



PLYMOUTH SELECT BOARD

Tuesday, August 4, 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.

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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=UGhFZVJmaHVwQmlxa0pVYjRDMlozZz09>

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

6:00 PM Call to Order

RECEIVED

By Kelly A McElreath at 11:18 am, Jul 31, 2026

Licenses

OUTDOOR AMPLIFIED MUSIC

- ❖ **Black Lantern Tavern**, 1 Greenside Way North, Sahin Gulsen is requesting an amplified music permit for 8/8/26 from 5:00 p.m. to 8:00 p.m. for a community clambake on the Redbrook green.

ONE DAY WINE AND MALT LICENSE*

- ❖ **Black Lantern Tavern**, 1 Greenside Way North, Sahin Gulsen is requesting a one-day wine and malt license for 8/8/26 from 5:00 p.m. to 8:00 p.m. for a community clambake on the Redbrook green.
- ❖ **Second Wind Brewing**, 7 Howland St, Kenny Semcken is requesting a one-day wine and malt license for 8/8/26, 8/9/26 from 10:00 a.m. to 4:00 p.m. for the Plymouth Library Foundation Arts & Crafts Festival on the front lawn of the Plymouth Public Library, 132 South St.

*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.

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

Administrative Notes

1. The Board will vote to approve the Administrative Hearing Officer Policy.

2. The Board will vote to appoint Deb Prince, Paralegal, as the Administrative Hearing Officer, effective July 1, 2026.
3. The Board will vote to vacate the foreclosure judgement for the property located at 21 Wendy Lane.
4. The Board will vote to sell the property located at Long Duck Pond, Map 122 Lot 10P-1026A and appoint Patricia Meachen, Treasurer/Collector, as custodian of the property to list the property with a licensed real estate agent or broker.
5. The Board will vote to sell the property located at 24 Squirrel Road, Map 120 Lot 1-226 at public auction and appoint Patricia Meachen, Treasurer/Collector, as custodian of the property.
6. The Board will vote to approve and release meeting minutes from 5/1, 5/5, 5/12, 5/19/2026.

Public Comment

Agenda

Civil Conduct Policy

Select Board

**Vote Anticipated*

Special Municipal Employee (SME) Designations

Kelly McElreath, Town Clerk

**Vote Anticipated*

- o Patrick Browne
- o William Fornaciari

Shallow Pond Road Acceptance Discussion

Bill Coyle, Director of Public Works

**Vote Anticipated*

Town Manager's Report

Select Board Discussion – New Business / Letters / Old Business

Adjournment – *Next Meeting will be held August 11, 2026*

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

- **August 11, 2026**
 - **Aquaculture License Public Hearing**
 - **Select Board Article Submission Discussion**
- **August 18, 2026**
 - **Town Hall On the Road Meeting: Manomet Elementary School**
- **August 25, 2026**
 - **Monthly Financial Update**
 - **Tourism Destination Marketing District (TDMD)**
 - **Select Board Article Review**

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 Kenzy Philabaum | July 30, 2026 12:10 PM



**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 _____

SAHIN GULSEN
BLACK LANTERN TAVERN
07/14/2026

To Whom it May Concern

Black Lantern Tavern is planing to
Have a community Based Clambake at
the Town Green located in the Town
Center of Redbrook development

Live amplified Acoustic solo musician will
Performing.

We are selling Max 100 Tickets.

Event Date 8/8/2026

Rain Date 8/15/2026

Event Start time 3 pm - 8 pm

Live Music @ 5 pm - 8 pm

Thank you.

SAHIN GULSEN
508-654-5435



Second Wind Brewing Co

7 Howland Street

Plymouth, MA 02360

MEMORANDUM

Re: One Day Alcohol License Applications for Library Event

The Plymouth Public Library Foundation has invited Second Wind again to vend at the Annual Arts and Crafts Festival being held on the Library lawn on August 8th and 9th. We will be setting up a table to vend by the beer garden next to the parking lot. There will be local food trucks abutting the beer garden. The premises are clearly marked with signage restricting alcohol from leaving the beer garden. The beer garden is staffed with Second Wind employees who are TIPS certified.



**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

26 Court Street
Plymouth, Massachusetts 02360

Title	General Guidelines for Administrative Hearing Officer
Date Approved	August 4, 2026

1. PURPOSE

To establish a policy for administrative hearings on matters exclusive of those involving non-criminal dispositions.

2. GUIDELINES

- 2.1 Hearings will be conducted on the first and third Wednesdays of the month as needed.
- 2.2 Hearings will be conducted in person during Town Hall business hours. The hearing officer will make every effort to accommodate the schedules of the participating parties.
- 2.3 The participating parties will be required to produce any documents they wish for the hearing officer to review in advance of the hearing and will be notified accordingly.
- 2.4 The hearing officer is authorized to administer oaths, hear testimony, rule on the admissibility of evidence, and order penalties.
- 2.5 The hearing officer will remain neutral, avoid the appearance of bias, and recuse him/herself if a conflict of interest exists.
- 2.6 The hearing officer will hear and consider the testimony of the parties and their witnesses, as well as any documentary evidence presented by these persons. The hearing officer will ensure the parties receive a fair hearing.
- 2.7 The hearing officer will preserve and authenticate the record of the hearing and all exhibits and evidence introduced at the hearing.

2.8 All matters will be taken under advisement.

2.9 The parties will be notified of the decision of the hearing officer in writing within ten (10) days of the hearing.

This policy may be updated and amended at the discretion of the Town Manager with the approval of the Select Board.

3. QUESTIONS

For inquiries, contact:

Deb Prince
508-747-1620 x10324
dprince@plymouth-ma.gov

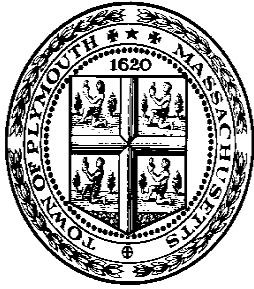
Signed By:

Chair, Select Board

Town Manager

Date

Date



TOWN OF PLYMOUTH

TREASURER/COLLECTOR

26 COURT STREET, PLYMOUTH, MA 02360

PHONE (508) 747-1620 EXTENSIONS 10167

FAX (508) 747-0150

TO: SELECT BOARD

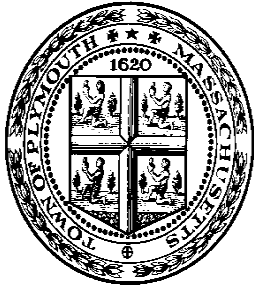
FROM: PATRICIA MEACHEN
TREASURER/COLLECTOR

SUBJECT: VOTE TO VACATE FORECLOSURE JUDGEMENT FORECLOSED PROPERTY
21 WENDY LANE MAP 108 LOT 6-48

DATE: JULY 29, 2026

As per the Select Board meeting on July 28, 2026, the Board held off on voting to vacate the judgement until payment was received in full by the end of the business day on July 29, 2026. Payment has been received in full. It is my recommendation to vacate the foreclosure judgement.

The Board will vote to vacate the foreclosure judgement for the property located at 21 Wendy Lane.



TOWN OF PLYMOUTH

TREASURER/COLLECTOR

26 COURT STREET, PLYMOUTH, MA 02360

PHONE (508) 747-1620 EXTENSIONS 10167

FAX (508) 747-0150

To: SELECT BOARD

FROM: PATRICIA MEACHEN
TREASURER/COLLECTOR

SUBJECT: FORECLOSURE – LONG DUCK POND MAP 122 LOT 10P-1026A
VOTE TO SELL PROPERTY & APPOINT TREASURER CUSTODIAN
OF THE PROPERTY

DATE: JULY 29, 2026

It is my recommendation to sell the Town owned foreclosed property and list the property with a Licensed Real Estate Agent/Broker to recover outstanding taxes owed to the Town and to restore this property to the tax roll.

The Board will vote to sell the property located at Long Duck Pond, Map 122 Lot 10P-1026A and appoint the Treasurer as custodian of the property.



TOWN OF PLYMOUTH

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

July 24, 2026

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

RE: 24 Squirrel Rd- Foreclosed Property with Municipal Interest

Dear Select Board:

The Treasurer's Office received an inquiry on the Town owned foreclosed property referenced below from a resident showing interest in potentially purchasing the property at Public Auction.

TT# 7078	Map 120, Lot 1-226	24 Squirrel Rd
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As always, it is the procedure of the Treasurer's Office to survey the opinion of departments for any potential municipal use on Town owned foreclosed properties. This parcel was circulated to Engineering, Town Manager, Open Space Committee, Planning, Community Development, Economic Development, Conversation, Energy & Environment and Public Health. There was interest shown in retaining the parcel for future municipal use.

I am requesting the Board review the property and make final determination whether the Town chooses to retain the parcel for municipal purposes or to sell the property at Public Auction. For your reference, attached you will find the most recent routing sheet that was sent to the departments, a map, and documentation regarding the parcel.

Should you elect to proceed with selling the property at Public Auction, I respectfully request the Select Board to appoint me as custodian, in accordance with G.L. c.60, §77B, of the above-mentioned tax possession property to hold a public auction and restore the property to the tax rolls. Should you elect to retain the property for municipal purposes the property would need to be conveyed to the designated department and the deed recorded at the Plymouth County Registry of Deeds.

It is my recommendation to auction the properties in effort to restore the property to the tax rolls.

Thank you in advance for your consideration regarding this matter.

Sincerely,

Patricia Meachen

Patricia Meachen
Treasurer/Collector

cc: Derek Brindisi, Town Manager
Lynne A. Barrett, Finance Director

(SEAL)

COMMONWEALTH OF MASSACHUSETTS
 LAND COURT
 DEPARTMENT OF THE TRIAL COURT

Case No. 100650 TL.

7078

FINAL JUDGMENT IN TAX LIEN CASE

Town of Plymouth

vs.

John F. Scalcione; Christine M. Scalcione

JUDGMENT

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the deed
 given by the Collector of Taxes for the Town
 of Plymouth in the County of Plymouth
 and said Commonwealth, dated January 22, 1993 and duly recorded in
 Book 11613 Page 101

By the Court
 (Trombly, Recorder)

Attest:

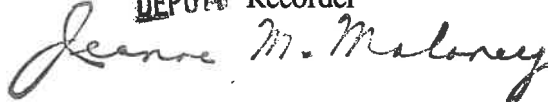
Dated November 23, 1994

at

A TRUE COPY
 ATTEST:

Jeanne M. Maloney

DEPUTY Recorder



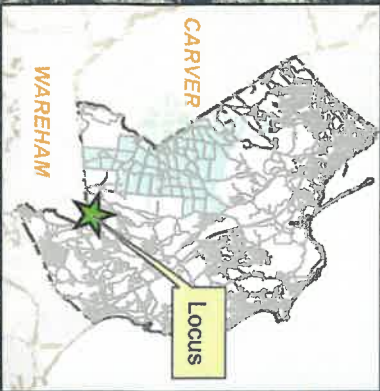
DEPUTY RECORDER

← END OF INSTRUMENT →

ROUTING SHEET FOR FORECLOSED PROPERTIES

TAX TITLE #	TT 7078 FORECLOSED 11/23/94		
	24 SQUIREL RD MAP 120 LOT(S) 1-226		SIRE: 6.14 ± ac RR ROW
PROPERTY OWNER	FORMER OWNER: SCALCIONE		CURRENT OWNER: TOWN OF PLYMOUTH
DATE 5-19-26	DEPARTMENT	SIGN-OFF	COMMENTS
	ENGINEERING	No Interest	Will Be in 5/21/2026
	DPW		
5/26/26	TOWN MANAGER	N/A - 22	
	OPEN SPACE COMMITTEE		NO interest (Patrick's email on 6/26/26)
5/26/26	PLANNING		Potential interest for affordable housing - needs more research by B.S.
5/19/26	COMMUNITY DEV	NO interest	Richard
	REDEVELOPMENT		
5/24/26	ECONOMIC DEV	N/A - 22	
	CONSERVATION		No interest GS
5/21/26	PUBLIC HEALTH	Drainage?	
5/20/26	ENERGY AND ENVIRONMENT	No interest	Ally

KINDLY REVIEW THE FILE AND RETURN TO PATRICK FARAH X10204 ASAP.

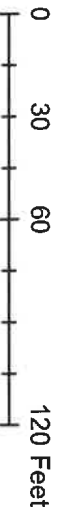


Locus
+/-0.14 Acre

SQUIRREL ROAD

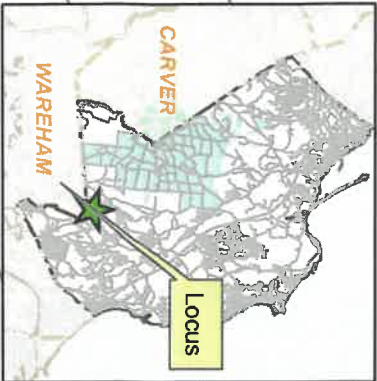
This product is for informational purposes and is not suitable for legal, engineering, or surveying purposes. The Town of Plymouth makes no warranty, representation, or guarantee of any kind regarding either any maps or other information provided herein or the sources of such maps or other information. The Town of Plymouth assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Tax Title Property, TT Case: 7078
Map 120, Lot:1-226 - Ortho Map



Map Prepared by:
Plymouth Department
of Planning & Development
May 19, 2026





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Locus
+/-0.14 Acre

- Note:**
- Lot lies outside:
- NHESP Rare Species/Wildlife Habitats
 - FEMA Flood Zones
 - DEP Wetlands
 - Town Stormwater System
 - Town Water System
- Lot lies within:
- RR Zone
 - Town Aquifer Protection Zones - Area 3
- (Contributing Areas to Significant Recreational Water Bodies)



Tax Title Property, TT Case: 7078
Map 120, Lot:1-226 - Locus Map

Map Prepared by:
Plymouth Department
of Planning & Development
May 19, 2026





PLYMOUTH SELECT BOARD

Friday, May 1, 2026 | 11:00 AM

MEETING MINUTES

11:00 AM 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

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

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

11:02 AM Public Hearing

Chair Golden opened for a public hearing for Dirty Water Distillery LLC, reading the public hearing language for the record.

Violation of M.G.L. c 138 § 23, Dirty Water Distillery LLC, James Bandera, Owner.

Lisa Johnson (present), Licensing Agent for the Town of Plymouth, provided the Board with a background on the licensing for Dirty Water Distillery LLC.

Selectman Canty asked what remains to be done and what the expected time frame is. Ms. Johnson stated that the owner needs his zoning application approved, which he filed yesterday, to have a background check completed by the Police department, to make changes to his applications on the ABCC website, and to complete a change of manager application. Ms. Johnson stated that as soon as these items are completed, she can set up a public hearing date for the change of manager and change of ownership application; then, the town will notify ABCC so that they can get the process moving.

Attorney Kate McKay, Town Counsel, confirmed that the ABCC's direction was to suspend the licenses. Ms. McKay encouraged Mr. Bandera to contact ABCC with any concerns.

James Bandera (present), Owner of Dirty Water Distillery LLC, took the floor and apologized to the Board. Mr. Bandera stated that the previous owner had agreed to stay on for 6 months as an employee and he thought he had more time in the process than there was. Mr. Bandera requested a grace period or daily licenses if possible.

Vice Chair Quintal asked what the Board's options were. Ms. McKay stated that, as far as the two pouring licenses go, the option is indefinite suspension. Ms. Johnson clarified that there is also no option for a single day pouring license.

Ms. Johnson confirmed that she sent Mr. Bandera a complete list yesterday of everything that needs to be done on his send.

Vice Chair Quintal made a motion to issue an indefinite suspension of the pouring licenses for Dirty Water Distillery LLC, James Bandera, Owner, until the town has the proper paperwork to move forward. Selectman Keohan seconded the motion.

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

Make a motion to amend the prior motion to issue an indefinite suspension of this liquor license until the transfer process is completed and until such time it is completed and approved. Selectman Iaquinto seconded the motion.

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

11:19 AM Adjournment – Next Meeting will be held May 5, 2026

On a motion by Vice Chair Quintal, seconded by Selectman Iaquinto, the Board voted to adjourn at 11:19 AM.

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



PLYMOUTH SELECT BOARD

Tuesday, May 5, 2026 | 4:30 PM

MEETING MINUTES

4:30 PM Call to Order

Present: David Golden Jr., Chair
Richard Quintal Jr., Vice Chair (remote present remote via Zoom)
Kevin Canty, Select Board Member
Deb Iaquinto, Select Board Member
Bill Keohan, Select Board Member

Derek Brindisi, Town Manager
Lauren Lind, Assistant Town Manager

Chair Golden called the meeting to order at 4:30 PM and read the following statements,

The Select Board will hold an Executive Session pursuant to Massachusetts General Laws, Chapter 30A, Section 21(a), clause 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.

- ◇ Landers Farm Road (Value of Real Property)
Parcel ID: 061-000-033-002 and 061-000-033-003

The Select Board will hold an Executive Session pursuant to Massachusetts General Laws, Chapter 30A, Section 21(a), clause 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.

- ◇ The Simes House (29 Manomet Point Rd)

On a motion by Selectman Iaquinto, seconded by Selectman Keohan, the Board voted to enter Executive Session and to return to Open Session at approximately 6:00 PM.

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

6:12 PM Return to Open Session

Chair Golden called the meeting back 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.

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6:13 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 authorize the acceptance and expenditure of a federal formula grant in the amount of \$407,417.00 from the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program, to facilitate Community Development programming and services for the period of July 1, 2026 through June 30, 2027.
2. The Board will authorize the application for, and (if awarded) acceptance and expenditure of, a grant in the amount of \$22,000.00 from the Visitor Services Board / Town Promotions Fund for the purchase of a drone, to be utilized by the Police Department to support public safety operations and emergency response capabilities in areas heavily used by residents and visitors.
3. The Board will authorize the acceptance of wildlife monitoring equipment, valued at \$154.00, as donated by Will Fitzgerald of Plymouth, to be utilized by the Department of Energy & Environment for wildlife monitoring, data collection, and restoration oversight on Town owned properties.
4. The Board will authorize the Town Manager to sign the Town Defendants Answers to the Discovery Responses in Coombs, et al. v. Town of Plymouth, Docket Number 2583CV000351.

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

6:14 PM Public Comment

Chair Golden opened the floor for public comment.

- Richard Serkey (present) addressed the Board regarding an ongoing legal dispute between the airport commission and the Town Manager.

6:17 PM Joint Meeting – Select Board and Planning Board

Chair Golden opened the Joint Meeting of the Select Board & the Planning Board.

6:18 PM Informational presentation on conceptual redevelopment of 179 Court Street

Attorney Bill Sims (present) introduced a development team from HYM Development and Nexcore Group for an informational presentation on the conceptual redevelopment of 179 Court Street, the former Benny's Plaza site. Doug Manz (present), Partner and Chief Investment Officer of The HYM Investment Group, presented the conceptual plan for a senior living community featuring independent living, assisted living, and memory care to be operated by Experience Senior Living. The proposal included mixed-use buildings along Court Street and a central public open space featuring a dog park, pickleball courts, and a lawn area. Assistant Town Manager Lauren Lind noted the project aligns with community planning goals for aging in place and enlivening the streetscape.

The Board asked questions regarding parking ratios, traffic impacts, affordable housing inclusion, and groundwater management. Selectman Canty expressed concerns about the parking ratio and potential spillover onto residential streets. Selectman Keohan emphasized the need for affordable housing units and preserving historical elements like the horse trough. Vice Chair Quintal noted the developers had been cooperative in adding green space. Planning Board members asked about groundwater management, buffering for abutters,

open space calculations, and connecting the site to the nearby Seaside Trail. Mr. Manz and Seamus Joyce (present), Senior Development Manager at The HYM Investment Group, responded that they are conducting traffic studies, will meet all parking requirements, and are open to further discussions on affordable housing and site design.

Chair Golden opened for public comment on the topic of 179 Court Street.

- Pat Adelmann (present) of precinct 12 asked how affordable the senior living units would be for local seniors.
- Paul Blanchard (present) of precinct 13 supported the reuse of a previously developed site but suggested adding more green space setback along Court Street for the mixed-use buildings.
- Everett Malaguti (present) of precinct 2 welcomed the discussion but noted the pressure North Plymouth has faced from recent developments, raising concerns about traffic impacts near Nelson Park and the potential displacement of neighborhood parking.
- Paul Leonard (present) of Nelson Street expressed concern about the proposed four-story height being out of character for the neighborhood and warned that the developers might be underestimating parking needs.
- Peter Balboni (present), owner of Pop's Package Store, supported the project to clean up the site but echoed concerns about parking and traffic.
- Kathy Dunn of precinct 4 invited the developers to meet with the Affordable Housing Trust to discuss incorporating affordable housing into the project.

7:21 PM Zoning Bylaw Modernization

Chair Golden opened the floor for Lauren Lind, Assistant Town Manager, to present on Zoning Bylaw Modernization.

Ms. Lind presented on efforts to modernize the town's zoning bylaws in alignment with the new comprehensive plan. She categorized the modernization into housekeeping and policy changes, highlighting focus areas of housing, economic development, and sustainability and resilience. She asked the Boards for direction on priorities and acceptable trade-offs.

Mr. Bolotin, Chair of the Planning Board, emphasized the need for clear, defensible bylaws to maintain local control against state mandates and advocated for proactive commercial zoning to attract viable businesses and residential zoning that balances affordability with open space protection. Other Planning Board members agreed on the need to shift from reactive permitting to proactive rulemaking.

Selectman Canty supported directing development to areas with existing infrastructure, streamlining permitting for targeted commercial and industrial jobs, and pursuing the 10 percent subsidized housing safe harbor. Selectman Iaquinto discussed the challenge of attracting desired commercial businesses. Selectman Keohan stressed transparency, public engagement, and protecting rural character and the aquifer. Chair Golden advocated for expanding by-right uses to reduce red tape and focusing on workforce housing at various price points. Town Manager Derek Brindisi added that the town should proactively engage state agencies to attract businesses.

The Planning Board adjourned the Planning Board meeting at 8:04 PM.

8:05 PM Budget Preparation

Chair Golden opened for the budget preparation discussion. Chair Golden proposed implementing enhanced monthly financial reporting and departmental review summits to address projected structural deficits. The Board discussed the components of the monthly reports, agreeing to add revenue tracking and a category for future threats or issues. They agreed to start the enhanced reporting in June, review the format in July, and implement the final version in August.

On a motion by Chair Golden, seconded by Selectman Keohan, the Board voted to adopt the enhanced monthly financial reporting with the following additions: revenue tracking and future good/bad issues.

Roll Call 4/0: Golden—Yes, Quintal—Absent, Canty—Yes, Iaquinto—Yes, Keohan—Yes

Regarding the departmental summits, Chair Golden initially proposed having departments present surgical cuts starting in August. After discussion, the Board agreed to shift the timeline to November and December to allow for better data on revenues and collective bargaining. They also agreed to change the format so that departments will present what their budgets would look like under three scenarios: level service, level funded, and a 2 percent increase from fiscal year 2027.

On a motion by Chair Golden, seconded by Selectman Iaquinto, the Board voted to request presentations from department heads beginning in November for department heads for what their department would look like at a level service budget, a level funded budget, and a budget that's a 2% increase from fiscal year 2027.

Roll Call 4/0: Golden—Yes, Quintal—Absent, Canty—Yes, Iaquinto—Yes, Keohan—Yes

8:45 PM Town Manager's Report

Chair Golden opened the floor for the Town Manager's Report.

Mr. Brindisi provided updates on several items, including a groundbreaking ceremony for the Freedom Memorial Cemetery, progress on the community health improvement plan, the Cal Cafe accepting credit cards, and the removal of the Lady Justice statue for storage. He also reported on infrastructure improvements on Town Way, Spooner Alley, the town pier, and tennis courts, as well as the opening of the swap shop and White Horse Beach restrooms. Further updates included paving on Federal Furnace Road, recent staff retirements, ARISE grant program applications, plans to issue a Request for Proposals for the harbor launch service, and early voting statistics. Mr. Brindisi highlighted a recent two-acre brush fire, praising the fire department's quick response and emphasizing the importance of the upcoming wildfire protection plan.

8:54 PM Select Board Discussion – New Business / Letters / Old Business

Chair Golden opened the floor for Select Board discussion.

New Business

- Selectman Keohan noted that there was recently a stream on PacTV where the audio broke up; he also noted that there is a sign in the back of the room indicating that hearing access is available and asked for more information on this.
- Selectman Keohan emphasized that he would like to have PowerPoints and meeting backup materials included in the Select Board's packet.
- The 250 Anniversary committee has been meeting on a regular basis, has a subcommittee, and is looking at an event on June 27th at 1PM in Town Square to kick off the 250 celebration the week prior to July 4.

Old Business

- Chair Golden stated that he presented a ballot question a couple weeks back and has since met with Eversource along with the Town Manager and Chiefs; one of the things that came up during that meeting was that there was concerns with electric supply in the near future. Chair Golden stated that Eversource suggested bringing someone in from the ISO to discuss this further, and requested that Mr. Brindisi coordinate bringing someone in to start the discussion.
 - o Selectman Canty stated that, in January 2025, the Board had the opportunity to tour the ISO and that it would be beneficial to have another opportunity for the Board to visit.

8:58 PM Adjournment – Next Meeting will be held May 12, 2026

On a motion by Selectman Keohan, seconded by Selectman Canty, the Board voted to adjourn at 8:58PM.

Roll Call 4/0: Golden—Yes, Quintal—Absent, Canty—Yes, Iaquinto—Yes, Keohan—Yes

Recorded by: Jade Anderton, Senior Staff Assistant



PLYMOUTH SELECT BOARD

Tuesday, May 12, 2026 | 4:30 PM

MEETING MINUTES

4:30 PM Call to Order

Present: David Golden Jr., Chair
 Kevin Canty, Select Board Member (arrived in person at 4:36PM)
 Deb Iaquinto, Select Board Member
 Bill Keohan, Select Board Member
 Derek Brindisi, Town Manager

Absent: Richard Quintal Jr., Vice Chair (*arrived remote via Zoom at 4:36PM for Executive Session only*)

Chair Golden called the meeting to order and read the proposed Executive Session language,

The Select Board will hold an Executive Session pursuant to Massachusetts General Laws, Chapter 30A, Section 21(a), clause 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.

- ◇ Landers Farm Road (Value of Real Property)
Parcel ID: 061-000-033-002 and 061-000-033-003

The Select Board will hold an Executive Session pursuant to Massachusetts General Laws, Chapter 30A, Section 21(a), clause 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.

- ◇ The Simes House (29 Manomet Point Rd)

On a motion by Selectman Iaquinto, seconded by Chair Golden, the Board voted to enter into Executive Session.

Roll Call 3/0: Golden—Yes, Iaquinto—Yes, Keohan—Yes

6:00 PM Return to Open Session

Chair Golden called the meeting back to order at 6:00PM 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 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=UGhFZVJmaHVwQmIxa0pVYjRDMlozZz09>

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

Following the Pledge of Allegiance, Chair Golden called for a moment of silence for Charlie Vandini, a longtime community member and volunteer.

Chair Golden then noted that Vice Chair Richard Quintal Jr. was absent due to the passing of his mother, Judith Quintal, and called for a second moment of silence in her memory.

6:09 PM Licenses

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

OUTDOOR AMPLIFIED MUSIC

- ❖ Project Arts Plymouth Inc, PO Box 790, Donna Osborn is requesting an amplified music permit from 6:30 p.m. to 9:00 p.m. for concerts at Pilgrim Memorial State Park on the following dates: 6/24, 7/1, 7/8, 7/15, 7/22, 7/29, 8/5, 8/12, 8/19, 8/26/2026.

ONE DAY WINE AND MALT LICENSE*

- ❖ Brews & Cips LLC, 114 Long Pond Road, Samantha Cipollo is requesting a one day wine and malt license from 6:00 p.m. to 10:00 p.m. on 5/24/26 for a concert at Memorial Hall.

SPECIAL LICENSE FOR FARMER-BREWERY TO SELL AT FARMER'S MARKET

- ❖ Independent Fermentations Brewing LLC, 127 Camelot Dr., Paul Nixon is requesting a Special License to sell bottled malt beverages at a Farmer's Market, at the Plymouth Public Library, 132 South Street on the following dates: 5/14/26 through October 29, 2026 from 2:30 p.m. to 6:00 p.m.
Conditions: All samples not to exceed 1 ounce and not more than 5 per person, to be consumed in the presence of the malt service representative.

COMMON VICTUALLER

- ❖ Café Brio
30 Main Street
Amanda Anderson, Owner
This was formerly Su Casa.

COMPREHENSIVE ENTERTAINMENT

- ❖ Café Brio
30 Main Street
Amanda Anderson, Owner
Group 1, 2, 3 and 4 – Radio, tv, dancing, live entertainment, moving pictures, plays, floor shows, light shows, theatre shows

SUNDAY ENTERTAINMENT

- ❖ Café Brio
30 Main Street
Amanda Anderson, Owner
Live Entertainment

VEHICLE FOR HIRE OPERATOR (NEW)

- ❖ Special Occasion Limousine (61 Camelot Dr., Diane Dockery, Owner)
 - o Francis LaPlante, III, 79 Sandy Beach Road, Plymouth

EVERSOURCE UTILITY PETITION

- ❖ Eversource Energy W/O 23852184 One petition covering the installation of 1 new FO Pole in Right of Way on Collins Avenue in Plymouth. This is necessary to upgrade service in the area.

Roll Call 4/0: Golden—Yes, Canty—Yes, Iaquinto—Yes, Keohan—Yes

6:15 PM Administrative Notes

Chair Golden stated that Administrative Note #5 has been withdrawn and will be placed on the next agenda.

Selectman Keohan requested to take Administrative Note #4 separately.

Selectman Iaquinto made a motion to move Administrative Notes #1-3, listed below, as a group.

1. The Board will vote to execute the Power Purchase Agreement (PPA) for DPW Headquarters.
2. The Board will vote to execute the Power Purchase Agreement (PPA) for the Plymouth Public Library.
3. The Board will vote to execute and sign the cell tower lease agreement with Cellco Partnership d/b/a Verizon Wireless pursuant to Bid 22514.

Roll Call 4/0: Golden—Yes, Quintal—Yes, Iaquinto—Yes, Keohan—Yes

Selectman Keohan stated that he will be voting “no” on executing the purchase and sale agreement for the Simes House because he was opposed to putting out an RFP to sell the building and now the purchase is for much under what the value of the building is.

Selectman Iaquinto made a motion to approve Administrative Note #4, listed below. Selectman Canty seconded the motion.

Selectman Keohan reiterated that the building should not be sold for \$40,000 and that it is wrong to treat the taxpayers in this manner.

4. The Board will vote to approve and execute a Purchase and Sale Agreement for the property at 29 Manomet Point Road, known as the Simes House.

Roll Call 3/1: Golden—Yes, Canty—Yes, Iaquinto—Yes, Keohan—No

6:20 PM Public Comment

- Walter Morrison (present), addressed the board regarding the Conservation Commission vacancy. Speaking as a private resident, Mr. Morrison urged the board to immediately fill the vacant seat to avoid quorum issues and automatic denials from potential tie votes, while also recommending MACC training requirements and the establishment of alternate member positions.
- Steve Lydon (present), member of the Distinguished Visitors Committee, announced that a delegation of 13 students and officials from Plymouth's sister city, Shichigahama, will arrive on July 29th. He noted that a welcoming ceremony will be held in the courtroom.
- Katherine Harrelson (present) urged the town to exercise its Chapter 61A right of first refusal on the Landers parcels off Hedges Pond Road. She noted the land contains significant undisturbed open space and wetlands, recommending the town purchase the land to retain control over its future zoning and development.
- Sharl Heller (present) expressed shock over the Board's decision to sell the Simes House and requested an explanation regarding the sale price.

- Sybil Holland (present) urged the board not to waive its right of first refusal on the Chapter 61 parcels in Cedarville. Ms. Holland referenced past statements by Select Board members Canty and Quintal regarding the importance of preserving open space and maintaining town control to prevent unwanted development.

6:32 PM Update on Agawam River and the Mann property

Dave Gould (present), Director of Energy and Environment, introduced Brendan Annett (present), Vice President of Watershed Protection from the Buzzards Bay Coalition, to provide updates on land conservation projects. Mr. Annett reported that the Coalition acquired 600 acres from AD Makepeace along the Agawam River and has received funding to remove two dams to restore the stream channel for migratory fish. Mr. Annett also discussed the nearly 400-acre Mann cranberry farm property on Route 25, stating the Coalition has signed a purchase and sale agreement for \$6.25 million with plans to retire the bogs to improve coastal water quality. The Coalition plans to submit a proposal to the Plymouth Community Preservation Committee requesting \$750,000 for a conservation restriction on the Plymouth portion of the property. Selectman Keohan praised the collaborative long-term efforts to preserve the corridor.

6:50 PM Update on Full Sail Property

David Gould provided an update on the Full Sail property, reporting that site amenities such as shade sail structures, benches, and a gangway have been received. Following stormwater improvements completed in the fall, subcontractors will mobilize on-site in the coming weeks to install the amenities, sidewalks, guardrails, and signage. Mr. Gould indicated the work is expected to be completed by July 3rd. Selectman Keohan thanked Gould and the Community Preservation Committee for their ongoing efforts to improve access along White Horse Beach.

6:55 PM Town Manager's Report

Mr. Brindisi presented the Town Manager's report, announcing the upcoming launch of CAL Express 2.0, an on-demand transportation program for seniors funded by a state earmark. He recognized Roxanne Whitbeck for an upcoming honor at the State House, reported that the Water Street sewer project is nearing completion, and provided an update on Police Department staffing. Mr. Brindisi also noted the town received a \$15,000 state grant for staff cybersecurity training and an additional \$100,000 through the Fair Share Act for ADA playground upgrades. Selectman Canty commented on the importance of cybersecurity.

7:01 PM Select Board Discussion – New Business / Letters / Old Business

New Business

- Selectman Iaquinto addressed Mr. Morrison's request to expedite filling the vacancy on the Conservation Commission, stating that if the Board can accelerate the process that would be great and would show the Board's commitment to enhancing conservation in town.
Chair Golden suggested the Board review applicants for this vacancy at their meeting next Tuesday. Selectman Keohan requested that staff ensure the policy for advertising vacancies is being followed. Selectman Canty noted that looking into having one or two alternates on the Conservation Commission would also be beneficial.
Selectman Iaquinto added that she likes the idea of requiring the MACC training for Conservation Commission members and would also like to look into the feasibility of that.

- Selectman Keohan stated that the other day he was trying to track down a road in Plymouth and found himself in the Engineering Department with a master book of roads and how they're named in town. Selectman Keohan noted that there used to be a road in the industrial park called, "Christie McAuliffe Way", named after the first teacher who was nominated to travel with the space program and lost her life in that explosion. Selectman Keohan asked staff to look into where the naming of the street has gone, because it went from "Christie McAuliffe Way" to "McAuliffe Way" to "Commerce Way", and he would like to bring the name back.

Old Business

- Selectman Iaquinto acknowledged that this Select Board meeting is the last before the election and thanked her colleagues for her first year on the Board. Selectman Iaquinto stated that she hopes that the Board can put recent challenges and divisiveness behind them and move forward as a team to accomplish remarkable things over the next year.
- Selectman Keohan stated that he made reference at the last meeting to the reception of PacTV for an event the week prior and was told that it was related to Comcast capabilities so they are continuing to look into that.

Chair Golden thanked the voters for participating in the local election and wished all candidates luck.

7:11 PM Adjournment – Next Meeting will be held May 19, 2026

On a motion by Selectman Canty, seconded by Selectman Iaquinto, the Board voted to adjourn at 7:11PM.

Roll Call 4/0: Golden—Yes, Quintal—Yes, Iaquinto—Yes, Keohan—Yes

Recorded by: Jade Anderton, Senior Staff Assistant



PLYMOUTH SELECT BOARD

Tuesday, May 19, 2026 | 6:00 PM

MEETING MINUTES

6:00 PM Call to Order

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

 Derek Brindisi, Town Manager

Chair Golden called the meeting to order at 6:00 PM 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.

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

Chair Golden opened the floor for Town Clerk, Kelly McElreath (present), to swear in the newly elected Select Board members. Ms. McElreath swore in Select Board Members Richard Quintal Jr. and Kevin Canty, who were both reelected to the Board.

6:06 PM Select Board Reorganization

Chair Golden opened the floor for Select Board Reorganization, noting that the last year on this Board has been challenging and that a Chair is needed who can bridge the divide that has grown and who can create healing for the community. Mr. Golden nominated Ms. Deb Iaquinto for Chair. Mr. Quintal seconded the nomination.

Mr. Keohan nominated Mr. Kevin Canty for Chair. Mr. Canty stated his appreciation but did not accept the nomination for Chair, stating that the best course forward is for the Board to unify behind Ms. Iaquinto, who brings a fresh perspective and works well with different folks in the community.

On the motion by Mr. Golden, seconded by Mr. Quintal, the Board voted to appoint Ms. Deb Iaquinto as Chair of the Select Board.

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

Chair Iaquinto thanked her colleagues for the trust they have given her. Chair Iaquinto stated that she believes they have the skills and the knowledge needed to productively move forward. Chair Iaquinto opened the floor for nominations for Vice Chair.

Mr. Golden stated that, in the spirit of unifying, he believes the Board should again put their support behind a single candidate. Mr. Golden nominated Mr. Quintal for Vice Chair. Mr. Keohan seconded the nomination.

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

6:11 PM Public Hearing

Chair Iaquinto opened the floor for the public hearing for a New Seasonal Wine and Malt General on Premises License from Triton Beverage Group LLC d/b/a Pinehills Beer and Wine Garden. Mike McNamara (present), Manager, spoke on behalf of the application.

On a motion by Selectman Golden, seconded by Vice Chair Quintal, the Board voted to approve the New Seasonal Wine and Malt General on Premises License from Triton Beverage Group LLC d/b/a Pinehills Beer and Wine Garden, 6 Village Green South, Michael J. McNamara, Manager.

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

6:15 PM Public Hearing

Chair Iaquinto opened the floor for the public hearing for an Alteration of Premises request from Shack on the Wharf Corp. d/b/a The Shanty. Attorney Steve Trifletti (present) spoke in favor of the application, on behalf of Shack on the Wharf Corp. d/b/a The Shanty.

On a motion by Vice Chair Quintal, seconded by Selectman Golden, the Board voted to approve the Alteration of Premises from Shack on the Wharf Corp. d/b/a The Shanty, holder of an all alcohol restaurant license, 16 Town Wharf, Paul Tuppa, Manager.

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

6:19 PM Licenses

Selectman Golden made a motion to approve all licenses as a group. Vice Chair Quintal seconded the motion.

Selectman Keohan made a motion to amend the motion to approve all licenses, listed below, apart from the Eversource Utility Petition. Selectman Golden seconded to amend the motion.

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

On the main motion, made by Selectman Golden and seconded by Vice Chair Quintal, the Board voted to approve all licenses, listed below, as a group.

AMPLIFIED MUSIC PERMIT

- ❖ Indianhead Resort, 1929 State Road, Pamela Churchill is requesting an amplified music permit from 6:00 p.m. to 8:00 p.m. for karaoke or a 2 person band on the following dates: 5/23, 6/27, 7/4, 7/17, 7/18, 7/25, 8/1, 8/8, 8/18, 8/22, 8/29 and 9/5/2026.

LICENSES IN CONJUNCTION WITH A LIQUOR LICENSE

- ❖ Triton Beverage Group LLC d/b/a Pinehills Beer and Wine Garden, 6 Village Green South, Michael J. McNamara is requesting the following licenses in conjunction with their request for a seasonal wine and malt general on premises license:
 - o Amplified Music Permit for Friday-Mondays for periodic acoustic solo artist and small bands (no drums) between the hours of 12:00 p.m. to 8:00 p.m. (3 hours max.) for the beer garden in Pinehills.

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

Selectman Keohan asked for clarification as to whether there is a policy regarding the timing of when a street can be built out and/or dug up after it is paved. James Downey (present), Assistant Director of Public Works, stated that the DPW typically seeks to put a 5-year moratorium on a newly paved road where it would not be cut into unless there was an emergency.

On a motion by Selectman Keohan, seconded by Selectman Golden, the Board voted to approve the Eversource Utility Petition request from Eversource Energy W/O 23356563.

EVERSOURCE UTILITY PETITION

- ❖ Eversource Energy W/O 23356563 One petition covering the installation of underground cable and conduit along Winter Street. This construction is necessary to provide underground service to 14 Winter Street.

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

6:23 PM Administrative Notes

Selectman Keohan requested to separate Administrative Notes #8, #10, and #11.

Vice Chair Quintal made a motion to approve Administrative Notes #1-7 and #9, listed below. Selectman Golden seconded the motion.

1. The Board will vote to approve an Outdoor Dining License for Uva Wine Bar, 46 Main St, Katy Thayer, Owner, to place three tables on the sidewalk.
2. The Board will authorize the application for, and (if awarded) acceptance and expenditure of, a grant in the amount of \$5,500,000.00 through the Community One Stop for Growth MassWorks Infrastructure Grant Program, to support the Camelot Industrial Park Sewer Extension Project.
3. The Board will authorize the application for, and (if awarded) acceptance and expenditure of, a grant in the amount of \$75,000.00 through the Community One Stop for Growth Community Planning Grant Program, to support the review and modernization of the Town's Inclusionary Housing Bylaw.
4. The Board will authorize the application for, and (if awarded) acceptance and expenditure of, a grant in the amount of \$96,593.00 through the Massachusetts Interlocal Insurance Association's (MIIA) Flex Grant Program, for the purchase of safety and loss control equipment for multiple Town departments.

5. The Board will authorize the acceptance and expenditure of a grant in the amount of \$34,998.00 through the Massachusetts Department of Fire Safety's Firefighter Safety Equipment Program, to be utilized for the purchase of several carbon monoxide detectors and sets of protective gear for Plymouth's firefighters.
6. The Board will authorize the acceptance and expenditure of two grants totaling \$15,189.93 (\$10,999.78 and \$4,190.15, respectively) from the Massachusetts Department of Fire Safety's Student SAFE and Senior SAFE grant programs, to facilitate the Fire Department's provision of community-based fire safety trainings in Plymouth's public schools and senior living/gathering spaces.
7. The Board will authorize the acceptance of a Municipal Cyber Security Awareness Grant (valued at approximately \$20,000.00) through the Massachusetts Executive Office of Technology Services and Security, to be utilized for the training of Town employees on various cybersecurity threat topics; furthermore, the Board will designate Joseph Young, IT Director, to serve as the Town's designated grant coordinator.
9. The Board will vote to institute the non-essential outdoor watering restrictions mandated by the Town of Plymouth's Water Management Act Withdrawal Permit for May 20th to September 30th.

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

Selectman Keohan highlighted Administrative Note #8, a donation of \$1,000 from the Herring Pond Watershed Association to the Recreation Division for half-day camp programs at the Hedges Pond Recreation Area.

In regards to Administrative Note #10, Selectman Keohan requested that the Board receive notice of all documents that are signed pertaining to the Mass Contingency Plan (MCP) compliance for the Stephens Field Project. Mr. Brindisi confirmed that all relevant documents will be sent to the Select Board as they are signed.

Selectman Keohan stated that the original "purpose" listed within the Sustainable Purchasing Policy, formerly known as the Procurement of Recycled Products Policy, stated "Buy recycled products policy", which has been proposed to be stricken but he would like to keep within the policy. Mr. Downey explained that the changes to this policy were made to comply with MassDEP recycling dividend program grant recommendations, but agreed the town could look at working the intent back into the policy.

Selectman Keohan made a motion to approve Administrative Notes #8, 10, and 11. Selectman Golden seconded the motion.

8. The Board will authorize the acceptance and expenditure of a contribution of \$1,000 from the Herring Pond Watershed Association to the Recreation Division, to be applied toward scholarships for half-day camp programs at the Hedges Pond Recreation Area.
10. The Board will vote to authorize the Town Manager to sign all legal and regulatory paperwork associated with Mass Contingency Plan (MCP) compliance for the Stephens Field Project.
11. The Board will vote to approve updates to the Sustainable Purchasing Policy, formerly known as the Procurement of Recycled Products Policy.

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

6:31 PM Public Comment

Chair Iaquinto opened the floor for public comment.

- Michael Gallerani (present), urged the Board to promote civility, kindness, and respect in local government to attract and retain good volunteers and staff.

- Richard Serkey (present) objected to the proposed sale of the Simes House for \$40,000, questioning the appraisal process and arguing it is a poor financial decision for the town.
- Katherine Harrelson (present) requested the town assign its right of first refusal for two Chapter 61A parcels on Hedges Pond Road to the Community Land and Water Coalition for conservation purposes.
- James Dupont (present) urged local officials to demand the state legislature fully fund local aid to prevent cuts to schools and municipal services.

6:48 PM July 4 Plymouth Update

Chair Iaquinto opened the July 4 Plymouth group to present on this year's events. Matt Tavares (present), Anne-Marie Winchester (present), and Jeff Metcalfe (present) provided an update from the July 4th Committee on fundraising and event logistics.

Mr. Tavares reported that the committee has raised \$147,825 toward their \$175,000 goal, leaving a \$27,175 shortfall, and thanked the town for its support. Ms. Winchester detailed logistics for the 5K road race, noting 248 people are currently registered. Mr. Metcalfe explained that construction at Cordage Park required moving the parade muster location to the Mayflower Business Park. The Board expressed strong support for the committee's efforts and encouraged public donations.

Chair Iaquinto noted that, the last time Mr. Tavares was before them, he mentioned that they might have to choose between the parade and the fireworks and asked whether that is still the case. Mr. Tavares stated that he is cautiously optimistic that they will be able to do both.

7:12 PM Sagamore Bridge Update

Chair Iaquinto opened the floor for MassDOT to present on Cape Cod Bridges. Luisa Paiewonsky (present), Executive Director of Mega Projects, and David Anderson (present), from HNTB, provided an update on the Cape Cod Bridges project.

Ms. Paiewonsky reported that the state MEPA process is complete and the federal NEPA process is nearing completion. She stated that the Sagamore Bridge replacement is fully funded with \$1.36 billion in federal and state funds, while Bourne Bridge funding is still being sought. The project will use a design-build procurement process, with construction expected to begin in 2028. Mr. Anderson detailed the traffic management plan, explaining that the new twin network tied arch bridges will be built in phases to maintain two lanes of traffic in each direction. The Board asked questions regarding local traffic impacts, coordination with the Cedarville Route 3A project, and repurposing historic elements of the old bridge. Ms. Paiewonsky agreed to facilitate a coordination meeting between MassDOT and the Plymouth DPW regarding the Cedarville project.

8:05 PM Discuss Structure & Requirements of the Conservation Commission

Chair Iaquinto opened the floor for the Board to discuss the structure and requirements of the Conservation Commission, a topic that emerged after the Board's meeting last week.

The Board discussed the structure of the Conservation Commission, including adding alternate members, filling a vacancy, and requiring MACC certification. Town Manager Derek Brindisi noted that adding alternates would require a charter amendment. The Board agreed to place the current vacancy on the next agenda. Regarding MACC certification, Selectman Golden opposed making it mandatory due to the burden on volunteers, while Selectman Keohan supported encouraging members to take the training. Selectman Canty suggested the town

should cover the cost if the training were required. The Board decided to seek input from the Conservation Commission before deciding on the training requirement.

Selectman Golden made a motion that the Board submit an article to Fall Town Meeting to amend the Charter to add two alternate members to the Conservation Commission. Vice Chair Quintal seconded.

Selectman Canty stated that ZBA has one Alternate and the Planning Board has one, asking whether we have historical data on how frequently we're seeing vacancies on the Conservation Commission because it could be worth seeking to add two alternate seats.

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

8:26 PM Town Manager's Report

Chair Iaquinto opened the floor for the Town Manager's Report.

Mr. Brindisi provided his report, noting that staff are working with MassDevelopment to address contamination at the 0 Spooner property before rebidding. He reported that the Pinnacle Bog Restoration project is complete, the library farmers market has started on Thursdays, and the DPW is conducting various road and sidewalk projects, including Water Street sewer project paving. Brindisi also highlighted an upcoming community engagement session for the wildfire protection plan, noted a 16% turnout in the local election, and reminded the public of the Friday deadline to apply for boards and committees.

8:38 PM Select Board Discussion – New Business / Letters / Old Business

Selectman Iaquinto opened the floor for Select Board discussion.

New Business

- Selectman Canty had previously discussed the possibility of an Executive Session to discuss the possibility of suing the federal government to compensate us for storing nuclear waste and to incentivize them to provide a facility to do so as they are required.
- Selectman Canty suggested that the Board explore the idea of having an extra meeting once a month on a Thursday to review board and committee appointments, to hear informational presentations, and to potentially hold public hearings.
- Selectman Canty suggested that the Board review whether the Board wants to do the full interview process for every board and committee that they appoint, or if it would be beneficial for town staff to conduct the interview or preliminary interview process for non-regulatory boards and committees.
- Selectman Canty would like to discuss the future of the "On the Road" initiative that the Board began last year.
- Selectman Golden stated that he was contacted by a member of the public that has a child at the Manomet Youth Center and that the youth center does not have a fence outside and abuts heavily trafficked roads. Selectman Golden requested that staff look into putting in fencing in this area. Mr. Brindisi confirmed that we will discuss with Recreation Director Anne Slusser to see what is feasible; if nothing can be done immediately, it will have to go to Town Meeting in the Fall.
- Selectman Keohan stated that, on Brook Rd. in Manomet there is fencing that has come down and is hanging down next to the basketball court on Brook Rd.
- Selectman Keohan addressed recent discussion that there has been some discussion about the Simes House and how that was paid for and, in the memory of all the people who worked so diligently to keep

that project on time and under budget, he would like to see some reference to how it was not handled correctly and that the Community Preservation Committee, when it makes recommendations to Town Meeting, their responsibilities end after that time. Selectman Keohan stated that the CPC was a recommending body and that any financial oversight of any construction project in Town goes through the Procurement process and the Building Committee. Selectman Keohan suggested perhaps town staff could explain the process and how monies were utilized to handle construction at that site.

- Vice Chair Quintal asked for details on the DCR property.

Mr. Brindisi stated that the town has been talking to the DCR since 2022 about inquiring the park on Water St. and after many discussions, the Town was able to, with the support of the State Delegation, send the state a proposed lease agreement. Mr. Brindisi stated that he does not expect the State to accept our proposal; he expects they will redline it before sending it back and we are a long way away from finalizing this.

- Vice Chair Quintal asked when the restrooms are open outside of Town Hall.

Mr. Brindisi stated that they should be open 7 days a week after April 15, but he will follow up to confirm.

- Vice Chair Quintal stated that he attended the ZBA meeting last night and there was a lot of unprofessionalism—members yelling at each other, telling people to “shut up and sit down”. Vice Chair Quintal stated that the Select Board appoints the ZBA, and that the boards they have working for them are working against them. Vice Chair Quintal encouraged board members to ask questions of staff before holding a meeting.

- Selectman Golden stated that, regarding his personal decision to endorse the sale of the Simes House and he believes people were less upset about the sales price of the Simes House versus the investment that the community has made into the Simes House. Selectman Golden stated that he submitted a “Your View” letter to the Plymouth Independent summarizing his personal decision to vote to endorse the sale of the Simes House and requested a full audit of all CPC funds expended on the Simes House and, if possible, to see all financial transactions related to the Simes House in the last 10-15 years. Selectman Golden added that he would like to see Mr. Zupperoli come in, who wrote a letter to the Plymouth Independent co-Chaired the Simes House Task Force,

Chair Iaquinto clarified that the goal of this discussion would be to provide more clarity and context as to the Board’s decision to sell the Simes House.

- Chair Iaquinto stated that the Board has been discussing affordable housing and reaching their 10% goal, and how quickly they want to do that, and requested that the Board discuss this in terms of strategy and what that means.

Letters

- Selectman Keohan stated that the Board received a letter from the Community Land and Water Coalition regarding assigning the Chapter 61 land. Selectman Keohan asked whether this is possible. Chair Iaquinto responded that this is something the Board can discuss at future Executive Session.

Old Business

- Under old business, Selectman Keohan referenced the letter from the Community Land and Water Coalition regarding the Chapter 61 assignment and questioned how the organization planned to finance

the purchase. Chair Iaquinto suggested discussing the matter in executive session when the Board next meets on the Landers property.

8:59 PM Adjournment – *Next Meeting will be held May 26, 2026*

Chair Iaquinto gave closing remarks, thanking the Board for electing her Chair and expressing optimism about working together on the town's challenges.

On a motion by Vice Chair Quintal, seconded by Selectman Golden, the Board voted to adjourn at 8:59PM.

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

Recorded by: Jade Anderton, Senior Staff Assistant

DRAFT



**Town of Plymouth
Select Board**

Civil Conduct Policy

REQUESTED BY:	Select Board
PROPOSED MOTION:	The Board will make a motion to approve the Civil Conduct Policy.
NOTES:	
ACTION TAKEN:	Moved: Seconded: Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



TOWN OF PLYMOUTH

26 Court Street
Plymouth, Massachusetts 02360

Title	Civil Conduct Policy
Date Approved	August 4, 2026

I. MISSION OF THE TOWN OF PLYMOUTH

The Town of Plymouth values respect, integrity and civil behavior, and expects all employees, appointed members of all boards and committees, elected officials, and members of the public in attendance at Town-sponsored events/meetings, to act with such respect, integrity and civil behavior. The Town recognizes that all individuals elected and/or appointed by the Town must maintain and enforce respectful discourse with their fellow elected and/or appointed members, with those who work for the Town, with those who volunteer their time and services on behalf of the Town, and members of the public, by striving at every meeting, forum or other official interaction, to treat every person fairly and with respect regardless of any differences of opinion.

II. APPLICABILITY OF THIS CIVIL CONDUCT POLICY

This policy provides a centralized standard of civil conduct for all elected and appointed officials in the Town. It shall apply to all elected and appointed officials acting on behalf of the Town, and covers all of their actions and communications, whether spoken or written, including, but not limited to, all electronic communications and social media.

This policy serves as the standard for achieving and maintaining a high level of public confidence, trust, and professional respect with regard to how the Town of Plymouth's elected and appointed officials and employees conduct business. This policy is intended to define and create a centralized understanding with regard to standards of civil conduct.

III. CIVIL CONDUCT POLICY

All Town elected and appointed officials must commit to acting honestly, conscientiously, reasonably, and in good faith at all times in all matters related to their responsibilities, the interests of the Town, and the welfare of its residents and businesses. They must strive to maintain a tone of collegiality and professionalism, and acknowledge that there may sometimes be good-faith disagreements concerning the best interests of the Town.

All Town elected and appointed officials must refrain from communicating or acting in a disrespectful, abusive and/or threatening manner towards members of the community, other elected or appointed officials, the Town Administrator, or Town staff. Further, all elected and appointed officials of the Town must assume the following responsibilities:

A. Conduct Generally and in Relation to the Community

1. Be well informed concerning the local and state duties of an elected or appointed official, or commission/committee/board member.
2. Never purport to represent the opinion of their commission/committee/board except when specifically authorized by a recorded vote to do so.
3. Accept their position as a means of unselfish public service – not to benefit personally, professionally or financially from their position.
4. Demonstrate respect for the public.
5. Refrain from demeaning, discriminatory, or harassing behavior and speech directed toward others.
6. Safeguard confidential information.
7. Conduct themselves so as to maintain public confidence in our local government.
8. Conduct official business in such a manner that they cannot be improperly influenced in the performance of official duties.
9. Unless specifically exempted, conduct the business of the public in a manner that promotes open and transparent government.
10. Comply as fully as possible with all Town policies/applicable laws.

B. Conduct in Relation to Other Elected and Appointed Officials

1. Value a diversity of views and opinions.
2. Critique ideas, rather than individuals.
3. Refrain from demeaning, discriminatory, or harassing behavior and speech directed toward others.
4. Refrain from disruptive or disrespectful conduct during others' presentations.
5. Respect the process for meeting participation, including the appropriate manner to make a public comment.

6. Disclose all potential conflicts of interest when first speaking.
7. Treat all members of the commission/committee/board to which they belong with kindness and respect despite differences of opinion.
8. Participate and interact in official meetings with dignity and decorum.
9. Attend all meetings to assure a quorum and promptly notify the chairperson should they for any reason be unable or unwilling to continue to serve. Formal notice to resign from a commission/committee/board requires written notification to the Town Clerk.
10. Recognize that action at official legal meetings is binding, and that they alone cannot bind the commission/committee/board outside of such meetings.
11. Refrain from making statements or promises as to how they will vote on quasi-judicial matters that will come before the commission/committee/board.
12. Make decisions only after all facts and opinions on a question have been presented and discussed.

C. Guidelines for Individuals Speaking at Public Meetings

1. The chairperson of the commission/committee/board is responsible for conducting all public meetings in an orderly and peaceable manner.
2. Members of the commission/committee/board may speak only with the permission of the chairperson. To maintain an orderly and peaceable meeting, all speakers must identify themselves by name and address prior to speaking.
3. All remarks shall be addressed to or through the chairperson or to the commission/committee/board as a whole.
4. All persons addressing the commission/committee/board must conduct themselves in a peaceable and orderly manner. Such persons may not make true threats of violence or incite imminent lawless conduct by others.
5. Speakers are encouraged to refrain from making any personal, impertinent, unduly repetitive, slanderous, or profane remarks. Speakers are further encouraged to respect the views and opinions of others.
6. Individuals in attendance at a public meeting may not interrupt recognized speakers or members of the commission/committee/board. Further, such individuals are encouraged to refrain from engaging in disorderly or boisterous conduct, including the utterance of loud, threatening, or abusive language; whistling; stamping of feet; or other acts which disrupt or otherwise impede the orderly conduct of any meeting.

7. If any person disrupts the proceedings of a public meeting, the chairperson shall give the person a clear warning to cease such disruption. If, after a clear warning, the person continues to be disruptive, the chairperson may order the person to withdraw. If the person so ordered fails to withdraw, the chairperson may authorize a constable or other officer to remove the person from the meeting.
8. Whenever the public is allowed to participate in remote public meetings, the same rules and guidelines that apply to in-person meetings apply to their remote counterparts.
9. Comments made during public comment sessions do not reflect the views or the positions of the commission/committee/board before which the member of the public is speaking. Because of constitutional free speech principles, commissions/committee/boards do not have the authority to prevent or limit all speech that may be upsetting or offensive during such sessions.

IV. ENFORCEMENT

This Civil Conduct Policy is intended to be self-enforcing, with elected and appointed officials, and members of commissions/committees/boards, being familiar with its provisions. Elected and appointed officials, and commission/committee/board members themselves, have primary responsibility to ensure standards are met. In addition to any other remedies or enforcement options available under the law, each commission/board/committee may vote to censure any elected or appointed member, and the appointing authority may decline to reappoint an individual who violates any provision of this Civil Conduct Policy.

To file a complaint for a violation of the Civil Conduct Policy, contact the chair of the commission/committee/board to which the member belongs. If the complaint is against the chair of a commission/committee/board, contact the Select Board at selectmen@plymouth-ma.gov. If the complaint is against the Chair of the Select Board, the matter will be reviewed and discussed by the entire Select Board in Executive Session, if warranted.

If an elected or appointed official is accused of violating any provision of this Civil Conduct Policy, the commission/committee/board that the official represents or, if applicable, the appointing authority, may take such action as is authorized by law as it deems fit, or it may vote upon request of the Town Manager or on its own to refer the matter to a neutral third party qualified to investigate the alleged conduct. The neutral third party shall promptly investigate the matter and report back findings of fact and recommendations to the Town Manager. The Town Manager shall share the reported findings and recommendations with the commission/committee/board, which shall then take such action as is authorized by law and as it deems fit in response to the reported findings. These remedies shall be in addition to, and not in substitution for, any other remedies that may be available by law.

Signed By:

Chair, Select Board

Town Manager

Date

Date

CODE OF CONDUCT POLICY

Plymouth Select Board

August 4, 2026

PURPOSE

- The Town of Plymouth has always expected elected and appointed officials, and members of the public attending Town meetings and events, to act with respect, integrity and civil behavior
- In the past year, several incidents occurred that the public and many Town officials believed warranted corrective action, however, the Town had no official policy for filing complaints or taking disciplinary action
- This policy clearly communicates expectations, procedures for filing complaints, and what actions a board or committee can take

PROCESS

- Internal team reviewed conduct policies adopted by the Planning Board and School Committee, researched policies from peer communities, reviewed legal precedent, and drafted policy
- Review team of Chairs of Planning Board, School Committee, and Committee of Precinct Chairs met to discuss and provide feedback
- Select board members met with Town Moderator to review and get feedback
- All members of the review team and the Town Moderator support the policy presented tonight

KEY ELEMENTS OF THE POLICY

- Clarifies expected conduct for elected and appointed officials in relation to:
 - The Community
 - Other Elected and Appointed Officials
- Clarifies expected conduct for individuals speaking at public meeting
- Provides guidelines for filing a complaint with the appropriate board, committee or commission
- Describes disciplinary options including public censure of an elected or appointed official and declining to reappoint the individual to his/her seat

NEXT STEPS

- Meet with staff to develop a roll out plan that will include identifying:
 - Appropriate audiences
 - Distribution channels
 - Acknowledgement forms
 - Other forms/process information
- Communicate to the public



**Town of Plymouth
Select Board**

Special Municipal Employee (SME) Designations

REQUESTED BY:	Misc.
PROPOSED MOTION:	The Board will make a motion to designate the following positions as Special Municipal Employees: • Patrick Browne, Executive Director of the Plymouth Antiquarian Society, • William Fornaciari, Historical Commission Member
NOTES:	
ACTION TAKEN:	Moved: Seconded: Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

Special Municipal Employee (SME) Designation Request from Select Board

In general, the provisions of Massachusetts General Laws Chapter 268A, Section 17 prohibit a municipal employee from receiving compensation from or acting as agent or attorney for anyone other than the Town in a matter in which the Town has a direct and substantial interest. The State Ethics Commission defines "municipal employee" as any person that provides services to the Town, regardless of how that person was hired, elected or appointed, or whether the person receives compensation for his/her services. The Board understands that the State Ethics Commission would find that virtually any matter which comes before a particular Board or Official which requires official action is a matter in which the Town has a direct and substantial interest. The provisions of Massachusetts General Laws Chapter 268A, Section 17 are intended to prevent divided loyalties and any appearance of unfair or special advantage.

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.

If Special Municipal Employee status is granted, it is the municipal position that is designated as having Special Municipal Employee status, not the person holding the position. Therefore, all members of a board or committee holding the same office are considered Special Municipal Employees if the designation is granted by the Select Board.

First Name	Patrick
Last Name	Browne
Address	47 Bentgrass Mist
City	Plymouth
State	MA
Zip Code	02360

Phone Number

[REDACTED]

Email Address

[REDACTED]

Board / Committee You are Interested in

Historical Commission and 250th Commemoration Committee

Please describe the conflict requiring SME designation

I am employed as Executive Director of the Plymouth Antiquarian Society. I am also a member of the Historical Commission and the 250th Commemoration Committee. After checking with the State Ethics Commission, I have learned that it is a conflict of interest for me to appear before any town body on business related to the Plymouth Antiquarian Society. As I am the primary agent for that organization, this presents a considerable inconvenience for the organization. I am hoping the SME designation will be granted for both the town committees on which I sit.

Personal / Professional Experience

I am currently serving on the Historical Commission and the 250th Commemoration Committee

Professional and/or Educational Credentials or Skills

I am Executive Director of the Plymouth Antiquarian Society and former Executive Director of Pilgrim Hall Museum

Do you have previous Town service experience?

No prior service before sitting on these two committees

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

Field not completed.

Additional Information / Resume

Field not completed.

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First Name	William L
Last Name	Fornaciari
Address	343 Sandwich Street
City	PLYMOUTH

State	MA
Zip Code	02360
Phone Number	
Email Address	
Board / Committee You are Interested in	Historic District Commission
Please describe the conflict requiring SME designation	Currently the chair of the HISTORIC COMMISSION. Need to present projects to the HISTORIC DISTRICT COMMISSION as an architect. The commissions are separate entities and rarely overlap.
Personal / Professional Experience	I am an architect with 30 years experience. .
Professional and/or Educational Credentials or Skills	Licensed Massachusetts Architect. Architect with 30 years experience
Do you have previous Town service experience?	Yes, previously sat on Historic District Commission, Community Preservation Commission,
Is there anything else you would like for us to know?	<i>Field not completed.</i>
Additional Information / Resume	<i>Field not completed.</i>



**Town of Plymouth
Select Board**

Shallow Pond Road Acceptance Discussion

REQUESTED BY:	Select Board
PROPOSED MOTION:	
NOTES:	
ACTION TAKEN:	Moved: Seconded: Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____