

TOWN OF PLYMOUTH PLANNING COMMISSION
AND ZONING BOARD OF ADJUSTMENT

NOVEMBER 1, 2022
MINUTES

Chairman, Mike Coleman, called the regular monthly meeting to order at 7:00 P.M.

Board members in attendance were Mike Coleman, Bruce Pauley, Richard Martin, Frank Vetere, Jay Kullman, Anne Brown, and Keith Cappellini.

Audience members in attendance were Chase Morsey, Al Bar Am, Dawn Wesell, Carol Goodwin, Margo Marrone, Rich and Lisa Weiss, Katherine Menees, Mary Jane Cratty, and Virginal Kaczmarek.

Bruce Pauley made a motion to approve the minutes of the September 6, 2022 meeting as written. Anne Brown seconded the motion. All were in favor.

First on the agenda was a Conditional Use application from Salt Ash Land, LLC, requesting a change of use of occupancy from hotel residential rental to a retail shop to market cannabis products. The Inn owner, Al Bar Am explained the proposed retail shop will be separate from the Inn. It will be located in a separate building, known as the Carriage House. He plans the converted use will have a staff of 3-6 employees. Audience attendees had many questions concerning traffic flow and potential congestion, retail hours of operation, signage, lighting, fire safety and security. All attendees actively participated in the discussion. The hearing ended at 8:00 P.M.

The Commission discussed impervious surfaces on pre-existing small lots. Items such as decks, carports, sheds, lean to, patio slabs, fuel tank slabs, RV/camper platforms, generator pad, and other concrete structures. The percentage of impervious area to be reduced from 20% to 10% of the total lot area. This might prevent overdevelopment on small lots. In addition, the impervious areas be required to stay within the zoning regulations regarding property setbacks.

The Commission deliberated the information presented regarding the proposal for a change of use at the Salt Ash Inn. The Town vote will determine if a retail cannabis shop in the newly designated Village Center can be allowed. Mike Coleman noted the abutters were not notified on time, so extending the hearing to the next board meeting will be necessary. The board members requested additional information including a site plan, floor plan for the retail shop, a parking plan, lighting, a notice of hours of operation, and a site visit of the board and interested community members.

Bruce Pauley made a motion to adjourn the meeting at 8:30 P.M. All were in favor.

Respectfully submitted, as draft, until approved


Elaine Pauley