

Planning Board Agenda  
Wednesday, April 12, 2023  
1820 Court Room, 26 Court  
7:00 p.m.

RECEIVED

By Elveera I Gallino at 8:26 am, Apr 06, 2023

Members of the public wishing to speak during Public Comment shall adhere to the Planning Board's Public Comment Policy which can be found on the Town's website: <https://www.plymouth-ma.gov/planning-board/pages/public-comment-policy>

Pursuant to Chapter 2 of the Acts of 2023, An Act Relative to Extending Certain COVID 19 Measures Adopted During the State of Emergency, signed into law on March 29, 2023, this meeting will be conducted via remote and in person participation. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town's website, at <https://www.plymouth-ma.gov>

For this meeting, members of the public who wish to participate in the meeting may do so in the following manner: In-person or download the "Zoom" meeting application, go to <https://zoom.us/j/98208861007?pwd=VXgzL3JTT0V6czVWcU5OaWoxa09oZz09>, join meeting by using Meeting ID 982 0886 1007, Passcode 487489 or dial +1 929 205 6099 US, join meeting by using Meeting ID 982 0886 1007, Passcode 487489 (Voice Only). Every effort will be made to ensure that the public can adequately access the proceedings in real time, either in person or via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

**7:00 Administrative Notes:**

**Minutes\*:**

March 22, 2023

**Planning Board Public Comment Policy - review**

**Covenants, Plans and Releases\*:**

**B598 – Bramhall Village (aka Beech Tree Estates) – Release of Performance Guarantee**

**Form A Plans\*:**

**A4853 – 41 Resnik Rd. Map 103 Lots 14K-192 – subdivide and create lots 14K-193, 14K-194**

**ZBA 4088 – Daniel Therrien, 68 Allerton Street, Map 13, Lot 29**

**Modification of Special Permit #3932 required per Section 203-1 C to waive setbacks of a relocated accessory structure (5/1)**

**7:05 Presentation: ADM Agawam Development LLC**  
Conservation Land

**Public Hearing – B641 – Viriato and Jennifer deMacedo, 525 Ship Pond Road, Map 51, Lot 4N-26 and ADM Agawam Development LLC, Map 118, Lot S-5**

Transfer of Development Rights from Lot 467 of "Agawam Core TDR Sending Area" to 525 Ship Pond Road

**Public Hearing – B437 – Pinehills LLC, 248 Old Sandwich Road, Map 78A. Lot A-261 and Sacrifice Rock Road, Map 78B, Lot A-271**

Divide to create lots 11-705, A-360, A-361 and A-362

**ZBA 3355 – Bohler – Chase Bank, 35 Commerce Way, Map 103, Lot 14K-150**

Informal Site Plan Review for Condition #3 and Condition #11 for a 3,333 sf bank

**Site Plan Review –43 Resnik Road**

Construct 19,100SF detached medical office building and ambulatory surgery center

**Public Hearing: B634 – Residences at Serenity Hills VOSD  
221 and 229 Beaver Dam Road, Map 75, Lots 13-4 and 13-5  
Reinstatement of Special Permit that expired March 1, 2023**

**Other Business:**

*“Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting.”*