

## Wood Lot Land Use Sub Committee Meeting

### November 15, 2018 Meeting Minutes

A meeting of the Wood Lot Land Use Sub Committee of the Plymouth County Commissioners was called to order at 5:30 p.m. at Plymouth County Commissioners Offices at 44 Obery Street, Plymouth Massachusetts. Present were committee members Commissioner Chairman Daniel Pallotta, Anthony Provenzano, Ted Flynn, and Chief Andy Reardon. Maura Curran, Mark Townsend, and Bob Sullivan were not able to attend the meeting.

Chairman Pallotta called for the Pledge of Allegiance.

Approval for the Minutes of August 1, 2018 was tabled as only two of the four committee members were at that meeting.

Chairman Pallotta asked if Mr. Provenzano would introduce the two speakers for the evening: Lee Hartman, Director of Planning and Development for the Town of Plymouth and Jonathan Beder, DPW Director for the Town of Plymouth.

Mr. Provenzano introduced Mr. Hartman who began by discussing the different zoning districts in the Town of Plymouth and the allowed and special permitted uses for the Wood Lot area. He stated that about ~70% of the Wood Lot parcel is currently zoned to include single home and agriculture land use in the RR (Rural Residential) Zone. The remainder is zoned Light Industrial, which has a 35-foot building height limit.

Mr. Hartman stated that the town was a “highly involved community” and discussed a parcel of land, approximately 60 acres in Cedarville, and how the developer worked to rezone the property. Many times, when rezoning, a key issue includes traffic mitigation. The developer also donated a major portion of the parcel to open space to facilitate the rezoning. For town meeting zoning changes to Light Industrial, a 2/3 majority vote is needed. Mr. Hartman stated that “Compromise is critical to an end game win.”

Mr. Hartman also discussed that Oasis property on Home Depot Drive was rural residential. Early in the planning process, the idea was to protect a water well and complete traffic upgrades and the zoning changes should have been able to move forward at town meeting. However, after 15 years of work the developer has decided to do a 320 unit of 40b development.

Successful uses in town could include expansion of the light industrial areas. Former studies included the Camelot area as a potential area for expansion of Light Industrial. Chair Pallotta stated that that land use that creates tax base for Plymouth would be viewed positively. Mr. Provenzano stated that jobs are also a critical driver.

Jonathan Beder, DPW Director of Plymouth, manages 11 divisions within the town with a \$20MM budget. Mr. Beder spoke to the available infrastructure in the Wood Lot area. He shared that there is no town sewer lines on Camelot Drive but the system has some capacity and in the Master Plan includes a gravity fed system addition to Camelot drive. On water availability

he stated that it usually is a demand side question. Developers would need to look at permanent withdrawal against current and future capacity then get a response. Concerning traffic, Mr. Beders suggested that a traffic study to review traffic is necessary to discuss curb cuts. MASS DOT has control of the traffic signals from Camelot to exit 5.

Commissioner Pallotta asked about mitigation for development and the importance of balance in a development. Mr. Beders added that although there is a new well coming on line from Forges Field well, the well's production is already pledged and is not an incremental source. Traffic concerns change depending on the development.

Mr. Beders stated that there are two levels of details concerning a development that are needed: one at Annual Town Meeting for any rezoning votes and a deeper level for seeking all the permits that are necessary to build.

A suggestion was made to reach out to the Old Colony Planning Council to assist with planning.

The Committee discussed next steps and decided that a general understanding of the land is needed. The directed the Administrator to work with the Advisory Board to survey the land meets and bounds and complete a topographical study with the stabilization fund as possibly being a funding source. The Administrator will reach out to our former surveyor Perkins Inc. to see if any work has been done on the Wood Lot in the past.

The Board discussed where the Kingstown gravel removal project was located and the status of the project. Chair Pallotta gave an update.

Mr. Flynn asked about the utilization of the area for the fire training area and the options that exist for the facility. Chief Reardon gave an overview of what is currently there.

Alissa Bruno of Tall Pines Road asked if the survey work can include bio diversity for the lot. Chair Pallotta stated that we would look at bounds and topography first and biodiversity may be part of Conservation Committee process.

Bob Dawson of Long Pond Road asked about the highest and best use of the land. Chair Pallotta stated that the Committee is working on developing ideas, but this will be a long process. Mr. Dawson has concern for unintended consequences on the impact of residential values. Selectmen Provanzano stated informational collection process is being conducted in the light of open meetings.

Karen Edwards, Precinct One of Plymouth, asked when was the last time that the Wood Lot Fire Training Area was used. Chief Reardon stated the facility was used by tech rescue about two years ago. She also asked Kingstown is now removing gravel. Chair Pallotta stated that they were removing gravel as permitted by the Town. Ms. Edwards says she feels rest assured that the process is open and long thought out.

The meeting adjourned at 6:25 PM.

Handouts:

- none

Respectfully submitted,  
Frank Basler  
County Administrator