

TOWN OF PLYMOUTH PLANNING COMMISSION
AND ZONING BOARD OF ADJUSTMENT

DECEMBER 6, 2022
MINUTES

Chairman, Mike Coleman, called the meeting to order at 7:00 P.M. Board members in attendance were Mike Coleman, Frank Vetere, Bruce Pauley, Jay Kullman, and Keith Cappellini

Audience members in attendance were Michelle Pingree, Deb O'Loughlin, Chase Morsey, Kim Nania, Debbie Pelkey, Catherine Newman, Ann Sullivan, Todd Menees, Michele Girard, Jim Rieger, Paul Glynn, Al Bar-Am, Dawn Wesell, Dave Silberman, and Richard Ruggiano.

Eamon Mulligan attended on Zoom.

Deb O'Loughlin discussed the application to sub-divide a lot adjacent to the Amherst Dam, in order to provide a separate deed and parcel that includes the dam. They would like to transfer ownership of the dam to a non-profit group. Mike noted that a variance will be required. Jay Kullman noted the newly formed lot will not be a buildable lot. Mike noted a deed exclusion can be required.

Mike noted the sub-division meets the zoning requirement for a variance as stated in section 4.13.1 of the zoning ordinance, as the dam's deteriorating condition poses an unnecessary hardship.

Frank questioned the liability from flooding on abutting properties. Also noted, Amherst Road is owned by 2 property owners and gives access to the dam.

With no further comments, the hearing was closed at 7:20 P.M.

Next on the agenda was a continuation of the Salt Ash Land, LLC hearing from the November 1, 2022 meeting. Mike noted that a floor plan had been submitted. Concerns raised by the board were hours of operation and parking. Mike noted the traffic impact will be minimal. Al submitted photos taken at various businesses on main roadways in the area, showing existing parking situations and entrance and exists from those businesses. He pointed out the Salt Ash Inn has been the home of many different businesses in it's long past. This new business will add job opportunities in the town.

Mike noted a letter from Mary Mansfield and her family, supporting the potential new business. Many in the audience also voiced their support. Mike closed the hearing at 7:45 P.M.

Next, the board discussed the addition of a 2 foot extension on a previously approved Conditional Use application of Richard Ruggiano to build a garage adjacent to his house on Route 100. He requested to add the extension to his existing permit.

Bruce Pauley motioned to approve the extension to the existing permit. Jay Kullman seconded the motion. All were in favor.

Mike noted he will send a new Decision Letter regarding the 2 ft. extension.

The board then went into executive session to discuss the applications.

Mike noted the O'Loughlin application for a sub-division is a non-conforming sub-division requiring a variance for an undersized lot. He noted all conditional use standards are met.

Bruce Pauley made a motion to approve a variance for the sub-division. Keith Cappellini seconded the motion. All were in favor.

Regarding any work proposed for the dam, Mike stated that would be an Agency of Natural Resources state application, not a town permit.

Keith Cappellini made a motion to approve the Conditional Use permit to sub-divide the non-conforming parcel. Frank Vetere seconded the motion. All were in favor.

Regarding the Salt Ash Land, LLC conditional use application for a change of use, the board has concerns regarding the hours of operation and ample parking. Mike noted the newly formed Village District character will not be altered by the change of use. Bruce Pauley motioned to approve the conditional use application for a change of use from residential lodging to retail. Frank Vetere seconded the motion. All were in favor.

Mike noted there will be a Conditional Use hearing on Tuesday, January 3, 2023 for another sub-division for Christopher Sculti on Great Roaring Brook Rd.

A motion was made to adjourn the meeting at 8:30 P.M. All were in favor.

Respectfully submitted, as draft, until approved,



Elaine Pauley

Approved as written JAN. 3, 2023