

**Planning Board Agenda
Wednesday, May 10, 2023
1820 Court Room, 26 Court Street
7:00 p.m.**

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/93350463389>, join meeting by using **Meeting ID 933 5046 3389, Passcode 188748** or dial +1 929 205 6099 US, join meeting by using **Meeting ID 933 5046 3389, Passcode 188748** (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*:

April 12, 2023 and April 26, 2023

Covenants, Plans and Releases*:

B437 – Pinehills LLC – Release of Covenant for Owl's Nest

Form A Plans*:

A4854 – Rhode Island Boy Scouts/Town of Plymouth, off Graffam Road, Map 107, Lot 20F-3 – Divide to create lots 20F-4 and 20F-5

RECEIVED

By Kelly McElreath at 12:57 pm, May 03, 2023

7:05 Pinehills Village Green - Traffic Update

**B-642 – 687 State Road Inclusionary Housing Dev. - Sheridan Home Builders
687 State Road, Map 45, Lot 41A**

Special Permit for inclusionary housing, use of existing access and parking, and GC to allow more than 6,000 SF of floor area

**ZBA 4091 – David Souther
16 Cliff Street, Map 38 Lot 12**

Special Permit to waive the rear setback requirements to construct a detached garage (5/15)

**ZBA 4092 – HIGH SEA LLC
245 Taylor Ave., Map 45A, Lot 96**

Special Permit required per Section 203-9B for a pre-existing nonconforming structure for 2 dwellings on one lot (5/15)

**ZBA 4094 – John Tobin
151 Sandy Beach Rd, Map 120, Lot 1-155**

Special Permit per Section 203.9 to expand a pre-existing non-conforming structure and construct a second story addition (6/5)

Other Business:

"Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting."