

TOWN OF PLYMOUTH PLANNING COMMISSION
AND ZONING BOARD OF ADJUSTMENT

APRIL 4, 2023
MINUTES

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

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

Mike stated the March 7, 2023 minutes regarding the Christopher Sculti Conditional Use hearing for a 4-lot sub division should be amended to read 'the 4 lot sub-division was approved with conditions.'

Anne Brown motioned to approve the amended minutes. Rick Martin seconded the motion.

Mike then opened the floor to Jay Kullman, representing Farm & Wilderness Foundation. The foundation plans to seek approval from the Plymouth Zoning Board for a Planned Unit Development on 3 parcels along Farm and Wilderness Road sharing the span # 486-153-10350, totaling 588 acres, of which 440 are conserved lands, leaving the potential for 153 acres of development. He explained that the conserved area is located primarily in the RD10 district and the rest is located in the RD2 and RD5 districts. The buildable acres are sandwiched between Woodward Reservoir along Route 100 and the steep slopes east of Farm and Wilderness Road, yielding a potential of 153 acres of development.

A sub-division of the un-conserved land to 5 acre lots would yield a total 150,000 square feet of building space. The Farm and Wilderness Foundation seeks to have the lightest footprint possible in its structures and design them to fit well into the landscape. Rather than a sub-division, they would like to pursue a Planned Unit Development, or PUD. They would like to have permission granted to construct up to a maximum of 22,000 square feet of building space over the next 10 years. The planned structures may include up to 5,000 square feet of office space, a 10,000 square foot dormitory, single and 2 family dwellings, camper cabins, and structures that support camp activities only in the RD2 and RD5 zoning districts. No development would occur in the RD10 district where Farm and Wilderness conducts primarily forest management activities. Farm and Wilderness believes this is a creative approach that continues the low impact development of its land in order to meet it's business needs.

Mike explained the function of a PUD allows for clustering and flexibility in the design and placement of buildings and open spaces. A PUD does not circumvent zoning regulations. The Standards and Conditions for a PUD were addressed in the presentation.

Board members suggested a list of goals for the PUD development and to explain its benefits to our town. They asked how long the project will take and suggested the board include in their decision to include a statement to extend this to a longer time frame, if needed.

Mike stated we need a definition of a primitive camp in our ordinance.

Mike asked for a motion to adjourn the meeting. Bruce made the motion and Rick Martin seconded the motion

The meeting adjourned at 8:25 P.M.

Respectfully submitted,



Elaine Pauley