

Zoning Board of Appeals (ZBA)

Tuesday 1-5-2026 Great Hall 26 Court St. 6pm

Members present: Peter Connor, V-Chair Mike Leary, Chair Micheal Main, Clerk Kevin O'Reilly, Ed Conroy. Also present and discussing, but not voting, Alternates David Peck and Tom Wallace.

Others present: Plymouth KP lawyer Carolyn Murray and Hayley Reiffuss, Inspectional Services Director Jason Silva, and Administrative Assistant Denise DeCoste.

Cases 4183 and 4184 Pulte Group

Guest/Proponent speakers from Pulte Homes: Project director Essex Petri, Attorney Stephanie Keefer, and a few others. Petri was the primary speaker, for their 5th continuance meeting regarding their proposed 3 building 40B housing plan in North Plymouth. This meeting was the 6th scheduled meeting; Pulte was not prepared for the scheduled meeting of Dec. 15 and cancelled.

Summary of Relevant Discussions, Motions, Votes:

Chair Main sternly warned Pulte presenters several times during this hearing that he and all the other Board members were very disappointed that Pulte documents for each meeting had not been submitted for Board review 7 days before the meeting as requested, stating several times that "this cannot continue" and that slide shows don't answer Board member questions. Chair Main also stated that petitioners must go to all relevant Town Departments/Boards and solve all concerns before coming to ZBA meetings.

The Pulte presentation this meeting focused on environmental issues, such as compliance with MA Wetland Protection Act regulations and concluded with the information that Pulte will be returning to Conservation Commission next week Jan13 for a discussion-only presentation. Board members' questions were answered by Pulte.

Public Comments

18 citizens spoke, again were all against the project. Concerns included why the Prince St entrance was still on the plans, will Conservation Commissioners be able to visit the property, how does this project align with Master Plan concept of building 'community', does Pulte care about Plymouth at all since they haven't been complying with document requests and presented a laughable traffic study, why not build this big project in the many areas of Plymouth where there is a lot of land and space, why has not one citizen spoken or written in support of this project, is there a ZBA member who is buying property near the proposed project?

Margaret Sheehan, whose family owns and is selling the property on which the project is proposed to be built, stated that she does not support the family decision to sell to Pulte and asked how the ZBA can approve the project if they do not know exactly who owns all parts of the property.

Observer Corps Report



ZBA Member Discussion

Mr. Conroy questioned if “we have a seller” and asked Pulte to send a copy of the P-S agreement and any amendments to each ZBA member in the next 24 hours. When he asked Pulte lawyer Keefer “Is the seller backing out?” she could not answer, and Mr. Conroy did not recognize Pulte Project Director Petri to speak.

ZBA Mr. Peck moved to continue the Hearing to Feb 9. Motion seconded and passed unanimously.

Open Meeting Law concerns:

Name plates were in place for the five Board Members but were small and difficult to read from back of room. Other Town Officials were seated at the front without name plates and not introduced by the chair.

A few times throughout the meeting the audience called out that they were unable to hear and twice this Observer Corps member made a point of order from the audience that we could not hear. Presenters then became better at using the microphone, not so for most Board Members.

Motion wording, makers name, and votes were not always audible.

There were opportunities for Public Comment, but the length of time was not equal for all speakers and some speakers, at the end, were not allowed to speak even though no time limit for Public Comment had been set beforehand.

Unfortunately, this meeting was contentious at times when audience members and the Chair spoke loudly back and forth.

Issues Relevant to LWV Positions and Programs:

Affordable Housing, Aquifer Protection, and Open Meeting Laws

Possible League Action not already taken:

Alert Conservation Commission Observer that Pulte Proposal will be discussed at Jan 13 meeting.

Discuss concerns about how ZBA handles Open Meeting Law issues at our Jan.16 Observer Corps Meeting.

Martha Vautrain LWV Observer and Reporter 1-10-2025

When the official town minutes from this meeting have been approved, they will be available on the Town of Plymouth website at <https://www.plymouthma.gov/agendacenter>

Possible Heading – Questions raised about the sale of North Plymouth property to Pulte at contentious ZBA meeting