

**TOWN OF PLYMPTON ANNUAL TOWN MEETING**  
**May 14, 2025**

**Dennett Elementary School**  
**80 Crescent St.**  
**Plympton, MA 02367**

**ARTICLE 19** To see if the Town will vote to amend the Zoning Bylaw, codified as Chapter 300 of the Town Code, to establish a Residential Development Overlay District, as follows; or to take any other action relative thereto.

1. Amend Article III (“Districts”) to add a new § 300-3.6. as shown below and renumber the existing § 300-3.6. as § 300-3.7:

**§ 300-3.6. Residential Development Overlay District.**

The Residential Development Overlay District is an overlay district which is shown on the Town of Plympton Zoning Map. Any uses and structures allowed within the Residential Development Overlay District are subject to the regulations as provided in § 300-8.5 of this bylaw.

2. Amend Article VIII (“Special Districts”) to establish a new § 300-8.5. entitled “Residential Development Overlay District (RDOD),” as follows:

**§ 300-8.5. Residential Development Overlay District (RDOD)**

**A. Purpose.**

The purpose of the Residential Development Overlay District (RDOD) is to promote a lively, prosperous multi-family neighborhood close to existing municipal services and quality-of-life amenities. This bylaw encourages village-style residential developments that interact with the street. Specifically, this Bylaw is established to fulfill the following purposes:

1. To encourage village-style development and build a range of market-rate housing to meet the demands of young families and seniors;
2. Provide more affordable, income-restricted housing; and
3. To meet the requirements of M.G.L. c. 40A § 3A.

**B. Establishment and Applicability.**

The area known as the Residential Development Overlay District shall be established as an overlay district as shown on the official Town of Plympton Zoning Map, as amended. This Section shall apply only to those uses allowed hereunder. For all other uses, the underlying zoning shall remain in full force and effect. The Planning Board may adopt, and amend, rules and regulations for the administration of this Bylaw that are consistent herewith.

All lots and improvements in the RDOD shall be governed by this § 300-8.5. If there is any conflict between § 300-8.5. and other requirements of this Zoning Bylaw, the provisions of this § 300-8.5. shall control, unless otherwise stated.

### C. Site Plan Approval.

As defined in § 300-6.7. Site plans, the Planning Board shall be the designated Site Plan Approval Authority. All proposed developments within the Residential Development Overlay District shall require site plan approval and shall be subject to the provisions of the aforementioned Section, as may be amended from time to time. For the purposes of this § 300-8.5. Residential Development Overlay District, the requirements of Chapter 340 (“Site Plan Regulations”) §§ 340-23 through 31 (“Development Impact Statement”) shall not apply to Multi-Family Housing developments built in accordance with this § 300-8.5.

### D. Definitions.

For the purposes of this § 300-8.5, Residential Development Overlay District, the following definitions shall apply. Terms not defined herein shall have the meanings given under § 300-11.1. of these Zoning Bylaws or under M.G.L. c. 40A.

1. **Accessory Use or Structure:** A use or a freestanding building or structure customarily incidental and subordinate to or necessarily essential to the principal permitted use or building, located on the same lot as the principal permitted use or building.
2. **Affordable Housing Unit:** A unit that is subject to a restriction in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both. Affordable units are required to be, eligible for inclusion on EOHLC’s Subsidized Housing Inventory. Nothing in this Bylaw changes the Subsidized Housing Inventory eligibility criteria, and no affordable unit shall be counted on the Subsidized Housing Inventory unless it satisfies the requirements for inclusion under 760 CMR 56.03(2) or any other regulation or guidance issued by EOHLC.
3. **Applicant:** A person, business, or organization that applies for a building permit.
4. **Area Median Income (AMI):** The median family income for the metropolitan statistical region that includes the Town of Plympton, as defined by the U.S. Department of Housing and Urban Development.
5. **As of right:** Development that may proceed under the Zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval. “As of right” uses may also be referred to as “by-right” uses.
6. **EOHLC:** The Executive Office of Housing and Livable Communities or any successor agency.
7. **Multi-Family Housing:** A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.
8. **Section 3A:** Section 3A of the Zoning Act.

**E. Permitted Uses.**

The following uses are permitted as of right within the Residential Development Overlay District:

1. **Multi-Family Housing.**
2. **Accessory uses.** The following uses are considered accessory as of right to Multi-Family Housing:
  - a. Parking, including surface parking and parking within a structure such as an above ground or underground parking garage.
  - b. Other accessory uses, provided they meet the definition of “Accessory Use or Structure,” as defined in § 300-8.5.D, Definitions.

**F. Dimensional Standards.**

Notwithstanding anything to the contrary in this § 300-8.5, the dimensional requirements applicable to uses in the Residential Development Overlay District are set forth in the Table of Dimensional Standards below. Landscaped buffer zones as defined in § 300-8.5.G., Development Standards, shall extend certain setbacks where required.

<b>Table of Dimensional Standards</b>	
<b>Dimension</b>	<b>Standard</b>
Minimum Lot Size (Square Feet)	40,000
Maximum Height (Stories)	2
Maximum Height (Feet)	25
Maximum Lot Coverage <sup>1</sup> (%)	60
Minimum Open Space (%)	25
Minimum Lot Frontage (Feet)	100
Minimum Front Yard Setback (Feet)	40
Minimum Side Yard Setback (Feet)	40
Minimum Rear Yard Setback (Feet)	40
Maximum Units per Acre	16

1. **Multi-Building Lots.** In the Residential Development Overlay District, lots may have more than one principal building.
2. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
  - a. **Renewable Energy Installations.** The Planning Board may waive the height and setbacks in § 300-8.5.F. Dimensional Standards to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

**G. General Development Standards.**

The following General Development Standards shall apply to the development of Multi-Family Housing within the Residential Development Overlay District, unless otherwise stated.

1. **Parking Requirements.** Multi-Family Housing developments within the RDOD shall include 2 parking spaces per dwelling unit. Projects with more than one principal building on a lot are strongly encouraged to share parking where feasible. Where possible, parking should be located behind the principal building(s) and should be screened from the primary right-of-way to encourage village-style neighborhood development.
2. **Signage.** Free-standing signs are limited in number to one per principal structure. All signage shall comply with the standards set forth in § 300-6.1. Signs.
3. **Pedestrian amenities.** Pedestrian amenities such as benches, public art, planters, trash receptacles, etc. shall be provided and located along sidewalks, and in landscaped areas, open spaces, and plazas.
4. **Crosswalks.** All crosswalks shall be constructed to provide a change in color and/or texture from the regular roadway surface. All crosswalks, sidewalks and walkways shall be ADA compliant.
5. **Lighting.** All proposed projects shall conform with the standards set forth in § 300-6.9. ("Lighting systems and fixtures") and § 340-15. Site lighting.
6. **Landscaping and Plantings.** Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited. All proposed Multi-Family Housing developments shall conform with the standards set forth in § 340-14. Site landscaping, except for the open space requirements outlined in § 340-14.D. The open space requirements for Multi-Family Housing shall be as set forth in § 300-8.5.F. herein.
7. **Utilities.** All new utilities shall be placed underground.
8. **Stormwater Management.** Applicants must submit an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements that demonstrate compliance with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and § 340-16. Drainage of Chapter 340, Plympton's Site Plan Regulations.
9. **Buildings.** Horizontal facades greater than one hundred (100') feet should incorporate recesses and projections at a minimum of (10') feet in width and two (2') feet in depth to limit massing.
10. **Buffers and Screening.**
  - a. **Screening for Parking.** Surface parking adjacent to a public sidewalk or an abutting property shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than six (6) feet. The buffer may include a fence or wall of no more than three (3) feet in height unless there is a significant grade change between the parking and the sidewalk.
  - b. **Additional Screening.** Exposed storage areas, machinery, dumpsters, service areas, truck loading areas, utility buildings and structures shall be screened from the view of abutting uses and streets using plantings, fences, and other methods compatible with the goals of this by-law.
11. **Waivers.** Upon the request of the Applicant the Planning Board may waive one or more requirements of this § 300-8.5.G. General Development Standards in the interests of design flexibility and overall project quality, and upon a finding of consistency of such

variation with the overall purpose and objectives of the Residential Development Overlay District.

#### H. **Affordability Requirements.**

The purpose of this Section is to provide housing that is affordable to low- or moderate-income households. It is intended that the affordable housing units that result from this Section shall qualify as local action units (LAUs) under the Local Initiative Program (LIP), with requirements as defined in 760 CMR 56.00 and the LIP Guidelines. Said units shall count towards the Town's requirement under M.G.L. c. 40B §§ 20 through 23 and will be eligible for inclusion on the Subsidized Housing Inventory (SHI).

1. **Applicability.** This requirement is applicable to all proposed residential developments with 10 or more dwelling units, whether new construction, substantial rehabilitation, expansion, or reconstruction. No project may be divided or phased to avoid the requirements of this Section.
2. **Provision of Affordable Housing.** For all applicable projects, not fewer than 10% of housing units constructed shall be Affordable Housing Units. For the purposes of calculating the number of units of Affordable Housing required within a proposed project, a fractional unit shall be rounded down to the nearest whole number. The Affordable Housing Units shall be available to households earning incomes up to 80% of the Area Median Income (AMI).
3. **Development Standards.** Affordable Housing Units shall be:
  - a. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
  - b. Dispersed throughout the development;
  - c. Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage or electric vehicle charging stations) within the development;
  - d. Located such that the units have equal avoidance of any potential nuisances as market-rate units within the development;
  - e. Distributed proportionally among unit sizes; and
  - f. Distributed proportionally across each phase of a phased development.
4. **Deed Rider.** All Affordable Housing Units shall have an Affordable Housing Deed Rider which regulates the future resale of the unit. This Deed Rider is to ensure that the unit is not converted to a market value unit in the future. The Applicant is required to prepare a Deed Rider for each Affordable Housing Unit that is consistent with that used in the LIP and the Regulatory Agreement approved by EOHLC for recording with the appropriate Registry of Deeds or Registry District of the Land Court. Said Deed Rider shall be approved by Town Counsel prior to the sale of the first Housing Unit.
5. **Local Preference.** The Applicant shall comply with the local preference requirements, if any, as established by the Select Board and to the extent such practice and its implementation are consistent with federal, state, and municipal laws and regulations.
6. **Administration.** The Zoning Enforcement Officer shall be responsible for administering and enforcing the requirements of this Section.

#### I. **Invalidity and Severability.**

The invalidity of any section or provision of this Bylaw shall not affect the validity of any other provision thereof and said section or provision shall be deemed severable.

**J. Exemptions.**

The Planning Board shall have the right to waive strict compliance with the provisions of this by-law for municipal uses proposed within the Residential Development Overlay District.

3. Amend the Town of Plympton Zoning Map to include the new “Residential Development Overlay District,” as depicted on the map entitled “Residential Development Overlay District (RDOD),” dated April 3, 2025, which is on file at the Office of the Town Clerk.

**Planning Board  
Recommended by BOS (3-0)**

**ARTICLE 19 VOTE** (On the motion of Ann Sobolewski, Chair of the Planning Board, 255 Main Street) Planning Board Report given by Chairperson of the Planning Board, Ann Sobolewski. Seconded.

Planning Board Report given by Chairperson of the Planning Board, Ann Sobolewski and Discussion. Report and Discussion can be found at hour 1:48:50 <http://area58.tv/video/plympton-annual-special-town-meeting-may-14-2025/>

John Traynor, 62 Crescent Street, comment: We do not like to have the state mandate us to make rules, but the receipt of grant funds can continue to be received if we comply. Mr. Traynor approves and asks for approval.

Melissa Lunny, 4 Maple Street: concerned about lot sizes, would it change zoning lot sizes outside of this designated area?

Ann Sobolewski, answer: No, it strictly applies to the automobile junkyard. In looking at the area in which to place this overlay district, the planning board actively considered the possibility that multifamily housing, if the technology exists in the future, that it would be a much better use for the town overall to have housing in that location than an automobile junkyard that potentially pollutes the water supply around the location.

Cori MacGrail, 55 Brook Street, comment: there are other towns fighting this law. Marshfield has an ongoing lawsuit and there are other towns that have joined in. Common sense. Not sure why we would be names an MBTA community. We are an MBTA adjacent community that is a parameter within the MBTA Community Law. We are close to the Halifax train station. The requirements are less than a town that has a station in it.


**Pass majority**

**Motion by the Moderator to not have to read the entire article. Seconded.**

**Pass**

# Residential Development Overlay District (RDOD)

## LEGEND

 Residential Development Overlay District (RDOD)

 Historic District

### Plympton Base Zoning

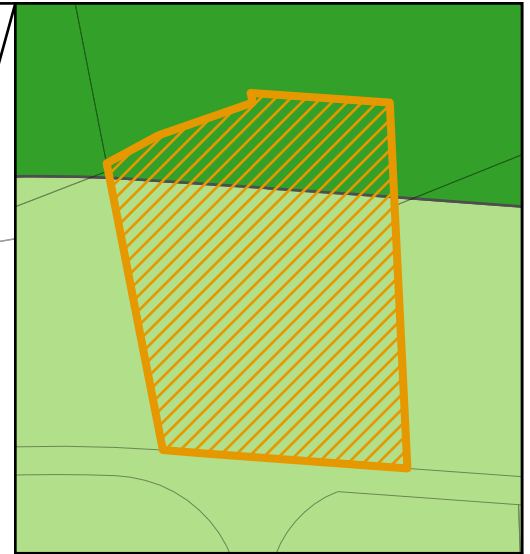
 General Business

 General Industrial

 Light Industrial

 Residential A

April 3, 2025: Maps produced by SRPEDD are for the sole purpose of aiding regional planning decisions and are not warranted for any other use. This map is not intended for engineering, legal, or survey purposes. Data sources: MassGIS and the Town of Plympton.



A true copy;  
ATTEST:

*Tara J. Shaw*

Tara J. Shaw  
Town Clerk



0 0.25 0.5 1 Miles

# Residential Development Overlay District (RDOD)

