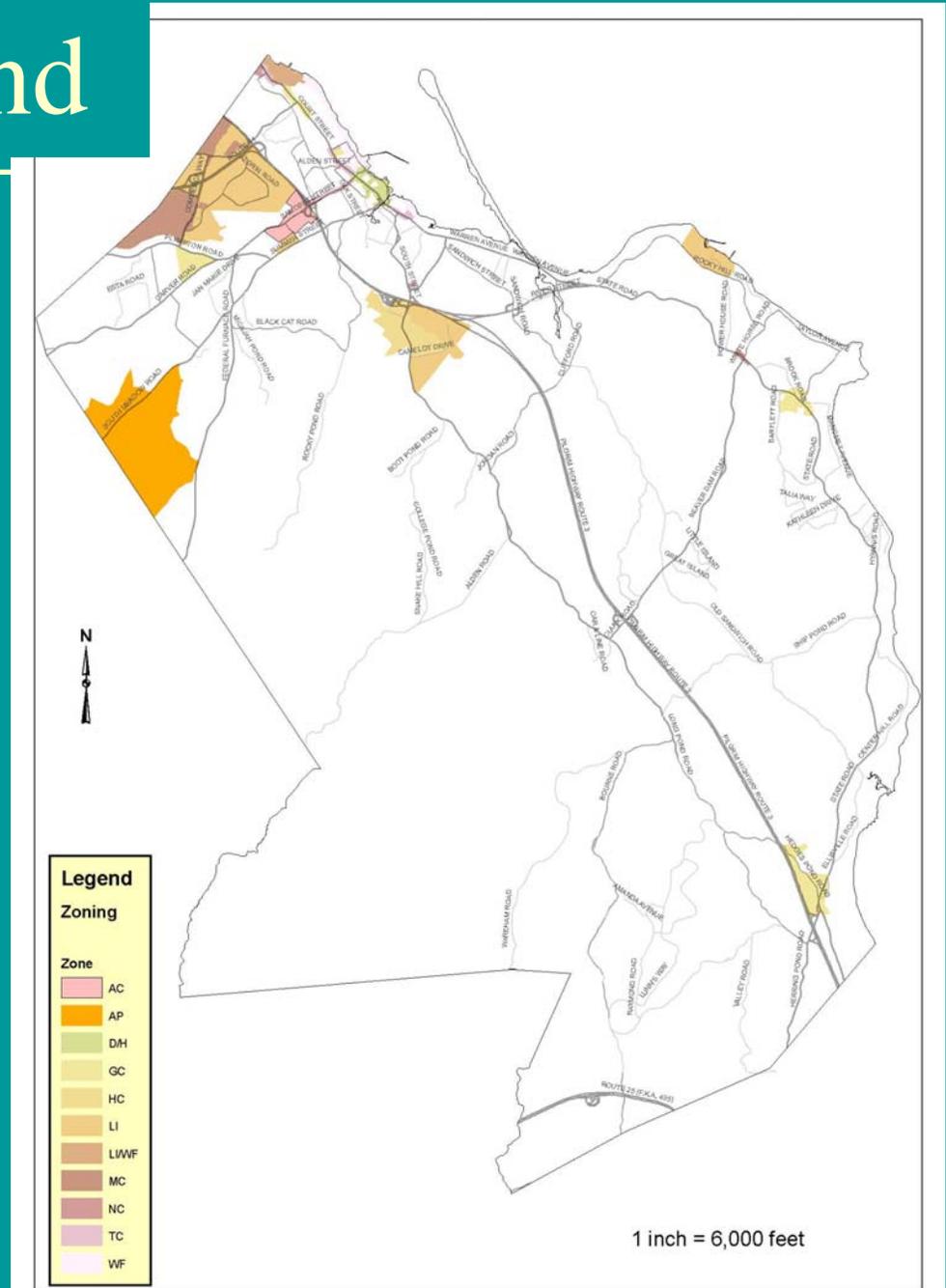


Future Employment

- Expect a strong demand for health care jobs
- Continue demand for scientific and technology jobs (many technology businesses already in Plymouth & Entergy facilities)
- Tourism industry will remain strong

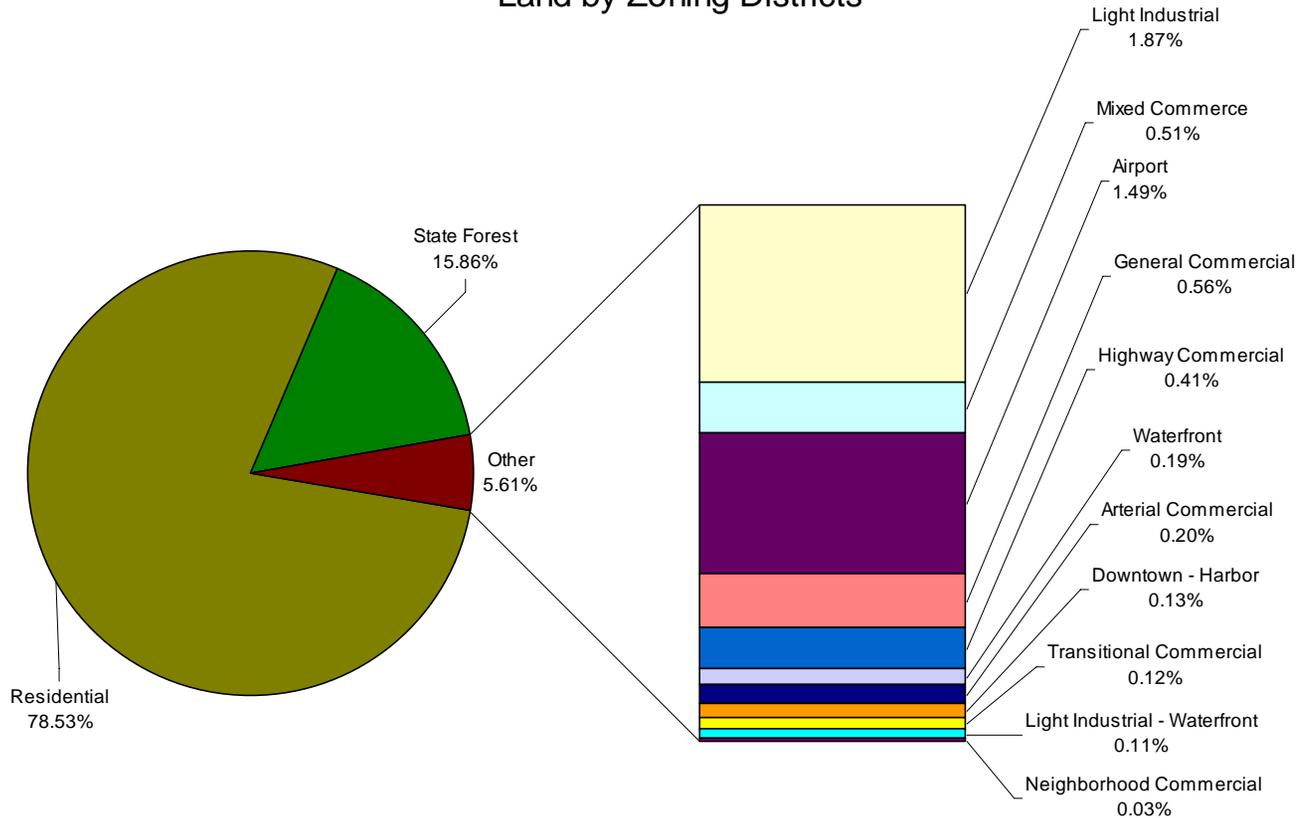
Background

Commercial & Industrial Zones



Background

Land by Zoning Districts



Available Land

Type	Acres
Developable Commercial	436.5
Potentially Developable	37.3
Developable Industrial	228.7
Potentially Developable Industrial	104.9
Total	807.4
Total for Town	65,716

Available Land

Location	Acres	Parcels	Building SF
Pinehills	229	2	1,100,000
Airport*	510.6	19	2,224,174
Ind. Land	340	103	1,984,217
Total	1079.6	124	5,308,390

** Approximately 120 acres available for developable.
Approximately five miles from Route 3*

Issues & Constraints

- Size & Area Configuration
- Access
- Setting
- Slopes
- Encumbrances
- Availability of Infrastructure
- Legal & Regulatory Issues
- Status of Title

Issues & Constraints

Site Ranking Criteria (Maximum Points 140 - Minimum 5 Points)

May, 2011

Stage 1 - Primary Review Criteria

	Acres	Points
SURFACE AREA		
Size		
Greater than 25 ac		15
10 to 24 ac		10
Less than 10 ac		5
Shape/Configuration		
Regular/Symmetric		10
Irregular/Asymmetric		5
Non Contiguous		0
ACCESS		
Proximity to Direct Highways Access		
Within 1/2 Mile		20
Within 1 Mile		15
Greater than 1 Mile		10
Proximity to Airport/Rail		5
Proximity to Ocean		5
Roadway Capacity		
No upgrades needed		15
Minor upgrades needed		10
Significant upgrades needed		0
SETTING		
Within a Village Service Area		10
Commercial Area few abutters		10
Commercial Area with abutters		8
Developed Neighborhood few abutters		7
Developed Neighborhood with abutters		0
Rural Area with few abutters		8
Rural Area with abutters		0

ENCUMBRANCES

Slopes

Limited slopes	5
Moderate slopes	3
Severe slopes	0

Wetlands

No wetlands	5
Limited wetlands	3
Significant wetlands	0

Wildlife Habitat/End. Species

No Wildlife Habitat/End. Species	5
Limited Wildlife Habitat/End. Species	3
Significant Wildlife Habitat/End. Species	0

Water Resources

None	5
Area of Influence	3
Zone 2	0

INFRASTRUCTURE

Town Water	10
Town Sewer	10

Stage 2 - Requires Additional Discussions with Property Owners

LEGAL/REGULATORY

No Use restrictions	10
Significant Use restrictions	0

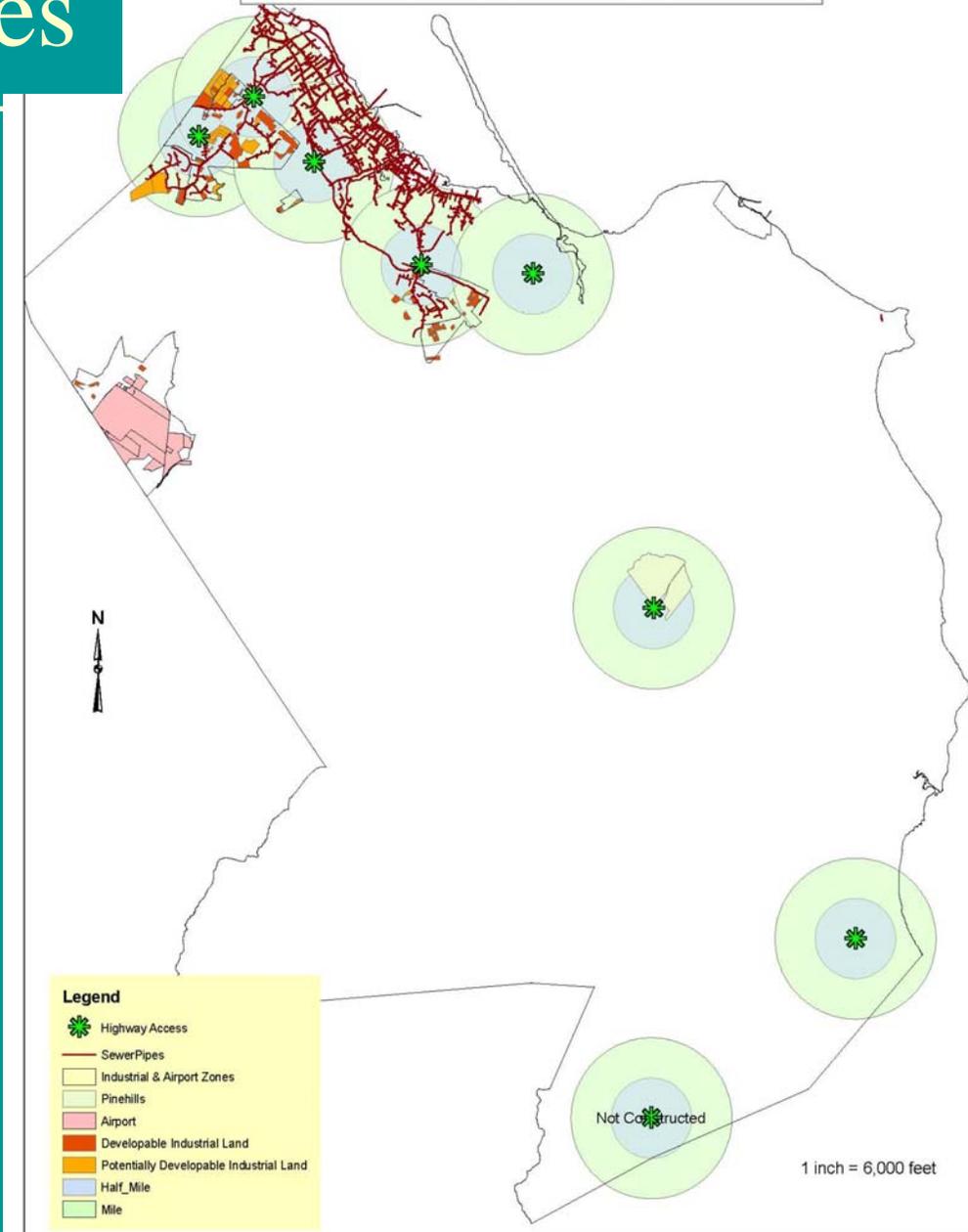
TITLE

Clear title	10
Some title issues	5
Major title issues	0
Total Points	
Percent of Total Possible Points	

Possible Sites

Access &
Town Sewer

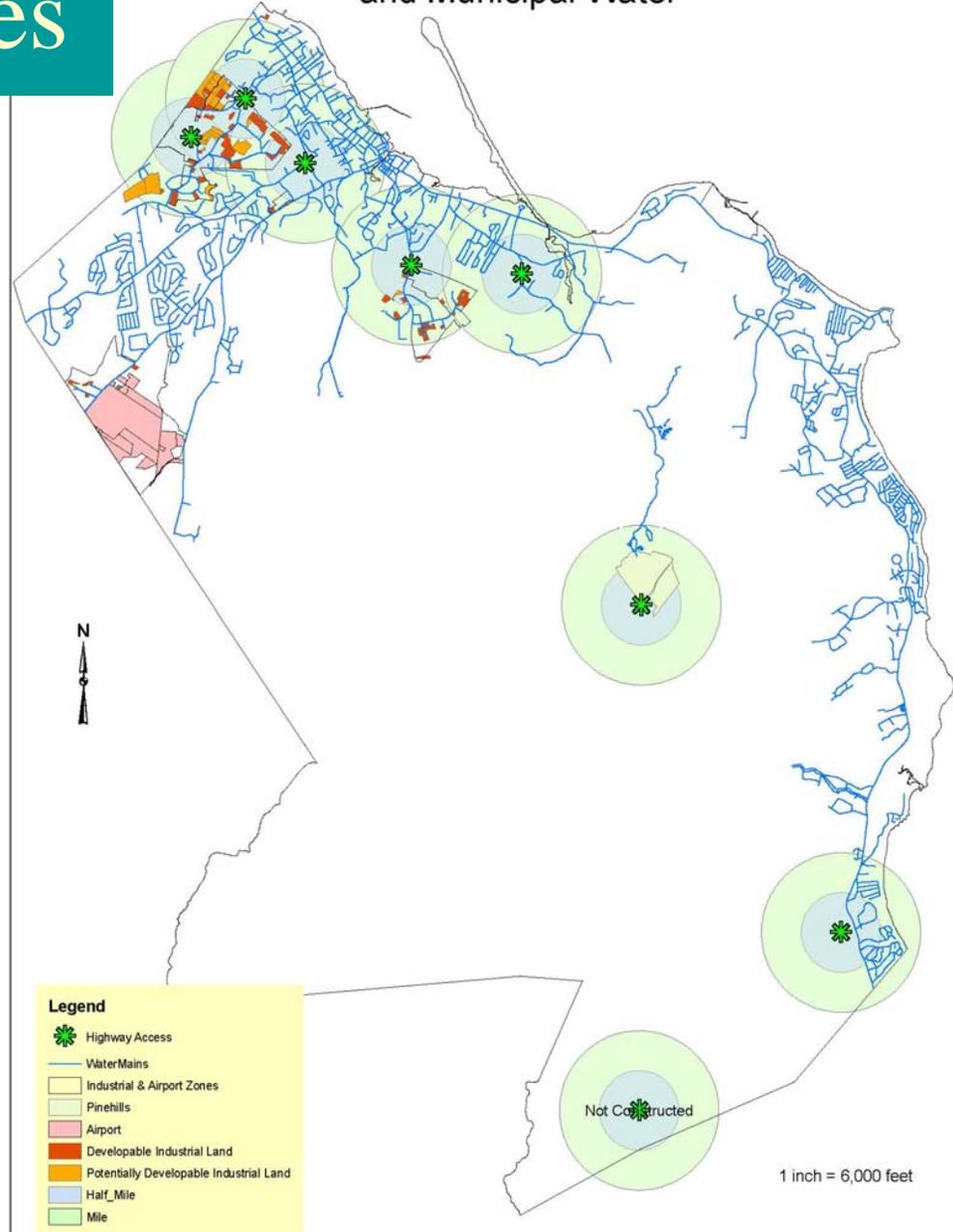
Map #3 Developable Industrial Land and Municipal Sewer



Possible Sites

Access &
Town Sewer
Town Water

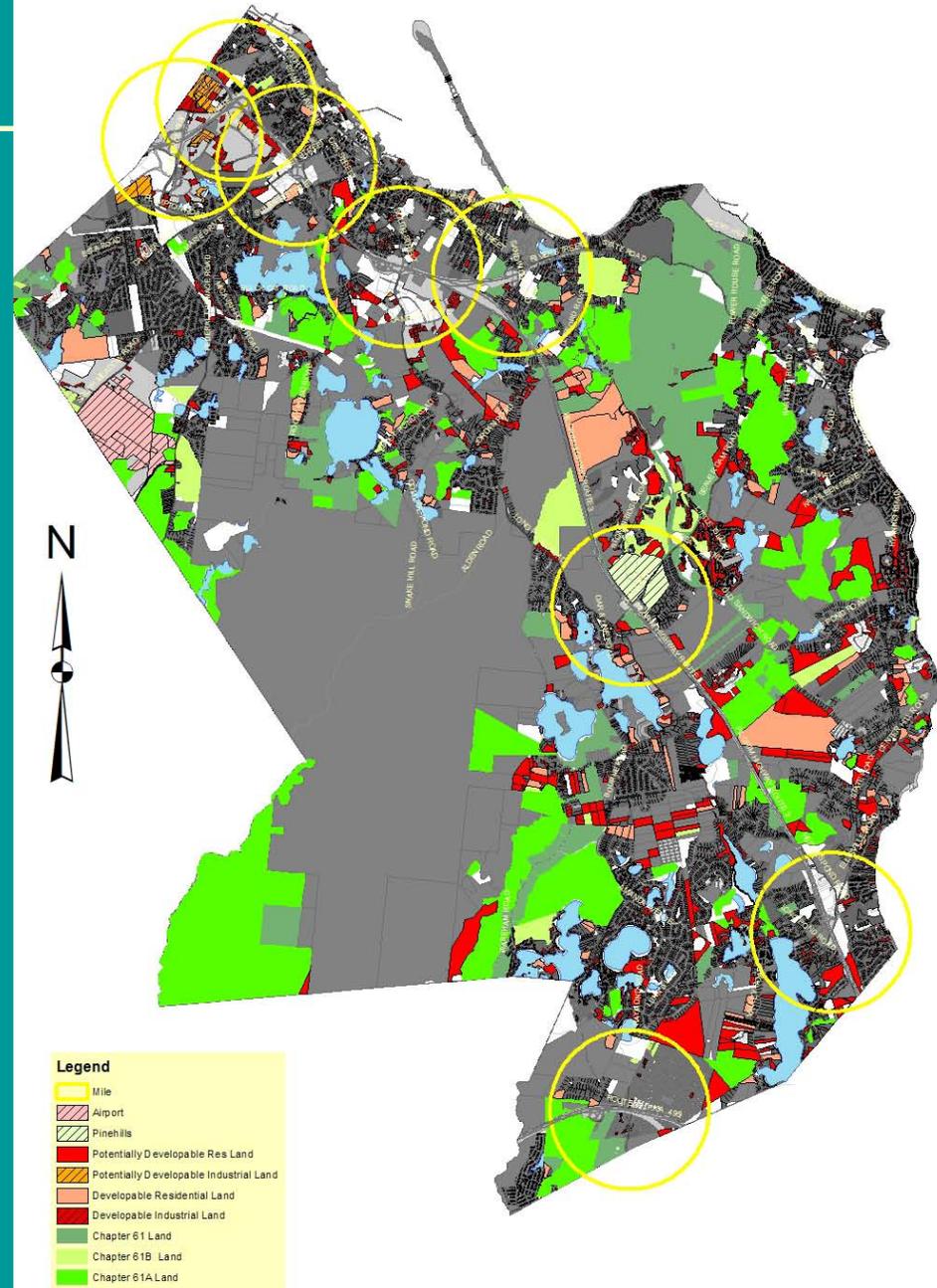
Map #2 Developable Industrial Land and Municipal Water



Building Square Footage

Possible Sites

What's Left



Possible Sites

PLEASE NOTE!

The committee is only recommending further study and public dialog and is not recommending that any sites be re-zoned

A considerable amount of community discussion and review will be needed before proceeding with any sites

Town Meeting Action Required

Possible Sites

Sites zoned commercial but remain undeveloped

- A 4.2 acres located on Lothrop Street and Water Street
- An 18 acres located on the western side of Pilgrim Hill Road
- A 53 acres located between Carver Road and Plympton Road
- A 26 acre Cedarville site on Hedges Pond Road (adjacent to Route 3)

Possible Sites

Sites suggested for study within next few years

- Town owned 53 acres on Samoset Street (behind Walgreens)
- 28 acres on State Road south of White Cliff's golf course
- 22 acres adjacent to Shaw's Plaza
- 150 acres on Long Pond Road (includes County "Wood Lot")
- 200 acres along Powerhouse Road in Manomet

Possible Sites

Sites suggested for further study in future (Long Term)

Significant infrastructure investment, legal work and regulatory permitting required

- Hedges Pond Road corridor
- Thousand Acres
- Tax Title Land off State Road

Highly ranked but with significant topographic challenges and in close proximity to residential neighborhoods

Implementation Strategies

- Zoning
- Infrastructure
- Permitting
- Other

Action Items Prioritized in 5 Tiers

Implementation Strategies

Plymouth Industrial/Commercial/Office Land Study Implementation Strategies

Actions	Comment	Authority	Priority
<i>ZONING STRATEGIES</i>			
<i>Building Heights</i>	Increasing the allowed heights in Plymouth's industrial areas will help to maximize the development potential of land currently zoned for such uses. Building heights in the 60 foot to 100 foot range should be considered. A tiered approach should also be considered with lower building heights located adjacent to residential neighborhoods.	<u>Planning Board and Town Meeting.</u>	First Tier
<i>Conversion of Special Permit Uses to Allowed Uses in the Light Industrial Zone</i>	Uses regularly approved but require a Special Permit include: <ul style="list-style-type: none"> • Hotels and motels in the Light Industrial Zone • Automotive garages and heavy equipment sales and service • Accessory retail uses (One possible option up to 10% of the proposed use or a maximum of 1000 square feet) Placing such uses in the allowed use category will streamline permitting and should be considered.	<u>Planning Board and Town Meeting.</u>	First Tier
<i>Parking Reductions</i>	The demand for parking varies by use and by business. The current parking requirements, established in the 1970s, are 1 space for every 200 square feet of building space for most uses and one space per 1,500 square feet for warehousing. Reductions of the general standards or a more flexible (non-special permit) waiver process should be considered.	<u>Planning Board and Town Meeting.</u>	Second Tier
<i>Conversion of Special Permit Uses to Allowed Uses in the Mixed Commerce Zone</i>	Uses regularly approved but require a Special Permit include: <ul style="list-style-type: none"> • Office buildings, laboratory, research facilities, and other campus-type office structures or groups of structures greater than 10,000 square feet in size. • Hotels and motels greater than 10,000 square feet in size. Placing such uses in the allowed use category will streamline permitting and should be considered.	<u>Planning Board and Town Meeting.</u>	Second Tier
<i>Relax Setbacks and Yard Areas</i>	The setbacks within the Light Industrial Zone are: <ul style="list-style-type: none"> • 30 feet side yard • 50 feet front yard • 30 feet rear yard A reduction in the minimum yard requirement will allow property owners to maximize development of existing industrially zoned land.	<u>Planning Board and Town Meeting.</u>	Third Tier

Implementation Strategies

- Increased Building Heights
- Convert Certain Special Permit Uses to Allowed Uses
- Revise Sewer Tie-in Fee
- Create Permit Ready Sites
- Reduce Number of Project Review Meetings
- Streamline Town Meeting's Process

Next Steps

- Meet with steering committees, other boards and public
- Refine study
- Present final plan to Selectmen and Planning Board
- Implement strategies
- Further study of potential sites
- Capital funding requests for infrastructure

Town of Plymouth

Industrial/Commercial/ Office Land Study

