

Town of Plymouth

Minutes Planning Commission

Dec 3, 2024

Members: Mike Coleman (Chair), Rick Martin, Bruce Pauley, Jay Kullman.

Applicant: Kevin, Jim, Paul, Mark, Andrew, John, Ed.

Interested Party: Glen, Mary Jane, Bob Lambert.

Minutes from Oct. meeting were approved.

Members extended the Rodriquiz permit application for 60 days (from this meeting) for the applicant to obtain an approved state WW permit and Shoreland permit.

The Chairman opened the conditional use hearing for Wildwood Associates to renovate and add additional bedrooms @ the former Hawk Resort Hotel.

- Windows will be replaced and skylight windows will be removed.

- Indoor pool will be removed. New Entry will be added. 16 additional rooms to be added.

- Tavern and conference space will be renovated.

- Area for Tent will be moved out of the flood plain.

- Existing Farmhouse will be converted to a cabin like house rental.

- Project will take about 18 months to complete.

- Staff requirements will be approximately 25 people per shift.

- Conference center will have a capacity of 65 people.

- Act 250 permit will be adjusted.

- Existing WW permits will be reviewed by Engineer and SOV.

- Storm water permit will be reviewed by ANR.

- Riparian Buffer will be reviewed by ANR.

- There will be no Condo's or Time Shares.

Bob and Mary Jane spoke in support of the project.

Staff Housing opportunities were discussed.

The PC entered into a deliberative session @ 6:30. Application standards have been met. The PC exited @ 7:00. Bruce made a motion to approve w/ conditions, seconded by Rick. It was approved by a unanimous verbal vote.

Meeting adjourned.

Minutes are a draft until approved by membership.

Draft by Mike.

Mike