

**Planning Board Meeting
February 8, 2023
Minutes**

These minutes are not verbatim – they are the secretary’s interpretation of what took place at the meeting. - Open Meeting Law, G.L. c. 30A§22.

Board Members: Tim Grandy, Steven Bolotin, Birgitta Kuehn (remote), Frank Mand and Scott Hokanson
Staff Members: Lee Hartmann
Recording Secretary: Eileen Hawthorne

Administrative Notes:

Minutes*:

January 25, 2023

The Board tabled approval of the minutes of January 25, 2023 to allow Mr. Mand time to provide clarification of the Board’s request to have water monitoring for a baseline and subsequent monitoring for potential leaching of chemicals by the owner of the proposed floating solar array has been addressed.

ZBA 4081 – Town of Plymouth/Saccoccio

827 State Road, Map 48, Lot 6D

Special Permit to waive allowed building height per section 205-4, Dimensional Table to construct an addition to the Fire Station

The Board received the following documentation for this review:

Staff Report

Engineering Department comments dated January 30, 2023

Fire Department comments dated January 12, 2023

Conservation Planner comments dated January 10, 2023

Manomet Village Steering Committee comments dated January 27, 2023

Plan Set dated December 13, 2023

Richard Pomeroy, project manager, Tom Imondi - Saccoccio & Associates; Spencer Lynds and Jim Jackson - Pare Corporation; and Plymouth Fire Chief Neil Foley were in attendance to present the request for a special permit to exceed the building height limitation of 35 ft. by 2 ft. in order to include a hose tower as part of the renovations to the Manomet Fire Station. A hose tower is an iconic and historic architectural feature used to identify a fire station. Hose towers have been added to the new fire station on Hedge Road and will be constructed as part of the approved renovations of the West Plymouth fire station. As part of this project, the Town will be purchasing a small piece of adjacent land owned by the Roman Catholic Archdiocese of Boston. Lee Hartmann commented that the Manomet Steering Committee reviewed the proposed project and submitted a letter of support. The Engineering Department has identified a number of technical issues with the site which will be addressed.

Public Comment: None

The Board members were all supportive of the request to exceed the height limit by 2 ft. Steven Bolotin moved for the Board to recommend approval to the Zoning Board of Appeals subject to the following conditions:

All exterior lighting to comply with Section 207-4 Prevent of Light Pollution of the Zoning Bylaw. A Registered Landscape Architect or other qualified licensed professional must certify to the Building Commissioner prior to the issuance of an occupancy permit that the required landscaping has been installed in accordance with an approved site plan, Zoning Bylaw, and acceptable landscape practices.

Any plantings shall include native plant species shall be incorporated into the landscape design and plantings.

A Street Opening Permit is required for all projects. The Applicant shall conform to Federal NPDES and State Stormwater Permit requirements prior to construction activities.

The Applicant must provide a letter stamped by a Registered Professional Engineer prior to construction, stating the proposed erosion control devices have been installed as shown on the approved plans. The Applicant must provide a monthly erosion control letter stamped by a Registered Professional Engineer stating the erosion control measures are still in place and have been properly maintained. The letter must also state if any enforcement actions were needed to bring the site into compliance with the proposed plans. Please add this note to the plan set.

The Applicant shall provide cleanouts at all proposed bends in the roof drain piping system for future access and maintenance.

The Applicant shall provide a header system to discharge the stormwater to the proposed underground infiltration system. The proposed piping network requires the stormwater infiltration system to act as a conveyance structure, which will involve the stormwater traveling through the chambers and stone to reach the outlet control structure. Any blockages or reduced flow through the system will cause site flooding. As currently shown, there is no suitable access to adequately clean and maintain the proposed infiltration system. The header system will prevent this issue by providing a bypass route directly to the outlet control structure and suitable access points. Additional drain manholes are required adjacent to the proposed storm drain pipe connection points to the proposed underground infiltration system. This will provide accessibility for future system maintenance.

Drainage structure diameters must be shown on the plans.

The location of the overflow control structure and associated piping must be evaluated in relation to the property line. Permission is needed from the abutters for any temporary construction-related encroachments.

The plans must be updated to show existing contours and houses on the abutting private properties to the south. Please confirm that no increase in offsite runoff is directed toward these private properties. The Applicant must show how the proposed graded slope and adjacent areas will drain toward State Road as was shown on the post-construction watershed plan. The Applicant should evaluate the possible use of perforated pipe and crushed stone to create a trench drain for the proposed overflow pipe in order to capture/convey the runoff from the regraded slope. The proposed dumpster area drain must be designed to include a sump and hood.

Proposed catch basins #1 and #2 shall be relocated to the northerly side of the driveway and the grading revised to direct stormwater away from the existing building. This will prevent the need to dig adjacent to the existing building foundation and provide an emergency overflow to the abutting drainage basin in the event of a drainage structure clog.

Confirmation of MassDOT approval for the proposed connection to their drainage system is needed.

The downstream drain manhole and existing pipe inverts in State Road shall be added to the plans.

Please specify the proposed addition foundation type (full basement or slab) to confirm that the required setback is provided from the proposed underground infiltration system.

The Applicant shall evaluate the need for an inline check valve device in order to prevent surcharged stormwater from the State Road drainage system from backflowing into the proposed new drainage system.

As part of the Town's NPDES permit, the Applicant must submit as-built plans of the drainage systems for the subject property prior to occupancy. The as-built plans must show the entire site's drainage system locations, rims/inverts, pipe types, pipe slopes, etc. The as-built plans must be stamped by a Registered Professional Engineer and include a stamped letter certifying the drainage system has been installed per the proposed plans. The letter and plans must be submitted to the Town of Plymouth DPW Engineering Division. Please add this requirement/note to the plan set.

Scott Hokanson, second; the **vote** was unanimous (5-0).

Discussion: Planning Board Initiatives Setting

The Board received the following documentation for this review:

Planning Board Potential Initiatives 2022

Frank Mand's comments

Birgitta Kuehn's comments

Lee Hartmann began the discussion by asking the Board members to identify their priorities and where the Board and staff should focus their time in next two years. Mr. Hartmann noted that a budget request for consulting services was not funded for FY24 which will limit the availability of professional technical assistance. Once the priorities have been identified, a list will be created that the Board would use to rank which of the priorities should be addressed first.

Scott Hokanson commented that his top priority is to address the lack of affordable housing within the town which could be addressed by allowing accessory dwelling units.

Mr. Hartmann explained that two things the Board could consider to address the lack of affordable housing would be to lower the median income from 80% to the 60% range and increasing the percentage of affordable housing required for a development from 10% to 15%.

Because of the developer's cost to construct affordable housing additional incentives beside increased density might be necessary.

Steven Bolotin stated that his priorities would be to complete the Master Plan process and to provide controlled, directive development by rezoning for increased density in areas that are already disturbed while identifying areas that should be protected and preserved. Zoning changes would need to be implemented and approved at Town Meeting. Mr. Bolotin suggested that with increased energy efficiency requirements in the building codes, the solar bylaw needed revisions to further define regulations and expectations.

Frank Mand listed increasing the value and economic benefits of the commercial base, create regulations that define a baseline for a level of resiliency in order to improve the protection of natural resources. This could be done by creating a resiliency bylaw that would allow for increased lot coverage, increased building heights, require natural recharge, solar and the highest standards for utilities and fixtures. Mr. Mand agreed that affordable housing should also be a priority. He mentioned the sand and gravel site along Rte. 44 as a place where something more beneficial to the community could be created. Development close to the highway should be encouraged. He also stated that uses on the portion of the County Wood lot that has already been disturbed should be defined and the undisturbed area should be preserved.

Mr. Hartmann noted that the Holtec property would be a site where the Town should consider what type of use(s) should be allowed and what should be preserved.

Birgitta Kuehn agreed that affordable housing/accessory dwelling units should be a priority. Ms. Kuehn noted that the last warrant article for accessory dwelling units had a technical issue in that a super majority vote was required instead of a simple majority. Other initiatives that are a priority include: aquifer protection, creation of a land bank, defining uses for the development/protection of the Holtec property, address the zoning issues that arise with the MBTA Community initiative so the Town can retain the significant benefits provided by the State, drafting policies and definitions regarding meeting procedures and dress code

expectations and creating an overlay district for Leadership in Energy and Environmental Design (LEED) development.

Tim Grandy agreed that aquifer protection, affordable housing, the Holtec property and increasing industrial building heights were a priority. Mr. Grandy also listed amending Light Industrial setbacks, adopting impact fees. Mr. Grandy asked staff to create a list of the priorities mentioned so the Board members could rank their top priorities. He suggested that a cost analysis of the benefits/costs to the Town of adopting the MBTA community designation should be done.

Mr. Hartmann noted that he has applied for two grants that would help fund consultants to address some of the items suggested by the Board. He commented that he was also concerned with the impacts to the Town if land that is currently held under Chapter 61A were to become available for development.

Frank Mand and Birgitta Kuehn suggested that further education regarding the MBTA Community designation was necessary. A community wide forum with State representatives, the Select Board, Planning Board and residents could address the issues that are of concern and define the benefits to the community.

Ms. Kuehn reminded the Board that since Mr. MacGregor resigned from the committee's he was serving on the Planning Board has a vacancy on the Land Use and Acquisition Committee that needs to be filled by either a member of the Board or a representative.

Lee Hartmann stated that he will create a list of all the Board's priorities for ranking purposes and draft some strategies to address the next steps.

PACTV Charter Forum Designee

The Board received the following documentation for this review:

Email from July Thompson dated January 30, 2023

Steven Bolotin and Frank Mand were both interested in representing the Planning Board at the upcoming Charter Forum. Mr. Mand subsequently withdrew his interest.

Scott Hokanson moved for Mr. Bolotin to represent the Planning Board at the Charter Forum; Frank Mand, second, the **vote** was unanimous (5-0).

Steven Bolotin moved for the Board to adjourn at 7:58 p.m.; Scott Hokanson, second; the vote was unanimous (5-0).

***On file with the Office of Planning and Development in project case files.**

Respectfully Submitted,

Approved: March 8, 2023

Eileen Hawthorne
Administrative Assistant