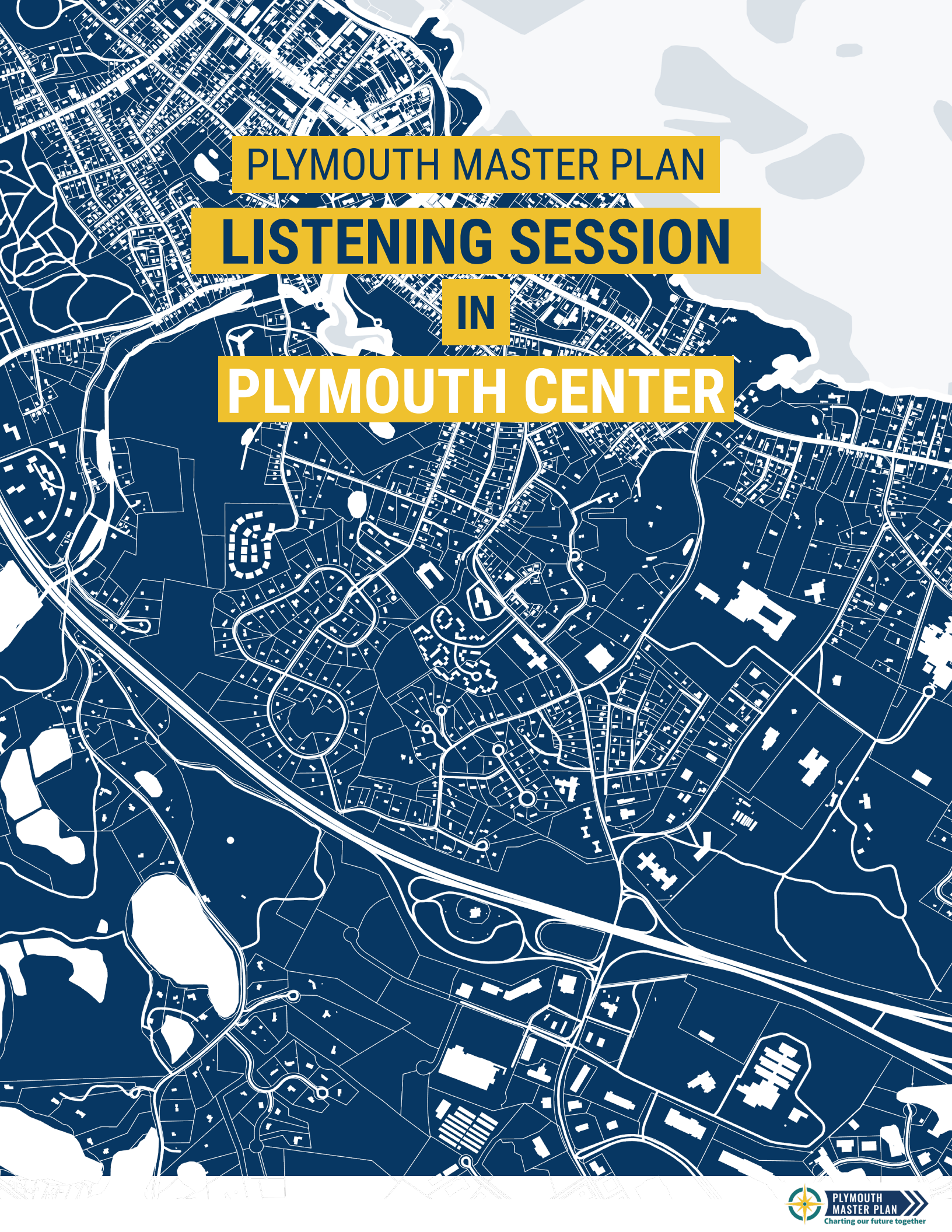


A stylized map of Plymouth Center, Massachusetts, rendered in white lines on a dark blue background. The map shows a dense network of streets, building footprints, and green spaces. A large, irregularly shaped area in the center is highlighted with a lighter blue color, indicating the location of the listening session. The text "PLYMOUTH MASTER PLAN LISTENING SESSION IN PLYMOUTH CENTER" is overlaid on the map in yellow and white boxes.

PLYMOUTH MASTER PLAN LISTENING SESSION IN PLYMOUTH CENTER

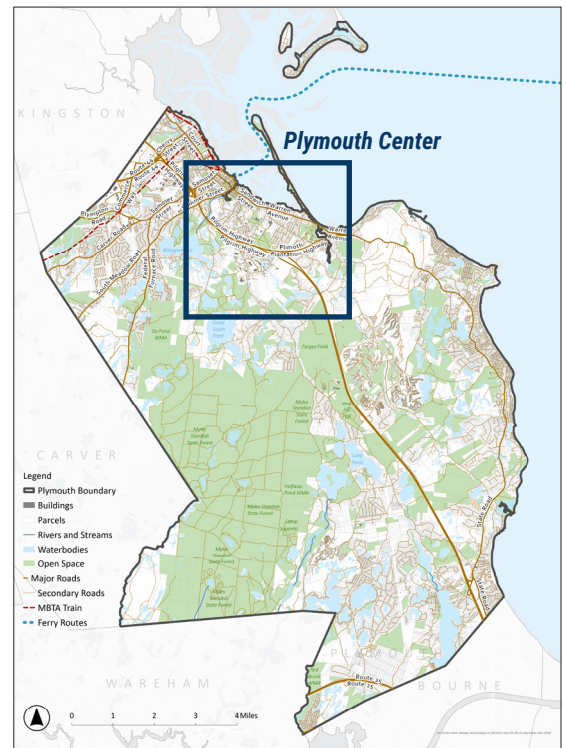
OVERVIEW

DATE: December 9, 2024

LOCATION: Town Hall & Virtual on Zoom

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

- Walkability and Village-centric downtown
- Historical and cultural assets
- Proximity to ocean and access to Cape Cod
- It's easy to connect with lots of people in Town
- Plymouth's natural beauty
- The Town's celebration of art and music
- Downtown Plymouth
- The strong institutions that hold the community together - Town Meeting, Historic Society, school participation, youth groups, Center for the Arts

IDENTIFIED CHALLENGES

- Connectivity across town, especially between different Village areas and downtown
- Cost and availability of housing, including for seniors
- Parking and enforcement of parking regulations
- A cohesive town identity and distinction in what Plymouth is and wants to be
- Plymouth's large land area
- The increase in short-term rentals
- Enforcement of the Historic Commission guidelines
- Cost of childcare
- Long Pond Road serves as a major cross town connector but is dangerous for biking and walking

IDENTIFIED OPPORTUNITIES

- Acknowledging and connecting ancestral lands in South Plymouth
- Creating a stronger local business ecosystem - businesses should contract locally for different needs when the service/product exists in Plymouth
- Expanding bicycle and pedestrian infrastructure to downtown

- Conversion of commercial/retail to housing
- Raising funds from development to support the provision of public services - i.e. through impact or linkage fees
- Better integrate The Pinehills and Redbrook into Plymouth's overall town identity
- The Land Bank as a tool to preserve open space
- Building parking garage(s) to centralize public parking on the edge of downtown
- Amend zoning and other town regulations to better support EV, solar, and water efficiency across town

PRIORITIES

- Aquifer protection
- Preservation and upkeep of historic assets
- Strengthen and expand local tourism opportunities
- Continue to support and cultivate strong institutions through the Master Plan
- Increase density on already disturbed lands instead of new development on undisturbed lands
- Preserve remaining open and wooded spaces downtown
- Foster a multigenerational community
 - Create opportunities for people in early-life, mid-life, and late-life
- Create a clear town identity and direction

COMMUNITY QUOTES

COMMUNITY MEMBERS SAY IT BEST!

The quotes shared below capture the community's comments about Plymouth today and in thinking about the future.

"An east coast multi-generational magnet for lifelong living."

"Greater Boston and Cape Cod are in our backyard"

"Plymouth is like the Goldilocks zone. It is just right!"

"Plymouth is like the Cape but without the bridges!"



December 9th Master Plan Listening Session



Main Street in downtown Plymouth