



MASTER PLAN COMMITTEE

March 11, 2026

AGENDA

1. // VIRTUAL OPEN HOUSE RECAP
2. // REVISED DRAFT MASTER PLAN
3. // WHAT'S NEXT



01 // VIRTUAL OPEN HOUSE RECAP

Draft Plan Virtual Public Meeting

January 8, 2026

Zoom

50+ attendees overall

Among 35 poll responses at beginning of meeting:

- o **One-third** attending their first comp plan meeting
- o 40% had attended 3 or more meetings



- o Most were year-round residents (91%)
- o 26% work in Plymouth
- o 20% business owners

Draft Plan Virtual Public Meeting Q&A

11 questions submitted and responded to by project team

- 5 related to housing
- 2 related to transportation
- Others related to natural environment, water quality, North Plymouth, and implementation



Online Feedback

- Feedback form available on project website for 2 weeks after meeting
- **13 online comments** submitted
 - o 6 Environment and Climate
 - o 2 Economy
 - o 2 Overall
 - o Implementation, Public Facilities, Housing
- 3 email comments (2 repeating online comments)



Project Website Engagement

- Over 500 unique visitors since January 1
- **220+ draft plan document downloads**
- 140+ executive summary document downloads
- 100+ views of virtual public meeting recording (shared on project website)



<https://tinyurl.com/PlymouthCompPlan>

02 // REVISED DRAFT MASTER PLAN

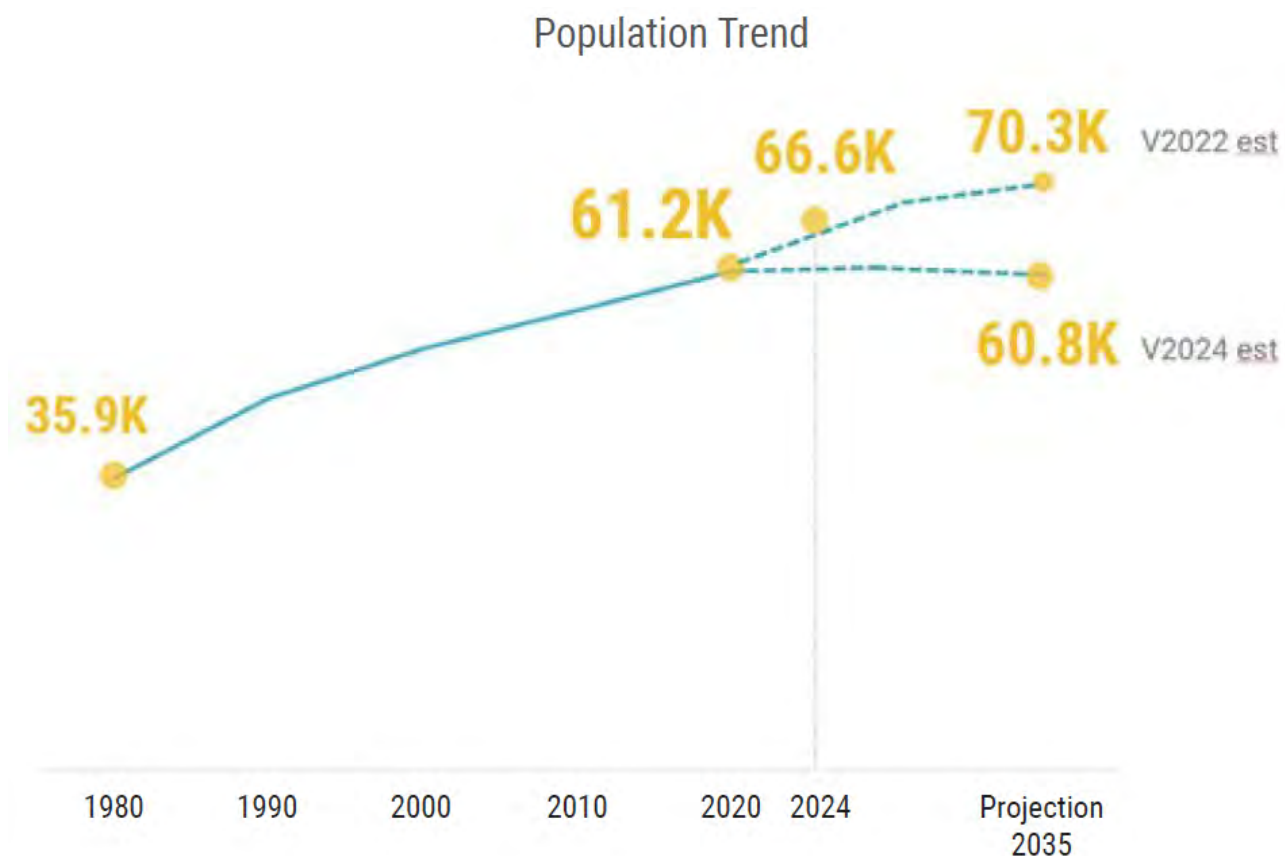


Changes in Response to Public Feedback

- E-10 added point about addressing artist/maker spaces in zoning and reference to MAPC's "Arts and Planning Toolkit" (Economy)
- Environment and Climate chapter:
 - Modified introduction to highlight Coastal Pine Barrens and other unique features
 - Mentioned aquifer's connection to both water supply and surface water health
 - New NR-3: Update Town's water conservation plan (Natural Resources)

Changes in Response to Public Feedback

- HCC-2 added reference to engaging local arts/culture community (Historic & Cultural Character)
- PFS-8 added reference to Long Beach to strategy about improving public facilities (Public Facilities & Services)
- Added Library as partner to several strategies (Implementation)
- Added latest population estimate from Census Bureau (per Town)



Implementation Chapter

The Roadmap for Town Staff and Others

I-1. Create an interdepartmental working group that meets quarterly to support implementation of the Comprehensive Plan across Town departments and committees.

- a. Include consideration of resiliency and sustainability initiatives that involve multiple departments.
- b. Use meetings to inform annual budgeting and department work plans.

I-2. Create a Comprehensive Plan implementation committee with representation from key geographic and topic areas to monitor ongoing implementation of the plan's goals and strategies.

- a. Assess progress based on performance metrics.
- b. Communicate progress with the public to highlight successes.

I-3. Conduct an interim review process of the Comprehensive Plan after five years.

I-4. Update the Plymouth Comprehensive Plan every ten years.

The Roadmap for Town Staff and Others

IMPLEMENTATION MATRIX | HOUSING



GOAL/STRATEGY	RELATED GOAL(S)	LEAD	PARTNER(S)	TIMELINE
H. Develop a variety of housing types that better meet the diverse and changing needs of our multi-generational community.				
H-1. Promote and prioritize infill development, adaptive reuse, and the redevelopment of existing buildings, Town-owned properties, and underutilized or vacant commercial properties for mixed-income housing. a. Direct future infill and mixed-use development toward Downtown and Village Service Areas to encourage the critical mass necessary to create a complete and vibrant neighborhood. b. Continue to evaluate Town-owned land for housing suitability. c. Study opportunities for the re-use of existing buildings, previously developed land, or Town-owned sites for new community housing.	Economy Public Facilities & Services	DPD	Planning Board, Zoning Board of Appeals	Ongoing

Implementation Matrix

- **Strategy:** listed in topic chapters
- **Related goals:** highlight interconnectedness of topics and strategies
- **Lead:** primary responsibility (typically a Town department)
- **Partner(s):** secondary responsibility (other department, board, and/or committee)
- **Timeline:** estimate subject to changing future conditions
 - o Ongoing
 - o Near-term: 1-3 years
 - o Mid-term: 4-6 years
 - o Long-term: 7+ years

Fiscal Planning - Suggested Strategy

Develop and maintain a multi-year budgetary plan that forecasts future revenue and expenses. Use that plan to identify proactive strategies that address anticipated issues or opportunities.

- Related Goals: Public Facilities and Services
- Lead: Town Manager
- Partners: Finance Department, Select Board
- Timeline: Near-term



03 // WHAT'S NEXT?

Next Steps in the Process

- Any revisions prior to 3/25 Planning Board hearing
- Formal review and adoption process:
 - Planning Board adopts plan
 - Select Board can endorse plan



**Advancing
Community
Affordability**



**Integrating
Sustainability &
Resilience**



**Addressing Public
Health, Walkability,
& Wellbeing**



Thank You!