

PLYMOUTH SELECT BOARD

TUESDAY, APRIL 26, 2022

GREAT HALL, 26 COURT STREET, PLYMOUTH, MA
HYBRID REMOTE MEETING VIA ZOOM, PLYMOUTH, MA – 6:00 PM

6:00PM - CALL TO ORDER

Richard Quintal, Chairman of the Board, called the meeting to order at 6:00 p.m. and asked everyone to join the Board in the Pledge of Allegiance. He then said he would like to welcome the New Assistant Town Manager, Brad Brothers.

In accordance with S2475, and pursuant to Chapter 20 of the Acts of 2021, 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 PACtv government cable access channels Comcast Channel 15 or Verizon Channel 47 and watch the meeting as it is aired live, or watch the meeting live the PACtv website at <https://pactv.org>. Members of the public who wish to **PARTICIPATE** in the meeting may do so in the following manner:

Remote Participation: please go to the Town website under the Select Board page and click on the Zoom Webinar Registration box or simply click on the link below.

https://pactv.zoom.us/webinar/register/WN_-cge_vk_Q9KtC8f1vdH61g

Present: Richard Quintal, Chairman
Betty Cavacco, Vice Chairman
Patrick Flaherty
Harry Helm
Charlie Bletzer

Derek Brindisi, Town Manager
Brad Brothers, Assistant Town Manager

6:00PM – VETERAN AWARD PRESENTATION

Roxanne Whitbeck, Director of Veteran Services, came up and thanked the Board for having them in tonight. She then invited Hanna Gleason up to the podium and said that she singlehandedly went out and collected over \$7,500 dollars from various businesses and other donors for our Veteran's Gift Account. She said this account allows us to help any veteran that needs it at any time. She said she is a full-time student at Suffolk University and still finds time to do things like this including a teen clothing drive and also volunteers for Hands for Hearts for the Homeless. She said Hanna also works part-time and is Miss Montana Collegiate America 2022, and just participated in New York's Fashion Week. She said Hanna also spends time with her family replacing veterans' flags in the cemeteries. She said both her grandfather and great grandfather were veterans and she could not be prouder of this young lady and everything that she has accomplished. Roxanne Whitbeck then presented Hanna Gleason with a Certificate of Appreciation from the Plymouth Select Board. She said this Certificate is in recognition of everything she has done for our veterans and for everything that she continues to do for our veterans as well as our entire community.

6:05PM – PUBLIC HEARING – Independent Fermentation

Chairman Quintal read the Public Hearing Notice as follows:

In accordance with Chapter 138 of the Massachusetts General Laws, as amended, notice is hereby given that a Public Hearing will be held remotely or in-person at the Plymouth Town Hall, 26 Court Street, Plymouth, Massachusetts on Tuesday April 26, 2022 at 6:00pm to consider the application for an Alteration of Premises from Independent Fermentation Brewing LLC, holder of a Farmer Brewery Pouring Permit, 127 Camelot Drive, Paul Nixon as manager. Description of premises will be as follows: Suite 3 at 127 Camelot Drive in Plymouth. Indoor area is divided into two rooms and a walk-in cooler totaling 1600 square feet all on the ground level. Outside patio is approximately 160 square feet near the main door. Applicant seeks to remove the outdoor patio area between buildings 127 and 125 and add 55 x 25-foot outdoor area on the south side of building 127. They also wish to add a 3400 square foot area to be used for special events four to five times per year. This area is in addition and adjacent to the 55 x 25-foot area.

On a motion by Betty Cavacco and seconded by Patrick Flaherty, the Board voted to approve an Alteration of Premises for Independent Fermentation Brewing LLC. *Voted 5/0*

6:07PM – PUBLIC HEARING – Trailsend Bistro

Chairman Quintal read the Public Hearing Notice as follows:

In accordance with Chapter 138 of the Massachusetts General Laws, as amended, notice is hereby given that a Public Hearing will be held remotely or in-person at the Plymouth Town Hall, 26 Court Street, Plymouth, Massachusetts on Tuesday April 26, 2022 at 6:05pm to consider the application for an Annual All Alcohol Restaurant License from Gulsen Inc d/b/a Trailsend Bistro, 1 Greenside Way, Suite 103, Sahin Gulsen, Manager. Description of premises will be as follows: 1050square feet, kitchen, dining room, outside patio, two bathrooms, three entrances and exits.

Sahin Gulsen came on and thanked the Board for having him in tonight. He said he is very excited to serve the public in their Redbrook location.

On a motion by Harry Helm and seconded by Betty Cavacco, the Board voted to approve an Annual All Alcohol Restaurant License for Gulsen Inc d/b/a Trailsend Bistro. *Voted 5/0*

6:10PM – PUBLIC HEARING – Aquaculture Licenses

Chairman Quintal read the Public Hearing Notice as follows:

In accordance with Chapter 130 of the Massachusetts General Laws, as amended, notice is hereby given that a Public Hearing will be held at the Plymouth Town Hall, 26 Court Street, Plymouth, Massachusetts, on Tuesday, April 26, 2022 at 6:15pm to consider the issuance of an Aquaculture License to Beth Doyle of 21 Center Hill Road, Plymouth, Massachusetts, for an area situated off Saquish. This Public Hearing will be held in-person with a remote option.

Beth Doyle came up and thanked the Members of the Select Board for having her in tonight and for their consideration of the application for an Aquaculture License, to which Vice Chairman Cavacco said this was also approved by the Harbor Committee.

On a motion by Betty Cavacco and seconded by Charlie Bletzer, the Board voted to approve an Aquaculture Lease Agreement Between the Town of Plymouth and Beth Doyle. *Voted 5/0*

6:12PM – TWO SEVEN PLYMOUTH – Recreational Marijuana

Chairman Quintal explained that there was a partnership change with this company. He said it started out as Cana Vanna and then there was an ownership change, and the new name was Kaleafa. He said there was an issue with the copywrite with that name so now the new name is Two Seven Plymouth. He then introduced them and asked them to come to the podium.

Steve Siuda came up and thanked the Board for having him back tonight. He said we were previously approved to move forward with recreational retail marijuana but there were some internal changes. He said he is now the founder and President of Two Seven Plymouth and is ready to move forward once again. He said everything, including the location, is staying the same except for the ownership structure. He said the business plan and physical building are remaining the same as well so all we are looking for is another approval to move forward with the Community Host Agreement. He said he has been working with Tiffany Park and Chris Badot on that and would like to approval to continue to completion.

Chairman Quintal said one thing that he would really like to see is something from your original partners stating that they have backed away and are ok with you moving forward on your own towards the Community Host Agreement, to which Steve Siuda said he will provide the PDF document that his Counsel sent to him. He said we are done with the term sheet with one another and now both parties need to execute it. He also said they were just talking about their charitable donations and after hearing Roxanne Whitbeck they would like to get more involved with the Veteran's Department.

Selectman Flaherty said it is important that the entity be local and then asked if he could talk about the structure of the ownership of this business, to which Steve Siuda said he is the President and the majority stakeholder in the company and he said the other few owners will be moving here as soon as they start getting their feet wet in the cannabis industry. He said they currently work for other companies and have been in the cannabis industry for the past seven years and will be moving here from California and New Jersey.

Selectman Flaherty then said there is also language in the memo regarding any future sale of the business and asked if he would be willing to put that language into the HCA to keep any potential buyer local, to which Steve Siuda said yes, he has also been working with Chris Badot and Tiffany Park on the legal aspect of such language, so we are open to that. He said there is no intention on their part to sell the business anytime soon.

Selectman Helm came on and said to Tiffany Park that she has been working with this group through their various iterations and asked if she had any concerns about the changes, to which Tiffany Park said one of the important things to do is to get some sort of confirmation from the previous partnership showing that there has been a separation and that they understand that Steve Siuda is pursuing a Host Community Agreement with the Town of Plymouth on his own and with new partners. She said that was definitely one of the concerns. She said this particular agreement will be used as a template for others such as The Botanist and Healing Gardens as this is the most comprehensive Host Community Agreement that we have put together to date so she believes we will have a very strong outline of expectations for this group and any other group that comes into this community.

Selectman Helm then asked if this ne HCA includes charitable contributions beyond what they are required to do, to which Tiffany Park said yes, and they will work out the final details in the coming week or so and bring it back to the Board for final approval.

6:20PM – ENERGY COMMITTEE

Patrick Farah came up and said he is the Energy Officer for the Town of Plymouth, and he then introduced the Energy Committee Chair, Holly States, and said they will be sharing the presentation tonight. He then invited her up to the podium.

Holly States came up and thanked the Board for having them in tonight. She said they also have Everett Malaguti, Jack Willett, and John Mills who are all members of the Energy Committee. She then began the presentation and update to the Select Board. She began by saying the Energy Committee was formed by the Select Board and approved at Town Meeting to advise on energy policy and recommend energy related initiatives for the Town. She said the mission of the Energy Committee is to provide comprehensive oversight of the energy use in Town and to analyze and promote the most efficient methods of renewable and alternative energy to reduce overall energy consumption and costs. She said they also want to educate residents and business about local, state, and federal resources to protect the environment, improve energy efficiency and security, and maximize other public benefits of energy production, consumption, and distribution within Plymouth. She said some of their short-term goals are to achieve Green Community Designation, and to meet with the DPW Director and/or Facility Manager to discuss ways to improve the energy efficiency at existing municipal buildings, and how energy efficiency can be made a priority in future construction projects. She then talked about Green Community Status and said they have reached four of the five criteria to reaching their goal. She said they achieved criteria one and two a few years back which are As-of-Right Siting and Expedited Permitting. She said the Town approved criteria number four in 2011 which is to have a Fuel-Efficient Vehicle Purchasing Policy which has since been updated. She said they also worked with Town staff to put together an inventory of town vehicles which they were very grateful for. She said the last one was criteria number five which was to adopt the Stretch Energy Code. She said the last criteria that they need to achieve is criteria number three which is a 20% Energy Reduction Plan over the next five years which they have been working on. She then said they have some other short-term goals which include ramping up efforts to reach out and educate both residents and local businesses regarding the benefits of the MassSave program, as well as meet with the Community Resources Director to discuss the possibility of installing an air curtain at the South Street Library front doors. She said one of their mid-term goals is to explore the potential of installing solar canopies on school and town-owned parking lots and specifically determine applicable locations while considering the potential of lease/ownership and energy production agreements. She said some other mid-term goals are to explore the potential of installing ground mounted solar on landfills and to provide updates to the ground mounted solar photovoltaic system bylaw as needed. She said they would also like to explore the possibility of Plymouth acquiring streetlights currently leased through Eversource and convert them to LED technology with particular emphasis on understanding the cost benefit trade-offs and return on investment. She then said one of their long-term goals consist of exploring bringing energy efficiency programs under Town control, either directly or through a consultant which would be similar to the Cape Light Compact program.

Patrick Farah came up and said he wanted to talk briefly about EV Charging Stations. He said adding these EV Charging Stations has been a very successful initiative. He said currently we have ten charging stations located throughout town. He then shared a bar chart that showed the increased use of these charging station over the past eight years which went from zero up to 4,769 charging session in 2021 and almost 20,000 charging session in total. He said this has offset over 87,000 metric tons of greenhouse gasses.

Patrick Farah then said he wanted to talk about some lighting and solar projects. He said there are currently twenty-nine installations and retrofits in Plymouth. He said some of these include ornamental streetlights, boiler control systems at municipal buildings, and downtown LED lighting installations. He said these projects have the potential of saving 4,253,502 kWh. He said these projects will be funded by grants totaling \$643,309 collectively. He also said these projects have the potential to save the town \$173,634 overall. He then talked about grants specifically over the past ten years and said they have funded thirty-seven projects and have been awarded \$1,110,275 in grant money for these projects. He said within those projects the Town has invested \$209,953 overall which is a great return on investment. He then talked about municipal renewable solar energy credits and how that has saved other towns a lot of money. He then talked about Plymouth Community Solar Projects saying no one has really tracked residential solar but he contacted Inspectional Services and gathered the following information. He said there are currently 1,547 installed and/or permitted solar projects in Plymouth and 40,963 solar panels. He said the total residential output from these installations was 8,675,873 kW overall. He then talked about the commercial roof-mounted solar projects saying there are currently sixty-two installed or permitted projects with 30,836 total solar panels. He said they generated 10,339 kW overall. He then said there are 20 large commercial ground-mounted projects that are installed or permitted. He said there are 100,553 total solar panels which generate 30,650 kW overall. He said the sum of all of Plymouth's solar projects is about 69.6 MWh overall. Patrick Farah then wanted to talk about the municipal power supply purchasing programs in collaboration with the School Department. He said this Electrical Aggregation Program in Town buildings has saved about \$366,729 overall since 2015 when the program began. He said another program is the Municipal Aggregation Program which is for residents and this program began in October of 2017 and has been very successful. He said with this second contract we were able to have an option for 100% green energy at a slightly higher price. He said all of the options for Plymouth are located on a website called energyswitchma.gov and can be viewed and managed by anyone. He said Eversource's rate is 15.764 cents per kWh and our Electrical Aggregation price is 9.807 cents per kWh which is a great savings. He said this price is stable for three years and will not fluctuate.

Chairman Quintal said he would like to see this information on the Town website in a prominent area and he also suggested reaching out to Michelle Bratti at the Center for Active Living and possibly send someone over there to give an informational presentation, to which Patrick Farah said they have already been over there and would be happy to do it again.

Patrick Farah then said since October of 2017 the Plymouth community saved \$15,261,060 collectively on their electric bills. He said this number will continue to grow the more that taxpayers and residents join this program.

Holly States came back up and said looking ahead the Town of Plymouth is well positioned to become a leader within the region when it comes to energy conservation, savings, and climate change mitigation. She said Plymouth is poised to become a designated green community any day now which will provide us with not only the grant funding that comes with that but also a roadmap to identify the projects that will save the most energy and costs. She said these projects will provide ongoing savings moving forward as well. She said in addition, the 202 Climate Ready Healthy Plymouth Report funded by the Municipal Vulnerability Preparedness Planning Grant recommended several action steps that the Town can take to mitigate climate change and impacts including reducing energy use and expanding renewable energy. She said an MVP Action Grant currently is funding education and research into saltwater intrusion.

Holly States said in the past year Plymouth's leadership has adopted a Climate Emergency Declaration and established a Climate Action Net Zero Advisory Committee, approved a local Civic Agricultural Program, and created a Climate Resiliency Officer position for the Town. She said all of these initiatives working in concert will help make Plymouth's energy costs lower, reduce carbon emissions, and make the community a healthier and more resilient one. She said the Commonwealth of Massachusetts has established a goal of achieving net zero carbon emissions by 2050. She said it is imperative that every city and town in the state take the actions necessary to support this goal. She said the Energy Committee and Energy Officer look forward to working with the Town's leadership and being an integral part of this effort. She thanked the Board and said they would be happy to answer any questions.

Selectman Bletzer came on and said no pun intended but he loves Patrick Farah's energy. He said he was on the PGDC when he came in to present the EV Charging Stations and said it was a great presentation. He said he really enjoys his work and how he works so hard to try to save the Town as much money as possible.

Chairman Quintal said he wanted to thank both Patrick Farah and Holly States along with the Energy Committee for their hard work and for the update presented tonight. He then said he is interested in getting more information on the streetlights and how many of them are actually out, to which Patrick Farah said even though they are owned by the utilities we do offer residents to call the Planning Office or DPW and report an outage. He said these outage reports are vetted through him because sometimes it can be challenging. He said he keeps a spreadsheet of reported outages, and those numbers can be found in the Annual Report.

6:53PM – WHITE HORSE BEACH RESTROOMS – Aquaculture Licenses

Jonathan Beder, Director of Public Works, came on and thanked the Board for having him in tonight to give an update on the White Horse Beach Restrooms. He said he is here to update you and to request the use of the ARPA Funds for the purchase of this restroom trailer. He said the request is for \$100,000 to purchase and deliver this unit which houses two bathrooms and an ADA compliant toilet. He said the DPW can move and store the trailer as needed and also pump out the septage. He said they would also need to install a domestic water service and provide electricity as well. He said routine cleaning would also be required and could be done by our custodians or our contractor as necessary. He said this unit will be placed on the east side (dune) of Taylor Avenue seasonally. He then said he would be willing to answer any questions that the Board may have at this time.

Selectman Helm said besides the purchase price what would be the annual cost to operate this unit, to which Jonathan Beder said it would need to be pumped out weekly as well as being cleaned routinely but he thinks that cost would be fairly low overall.

Selectman Helm then asked what the current cost is for the porta-potties that we have been using up until now, to which Jonathan Beder said he does not have the exact amount, but he said the units are about \$1,600 per unit annually plus the pumping and cleaning.

Vice Chairman Cavacco said that this will be great because we will be able to use this during the off-season for events such as the Thanksgiving Parade and other events after Labor Day. She said as we all know those porta-potties are disgusting but this trailer is like a regular bathroom with running water and a sink. She said it will be a much better fit for the community and she also said it will be impossible for these kids to knock over this trailer like they have done in the past with the porta-potties.

Vice Chairman Cavacco then read a letter from the Manomet Steering Committee as follows: *Dear Chairman Quintal and Select Board Members, the Manomet Village Steering Committee had their monthly meeting on January 27, 2022 by remote virtual Zoom. On the agenda was the MVSC Master Plan to discuss the actions, policies, and goals. As an advisory body with the primary functions being to assist in the implementation of the Manomet Village Master Plan and to advocate for the needs of the area. We discussed several issues from the Master Plan regarding accomplishments and how we would move forward or to implement those that were not. The Taylor Avenue bath house was one of the issues that was discussed and unfortunately the members did not see moving forward in supporting the building of a bath house at 54 Taylor Avenue. They see this as a delayed issue year after year and the concerns of several reasons why this project has been delayed for such a very long time. The members of the Manomet Village Steering Committee did make a motion to move forward by sending a letter to the Select Board and Planning Board expressing their support for a mobile comfort station. The committee members see this is the better solution for the residents now especially where it will only be used in the summer months. Thank you for your time and consideration of this matter. Sincerely, Alice Baker, Chairman, Ed Alusow, Vice Chairman, Nancy Kenyon, Clerk, Lou Cabana, David Golden, Janice Kelly, and Denise McFarlane.*

On a motion by Betty Cavacco and seconded by Harry Helm, the Board voted to use ARPA Funds for the White Horse Beach Comfort Station as proposed in their packet. *Voted 5/0*

7:01PM – HOLTEC PILOT

Derek Brindisi, Town Manager, came on and said Town Meeting approved Article 7 which was to submit special legislation for a payment in lieu of taxes and give us the authority to enter into an agreement with Holtec. He said they have been working with Special Counsel and Representative Muratore's Office on submitting this home rule petition. He said during that process they have identified a few minor modifications to the special legislation that under the Article that was approved allowed the Select Board to make any amendments. He then read the amendment within the Article with the addition of the following copy after it says "as shown on the Town of Plymouth's Assessor's Map: *including spent fuel pools and dry cask storage systems in which nuclear fuel is stored and is pending further or final disposal from a nuclear powered-electric generation facility following the permanent cessation of power operations of such facility.* He said the reason why we want to add that language is because it will give us the ability to tax the spent fuel pools and dry cask storage systems as potentially personal property.

On a motion by Betty Cavacco and seconded by Charlie Bletzer, the Board voted to authorize the Town manager and Special Town Counsel to work with the Town's legislative delegation to file legislation in the form presented in the Board's meeting packet. *Voted 5/0*

7:03PM – SPECIAL TOWN MEETING

Chairman Quintal came on and said there are still a lot of details that need to be worked out regarding the property at 46 Sandwich Road. He said during negotiations with Holtec the Town was quoted \$7,000,000 for the Chiltonville Training Center property. He said at the time we thought that was a little exorbitant for that property, so we didn't pursue it. He then said he was at a Chamber dinner about a month ago and heard that Holtec had sold that property to Rick Vayo for \$2,300,000.

Chairman Quintal said upon hearing that news he took it upon himself to go over to a Holtec employee as calmly as he could discussed this with him to confirm. He then reached out to Rick Vayo immediately and asked him to come to Town Hall for a meeting to talk about this acquisition. He said he had never met Rick Vayo, but he said he conducted himself. He said they met to discuss this property and we came to an agreement for the Town to acquire this property which is why we are calling for this Special Town Meeting. He said the agreed price is \$3,750,000 which is very understandable considering what he has already put into this property and the potential income from his proposed project. He said this acquisition is important to him as well as many other residents because it's a quaint area and he feels it needs to stay that way which is why he worked to put this proposal together. He said he just wanted to make sure everyone knew the facts as to why we are calling this Town Meeting. He then talked about funding this acquisition and said he would leave that up to the Finance Director for her recommendations. He said he also reached out to Bill Keohan and the Community Preservation Committee and ask if they would be interested in buying some of that property as well for open space. He said there is an application process for that, and Bill Keohan showed interest and thought it was a good idea. He then said that the Town did a study to see where a new Fire Station might go that would replace the current Fire Headquarters and this was one of the areas that were preferred. He said this might also be a good location for a new cemetery as well because there is so much land. He reminded everyone that if Town Meeting were to turn this proposal down, then Rick Vayo would begin building his 60-unit sub-division on that lot. He then thanked Rick Vayo and said he was surprised to hear the whole story about this lot. He said this shows you what the Town has been dealing with during these Holtec negotiations. He said he also reached out to Katherine Holmes and the Committee of Precinct Chairs so they can get all of the appropriate information on this Town Meeting Article. There will be more information coming but we have a clean 21E already in place already and the title came back clean as well. He said he did a site visit with the Town Manager, Vice Chairman Cavacco, Police Chief Flynn, and Fire Chief Foley on Friday and it is a beautiful building, and everyone agreed.

Rich Serkey came up and asked if they had considered eminent domain from Holtec as an alternative because if this is purchased from Rick Vayo it will be the retail price with a \$1,450,000 mark up whereas if you take it by eminent domain from Holtec you would be purchasing it for what Rick Vayo will be paying, to which Chairman Quintal said we took that under the advisement of Town Counsel and they Advised us not to take that route.

Rich Serkey said that baffles him because if you have a legitimate public purpose such as a fire station, cemetery, or open space then he doesn't understand why Town Counsel would advise against eminent domain, to which Chairman Quintal said he doesn't want to discuss that here tonight because the other party may be watching.

Vice Chairman Cavacco came on and said we did explore eminent domain quite vigorously and our Special Counsel told us there are different options. She said the property is assessed at \$3,466,000 so that was one of the guidelines that our Special Counsel gave us. She said it is a very large building and this Board is committed to leaving some of that property as open space. She said she feels that it would be a good purchase for the Town, and it has about 25 acres of land along with the building. She said it is large enough to have training facilities and possible the police station as well so there are a lot of options. She said eminent domain was definitely on the table, but our Special Counsel strongly advised against it, to which Rich Serkey said he is not questioning the town acquiring this property but rather the means. He said he imagines Town Meeting will be asking a lot of questions such as why we are paying \$1,450,000 more than Rick Vayo paid. He said with eminent domain there is a significant issue about valuation.

Rich Serkey said you have a purchase and sales agreement with the price of \$2,300,000 which is the best evidence of what the property is worth. He said he doesn't understand why eminent domain isn't the best option but he will wait for more information through you from Town Counsel, but it seems to him that would be the way to go.

Rick Vayo came up and said if this were to go through eminent domain it would not go through at the purchase and sale price that he negotiated. He said he was willing to close quickly without contingencies so that has value. He said it would go through at a minimum of the assessed price but more than likely it would be appraised based on what the property could be used for and that appraised value would more than likely come back at about \$5,000,000 to \$6,000,000 or so. He said if you would like to go the eminent domain route, he will be happy to buy it and wait for that process. He said the price negotiated by the town and himself is very fair considering what he has already put into this property, what the potential use is, and what they are giving up as far as our opportunities.

Selectman Flaherty came on and asked if the price that we are talking about going to go into the warrant when we vote to open it tonight or does that happen later between now and next week, to which Derek Brindisi said we would just be voting to open and close the warrant which would allow people to submit articles for Town Meeting. He said we would then draft that warrant and submit it to the Select Board and the Finance Committee. He said following that the Board will schedule a meeting to discuss each of the articles that were submitted and give their recommendations at that point.

Selectman Flaherty then said it was mentioned that the price was negotiated with the Board so what does that mean, because it was negotiated with part of the Board so will all of us have a say and a vote on what that price will be, to which Chairman Quintal said he thought we were all at the same Executive Session that he was at, to which Selectman Flaherty said he was at that Executive Session but he doesn't recall voting on an agreed price. He said he thought we were ordering an appraisal and then discussing the price.

Chairman Quintal said he worked with Bill Keohan and Rick Vayo and found a company that could do the appraisal in six weeks, so we chose them.

Selectman Flaherty said he agrees that getting this property under the custody of the town is a great idea, but he sees the assessed value to be more palatable for Town Meeting. He said that assessed value is going to be tough for Town Meeting because that is what we assessed the property at and that is what we are charging that property for taxes, to which Chairman Quintal said he doesn't think there is a resident in this room that sold their house for the assessed value. He said we are not putting a price on the property tonight; all we are doing is calling for a Special Town Meeting and opening the warrant. He said as soon as we get that appraisal, we will have a bigger conversation about the price.

Selectman Helm came on and said that he would just like to point out that the reason we are here tonight is to not necessarily vote on a price as that will come before the warrant goes to Town Meeting. He said residents can then, through their Town Meeting Members, voice their opinions on whether or not they agree on the purchase price. He said once it goes to Town Meeting the Town Meeting Members can then discuss and debate the Article. He said there will be a price on the warrant when it goes to Town Meeting, but they have the ability to make a motion to change that price to what they think is fair. He said that is the process and there is the chance that Town Meeting will not put this Article through and MEGRYCO will move forward with their plans to develop that property. He said Rick Vayo has a meeting set up with the Planning Board to discuss his proposed development, so he is moving forward just the same way that we are moving forward.

Selectman Helm said all of this needs to be completed by June 30th which is why we are calling for this Special Town Meeting. He then asked the Town Manager to explain what opening the warrant means and what the process is, to which Derek Brindisi said that anytime we open a warrant it provides and opportunity for staff, boards, committees, and residents to submit articles if they wish. He said given that this is a short turn-around Special Town Meeting he does not anticipate there being too many articles. He said any articles that are submitted while the warrant is open will be brought to Town Meeting for consideration.

Selectman Bletzer came on and said we talked about these twenty-six acres being sold and also talked to Rick Vayo. He said he found Rick Vayo to be very reasonable during these discussion about Santander Bank and Rick Vayo backing away from that deal, so he suggested talking to Mr. Vayo once again. He said he has gotten more calls regarding this property than he did for the horse racing issue. He said all of the neighbors are very concerned about the potential development of this property and adding more housing units. He said they have all said that they would love to see this public safety development and keep some open space. He said Chairman Quintal then negotiated with Rick Vayo and we agreed on the price. He said no one wanted to pay a million dollars more than Rick Vayo paid but he's a businessman and he's got a lot of things already put into this property. He then said he was at an event for Holtec, and he asked one of them how they could sell this to a private developer when you knew that the Town wanted that property, to which this person said they offered it to the former Town Manager and didn't hear anything back for a year and that is when he approached Rick Vayo. He said if anyone fumbled the ball it was the former Town Manager. He said now we are going to pay a little more money, but we are saving this property and he is convinced that the appraisal will come in a lot more than our agreed price. He said he thinks we should go with the \$3,750,000 and bring it to Town Meeting and hopefully they will see the value that we see with this property. He also mentioned the eminent domain topic and said that adds up to time and money.

Chairman Quintal came on and said if the property is used for a Fire Headquarters the current Headquarters, we would then have to demolish the current building and that could also be used as part of the Stephen's Field project. He said it's a win all the way around in his eyes.

Selectman Flaherty said that between now and then there will be an article drafted and asked the Town Manager if he intended to have the sale price in the article, to which Derek Brindisi said no, not in the article. He said the sale price will be drafted in the Purchase and Sales agreement that the Board would draft and approve.

Selectman Flaherty then asked what would Town Meeting be voting on then, to which Derek Brindisi said this is just the draft article but we can include the price in either the warrant or the actual motion at Town Meeting.

Selectman Flaherty said he didn't know what we were going to be asked to do tonight so he just wants to be clear on what he will be voting on. He said the price is important to him so he wants to know when he will be voting on it, to which Derek Brindisi said looking at the timeline and not having an appraisal or an executed purchase and sales agreement he does not think that the warrant review will take place next Tuesday. He said in his opinion there just isn't enough information. He said we need to see the appraisal, the purchase and sales, and the CPC contribution before this article can be discussed and debated.

Rick Vayo came up and said he felt compelled to talk about the price for a little bit. He said when he was asked to come in and discuss this property Chairman Quintal and the Town Manager asked me to put a price together after some lengthy discussions. He said he put the price together which he thought was fair considering what he has already put into this.

Rick Vayo then said they also figured in what he thought he would be giving up by passing on keeping this property. He said Chairman Quintal then negotiated that price down further and we tentatively agreed to this number. He said realistically, we are not living with a number lower than that because his original number was his bottom line with the best interest of Plymouth at heart and giving up several million dollars in potential revenue. He then said he thinks the agreed price is his bottom line and to him it would make sense to put that number into the article language and if the appraisal doesn't match and the CPC backs out and if Town Meeting decides that is too much money, then we do not have to proceed. He said there are a lot of factors that have to come together to make this work and if they do that, then we know what that final number will be which we have already determined, to which Chairman Quintal said that is the number that we agreed to, and he will stand by that.

Vice Chairman Cavacco said people need to understand that Rick Vayo did not need to do this. She said he could have walked away and built his sixty-four units and made millions of dollars and we would have had to listen to all of our residents complain once again that it is our fault there is so much building going on. She said when we were in Executive Session that was the ballpark of the conversation which was somewhere around the assessed value.

Claire Montanari came up and asked if there were any zoning issues because that is in a rural residential area, to which Chairman Quintal said they really don't know the answer to that but perhaps the Planning Board would be able to answer that.

Rick Vayo came up and said there are a number of things that could go there. He said the existing building is commercial and could be used for another commercial business and house a couple of hundred people. He said the building could also be taken down and there could be about twenty residential lots put up on that property by right. He said even if the Planning Board voted against it then it could be approved by the State by right. He said all twenty-five acres could be developed as well. He said what they were proposing was an RDD which condenses the development with greater density, but you would have to leave at least 40% of the property as open space.

Steve Lydon came up and said he understands what Rick Vayo paid for this property, but you also have to understand that he is a businessman and owns a company. He said he knows what he has already put into this property such as engineering and legal fees. He said Mr. Vayo is in business to make money. He said he has agreed to make a deal with the Town to save this property and he has already done a lot for this town. He said Rick Vayo's reputation stands for itself and he's given up a lot with this deal. He said regardless of what they appraisal comes back at you have to consider what Rick Vayo could have made.

Peter Balboni came up and said he is with Balboni Trust, and we are the third largest landowner in Chiltonville next to the Chiltonville Trust and the Withington Trust. He said we have fifty acres that is open space and he and his family live on their twenty-acre lot. He said he has one house with two children and no plans on developing but he didn't build in the middle of the woods to be next to a sixty-house subdivision. He said the Town should be careful of what precedence they set as far as developing this property goes.

Ed Russell came up and said he knows that the Board can't say what the possible use of this property will be, but in order to get this passed at Town Meeting he thinks the Board should do some thinking very quickly. He said he is very skeptical that Town Meeting will pass spending this amount of money without more details. He said you will need to have some good ideas for Town Meeting if this will have a chance of passing. He said there is a real feel in town that people don't want taxes to go up, to which Chairman Quintal said we have over \$2,000,000 alone left in free cash.

Everett Malaguti came up and said if we actually want to talk about money and controlling costs then this is a pertinent thing to think about. If a development goes in on that property, then we will have to pay for more police and fire but we're also looking at the cost to procure land that would be needed for a public safety complex and cemetery. He said this would be one of the best ways to control the Town's costs. He said it will cost millions of dollars just to renovate the current Fire Headquarters, so this make so much sense.

Susan DeStasio came on and said she is a nearby resident on Sandwich Road. She said she wanted to thank Chairman Quintal for identifying this opportunity to preserve Chiltonville. She said she understands that the property is being proposed to be used for police and fire training which sounds better than a large development but her only concern is that it will also be used as a shooting range for the police. She then asked if they could confirm that the Board would support this property not having an active shooting range, to which Chairman Quintal said he would support that.

Vice Chairman Cavacco said she knows how Susan DeStasio feels but it is hard to discuss details at this point. She said she would not want a shooting range in her backyard but there are other options such as an indoor shooting range like they have at the Road and Gun Club.

Rich Serkey came up and said he agrees with Rick Vayo that there would be no rezoning needed, but there would be special permits needed through the Planning Board. He then said when you word the article for the Special Town Meeting, he would ask that you not use the word purchase and use the word acquire so that a discussion, if some people want it, about the alternative of eminent domain would not be out of order.

Ginny Davis came up and said it was mentioned that Holtec approached the Town Manager a year ago and nothing had been done. She said she doesn't think that is really right and she doesn't think it's appropriate to dump on the previous Town Manager that isn't here to defend herself or explain what really happened.

John O'Connor came up and said he lives on Sandwich Road. He said as this town grows, we have over two-thousand rental units and the Town's infrastructure is being strained. He said in about ten years we will be looking at this project and wishing we could get this property for the price being proposed tonight. He said this is something that we should seriously consider as it would be an investment for the Town's future.

Selectman Helm asked if we really need to set a price tonight, to which Derek Brindisi said no, not tonight because it is clear that the price will be \$3,750,000 and he can write that into the article language. He said we still don't have a purchase and sales agreement.

Selectman helm asked what the consequences are for not having a purchase and sales agreement before we set a price, to which Derek Brindisi said there are several legal contingencies in the purchase and sales agreement, and he has concerns about what percentage of the land will be used for open space and set aside for conservation so not having that legal document in-hand is cause for concern when setting the price.

Selectman Helm then asked if there are any negative consequences to including the sale price in this motion because Town Meeting can always change that price, to which Derek Brindisi said he sees nothing negative about including the sale price in your motion. He said Town Meeting always has the ability to amend the motion to a sum of money less than what is listed within the article and added that there might be legal issues with them amending the motion to a sum of money more than what is listed in the article.

Vice Chairman Cavacco came on and said by putting the sales price in the motion she thinks it is clear that we cannot negotiate the purchase price on Town Meeting floor. She said that is why she wants to put the purchase price in the motion because \$3,750,000 is the purchase price and if Town Meeting shoots it down then Rick Vayo will be on his merry way and build his sixty-four units and that will be the end of the story.

Selectman Flaherty asked if the Chairman would be ok with making two separate motions, one to hold the Special Town Meeting and open the warrant, and the other would be to set the purchase price, to which no one replied. He then said he needs to remind his colleague that we each hold the same standing on this Board. He said we have a chairman and a vice chairman for organizational purposes; however, it is very disheartening to hear one member of the Board have a negotiation and say "this is the deal, and I am going to stand by it" as one member of the Board. He said in the Executive Session we talked about prices, we talked about the process, and then we ended that Executive Session with very specifically saying that we were going to get that appraisal done which is what we voted on. He said we did not vote about the price. He said he doesn't blame Rick Vayo because this is his living, but what he does want to say is he had no information at all to set a price. He said he asked the Town Manager to send him everything that he had before this meeting and all he got was a plan to the septic and a note to Town Counsel asking for more information. He said he is now being asked to endorse a price without any information to go on. He said he is a member of this Board just like everyone else, so it bothers him when he hears another member say this price was set unilaterally without actually taking a vote of all Board members. He said there has been no negotiations with the Board, only certain members of the Board. He said he thinks this would be a fantastic property for the Town, but he is frustrated by the process.

Rick Vayo came up and said he wanted to clarify this. He said he was contacted by Chairman Quintal and was asked to come in for a meeting with he and the Town Manager. He said he gave them a price after that discussion which was beaten down a bit over the next few days and he finally agreed to accept that lowered price. He said Selectman Flaherty is absolutely right in saying the Board did not negotiate this price but neither did Chairman Quintal. He said that he agreed to accept the lowered price and enter into a purchase and sales agreement and said he has no problem with the purchase and sales agreement being contingent on the appraisal which has been ordered. He said now it is up to the Board to debate and decide if they want to accept this price and to enter into a purchase and sales agreement with the contingency pertaining to the appraisal price and Town Meeting's approval.

Derek Brindisi said everyone is talking about the process which is why he keeps going back to the purchase and sales agreement. He said he can't execute the purchase and sales agreement; the Board has to do that. He said we do not have a purchase and sales agreement, yet which is why we cannot have that discussion. He said a lot of the discussion this evening has been premature in his opinion. He said the purchase and sales agreement is the legal and binding document with contingencies of needed. He said that is the process and it is difficult to have this conversation without that legal document in front of us along with the appraisal.

Selectman Helm asked if we could open the Special Town Meeting Warrant without mention of the actual acquisition of 46 Sandwich Road, to which Derek Brindisi said the motion would be to open the Warrant this evening for the June 21st Special Town Meeting and having the Warrant close next Tuesday at close of business. He said during that seven-day period we would accept all articles submitted by boards, committees, staff, and residents. He said after that they would build the Warrant and the language and distribute that to Advisory and Finance and then deliberations can take place. He said this is the process, so we have all of the information needed to have a full discussion.

Selectman Bletzer said he agrees that we should have all of the information and a signed purchase and sales agreement ready with the suggested contingencies, to which Chairman Quintal said they spoke to Bob Betters Office and they recommended not signing a purchase and sales agreement before Town Meeting because if they vote this down then we would be in default. He said he would like to get our Town Counsel's opinion on that as well. He said under normal circumstances he would agree that we need the appraisal and purchase and sales agreement, but because of the time constraints we may not be able to have all of this ready in time. He said the tow things we do have is a clean title and a clean 21E.

Selectman Flaherty said he would like to separate the motion into the Special Town Meeting vote and the land acquisition price, to which Selectman helm agreed. He said we need to have one motion and vote to hold a Special Town Meeting and then a separate motion and vote on the price of the Sandwich Road property.

Chairman Quintal asked what the purpose would be to make separate motions, to which Selectman Flaherty said he wants to vote yes on holding a Special Town Meeting and vote no on the purchase price for the Sandwich Road property.

Selectman Helm said he also agrees with Selectman Flaherty. He said we should vote to hold a Special Town Meeting and then discuss the actual purchase of the Sandwich Road property. He said we need to have all of our ducks in a row. He said one of our members has some valid questions about this and he feels they should be answered so we are all on the same page when making these motions and taking votes. He also said that the residents need to see that we all discussed this article and that we agree.

On a motion by Betty Cavacco and seconded by Harry Helm, the Board voted to hold a Special Town Meeting on June 21, 2022 at 6:00pm. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Charlie Bletzer, the Board voted to set the price of \$3,750,000 for the purchase of 46 Sandwich Road from Rick Vayo. *Voted 3/2 Cavacco-Yes, Quintal-Yes, Bletzer-Yes, Flaherty-No, Helm-No*

Selectman Helm said he wanted everyone to know that his vote on this has nothing to do with the eventual purchase of 46 Sandwich Road. He said he understands Rick Vayo and that he is a smart businessman who has done his calculations and is doing a good deed for the Town of Plymouth, but he feels that the Board as a group should talk about this and have a vote on the purchase price in Executive Session. He said we all need to sit down and make sure we are on the same page with the purchase price for this property. He said we need to follow the process with the warrant, so it is all of the Board members taking a vote and being unified with the warrant article that we put forth.

Selectman Bletzer said if we do this in Executive Session then we might be accused of not being transparent. He said we know the assessed price is \$3,500,000 so we all know that the appraisal will come in well over that. He said any questions that anyone has can be asked right here in an open meeting. He then asked Selectman Flaherty what other information he needs because we talked about this before, to which Selectman Flaherty said he received no information whatsoever for tonight's meeting and discussion. He said we heard some great points by Everett Malaguti tonight and he also heard from Rick Vayo for the first time tonight. He said he tried on Friday after the agenda was posted to reach out for more information because there wasn't any in the packet such as is there a price, or would we be taking a vote, to which he got nothing. He said he knows there will be discussions at Town Meeting, but he fears that there is a risk that this will not pass if it goes much higher then the assessed value.

Selectman Bletzer said if the appraisal comes in lower then we can talk about renegotiating. He said he thinks this article should go to Town Meeting with a number on it and then they either vote to fund it or to not fund it. He said he doesn't think Town Meeting should negotiate the price, they either accept it or not. He said if they vote not to fund this then Rick Vayo will proceed with his residential development plans. He then said he wouldn't be surprised if Rick Vayo walked away from this after tonight's meeting.

8:25PM – TOWN MANAGER'S REPORT

New Assistant Town Manager

Derek Brindisi said he would like to acknowledge Brad Brothers as our New Assistant Town Manager. He said Mr. Brothers was the Business Manager for the Plymouth School Department and brings over a decade of experience working for a municipal government. He said we are happy to have him here and look forward to working with him.

Public Communications

Derek Brindisi said that he has expressed the desire to do a better job communicating with the public regarding things going on in Plymouth with all of our various departments. He said there is always a story to tell as all of our departments do great work. He said he is putting together a communications plan and to start he will be working with PACTv on a new program called "This Week in Plymouth" which will be recorded every Monday and more than likely air on every Tuesday.

Congressman Markey's Hearing

Derek Brindisi said that Congressman Markey will be here at the Plymouth Town Hall on May 6th at 10:00am for a U.S. Senate Field Hearing with the Environment and Public Works Sub-Committee. He said they are focusing on clean air, climate, and nuclear safety. He said this will be held in the 1820 Courtroom and there will be room for some overflow in the Great Hall for those that wish to watch. He said the focus will be on the decommissioning process for nuclear power plants such as the Pilgrim Station. He said we will post all of this information to our website and social media page. He also said they are asking people to R.S.V.P. because there is limited seating and attendance for this hearing.

Special Town Meeting

Derek Brindisi said he has been working with the Town Moderator to see what this Town Meeting will look like as far as in-person or virtual. He said the Moderator will be meeting with the Board of Health in the next couple of weeks to determine the best course of action.

Wastewater Testing

Derek Brindisi said that the covid cases are down and they have been monitoring our wastewater for viral load. He said there was an increase at the beginning of the month but the numbers have gone down since then so they will continue to monitor these numbers. He said this is a good way to get ahold of data that might be missing as not all covid cases are counted or recorded especially now with people testing at home.

DMEA

Derek Brindisi said that our Department of Marine and Environmental Affairs did a great job this week out at Bartlett Pond and Bartlett Brook. He said they pulled some rather large items out of both the pond and the brook like picnic tables and chairs. He said they are happy to report that they did a great job cleaning up that area.

Smokestack

Derek Brindisi said that we have received an application for the demolition of the Smokestack in Cordage Park. He said the Building Commissioner has reported to him that the Smokestack is scheduled to be torn down on the week of May 9th and we asked for a twenty-four-hour notice before that process begins. He said we will continue to give the Select Board updates as we receive new information.

Employee Focus

Derek Brindisi said kudos to the Select Board for their priority over the winter to really focus on our employees. He said he is also thankful to Town Meeting for supporting the collective bargaining agreements and the changes in the personnel bylaws. He said all of this provided a pay equity bump across all of our groups. He said because of these changes the Human Resources Department has reported seeing the highest number of new applicants for open positions that they have ever seen in the past five years which is great news.

Chairman Quintal said we have about 50 some odd vacancies and asked if we filled any of those open positions, to which Derek Brindisi said yes, we have filled a number of positions for craftsmen and most recently had some great interviews for a position that has been vacant for two years.

Emergency Paid Sick Leave

Derek Brindisi said that we have just received \$300,000 worth of reimbursement with the state through that program which ended this past March. He said it is always good to share news like this when we receive those reimbursement dollars.

Public Restrooms

Derek Brindisi said that he would like to thank Steve Lydon who is the Chairman of the Visitor Service Board for working with his group to provide an additional \$10,000 to keep our public restrooms opening earlier in the season and staying open longer into the fall season. He said the restrooms located right outside Town Hall will be open on Fridays, Saturdays, and Sundays from April through November.

Public Works Day

Derek Brindisi said that Public Works Day will be Friday May 20th from 10:00am to 2:00pm over at the DPW Facility located on Camelot Drive. He said we will share this information to our website and social media pages so families can enjoy this event.

6:33PM – PUBLIC COMMENT

Clare Montanari came up and said she wanted to clarify something. She said you have been referring to this property as 46 Sandwich Street and it is in fact 46 Sandwich Road. She said she doesn't know if we have to change the motion, but she wanted to point that out. She said Sandwich Street does exist so there could be some confusion.

Ginny Davis came up next and said she thinks what Selectman Flaherty was referring to when he made his comments was the process. She said these same types of issues came up with the horse racing track. She said a lot of information had not been presented to all of the Board members before they were asked to take a vote. She said it is called a process and every Board member should be in on that process and all Board members should have the same information at the same time. She said all of the Board members should also have the opportunity to talk about the subject at hand and debate it before taking a vote. She then reiterated to Selectman Bletzer that this whole thing is called a process.

Steve Lydon came up and said he wanted to thank the Town Manager, Derek Brindisi, for all of his hard work in keeping the public restrooms opened longer. He said without his help none of this would have happened. He said this is something that has been wanted by local businesses and the Chamber of Commerce for a long time.

Steve Bjorklund came up next and said he came before the Board a couple of weeks ago to discuss the Conservation Commission's New Rules and Regulations. He said he finished his review of what had been done before and there were a tremendous number of changes. He said he gave his recommendations to the Chairman of the Commission last week and they are going through them now. He said he had to leave their meeting to come here but he believes they passed those New Rules and Regulation just tonight. He said he doesn't think they completely vetted them but rather just decided to approve them and deal with it later. He said what they proposed for Title V is not good for residents and landowners on the beach. He said the Conservation Commission won't let anyone move one single blade of grass in order to install a Title V system on their property. He said this is overburdensome for residents to have to fight for something they should be able to do as a property owner. He said he feels that the Select Board should somehow try to get these issues corrected. He said he applauds the Commission for the majority of their changes, but some just went too far.

Rob Zupperoli came on and read the following statement into the records:

Good evening and thank you for allowing me this opportunity to speak. My name is Robert Zupperoli, I live in Precinct 1. As many of you know I am a member of the Advisory and Finance Committee, however, this evening, I want to be clear, I am speaking as a resident of the Town of Plymouth. For several weeks, the residents of Plymouth and the Select Board have been engaged in conversation regarding the development of The County Wood Lot. We have sat through hours of conversations, listening to the back and forth between residents, a third party, and the Select Board. This conversation began when a would-be tailor promised a would-be emperor a new set of clothes; these in the form of new revenue, growth, development, and opportunity. The tailor is Boston South and its agents; the emperor is the town of Plymouth. We all know how this story ends; the emperor parades through the town naked while the tailor has made off with the emperor's treasure. The Pied Piper promises made by Boston South that night opened a Pandora's Box of issues, issues that are spreading. In these stories, the Piper was paid with the town's legacy, their future lost. In another, a box was opened unleashing unforeseen problems onto the community, plaguing that community indefinitely, all in an attempt to provide a quick fix to a long-standing problem. We tell cautionary tales and refer to three of them here because they teach important lessons. The stories and lessons from The Brothers Grimm, Hans Christian Anderson and Classical Mythology are not lost on The Wood Lot. The development of the wood lot into a gaming, sports, racetrack, entertainment facility, in the way that Boston South proposes and offers to deliver are empty promises and fantasies that will leaving Plymouth and the residents exposed and bring greater problems into the town. The neighborhood near the wood lot is zoned residential not commercial. There is a school nearby. The town does not have the infrastructure or the amenities to support this type of facility. Currently, public health and safety services would struggle in attempts to address the issues that this type of facility and endeavor could create. Plymouth simply cannot handle this proposal. The Select Board has been addressed several times being asked to take action in the form of a motion and vote to note support this type of development. Yet, the community has been placated with only words and promises. Words and promises are empty unless there is concrete action to give the words form and substance. The picture that Boston South paints, is a lovely image of a castle in the sky, but this is only a pretty picture; there is no foundation beneath it to support the structure, only fluffy clouds.

So, tonight, I am adding my voice to those of others who have spoken and written on this matter. The cautionary tales written for children apply here, I have taught them and their lessons for years; they hold merit for adults. Having said this, I join with my fellow Plymouthians and ask this Board to put words into action and give them body. I am asking that a motion be made, and a vote taken, definitively stating that the Select Board will not support a gaming, sports, racetrack, entertainment complex on the Wood Lot and its adjacent lots. Please. Do not allow yourselves and the Town of Plymouth to get caught, as the emperor did, or as the Town of Hamelin did; exposed and without a legacy. Do not unleash a Pandora's Box of problems onto Plymouth. Send a clear message to Boston South ahead of any zoning or by-law change that may be acquired, or in advance of a long-drawn-out debate at Town Meeting. Please, do not allow this Piper to play in Plymouth. Please, make a definitive motion with a concrete vote denying this endeavor proving to the residents of Plymouth that your words are more than a tailor's empty promises. Thank you for allowing me this time.

8:46PM – LICENSES AND ADMINISTRATIVE NOTES

LICENSES

On a motion by Patrick Flaherty and seconded by Betty Cavacco, the Board voted to approve a One Day Wine and Malt License for **Mayflower Brewing Company** for a Summer Beer Garden being held at the Hedge House from 3:00pm to 8:00pm on every Friday and Saturday evening beginning on May 27, 2022 through September 3, 2022. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Harry Helm, the Board voted to approve a One Day Wine and Malt License for the **Chamber of Commerce** for their Bark in the Park Event being held on May 7, 2022 from 12:00pm to 3:00pm at Nelson Park. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Harry Helm, the Board voted to approve a One Day Wine and Malt License for **Wildlands Trust** for a Spring Open House being held on May 1, 2022 from 12:00pm to 4:00pm at Wildlands Trust. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Patrick Flaherty, the Board voted to approve a One Day Wine and Malt License for the **Plymouth Center for the Arts** for an Art Reception being held on May 1, 2022 from 3:00pm to 6:00pm in the Gallery. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Patrick Flaherty, the Board voted to approve a One Day All Alcohol License for the **Plimoth Patuxet Museum** for a Trustee Event being held on May 13, 2022 from 5:30pm to 8:30pm at the Outdoor Exhibit area adjacent to the Mayflower II. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Patrick Flaherty, the Board voted to approve a One Day All Alcohol License for the **Plimoth Patuxet Museum** for a Trustee Event being held on June 11, 2022 from 5:00pm to 8:30pm at the Outdoor Exhibit adjacent to the Mayflower II. *Voted 5/0*

On a motion by Patrick Flaherty and seconded by Betty Cavacco, the Board voted to approve an Outdoor Amplified Music Permit for **Mayflower Brewing Company** for their Summer Beer Garden being held at the Hedge House from 3:00pm to 8:00pm on every Friday and Saturday evening beginning on May 27, 2022 through September 3, 2022. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Patrick Flaherty, the Board voted to approve an Outdoor Amplified Music Permit for the **Chamber of Commerce** for their Bark in the Park Event being held on May 7, 2022 from 11:00am to 3:00pm at Nelson Park. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Patrick Flaherty, the Board voted to approve an Outdoor Amplified Music Permit for **Plymouth Philharmonic Orchestra** for a July 4th Holiday Concert being held on July 4, 2022 from 7:30pm to 9:15pm at the Pilgrim Memorial State Park. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Patrick Flaherty, the Board voted to approve an Outdoor Amplified Music Permit for **See Plymouth** for Music to be played each Friday from 4:00pm to 6:00pm beginning May 6, 2022 through September 30, 2022. The First Friday of each month will be for First Friday Events and all others will be for Music for See Plymouth only. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Patrick Flaherty, the Board voted to approve a Change of Manager for **The Cold Spring Athletic Club**, 26 Lothrop Street from Charles Gibbons to Steve Finnegan. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Patrick Flaherty, the Board voted to approve a Change of Officers for **The Cold Spring Athletic Club**, 26 Lothrop Street. (Please see attached list) *Voted 5/0*

ADMINISTRATIVE NOTES

On a motion by Betty Cavacco and seconded by Harry Helm, the Board voted to approve the Open Meeting Minutes from the February 8, 2022 Select Board Meeting. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Harry Helm, the Board voted to open the June 21, 2022 Special Town Meeting Warrant on Wednesday, April 27, 2022 at 7:30am and to close the Warrant on Tuesday, May 3, 2022 at 6:30pm. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Harry Helm, the Board voted to approve and ratify the May 21, 2022 Town Election. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Harry Helm, the Board voted to grant Exclusive Vendor Rights to the Plymouth Area Chamber of Commerce for the Bark in the Park Event being held on May 7, 2022 from 11:00am to 3:00pm at Nelson Park. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Harry Helm, the Board voted to appoint Carol Cybulska to the 1749 Court House Committee for a term beginning immediately and terminating on June 30, 2024. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Harry Helm, the Board voted to appoint Susanne Conley to the 1749 Court House Committee for a term beginning immediately and terminating on June 30, 2024. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Harry Helm, the Board voted to recommend and nominate Michelle Bratti for re-appointment to the Old Colony Elder Services Board of Directors. *Voted 5/0*

8:52PM - COMMITTEE LIAISON / DESIGNEE UPDATES

Selectman Flaherty said that the Climate Action Net Zero Committee had their first meeting, and they are beginning the process to draft up a report and work alongside groups like the Energy Committee and Town Staff. He thanked the committee members who volunteered.

7:32PM - OLD BUSINESS / LETTERS / NEW BUSINESS

Vice Chairman Cavacco wanted to let everyone know that the ADA Handicap Beach Mat is being re-installed for the season tomorrow at White Horse Beach.

Vice Chairman Cavacco said as the Board probably knows we have received several complaints about excise tax demand bills when the original bills were never received. She said she was told that there were 12,000 demand notices sent out this year alone and she said that there can't be that many people lying saying they did not receive their first bill. She said she understands that the demand notices are governed by the state, but the Town needs to do something to offset those demands because this is affecting a lot of our seniors. She said this happens every time we send out bills, so she thinks we have to do something to help these residents such as trying to get the fee waived. She said we need to figure this out because it happens every time our bills are mailed out, to which Derek Brindisi said that there were 60,000 excise tax bills sent out this year and there were 12,000 demand notices sent out after that. He said out of those we received about 12 calls from residents who said they never received their original bills. He said the Assistant Town manager is working with the Collector's Office to see if there are any issues that we need to be aware of. He said we can certainly work with these twelve residents that called in and see if we can get their one-time fee waived. He said the Assistant Town Manager is also working on notifying residents when these bills go out and have the schedule on our website so it will be incumbent on them to check in from time to time as to which bills are getting mailed out and which are due.

Chairman Quintal said he has been a Selectman for years and he has never seen anything like this, so something is definitely wrong, and we need to find out what it is. He said if there is something we can do with the demand fee then he thinks we should waive those, to which Derek Brindisi said we are looking at the Statute to see if there is anything we can do because there are some fees and some fines that we have no control over whatsoever.

Vice Chairman Cavacco said the Board along with others have often talked about how we can get more people to come out and vote in the Town elections. She said she thinks this Board should take this under advisement and put this on a future agenda and have the discussion about possibly changing our local elections to November when the state holds their elections. She said holding our local election on a Saturday in May can be difficult to go to people the weather is nice, and kids are in sports programs. She said state election have a better attendance, to which Derek Brindisi said they would be happy to look into that possibility. He said a lot of municipalities also don't hold their election on weekends so that would be something we could discuss as well.

Richard Garrison came up and said he is a professor of history from the University of Delaware and he and his wife own a house here in Plymouth on the shores of Jenny Pond. He said he is also the Chair of the Steering Committee for the Vernacular Architecture Forum which has scheduled a major academic conference to meet here in Plymouth in May of 2023. He said as a part of that conference they always undertake tours of historic sites, and we would like permission to visit the Town Hall and the Courtroom of 1820.

Richard Garrison then said he would like the Board's permission to bring about 200 conference attendees into the Courtroom on May 19th, 2022 for a tour. He then asked about the logistics and asked if he should work with the Town Manager directly to accomplish this.

Vice Chairman Cavacco said she just brought a group of Girl Scouts come by so she would be happy to bring your group through the Courtroom, to which Richard Garrison said that would be great but the tour is a little more complicated than that. He said the group includes some of the major architectural historians from the entire country as well as people from the national parks service and people from the field of historic preservation. He then said with the Board's blessing he would pursue this with the Town Manager, which they all agreed.

Bill Keohan came up and talked about the Community Preservation Process as far as the property goes at 46 Sandwich Street. He said there is an application process in order to acquire funds from the CPC and everyone is eligible to apply. He said they will then do their due diligence and start the appraisal process and then make a recommendation to Town Meeting and they will ultimately make their decision.

Chairman Quintal thanked Bill Keohan for all of his work. He then said in regard to the 1500 acres of land that Holtec currently owns, he would like to put together an internal working group or at least talk about that, in order to start talking about ways to acquire that land and what the possible uses might be. He said he would like to see this group run by the Town Manager, to which Derek Brindisi said he thinks that is a great idea. He then said it should include someone from the Planning Department, Open Space Committees, Zoning Board of Appeals, and any other relevant person or people.

9:14PM - ADJOURNMENT

On a motion by Betty Cavacco and seconded by Charlie Bletzer, the Board voted to adjourn the Open Session at 9:14pm.

Voted 5/0 By Roll Call: Quintal-Yes, Cavacco-Yes, Flaherty-Yes, Helm-Yes, Bletzer-Yes

Recorded by: Christopher Badot
Administrative Assistant, Board of Selectmen