

PLYMOUTH SELECT BOARD

TUESDAY, JULY 12, 2022

GREAT HALL, TOWN HALL, 26 COURT STREET, PLYMOUTH, MA – 6:00 PM
HYBRID PARTICIPATION IN-PERSON OR VIA ZOOM WEBINAR

6:00PM - CALL TO ORDER

Richard Quintal, Vice Chairman of the Board, called the meeting to order at 6:00 p.m.

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_Q9KtC8f1ydH61g

Present: Betty Cavacco, Chairman
Richard Quintal, Vice Chairman
John Mahoney Jr.
Harry Helm
Charlie Bletzer

Derek Brindisi, Town Manager
Brad Brothers, Assistant Town Manager

PUBLIC COMMENTS

Ms. Meg Sheehan stated that she is a fourth-generation Plymouth native. Ms. Sheehan asked the Select Board if they would be interested to engage with Sheehan's Conservation Coalition to find solutions to provide recreational opportunities for people to enjoy the Town's ponds and beaches. Ms. Sheehan provided background information regarding her family's property and involvement with land near the Town Forest and South Ponds. Ms. Sheehan stated that her family recently donated 300 acres near Great South Pond for conservation. Ms. Sheehan recalled that there was a Conservation Restriction that the Town and the Commonwealth agreed to near Great South Pond. Ms. Sheehan believed there is no execution of a Management Plan for the two parking spots for fishing on Drew Road. Ms. Sheehan stated that members of the public are not fully educated regarding where to park on Drew Road. Ms. Sheehan stated that the area is a rare ecosystem that she believes needs to be conserved and respected. Ms. Sheehan recalled that Great South Pond was Plymouth's previous water supply. Ms. Sheehan stated that her group hired Mass Audubon to identify all of the properties adjacent to the South Ponds area. Ms. Sheehan stated that Mass Audubon has developed a plan to engage with residents that live near Great South Pond regarding the safer and appropriate recreation of the Pond. Ms. Sheehan stated that she partnered with an artist, Gordon Morrison to create a painting that depicts Great South Pond. Ms. Cavacco requested that Mr. Brindisi have the new Climate Resiliency Planner meet with Ms. Sheehan regarding her efforts. Ms. Sheehan asked the Board to create a brochure of proper recreation opportunities in the Town. Ms. Sheehan described the nearby conservation restrictions.

Ms. Kate Sekerak, 26 Bradford Street, stated that she has been working with the Bradford Area Commission regarding the proposed marina building project. Ms. Sekerak asked for a status update regarding the project. Mr. Brindisi stated that Town staff met with Town Counsel to review the project, and the authority the Zoning Board of Appeals had. Mr. Brindisi stated that the review is anticipated to be complete on July 13, 2022. Ms. Sekerak remarked that she is concerned with parking and congestion in the Bradford area of the Town. Ms. Sekerak is concerned about construction occurring along Water Street, which is impeding parking spaces and sidewalks.

Mr. Brindisi stated that the Town is looking to resolve the issues regarding the closed gates at Stephen's Field.

MVCI - SIMES HOUSE MANAGEMENT RENEWAL REQUEST

Donna Curtain, President, Manomet Village Common Inc., the current lessee of the Simes House. Ms. Curtain stated that MVCI is a 501c3 non-profit that was established in 2013 to restore and repurpose the Simes House as a cultural resource and a community center for the village of Manomet. Ms. Curtain stated the non-profit is managed by unpaid volunteers. Ms. Curtain stated that MVCI would like to request an extension of the lease agreement with the Town. Ms. Curtain noted the dedication of volunteers to maintain the building. Ms. Curtain stated that the property was renovated with \$4.5 million of Community Preservation Act funds. Ms. Curtain stated that it was open to the public in 2017, with two affordable housing units. Ms. Curtain noted that there are deeded restrictions on the property. Ms. Curtain stated that MVCI has had to endure a pandemic. Ms. Curtain stated that MVCI is operational. Ms. Curtain stated that the MVCI Business Plan in 2017 was to receive revenue from rental affordable housing units on the third floor of the building, office suite rentals, events and functions, and memberships and donations.

Mr. Helm asked Ms. Curtain why the non-profit presented the proposal two weeks before MVCI's contract was anticipated to expire. Ms. Curtain stated that she contacted the Town Manager on June 22, 2022. Ms. Curtain noted the pandemic and transitions with the Board of MVCI.

Mr. Bletzer stated that he was concerned with the current state of the Simes House, and the significant amount of investment needed to make the first two floors operational. Mr. Bletzer noted the significant water damage. Mr. Bletzer stated that events are not currently occurring, and office space is vacant. Mr. Bletzer stated that the COVID-19 pandemic is waning, and essentially over. Ms. Curtain stated that the Town should be preserving the intent of the initial investment of the Simes House. Mr. Bletzer stated that the purpose of the lease of the building is to have a self-sustaining entity manage the building, not rely on the Town. Ms. Cavacco stated that MVCI has not taken responsibility for the inadequate management of the building whilst in a five-year lease. Ms. Cavacco stated that the Town should assume full ownership of the building.

Mr. Cabana stated that he is concerned that MVCI did not reach out to the Manomet Village Steering Committee for their support and assistance. Mr. Cabana stated that MVCI's business plan is lacking. Mr. Cabana stated that the pandemic began two years ago and that the lease began in 2017. Mr. Cabana stated that MVCI had enough time to find additional revenue sources, and currently, revenues are not sustainable.

Victoria Costa stated that she is a current resident of the Simes House. Ms. Costa stated that the Simes House lacks renovation and restoration standards. Ms. Costa stated that if the MVCI lease is not renewed, she hopes there is continuity with the Town regarding maintaining the building, and that the affordable housing units are not removed from the building. Mr. Brindisi assured Ms. Costa that the housing units will not be removed from the building.

Ms. Karen Buechs stated that she believes MVCI was sincere in its ambitions. Ms. Buechs noted that she wants the Board to find a suitable entity to be brought to the Simes House.

Mr. Helm asked Mr. Keohan, Community Preservation Committee Chair what his thoughts are regarding the current state of the Simes House and the MVCI lease with the Town. Mr. Keohan noted the efforts of volunteers to manage the Simes House. Mr. Keohan recommends to the Board that they create a Simes House Task Force to identify future uses of the building. Mr. Keohan recommends to the Board not to extend the lease with MVCI. Mr. Keohan stated that there are additional CPA funds for the maintenance and further preservation of the building.

Steve Lydon stated that he would like the Town to sell the property.

David Peck, Building Committee Chair described the history of the building and the process of preserving the building.

On a motion by Mr. Mahoney and seconded by Mr. Quintal, the Board voted to approve a one-year Simes House lease with MVCI and the Town. The vote failed.

Voted 1/4. Mr. Helm, No; Mr. Mahoney, Yes, Mr. Bletzer, No; Ms. Cavacco, No; Mr. Quintal, No.

Mr. Helm noted that MVCI had time before the pandemic to begin the process of utilizing the space. Mr. Helm noted that MVCI has not done the standard maintenance to the building.

On a motion by Ms. Cavacco and seconded by Mr. Helm, the Board voted to approve not renewing the contract with MVCI and the Town regarding the Simes House Property.

Voted 4/1. Mr. Helm, Yes; Mr. Mahoney, No, Mr. Bletzer, Yes; Ms. Cavacco, Yes; Mr. Quintal, Yes.

On a motion by Mr. Helm and seconded by Mr. Cavacco, the Board voted to approve the formation of the 7-member Simes House Task Force, with the Town Manager as Chair, with a charge to recommend to the Board options for future use of the Simes House.

Voted 4/1. Mr. Helm, Yes; Mr. Mahoney, No, Mr. Bletzer, Yes; Ms. Cavacco, Yes; Mr. Quintal, Yes.

Mr. Brindisi stated that the Board has two potential options; (1) allow the Town Manager and designated staff to outreach to businesses and non-profits regarding potential uses of the building; (2) form a Simes House Task Force committee with various stakeholders.

Mr. Helm noted that the Town should conduct an audit of Town buildings and properties, including a maintenance plan.

TOWN MANAGER'S REPORT

None.

SELECT BOARD OPEN DISCUSSION

None.

LICENSES AND ADMINISTRATIVE NOTES

Licenses

On a motion by Mr. Mahoney and seconded by Ms. Cavacco, the Board voted to approve the Licenses.

Voted 5/0. Mr. Helm, Yes; Mr. Mahoney, Yes, Mr. Bletzer, Yes; Ms. Cavacco, Yes; Mr. Quintal, Yes.

Leyden Street Coffee Company Inc, 709 State Road, Unit 1, Larry Anzuoni is requesting a Common Victualler License.

ADJOURNMENT

On a motion by Mr. Quintal and seconded by Mr. Cavacco, the Board voted to adjourn the Open Session at 8:27 p.m.

Voted 5/0. Mr. Helm, Yes; Mr. Mahoney, Yes; Mr. Bletzer, Yes; Mr. Quintal, Yes; Ms. Cavacco, Yes.

Recorded by: Anthony Senesi
Assistant to the Select Board/Town Manager