

# PLYMOUTH SELECT BOARD

TUESDAY, JUNE 21, 2022

GREAT HALL, 26 COURT STREET, PLYMOUTH, MA  
HYBRID REMOTE MEETING VIA ZOOM, PLYMOUTH, MA – 5:00 PM

---

## 5:00PM - CALL TO ORDER

Richard Quintal, Chairman of the Board, called the meeting to order at 5:00 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\\_vk\\_Q9KtC8f1vdH61g](https://pactv.zoom.us/webinar/register/WN_-cge_vk_Q9KtC8f1vdH61g)

Present: Betty Cavacco, Chairman  
Richard Quintal, Vice Chairman (Absent)  
Harry Helm  
Charlie Bletzer  
John Mahoney  
  
Derek Brindisi, Town Manager  
Brad Brothers, Assistant Town Manager

---

## 5:02PM – 46 SANDWICH ROAD

Chairman Cavacco said that there were no updates and that we would keep this on the pending board depending on the outcome of tonight's meeting

---

## 5:03PM – TOWN OWNED SURPLUS PROPERTY

Brad Brothers, Assistant Town Manager, came on and thanked the Board. He then began a brief PowerPoint Presentation highlighting the Town's surplus properties in detail. He said this property list was requested at a prior Select Board Meeting. He said the goal is to find properties that we can sell to cover the borrowing cost of \$1,400,000 needed to purchase 46 Sandwich Road if approved at tonight's Special Town Meeting. He said the Assessor's Office pulled a list of 1,100 plus properties of which 535 are tax title property. He said the goal tonight is to review and obtain direction from the Board on three significant properties that were previously approved to sell. He said we can continue this discussion with regard to other properties but tonight they really wanted to focus on these three properties.

Brad Brothers said the first property is located at 0 Spooner Street and is the old North Plymouth Fire Station. He said the property is only 0.9 acres and is assessed at \$502,400 and was put out to bid already. He said two bids were received and the highest was \$275,0900 but the property was found to contain PFAS in the soil, so the buyer did not move forward. He said this will be disclosed when it goes back out to bid in the future.

Brad brothers said the next property is located at 253 South Meadow Road and is the old School Department Building. He said the property contains 0.97 acres and was assessed at \$850,000 and was also put out to bid. He said two bids were received and the highest was \$663,500 which did not meet the minimum bid requirements.

Brad Brothers said the last property to discuss tonight is 91 Long Pond Road and is the Old Water Barn. He said this property contains 2.13 acres of land and is assessed at \$1,298,600 and was last put out to bid in 2013 which no bids were received. He said this site has also been proposed for the location for a New Fire Headquarters in the past.

Selectman Helm asked if we have ever used an outside real estate firm, to which Brad Brothers said no but we can and have been missing out on some opportunities. He said our property just goes out to bid without any marketing so that may be why nothing sold.

Selectman Bletzer asked what the cost would be to mitigate the PFAS at the 0 Spooner Street property, to which Brad Brothers said we have not done a cost analysis for that yet. He said the PFAS are just in the soil, so no drinking water has been affected by this. He then said he would have someone look into the cost to mitigate this before going out to bid.

Chairman Cavacco said we have gone out to bid a few times and didn't meet our minimum bid criteria, she then asked if there was anything we could put into the bid that would allow us to change that amount and possibly meet an offer that was close, to which Brad Brothers said the Select Board has that power so if that is what the Board decides then yes, we can add that language. He also said rather than going out to bid we could consider doing an RFP and let people tell us what they would pay along with what their use would be.

Selectman Bletzer said if we use an outside broker, we should just have them comp the property like they would for anyone else.

Selectman Helm asked if we had to put a minimum bid amount onto the properties, to which Derek Brindisi said no, you could keep these bids closed and simply decide to accept a bid or not to accept a bid.

Brad Brothers then read the two suggested motions as follows:

**Motion 1** – I make a motion that the Board approves the Town Manager to sell 0 Spooner Street, 253 South Meadow Road, and 91 Long Pond Road. (The sale of 91 Long Pond Road is contingent on Town Meeting approving 2022 Summer Special Town Meeting Article 1).

**Motion 2** – I make a motion that the Board approve the Town Manager to solicit proposals from real estate firms for the sale of town-owned property.

Rich Serkey came up and asked why 91 Long Pond Road is contingent on the approval of Article 1 of the Special Town Meeting, to which Derek Brindisi said because if Article 1 does not pass then the Board may want to hold on to 91 Long Pond Road for a possible site for the New Fire Headquarters that they are hoping to put at 46 Sandwich Road.

Rich Serkey asked what the difference was between the two motions, to which Brad Brothers said they are two separate motions and not options. He said the first is to authorize the sale of these three properties and the second is to authorize proposals from real estate firms.

Chairman Cavacco said that Town Meeting has already deemed 91 Long Pond Road not feasible for the New Fire Headquarters. She said regardless of Article 1 passes or not all of these properties are authorized to be put up for sale.

Brad Brothers asked if we put these out for and RFP can we still negotiate the price, to which Derek Brindisi said yes, we can but that is probably not the likely route we would take.

On a motion by Harry Helm and seconded by Charlie Bletzer, the Board voted to approve the Town Manager to solicit proposals from real estate firms for the sale of town-owned property. *Voted 5/0*

---

## 5:32PM – LICENSES AND ADMINISTRATIVE NOTES

### LICENSES

On a motion by Charlie Bletzer and seconded by Harry Helm, the Board voted to approve a One Day All Alcohol License for **Eel River Beach Club** for Evening Cocktail Events being held from 4:00pm to 9:00pm on the following dates: *Voted 5/0*

- June 22, 23, 24, 25, 26, 27, 28, 29 and 30, 2022
- July 1, 2, and 3, 2022

On a motion by John Mahoney and seconded by Charlie Bletzer, the Board voted to approve a New Vehicle for Hire Operator License for **Special Occasion Limousine** for the following person: *Voted 5/0*

- Oscar Lezama, 10 Archer Avenue, Pembroke, MA

### ADMINISTRATIVE NOTES

On a motion by Charlie Bletzer and seconded by Harry Helm, the Board voted to approve an End-of-Year Appropriation Transfer for the Plymouth Municipal Airport in the amount of \$125,000 for the purchase of Aviation Fuel. *Voted 5/0*

On a motion by Charlie Bletzer and seconded by Harry Helm, the Board voted to approve the issuance of a General Obligation Bond Anticipation Note as presented in the Select Board's weekly packet. *Voted 5/0*

On a motion by Charlie Bletzer and seconded by Harry Helm, the Board voted to approve and execute a five-year Host Community Agreement with the Botanist, Inc for the operation of a licensed Marijuana Retail, Cultivation, and Product Manufacturing facility located at 8 Scobee Circle in Plymouth contingent upon the completion of the sale transaction between Alfred's Finest, Inc and the Botanist, Inc. *Voted 5/0*

---

## 5:36PM - ADJOURNMENT

On a motion by Charlie Bletzer and seconded by Harry Helm, the Board voted to adjourn the Open Session at 5:36pm.

*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*