

PLYMOUTH MASTER PLAN
LISTENING SESSION
AT
THE PINEHILLS

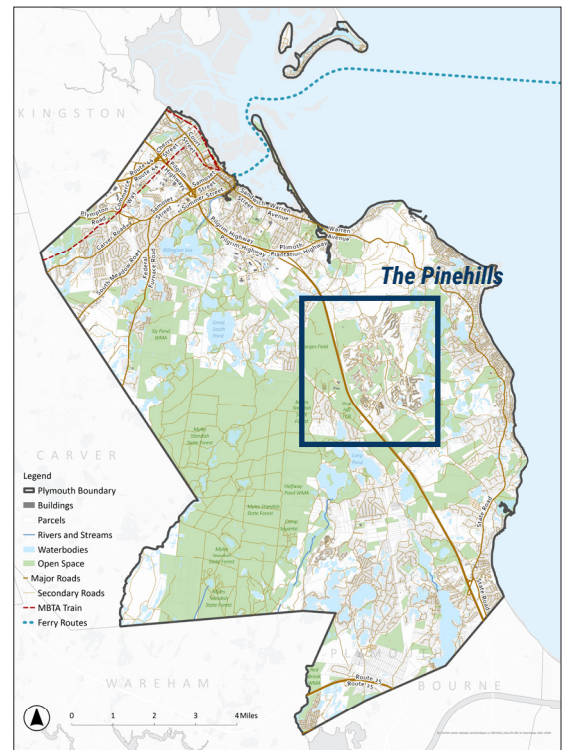
OVERVIEW

DATE: October 30, 2024

LOCATION: The Pinehills, 55 Stonebridge Road, Plymouth

TIME: 6-7:30 PM

SUMMARY: The consultant team and Master Plan Committee started the session by providing a brief overview of the master planning process and highlighting opportunities for community involvement. They then presented high level findings of existing conditions and recent trends for initial context to ground the discussion. The presentation was followed by a community dialogue with attendees sharing what they like about Plymouth and what they see as challenges. Priorities and aspirations for Plymouth to work towards over the next ten years were also explored. The feedback gathered from the listening session will be shared with the full Master Plan Committee and project team. It will be combined with other feedback collected throughout the process and used to inform plan development and potential strategies.



KEY THEMES

WHAT PEOPLE LIKE

- Activeness of the community - there is always something going on
- Local history and historic places
- Proximity to ocean
- Quality of life offered
 - Education, stability, opportunity
- Amount of open space and recreational spaces
- Rural character
- The Pinehills
- Public services and amenities - especially the Center for Active Living and Plymouth Public Library

IDENTIFIED CHALLENGES

- Cost of living
- A collective sense of where Plymouth wants to go. What does Plymouth want to be? A residential community, a tourist community, a corporate-focused community?
- Town's residential tax burden
- Commercial development
- Creating and retaining talent
- Housing - need for more diversity of housing types, especially smaller and clustered development styles
- Cost of school system is high but student outcomes are not there
- Achieving unfunded State and Federal mandates are especially challenging for large towns like Plymouth and creates inequities
- Attracting businesses, especially larger manufacturing/industrial/commercial-industrial businesses due to Plymouth's location (limited major highway access and adjacency to Cape)
- Transportation - public transit and roadway infrastructure

IDENTIFIED OPPORTUNITIES

- West Village Shopping Plaza area - can development be incentivized here (higher density, mixed-use)?
- Incorporate education in master plan
- Any received funding can be leveraged for new industry and climate resilience
- Water transportation, like a ferry to Boston
- Developing more localized transportation options that can support the Villages and Village life
- Holtec Site– could be a great location for a University. Nuclear power, connections to MIT, education resources that can make connections between high schools and institutions of higher learning. Could be real opportunity

PRIORITIES

- Amend zoning to make commercial development more feasible for the types of businesses the community wants
- Preserving history and support arts and culture
- Ensuring new development doesn't erode open space/recreational resources
- Identify areas where new development should be supported based on infrastructure capacity
- Climate adaptation and resiliency

COMMUNITY QUOTES

WHAT CAN PLYMOUTH BE IN 10 YEARS?

Community members say it best! Participants were asked to think about and share their aspirations for Plymouth in 2030 and beyond. The quotes shared below capture the community's comments.

"America's hometown tomorrow"

"To show the world **there are ways to do new things in an old town**"

"A place where my 4 grand children can find opportunity, a great place to live, and a place they can contribute to for the next Master Plan"

"I want my grandchildren to be able to live here"

"An emerging education hub in 10 years"

