

Planning Board Agenda
Wednesday, September 27, 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/95218016941>, join meeting by using **Meeting ID 952 1801 6941, Passcode 077099** or dial +1 929 205 6099 US, join meeting by using **Meeting ID 952 1801 6941, Passcode 077099** (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*:
August 23, 2023

RECEIVED

By Kelly A McElreath at 5:03 pm, Sep 21, 2023

Covenants, Plans and Releases*:

B543 – Makepeace/Redbrook, Use Area 12 - Confirmatory Release
B543 – ADM/Agawam Use Area 6, Ph5 – Release of lots
A4863 – Pinehills LLC Lot A-365 Release of Covenant

Form A Plans*:

A4862 – Daire Fontaine Moyer Trust, 45 Doten Road, Map 42, Lot 43C-4 and Paul D Moyer Trust, 41 Doten Road, Map 42, Lot 43-5 – Lot line adjustment to create lots 43C-5 and 43-11

A4863 – Pinehills LLC Long Ridge Road, Map 78C Lot A-349 to redivide, creating 2 new lots A-365 and A-366

7:05 Committee Appointments

Letter of interest from Rosemarie Barry for Alternate position on board.

ZBA 4105 – Flaherty/Bettencourt,
7 Dinah Path, Map 55, Lot 13A-31

Special Permit to waive front and setbacks to construct a detached garage (10/16)

Public Hearing: Town Meeting Article

Petition to Amend Solar Bylaw – Cont. from 09/13

Public Hearing - B437 – Pinehills LLC, Vespers Call

Divide to create 44 residential lots and two open space lots

Site Plan Review – Safe Harbor Marinas

14, 28, 26 Union Street and 27 and 31 Water Street, Map 20, Lots 183A, 183B, 183C, and 184A
Demolish existing building and reconstruct new commercial building. Cont. from 09/13

ZBA 4104 – Merrill Engineering/Joshua Bows

2-4 South Spooner Street, Map 1, Lot 12-2

Special Permits for a multi-family building with over 4,000 sf ground floor area and 6, 000 sf total floor area; for inclusionary housing to construct a multi-family apartment building. Historic District Commission demotion approval required (10-2)

Other Business:

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