



PLYMOUTH SELECT BOARD

Tuesday, July 7, 2026 | 6:00 PM

In-Person / Virtual Hybrid via Zoom Webinar

Great Hall, Plymouth Town Hall | 26 Court St., Plymouth, MA 02360

Per M.G.L. Chapter 30A, Section 20, any person may make a video or audio recording of an open session of a meeting of the Select Board after notifying the chair, subject to reasonable requirements of the chair so as not to interfere with the conduct of the meeting. At the beginning of the meeting, the chair shall inform other attendees of any recordings.

Pursuant to Chapter 2 of the Acts of 2025, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on March 28, 2025, this meeting will be conducted via remote means and in person.

Members of the public who wish to watch the meeting may do so in the following manner: Tune into The Local Seen government cable access channels Comcast Channel 9 or Verizon Channel 47 and watch the meeting as it is aired live, or watch the meeting live on The Local Seen website.

Members of the public who wish to **PARTICIPATE** in the meeting may do so in the following manner:

In-Person: Great Hall, Plymouth Town Hall, 2nd Floor | 26 Court St, Plymouth, MA

Remote: Click the following Zoom link to participate in the meeting remotely:

<https://pactv.zoom.us/j/91695140644?pwd=UGhFZVJmaHVwQmlxa0pVYjRDMl0zZz09>

• Webinar ID: 916-9514-0644 • Passcode: 121500 •

6:00 PM Call to Order

RECEIVED

By Kelly A McElreath at 10:35 am, Jul 02, 2026

6:00 PM Public Hearing

Transfer of an Annual All Alcohol Restaurant License from Plymouth Public House Corp. d/b/a Plymouth Public House, 2294 State Road, Brad Mandella, Manager to Cedar MVP, Inc d/b/a Michael's Village Pub, 2294 State Road, Michael D. Cocomazzi, Manager. *Vote Anticipated

Licenses

ONE DAY WINE AND MALT LICENSE*

- ❖ **Pours and Bites**, 131 Court Street, Erik Christensen is requesting a one day wine and malt license from 11:00 a.m. to 4:00 p.m. on 7/19/26 for the Holy Ghost Festival to be held at the Holy Ghost Field, 12 So. Cherry Street.
- ❖ **Pours and Bites**, 131 Court Street, Erik Christensen is requesting a one day wine and malt license from 11:00 a.m. to 4:00 p.m. on 7/25/26 for a Bike and Car Show and a Corn Hole Tournament in the parking lot at 90 Shops at 5 Way. The area with alcohol will be cordoned off. This will benefit the Volunteers of America Mass Plymouth Area Veterans Center.

*One day liquor licenses shall automatically cover the day before and the day after the event for the purpose of proper delivery, storage and disposal of alcoholic beverages purchased.

OUTDOOR AMPLIFIED MUSIC

- ❖ **Gellar's Snack Bar**, 506 State Road, Katelin Gellar is requesting an amplified music permit for live music from 11:00 a.m. to 7:00 p.m. on 7/20/26 for their 100th year celebration.

- ❖ **Billy Graham Evangelistic Association**, 1 Billy Graham Parkway, Charlotte, NC, Michelle Cooper is requesting an amplified music permit from 12:00 p.m. to 12:45 p.m. on 9/15/26 for a speaker and 1 soloist with a guitar as part of their 13 Colony Prayer Tour to honor America’s 250th Anniversary to be held at Pilgrim Memorial State Park.
- ❖ **New Hope Chapel**, 6 Joshua Way, Neil Eaton is requesting an amplified music permit from 7:00 p.m. to 9:00 p.m. on 8/21/26 for a Family Movie Night behind the church building in the field.

COMMON VICTUALLER (CHANGE OF LOCATION)

- ❖ **Healthy Vibes**, Noreen Bechade is moving from 44 Long Pond Road to 12 Main Street Ext., Unit 4.

LICENSES IN CONJUNCTION WITH A LIQUOR LICENSE

- ❖ **Cedar MVP, Inc d/b/a Michael’s Village Pub**, 2294 State Road, Michael D. Cocomazzi is requesting the following licenses in conjunction with their request for the transfer of an annual all alcohol restaurant license:
 - Common Victualler License
 - Comprehensive Entertainment – Group 1, 3– Radio, tv, live entertainment
 - Extension of Hours – 1:00 a.m.
 - Sunday Entertainment – Live Entertainment
 - Early Sunday Sales – 10:00 a.m.

PLEDGE OF LICENSE (LIQUOR)

- ❖ **Cedar MVP, Inc d/b/a Michael’s Village Pub**, 2294 State Road, Michael D. Cocomazzi is requesting a pledge of license and inventory to Cape & Coastal Bank.

Issuance of the above licenses is subject to the submission of all required paperwork.

Administrative Notes

1. The Board will vote to approve and issue a proclamation recognizing the elevation of Shawn Murphy from Scouts America – Troop 64 to Eagle Scout.
2. The Board will vote to approve and release meeting minutes from 3/4, 3/24, and 4/6/2026.
3. The Board will vote to approve updates to the Boards, Commissions, and Committees Policy, to consolidate and replace the following policies: Hybrid Meeting Policy; Meeting, Agenda, and Minutes Submission Procedure; and Vacancies on Boards, Commissions, and Committees.
4. The Board will vote to grant The Plymouth Area Chamber of Commerce Exclusive Vending Rights for The Plymouth Waterfront Festival events on Saturday August 29, 2026, from 10:00 a.m. to 6:00 p.m., along the Plymouth Waterfront (street closure Water Street from the corner of Union Street to Rotary), with a rain date of Sunday, August 30, 2029.
5. The Board will authorize the application for, and (if awarded) acceptance and expenditure of, a grant in the amount of \$2,959,478.23 through the Federal Emergency Management Agency’s Staffing for Adequate Fire & Emergency Response (SAFER) grant program, to fund the staffing of twelve (12) new firefighters.
6. The Board will authorize the application for, and (if awarded) acceptance and expenditure of, a grant in the amount of \$422,034.00 through the Massachusetts Division of Conservation Services’ Parkland Acquisitions and Renovations for Communities (PARC) grant program, to support the construction of Phase 1A of the Forges Field Master Plan project.

Public Comment

Agenda

Plymouth for All Committee – Outstanding Citizenship Awards

Peter Matlon, Chairs, Plymouth for All Committee

- ✧ Molly Ann St. Gelais
- ✧ Zachary Hogge
- ✧ Rebecca Jankowski

Executive Session Overview

Kate McKay, Town Counsel

Special Municipal Employee Designation Review

Kelly McElreath, Town Clerk & Kate McKay, Town Counsel

*Vote Anticipated

- Timothy Bennett, Planning Board Member
- Michael Hourahan, Director of Assessing
- Chad Jordan, Recreation Beach Pond Supervisor
- Kerin McCall, Seasonal Natural Resources Assistant
- Alyssa McGraw, Summer Sports Clinic Director
- Onkgopotse Mokoka, Sports Clinic Director
- Frank Steven Triffletti, Town Moderator

179 Court Street Development Agreement

Lauren Lind, Assistant Town Manager

*Vote Anticipated

Town Manager's Report

Select Board Discussion – New Business / Letters / Old Business

Adjournment – *Next Meeting will be held July 14, 2026*

Upcoming Agenda Items – *(Subject to Date Changes)*

- **July 14, 2026**
 - **Forges Field Master Plan Presentation**
 - **Preliminary 2026 Roadway Program Update**
 - **Roads Acceptance Policy**
 - **Shallow Pond Road Acceptance Discussion**

- **July 21, 2026**
 - **Town Hall On The Road: Cold Spring Elementary**
- **July 28, 2026**
 - **Community Wildfire Prevention Plan (CWPP) Public Comment**
 - **Tourism Destination Marketing District (TDMD)**
- **August 4, 2026**
 - **FY27 Goals & Priorities Workshop**
- **August 11, 2026**
 - **Code of Civil Conduct**
 - **Select Board Article Review**
- **August 18, 2026**
 - **Town Hall On The Road: Manomet Elementary**

Note: Votes may be taken on any of the above agenda items, and the sequence and duration of agenda items may vary from what is indicated above, as the Board may deem necessary or otherwise appropriate. This meeting may include items not reasonably anticipated at the time of posting the agenda. Created by Jade Anderton | July 1, 2026 3:16 PM



**Town of Plymouth
Select Board**

Public Hearing

| | |
|------------------|--|
| REQUESTED BY: | Plymouth Public House Corp. d/b/a Plymouth Public House |
| PROPOSED MOTION: | The Board will make a motion to approve the Transfer of an Annual All Alcohol Restaurant License from Plymouth Public House Corp. d/b/a Plymouth Public House. |
| NOTES: | |
| ACTION TAKEN: | Moved: Seconded: Condition(s): |
| VOTED: | Yea _____ Nay _____ Abstain _____ |



TOWN OF PLYMOUTH

26 Court Street
Plymouth, Massachusetts 02360
(508) 747-1620
www.plymouth-ma.gov

Town of Plymouth

Select Board

Public Hearing

In accordance with Chapter 138 of the Massachusetts General Laws, as amended, notice is hereby given that a Public Hearing will be held on Tuesday, July 7, 2026 at 6:00 p.m. to consider the application for a transfer of an annual all alcohol restaurant license from Plymouth Public House Corp. d/b/a Plymouth Public House, 2294 State Road, Brad Mandella, Manager to Cedar MVP, Inc d/b/a Michael's Village Pub, 2294 State Road, Michael D. Cocomazzi, Manager.

Description of premises is as follows: One floor, 3910 sf across four rooms. There is an outdoor patio with seating for 40 used seasonally. There are two entrances and five exits.

Anyone wishing to be heard on this matter should plan to attend this meeting.



**Town of Plymouth
Select Board**

Licenses

| | |
|------------------|---|
| REQUESTED BY: | Various |
| PROPOSED MOTION: | The Board will make a motion to approve the listed License requests individually or as a group. |
| NOTES: | |
| ACTION TAKEN: | Moved: Seconded: Condition(s): |
| VOTED: | Yea _____ Nay _____ Abstain _____ |

Holy Ghost Committee Presents

THE HOLY GHOST FESTA

9:30am Parade (starts at Young American Club)
10am Mass (St. Mary's)
11am Parade continues to field
12pm Crowning (once complete food service begins)

Food & Beverage

Food Service begins as soon as the crown is in the crown house and is done using a ticketed system. Purchase tickets and use tickets for food ordering. 1 ticket=\$1.

Live Entertainment

Enjoy Portuguese & American music as well as our beloved Traditional Portuguese Dancers.

For the kids

Kids love running around the soft grassy field chasing each other around field but there are alpacas to feed and pet as well as an incredibly talented face painter.

Auction & Raffle

The highly anticipated auction begins mid afternoon and offers truly unique items. Anything from oysters, to large lobsters, to kids toys, to small batch baked goods may be available.

SUNDAY JULY 19TH



9AM-6PM

19

JULY

HOLY GHOST FIELD

12 SOUTH CHERRY ST
NORTH PLYMOUTH



VOAMASS

PLYMOUTH AREA VETERANS CENTER

VETERANS DAY

In July



11AM- 4PM ON SATURDAY, JULY 25

- CAR AND BIKE SHOW
 - HOSTED BY THE FOUNDING FATHERS CAR CLUB
- CORNHOLE TOURNAMENT
- KIDS ACTIVITIES
- LIVE MUSIC WITH JOE MAC
- FOOD AND DRINK TRUCKS
- VETERAN RESOURCES

CAR/BIKE SHOW, TOURNAMENT & VENDOR REGISTRATION

OPENS JUNE 12

WWW.VOAMASS.ORG/PAVC



90 SHOPS
AT 5 WAY
PLYMOUTH, MA
02360



ALL PROCEEDS BENEFIT THE VOAMASS PLYMOUTH AREA VETERANS CENTER.

Gellar's 100th Anniversary

- Live music
- Touch - A - Truck
- Face Painting
- Free Hot Dogs
- Free Ice Cream |

BILLY GRAHAM

Evangelistic Association

Always Good News.

Declaration of Dependence Tour Overview

This year, to honor America's 250th Anniversary, the Billy Graham Evangelistic Association (BGEA) is holding an original 13 Colony Prayer Tour this fall. Each of these one-day events hosted by the BGEA in partnership with local churches, will feature a speaker with an encouraging message of hope and a time of prayer.

Tour States

| | | | |
|----------------------|---------------------|-----------------------|-----------------------|
| <i>New Hampshire</i> | <i>New York</i> | <i>Maryland</i> | <i>South Carolina</i> |
| <i>Massachusetts</i> | <i>New Jersey</i> | <i>Virginia</i> | <i>Georgia</i> |
| <i>Rhode Island</i> | <i>Pennsylvania</i> | <i>North Carolina</i> | |
| <i>Connecticut</i> | <i>Delaware</i> | | |

Attendance

This is a free, family friendly, non-alcoholic event open to everyone in the community. Many of the local churches will participate. Attendees bring blankets and chairs and enjoy a 45-minute program. Average attendance depends on city size, an estimated attendance for Pilgrim Memorial State Park is 500.

Daily Schedule

*8:00am – Load-in
10:00am – Sound Check
12:00pm – Event Begins
12:45pm – Event Ends
12:45pm-2:00pm – Load-out*

Production

We are a self-contained tour with set-up and tear-down all in the same day. A professional Production Manager oversees all aspects of production related to the event.

- *Stage – will utilize existing bandshell*
- *Podium and 2 stage flags (American & State)*
- *Amplified sound via portable speakers on tripod stands with portable generator*
- *Vehicles typically include:*
 - (2) Box trucks*
 - (2) Pick-up trucks w/trailers*

Detailed Site Plan & Production Specifications

A site map is provided for review and approval prior to the event, along with any production specifications required by the venue.

Restrooms/Porta Johns

Depending on permanent restroom facilities on-site, supplemental porta johns can be rented as needed.

Tents

We carry (4) 10x10 pop-up tents for production equipment coverage, medic tent and misc. as needed. All tents are flame retardant certified to comply with fire code and are weighted. Placement of all tents would be discussed and approved with venue in advance.

Vendors

Outside vendors are not a part of this event. BGEA gives away a free t-shirt to the first 500 ppl.

Security and EMS

We work directly with venue security, local law enforcement, park police, and EMS to provide adequate coverage for the event.

Certificate of Insurance & W-9 Form

Upon execution of an agreement, a COI with venue requirements (additional insured) will be provided. An interim COI (evidence only) is available prior to final agreement.

Non-Profit

BGEA is a registered 501(c)(3) non-profit organization and will provide documentation for related discounts or tax exemption.

**We do NOT solicit donations at our events from attendees.*

Volunteers

Local volunteers enjoy serving at the event and register through our Tour website.

They assist staff from the start of the day with set-up and serve in roles greeting and assisting attendees during the event, as well as clean up at the end.

Referrals

Venue references available upon request. BGEA has held over 150 of tour events across the country since 2016. We use a variety of venues such as Parks, Fairgrounds, Amphitheatre's and Stadiums. For more information on our organization, visit: billygraham.org.

Primary Contact

Michelle Cooper

Sr. Director Special Projects & Venues

1 Billy Graham Parkway

Charlotte, NC 28277

(704)804-0907 cell

mcooper@bgea.org

NEW HOPE CHAPEL

New Hope Family Movie Night

A night to enjoy with family and friends to

Watch a family movie.

August 21 7-9pm



TOWN OF PLYMOUTH

26 Court Street
Plymouth, Massachusetts 02360
(508) 747-1620
www.plymouth-ma.gov

To: Select Board
From: Lisa Johnson
Date: June 25, 2026
Re: Healthy Vibes

- ❖ Healthy Vibes, Noreen Bechade is moving from 44 Long Pond Road to 12 Main Street Ext., Unit 4, and requests a Common Victualler for this new location.

Memo

To: Select Board
From: Lisa Johnson
Date: July 16, 2025
Re: Cedar MVP Inc d/b/a Michael's Village Pub

Cedar MVP, Inc d/b/a Michael's Village Pub, 2294 State Road, Michael D. Cocomazzi is requesting a pledge of license and inventory to Cape & Coast Bank, as well as a request for the following licenses in conjunction with their request for the transfer of an annual all alcohol restaurant license.

- Common Victualler License
- Comprehensive Entertainment – Group 1, 3– Radio, tv, live entertainment
- Extension of Hours – 1:00 a.m.
- Sunday Entertainment – Live Entertainment
- Early Sunday Sales – 10:00 a.m.

Thank you.



TOWN OF PLYMOUTH

26 Court Street
Plymouth, Massachusetts 02360
(508) 747-1620
www.plymouth-ma.gov

To: Select Board
From: Lisa Johnson
Date: June 25, 2026
Re: Pledge of License and Inventory

- ❖ **Cedar MVP, Inc d/b/a Michael's Village Pub**, 2294 State Road, Michael D. Cocomazzi is requesting a pledge of license and inventory to Cape & Coastal Bank.



**Town of Plymouth
Select Board**

Administrative Notes

| | |
|------------------|---|
| REQUESTED BY: | Various |
| PROPOSED MOTION: | The Board will make a motion to approve the listed Administrative Notes individually or as a group. |
| NOTES: | |
| ACTION TAKEN: | Moved: Seconded: Condition(s): |
| VOTED: | Yea _____ Nay _____ Abstain _____ |

Town of Plymouth



Proclamation

Whereas, the Plymouth Select Board takes pleasure in recognizing the elevation of

SHAWN MURPHY

SCOUTING AMERICA – TROOP 64

TO

EAGLE SCOUT

Whereas, Shawn Murphy's project involved building two large nativity stables, known as creches, for the Mary Queen of Martyrs Parish, which serves St. Peter's, St. Kateri's, and Our Lady of Lourdes; and

Whereas, Shawn demonstrated exceptional leadership, organization, and vision by gathering fellow Scouts, family members, and parents to measure, cut, assemble, nail, and stain two beautiful, nearly life-sized nativity stables; and

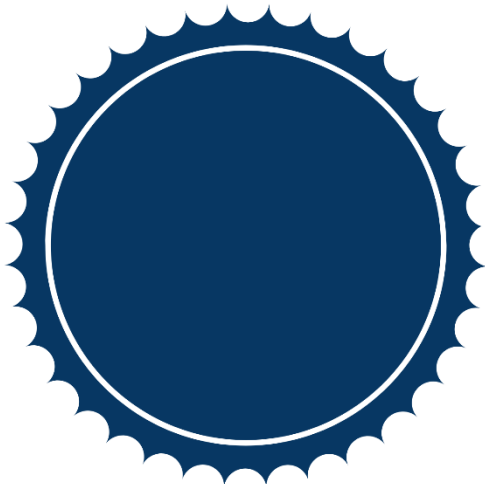
Whereas, Through remarkable teamwork, unwavering determination, and meticulous planning, Shawn successfully managed and completed this entire construction project in just a single day; and

Whereas, This achievement stands as a shining testament to the core values of leadership, selfless service, faith, and dedication that define an Eagle Scout and enrich our community; and

Therefore, On behalf of all citizens of this historic town, the Plymouth Select Board wishes to recognize the accomplishments of Shawn Murphy. We take note of Murphy's Court of Honor, held on June 13, 2026, at which time he was ceremonially designated as an Eagle Scout, the highest honor of Scouting. We send warm thanks and congratulations on this happy occasion to Eagle Scout Murphy, to Troop 64, to his Scoutmasters, and to his family.

May the new Eagle Scout continue to live with the high standards and vitality that are the traditions of Scouting America, and may he know that Plymouth, America's Hometown, and his hometown, salute him.

Presented this 7th day of July, 2026, by
the **PLYMOUTH SELECT BOARD**



Deb Iaquinto, Chair

Richard J. Quintal Jr., Vice Chair

Kevin B. Canty

David M. Golden Jr.

William Keohan

PLYMOUTH SELECT BOARD
Wednesday, March 4, 2026 | 6:00 PM
MEETING MINUTES

6:00 PM Call to Order

Present: David Golden Jr., Chair
Richard Quintal Jr., Vice Chair
Kevin Canty, Select Board Member
Deb Iaquinto, Member
Bill Keohan, Member

Derek Brindisi, Town Manager
Lynne Barrett, Finance Director
Chris Campbell, Superintendent of Schools
Adam Blaisdell, Assistant Superintendent for Finance and School Operations
Luis Pizano, School Committee Chair

Chair Golden called the meeting to order and read the following statements,

Per M.G.L. Chapter 30A, Section 20, any person may make a video or audio recording of an open session of a meeting of the Select Board after notifying the chair, subject to reasonable requirements of the chair so as not to interfere with the conduct of the meeting. At the beginning of the meeting, the chair shall inform other attendees of any recordings.

Pursuant to Chapter 2 of the Acts of 2025, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on March 28, 2025, this meeting will be conducted via remote means and in person.

Members of the public who wish to attend the meeting may do so in the following manner:

In-Person: Ropewalk Room, Plymouth Town Hall, 2nd Floor | 26 Court St, Plymouth, MA

Remote: Click the following Zoom link to participate in the meeting remotely:

<https://pactv.zoom.us/j/89722635143?pwd=TZ0q12OHW0xcDJaOFaKoYKniEQzbhu.1>

• Webinar ID: 897 2263 5143 • Passcode: 659420 •

Budget Workshop Discussion

Chair Golden opened for the Budget Workshop, noting that he would need to leave the meeting around 7:20PM for a brief time to present at the Advisory & Finance Committee meeting.

Finance Director Lynne Barrett detailed the town's budget process, explaining that revenue estimation begins eighteen months in advance. She discussed factors including free cash, state aid, local receipts, motor vehicle excise, and snow and ice deficits, noting that health insurance costs, particularly for GLP-1 drugs, have been tracking much higher.

Selectman Canty suggested revising the Select Board's approach to the budget process by working backwards from the joint meeting and having department heads present their budgets directly to the Select Board to increase transparency. Mr. Brindisi supported this idea, noting it is common in other municipalities, while Selectman Keohan suggested involving A&F subcommittee chairs earlier in the process.

Selectman Iaquinto and Chair Golden emphasized the need for a five-year rolling forecast to address the impending fiscal cliff and the evaporation of excess levy capacity.

The Board discussed moving the town meeting and election dates to allow more time for budget preparation with better state aid information, and staff agreed to present a revised budget timeline and a five-year forecast at the April 7 meeting.

The Board took a brief recess while Mr. Golden attended the Advisory and Finance Committee meeting.

Mid-Year Review of FY26 Goals & Priorities

Chair Golden returned to the meeting, and the Board reviewed the Select Board goals tracker provided by the Town Manager, ranking the priorities within each category.

Selectman Canty advocated for the drug recognition program as the top priority under community safety due to its impact on prosecuting OUI drug cases. The Board proceeded to identify top priorities for each remaining category, including five-year forecasting for financial planning, the FY26 comprehensive communications plan for public engagement, regulatory streamlining for economic development, the progressive roadway program for infrastructure, and the municipal solar program for environmental protection. Additional top priorities included police recruitment for workforce goals, modernizing town functions for efficient government, and inventorying town-owned land for housing and land use. The Board agreed to have Mr. Brindisi formalize the goals into the agreed-upon ranking order.

8:43 PM Adjournment – *Next Meeting will be held March 10, 2026*

On a motion by Selectman Keoha), seconded by Selectman Canty, the Board voted to adjourn at approximately 8:43 PM.

Roll Call 5/0: Golden—Yes, Quintal—Yes, Canty—Yes, Iaquinto—Yes, Keohan—Yes

Recorded by: Jade Anderton, Executive Assistant to the Select Board & Town Manager



PLYMOUTH SELECT BOARD

Tuesday, March 24, 2026 | 6:00 PM

MEETING MINUTES

6:00 PM Call to Order

Present: David Golden Jr., Chair
Richard Quintal Jr., Vice Chair
Kevin Canty, Select Board Member
Deb Iaquinto, Select Board Member
Bill Keohan, Select Board Member
Derek Brindisi, Town Manager

Chair Golden called the meeting to order and read the following statements,

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• Webinar ID: 916-9514-0644 • Passcode: 121500 •

6:00 PM Public Hearing

The Board opened a public hearing regarding an application for a change of officers and transfer of stock for Latinos Inc d/b/a La Bamba Tacos & Tequila, 15 Sandwich Street, Etelvina Covaruubias, Manager. Chair Golden read the hearing notice. No representatives of the application were present. Jason Silva (present), Director of Inspectional Services, noted that the applicant had been personally notified to appear. Selectman Canty suggested postponing the hearing to the following week to maintain the expectation that applicants appear for such licenses. The hearing was continued to the next agenda without a formal vote.

6:05 PM Licenses

On a motion by Selectman Canty, seconded by Selectman Iaquinto, the Board voted to approve all license requests, listed below, as a group.

One Day Wine and Malt License*

- ❖ Brews and Cips, 114 Long Pond Road, Samantha Cipollo is requesting a one day wine and malt license from 6:00 p.m. to 10:30 p.m. on 4/11/26 for a wrestling match at Memorial Hall.

- ❖ South Shore Beauty Bar, 147 B Samoset Street, Dung Nguyen is requesting a one day wine and malt license from 9:00 a.m. to 9:00 p.m. on 3/29/26 for a grand opening celebration.

*One day liquor licenses shall automatically cover the day before and the day after the event for the purpose of proper delivery, storage and disposal of alcoholic beverages purchased.

Amplified Music Permit

- ❖ Rebels and Rods, PO Box 6428, Tim Balboni is requesting an amplified music permit for Sundays, 4/26/26 to 11/8/26 from 7:00 a.m. to 10:00 a.m. in the parking lot at 173 Water Street for a car show. Starting at 8:00 they play music and make announcements.
- ❖ Lumos Experiences, 79 Water Street, Gracie Kennedy is requesting an amplified music permit for 5/23/26 from 12:00 p.m. to 10:00 p.m. for three candlelight concerts at Pilgrim Memorial State Park.
- ❖ Plymouth Philharmonic Orchestra, 116 Court Street, Kara McEachern is requesting an amplified music permit for 7/4/26, from 7:30 p.m. to 9:15 p.m. a concert prior to the fireworks at Pilgrim Memorial State Park.
- ❖ See Plymouth, 4 North Street, Laurie Hepworth is requesting an amplified music permit for music to be played by performers from 4:0 p.m. to 6:00 p.m. on the following Fridays: 5/1/26, 5/22/26, 5/29/26, 6/5/26, 6/12/26, 6/19/26, 6/26/26, 7/1/26, 7/10/26, 7/17/26, 7/24/26, 7/31/26, 8/7/26, 8/14/26, 8/21/26, 8/28/26, 8/4/26 and 10/2/26.
- ❖ Plimoth Patuxet Museums, 137 Warren Avenue, Remy Wilcox is requesting an amplified music permit for 4/25/26 from 10:00 a.m. to 3:00 p.m. for the Plymouth Herring Run Festival at Brewster Gardens.

Issuance of the above licenses is subject to the submission of all required paperwork.

Roll Call 5/0: Golden—Yes, Quintal—Yes, Canty—Yes, Iaquinto—Yes, Keohan—Yes

6:06 PM Administrative Notes

On a motion by Selectman Canty, seconded by Selectman Iaquinto, the Board voted to approve Administrative Notes #1-4, listed below, as a group.

1. The Board will vote to approve in person early voting for the May 16, 2026 election
2. The Board will vote to rescind the Requirement that Court Records Relative to Motor Vehicle Violations Be Submitted By Taxi Driver Applicants Before License Renewal or New Licensee Consideration Policy.
3. The Board will authorize the application for, and (if awarded) acceptance and expenditure of, a federal earmark in the amount of \$3,000,000.00 through the FY27 Congressionally-Directed Spending (a.k.a. “Community Project Funding”) process, to fund the construction phase of the Downtown Resiliency Project.
4. The Board will authorize the acceptance and expenditure of a Massachusetts State Budget Earmark in the amount of \$25,000.00, to be utilized for internal strategic planning related to the Town’s first Community Health Assessment – Community Health Improvement Plan (CHA-CHIP) process.

Roll Call 5/0: Golden—Yes, Quintal—Yes, Canty—Yes, Iaquinto—Yes, Keohan—Yes

6:07 PM Public Comment

- Dale Bryan (present), Chair of the Climate Action Net Zero Committee, spoke regarding the Comprehensive Plan. Bryan proposed three recommendations: including a digital appendix with hyperlinks to the Climate Action and Adaptation Plan, Housing Protection Plan, and Open Space Committee's Climate Change Addendum; assigning a seat on the interdepartmental working group to the Climate Resiliency and Sustainability Planner (Michael Cahill), potentially as vice chair; and assigning a dedicated seat on the implementation committee to a member of the committee.

6:09 PM Update on the Process for Donating Open Space Parcels

Lauren Lind (present), Director of Planning and Development, and Patrick Farah (present), Conservation Assistant, provided an update on the process for donating open space parcels.

Ms. Lind noted the current lack of a documented standard operating procedure. Mr. Farah outlined the typical steps, including reviewing the parcel ID, size, clear title, encumbrances, and ensuring property taxes are paid in full. He explained that the lengthy process often frustrates donors, who must continue paying taxes and closing costs, occasionally leading properties into tax title.

Selectman Canty suggested standardizing the process and potentially offering early tax relief. Selectman Keohan emphasized keeping the Open Space Committee involved. Mr. Brindisi noted that a past town meeting article to streamline land acceptance was defeated. Chair Golden argued for eliminating unnecessary steps, stating that requiring donors to appear before three different boards is too burdensome. Ms. Lind agreed to research best practices from other municipalities and potentially request funding at the fall town meeting to cover donors' closing costs.

6:39 PM Comprehensive Plan Final Overview

Ms. Lind and Steve Bolotin (present), Chair of the Planning Board and Master Plan Committee, presented the final overview of the Comprehensive Plan prior to the Planning Board's adoption vote.

Ms. Lind outlined the two-year process involving extensive community engagement, focusing on affordability, sustainability, resilience, and public health. She highlighted the implementation chapter, specifically citing a multi-year budget analysis and zoning modernization as critical priorities.

Selectman Iaquinto praised the implementation plan and inquired about high-impact initiatives. Selectman Keohan supported the focus on zoning changes and suggested utilizing tracking tools to measure progress. Selectman Canty and Mr. Bolotin emphasized that the plan accurately reflects the desires and data of the residents.

7:05 PM ARTICLE 1: Design of Wastewater Treatment Plant HVAC Systems

Doug Pinard (present), Wastewater Manager, presented Article 1 for the Spring Special Town Meeting, requesting funding for the design of a new HVAC system for the wastewater treatment plant. Mr. Pinard explained that untreated glycol had degraded into an organic acid, destroying boilers and heating units at the 20-year-old plant and causing frozen fire suppression lines.

Selectman Canty expressed frustration over the town's history of deferred maintenance. Mr. Brindisi noted the formation of a new internal working group for facilities to address historical issues. Selectman Iaquinto confirmed the funding would come from the Enterprise Fund. Vice Chair Quintal emphasized the necessity of appropriating sufficient funds for maintenance.

On a motion by Selectman Canty, seconded by Selectman Iaquinto, the Board voted to include ARTICLE 1: Design of Wastewater Treatment Plant HVAC Systems on the 2026 Spring Special Town Meeting Warrant and to recommend Town Meeting approve it.

Roll Call 5/0: Golden—Yes, Quintal—Yes, Canty—Yes, Iaquinto—Yes, Keohan—Yes

7:20 PM ARTICLE 2: Police Station HVAC Replacement Project Supplemental Appropriation

Karl Anderson (present), Facilities Director, presented Article 2, requesting a supplemental appropriation of \$300,000 for the ongoing Police Station HVAC Replacement Project. Mr. Anderson explained that the original 2021 funding did not cover cumulative price increases of 20%, leaving only a 5% contingency. He noted that multiple change orders totaling approximately \$200,000 and the need for third-party commissioning services had arisen.

Selectman Canty asked about the funding source, which Mr. Anderson was unsure of. Mr. Brindisi confirmed later in the meeting that the funding would come from Free Cash.

On a motion by Vice Chair Quintal, seconded by Selectman Iaquinto, the Board voted to include ARTICLE 2: Police Station HVAC Replacement Project Supplemental Appropriation on the 2026 Spring Special Town Meeting Warrant and to recommend Town Meeting approve it.

Roll Call 5/0: Golden—Yes, Quintal—Yes, Canty—Yes, Iaquinto—Yes, Keohan—Yes

**7:28 PM ARTICLE 3: 250th Anniversary Funding for July 4 Plymouth Inc.
ARTICLE 4: 250th Anniversary Funding for America's Hometown Thanksgiving Celebration**

The Board discussed Articles 3 and 4, requesting \$50,000 each for the July 4th, Plymouth Inc. and America's Hometown Thanksgiving Celebration parades to support the 250th anniversary.

Vice Chair Quintal introduced the articles, arguing the town should support these events to showcase the community. Selectman Iaquinto stated she supported sending the articles to town meeting for debate but could not personally recommend them due to the cost and the use of Free Cash. Selectman Canty opposed both articles, citing the town's financial climate, snow and ice deficits, and other facility needs. Selectman Keohan supported the articles as revenue generators beneficial to local businesses. Chair Golden supported the articles, noting they do not impact the tax levy.

On a motion by Selectman Keohan, seconded by Vice Chair Quintal, the Board voted to include ARTICLE 3: 250th Anniversary Funding for July 4 Plymouth Inc. on the 2026 Spring Special Town Meeting Warrant.

Roll Call 4/1: Golden—Yes, Quintal—Yes, Canty—No, Iaquinto—Yes, Keohan—Yes

On a motion by Selectman Keohan, seconded by Vice Chair Quintal, the Board voted to recommend that Town Meeting approve ARTICLE 3: 250th Anniversary Funding for July 4 Plymouth Inc.

Roll Call 3/2: Golden—Yes, Quintal—Yes, Canty—No, Iaquinto—No, Keohan—Yes

On a motion by Selectman Keohan, seconded by Vice Chair Quintal, the Board voted to include ARTICLE 4: 250th Anniversary Funding for America's Hometown Thanksgiving Celebration on the 2026 Spring Special Town Meeting Warrant.

Roll Call 4/1: Golden—Yes, Quintal—Yes, Canty—No, Iaquinto—Yes, Keohan—Yes

On a motion by Selectman Keohan, seconded by Vice Chair Quintal, the Board voted to recommend that Town Meeting approve ARTICLE 4: 250th Anniversary Funding for America's Hometown Thanksgiving Celebration.

Roll Call 3/2: Golden—Yes, Quintal—Yes, Canty—No, Iaquinto—No, Keohan—Yes

7:45 PM ARTICLE 5: Charter Amendment – Town Election Date
ARTICLE 6: Charter Amendment – Spring Annual Town Meeting Date
ARTICLE 7: General Bylaws Amendment – Spring Annual Town Meeting & Town Election Dates
ARTICLE 8: General Bylaws Amendment – Spring Annual Town Meeting Warrant Closing Date

Selectman Canty presented Articles 5, 6, 7, and 8, which proposed charter and bylaw amendments regarding town election and town meeting dates. The articles proposed moving the town election to the second Saturday in June, expanding the spring town meeting window to March through June, setting the default spring town meeting date to the third Saturday in May, and moving the warrant closing date to the third Friday in January. Selectman Canty explained that moving the town meeting to May provides clearer state aid numbers before budget decisions are made, and moving the election to June ensures town meeting members remain seated through the spring town meeting process. Selectman Keohan supported the changes.

On a motion by Selectman Keohan, seconded by Vice Chair Quintal, the Board voted to include ARTICLE 5: Charter Amendment – Town Election Date, ARTICLE 6: Charter Amendment – Spring Annual Town Meeting Date, ARTICLE 7: General Bylaws Amendment – Spring Annual Town Meeting & Town Election Dates, and ARTICLE 8: General Bylaws Amendment – Spring Annual Town Meeting Warrant Closing Date on the 2026 Spring Special Town Meeting Warrant and to recommend Town Meeting approve it.

Roll Call 5/0: Golden—Yes, Quintal—Yes, Canty—Yes, Iaquinto—Yes, Keohan—Yes

7:57 PM ARTICLE 9: Solar Credit Energy Contracts

Michael Cahill (present), Climate Resiliency and Sustainability Planner, presented Article 9 regarding Solar Credit Energy Contracts. He detailed a Power Purchase Agreement (PPA) with Kearsarge for a 7 MW DC solar array located on a landfill in Walpole. The project will provide an alternative on-bill credit, translating to an expected first-year savings of \$155,379 and \$3.5 million over the 20-year agreement, with the array expected to come online in the fourth quarter of 2026.

On a motion by Vice Chair Quintal, seconded by Selectman Canty, the Board voted to include ARTICLE 9: Solar Credit Energy Contracts on the 2026 Spring Special Town Meeting Warrant and to recommend Town Meeting approve it.

Roll Call 5/0: Golden—Yes, Quintal—Yes, Canty—Yes, Iaquinto—Yes, Keohan—Yes

8:01 PM ARTICLE 10: Citizen's Petition: PROPOSED AMENDMENT TO ACTS (2003) CHAPTER 27

David Peck (present) presented Article 10, a citizen's petition on behalf of Richard Serkey, proposing to amend Acts of 2003, Chapter 27 regarding Retiree Health Care Cost Sharing. Mr. Peck explained the article seeks to allow the town to negotiate different retiree health care cost-sharing rates for future hires, without altering existing agreements. Selectman Iaquinto clarified the proposal targets only the cost-sharing percentage for future hires, noting the town's high OPEB liability.

Several union representatives strongly opposed the measure. Tom Pinto (present) argued it is an attack on employees that will harm recruitment and retention. Mike Dooley (present), representative of OPEIU, stated that reducing benefits leaves only salary to compete for talent. Dale Webber (present), retired DPW worker, Town Meeting Member, Retirement Board member, and COBRA representative, highlighted that the current agreement prohibits changes to health insurance and has saved the town millions.

Vice Chair Quintal opposed the article for bypassing collaborative bargaining. Selectman Canty supported it to address unsustainable long-term costs. Selectman Keohan and Chair Golden opposed it, with Chair Golden calling it an attack on young working people and criticizing the circumvention of the negotiation table.

Chair Golden noted that the Board does not get to determine whether this Article goes to Town Meeting since it is a citizen's petition.

Selectman Iaquinto made a motion to recommend that Town Meeting approve ARTICLE 10: Citizen's Petition: PROPOSED AMENDMENT TO ACTS (2003) CHAPTER 27. Selectman Canty seconded the motion.

Roll Call 2/3: Golden—No, Quintal—No, Canty—Yes, Iaquinto—Yes, Keohan—No

8:50 PM Execute 2026 Spring Special Town Meeting Warrant

The Board discussed executing the 2026 Spring Special Town Meeting Warrant.

Selectman Canty noted that the Advisory and Finance Committee had to cancel their upcoming meeting due to quorum issues caused by precinct caucuses. To prevent an information vacuum, he suggested the Select Board generate a summary of their majority recommendations to distribute to town meeting members.

Everett Malaguti, member of A&F, confirmed their next meeting is April 1st. Mr. Brindisi agreed to work with staff to include the Board's recommendations as an addendum to the warrant distribution.

On a motion by Selectman Canty, seconded by Selectman Iaquinto to execute the 2026 Spring Special Town Meeting Warrant and to release some guidance as to the majority recommendations of the Board.

Roll Call 5/0: Golden—Yes, Quintal—Yes, Canty—Yes, Iaquinto—Yes, Keohan—Yes

8:55 PM Town Manager's Report

Mr. Brindisi provided the Town Manager's Report, noting that athletic fields will open by April 1st. Pay stations are being installed at Morton Park, Fresh Pond, and Hedges Pond. The farmer's market is relocating to the public library on Thursdays, and a yard waste drop-off is scheduled for the upcoming weekend. Mr. Brindisi reported on ongoing street sweeping, an upcoming public comment period for the Community Wildfire Protection Plan, and public information sessions for the Hedge Elementary School replacement. The school superintendent is seeking a waiver to move the last day of school to June 26th. Mr. Brindisi also noted that over 1,220 residents have registered for vote-by-mail, open meeting law training is scheduled for Thursday, and hometown cleanup registration will launch soon.

Selectman Iaquinto asked about resident concerns regarding the taxation of sheds, which Mr. Brindisi agreed to investigate with the assessing department.

9:04 PM Select Board Discussion – New Business / Letters / Old Business

Under New Business, Chair Golden announced he submitted language to town counsel regarding potential future nuclear operations at the Holtec site, aiming for an April 7th discussion.

Selectman Iaquinto requested a future agenda item to discuss the Route 3A Corridor project in Cedarville due to resident confusion over traffic impacts. Chair Golden confirmed that staff is working to schedule the discussion.

During the review of letters, Chair Golden noted correspondence from the Historical Commission regarding fisherman shacks across from the former Bird's site, advising against spending town money on the privately owned structures. Selectman Keohan agreed to review past Community Preservation Committee records regarding the owners.

Under Old Business and Agenda Scheduling, Selectman Keohan expressed frustration that eight items he requested on March 10th had not yet been scheduled, including reconstituting the Water Conservation Committee, Wampanoag Tribe recognition, Open Space trail working group, Facilities Task Force, 1820 Courthouse Revolving Fund, Planning Department's role in housing, and Town Square phase two resiliency. Chair Golden noted the Board's policy allows 60 days to schedule items. The Board voted to proceed with scheduling, and working with Brindisi, scheduled the items across the March 31, April 7, and April 21 meetings.

Selectman Canty also requested updates on his pending items, which were scheduled.

Selectman Keohan then requested to form a host committee for the upcoming April 30th reception recognizing the Great Herring Pond Wampanoag Tribe.

On a motion by Selectman Keohan, seconded by Selectman Iaquinto, the Board voted to establish a host committee to work together to put together this event on April 30.

Roll Call 5/0: Golden—Yes, Quintal—Yes, Canty—Yes, Iaquinto—Yes, Keohan—Yes

Chair Golden requested that the members of this committee be appointed at next week's meeting.

9:47 PM Adjournment – Next Meeting will be held March 31, 2026

On a motion by Vice Chair Quintal, seconded by Selectman Iaquinto, the Board voted to adjourn at 9:48PM.

Roll Call 5/0: Golden—Yes, Quintal—Yes, Canty—Yes, Iaquinto—Yes, Keohan—Yes

Recorded by: Jade Anderton, Executive Assistant to the Select Board & Town Manager



PLYMOUTH SELECT BOARD

Monday, April 6, 2026 | 4:30 PM

MEETING MINUTES

4:30 PM Call to Order

Present: David Golden Jr., Chair
Richard Quintal Jr., Vice Chair
Kevin Canty, Select Board Member
Deb Iaquinto, Select Board Member
Bill Keohan, Select Board Member

Derek Brindisi, Town Manager
Kate McKay, Town Counsel
Stacey Klein Verde, Labor and Unemployment Counsel

Chair Golden called the meeting to order and read the following statements,

Per M.G.L. Chapter 30A, Section 20, any person may make a video or audio recording of an open session of a meeting of the Select Board after notifying the chair, subject to reasonable requirements of the chair so as not to interfere with the conduct of the meeting. At the beginning of the meeting, the chair shall inform other attendees of any recordings.

Pursuant to Chapter 2 of the Acts of 2025, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on March 28, 2025, this meeting will be conducted via remote means.

Remote: Click the following Zoom link to participate in the meeting remotely:

<https://pactv.zoom.us/j/91695140644?pwd=UGhFZVJmaHVwOmIxa0pVYjRDMlozZz09>

• Webinar ID: 916-9514-0644 • Passcode: 121500 •

Chair Golden continued, reading the Executive Session language below:

The Select Board will hold an Executive Session pursuant to Massachusetts General Laws, Chapter 30A, Section 21(a), clause 3, to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

❖ Plymouth Airport Commission, et al. v. Town of Plymouth, et al.

On a motion by Vice Chair Quintal, seconded by Selectman Iaquinto, the Board voted to enter Executive Session and to adjourn from Open Session at 4:34 PM.

Roll Call 5/0: Golden—Yes, Quintal—Yes, Canty—Yes, Iaquinto—Yes, Keohan—Yes

Recorded by: Jade Anderton, Executive Assistant to the Town Manager & Select Board



TOWN OF PLYMOUTH

26 Court Street

Plymouth, Massachusetts 02360

| | |
|----------------------|---|
| Title | Boards, Commissions, and Committees Policy |
| Date Approved | July 7, 2026 |

1. PURPOSE

To establish guidelines and procedures relating to all Town Boards, Commissions, and Committees where the Town Charter, Town Bylaws, or State law does not dictate process.

This policy shall apply to all members and liaisons of Boards, Commissions, and Committees.

2. APPOINTMENTS AND APPLICATIONS

- 2.1 Appointments to any Board, Commission, or Committee are to be carried out as dictated by the Town Charter, Town Bylaws, and State law.
- 2.2 Any person interested in serving on a Board, Commission, or Committee shall apply online through the Town website. Applications received through the website will expire after one year. Once an appointment is made by the Appointing Authority, all applications for that position will be archived.
- 2.3 Any applications received will be reviewed by the Appointing Authority, who may also request the interested party be available to answer questions.
- 2.4 In accordance with Town Bylaw (§146-1) and Town Charter (§5-3-2), all newly appointed member of a Board, Committee or Commission needs to be sworn in by the Town Clerk office within 30 days.

3. VACANCIES AND RESIGNATIONS

- 3.1 Any person serving on a Board, Commission, or Committee choosing to resign shall resign in writing or via email to the Town Clerk.

- 3.2 In accordance with the Plymouth Town Charter: Any person whose cumulative attendance falls below 50 percent in a 12-month period, and such attendance record has been duly certified to the Town Clerk by a majority vote of such Board or Committee, shall upon such certification be deemed to have resigned from the appointed position. Thereafter, the position shall be considered vacant for all purposes.
- 3.3 Any vacancies on a Board, Commission, or Committee shall be advertised on the Town of Plymouth website. Any interested party shall apply to fill the vacancy online.

4. REMOVAL OF AN APPOINTED COMMITTEE MEMBER

All bodies with the ability to appoint (the "Appointing Authority") may remove an appointee for cause, by a vote of the Appointing Authority, as afforded by Section 6-2-3 of the Town's Charter.

Upon the Appointing Authority's receipt of a written complaint regarding an appointee of a Town Board, Commission, or Committee (hereinafter referenced as the "appointee"), the complaint shall be vetted and acted upon, as follows:

- 4.1 The Town Manager or designee shall meet with the appointee to discuss the allegation and prepare a written summary of the alleged issues and the appointee's response.
- 4.2 The Town Manager or designee shall submit the written complaint and the summary to the Chair of the Appointing Authority's Chair with any included supporting materials.
- 4.3 The Chair of the Appointing Authority may schedule a Public Hearing within 20 calendar days of receipt of the written summary, to review the complaint and receive public comment relating to the complaint. The Appointing Authority shall notify the appointee of the date, time, and location of the Public Hearing no later than fourteen (14) calendar days prior to the Public Hearing.
- 4.4 The appointee may request to waive the Public Hearing and voluntarily resign.
- 4.5 The Appointing Authority shall discuss the written complaint during the Public Hearing where the appointee has the opportunity to address the complaint and/or allegations. The Appointing Authority will render a decision, either during the Public Hearing, or at the Appointing Authority's next regularly scheduled public meeting.

5. MEETING, AGENDA, AND MINUTES SUBMISSION PROCEDURES

The following policy is enacted to direct the submission of meeting notices for public posting and minutes submissions from Town Boards, Commissions and Committees for all public meetings conducted in the Town of Plymouth to the Office of the Town Clerk.

As required by the Open Meeting Law, Chapter 30A, Section 20, a posting of any public meeting shall provide the date, time, place and agenda for Board, Commission, and Committee meetings.

Public bodies are required to create and maintain accurate minutes of all meetings, including executive sessions. These meeting minutes should be submitted to the Clerk's office in a timely manner. A "timely manner" is considered to be within the next three public body meetings or 30 days from the date of the meeting, whichever is later, unless the public body can show good cause for further delay.

This policy is intended to provide the Town Clerk's office with sufficient and timely information to post meeting notices and approved minutes. Timely submission of proposed agendas will help ensure that the agenda is ready for posting in accordance with Massachusetts Open Meeting Law.

5.1 Steps for Submission of Agendas and Minutes

All submissions to the Town Clerk shall be in electronic form and legible.

The naming convention for Agenda files must adhere to the following format:

Committee Name YYYY-MM-DD (*date of meeting*) Agenda

ex. 2026-01-01 Select Board Agenda

The naming convention for Minutes files must adhere to the following format:

YYYY-MM-DD (*date of meeting*) Committee Name Minutes

ex. 2026-01-01 Select Board Minutes

All agenda submissions shall be emailed to meetings@plymouth-ma.gov.

All minute submissions shall be emailed to meetings@plymouth-ma.gov and are to be submitted once they are approved by the Board, Commission, or Committee. When possible, minutes are to be submitted as a PDF document.

All submissions must give public 48 hours of notice before the meeting occurs, not including Saturdays, Sundays, or Legal Holidays. To meet requirement, **agendas must be received by the Town Clerk's Office no later than 3:00 pm (Fridays by 11:00 am) on the last day which allows 48 hours of proper notice.**

| Posting by: | To have your meeting on: |
|--------------------------|-------------------------------|
| Monday | Wednesday |
| Tuesday | Thursday |
| Wednesday | Friday |
| Thursday | Monday of the following week |
| Friday (due by 11:00 am) | Tuesday of the following week |

5.2 Text of Proposed Agendas and Minutes

All agenda submissions shall include the date, time, and location as well as all topics that the Chair reasonably anticipates will be discussed at the meeting.

If meetings are to be held remotely or in a hybrid format, the links to attend the meeting virtually shall be included on the agenda. Hybrid/remote meetings need to be recorded on a Town Zoom account where the recordings are available when requested.

Minutes must include record of the date, time and place of the meeting, the members present and absent, documents discussed at the meeting, and any actions taken at each meeting, including executive sessions. The recording of a meeting is not considered to be the minutes of a public meeting.

The Town Clerk shall have the discretion to determine if any agenda submission satisfies the requirements of this policy before permitting the agenda to be posted on the Town website. Submissions that are determined not to meet the requirements of this policy may not be posted. Such determinations shall be made in good faith. The Town Clerk may delegate this authority to the Assistant Town Clerk.

5.3 Hybrid Meeting Policy

To insure greater access to open meetings for everyone, particularly for people with disabilities, caregiving responsibilities, and limited transportation, by allowing officials and members of the public to attend meetings in person or remotely, this policy establishes guidelines and procedures for conducting Hybrid Meetings in the Town of Plymouth in compliance with Massachusetts State Statutes, including Section 20 of Chapter 20 of the Acts of 2021, Chapter 2 of the Acts of 2023, and the Open Meeting Law.

Where certain boards, committees, commissions, workgroups, precincts, etc. are interested in scheduling Hybrid Meetings to allow for both in person and remote attendance, the following practices and procedures must be followed:

- A. Groups are encouraged to schedule meetings at Town Hall so existing available videoconferencing equipment can be utilized for the meeting.
- B. The Chair of the group (or the person running the meeting) must obtain a Town of Plymouth licensed remote meeting platform (Zoom) account from the Information Technology (IT) Department. In order to do so, they must:
 - Provide an email address that is not currently associated with another remote meeting platform (Zoom) account
 - Contact the IT Department or email HelpDesk@plymouth-ma.gov

- C. The Chair of the group (or the person running the meeting) must create a meeting on the remote meeting platform (Zoom) and add the remote meeting link to the agenda sent to the Town Clerk for posting
- A recording of the meeting must be available on the Town of Plymouth's remote meeting platform (Zoom) account for any public requests
 - See the attached "Hybrid Meeting Setup Instructions" for scheduling your remote meeting.
- D. If Boards, Commissions, Committees, workgroups, precincts, etc. choose to hold a meeting in a location other than the Town Hall, the Town of Plymouth cannot guarantee that videoconferencing needs will be met.
- The Town of Plymouth has two (2) portable videoconference devices (OWL) available on a first come first served basis. Please see the attached "Portable Videoconference Device (OWL) Use Guidelines".
 - The chair of the group (or the person running the meeting) shall be familiar with the Open Meeting Law and all updated guidance from the Office of the Attorney General regarding the extension of temporary provisions pertaining to the Open Meeting Law. (this language is directly from AG update page)
- E. The Chair of the group (or the person running the meeting) should ensure the remote meeting (Zoom) link is active when the meeting is opened, and that any remote participants are able to communicate with the rest of the participants attending the meeting.
- The Chair of the group (or the person running the meeting) should reserve a spot at the members table for audience participation, similar to in-person attendees going to a podium to speak.
- F. If the remote meeting platform (Zoom) is down, the board, committee, commission, workgroup, precinct, etc. should consider adjourning the meeting and posting a new meeting as soon as possible to ensure compliance with the Open Meeting Law.
- G. This policy will be reviewed periodically to ensure that it contains up-to-date information and compliance with the Open Meeting Law and any future laws passed related to conducting Hybrid Meetings.

6. QUESTIONS

For inquiries, contact the **Town Clerk's Office**.

Signed By:

Chair, Select Board

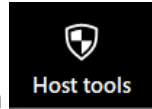
Town Manager

Date

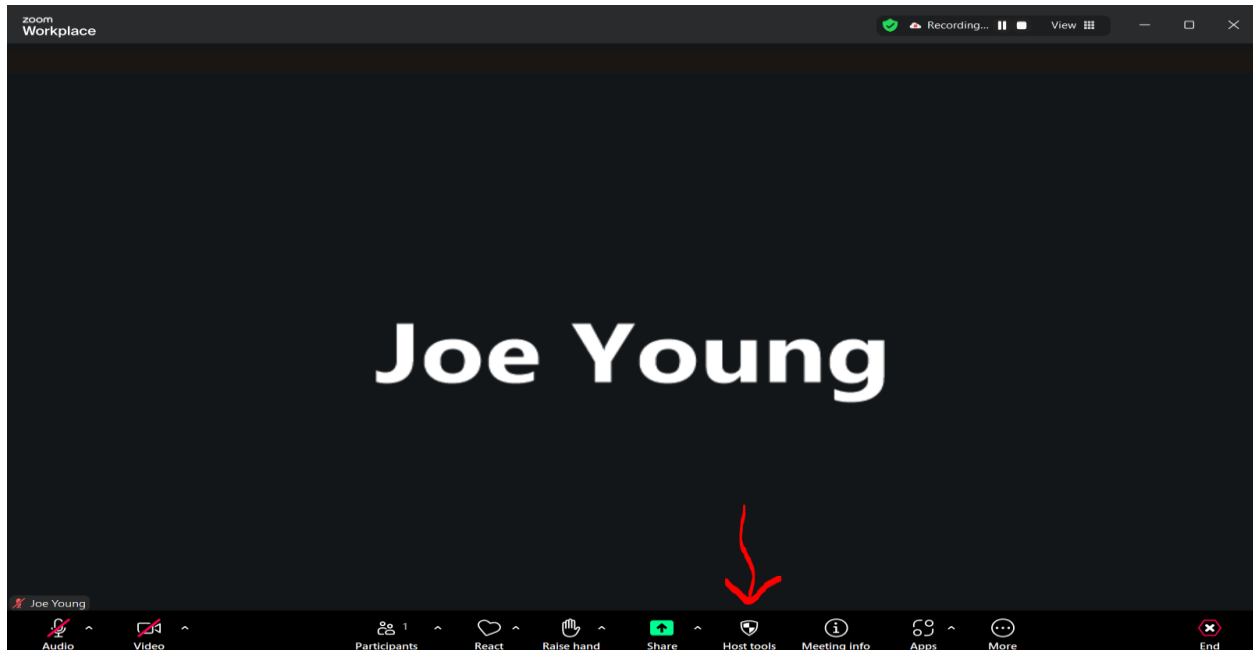
Date

To prevent participants from starting video and unmuting themselves

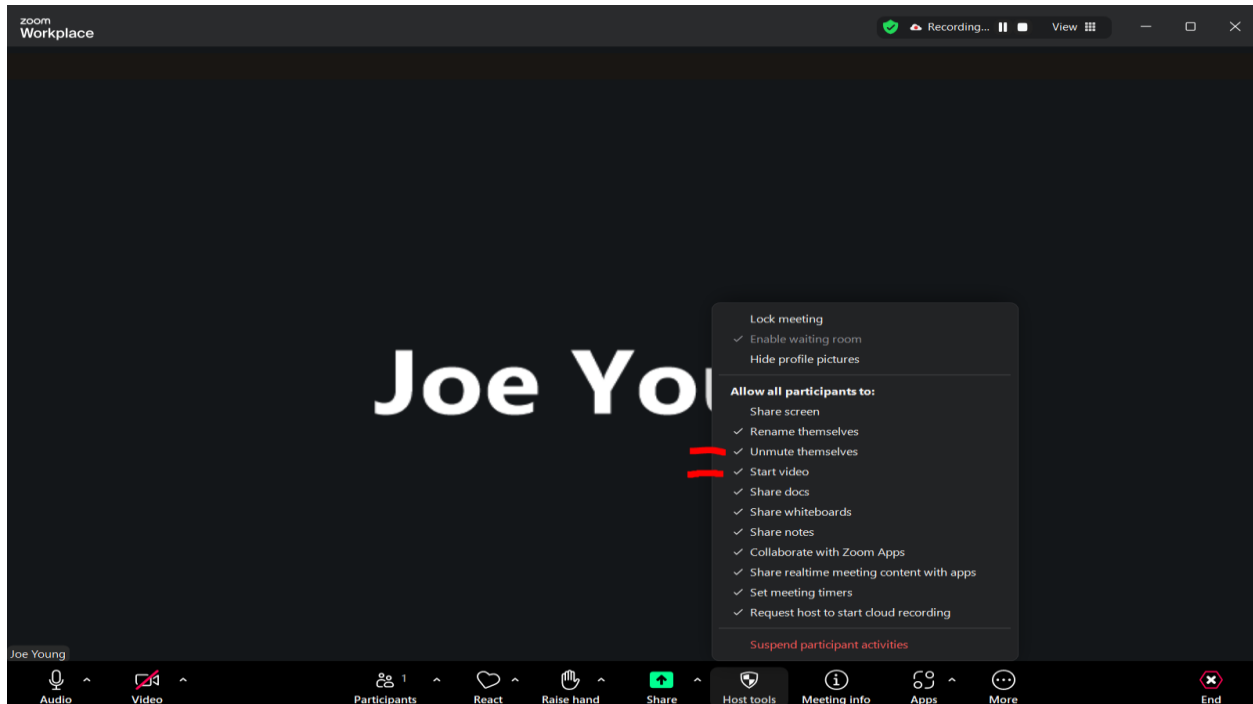
After you start your Zoom Meeting and prior to allowing participants in from waiting room,



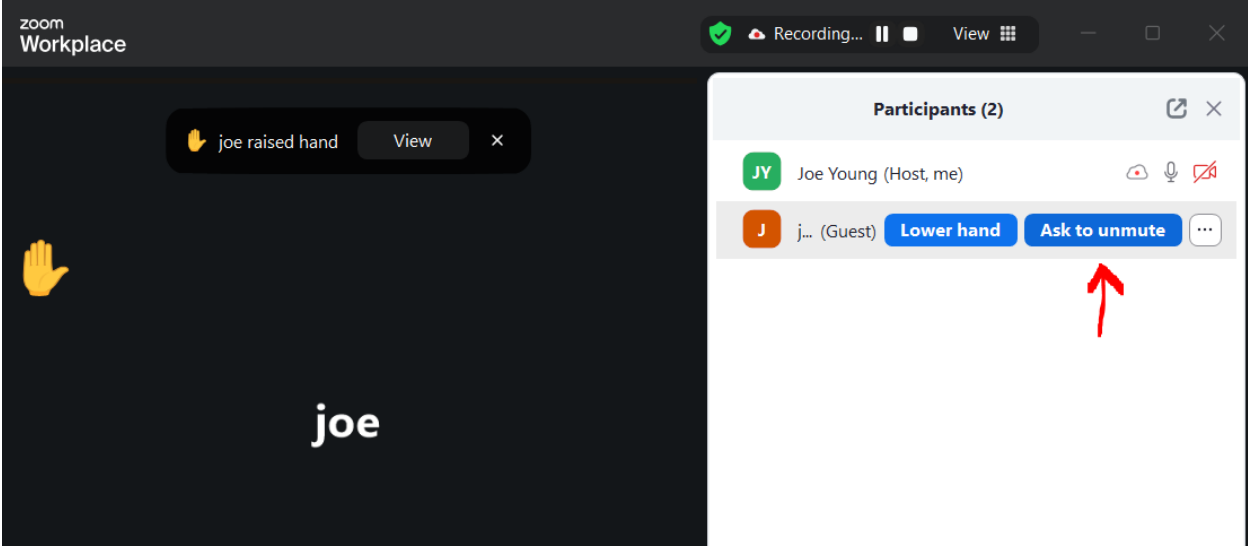
click on host tools icon



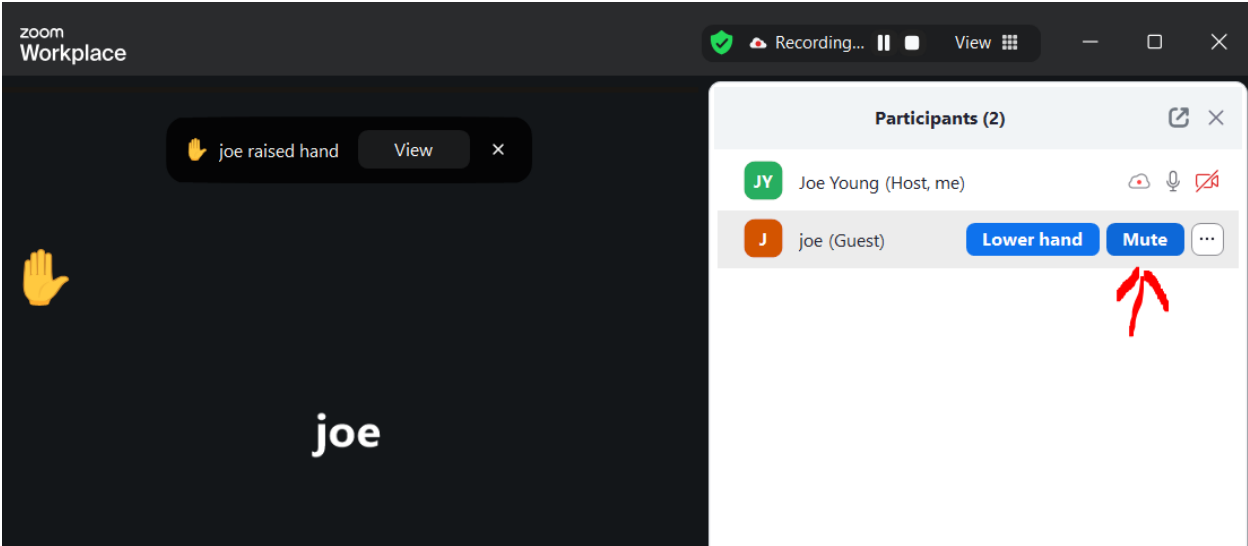
Once host tools are open unselect Unmute themselves and Start Video




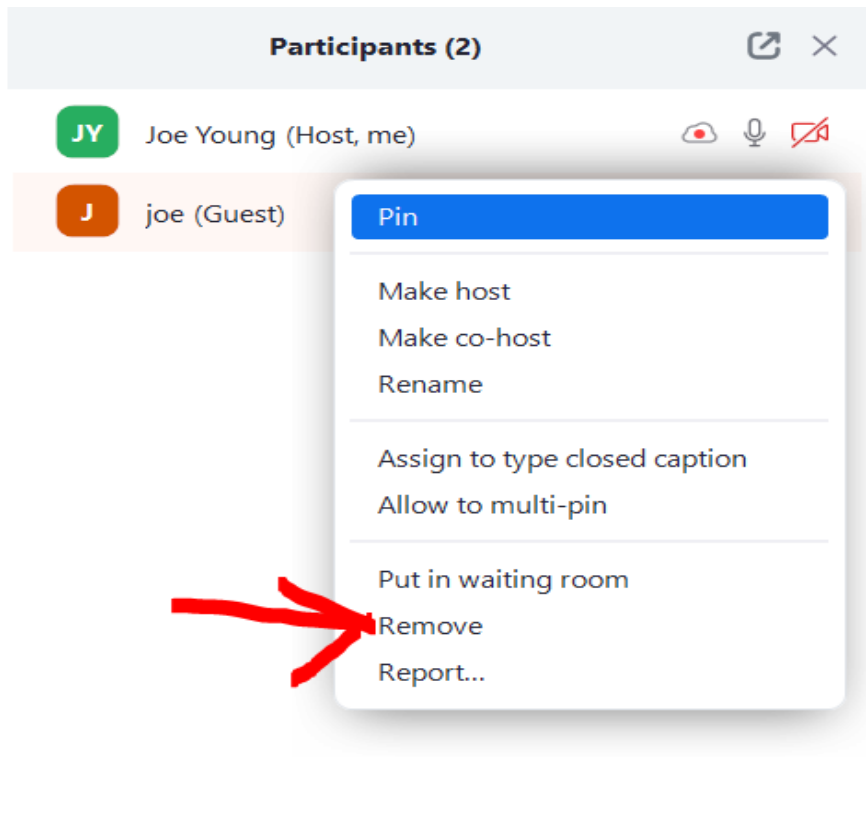
You can now allow participants in to meeting. Open the Participants panel to see names. In order for participant to speak, they must raise their digital hand. The host can ask the participant to unmute



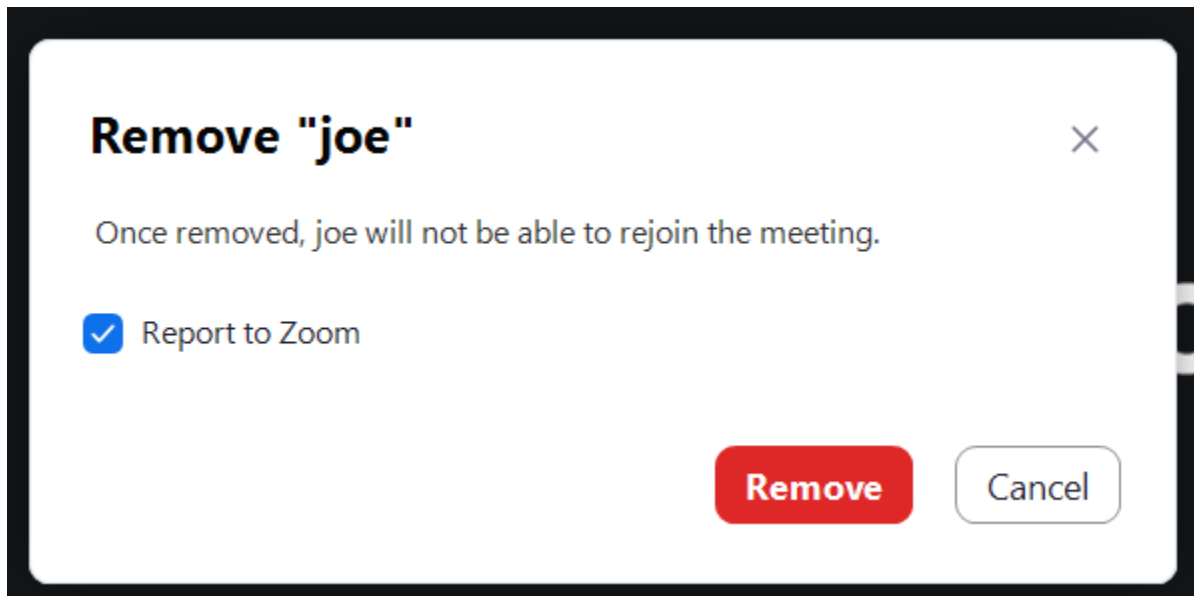
Once the participant is done peaking the host can mute the participant and continue the meeting. Host can also lower the raised hand if participant is done.



To remove an unwanted participant the host can click the  next to participant and remove them



Once Removed the participant will NOT be able to rejoin meeting





TOWN OF PLYMOUTH

26 Court Street
Plymouth, Massachusetts 02360

| | |
|----------------------|---|
| Title | Boards, Commissions, and Committees Policy |
| Date Approved | July 7, 2026 |

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- 2.4 In accordance with Town Bylaw (§146-1) and Town Charter (§5-3-2), all newly appointed member of a Board, Committee or Commission needs to be sworn in by the Town Clerk office within 30 days.

3. VACANCIES AND RESIGNATIONS

- 3.1 Any person serving on a Board, Commission, or Committee choosing to resign shall resign in writing or via email to the Town Clerk. ~~with a copy thereof provided to the Town Manager and the Select Board.~~

- 3.2 In accordance with the Plymouth Town Charter: Any person whose cumulative attendance falls below 50 percent in a 12-month period, and such attendance record has been duly certified to the Town Clerk by a majority vote of such Board or Committee, shall upon such certification be deemed to have resigned from the appointed position. Thereafter, the position shall be considered vacant for all purposes.
- 3.3 ~~Upon receipt of a notice of vacancy, the Select Board shall advertise vacancies on the Town of Plymouth's Official website for a minimum of 15 days.~~ Any vacancies on a Board, Commission, or Committee shall be advertised on the Town of Plymouth website. Any interested party shall apply to fill the vacancy online.

4. REMOVAL OF AN APPOINTED COMMITTEE MEMBER

~~To establish the guidelines and procedures by which~~ All bodies with the ability to appoint (the "Appointing Authority") may remove an appointee for cause, by a vote of the Appointing Authority, as afforded by Section 6-2-3 of the Town's Charter.

Upon the ~~Town Manager, Select Board and/or~~ Appointing Authority's receipt of a written complaint regarding an appointee of a Town Board, Commission, or Committee (hereinafter referenced as the "appointee"), the complaint shall be vetted and acted upon, as follows:

- 4.1 The Town Manager ~~or designee~~ shall meet with the appointee to discuss the allegation and prepare a written summary of the alleged issues and the appointee's response.
- 4.2 The Town Manager ~~or designee~~ shall submit the written complaint and the summary to the ~~Appointing Authority, or the~~ Chair of the Appointing Authority's Chair with any included supporting materials.
- 4.3 The ~~Chair of the~~ Appointing Authority, ~~or its chair, shall may~~ schedule a Public Hearing within 20 calendar days of receipt of the written ~~summary complaint~~, to review the complaint and receive public comment relating to the complaint. The Appointing Authority shall notify the appointee of the date, time, and location of the Public Hearing no later than fourteen (14) calendar days prior to the Public Hearing.
- 4.4 The appointee may request to waive the Public Hearing and voluntarily resign.
- 4.5 ~~If the appointee does not waive the Public Hearing, the Appointing Authority shall grant the appointee the opportunity to address the complaint and/or allegations during the scheduled Public Hearing.~~
- 4.6 The Appointing Authority shall discuss the written complaint during the Public Hearing ~~where the appointee has the opportunity to address the complaint and/or allegations.~~ The Appointing Authority will render a decision, either during the ~~initial~~ Public Hearing, or at the Appointing Authority's next regularly scheduled public meeting.

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ex. 2026-01-01 Select Board Agenda

The naming convention for Minutes files must adhere to the following format:

YYYY-MM-DD (*date of meeting*) Committee Name Minutes

ex. 2026-01-01 Select Board Minutes

All agenda submissions shall be emailed to meetings@plymouth-ma.gov.

All minute submissions shall be emailed to meetings@plymouth-ma.gov and are to be submitted once they are approved by the Board, Commission, or Committee. When possible, minutes are to be submitted as a PDF document.

All submissions must give public 48 hours of notice before the meeting occurs, not including Saturdays, Sundays, or Legal Holidays. To meet requirement, **agendas must be received by the Town Clerk's Office no later than 3:00 pm (Fridays by 11:00 am) on the last day which allows 48 hours of proper notice.**

| Posting by: | To have your meeting on: |
|--------------------------|---------------------------------|
| Monday | Wednesday |
| Tuesday | Thursday |
| Wednesday | Friday |
| Thursday | Monday of the following week |
| Friday (due by 11:00 am) | Tuesday of the following week |

5.2 Text of Proposed Agendas and Minutes

All agenda submissions shall include the date, time, and location as well as all topics that the **Chair committee** reasonably anticipates will be discussed at the meeting.

If meetings are to be held remotely or in a hybrid format, the links to attend the meeting virtually shall be included on the agenda. Hybrid/remote meetings need to be recorded **on a Town Zoom account** where the recordings are available when requested.

Minutes must include record of the date, time and place of the meeting, the members present and absent, documents discussed at the meeting, and any actions taken at each meeting, including executive sessions. The recording of a meeting is not considered to be the minutes of a public meeting.

The Town Clerk shall have the discretion to determine if any agenda submission satisfies the requirements of this policy before permitting the agenda to be posted on the Town website. Submissions that are determined not to meet the requirements of this policy may not be posted. Such determinations shall be made in good faith. The Town Clerk may delegate this authority to the Assistant Town Clerk.

5.3 Hybrid Meeting Policy

To insure greater access to open meetings for everyone, particularly for people with disabilities, caregiving responsibilities, and limited transportation, by allowing officials and members of the public to attend meetings in person or remotely, this policy establishes guidelines and procedures for conducting Hybrid Meetings in the Town of Plymouth in compliance with Massachusetts State Statutes, including Section 20 of Chapter 20 of the Acts of 2021, Chapter 2 of the Acts of 2023, and the Open Meeting Law.

Where certain boards, committees, commissions, workgroups, precincts, etc. are interested in scheduling Hybrid Meetings to allow for both in person and remote attendance, the following practices and procedures must be followed:

- A. Groups are encouraged to schedule meetings at Town Hall so existing available videoconferencing equipment can be utilized for the meeting.
- B. The Chair of the group (or the person running the meeting) must obtain a Town of Plymouth licensed remote meeting platform (Zoom) account from the Information Technology (IT) Department. In order to do so, they must:
 - Provide an email address that is not currently associated with another remote meeting platform (Zoom) account
 - ~~Call (508) 322-3421~~ Contact the IT Department or email HelpDesk@plymouth-ma.gov
- C. The Chair of the group (or the person running the meeting) must create a meeting on the remote meeting platform (Zoom) and add the remote meeting link to the agenda sent to the Town Clerk for posting
 - A recording of the meeting must be available on the Town of Plymouth's remote meeting platform (Zoom) account for any public requests
 - See the attached "Hybrid Meeting Setup Instructions" for scheduling your remote meeting (need to combine this attachment with the updated document)
- D. If Boards, Commissions, Committees, workgroups, precincts, etc. choose to hold a meeting in a location other than the Town Hall, the Town of Plymouth cannot guarantee that videoconferencing needs will be met.
 - The Town of Plymouth has two (2) portable videoconference devices (OWL) available on a first come first served basis. Please see the attached "Portable Videoconference Device (OWL) Use Guidelines".
 - The chair of the group (or the person running the meeting) shall be familiar with the Open Meeting Law and all updated guidance from the Office of the Attorney General regarding the extension of temporary provisions pertaining to the Open Meeting Law. (this language is directly from AG update page)
- E. The Chair of the group (or the person running the meeting) should ensure the remote meeting (Zoom) link is active when the meeting is opened, and that any remote participants are able to communicate with the rest of the participants attending the meeting.
 - The Chair of the group (or the person running the meeting) should reserve a spot at the members table for audience participation, similar to in-person attendees going to a podium to speak.

- F. If the remote meeting platform (Zoom) is down, the board, committee, commission, workgroup, precinct, etc. should consider adjourning the meeting and posting a new meeting as soon as possible to ensure compliance with the Open Meeting Law.
- G. This policy will be reviewed periodically to ensure that it contains up-to-date information and compliance with the Open Meeting Law and any future laws passed related to conducting Hybrid Meetings.

6. QUESTIONS

For inquiries, contact the **Town Clerk's Office**.

Signed By:

Chair, Select Board

Town Manager

Date

Date



TOWN OF PLYMOUTH

26 Court Street
Plymouth, Massachusetts 02360
(508)747-1620

| | |
|--------------------------------|------------------------------|
| Policy Number | SB-022724 |
| Title | HYBRID MEETING POLICY |
| Established | FEBRUARY 27, 2024 |
| Revision Approval Dates | |

1. PURPOSE

To insure greater access to open meetings for everyone, *particularly for people with disabilities, caregiving responsibilities, and limited transportation*, by allowing officials and members of the public to attend meetings in person or remotely, this policy establishes guidelines and procedures for conducting Hybrid Meetings in the Town of Plymouth in compliance with Massachusetts State Statutes, including Section 20 of Chapter 20 of the Acts of 2021, Chapter 2 of the Acts of 2023, and the Open Meeting Law.

2. POLICY GUIDELINES

Where certain boards, committees, commissions, workgroups, precincts, etc. are interested in scheduling Hybrid Meetings to allow for both in person and remote attendance, the following practices and procedures must be followed.

1. Groups are encouraged to schedule meetings at Town Hall so existing available videoconferencing equipment can be utilized for the meeting.
2. The chair of the group (or the person running the meeting) must obtain a Town of Plymouth licensed remote meeting platform (Zoom) account from the Information Technology (IT) Department. In order to do so, they must:
 - a. Provide an email address that is not currently associated with another remote meeting platform (Zoom) account
 - b. Call (508) 322-3421 or Email HelpDesk@plymouth-ma.gov

3. The chair of the group (or the person running the meeting) must create a meeting on the remote meeting platform (Zoom) and add the remote meeting link to the agenda sent to the Town Clerk for posting
 - a. A recording of the meeting must be available on the Town of Plymouth's remote meeting platform (Zoom) account for any public requests
 - b. See the attached "Hybrid Meeting Setup Instructions" for scheduling your remote meeting
4. If boards, committees, commissions, workgroups, precincts, etc. choose to hold a meeting in a location other than the Town Hall, the Town of Plymouth cannot guarantee that videoconferencing needs will be met.
 - a. The Town of Plymouth has two (2) portable videoconference devices (OWL) available on a first come first served basis. Please see the attached "Portable Videoconference Device (OWL) Use Guidelines".
 - b. The chair of the group (or the person running the meeting) shall be familiar with the Open Meeting Law and all updated guidance from the Office of the Attorney General regarding the extension of temporary provisions pertaining to the Open Meeting Law. (this language is directly from AG update page)
5. The chair of the group (or the person running the meeting) should ensure the remote meeting (Zoom) link is active when the meeting is opened, and that any remote participants are able to communicate with the rest of the participants attending the meeting.
 - a. The chair of the group (or the person running the meeting) should reserve a spot at the members table for audience participation, similar to in-person attendees going to a podium to speak.
6. If the remote meeting platform (Zoom) is down, the board, committee, commission, workgroup, precinct, etc. should consider adjourning the meeting and posting a new meeting as soon as possible to ensure compliance with the Open Meeting Law.
7. This policy will be reviewed periodically to ensure that it contains up-to-date information and compliance with the Open Meeting Law and any future laws passed related to conducting Hybrid Meetings.

3. QUESTIONS

Please direct technical questions to the Information Technology Department and scheduling questions to the Town Clerk's office.

Signed By:



 Chairman, Select Board



 Town Manager

2-27-2024

 Date

2/27/24

 Date



TOWN OF PLYMOUTH

26 Court Street
Plymouth, Massachusetts 02360
(508)747-1620

| | |
|--------------------------------|---|
| Policy Number | SB-012423 |
| Title | Meeting, Agenda, and Minutes Submission Procedures |
| Established | January 24, 2023 |
| Revision Approval Dates | |

1. PURPOSE

The following policy is enacted to direct the submission of meeting notices for public posting and minutes submissions from Town Boards, Committees and Commissions for all public meetings conducted in the Town of Plymouth to the Office of the Town Clerk.

As required by the Open Meeting Law, Chapter 30A, Section 20, a posting of any public meeting shall provide the date, time, place and agenda for Board, Committee and Commission meetings.

Public bodies are required to create and maintain accurate minutes of all meetings, including executive sessions. These meeting minutes should be submitted to the Clerk's office in a timely manner. A "timely manner" is considered to be within the next three public body meetings or 30 days from the date of the meeting, whichever is later, unless the public body can show good cause for further delay.

This policy is intended to provide the Town Clerk's office with sufficient and timely information to post meeting notices and receive completed minutes. Timely submission of proposed agendas will help ensure that the agenda is ready for posting in accordance with Massachusetts Open Meeting Law.

2. GUIDELINES

2.1 Scope

This policy shall apply to Staff, Boards, Committees, and Citizens for all Board and Committee Public Meetings.

2.2 Steps for Submission of Agendas and Minutes

2.2.1 All submissions to the Town Clerk shall be in electronic form and legible. All agenda submissions shall be emailed to meetings@plymouth-ma.gov.

All minute submissions shall be emailed to meetings@plymouth-ma.gov.

2.2.2 All submissions must give the public 48 hours of notice before the meeting occurs, not including Saturdays, Sundays, or State Legal Holidays. To meet this requirement, **agendas must be received by the Town Clerk's Office no later than 3:00 pm (Fridays by 11:00 am) on the last day which allows 48 hours of proper notice.**

| Posting by: | To have your meeting on: |
|--------------------------|-------------------------------|
| Monday | Wednesday |
| Tuesday | Thursday |
| Wednesday | Friday |
| Thursday | Monday of the following week |
| Friday (due by 11:00 am) | Tuesday of the following week |

**** Please note that if there is a Legal State Holiday within your 48 hours, posting by date is moved back by 1 day.**

2.3 Text of Proposed Agendas and Minutes

All agenda submissions shall include the date, time, and location as well as all topics that the committee reasonably anticipates will be discussed at the meeting.

If meetings are to be held remotely or in a hybrid format, the links to attend the meeting virtually shall be included on the agenda. Hybrid/remote meetings need to be recorded where the recordings are available when requested.

Minutes must include record of the date, time and place of the meeting, the members present and absent, documents discussed at the meeting, and any actions taken at each meeting, including executive sessions. The recording of a meeting is not considered to be the minutes of a public meeting.

The Town Clerk shall have the discretion to determine if any agenda submission satisfies the requirements of this policy before permitting the agenda to be posted on the Town website. Submissions that are determined not to meet the requirements of

this policy may not be posted. Such determinations shall be made in good faith. The Town Clerk may delegate this authority to the Assistant Town Clerk.

3.

Please direct questions to the Town Clerk's Office.

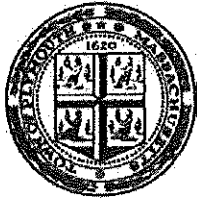
Signed By:

Betty A. Cavacco
Select Board Chair

[Signature]
Town Manager

1/24/2023
Date

1/24/2023
Date



TOWN OF PLYMOUTH

26 Court Street
Plymouth, Massachusetts 02360
(508)747-1620

| | |
|--------------------------------|--|
| Policy Number | SB072479 |
| Title | Vacancies on Boards, Commissions, and Committees |
| Established | July 24, 1979 |
| Revision Approval Dates | October 9, 1979; June 28, 2011; November 15, 2022 |

1. PURPOSE

To establish guidelines and procedures relating to filling vacancies on all Town Boards, Commissions, and Committees appointed by the Select Board where the Town Charter, Town Bylaws, or State law does not dictate process.

2. POLICY GUIDELINES

2.1 Any person serving on a Board, Commission, or Committee choosing to resign, shall resign in writing or via email to the Town Clerk, with a copy thereof provided to the Town Manager and the Select Board.

2.2 In accordance with the Plymouth Town Charter: Any person whose cumulative attendance falls below 50 percent in a 12-month period, and such attendance record has been duly certified to the Town Clerk by a majority vote of such board or committee, shall upon such certification be deemed to have resigned from the appointed position. Thereafter, the position shall be considered vacant for all purposes.

2.3 Upon receipt of a notice of vacancy, the Select Board shall advertise vacancies on the Town of Plymouth's Official Website for a minimum of 15 days.

3. QUESTIONS

Please direct questions to the Town Manager's Office.

Signed By:

Betty A. Cavacco

Chair, Select Board



Town Manager

11/15/2022

Date

11/15/2022

Date



The Plymouth Area
CHAMBER OF COMMERCE
LEARN • CONNECT • SUCCEED

June 29, 2026

Town of Plymouth
Select Board
26 Court Street
Plymouth, MA 02360

Dear Honorable Select Board Members:

We respectfully request exclusive vending rights in support of the Plymouth Area Chamber of Commerce's signature event, the Plymouth Waterfront Festival, scheduled for Saturday, August 29, 2026, from 10:00 a.m. to 6:00 p.m., with a rain date of Sunday, August 30, 2026. The festival will take place along the Plymouth waterfront, including the closure of Water Street from the intersection of Union Street to the Rotary.

For more than 40 years, the Chamber has proudly hosted this beloved community tradition, attracting thousands of residents and visitors to Plymouth's waterfront and downtown district. The event generates significant economic activity and provides a substantial boost to local businesses, restaurants, retailers, and hospitality establishments.

The Plymouth Waterfront Festival is a free, family-friendly celebration that offers something for everyone, including live entertainment featuring local musicians, the Annual Ducky Dash, children's activities and performers, the Motor Heads Cruise-In Car Show, and a vibrant marketplace showcasing local artisans, makers, crafters, and food vendors.

The mission of the Plymouth Area Chamber of Commerce is to support and strengthen our local business community by creating opportunities for businesses to connect, grow, and thrive. Events such as the Waterfront Festival play a vital role in driving economic development, celebrating local talent, and fostering a strong sense of community pride and engagement.

Should you have any questions or require additional information, please do not hesitate to contact me at the Chamber office at (508) 830-1620 or via email at amy@plymouthchamber.com.

Thank you for your time, consideration, and continued support of this longstanding and cherished Plymouth tradition.

Sincerely,

Amy Naples
Executive Director

100 Armstrong Rd, Ste 204, Plymouth, MA 02360
508.830.1620 • info@plymouthchamber.com • www.plymouthchamber.com




TOWN OF PLYMOUTH

ACCOUNTING & FINANCE DEPARTMENT
26 COURT STREET, PLYMOUTH, MA 02360
PHONE: (508) 747-1620, EXTENSION 10247
WWW.PLYMOUTH-MA.GOV

MEMORANDUM

TO: SELECT BOARD

FROM: TIFFANY PARK, GRANT WRITER, FINANCE DEPARTMENT 

SUBJECT: AUTHORIZATION FOR GRANT APPLICATIONS, AWARDS, AND/OR DONATIONS

DATE: JUNE 29, 2026

To comply with Section 53A of M.G.L. Chapter 44 (Grants and Gifts; Acceptance and Expenditure), I recommend that the Select Board vote to authorize the application for, and (if awarded) acceptance and expenditure of, the following grants and/or gifts.

Staffing for Adequate Fire & Emergency Response Grant – New Firefighters (Application)

The Fire Department has applied to the U.S. Department of Homeland Security's Staffing for Adequate Fire & Emergency Response (SAFER) grant program, to fund the staffing of new firefighters.

The SAFER grant is an annual program administered by the Federal Emergency Management Agency (FEMA), through which funding is provided to help municipalities increase or maintain their number of trained, "front line" firefighters. The program supplies three years of funding, during which the receiving municipality must provide a local cost share of 25% for Year 1, 25% for Year 2, and 65% for Year 3.

Within its application, the Fire Department requested a total of **\$2,959,478.23** (over a three-year period), to hire and sustain twelve (12) new firefighters. These currently-unfilled positions are essential to the department's ability to maintain compliance with National Fire Protection Association (NFPA) standards and respond to the mounting number of calls associated with a rapidly growing population.

Parkland Acquisitions & Renovations for Communities Grant – Forges Field (Application)

The Department of Health & Human Services' Recreation Division will submit an application for **\$425,000.00** through the Commonwealth's Parkland Acquisitions and Renovations for Communities (PARC) grant program, to support Phase 1A of the Forges Field Master Plan project.

Offered annually through the Massachusetts Division of Conservation Services, the PARC grant provides financial support to municipalities for (1) the acquisition of land for recreation, (2) the development of new parks, or (3) the renovation of existing parks. Grant reimbursement rates vary from municipality to municipality, based on the community's "equalized valuation per capita decile rank (i.e. the relative taxable wealth of the municipality)." Through the PARC program—if selected for an award—Plymouth is eligible to request 58% of the total project cost, up to a maximum award of \$425,000.

For its application, the Recreation Division will request **\$422,034.00** to support Phase 1A of the Forges Field Recreation Area Master Plan Project. This phase represents (1) the installation of composting toilets (at five locations) and (2) the construction of new, ADA-compliant, accessible pathways at/around three fields and one parking area within the recreation area.

Note: As a condition of the grant application/award, the applying municipality must be willing to appropriate funds for the full expense of undertaking the project, at its next available Town Meeting. Phase 1A of the Forges Field Master Plan Project is estimated at \$727,645.00; Plymouth, therefore, may apply for 58% of the total cost (up to \$425,000): \$422,034.00.



**Town of Plymouth
Select Board**

**Plymouth for All Committee
Outstanding Citizenship Awards**

| | |
|------------------|--|
| REQUESTED BY: | Plymouth for All Committee |
| PROPOSED MOTION: | N/A |
| NOTES: | The Plymouth for All Committee will issue their annual Outstanding Citizenship Awards to this year's recipients: Molly Ann St. Gelais, Zachary Hogge, and Rebecca Jankowski. |
| ACTION TAKEN: | Moved: Seconded: Condition(s): |
| VOTED: | Yea _____ Nay _____ Abstain _____ |

May 11, 2026

Jade,

Here are the names of the 3 recipients of the 2026 Outstanding Citizenship Awards and their preferred pronouns, for the preparation of the Certificates. Thank you!

Molly Ann St. Gelais she/her

Rebecca Jankowski she/her

Zachary Hogge he/him

Jon

Town of Plymouth

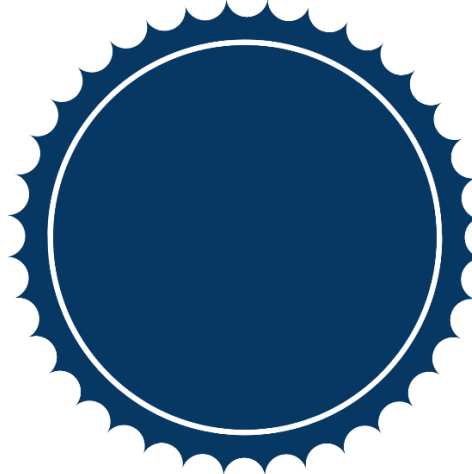


Outstanding Citizenship Award

This Certificate is proudly presented to:

Molly Ann St. Gelais

in recognition of her actions toward making Plymouth a better community for all.



Deb Iaquinto, Chair
Plymouth Select Board

Peter Matlon, Chair
Plymouth for All Committee

Awarded by the Town of Plymouth
on this 7th day of July, 2026.

Town of Plymouth

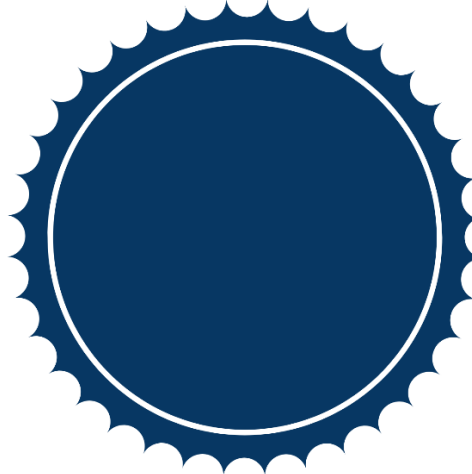


Outstanding Citizenship Award

This Certificate is proudly presented to:

Zachary Hogge

in recognition of his actions toward making Plymouth a better community for all.



Deb Iaquinto, Chair
Plymouth Select Board

Peter Matlon, Chair
Plymouth for All Committee

Awarded by the Town of Plymouth
on this 7th day of July, 2026.

Town of Plymouth

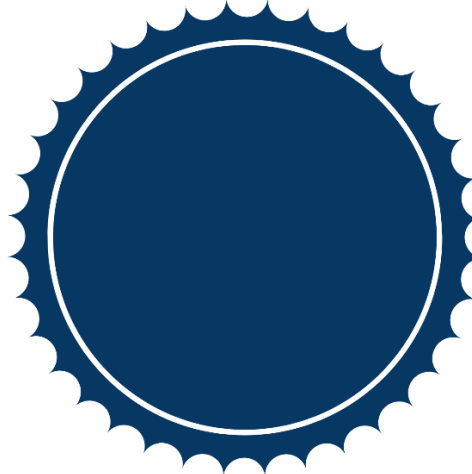


Outstanding Citizenship Award

This Certificate is proudly presented to:

Rebecca Jankowski

in recognition of her actions toward making Plymouth a better community for all.



Deb Iaquinto, Chair
Plymouth Select Board

Peter Matlon, Chair
Plymouth for All Committee

Awarded by the Town of Plymouth
on this 7th day of July, 2026.



**Town of Plymouth
Select Board**

Executive Session Overview

| | |
|------------------|--|
| REQUESTED BY: | Bill Keohan, Select Board Member |
| PROPOSED MOTION: | |
| NOTES: | |
| ACTION TAKEN: | Moved: Seconded: Condition(s): |
| VOTED: | Yea _____ Nay _____ Abstain _____ |

Part I ADMINISTRATION OF THE GOVERNMENT

Title III LAWS RELATING TO STATE OFFICERS

Chapter 30A STATE ADMINISTRATIVE PROCEDURE

Section 21 MEETING OF PUBLIC BODY IN EXECUTIVE SESSION

Section 21. (a) A public body may meet in executive session only for the following purposes:

- (1) To discuss the reputation, character, physical condition or mental health, rather than professional competence, of an individual, or to discuss the discipline or dismissal of, or complaints or charges brought against, a public officer, employee, staff member or individual. The individual to be discussed in such executive session shall be notified in writing by the public body at least 48 hours prior to the proposed executive session; provided, however, that notification may be waived upon written agreement of the parties. A public body shall hold an open session if the individual involved requests that the session be open. If an executive session is held, such individual shall have the following rights:
- i. to be present at such executive session during deliberations which involve that individual;

- ii. to have counsel or a representative of his own choosing present and attending for the purpose of advising the individual and not for the purpose of active participation in the executive session;
- iii. to speak on his own behalf; and
- iv. to cause an independent record to be created of said executive session by audio-recording or transcription, at the individual's expense.

The rights of an individual set forth in this paragraph are in addition to the rights that he may have from any other source, including, but not limited to, rights under any laws or collective bargaining agreements and the exercise or non-exercise of the individual rights under this section shall not be construed as a waiver of any rights of the individual.

- 2. To conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel;
- 3. To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares;
- 4. To discuss the deployment of security personnel or devices, or strategies with respect thereto;
- 5. To investigate charges of criminal misconduct or to consider the filing of criminal complaints;
- 6. To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body;

7. To comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements;
8. To consider or interview applicants for employment or appointment by a preliminary screening committee if the chair declares that an open meeting will have a detrimental effect in obtaining qualified applicants; provided, however, that this clause shall not apply to any meeting, including meetings of a preliminary screening committee, to consider and interview applicants who have passed a prior preliminary screening;
9. To meet or confer with a mediator, as defined in section 23C of chapter 233, with respect to any litigation or decision on any public business within its jurisdiction involving another party, group or entity, provided that:
 - (i) any decision to participate in mediation shall be made in an open session and the parties, issues involved and purpose of the mediation shall be disclosed; and
 - (ii) no action shall be taken by any public body with respect to those issues which are the subject of the mediation without deliberation and approval for such action at an open session; or
10. to discuss trade secrets or confidential, competitively-sensitive or other proprietary information provided in the course of activities conducted by a governmental body as an energy supplier under a license granted by the department of public utilities pursuant to section 1F of chapter 164, in the course of activities conducted as a municipal aggregator under section 134 of said chapter 164 or in the course of activities conducted by a cooperative consisting of governmental entities organized pursuant to section 136 of said chapter 164, when such governmental body, municipal aggregator or cooperative determines that

such disclosure will adversely affect its ability to conduct business in relation to other entities making, selling or distributing electric power and energy.

(b) A public body may meet in closed session for 1 or more of the purposes enumerated in subsection (a) provided that:

1. the body has first convened in an open session pursuant to section 21;
2. a majority of members of the body have voted to go into executive session and the vote of each member is recorded by roll call and entered into the minutes;
3. before the executive session, the chair shall state the purpose for the executive session, stating all subjects that may be revealed without compromising the purpose for which the executive session was called;
4. the chair shall publicly announce whether the open session will reconvene at the conclusion of the executive session; and
5. accurate records of the executive session shall be maintained pursuant to section 23.



OFFERED BY **Office of the Attorney General**

Open Meeting Law trainings

Learn more about the Open Meeting Law with in-person and online trainings from the Attorney General's Office.

Webinar trainings

Please click on a link below to register for an upcoming Open Meeting Law webinar training. Webinars are 90-minute comprehensive trainings on the Open Meeting Law. After registering, you will receive a confirmation email containing information about joining the webinar. Please email OMLTraining@mass.gov or call 617-963-2925 with any questions.

1. Friday, July 24, 2026, at 12:00 PM - 1:30 PM

Link to register:

https://us06web.zoom.us/webinar/register/WN_ykLnK6gRRQmQgbjaNNrLBw

https://us06web.zoom.us/webinar/register/WN_ykLnK6gRRQmQgbjaNNrLBw

2. Tuesday, August 4, 2026, at 9:30 AM - 11:00 AM

Link to register:

https://us06web.zoom.us/webinar/register/WN_dCqVDqkrQa-T-rnh3biSRA

https://us06web.zoom.us/webinar/register/WN_dCqVDqkrQa-T-rnh3biSRA

3. Wednesday, August 19, 2026, at 9:00 AM - 10:30 AM

Link to register:

https://us06web.zoom.us/webinar/register/WN_4JCNcsR5TweP4D971uRFxQ

[\(https://us06web.zoom.us/webinar/register/WN_4JCNcsR5TweP4D971uRFxQ\)](https://us06web.zoom.us/webinar/register/WN_4JCNcsR5TweP4D971uRFxQ)

4. Tuesday, September 8, 2026, at 10:30AM – 12:00 PM

Link to register:

https://us06web.zoom.us/webinar/register/WN_luoOza8ZRaatFRHhQzyheQ

[\(https://us06web.zoom.us/webinar/register/WN_luoOza8ZRaatFRHhQzyheQ\)](https://us06web.zoom.us/webinar/register/WN_luoOza8ZRaatFRHhQzyheQ)

5. Tuesday, September 22, 2026, at 8:00 AM – 9:30 AM

Link to register:

https://us06web.zoom.us/webinar/register/WN_KTPdsBv_TZCuVAPoS-3pPg

[\(https://us06web.zoom.us/webinar/register/WN_KTPdsBv_TZCuVAPoS-3pPg\)](https://us06web.zoom.us/webinar/register/WN_KTPdsBv_TZCuVAPoS-3pPg)

6. Wednesday, October 7, 2026, at 3:00 PM – 4:30 PM

Link to register:

https://us06web.zoom.us/webinar/register/WN_zaC3i29vT6ymBSbwk9vsEg

[\(https://us06web.zoom.us/webinar/register/WN_zaC3i29vT6ymBSbwk9vsEg\)](https://us06web.zoom.us/webinar/register/WN_zaC3i29vT6ymBSbwk9vsEg)

7. Monday, October 26, 2026, at 11:30 AM – 1:00 PM

Link to register:

https://us06web.zoom.us/webinar/register/WN_lswufSbCTkKXMu0viOJ9mw

[\(https://us06web.zoom.us/webinar/register/WN_lswufSbCTkKXMu0viOJ9mw\)](https://us06web.zoom.us/webinar/register/WN_lswufSbCTkKXMu0viOJ9mw)

8. Thursday, November 19, 2026, at 6:00 PM – 7:30 PM

Link to register:

https://us06web.zoom.us/webinar/register/WN_zSmL91lwRTi2sooCAOuONQ

(https://us06web.zoom.us/webinar/register/WN_zSmL91lwRTi2sooCAOuONQ)

9. Thursday, December 17, 2026, at 10:30 AM – 12:00 PM

Link to register:

https://us06web.zoom.us/webinar/register/WN_ICu5VprcTzKwDxMIFShMSA

(https://us06web.zoom.us/webinar/register/WN_ICu5VprcTzKwDxMIFShMSA)

Contact

Attorney General's Division of Open Government

Online

openmeeting@mass.gov

[File an Open Meeting Law complaint](https://www.mass.gov/doc/125-open-meeting-law-complaint-form/download) (<https://www.mass.gov/doc/125-open-meeting-law-complaint-form/download>)

Phone

[\(617\) 963-2540](tel:(617)963-2540)

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**Town of Plymouth
Select Board**

Special Municipal Employee Designation Review

| | |
|------------------|---|
| REQUESTED BY: | Misc. |
| PROPOSED MOTION: | <p>The Board will make a motion to approve Special Municipal Employee Applications from:</p> <ul style="list-style-type: none">• Timothy Bennett, Planning Board Member• Michael Hourahan, Director of Assessing• Chad Jordan, Recreation Beach Pond Supervisor• Kerin McCall, Seasonal Natural Resources Assistant• Alyssa McGraw, Summer Sports Clinic Director• Onkgopotse Mokoka, Sports Clinic Director• Frank Steven Triffletti, Town Moderator |
| NOTES: | |
| ACTION TAKEN: | Moved: Seconded: Condition(s): |
| VOTED: | Yea _____ Nay _____ Abstain _____ |

Special Municipal Employee (SME) Designation Request from Select Board

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The Select Board strongly believes that to promote public confidence in the administration of the Town Government, a Municipal Employee's loyalty must lie first with the Town and that Special Municipal Employee status should be granted only in very limited circumstances. The Board is of the opinion that in general, positions, committees and boards that set public policy, have regulatory authority or have appointing authority should not be granted Special Municipal Employee status. The Select Board also believes that there are occasional circumstances that can arise where a position, board or committee may benefit from a person's expertise or knowledge in a particular field or profession. In those limited circumstances, Special Municipal Employee status may be warranted.

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| | |
|------------|-----------------|
| First Name | Timothy |
| Last Name | Bennett |
| Address | 33 Arlington Rd |
| City | Plymouth |
| State | MA |

Zip Code 02360

Phone Number

[REDACTED]

Email Address

[REDACTED]

Board / Committee You are Interested in Planning Board

Please describe the conflict requiring SME designation

I am a Professional Land Surveyor and on occasion represent clients before various other boards, committees, or commissions. I also certify for my firm plans, reports, and applications that are presented by other engineers and land surveyors from my firm. SME designation is essential for me, without it I would have to resign my position as a Planning Board Member.

Personal / Professional Experience

Professional Land Surveyor for 30 plus years. Owner of Bennett Engineering and Land Surveying for 10 years. Extensive experience with reading survey and civil engineering plans.

Professional and/or Educational Credentials or Skills

Professional Land Surveyor, Licensed Soil Evaluator, Licensed Septic Inspector, FAA Licensed UAS (Drone) Pilot

Do you have previous Town service experience?

Roads Advisory Committee, Past Chair, Manomet Village Steering Committee, former member, current Planning Board Liaison

Is there anything else you would like for us to know?

Field not completed.

Additional Information / Resume

Field not completed.

Special Municipal Employee (SME) Designation Request from Select Board

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| | |
|------------|---------------------|
| First Name | Michael |
| Last Name | Hourahan |
| Address | 191 Rocky Hill Road |
| City | Plymouth |
| State | MA |

Zip Code 02360

Phone Number

[REDACTED]

Email Address

mhourahan@plymouth-ma.gov

Board / Committee You are Interested in

Board of Assessors

Please describe the conflict requiring SME designation

Prior to becoming the Dir. of Assessing for the Town of Plymouth, I was a board member on the "Board of Assessors", due to state ethics laws I am only able to stay on this board if I am given a SME from the Select Board.

Personal / Professional Experience

Certified Residential Appraiser with 15+ year of experience, Dir. of Assessing for 1.5 years, and Board of Assessor member since 2015.

Professional and/or Educational Credentials or Skills

B.A. from New England College, Henniker N.H 2001
Masters in Organization Management from New England College, Henniker N.H. 2002
Massachusetts State Certified Residential Appraiser.
Anticipate receiving my MAA (Massachusetts Accredited Assessor) through the MAAO (Massachusetts Association of Assessing Office) in August 2026 (1 class needed)

Do you have previous Town service experience?

Fin. Comm Member from 2013 - 2015
Board of Assessors from 2015 - present

Is there anything else you would like for us to know?

This is a 5-member board, I have been actively looking to find an applicant to take my set for 1.5 years and have not been successful. The plan is once a qualified applicant applies for this board I would then step down and would no longer require an SME from the Select Board.

Additional Information / Resume

Field not completed.

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| | |
|------------|-------------------|
| First Name | Chad |
| Last Name | Jordan |
| Address | 9 Jan Marie Drive |
| City | Plymouth |
| State | MA |
| Zip Code | 02360 |

Phone Number

[REDACTED]

Email Address

[REDACTED]

Board / Committee You are Interested in

Recreation Beach Pond Supervisor

Please describe the conflict requiring SME designation

Chad is currently a physical education teacher for the Town of Plymouth

Personal / Professional Experience

Chad has been working at the beaches as a supervisor for more than 10 years. He works well with the staff that is there and has never had any issues.

Professional and/or Educational Credentials or Skills

Chad has been working at the beaches as a supervisor for more than 10 years. He works well with the staff that is there and has never had any issues.

Do you have previous Town service experience?

Yes, more than 10 years in the current Beach Pond Supervisor Role.

Is there anything else you would like for us to know?

Chad is a Plymouth Resident.

Additional Information / Resume

Field not completed.

Special Municipal Employee (SME) Designation Request from Select Board

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| | |
|------------|---|
| First Name | Kerin |
| Last Name | McCall |
| Address | Plymouth Department of Energy and Environment, Town Hall, 26 Court St |
| City | Plymouth |
| State | MA |

| | |
|--|---|
| Zip Code | 02360 |
| Phone Number | 508-322-3369 |
| Email Address | kmccall@plymouth-ma.gov |
| Board / Committee You are Interested in | Seasonal Natural Resources Assistant |
| Please describe the conflict requiring SME designation | <p>The seasonal Natural Resources staff is often understaffed both early and late in the beach season (late May/early June and late August/early September). We would like to draw on Town staff employed in other departments to fill in when needed. For example, some of the full-time staff in other departments have prior experience working at Long Beach. Seasonal Recreation staff are sometimes available to fill in at the end of the season as well. The conflict results when employees are paid by more than one Town department, so the seasonal Natural Resources position needs to be designated as a Special Municipal Employee. I am requesting this SME designation as the supervisor of the affected position, rather than as an employee that may fill in for the position, so that the SME designation will be in place when needed during staffing shortages.</p> |
| Personal / Professional Experience | Former seasonal Natural Resources staff have experience in Long Beach management procedures and/or bird monitoring. Recreation staff have experience working with the public and may be experienced in beach procedures. |
| Professional and/or Educational Credentials or Skills | Not applicable |
| Do you have previous Town service experience? | The SME designation would apply to full-time and/or seasonal staff working in other departments that are interested in covering staffing shortages in the seasonal Natural Resources staff. |
| Is there anything else you would like for us to know? | Many of the seasonal Natural Resources staff are college students, and their start and end dates depend on their college schedule. Some are not able to begin working until after the beach season has |

begun, and many of them leave to return to school in late August. Having the ability to draw on staff from other departments would be helpful in meeting permit-required staffing levels during the short periods early and/or late in the season when we are understaffed. Staff would fill in with the Natural Resources staff in addition to the duties of their current positions, and the additional wages/overtime would be paid through the beach revolving fund.

Additional Information /
Resume

Field not completed.

Special Municipal Employee (SME) Designation Request from Select Board

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First Name Alyssa

Last Name McGraw

Address 23 Harborlight Drive

City Plymouth

State MA

Zip Code 02360

Phone Number



Email Address



Board / Committee You are Interested in

Summer Sports Clinic Director

Please describe the conflict requiring SME designation

Alyssa is currently a teacher in the Allied Health Program at Plymouth North, and the Head Varsity Field Hockey Coach at Plymouth North. She also offers affordable field hockey clinics through Plymouth Recreation.

Personal / Professional Experience

Alyssa has been coaching field hockey for several years, she started at the PCIS program, then was an assistant at the high school level and was recently promoted to the Head Coach this Spring. She has offered a number of clinics through Plymouth Recreation. Her goal is to get more children involved in Field Hockey.

Professional and/or Educational Credentials or Skills

She has been coaching and teaching for a number of years through Plymouth Rec and the Schools.

Do you have previous Town service experience?

Yes.

Is there anything else you would like for us to know?

Alyssa is a Plymouth Resident.

Additional Information / Resume

Field not completed.

Special Municipal Employee (SME) Designation Request from Select Board

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| | |
|------------|------------|
| First Name | Onkgopotse |
|------------|------------|

| | |
|-----------|--------|
| Last Name | Mokoka |
|-----------|--------|

| | |
|---------|-----------------------|
| Address | 20 Bittersweet Circle |
|---------|-----------------------|

| | |
|------|----------|
| City | Plymouth |
|------|----------|

| | |
|-------|----|
| State | MA |
|-------|----|

| | |
|----------|-------|
| Zip Code | 02360 |
|----------|-------|

Phone Number

[REDACTED]

Email Address

[REDACTED]

Board / Committee You are Interested in

Sports Clinic Director

Please describe the conflict requiring SME designation

Onkgopotse is a substitute teacher and tennis coach for the high schools and works for Recreation as a Sports Clinic Director.

Personal / Professional Experience

Onkgopotse (Coach O as the participants call him) has been coaching tennis for Recreation for over a year now. Originally he was coaching at Village Sports Club and then started teaching for the Recreation Division outdoor lessons at Stephens Field. In the Spring of 2026 he took on the role as Head Tennis Coach at North High School.

Professional and/or Educational Credentials or Skills

Coach O played college tennis at UMass Boston, and holds certificates in coaching for USTA.

Do you have previous Town service experience?

Coach O has been working for almost a year with the Recreation Division offering affordable tennis lessons.

Is there anything else you would like for us to know?

Coach O is a Plymouth resident.

Additional Information / Resume

Field not completed.

Special Municipal Employee (SME) Designation Request from Select Board

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| | |
|------------|--------------|
| First Name | Frank Steven |
|------------|--------------|

| | |
|-----------|------------|
| Last Name | Triffletti |
|-----------|------------|

| | |
|---------|-------------------|
| Address | 56 Boot Pond Road |
|---------|-------------------|

| | |
|------|----------|
| City | Plymouth |
|------|----------|

| | |
|-------|----|
| State | MA |
|-------|----|

Zip Code 02360

Phone Number

[REDACTED]

Email Address

[REDACTED]

Board / Committee You are Interested in

Moderator

Please describe the conflict requiring SME designation

Legal representation in matters that are not the subject of Town Meeting action

Personal / Professional Experience

Massachusetts licensed attorney since 1977

Professional and/or Educational Credentials or Skills

50 years of legal practice in the Town of Plymouth

Do you have previous Town service experience?

Yes.

Is there anything else you would like for us to know?

My clients request that I continue to provide representation before Town Boards and Committees on matters that are not scheduled to be heard at Town Meeting. In applying for the SME designation, I further agree that in addition to matters presented at Town Meeting, I will not represent any member of a Board or Committee who may have a claim against the Board or Committee on which the member serves.

Additional Information / Resume

Field not completed.



**Town of Plymouth
Select Board**

179 Court Street Development Agreement

| | |
|------------------|---|
| REQUESTED BY: | 18th Street Development, LLC |
| PROPOSED MOTION: | The Board will make a motion to approve the Project Development Agreement between the Town of Plymouth and 18th Street Development, LLC, concerning the proposed redevelopment of the property located at 179 Court Street and 181–183 Court Street, Plymouth, Massachusetts. |
| NOTES: | |
| ACTION TAKEN: | Moved: Seconded: Condition(s): |
| VOTED: | Yea _____ Nay _____ Abstain _____ |

PROJECT DEVELOPMENT AGREEMENT

This PROJECT DEVELOPMENT AGREEMENT (this “Agreement”) is made as of July __, 2026 by and between the TOWN OF PLYMOUTH, a municipal corporation (which, together with any successor, public body or officer hereafter designated by or pursuant to the General Laws of the Commonwealth of Massachusetts is hereinafter called “Town”), having an office at 26 Court Street, Plymouth, Massachusetts 02360, and 18th STREET DEVELOPMENT, LLC, a Delaware limited liability company (hereinafter called the “Developer”), having a mailing address at c/o The HYM Investment Group, LLC, One Congress Street, Boston, Massachusetts 02114.

W I T N E S S E T H:

WHEREAS, Developer is the contract purchaser of +/- 7.55 acres of land owned by CGMA Plymouth LLC, a Massachusetts limited liability company (“Seller”) and known and numbered as 179 Court Street and 181-183 Court Street, Plymouth, Massachusetts, and described in a deed recorded with the Plymouth County Registry of Deeds in Book _____, Page _____ (the “Property”). This Agreement is being executed as part of an effort to facilitate Developer’s plans to pursue the redevelopment of the Property;

WHEREAS, Developer plans to construct a 4-story senior living community with up to 195 units, consisting of independent living, assisted living and memory care units (the “Project”);

WHEREAS, an integral component of the Project is the construction of a mixed-use retail and residential development cluster with active open space at the front of the Property, at or near Court Street (Route 3A) (the “Mixed-Use Development”), as approximately shown on the Site Plan attached hereto as Exhibit A. The Mixed-Use Development shall include approximately 7,000 to 10,000 square-feet of ground-floor commercial space with residential units on the second and third floors;

WHEREAS, it is anticipated that the Developer shall subdivide the Mixed-Use Development from the senior living community property, and convey the subdivided parcel containing the Mixed-Use Development to a third party (the “Mixed-Use Development Parcel”);

WHEREAS, the Town is the holder of a perpetual easement granted by Cold Spring Athletic Club, recorded with the Plymouth County Registry of Deeds in Book 4554, Page 236 (the “Town Easement”);

WHEREAS, a portion of the Property is currently served by drainage infrastructure that runs along the southern border of the Property, which connects to the drainage system that runs through the Town Easement;

WHEREAS, to effectuate the Project, the capacity of the drainage system serving the Property must be expanded and upgraded to serve the entire Property;

WHEREAS, the Town and the Developer have executed a Temporary Access and Construction License Agreement, dated _____, 2025 (the “Access Agreement”), whereby the Town has conveyed a temporary access and construction license to the Developer to perform

certain work on, under and through the Town Easement (the “Town Easement Area”);

WHEREAS, in partial consideration for the Town’s agreement to license and to cooperate with the Developer relative to the repair and upgrade of the drainage infrastructure, the Developer agrees that it shall take the steps detailed in this Agreement so that the Mixed-Use Development shall be incorporated in the Project; and

WHEREAS, as a condition of the Town’s approval of the Project, the Town has requested that the parties memorialize certain obligations of Developer as it relates to the Project, including, but not limited to, the Developer’s commitment to permit and complete preliminary design for Special Use Permit approval purposes of the Mixed-Use Development at the Property.

NOW, THEREFORE, in consideration of the mutual promises and obligations of the parties hereto, and for other good and valuable consideration the sufficiency of which is hereby acknowledged, each party does hereby covenant and agree with the other as follows:

1. The recitals are hereby incorporated as if fully set forth herein.
2. The Town agrees that it will continue to cooperate with Developer’s efforts to repair and/or upgrade the drainage facilities, as detailed in the Access Agreement.
3. In consideration of the Town’s agreement set forth in Section 2 hereof, Developer hereby agrees that, upon acquisition of the Property, Developer shall diligently and in good faith pursue the development of the Senior Living and open space components of the Project as reflected on the Site Plan, which shall also include permitting and completion of preliminary design for Special Use Permit approval purposes of the entire Mixed-Use Development.
4. Within 60 days from conclusion of the permitting process, the Developer shall provide the Town, acting by and through its Select Board, with copies of the approved plans for the Project, detailed to the extent required by the special permit, (the “Approved Plans”), but which shall only include pad ready designations for the Mixed-Use Development.
5. The Developer shall construct the Senior Living and open space components of the Project in accordance with this Agreement and in a manner consistent with the Approved Plans.
6. The Developer shall, as part of its construction of the Project, make pad ready the areas intended for the Mixed-Use Development; pursuant to the attached Exhibit A.
7. Upon the occurrence of a default under this Agreement, which is not cured within thirty (30) days of receipt of notice from the Town, the Town shall have the right to terminate the Access Agreement, and shall further have all other remedies available to it under law and in equity, including, without limitation, the right to bring an action for specific performance of the Developer’s obligations hereunder.

8. If Developer does not close on the acquisition of the Property within twenty-four (24) months of the date of this Agreement, the Town shall have the right to terminate this Agreement and the Access Agreement.

9. The parties understand and acknowledge that this Agreement and the documents attached hereto contain the entire agreement between them, and the terms of this Agreement are contractual and not a mere recital.

10. The Town and the Developer state that they have carefully read the foregoing Agreement and fully understand the contents thereof, and that the signatories hereto are duly authorized to sign this Agreement on behalf of the respective parties and that each signs and executes this Agreement as their free act and deed.

11. Upon closing on the acquisition of the Property, the Developer shall immediately cause this Agreement and any amendments hereto to be recorded or filed with the Registry, and the Developer shall pay all fees and charges incurred in connection therewith. Upon recording or filing, as applicable, the Developer shall immediately transmit to the Town evidence of such recording or filing including the date and instrument number, book and page, or registration number of this Agreement. The Agreement shall be recorded prior to the recording of any mortgages, and other monetary encumbrances and liens.

12. The parties hereby acknowledge that no promise or inducement which is not herein expressed has been made and in executing this Agreement, the parties do not rely upon any statement or representation made by any person, firm, or entity other than those set forth in this Agreement.

13. This Agreement may not be varied in its terms by an oral agreement or representation or otherwise, and none of the terms hereof may be waived, except by an instrument in writing of subsequent date hereof executed by both the parties.

14. Each provision of this Agreement shall be considered separate and if, for any reason, any provision herein is determined to be invalid or contrary to any existing or future law, such invalidity shall not impair the operation of or affect those portions of this Agreement which are valid.

15. This Agreement shall be binding upon and inure to the benefit of each of the parties hereto and the respective heirs, legal representatives, successors and assigns of each, including, but not limited to, the grantee of the Mixed-Use Development Parcel from the Developer.

16. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts. Any litigation arising hereunder shall be brought solely in the courts of the Commonwealth of Massachusetts.

17. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which, when taken together, shall constitute one and the same instrument. The signature or signature sent electronically by .pdf or otherwise of any party to any counterpart shall constitute the signature of such party for all purposes.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Town and Developer have executed this Project Development Agreement on the date first noted above.

TOWN:

TOWN OF PLYMOUTH, a municipal corporation
By Its Select Board

DEVELOPER:

18th STREET DEVELOPMENT LLC,
a Delaware limited liability company

By: NexCore Group LLC,
a Delaware limited liability company

Its: Sole Member

By: NexCore Companies LLC,
a Delaware limited liability company

Its: Managing Member

By: _____

Name: _____

Its: _____

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this _____ day of _____, 2026, before me, the undersigned Notary Public, personally appeared _____, member of the Plymouth Select Board, as aforesaid, who proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose on behalf of the Town of Plymouth.

Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

_____, ss.

On this _____ day of _____, 2026, before me, the undersigned Notary Public, personally appeared _____, _____, as aforesaid, who proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose on behalf of 18th Street Development LLC.

Notary Public
My Commission Expires:

EXHIBIT A

SITE PLAN

Site Plan | Proposed Design



179 Court Street

Plymouth, MA | April 30, 2026 | 23115 | © The Architectural Team, Inc.



EXPERIENCE
SENIOR LIVING

