

Board/Commission/Committee: Zoning Board of Appeals

Date and location: February 9, 2026, Plymouth Town Hall, 1820 Courthouse

Members present: Michael Main, Chair; Michael Leary, Vice-Chair; Peter Connor; Edward Conroy; David Peck

Members absent: Kevin O'Reilly; Thomas Wallace

Guest speakers, Administrative Assistant, Inspectors, other town employees: Essek Petrie, Pulte Homes; Jason Silva, Building Inspector; Carolyn Murray, Town Counsel

Summary of important agenda items

This was a special meeting for engineering reports by Pulte Homes as well as further opportunity for public comments on the proposed three-building housing development in North Plymouth on Prince Street and Sandri Drive.

Essek Petrie, representative for Pulte, began the meeting by stating that the draft proposal between Pulte and the Town of Plymouth for offsite local improvement projects has not been finalized. Some items, such as emergency access, rail trail access, Prince Street turnaround, and looped water main have been agreed upon in talks with the ZBA and the DPW. He responded to the Plymouth Independent article about the EPA superfund site adjacent to the property on Sandri Drive by saying that this property is not part of their project and is not adjacent to it.

There were two engineering reports from Pulte representatives showing the water and sewer design process and blueprints. They stated that the Conservation review cannot proceed until ZBA approval, nevertheless they feel that the project is permissible under the Wetlands Act.

Essek Petrie presented the Landscape Architecture plans for all three buildings, showing plantings for natural screening and stating the intent to preserve as many trees as possible.

Chairman Main began Public Comment by asking that those who had already spoken at previous meetings on this project give others a chance to speak. Most speakers were North Plymouth residents. The EPA Superfund contamination was a new topic that many people addressed. Residents presented a letter and petition signed by 168 people asking for a delay in the process until safety concerns could be addressed. Other speakers repeated previous concerns about traffic safety, privacy of abutters, parking, snow removal and the general disturbance of a three-year construction project.

Chairman Main moved on to board discussion with the petitioner, with the assurance that he was not closing public comment. Conroy was the first to speak and said that he believes the board has the right to deny because the Purchase and Sales agreement was altered by adding more units. He asked Town Counsel for her opinion, and she advised that it is not necessarily a basis to deny but that they could reach out to Mass Housing. Conroy also asked the Building Inspector, Jason Silva, about the soil report and he replied that it is a state issue and not a town permitting issue. There was further discussion amongst Board members about soil samples and how that could be done.

The Pulte representative addressed this issue by stating that soil testing was done and arsenic was discovered. The agreement between the property owners and Pulte is that the sellers must do the remedial work to guarantee a clean site and this is being monitored by MASS DEP.

Peck spoke about the lack of amenities being offered to the town compared to other 40B's. Leary asked about waivers and pointed out that the project is two separate applications. Main closed the meeting by asking Pulte to give all the proper documents, the current waiver list, and the landscape plans.

Issues relevant to LWV position/programs:

North Plymouth residents present petition against Pulte housing proposal until EPA superfund issue is resolved.

Open Meeting Law (OML) concerns	Yes	No
Meeting held in an accessible location?	x	
Name cards identifying Members in place and readable by attendees?	x	
All speakers audible to all attendees?	x	
All visuals visible to all attendees or handouts available?	x	
Motion wording, motion maker names, and votes audible to all attendees?	x	
Minutes from previous meeting posted per OML?	x	
Opportunity for public comment?	x	
All attendees were courteous to each other?	x	
Executive Sessions were for one of 10 reasons per OML?	NA	

Observer Corps Report



Observer name and date: Susan F. Dwyer, 2/16/2026

- <https://www.youtube.com/watch?v=9pEz-h3MBtw>
- When the official minutes from this meeting have been approved, they will be available on the Town website at <https://www.plymouth-ma.gov/agendacenter>