

ZBA Delays Final Vote on North Plymouth 40B Project to April 13

Zoning Board of Appeals

April 6, 2026

Great Hall, Town Hall

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

Members absent and not voting on Pulte petition: Kevin O'Reilly, Thomas Wallace (alternate)

Town employees at the table: Admin Assistant Denise DeCosta, KP Law Counsel Carolyn Murray, Building Commissioner Jason Silva

Summary of important agenda items

Main opened the meeting with a general statement about the nature of 40B projects. He said this isn't the worst one he has seen in 21 years. The Board proceeded to discuss the waivers. Leary said that there was precedent to accept the sewer and water waivers. Peck agreed and Main acceded to the Board. Leary presented seven conditions and consulted with Carolyn Murray as to wording. His conditions included the water loop with DPW, the turnaround on Prince Street, emergency vehicle upgrades, the 25% affordable housing clause and how that is accomplished, and other access, gravel, and dark sky provisions.

Peck presented his conditions, some for both projects and some for Sandri Drive. He proposed that the test soil be excavated and removed to a designated site. He wants vibration testing and a promise to keep the rail trail open during construction. Also, he asked for two monitoring wells to be permanently installed. Murray responded that current landowners Eight Mates have already put in the wells. Peck said that they are listed as temporary and he wants them to stay. Conroy agreed that if the site is not clean there will be no project. Leary and Main did not see the need for permanent monitoring. Murray stated that the EPA and DEP handle this and it might not have to be permanent. She thought the Board was outside its lane in requesting this. Conroy asked if there was a local bylaw and Building Commissioner Silva replied no. Peck agreed that he would let it go. Conroy expressed his frustration that he has gotten no response from Town Hall to his questions about environmental and traffic studies.

Silva addressed two conditions that he would like to change. He felt that the Board should sign off on the approval of final plans rather than leave it to him. He also didn't want to stipulate the hours of operation. Main said they were Monday through Saturday, 7 am to 7 pm, although there was mention of it being 7 days a week. Main stated that it should not be on Sundays.

Observer Corps Report



When Board discussion was completed, Main said there were too many changes in the conditions to take a final vote without seeing all the new wording first. Murray said they could just vote on the waivers. A motion to vote on that was made by Leary and seconded by Peck. The Board voted unanimously to accept the waivers. The final vote on the project was scheduled for April 13.

Issues relevant to LWV position/programs: Affordable Housing

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?		X1
All visuals visible to all attendees or handouts available?	NA	
Motion wording, motion maker names, and votes audible to all attendees?	X	
Minutes from previous meeting posted per OML?	X	
Opportunity for public comment? (<i>public comment was closed at this meeting</i>)	NA	
All attendees were courteous to each other?	X	
Executive Sessions were for one of 10 reasons per OML?	NA	

X1 There was some difficulty with the microphones and many people in the audience said they couldn't hear. The technician provided headphones for two people who requested them.

Public Meeting Best Practices	Yes	No
Was a name card for each Member in place and readable by attendees?	X	
Were visuals presented during the meeting visible to all attendees?	NA	
Were all in attendance civil and courteous to each other?	Y	
Did Members follow their published Policies and Procedures, if any?	Y	

Observer Corps Report



Was any conflict of interest disclosed per State Ethics Law or Plymouth By-Law?		N
Was there an opportunity for public comment as encouraged by Attorney General?	NA	
Comments, Footnotes:		

Observer: Susan Ferrari Dwyer, April 8, 2026

Local Seen Recording: https://www.youtube.com/watch?v=L_sAL8s7Vgk

- 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>