

PLYMOUTH SELECT BOARD

TUESDAY, APRIL 5, 2022

GREAT HALL, 26 COURT STREET, PLYMOUTH, MA
HYBRID REMOTE MEETING VIA ZOOM, PLYMOUTH, MA – 4:00 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.

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_yk_Q9KtC8flydH61g

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

Lee Hartmann, Acting Town Manager

6:00PM – JULY 4TH CELEBRATION UPDATE

Matt Tavares came up and thanked the Board for having the in tonight and thanked them for supporting them over the years. He also thanked the community at large for their support and donations which makes all of this possible. He said the July 4th Committee has been hard at work putting together both the parade and the fireworks display this year. He said they have a fundraising goal of \$120,000 for this year and they are well under way. He said online donations have been opened up and sponsorship information can also be found online at july4plymouth.com. He said the theme for the parade this year is a Tribute to Plymouth and registration is also open online. He also said this year the staging area for the parade route is new which Jeff Metcalfe will touch upon shortly. He then talked about the schedule for the day saying the annual July 4th 5K would start at 7:30am in Stephen's Field. He said the parade would kick off at 9:00am in North Plymouth, and then the fireworks will begin at dusk somewhere around 9:00pm that evening. He said we will be back before the board a couple more times and keep the Board and public updated on anything new that arises.

Jeff Metcalfe came up and thanked the Board for allowing them to be here tonight. He then said as many of you know we have been staging in North Plymouth in the parking lot near the Kingston/Plymouth town line but that will change due to the movie theater moving there.

Jeff Metcalfe then said that because of that they are going back to the old staging area at Cordage Park and the Commerce Center has allowed us to do so. He then showed a map which was drawn out showing where people would need to congregate and line up for the parade. He said it is important that all participants go to the left of the pond when entering Cordage Park. He said there will be volunteers place strategically to show everyone where each division is lining up. He said they are all looking forward to this being a great day.

Ann Marie Winchester came on next and thanked the Board once again for allowing them to give this update. She said they decided to keep the earlier start time from last year because it makes it easier to clear everything off of the streets and get ready for the parade. She said the earlier start did not affect their participation, so they were still able to donate the same amount of money to the parade and fireworks, so it ended up being a good fit for the race. She then talked about the road race route and talked about which roads would be closed and when. She said all of this information can be found on the website as well. She urged everyone to visit the website at july4plymouth.com because that has all of the information that the committee talked about tonight.

Chairman Quintal thanked them all for all of their hard work over the years. He said it was beautiful last year and he knows how much time and effort go into these celebrations, to which Selectman Bletzer agreed saying it really is one of the greatest events in Plymouth.

6:11PM – PUBLIC HEARING – The Tasty

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 5, 2022 at 6:00pm to consider the application for an Alteration of Premises from The Tasty LLC, holder of an Annual All Alcohol Restaurant Licenses, 42 Court Street, Jeanine Peters, Manager.

Description of premises will be as follows: Three story building. First floor and basement to be licensed. First floor, 2 rooms (750 square feet) 1 entrance, two exits, 2 bathrooms. Basement for employee use only. Consists of 3 rooms (750 square feet) 1 entrance and 3 exits. Applicant seeks to ass outdoor seating areas on the sidewalk and in two cordoned off parking spaces.

Nina Peters came on and thanked the Board for having her in tonight and for considering her request to add this permanent outdoor dining space.

On a motion by Betty Cavacco and seconded by Patrick Flaherty, the Board voted to approve the Alteration of Premises for The Tasty LLC, d/b/a The Tasty. *Voted 5/0*

6:14PM – PUBLIC HEARING – Honey Baby

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 5, 2022 at 6:05pm to consider the application for an Alteration of Premises from No Reservations Inc d/b/a Honey Baby, holder of an Annual All Alcohol Restaurant Licenses, 47 Court Street, Michael Peters, Manager.

Description of premises will be as follows: Three story building. First floor and basement to be licensed. Two floors, main floor dining room and bar, kitchen, and unisex restroom. Approximately 1200 square feet. One entrance and two exits. Basement floor approximately 600 square feet of storage space, utility closet and walk in for employees only. Applicant seeks to add outdoor seating area on the sidewalk and in two cordoned off parking spaces.

Selectman Bletzer came on and said you have two great restaurants and are doing an amazing job, but he is hoping that staffing gets better, and places can stay open longer. He said it is important for our downtown restaurants and merchants to stay open and do more business, to which Nina Peters said they are planning on being open as much as possible and they did remain open during covid as long as the weather was cooperating.

On a motion by Betty Cavacco and seconded by Charlie Bletzer, the Board voted to approve the Alteration of Premises for No Reservations Inc d/b/a Honey Baby. *Voted 5/0*

6:20PM – PUBLIC HEARING – Aquaculture Licenses

Chad Hunter, Harbor Master, came up and thanked the Board for having him in tonight. He said there are three Aquaculture Licenses, and they are for James Shores, Kevin Houston, and Marina Houston. He said all three applicants are off of the current Aquaculture waiting list and will be accepting sites within the Aquaculture Development Zone. He said all three applicants are here if anyone has questions for them. He then said these sites came back to the Town because they were not being fully used so they are happy to be re-assigning them and each one of these applications is essentially a new business and he wishes them well.

On a motion by Betty Cavacco and seconded by Charlie Bletzer, the Board voted to approve Aquaculture Licenses for the following applicants: *Voted 5/0*

6:25PM – BOARD OF HEALTH – Appointments

David Golden came up first and thanked the Select Board for having him in tonight and said he is delighted to be meeting in-person and to be an applicant for the Board of Health. He said he believes that he could bring a diverse set of experiences that would be applicable to this role. He said he previously worked as the Director of Residents at a mid-sized college and in that role, he dealt with a plethora of public health issues. He said it was a regular part of his day-to-day work to deal with folks who were experiencing mental health crises and the problems ranged from homesickness to suicidality, mania, schizophrenia, and everything in between. He said addiction was another common phenomenon with which he engaged in his work. He said alcohol, drugs, gambling, gaming, and many other habits hindered the health and wellbeing of our community. He said it was his job to develop services and strategies to curb these behaviors. He said he has also had to deal with things like bed bugs, anxiety, sexually transmitted infections, sleep deprivation, and heat sickness. He said he also dealt with Triple E outbreaks as well. He said in conjunction with their Heath Center he helped develop plans to combat outbreaks of things like the flu, norovirus, and even chicken pox in their community. He said he was also part of a team that was responsible for shutting down their community and reopening it during the covid pandemic. He said all of these have given him insight that would be applicable in this role. He said outside of that, his education has also prepared him. He said he studied political science and he has a master's degree in public administration. He said he is also in the final stages of earning his doctorate in education. He said he believes he could help create balanced and meaningful health policies.

David Golden then he also has experience in the food service and real estate industry. He said out of school he worked in restaurants, bars, kitchens, and nursing home facilities. He said in these roles he was responsible for sanitary delivery of service to our customers. He said he currently possesses a license in real estate which he still utilizes. He said having said all of that, he is familiar with all things environmental, and health related concerning the development and sale of homes. He said all of these experiences would allow him to offer a unique perspective on everything from sanitary codes to septic variances to mental health and to the current and ongoing response to future public health crises. He said he humbly requests that this Board appoint him so that he can provide a different perspective to one of our most critical boards and then thanked the Select Board for their time.

Dennis Swift came on and thanked the Board for the opportunity to interview for the Board of Health position. He said he is a Plymouth resident and was born here and has previously spent time as a Board of Health member and unfortunately, he had to step down due to his work commitments. He said he has run covid testing and pretty much all things covid for South Coast Hospital Group for the last two years. He said this includes testing, statistics, vaccinations, working with doctor's offices, policies, and anything that had to do with covid. He said while he served on the Plymouth Board of Health, he picked up a similar role as he was the go-to person for anything and everything covid. He said he put together a package to help open up one of the vaccination sites and had that ready within a day's notice. He said he used to work for Bristol County and the Coalition for Emergency Preparedness and Disaster Response and worked with all of their Health Departments over the span of four years starting in 2010. He also ran the Medical Reserve Corp for all Towns in Bristol County. He said he has been in the military for twenty-eight years and retired in January of 2021 and in that time, he did eighteen years in Disaster Response and Emergency Preparedness through the Emergency Management Team and Public Health Team. He said he has been through almost every course that FEMA offers over the last eighteen years, so he has an in-depth knowledge of responding to any type of disaster. He said he just accepted the Associate Safety Officer and Emergency Preparedness Coordinator position at South Coast Hospital Group and the upside to that is it offers him some freedom with his schedule, so he has a lot more flexibility now, so he respectfully asks to be appointed to the Board of Health.

Selectman Helm asked if he foresees any reason that you might possibly have to leave the Board of Health again in the future, to which Dennis Swift said no, that was an unusual situation. He said he got along well with the other members and really enjoyed the board.

Selectman Flaherty asked if it was his sole desire to be in the alternate seat, to which Dennis Swift said he was in a full seat the last time but would be willing to accept the alternate seat if it were to become available tonight or in the future.

Dustin Harris came on next and thanked the Board for allowing him to speak tonight. He said he currently holds the alternate seat and would like to be appointed to the full seat. He said he is the Director of Psychiatry Operations for South Coast and has a master's in health administration and a bachelor's in science. He said he also serves as the liaison for the Plymouth Youth Collaboration, and he feels everything is really about relationships and connecting with residents and other boards. He said he thinks the biggest opportunity that he can bring the Board of Health is to do some advanced work with grants. He said there are a lot of dollars out there to help communities like ours. He said as a Plymouth resident and homeowner he has a vested interest in doing everything he can for this community. He said that is his motivation to be seated on the Board of Health but ultimately to give back because of everything that has been afforded to him. He then said he humbly hopes that the Select Board will consider him for the full seat on the Board of Health.

Lorenzo Pizarro came on next and thanked the Board for having him in tonight. He began by saying he is a transplant from the mid-west and Plymouth has been his new home for about four years. He said his experience span over the payor and provider areas of the healthcare system for Blue Cross Blue Shield, University of Chicago Medical Center, and currently Cape Cod Healthcare. He said his primary role has been in Information Technology Management, enabling the delivery of IT services to clinicians and administrators serving the members and patients of these three entities. He said his experience in public service includes over fifteen years as an appointed member of the Village of Lake Barrington, Illinois Ethics Commission. He said his education background includes an MBA – Healthcare Administration from Benedictine University and he is currently pursuing his MPH at Benedictine University. He said he respectfully asks to be appointed to the Board of Health.

Selectman Flaherty wanted to thank all four candidates and said they are all exceptionally qualified. He said this makes it very difficult because we only have one and possibly two spots to fill. He then encouraged them all to keep trying if they don't get chosen tonight.

Chairman Quintal then said the Board will first vote to fill the full seat and depending on the outcome they may take a vote for the alternate seat if it becomes vacant. The Board then voted for the four candidates as follows:

- Lorenzo Pizarro – No Votes
- David Golden – Three Votes (Quintal, Cavacco, Bletzer)
- Dennis Swift – No Votes
- Dustin Harris – Two Votes (Flaherty, Helm)

Chairman Quintal said that the Board had voted to appoint David Golden to the full seat on the Plymouth Board of Health and that Dustin Harris will remain in the alternate seat. He then thanked all of the candidates for applying tonight.

6:49PM – ENERGY COMMITTEE – Appointments

Nathaniel Fanning came on first and thanked the Board for having him in. He said he moved to Plymouth in 2021 and is interested in Plymouth's energy future as he has two young children and his wife, and they plan on living here for a while. He said his experience has been focused on the energy commissioning industry and he currently works for the engineering firm, Fitzmeyer and Tocci Associates. He said his role as their Commissioning Group Leader is to oversee commissioning group and expansion of services to include energy. He said energy and sustainability are very important to him and he hopes to provide Plymouth with the skills and knowledge that he has gained over his professional career. He then thanked the Board for considering him for this appointment.

John Mills came up and thanked the Board and said he is here tonight as a fairly new resident to Plymouth and wants to volunteer some of his time. He said he has an electrical engineering background, so he has the fundamental understanding of efficiencies and technologies that are available for green energy. He said he is a former business owner where he had the opportunity to do marketing, and this is something that is important as we try to get businesses and residents to reduce their electrical consumption. He said he is retired so he has plenty of time and he has been able to initiate some energy conservation projects already. He said his wife call h the energy czar, so he gets a lot of support from her.

Chairman Quintal asked if Christopher Mazzola had come onto the zoom webinar, to which Chris Badot said no, he has not shown up.

Chairman Quintal then said that he would begin the voting process and reminded the Board that there were two open seats and three applicants. The Board then voted as follows:

- Christopher Mazzola – No Votes
- John Mills – Five Votes
- Nathaniel Fanning – Five Votes

Chairman Quintal then said that the Board has voted to appoint John Mills and Nathaniel Fanning to the Energy Committee and thanked everyone who applied tonight.

6:56PM – TOWN MANAGER’S REPORT

None

6:57PM – PUBLIC COMMENT

Charlie Vautrain came up first and said he has been a resident of Plymouth for almost forty-nine years. He then said that he is very concerned about the use of the County Woodlot. He said we know about the letter of support, but we would like to know whom to whom it is being sent. He said the Town Manager made it clear that the letter was needed for the proponents to move forward with their plans for a racetrack. He also said it was clear that the Vice Chairman read a prepared motion after everyone left the room. He also said that he agrees that the Select Board should have checked with Town Counsel first.

Evelyn Strawn came up and said she has concerns about the sensitive area known as the County Woodlot. She said she is not opposed to development, but we also need to consider the sole course aquifer that Plymouth has. She said she hopes that all of these concerns will be looked at by the Select Board, the Planning Board, and the developer.

Ginny Davis came up next and said Black Feather Horse Rescue did not support this. She said last week it was stated by Loring Tripp that she supported this, and Darlene Nickerson has come out to say that she does not. She said she actually rescues horses that have been used in horse racing. She then talked about what used to happen at the Marshfield Fair with the horse racing where after the races were over horses would be abandoned there as well as at Suffolk Downs. She then said this is cruelty to animals.

Gordon Dunn came up next and said he is a five-to-ten-year veteran of the Belmont Stakes horse racing. He said this is the first leg of the Triple Crown, one being the Kentucky Derby, the next being the Preakness, and Stakes and then the Belmont Stakes. He said racing kills horses and as of March 31, 2022 there have been 81 thoroughbred horses that have died on or at racetracks in America. He then read the names of some of those horses and told where and how they died. He finished by saying when these horses are put down, euthanasia can be by lethal injection or a bullet in the head.

Pat McCarthy came up next and said in her opinion, Town Council represents all citizens of Plymouth. She said she implores the Select Board to have Town Counsel review the zoning issues with regard to this property.

Chairman Quintal said he reached out to Town Counsel after their last Select Board meeting and asked them these very question and he has not heard back from them just yet. He said he also spoke with Lee Hartmann and then asked him to comment.

Lee Hartmann, Director of Planning and Development, came on and said this is at the very beginning stages so it is difficult to contact Town Counsel regarding zoning without more concrete information. He said once they have that information, they can then go to Town Counsel and talk about both the local and state permitting that they will need to proceed. He said until we have that information, we can only have general conversations and feedback.

Pat McCarthy came back on and said that about 70% of that Woodlot is zoned as rural residential. She said in the RFP it talks about Boston South purchasing another 40-acre parcel in the back end which is also zoned as rural residential. She also said the lot at 144R Long Pond Road which was sold to the County is a residential lot. She said that is her concern in regard to this land and the zoning. She also said she would like to read the letters that were posted to the Town Facebook page, to which Chairman Quintal said they are going to read these into the record themselves in a little bit. He then asked Chris Badot to upload all documents pertaining to this RFP to the Town website and social media outlets.

Mia Marsocci came up next and said she has lived in Plymouth for about eighteen years. She said her main concern with the racetrack is the treatment of the horses but also the proximity to our schools. She said she is also concerned about the type of people this will attract as well as the traffic. She then asked if there would be gambling addiction resources for these people. She then said that we should be thinking about different areas that bring in revenue such as concert venues but definitely not a casino.

Steve Bjorklund came up next and said he lives in Norwell but owns quite a bit of property in Plymouth. He then said he would like to talk about the Conservation's Rules and Regulations for a moment. He said he has a copy of the March 2022 final version looks like and he said he found some errors. He then went over some of the things that concern him such as septic systems in coastal communities. He said some of the issues are small word changes but with something like this it needs to be accurate and consistent with the bylaws that we already have. He said transparency is important during the process of getting this final document.

Vice Chairman Cavacco thanked Steve Bjorklund for his comments and said they have received his previous emails. She said no one should have their property taken because they can't update their septic systems. She said we need to move forward and review these new regulations and address all of these concerns.

Selectman Helm said this should be an agenda item so that the residents know that this will be discussed. He said they need to have the ability to make comments and suggestions and we should listen to and consider any and all comments.

Chairman Quintal said first thing they need to do is ask these questions and give them a chance to respond. He then said he will also instruct the Town Manager or Chris Badot to send the Conservation Commission Chairman a letter requesting a joint meeting to discuss these regulations and the concerns brought forward.

Selectman Helm said that the Conservation Commission agreed to hold off on voting for these new regulations until May or June, so it is not like they need to do this right away, to which Steve Bjorklund said what the Commission agreed to do is vote on them in April but not to implement them until June first. He said He then said if the Select Board retained a consultant through the Town, then the Board should have a final document in front of them from that consultant with all of the recommendations from the consultant.

Vice Chairman Cavacco asked Chris Badot to get ahold of the final document asked that the third-party consultant be invited to this joint meeting.

7:31PM - COMMITTEE LIAISON / DESIGNEE UPDATES

None

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

Vice Chairman Cavacco said that we need to discuss the audio quality in this room. She then suggested moving our meetings into the Great Hall as it is more comfortable for people and the sound quality is better.

Charles Vautrain came up and said he worked for the Town of Duxbury as the visual and audio technician and said he agrees that the room has many hard surfaces but the people running the meeting should be able to adjust the equipment when people are speaking. He said some people speak louder than others and that needs to be accounted for. He also said that he agrees that the Great Hall would be a much better meeting location.

Selectman Helm said it is not just the acoustics in this room, people watching from home have trouble hearing the meeting as well. He also said that the Great Hall has a control booth located in the same room, so these issues don't happen as much.

Chairman Quintal said he wanted everyone to know that talks are continuing on the smokestack and the plans to take it down. He said there has been an order issued to take it down, but they are still working through the details at this point.

Chairman Quintal then said that he wanted to thank the Town Moderator, the Assistant Moderator, Department Heads, Town Meeting Members, Boards, Committees, and Citizens of Plymouth for a very successful Town Meeting. He said town staff was in the Great Hall and he was impressed with how everyone worked together. He said there were some healthy debates and believes the only thing that did not pass was a motor for the police boats. He then said since then he heard that we have an earmark for that motor because it is so important to Plymouth as they patrol the Holtec Power Plant.

Vice Chairman Cavacco came on and read a letter from William and Kathleen Murphy as follows: Dear Mr. Quintal, it has come to our attention that there is a plan to develop property off of Long Pond Road. We have heard that it will possibly be a horse track or a casino or in the worst-case scenario it will be both. We would like to voice our strong objection. The fight over casinos and communities have been fought many times and it is clear that when a casino moves in the community loses. While we are blessed to live in a community with so much open space, we are required to be the careful guardian of these spaces and see that they are used wisely. Our fear is that the horse racing track and casino will forever change the makeup of our beautiful historic coastal town. Sincerely, William and Kathleen Murphy.

Vice Chairman Cavacco then said we have received a letter from Boston South and said she would like to read this letter as well as follows: Chairman Richard Quintal and Members of the Board, Boston South Real Estate and Development LLC is pleased to announce the commencement of our public outreach program beginning with a public input meeting on Tuesday, April 26, 2022 from 6:00pm to 9:00pm at Plymouth Memorial Hall. This will be the beginning of an extensive series of open forums which will provide guidance to our development team as we begin the long process of analyzing the County Woodlot and surrounding areas examining current resources and infrastructure as our starting point.

The sole objective to this first public forum is to gather valuable information from the residents of Plymouth and Plymouth County whose assets we have been charged to evaluate solely and at our own risk and expense in the coming three or four years. We at Boston South believe this extensive due diligence and evaluation process will result in a positive outcome for all. With each subsequent forum we will directly engage the public with educational programs which identify all challenges and opportunities that need to be addressed and explored as we move forward together in this partnership for years to come. Boston South has simple ideology pertaining to development and partnership with our host communities which focuses on four critical points and processes, data, analysis, consensus, and action. Boston South is committed to meeting our responsibility under the contractual agreement with the Plymouth County Commissioners. Beyond our responsibility as outlined in that agreement it is our commitment to you, Mr. Chairman and esteemed members of the Board, the citizens of Plymouth, and all of Plymouth County. We look forward to taking our first steps over the next four to six months and we are working diligently to gather all of the data needed to get started. Respectfully yours, on behalf of Boston South Team.

Vice Chairman Cavacco then read a letter to the State Gaming Commission as follows: To Whom it May Concern, it has come to the attention of the Plymouth Board of Selectmen that the submission by Boston South Real Estate and Development LLC to the Plymouth County Commissioner's recent RFP was approved for property located in the Town of Plymouth, known as the County Woodlot, by way of a unanimous vote on March 31, 2022. We wish to inform all pertinent state officials, agencies, boards, and commissions that the Plymouth Board of Selectmen voted on Tuesday, March 29, 2022 resulting in a 3:2 vote in the affirmative to support Boston South Real Estate and Development LLC as it begins their due diligence to determine the best uses of the Plymouth County Woodlot. As this is just the beginning of a long process, we do not specifically endorse and particular use for the Woodlot at this time. The Plymouth Board of Selectmen does believe, as our vote confirms, that endorsing the process that Boston South Real Estate and Development LLC has agreed to, to evaluate and consider all economic opportunities for this County asset, at their sole expense and risk, as initiated and approved by Plymouth County, is in the best interest of our citizens and meets the responsibility of our office. Sincerely, Richard Quintal, Chairman, Plymouth Board of Selectmen.

Chairman Quintal thanked Vice Chairman Cavacco for reading those letters and said that both of those letters regarding the County Woodlot have been posted to the Town website. He said none of the Board members have shown support for a horse racetrack and assured everyone that the Board members represent the residents, and they hear the concerns. He said this is a proposal, but not their proposal. He said there is some confusion, but this is the County's proposal and not the Board's or the Town of Plymouth's. He said the County will have to hold public forums by law and we will keep you updated about the dates and times and that is where you can voice your concerns. He then talked about how he learned about this proposal which was through Loring Tripp. He said he went to a couple of informational meetings and that is when they said they were making it public. He then said he reached out to all town departments and met before releasing it to the public so everyone would be ready. He said there was no voting or secrets at all.

Miriam O'Neal came up next and said she lived on Doten Road. She then said that you are encouraging us to consider transparency and to be a part of the whole process but those of us that went to the County Commission meeting last Thursday evening and were expecting to hear some news were shut out. She said they were shut out because the County Commissioners reserve the right to go into closed session whenever they feel like they need to, therefore we got very little information about what had transpired.

Miriam O'Neal then said it makes no sense that the Select Board is telling us to trust the County Commissioners and the process and bring us into the conversation because the first thing they did was to go behind closed doors and shut us out. She said they would like to be a part of this process, but we need people to be transparent and bring us into the conversations.

Chairman Quintal said he could not agree with her more which is why he is having this discussion tonight and explaining what has transpired so far. He then said he would like to make a motion to have the County set a date where residents can come before them and express their concerns and get more information.

On a motion by Richard Quintal and seconded by Betty Cavacco, the Board voted to send a letter to the County Commissioners and demand a date where people can go and ask questions and be heard. *Voted 5/0*

Chairman Quintal said he would like to get an answer by next Tuesday, to which Vice Chairman Cavacco said she had just received a text from our State Representative stating that a public meeting was being set up sometime in early May and that we would let the public know as soon as they got the final date.

Mia Marsocci came up and asked what would have happened if all of the Board members had voted no at their meeting last week because the only proposal that she has heard of so far is a horse racetrack, to which chairman Quintal said there is no proposal for any specific use just yet. He then said this community hold the key which is the wastewater treatment plant. He said this Board has the final say as to who can hook up to that or not.

Mia Marsocci then asked who has the final say, the County Commissioners or the Board of Selectmen, to which Vice Chairman Cavacco said we have the final say on who ties into our system. She said there is so much misinformation out there and people are just mean and vicious. She said there is no need for that at all.

Mia Marsocci said people should not be mean, but we also need to know that you are voting for our best interest. She then said what would have happened if you voted no last week and said there just isn't enough information, to which Vice Chairman Cavacco said they want the process to begin. She said she hasn't supported many of the developments in town but when people come to them, they have to treat everyone the same and give them the same opportunity to go through the process. She then said that she made the motion last week and specifically took out horse racing from the motion because she personally doesn't think that we've gotten enough information to move forward with that. She said the RFP is anchored with horse racing, but she doesn't care because that is not the motion that this Board put forward. She then said she will read the motion again if she would like her to.

Vice Chairman Cavacco then read the motion that was voted on last week as follows: "I move that the Board express support for the conceptual project of a sports and entertainment complex and associated service amenities in the Town of Plymouth to be located on approximately 110 acres of land on Camelot Drive and Long Pond Road also known as the Woodlot, subject to the project proponent obtaining all necessary licenses, permits, and approvals and maintaining compliance with all applicable statutes, codes, regulations, and bylaws." She then said there is nothing in there about a horse racetrack.

Mia Marsocci asked where the idea of the horse racing track came from, to which Vice Chairman Cavacco said Boston South's RFP mentioned a horse racing track but it also mentioned things like hotels, concert venues, minor league baseball venue, and an international soccer stadium. She said even though they mentioned a horse racing track that is not what this Board voted to support specifically.

Selectman Bletzer came on and wanted to clarify that he voted to move the process forward so that we can get more information on what the best use of that property might be. He then said he will not vote for having anything on that property unless somebody agrees to fix those roads in that area. He said we need some economic development but not until those roadways are looked at and fixed so it can handle the extra traffic. He said people are going to think the way they want but there are also people that are making this political and that is not right. We have to do what is best for Plymouth because our seniors are having a hard time staying in their homes because taxes keep going up. He said we need to look for ideas that aren't going to hurt the environment and we're listening to everybody out there. He said hopefully Boston South can come up with the right development that we can support.

Ginny Davis came up and said with all due respect the vote last week to support this process was 3 in favor and 2 against. She said Selectman Helm and Selectman Flaherty voted against this and wondered why they voted that way.

Selectman Flaherty came on and said he voted no because he wanted more information. He said despite asking the petitioner for the RFP he said he never received one single piece of paper from the petitioner or anyone else from the Town. He said the motion was unexpected to him as he hadn't heard or seen it before that night and really didn't understand what he was being asked to vote on. He said since then we have gotten the RFP response back and it is true, there are many pieces to this large project that need to be worked out, but there is one thing that we are 100% certain on, and that is that this development group is looking to put in a thoroughbred horse racing track. He then read the following from the RFP: "The developer would like to seek to enter a long-term lease with the anchor activity on the site to always consist of a thoroughbred horse racing track". He then said he is really happy to hear that Boston South is setting up public forums and conduct surveys of Plymouth residents because they are looking to share their voices. He then said a non-binding ballot question at our upcoming election would give us a temperature check on where the Town is at this moment. He said he made the motion last week and will make it again seeing that we have more information and that we now know that this RFP will always be anchored on having a thoroughbred horse racing track in Plymouth. He said where this is the last day that we could vote for a non-binding ballot question he wanted to have this discussion again tonight.

Selectman Helm came on next and said he agrees with Selectman Flaherty as his reasons for voting no last week are very similar with the only difference being that he did not request any information because he thought that it was being presented that night. He said there was no presentation whatsoever last week and he doesn't think that the Town should have to reach out to these petitioners for information. He said they should have given us the information before we voted to support this proposal. He then asked why we would have to decide about the non-binding ballot question tonight rather than putting it on as an agenda item to give residents a heads up about the discussion, to which Vice Chairman Cavacco said we need thirty-five days to get a question onto the ballot and said she thinks that we could have a compromise here. She said she loves ballot questions, but we don't have anything concrete to put on the ballot. She then suggested holding a special election for a non-binding ballot question after we receive what the proposal will look like. She said that way we can have the election whenever they submit the final proposal whether it be over the summer or in November. She said there is nothing for us to vote on at the moment because the Board's motion last week sort of excluded the thoroughbred horse racing track.

Selectman Flaherty said in the RFP they talk about where the money will be coming from and says the proposal will always consist of thoroughbred horse racing. He said he believes on the 28th the Gaming Commission Agenda referenced a new gaming facility.

Selectman Flaherty said they are trying to move this forward as they would as quickly as they can. He said he believes they have a concept and what is really important to this is that there are two separate questions here. He said there is the question of logistics like roads, cloverleafs, water, etc. and then there is the concept of a thoroughbred horse racing track and gambling facility in Plymouth. He said we all know that this is their intent as stated in black and white in the RFP and no one is objecting to that. He said the question would be based on the concrete concept of the thoroughbred horse racing track. He said it is a non-binding question meant to be a temperature check. He also suggested doing a non-binding question before they present the final proposal and after to see if they have changed resident's minds that might be helpful to them. Boston South said they want to collect data and this is a zero-cost way of collecting data based on what Plymouth wants. He said we have also heard from a number of residents tonight that want to share their voice in different ways, and this is one way that they can be heard.

Vice Chairman Cavacco said she actually talked to Mark Reich today from KP Law and the gaming licenses are all done for 2022 and the people that are now going forward to the Gaming Commission had to have their applications in last year and Boston South will not be able to file any kind of application until 2023.

Selectman Bletzer said he has no problem with a non-binding question, but he would like to see it on a ballot where we could get a bigger vote like in November with the State election. He said if we do it that way, we get a much larger turnout of voters.

Chairman Quintal said this is a massive project and will not move along that fast. He said this will be at least two or three years just in the planning stage.

Selectman Flaherty said he thinks that is a fantastic idea and asked if we could change the motion to state that if we are not able to get onto the State election ballot in November that we go ahead and add it to the May 2022 ballot. He said he reached out to our State Representative and Secretary of State, and he knows we cannot put the question on the State or Federal ballots but if we can do a municipal ballot in November that would be great.

Vice Chairman Cavacco said that she talked to our Acting Town Clerk today and he said yes, it can be done but it has to be on a separate ballot. She said she wants a non-binding question, but she wants there to be enough information for people to decide because she is not convinced its going to be horse racing, to which Chairman Quintal said if people want to hear it then he said publicly that he will not vote for a thoroughbred horse racing track.

Selectman Flaherty then talked about the motion and language for the non-binding ballot question. He said he would like it to say the following: "Do you support a development project that includes thoroughbred horse racing in Plymouth".

Vice Chairman Cavacco said that is part of the sadness that she feels because no one asked the Board if they supported thoroughbred horse racing in Plymouth. She said she gets so many phone calls and messages and not one person reached out to her asking if she supported a thoroughbred horse racing track. She said everyone assumed that this was some sort of pet project that we want to move forward. She said she is personally not for horse racing because she loves animals and have friends that have horses, and she knows there's a problem with horse racing. She said people need to know that and stop with the rhetoric that we are trying to move this forward because someone is getting their pockets lined. She said we put a lot of effort into what we do and none of us does it for the glory. She said she just wanted people to know how she felt about this for the record.

Selectman Helm said in the absence of information people are going to make up their own stories and their own minds, and said they have a right to do that. He then said that if we are going to engage residents in whatever manner that we do we should expect that there are going to be times when they disagree with us and make statements that we don't agree with. He said with the lack of information and misunderstandings, there is a mathematical equation such as one plus one equals two. He said one is Keenland's Lead in this project plus the RFP stating that thoroughbred horse racing will always be a part of this proposal. He said each of those adds up to a thoroughbred horse racing track. He said that is why this happened, and that people are saying things like this. He said a complete lack of information and then taking a vote lead people to their opinions. He said we need to be more sensitive to this in the future. He said he is very happy that we are looking at a ballot initiative in November. He then asked if it would be possible to have an update on that question on next week's agenda.

Chairman Quintal said that he won't support a May ballot question because just like you said, there is no information. He said how can you put something on a ballot that you don't have information for. He said he will support the November ballot question as long as we have enough information by then.

Lee Hartmann, Planning Director, came up and said he got an email yesterday from the Town Manager and he has indicated that the Gaming Commission would not be able to hear an application until 2023 so as you think about what you want to do there really isn't a big rush to do something right away. He said we have time to think things through. He said he will meet with the Town Manager on Monday as the direction is to get it onto a ballot as quickly as possible so he will work out the details with him.

Selectman Helm said regardless of what they discover during their research, if the residents of Plymouth do not want thoroughbred horse racing to be a part of this proposal, isn't it to the benefit of these developers to find out sooner than later so that they don't spend three years doing their due diligence for nothing and wasting all of that money. He said he doesn't see what is wrong with trying to do this as quickly as possible.

Vice Chairman Cavacco said the May election is six weeks away and we are not going to have all of the information by then to put a non-binding ballot question on that ballot. She said giving people the opportunity to vote is the most democratic thing that we can do. She said the November ballot has a better turnout so she would not support the May ballot.

Selectman Helm said he just got a few text messages saying that PACtv has frozen on the television. He then suggested making this an agenda item next week so this can be discussed more but suggested that we still take a vote on adding the ballot question, to which Vice Chairman Cavacco said that we should wait until next week to discuss this more because we have plenty of time.

Selectman Flaherty asked if the Zoom Webinar was also frozen, to which Chris Badot said no, everyone that is participating in the meeting can still see and hear everything.

Selectman Helm came on and said he understands what the Vice Chairman is saying but he still thinks we should vote tonight in case a local initiative ballot cannot be added to the State and Federal election in November. He said we need time to figure out if it will be able to be done or not because that would leave us a few days to get the language on the May ballot.

Chairman Quintal said we can always have a special election, to which members of the audience said that would be a waste of taxpayer's money, to which Vice Chairman Cavacco said a special election would cost \$15,000 to hold.

Vice Chairman Cavacco then said that she talked to Larry Pizer, Town Clerk, as well as Mark Reich from KP Law and they both said as long as the ballot is separate from the State and Federal ballots, we would be able to have a municipal ballot.

Selectman Helm said that when he spoke to the Clerk's Office about the special election to replace Selectman Joyce the cost was \$30,000 to hold that one so this would be considerably higher than the \$15,000 previously mentioned. He said voting now on Selectman Bletzer's motion makes sense so that we have time to get the language approved by Town Counsel. He said if the question is not able to be on the November ballot, then we only have three days to get the language approved in order to be on the May 2022 ballot.

On a motion by Charlie Bletzer and seconded by Patrick Flaherty, the Board voted to place a non-binding ballot question on the November 2022 ballot, and further, if that is not able to be done then the non-binding ballot question will go on the May 2022 ballot. The language would be as follows: *Do you support a development project that includes thoroughbred horse racing in Plymouth.* Voted 5/0

Ed Russell came up and said he wanted to share some information about Keenland and their financial situation. He said if Keenland has as much money as they say they do then they will come in and use as much of that money as they can to get this passed. He said he also learned tonight that horse racing isn't your favorite thing which was an important thing to hear. He then said in regard to the ballot question, be careful what you wish for because some Plymouth residents may want this thoroughbred horse racing track.

Charlie Vautrain came up and said when Boston South is doing all of their research who will be overseeing them and make sure they are doing everything right as far as the land testing goes, to which Chairman Quintal said that would be Lee Hartmann who is the Director of Planning and the Planning Department.

Charlie Vautrain then said that Massachusetts has a State Racehorse Development Fund that has \$20,000,000 in it. He said there have been five attempts in Massachusetts and they have all been shot down, so he doesn't understand why they have this fund or why Boston South is trying to get this to pass with such a history.

Lee Hartman came up and said he sat through the beginnings of Pinehills, Redbrook, a Movie Studio, and Cordage Park and just like those, we will have a similar process as well. He said the local review and local process will be very similar and it is a two-thirds vote at Town Meeting to do something different and it takes a lot of consensus building to do that.

Chairman Quintal said how do we change some of the zoning in our community such as Long Pond Road. He said there is a lot of retail traffic and now there are around three hundred rental units going in so could that zoning be changed to light industrial, to which Lee Hartmann said if people wanted to have those types of uses it is a difficult process. He said residential development is what everyone wants to do in Plymouth. He said no matter what we do with zoning there is always an answer and it's called a 40B and that is unfortunately what we are seeing in Plymouth right now. He said they did the best that they could to discourage the projects at Home Depot and Colony Place but unfortunately when someone has the land and can't figure out how to develop it commercially, they find it is not a strong market, so they go with residential units. He said if they can't get in through local zoning, they go with the 40B, and we will continue to see that in Plymouth no matter what we do with local zoning. He said the 40B law is a very difficult law to fight and it will continue to be a burden on Plymouth. He said Massachusetts has some of the worst zoning laws in the country and trying to make changes here is very difficult.

Lee Hartmann then said that commercial development is struggling at the moment. He said he would love to see retail development slow down because we have way too much in Plymouth and possibly convert those to warehouses or office space. He said unfortunately the market is limited because we are not close to Route 128 or Boston. He said he has been meeting with Stephen Cole from the Economic Development Foundation and talking about ways to attract more commercial business which has always been our goal.

Chairman Quintal agreed that commercial development is a challenge, but we need it to give residents some relief. He said he got a call from an elderly woman who had just lost her husband and her furnace broke down. He said she didn't have the funds, so he made some calls and got her the help she needed but without more commercial development we are going to see situations like this more and more. He said our senior citizens are having a hard time keeping their homes so something is going to have to change.

8:52PM – LICENSES AND ADMINISTRATIVE NOTES

On a motion by Charlie Bletzer and seconded by Betty Cavacco, the Board voted to approve a One Day All Alcohol License for **Eel River beach Club** for Club Parties being held on July 17, 2022 and July 22, 2022 from 6:00pm to 10:00pm. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Charlie Bletzer, the Board voted to approve an Amendment to their Class I and Class III Auto Dealer License for Paul Veracka Motors Inc. The Amendment would remove "d/b/a Motorcycles 508". *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 1, 2022 Select Board Meeting. *Voted 5/0*

On a motion by Betty Cavacco and seconded by Harry Helm, the Board voted to appoint Kristine Danielson to the Water Conservation Committee for a term beginning immediately and terminating on June 30, 2023. *Voted 5/0*

8:54PM - ADJOURNMENT

On a motion by Betty Cavacco and seconded by Charlie Bletzer, the Board voted to adjourn the Open Session at 8:54pm.

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