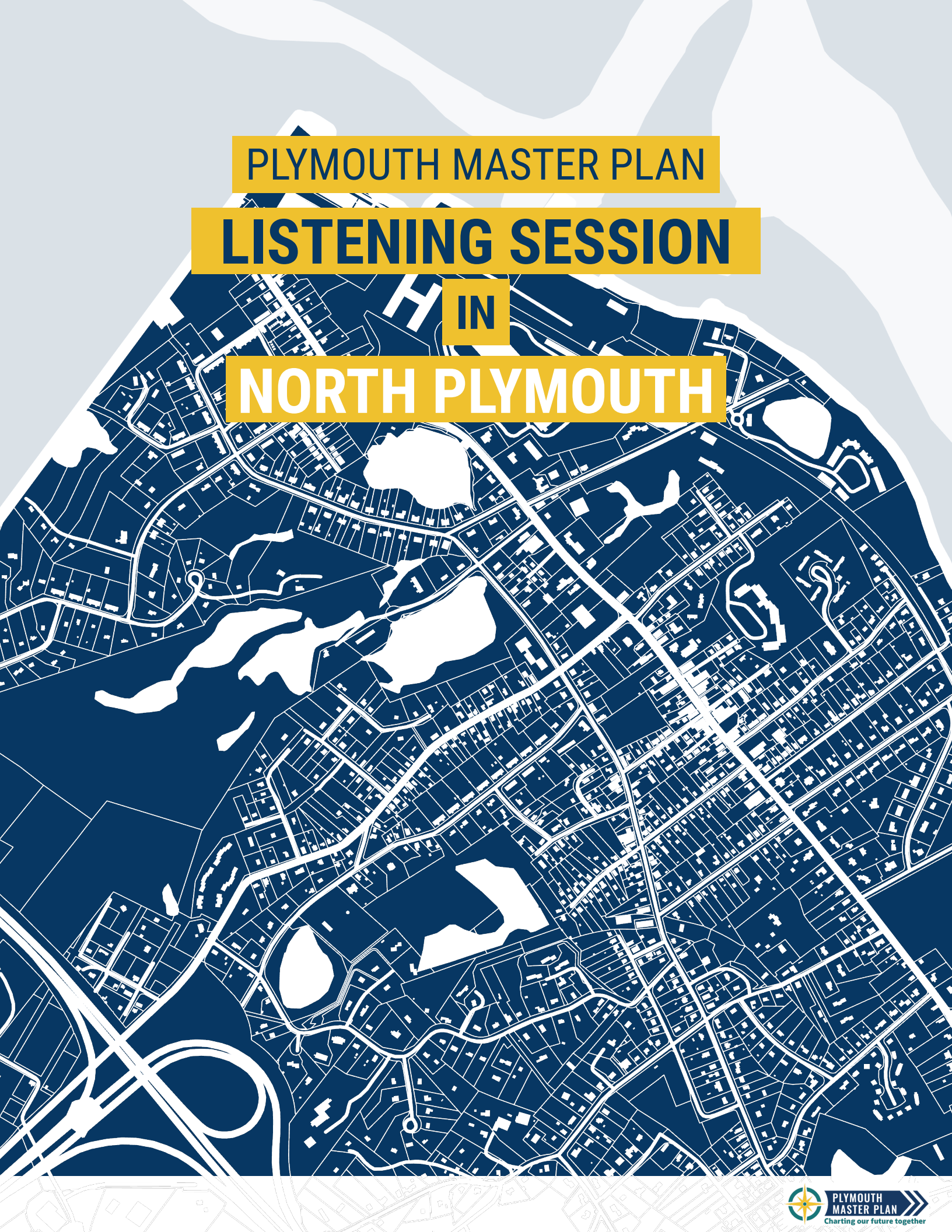


A stylized map of North Plymouth, Massachusetts, rendered in white lines on a dark blue background. The map shows a dense network of streets, including major thoroughfares like Route 1A and Route 1, and several bodies of water such as Nahant Pond, Lake Umbagog, and the Nahant River. The map is partially obscured by text overlays at the top.

PLYMOUTH MASTER PLAN

LISTENING SESSION

IN

NORTH PLYMOUTH

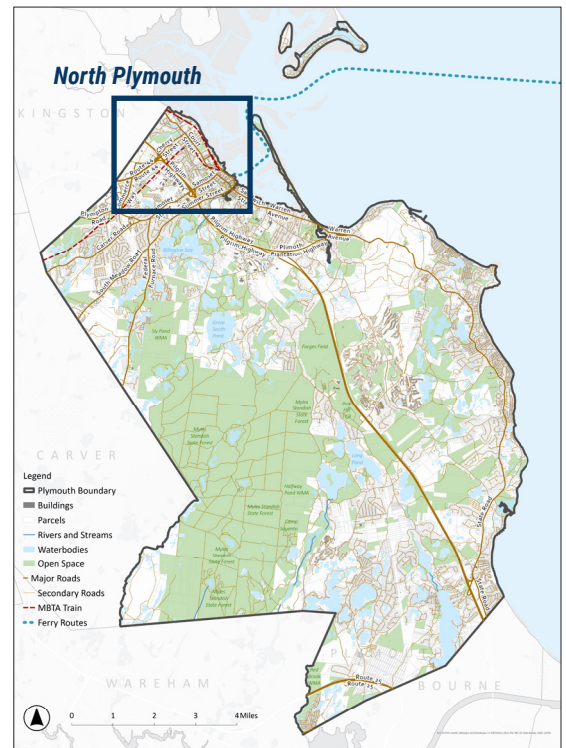
OVERVIEW

DATE: November 18, 2024

LOCATION: Cold Springs Elementary School, 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

- That Town Meeting has prioritized the purchase of large tracts of land to preserve - especially in South Plymouth - to prevent areas from becoming built-up

IDENTIFIED CHALLENGES

- Town's residential tax burden
- Commercial development has been a struggle for decades
- Larger residential developments like 40B projects
- Housing - the need for more diversity of housing types and for meeting affordability requirements in context to Plymouth (not Cambridge and Boston)
- Limited infrastructure in North Plymouth
- Declining/leveling off of population (per future population projections)
- Filling and maintaining large schools in the face of an aging population
- Traffic in North Plymouth (especially along 3A)
- Water supply - there is not enough water and water infrastructure to support some development types in North Plymouth. Town should focus on use types that existing infrastructure can support

IDENTIFIED OPPORTUNITIES

- Holtec Site
- 1,000 Acres site
- Creating connective tissues between green spaces via safe roads, sidewalks, and bike lanes
- Implementing the "15-minute city" idea
- Waterfront and marine resources - creating more opportunities for entrepreneurs
- Cordage Park - could accommodate a facility for marine/technology/research associated with a university that includes student housing – idea has been pitched before, but no universities expressed interest in this - there is room to do something here!

- Creating more incubator type spaces - there are state/federal funds that can support this – this would help small businesses and support students start businesses
- Hospitals - what is going to be happening with them over next 10 years?
 - Are there economic development opportunities that could create more local higher paying jobs or contribute to the tax base?
- Relationship building with the State to push State to make decisions that are more aligned with Plymouth's needs and what is feasible

PRIORITIES

- Add more parks and open spaces to North Plymouth
- Diversify tax base
- Increase affordability for young people and families
 - Incorporate zoning changes to allow for the development of less expensive units/properties - could include smaller lot sizes, allow for tiny houses/ADUs, more distributed density
- Increase connectivity throughout town
 - Villages are not connected to Plymouth as a whole
 - When the opportunities exist, Plymouth should prioritize bike lanes, wider roads, greater walkability ect.
- Increase the variety of housing types - more shared spaces or shared yards, clustered housing
 - Preference is for ownership units, but exploring different way for them to exist in Plymouth beyond large lots and large homes is of interest - 1/4 acre vs. 1 acre
- Strategically place commercial industries in town - identify key opportunities and locations
- Planning road infrastructure - focus on next 5-10 years
- Mitigate growth - plan for it and be more proactive in doing so

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.

"What is my child going to be coming home to in 8-10 years?"

"No Village should become an island on to itself"

"We need to become more comfortable **living closer to one another**"



November 18th Master Plan Listening Session



North Plymouth Rail Trail