



Source: <https://redbrookplymouth.com/about/>

LISTENING SESSION – Redbrook

January 29, 2025

AGENDA

01 Purpose

02 Master Plan Process

03 Current Conditions + Trends

04 Hearing From You

05 Upcoming Engagement

MEETING GROUND RULES

- Please save your comments until you are called on
- We want to hear from as many people as possible! Please allow everyone to speak
- Please limit your comment to two minutes at a time
- Be respectful

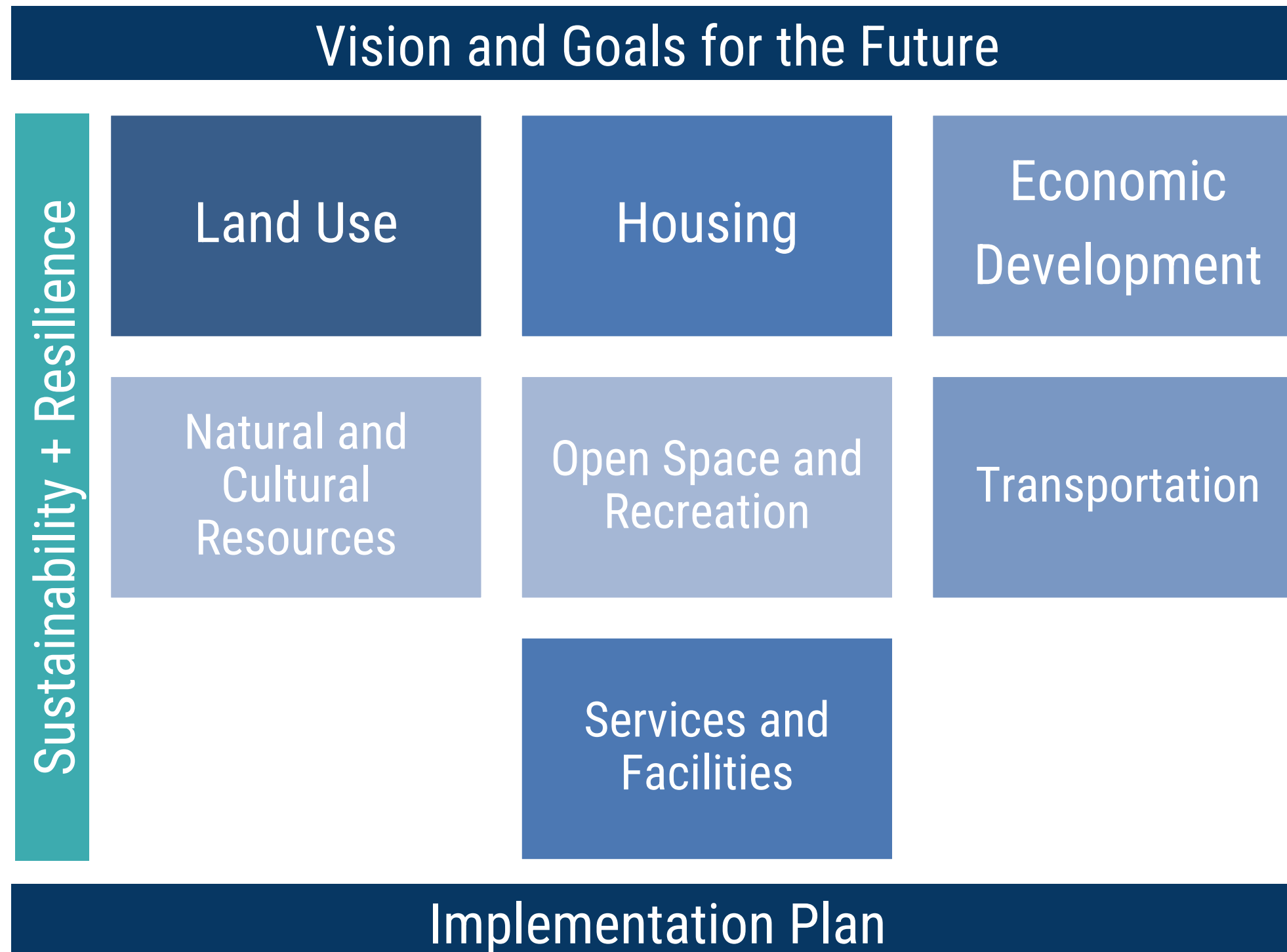
01 PURPOSE

WHAT IS A MASTER PLAN ?

- A **blueprint** to guide local government in achieving the community's vision.
- Provides a **basis for decision-making** about long-term physical development.



WHAT IS INCLUDED IN A MASTER PLAN ?



HOW IS A MASTER PLAN USED?

- Informs Town budgeting and decision-making
- Basis for zoning changes to reflect desired future land use
- Tracking tool to measure progress over time



WHY PLAN NOW?

- Current master plan was adopted in 2006 – much has changed since then
- Plymouth needs to define a shared community vision for its future
- The time is ripe to develop strategies that address the next phase of Plymouth's evolution



02 MASTER PLAN PROCESS



MASTER PLAN COMMITTEE

- Steve Bolotin, Chair - Planning Board
- Kevin Canty, Vice Chair - Select Board
- Robert Morgan - School Committee
- Joseph Hutchinson - Committee of Precinct Chairs
- Kevin Hood - Plymouth Regional Economic Development Foundation
- Kathy Castagna - At-Large
- Arthur Desloges - At-Large
- Tara Killory - At-Large
- C Peter Svahn - At-Large

AN 18-MONTH PROCESS



CREATE A SHARED VISION

Residents, business owners, students, and others share their ideas to inform the community's vision for the future of Plymouth.



IDENTIFY GOALS AND STRATEGIES

Identify shared priorities, evaluate alternatives, and define clear strategies to achieve your goals.



DEVELOP AN IMPLEMENTATION PLAN

Establish an action plan for implementation.

Review the complete draft plan with the public prior to formal public hearings.



THREE PHASES OF COMMUNITY ENGAGEMENT

	Phase	Purpose	When
01	Visioning	Discuss desired future of Plymouth, identify priorities and areas of interest	Summer 2024
02	Plan Development	Explore topics, evaluate alternatives, discuss priorities	Fall-Winter 2024-25
03	Draft Plan	Review draft plan elements and provide comment prior to formal public hearings	Spring-Summer 2025

VISIT THE PROJECT WEBSITE TO PARTICIPATE ONLINE AND STAY INFORMED

Participate when it's convenient for you.

- Interactive map and surveys
- Latest project news and upcoming meetings/events
- Past presentations and project documents



Project website link:

<https://tinyurl.com/PlymouthMasterPlan>



TALK TO US AT LOCAL EVENTS

“Charting Our Future Together” team members will attend several local events to chat with people and share information

- Planning process information and website link
- Brief surveys or other input opportunities
- Through the summer and fall



Center for Active Living



Waterfront Festival

03 CURRENT CONDITIONS AND TRENDS

LEARNING FROM RECENT PLANS

2024 Housing Production Plan
Priority Plymouth: Climate Action
and Adaptation Plan
Age- and Dementia-Friendly
Plymouth

2020 Climate Ready Healthy Plymouth

2019 Plymouth Center Waterfront Area
Master Plan Update

Housing Production Plan

Draft Water System Master Plan

2018 Economic Development Strategy
Report

2017 Open Space and Recreation Plan

2016 West Plymouth Village Center
Master Plan Update

2014 Manomet Village Center
Master Plan Update

2011 North Plymouth Village Center
Master Plan Update

2009 Cedarville Village Center
Master Plan Update

2007 Plymouth Public Space Action Plan

2006 “Growing Smarter” 2004-2024
Master Plan

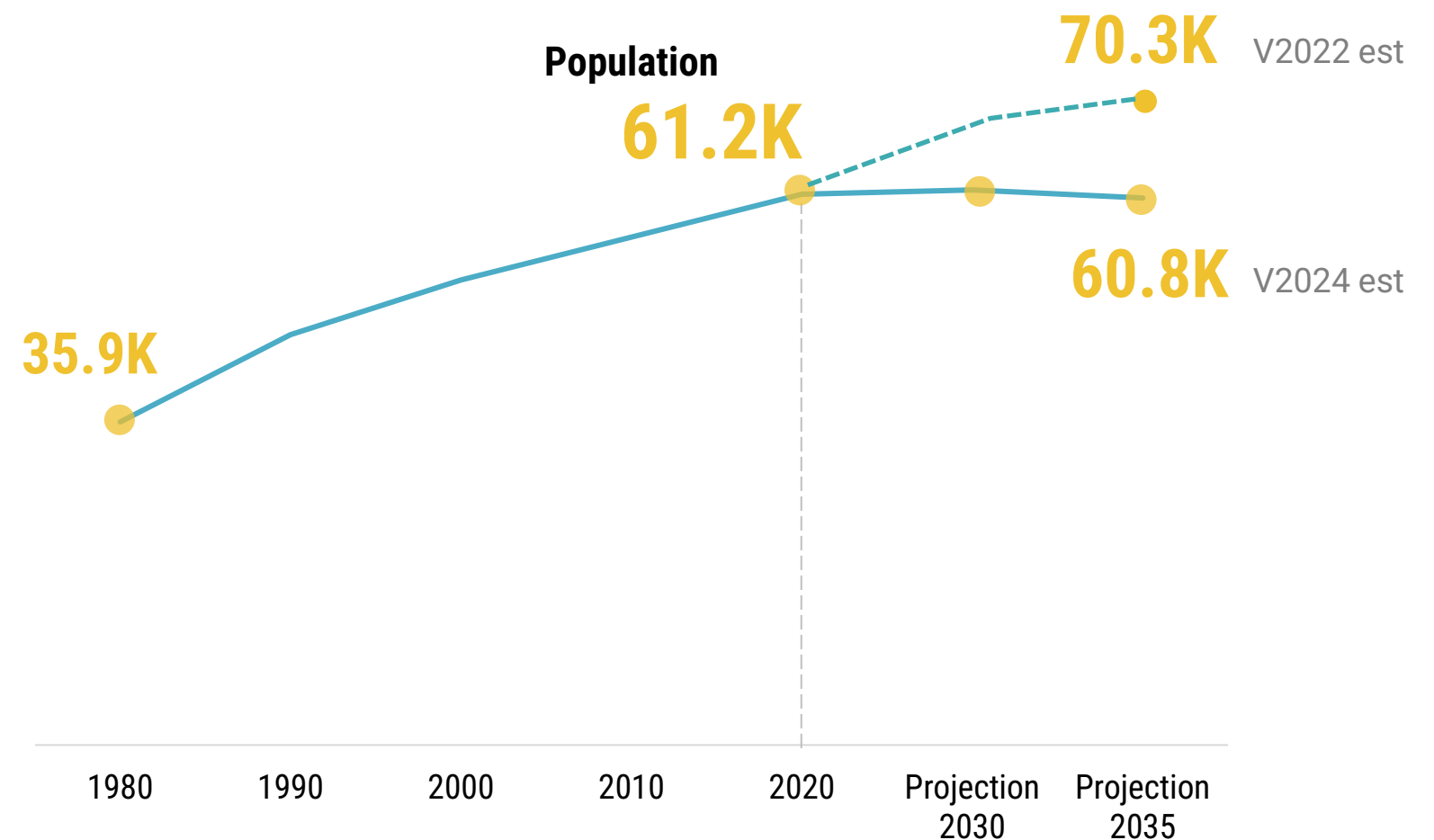
Strategic Action Plan

Plymouth Water Transportation Plan

Population is growing, but likely at a slower rate

Rate of growth 2000-2020
higher than Plymouth County
or MA overall.

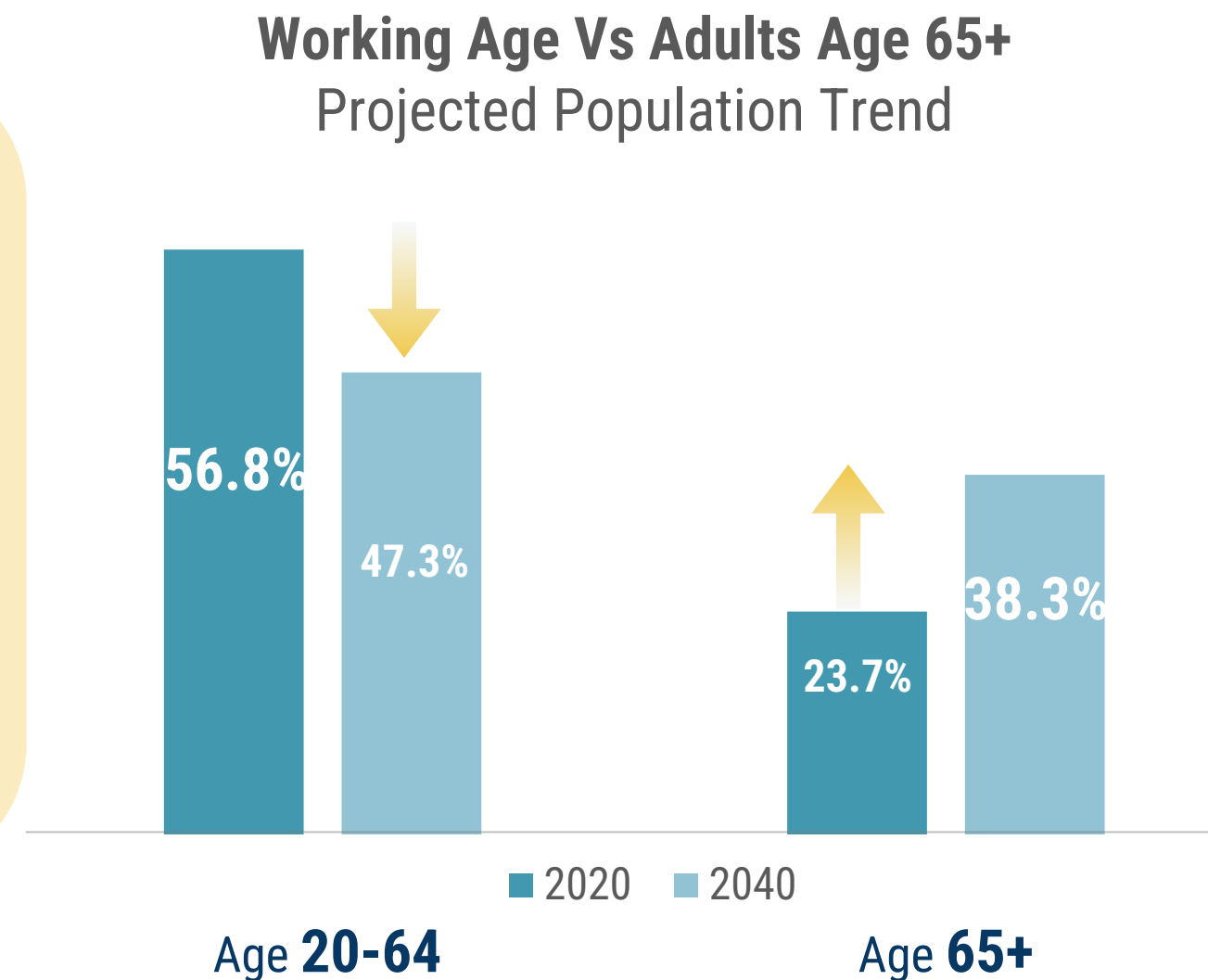
Plymouth projected to grow
but at a slower rate.



Source: U.S. Census Bureau decennial Census data, UMass
Donahue Institute Population Estimates v2022 and v 2024

Share of population age 65+ will continue increasing

The population older than 65 years could increase to more than **one-third** by 2040, while that of working age adults [20-64 years] could decline to **less than half** of the total population.



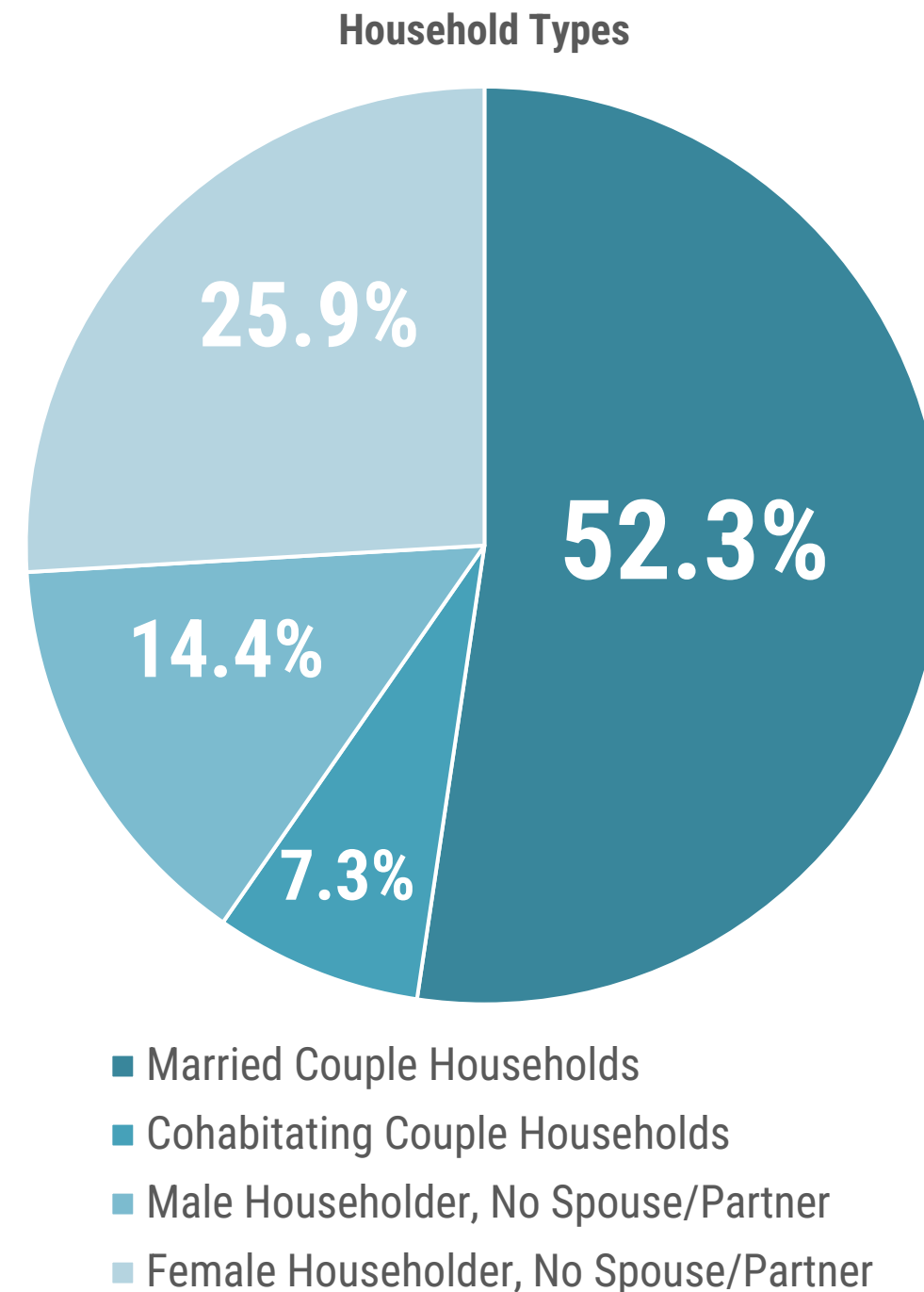
Source: UMass Donahue Institute Population Estimates v2024

Fewer households have children; more households live alone

About 22% of households have own children <18 years old, down from 2010.

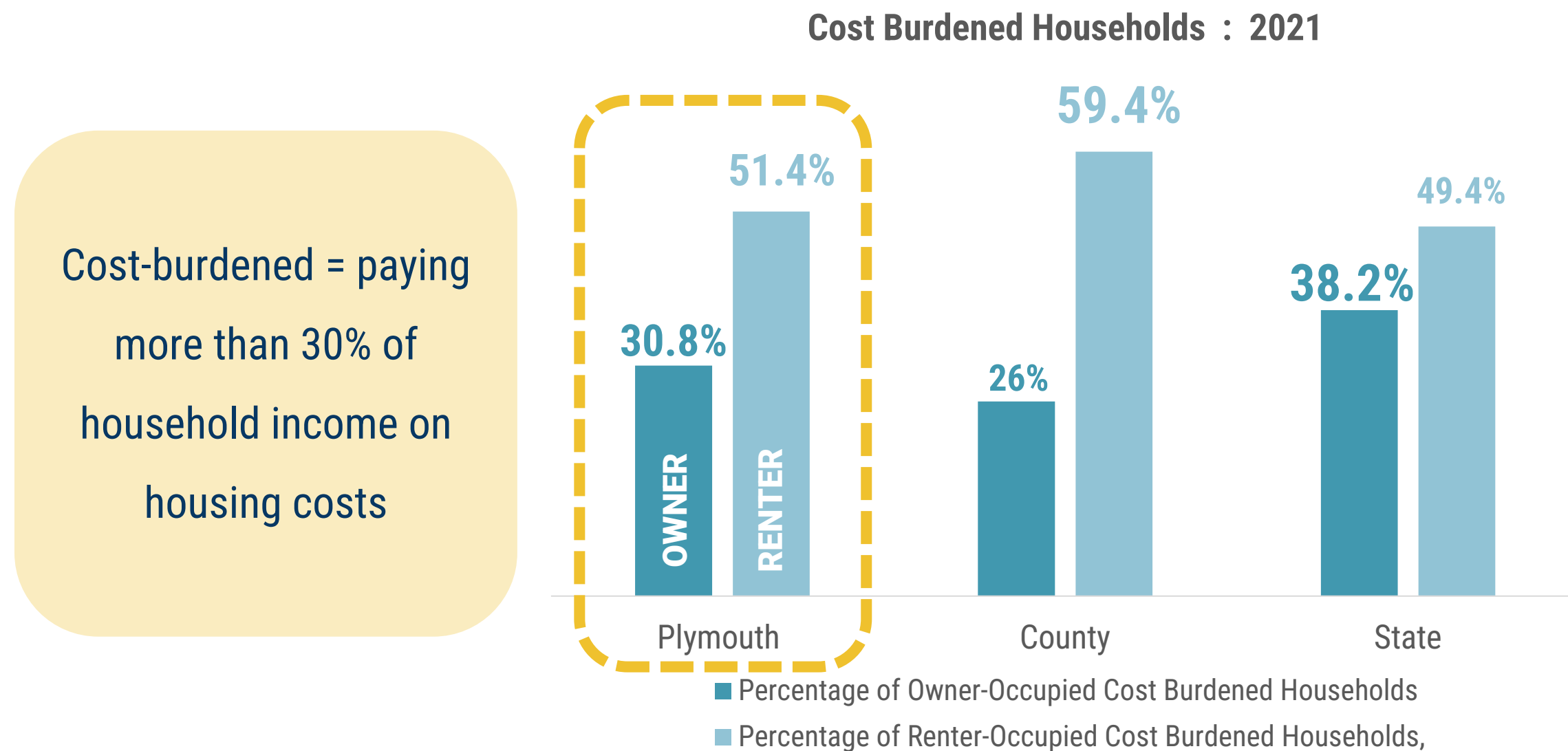
About 26% of households are 1-person, up from 2010. Half of those are 65 years and over.

1/4 of householders are **living alone**



Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

Half of renters and nearly one-third of homeowners are considered cost-burdened



Source: U.S. Census Bureau, 2017-2021 American Community Survey

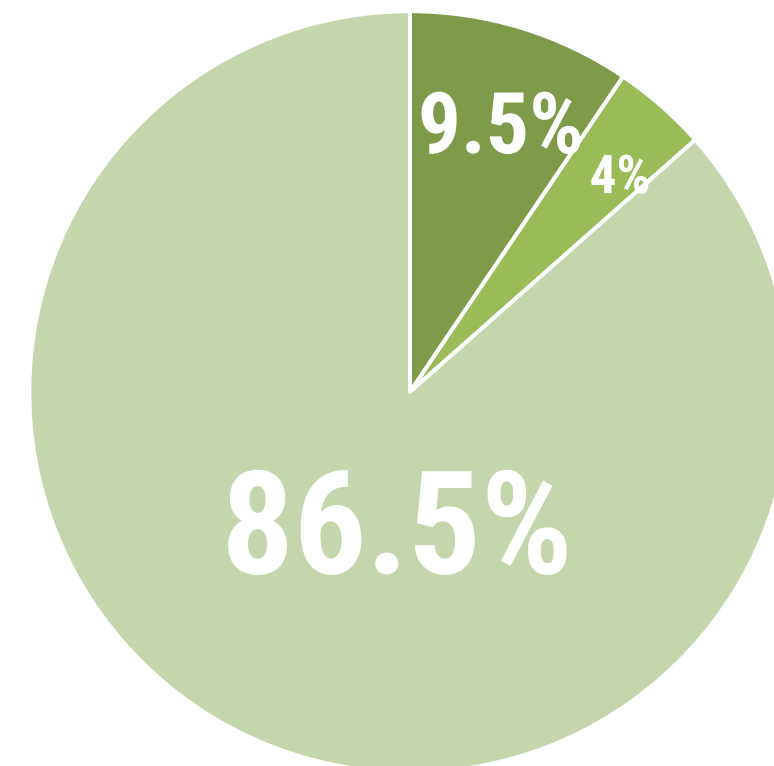
One-third of Plymouth is open space

More than **1/3** of
Plymouth is open space,
of which nearly 87% is
permanently protected.

36.9%
Open Space



Types of Open Space



- Not Protected Open Space
- Other Open Space
- Permanently Protected

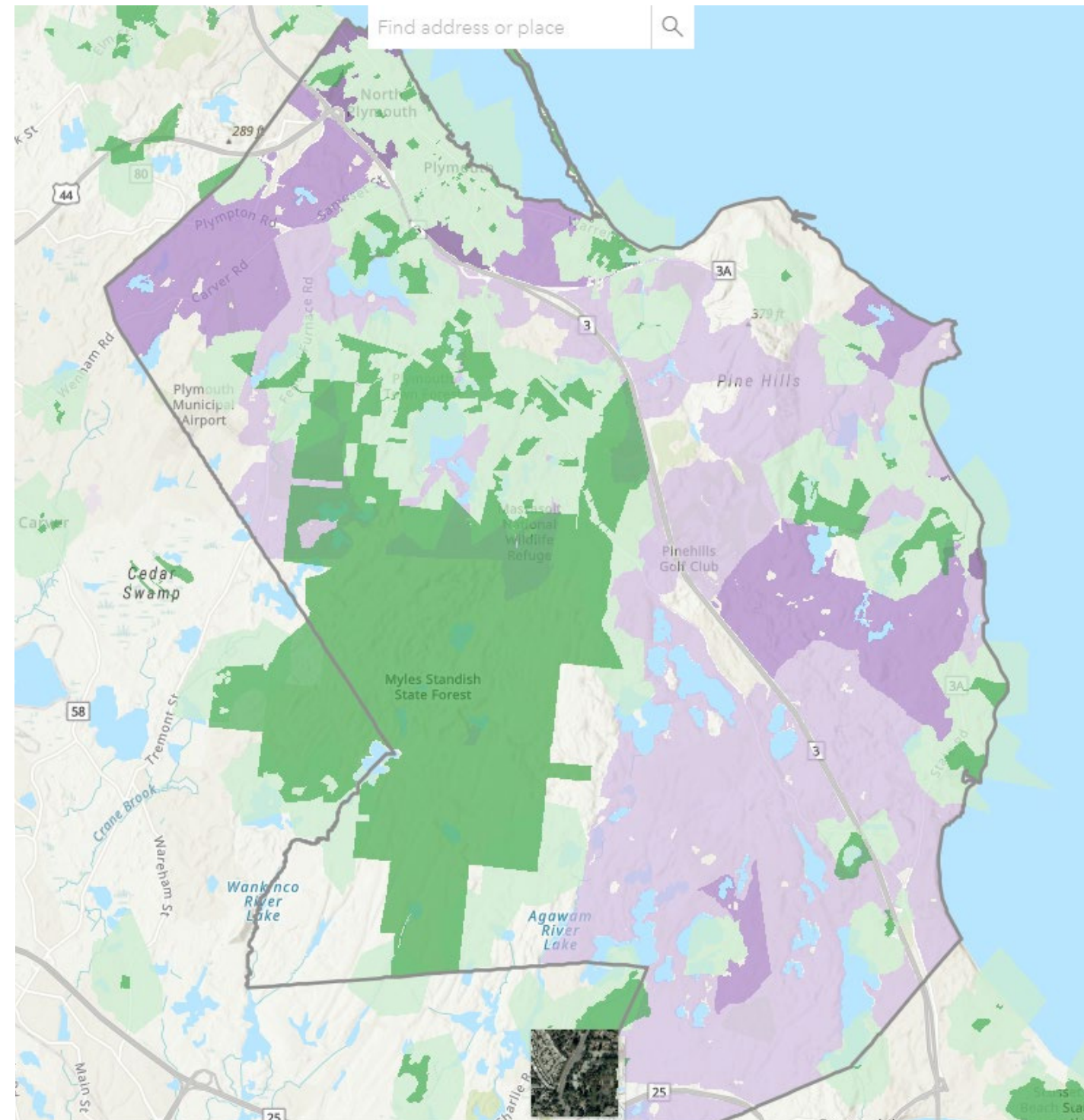
Source: MASSGIS

Convenient access to public parks is somewhat limited

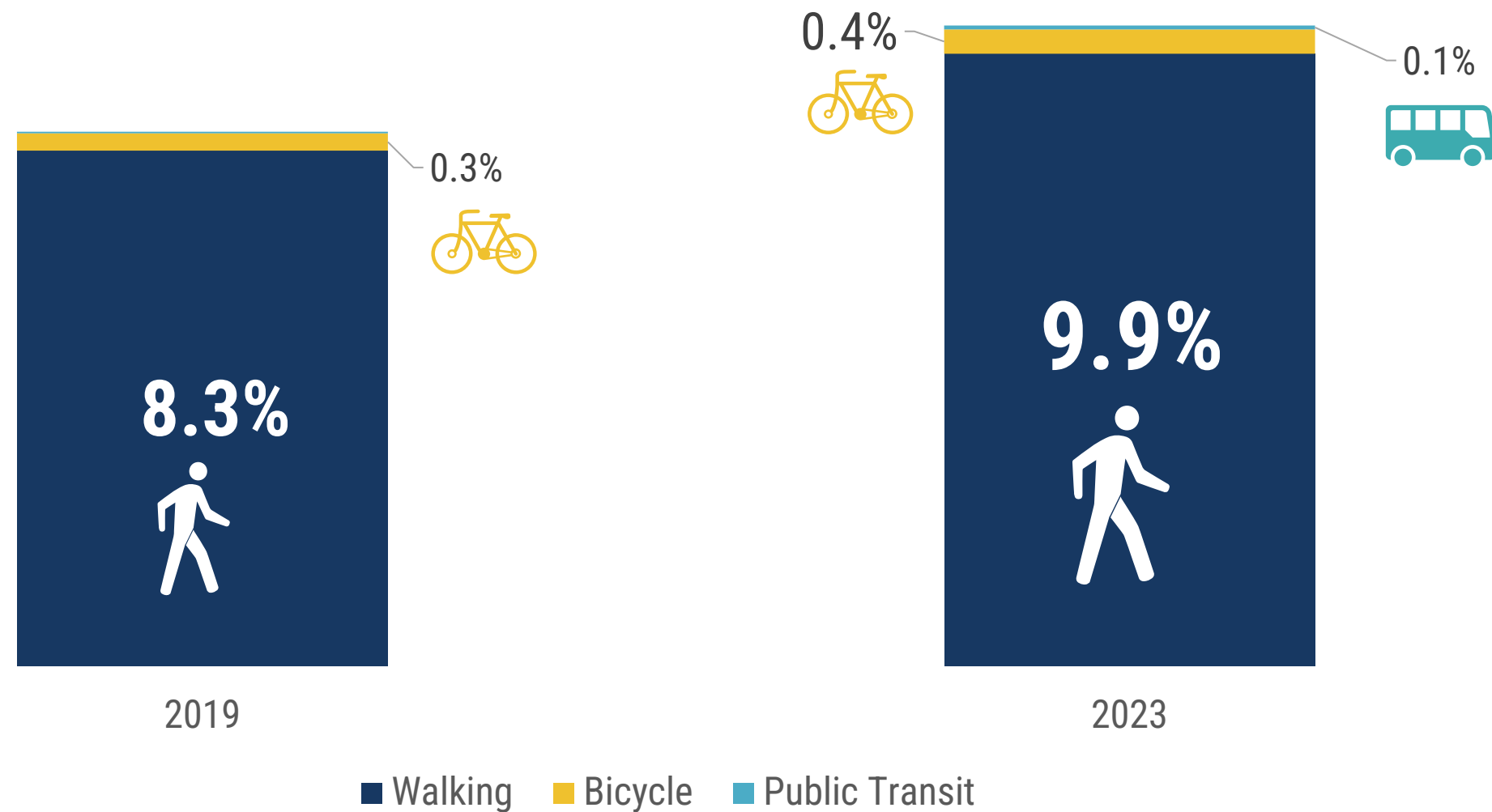
38% of people live within
a 10-minute walk of a
park - lower than national
average of **54%**.

Source: ParkServe by
Trust for Public Land
<https://parkserve.tpl.org/mapping/#/?CityID=2502354310>

- ☒ **Park With Public Access**
- ☒ **10-Minute Walk Service Area**
- ☒ **Priority Areas For New Parks**
- Very High
- High
- Moderate



Transportation is more than driving – almost 20% growth in walk trips between 2019 and 2023



Source: Replica 2019, 2023

Economic Base Conditions

- More resident-workers than jobs in Plymouth
 - Resident labor pool of approximately 31,000
 - Approximately 26,000 jobs in Plymouth, plus 2,800 self-employed people
- Most jobs in Plymouth are held by non-residents
 - There is a difference between jobs available in Plymouth and the industry/occupational mix of residents
- Work-from-home has quadrupled – now the 2nd largest “employer” in Plymouth
- Retail may have peaked – retail establishments shrank since 2012

Town's revenue heavily dependent on residential tax base

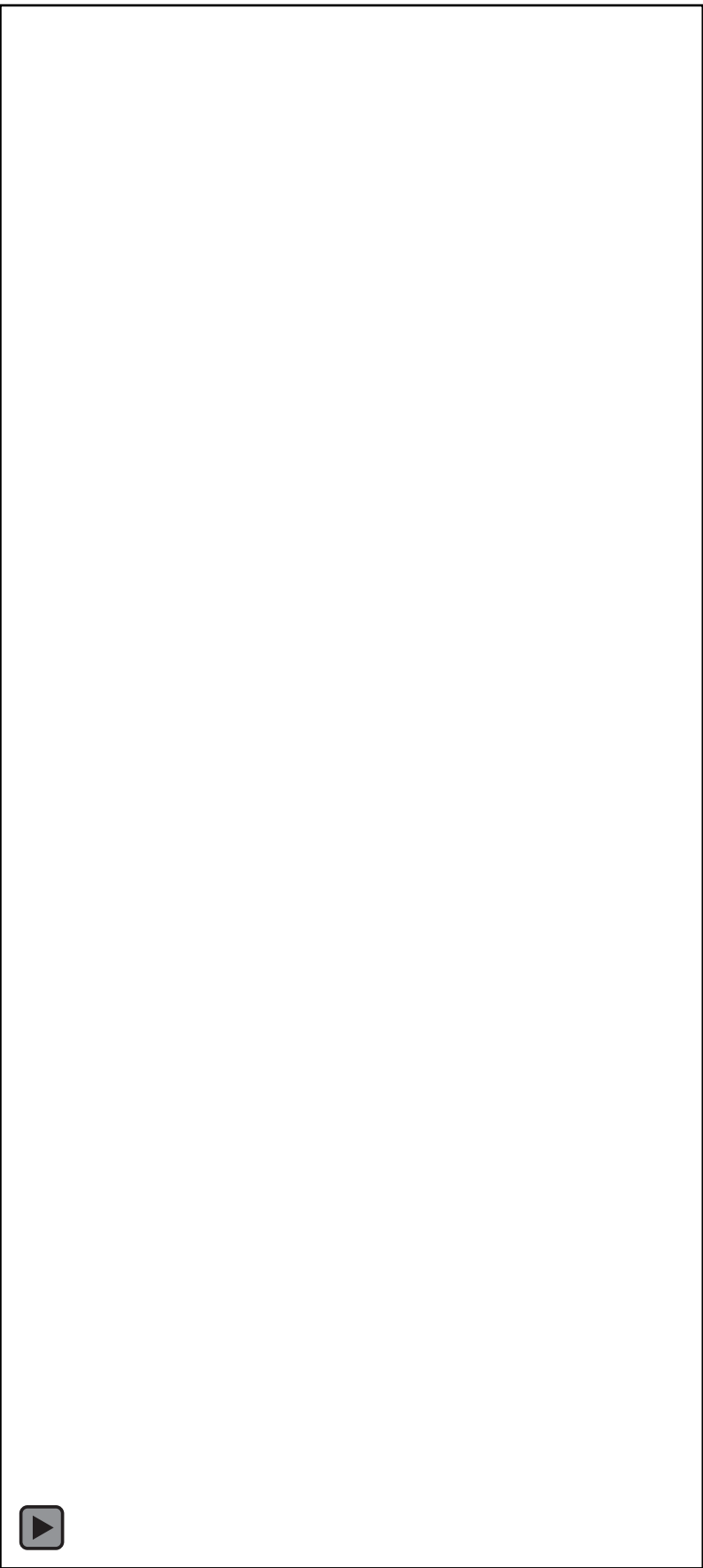
- Over the past decade, overall property valuations (tax base) have grown 73% - but the commercial/ industrial base has slightly decreased.
- State local aid has decreased after a Covid-era increase

04 HEARING FROM YOU

Please leave all written materials on the tables

What we hear will be used to develop a **draft vision statement and goals** for the future of Plymouth

- Ideas on the individual worksheets and table maps will be summarized.
- Input from the online survey will be added to tonight's.



05 UPCOMING ENGAGEMENT OPPORTUNITIES

VISIT THE PROJECT WEBSITE TO PARTICIPATE ONLINE AND STAY INFORMED

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Tell your neighbors and friends!



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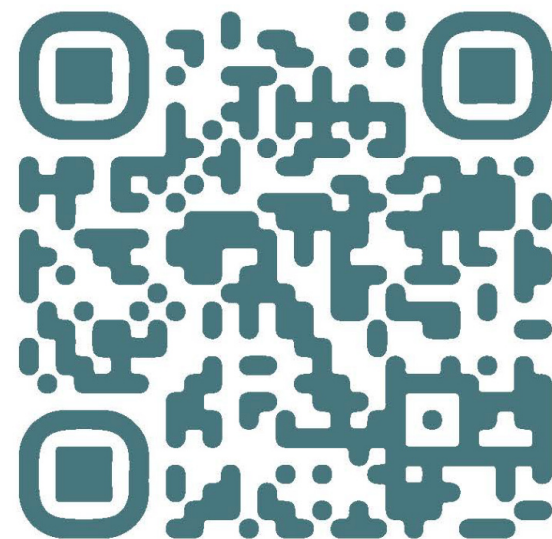






Help Imagine a Thriving Future for the Pilgrim Site

The Pilgrim Power Station has provided energy and employment to our region for more than 50 years. With its closure, the Town of Plymouth is presented with a unique opportunity to reimagine the use of this large piece of land located along the bay between Manomet and Plymouth Town Center. Together with consultants, the Town of Plymouth is embarking on a planning process to envision the long-term future of the 1600 Acre Area including the former Pilgrim Power Station and its hillside surroundings. We need all members of the Plymouth community to join us in creating this vision. Where should we develop? Where should we conserve? What makes this site special to you? How can we create job opportunities and economic opportunities to sustain the Town’s vitality and quality of life? Join us as we tackle these and other big questions about the future of the Pilgrim 1600 Acre Area!



Scan me or enter the URL below to learn more and take the survey!

pilgrim1600.engage.sasaki.com

Stay involved!

Visit the website to take surveys and learn more about the project.



A blue-tinted photograph of a park. In the center background, there is a tall, cylindrical monument topped with a statue. The park is filled with bare trees, and a row of multi-story houses is visible behind the trees. A paved path leads from the foreground towards the monument. The overall scene is quiet and somewhat somber due to the monochromatic color scheme.

THANK YOU!