



# TOWN OF PLYMOUTH PLANNING BOARD PUBLIC HEARING JULY 19, 2018

## Final

**CALL TO ORDER:** Rebecca Hanson called the meeting to order at 6:30 p.m. Roll call of members was completed.

**MEMBERS PRESENT:** Rebecca Hanson (Chairman), Chris Buckley (Vice Chair / Conservation Commission Representative), Bonnie Sears, Jack Scarborough, Maryann Barnsley John Randlett (Selectmen's Representative), Bridget Powers (Non-Recording Secretary), Steve Whitman (Alternate)

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Brian Murphy, Land Use & Planning Director

**REVIEW OF MINUTES:**

- **July 5, 2018 Minutes:**

Chris Buckley made a motion to accept the minutes; seconded by Jack Scarborough. All in favor.

**ADMINISTRATIVE MATTERS:** None

**NEW BUSINESS:**

The Board has received two applications from Harris Trust, (Bill Harris owner) through his agent Kevin French (French Land Services, LLC). PID# 110-006 & #110-006-001, for:

- 1) **A Boundary Line Adjustment between PID#'s 110-006 & #110-006-001-** The application will review a proposed boundary line adjustment between the parcels. This adjustment will transfer fractional acreage from PID#110-006 to #110-006-001 and result in equal-sized parcels of .0145 ac. The parcels lie in the Village Commercial Zone.

Kevin French explained that the parcels involved had the same ownership with separate deeds. Each building would be on separate lots. The old freight building will be removed.

**The Chair asked if there were questions on the completeness of the application:** There were none.

John Randlett made a motion seconded by Jack Scarborough, to approve the application as complete. All in favor.

**The Chair asked if there were any other questions about the proposal.** There were none.

**Public Hearing Opens 6:35 PM.**

There were no comments or questions.

**Public Hearing Closes 6:35 PM.**

**Comments/Questions from the Board:**

Jack Scarborough felt that this would facilitate improvement of the area.

John Randlett made a motion; seconded by Bonnie Sears to approve this boundary line adjustment. All in favor.

- 2) **Site Plan Approval on PID#110-006 &110-006-001**- for the construction of two, six-unit apartment buildings (after demolition of an existing warehouse structure that straddles these parcels), parking areas and related site improvements, The parcels lie in the Village Commercial Zone.

Kevin French stated again, that the existing building would be removed and two, six unit apartment buildings would be built with parking underneath. There will be twelve parking spaces for each building, with an additional four spaces on each side. The requirement is 30 spaces and they will have 32 spaces. The buildings will be connected to Town services. A 4 inch water line will be replaced with an 8 inch water line. This will improve fire-fighting capacity of this area. The applicant went to the Zoning Board for a set-back variance and was approved for one. They want to keep the building as close to the back line and as far away from the street area as they could.

**The Chair asked if there were questions on the completeness of the application:**

Chris Buckley asked when the Board would decide whether items on page 8 of the checklist need consideration. It was explained that this is re-development, and is in compliance with the Master Plan.

John Randlett made a motion to accept the application as complete; seconded by Jack Scarborough. All in favor.

**The Chair asked if there were questions or comments from the Board:**

- 1) Bonnie Sears stated that this would improve the look of the area.
- 2) There will be no change to the impervious surface.
- 3) Site visits in the future were recommended. This will be student housing.
- 4) There really isn't a street there and members wondered about the safety of the people in the neighborhood. The lighting will be much better and this is a legitimate redevelopment project.
- 5) Chris Buckley wondered if this is intended for only student housing, and if there is a way to make it more mixture of use. The housing will be available for anyone.

**Public Hearing Opens 6:55 PM:**

- 1) Russ Harris is an abutter and spoke in favor of this project. He stated that it's a no brainer for the Town.

**Public Hearing is Closed 6:59 PM:**

Bonnie Sears made a motion; seconded by John Randlett, to approve this application. All in favor.

**UNFINISHED AND OTHER BUSINESS:**

- **Master Plan:** Rebecca Hanson stated that there will be no re-hashing of information. A page by page review was conducted.

Some points that were made:

- 1) Font may be too large but changing it will impact the format of the document, so it will be left as is.
- 2) Page numbers still need to be added.
- 3) 2018 will be added to the title page.
- 4) Time line will be deleted.
- 5) The "Summary" and "Why is the Master Plan important?" sections contain the same information. The later will be deleted.
- 6) Bullets and margins will be checked for consistency.
- 7) North Country Council (NCC) no longer includes Plymouth. It will be replaced by Lakes Region Planning Commission (LRPC).
- 8) Maps throughout the document will remain where they are, map numbers will be changed. A notation will be made that high resolution maps will be available on the Town's website.
- 9) Route 3A and Mayhew Tpk. will be used interchangeably.
- 10) Some sentences need to be re worded and corrections made.
- 11) Plymouth no longer has the Pemi-Baker Academy.
- 12) The new Airport Master Plan will be noted.

The Chair stated that she would have a draft ready within two weeks.

Steve Whitman wanted to commend everyone for their diligence through all the versions and time spent on this project. It was worked on in a civil manner and with a sense of humor.

John Randlett commented that this is a good group of people.

**OTHER BUSINESS:**

Bonnie Sears mentioned that a picture of the Common needs to be inserted. Rebecca assured her that one would be included.

**PUBLIC COMMENTS:** None

**ADJOURNMENT:**

Bridget Powers made a motion to adjourn; seconded by Bonnie Sears. All in favor. Meeting adjourned at **8:14 PM.**

Respectfully submitted,  
Dawn Roach