

PLYMOUTH SELECT BOARD

TUESDAY, DECEMBER 6, 2022

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

6:00 PM - CALL TO ORDER

Betty Cavacco, Chairman of the Board, called the meeting to order at 6:00 p.m. and asked Select Board Member, Betty Cavacco to read the opening statement.

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 Jr., Vice Chairman
John Mahoney Jr.
Harry Helm
Charlie Bletzer

Derek Brindisi, Town Manager
Brad Brothers, Assistant Town Manager

6:00 PM – PUBLIC COMMENTS

Patricia McCarthy, Board Member of the Plymouth Area League of Women Voters, and Precinct 18 Town Meeting Member, stated that the League is holding a public forum on December 8th at 7:00 p.m. at Town Hall regarding how taxation works in the Town. Ms. McCarthy stated that the forum is titled “My Taxes Have Gone Up. Where Does My Money Go? What can I do about it?” Ms. McCarthy stated that Lynne Barrett, Finance Director, Derek Brindisi, Town Manager, and Dr. Christopher Campbell, Superintendent of Schools will be on the panel.

Steve Lydon, Chair of the Visitor Services Board asked to speak during the Simes House agenda item discussion. Ms. Cavacco obliged.

Richard Serkey, Precinct 2, Town Meeting member believed that at the November 15, 2022 meeting, the Select Board convened in Executive Session for exemption 6. Mr. Serkey stated that he believes that the Executive Session should have occurred in Open Session, regarding the Claremont Plymouth LLC proposed project. Mr. Serkey believes that the Zoning Board of Appeals should not have been in attendance during the Executive Session because he believes the ZBA cannot meet before a hearing. Ms. Cavacco responded to Mr. Serkey and

stated that Mr. Serkey may have cost the Town upwards of \$30,000 due to Open Meeting Law complaints.

FISCAL YEAR 2023 TAX CLASSIFICATION HEARING

Anne Dunn, Assessing Director, thanked the Board of Assessors for their efforts. Anne Dunn described the purpose of the presented, which is for the Town to adopt the Tax Policy. Ms. Dunn stated that the Fiscal Year 2023 Unified Tax Rate is estimated at \$13.71, which is a decrease of \$1.72 over Fiscal Year 2022. Ms. Dunn stated that the Town uses the 2021 Calendar Sales, which generally the Town saw an appreciation in the market at the time.

Ms. Dunn stated that the median single-family home price is currently at \$451,300 for FY23, which is a \$72,400 increase from FY22. Ms. Dunn stated that the median tax for the unified rate would be \$6,187.32, an increase of \$340.89 from FY22. Ms. Dunn stated that the median commercial value for FY23 is \$1,431,678, an increase of \$178,359 from FY22. Ms. Dunn stated that the FY23 median tax for commercial is \$19,638.31 an increase of \$289.59 from FY22.

Ms. Dunn stated that the overall residential value for FY23 is at \$12.7 billion, an overall 20% increase over FY22. The commercial value for FY23 is \$1.2 billion, an overall 14% increase over FY22. Ms. Dunn stated that the personal property for FY23 is \$526 million an increase of 7.6% from FY22. The overall industrial and personal property values for FY23 are \$2.1 billion, a 9.9% increase from FY22. Ms. Dunn stated that the total taxable value for the Town for FY23 is \$14.9 billion an overall increase of 18.93%.

Ms. Dunn stated that the resident valuation makes up 85% of the total valuation. Commercial valuation is 8%, industrial is 2%, Pilgrim Nuclear Power plant is 1%, and Personal Property is 4%.

Ms. Dunn stated from FY22, the average single-family home value has increased by \$78,656, to \$495,902 for FY23. Over the last five years, the average single-family home value has increased to \$141,000. Ms. Dunn stated from FY22, to FY23, the number of single-family homes has increased by 248. In the past 5 years, 919 homes were added to the tax roll. Ms. Dunn stated that the commercial average tax bill has increased by \$1,346 over the last five years.

Mr. Bletzer noted that the percentage of commercial growth is low, and needs to be prioritized. Ms. Cavacco stated that she would not be supportive of a split tax rate because it would hurt small businesses.

On a motion by John Mahoney Jr. and seconded by Charlie Bletzer, the Board voted to approve the adoption of the unified tax rate for FY23.

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

BOARD & COMMITTEE APPOINTMENTS

Historic District Commission (Alternate Seat, Expires June 30, 2023)

- Anthony Sarcone – Withdrew (Zero Votes)

- Florence Lathrop stated that she was a member of the Hull HDC for 15 years, and described her job experiences. (Zero Votes)
- Kimberlee Canducci stated that she was born and raised in the Town and can trace her lineage to the Mayflower. Ms. Canducci works in real estate and served on the Plymouth Cultural Council. She is involved with the Pilgrim Hall Museum. Ms. Canducci stated that she is in favor of expanding the Historic District. (Five Votes, Unanimous)
- Linda Seidman stated that she worked at Plymouth-Patuxet Museum for 8 years. (Zero Votes)
- Lisa Mitchell – Unable to Attend. (Zero Votes)
- Jo Anne Makely – Unable to Attend. (Zero Votes)

Climate Action/Net Zero Advisory Committee

- Carl Donaldson (New Member)
- Donald Ross (New Member)
- Michael Bena (New Member)

Cable Advisory Committee

- Len Levin (5-0 Vote as New Member)

WATER CONSERVATION COMMITTEE PRESENTATION – Eric Cody

Mr. Cody stated that with recent and projected population growth, an enhanced water supply is needed. Mr. Cody stated that a building moratorium is draconian. Mr. Cody stated that the current strategy is to build new wells and acquire land to install new wells. Mr. Cody stated that conservation is the most effective way to maximize water supply.

Mr. Cody stated that the Committee created educational materials. Mr. Cody recommended that the Board implement seasonal water rates in the Summer of 2023. Mr. Cody stated that if customers are incentivized to use less water, because of higher rates for higher usages, the amount of water used may decrease. Mr. Cody stated that the Town of Plymouth needs a full-time person to spearhead water conservation.

Mr. Mahoney stressed the importance of a tiered water rate schedule. He believes that the Town needs to continue to invest in updating underground pipes to prevent water leakage.

Ms. Cavacco believes that the Town should put a building moratorium on the Town.

Donald Williams stated that the Water Conservation Committee has extensively researched other communities and how they conserve water and should be commended, and the Board should support their recommendations.

Mr. Cody stated that rain barrels have assisted in the collection of brown water. Patricia Adelman, a Town Meeting member thanked the Committee for their work.

Mr. Williams believes that the Town should be concerned about PFAS contamination in drinking water aquifers.

Mr. Lydon believes that cranberry bogs use a significant amount of chemicals (herbicides and pesticides), that affect aquifers in West Plymouth. Mr. Lydon stated that the Town should start looking into cranberry bogs.

Meg Sheehan, Community Land & Water Coalition, questioned if there is PFAS contamination in North Plymouth wells. Mr. Brindisi responded and stated that the Town has tested all wells in the Town of Plymouth. Mr. Brindisi stated that one well in Plymouth did have PFAS found in the water, but was not over the action level. Ms. Sheehan believes that the EPA's new levels are going to be adopted by MassDEP soon. Ms. Sheehan believes that strip mining and deforestation cause less recharging of the aquifer. Ms. Sheehan stated that the coalition she represents is concerned with cranberry bog pollution.

Mr. Quintal believes that tiered water rates would negatively affect business water usage.

6:00 PM – SIMES HOUSE TASK FORCE PRESENTATION – CO-CHAIR, ROBERT ZUPPEROLI

Mr. Zupperoli described the history of the Simes House and the Town's investment utilizing CPC funds to preserve the building for future use. Mr. Zupperoli stated that the Task Force was charged to determine the potential usages of the Simes House. Mr. Zupperoli stated that the Task Force devised surveys for residents, businesses, and non-profits. Mr. Zupperoli stated that the majority of respondents would like to see an arts and entertainment center, a municipal services building, or a Manomet Branch of the Public Library. Mr. Zupperoli described the significant costs to remodel and maintain the building for municipal services. Mr. Zupperoli stated that the Library Administration as well as the Library Board of Trustees stated that they were not interested in moving from its current location to the Simes House.

Mr. Zupperoli stated that the Task Force looked into having a structural analysis done, however, due to the cost decided against a structural analysis.

Mr. Zupperoli stated that some non-profits had a significant interest in leasing the space, which included environmental, human, or domestic services, or youth development or economic development usages.

Mr. Zupperoli stated that the Task Force doesn't recommend municipal uses for the building. He stated that the Task Force recommended that the RFP get sent out for bids in regards to a potential triple net lease for interested non-profit entities.

Mr. Bletzer stated that he believed, when he voted to approve CPC funds at Town Meeting, that the building would have municipal use. Ms. Cavacco stated that the Task Force vetted all municipal use options, and did not find a suitable option for the small space.

Mr. Quintal stated that he is cautious of allowing another non-profit to lease the space due to past histories with non-profits and the Simes House. Mr. Quintal believes that the utilization of shared kitchen space or other arts and entertainment venues should be considered.

Stephen Cole, Economic Foundation Director stated that there are limitations to shared kitchen space in the Simes House due to the significant build-out for an industrial kitchen. Mr. Cole stated that non-profits have expressed interest in the building.

Mr. Mahoney believes that a single or double net lease would at least have the lease maintain the building. Mr. Mahoney believes that tax revenue for the building should not be considered.

Bill Keohan, Chair of the Community Preservation Committee, described the significance of the investment of CPC funds for the building. Mr. Lydon stated that he is concerned about the feasibility of parking, and believes that the Simes House should be sold.

Mr. Quintal stated that the Board should consider sending out an RFP for a lease of the Simes House. Mr. Brindisi stated that there is significant interest from non-profits to lease the space, with significant financial revenue sources. Mr. Brindisi stated that the RFP would be open for 30 days and may come back to the Board in March 2023.

On a motion by Betty Cavacco and seconded by Richard Quintal, the Board voted to have the Town Manager create an RFP for the lease of the Simes House.

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

AMERICAN RESCUE PLANT ACT REQUEST

Brewster Garden Stairs – Tabled

Allerton Street Park & Playground – \$400,000

Nick Faiella, Parks & Forestry Superintendent provided a design plan for the proposed Allerton Street Park & Playground. Mr. Faiella described the new playground area with ADA-accessible pathways and replacing the wooden guardrail fence with a wooden guardrail fence. Mr. Faiella stated that looming and seeding would occur in the entire park turf area. Mr. Faiella stated that the playground area would be located on the northeast side of the park. Mr. Brindisi stated that if the Board approved the request, the project would occur shortly.

Mr. Helm emphasized that Allerton Street Park is not a dog park. Mr. Helm stated that the Dog Park Task Force is making progress toward researching potential spaces in the Town for legitimate dog parks. Mr. Bletzer recommended that the Town install a sign to describe the plan for a new playground.

Everett Malagutti, a Town Meeting member, recommended that the playground have fencing surrounding the playground for safety measures. Mr. Faiella stated that the estimated costs include black vinyl fencing around the perimeter of the playground.

On a motion by Richard Quintal and seconded by Charlie Bletzer, the Board voted to approve and allocate \$400,000 of Town ARPA funds for the Allerton Street Park & Playground proposal.

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

2022 RENEWAL CERTIFICATION FOR ABCC

On a motion by Richard Quintal and seconded by Harry Helm, the Board voted to approve and execute the 2022 Renewal Certifications for the ABCC, as presented.

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

SELECT BOARD ARTICLE REQUESTS FOR 2023 ANNUAL TOWN MEETING WARRANT

Mr. Mahoney recommends to the Board that a Home Rule Petition be included on the warrant, in regards to the meals tax. Mr. Mahoney stated that once the Town Hall is paid in 2040, the meals tax funding goes into the general fund, and not any specific projects. Mr. Mahoney believes that once those funds are not used for the original purpose, the tax revenue could be used for capital improvement projects such as future school buildings. Mr. Mahoney recommends removing the sunset clause from the existing legislation. Mr. Helm agrees with Mr. Mahoney's recommendation.

Ms. Cavacco believes the consolidation of facilities between the Town and the School District should occur. She believes the services those departments provide have redundancies. Ms. Cavacco believes the School Committee should actively engage the Town.

Ms. Cavacco stated that she is supportive of a building moratorium warrant article. Mr. Quintal recommends that the building inspector and the planning department be in attendance to describe the potential scenarios and outcomes of a proposed building moratorium. Mr. Bletzer disagrees with her proposal because he believes it would exasperate future development and growth in the commercial sector.

TOWN MANAGER'S REPORT

Mr. Brindisi stated that the highest purchase bid for 258 South Meadow Road came back with a winning bid of \$1.2 million. Mr. Brindisi stated that over the course of a few weeks, the sale will be finalized.

Mr. Brindisi the Water Street Infrastructure Project and the Water Street Pump Station projects are expected to begin. Mr. Brindisi stated that Town Meeting approved the statute to allow the Town to reduce speed limits from 30 miles per hour to 25 miles per hour. The Town is working with OCPC to identify streets that could be impacted.

Mr. Brindisi stated that the 311 System (SeeClickFix), has an anticipated implementation deadline of April 2023.

Mr. Brindisi described ongoing issues with graffiti and tagging that are occurring in the Town. Mr. Brindisi stated that a task force will be formed, and the Police Department is actively apprehending suspects regarding alleged vandalism.

Mr. Brindisi stated that 110 migrant people are in Town hotels, and 33 migrants are of school age.

SELECT BOARD OPEN DISCUSSION – NEW BUSINESS/LETTERS/OLD BUSINESS

John Mahoney stated that numerous officials will collect water samples in different areas of the Pilgrim Nuclear Power plant, and Town officials will be in attendance.

Mr. Quintal thanked Anthony Senesi, Assistant to the Town Manager, by providing an online submission application for interested board and committee members.

LICENSES AND ADMINISTRATIVE NOTES

On a motion by Richard Quinta and seconded by Charlie, the Board voted to approve the Licenses and Administrative Notes as a group.

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

Licenses

1. Downtown Waterfront District/Plymouth Chamber of Commerce, 46 Main Street is requesting an Amplified Music Permit for December 10, 2022, and December 17, 2022, from 4:00 p.m. to 6:00 p.m. in Brewster Gardens for Holiday Singing for Light the Night.
2. New Year's Eve Extension of Hours The Board will vote approve the Extension of Hours of serving alcoholic beverages on New Year's Eve, December 31, 2022, until 2:00 a.m. on January 1st, 2023.
3. 2023 Renewal Certification for ABCC The following Licenses have been disapproved: -
- Moonrise Audio Visual LLC d/b/a Moonrise Cinemas, 428 Court Street
- The Gyro Co LLC d/b/a Gyro Co, 116 Colony Place

ADMINISTRATIVE NOTES

1. The Board will vote to approve the revocation of the Town Wharf Fueling Policy, effective immediately.
2. The Board will vote to approve and execute a Local Option for a One-Time increase of 2% to the existing COLA base for FY2023.
3. The Board will approve and execute a temporary License Agreement between the Town (as Licensor) and Armen Roupenian, owner of 59 Taylor Avenue (as Licensee), which shall authorize temporary vehicular access over public coastal beach properties located off Taylor Avenue identified as "White Horse Beach" where the ADA Mat is placed in-season, for the purpose of transporting equipment and materials related to the construction of an erosion control revetment on public and private property at 59 Taylor Avenue.
4. The Board will approve and execute a temporary License Agreement between the Town (as Licensor) and JCM Plymouth Acquisition IV, owner of 18 Priscilla Beach Road (as Licensee), which shall authorize temporary vehicular access over public coastal beach properties located off Taylor Avenue identified as "White Horse Beach" for the purpose of transporting equipment and materials related to the construction of an erosion control revetment on private property at 18 Priscilla Beach Road.
5. The Board will vote to approve and execute a temporary License Agreement between the Town (as Licensor) and Mohammed Sayeed and Sameena Kauser, owner of 8 Old Colony Road (as Licensee), which shall authorize temporary

vehicular access over public coastal beach properties located off Ellisville Road identified as “Landing Way” for the purpose of transporting equipment and materials related to the construction of an erosion control revetment on private property at 8 Old Colony Road.

6. The Board will authorize the acceptance of a gift in the amount of \$10,000.00 from Beth Israel Deaconess Plymouth, to be utilized towards a Needs Assessment Study for the designation of Plymouth as an Age & Dementia Friendly Community.
7. The Board will authorize the acceptance of grant funds through the Massachusetts Attorney General’s Office’s Community Oriented Policing Services (COPS) Program for Police Department overtime expenses associated with various public safety initiatives undertaken in collaboration with the AG’s Office. Note: This is a reimbursement-based grant program that does not impose a maximum award amount.
8. The Board will authorize the acceptance of grant funds in the amount of \$19,840.75 through the U.S. Drug Enforcement Administration’s State & Local Task Force program, for Police Department expenses associated with drug enforcement initiatives during the period of October 1, 2022, through September 30, 2023

ADJOURNMENT

On a motion by Richard Quinta and seconded by John Mahoney, the Board voted to adjourn the Open Session at 9:42 p.m.

Voted 4/0 By Roll Call: Mahoney-Yes, Cavacco-Yes, Helm-Yes, Bletzer-Yes, Quintal-Yes

Recorded by: Anthony Senesi

Assistant to the Select Board/Town Manager