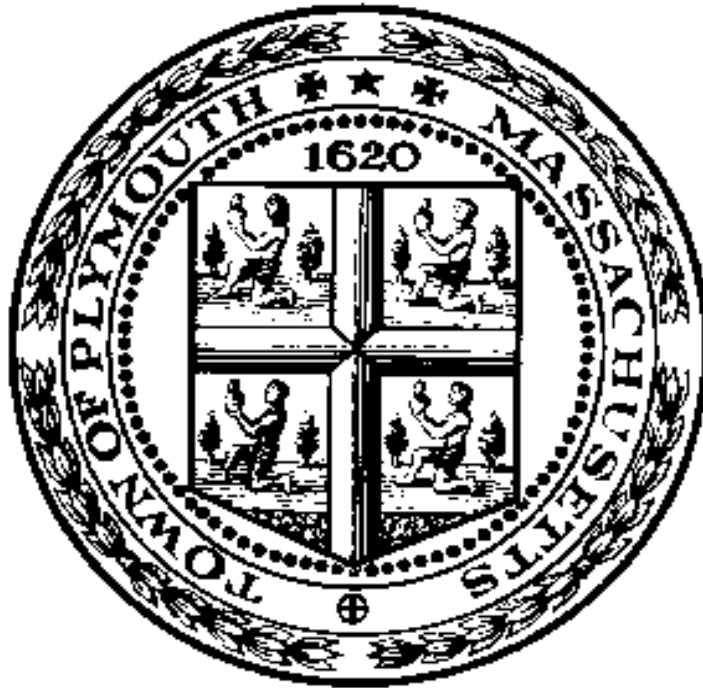


TOWN OF PLYMOUTH

MINUTES BY ARTICLE
OF THE
ADVISORY AND FINANCE
COMMITTEE



Presented at the
October 17, 2026

FALL ANNUAL
TOWN MEETING

FALL 2026 TOWN MEETING
Advisory & Finance Committee Minutes by Article

September 9, 2026

Article 1 - Budget Amendment – Visitor’s Center Capital Funds – Mr. Derek Brindisi, Town Manager, is requesting support for Article 1. He discussed the previous Town Meeting vote on the Visitor Center which indicated that the appropriation would be reduced from any grants received. See Plymouth did receive the \$200,000 grant and therefore this article should be reduced by the \$200,000 grant and the appropriation should be reduced to \$178,518.

Mr. Brindisi discussed the initial bid which exceeded the funding appropriated and the bid was pulled for further review and changes to reduce the costs. The project has been put back out to bid.

Mr. Malaguti asked when the lasted bids are due. Mr. Brindisi said they are due September 24.

Ms. Bulter asked what the scope of the work will be. Mr. Brindisi said the entrance would be renovated with a ramp to comply with ADA, and the restrooms would be renovated.

Mr. Lalley asked what happens if the bids exceed the available funding. Mr. Brindisi said Town Meeting could vote to not reduce the appropriation.

Mr. Lalley suggested that this article be postponed to the September 30th meeting when bids proposals will be known and the Advisory & Finance Committee (A&F) will be more prepared to make a recommendation.

Mr. Malaguti moved to table Article 1 to September 30. Mr. Trudell second. Motion carried unanimously. 11-0-0.

September 30, 2026

“Draft” Article 1 – Budget Amendment – Visitor’s Center

Mr. Brindisi told the committee that the bids received last week were worse and came in between \$600,000 to \$900,000. His request was to reduce the appropriation by the amount of the grant in accordance with the department’s intention for the Capital Request. Mr. Brindisi said that after work that has already been done there is approximately \$550,000 available for the project. Mr. Brindisi said they have decided to go out to bid again in Phases starting with the handicap ramp and restrooms. Phase II would be the 16 Foot addition. The goal now is to keep the phases under \$150,000 so contractors won’t have to be DCAM certified and then more bidders can participate.

Mr. Brindisi said a yes vote would reduce the appropriation, as intended in of the original article. A no vote would keep the full \$378,518 amount available for the project.

Mr. Malaguti asked if the smaller bids would impact the grant timing. Mr. Brindisi said the grant has

been extended and he's not sure of the timing. Mr. Malaguti will vote yes as that is what the intention was.

Mr. Friedman asked if the smaller bids jeopardize the grant. Mr. Brindisi said the grant would be reimbursed based on each phase until the grant has been used up.

Ms. Butler moved to recommend Article 1 to Town Meeting. Mr. Friedman second.
Mr. Malaguti will vote yes and follow through with the intent of the original vote.
Mr. Snyder and Mr. Young also intend to vote yes.

Motion carried unanimously, 8-0-0.

Article 2 - Budget Amendment – Solid Waste Enterprise - Ms. Lynne Barrett, Finance Director, said the request is to change the funding from raise and appropriate to transfer from Solid Waste Retained Earnings of \$125,000.

Ms. O'Connor moved to recommend Article 2 to Town Meeting. Ms. Reitman second. Motion carried unanimously, 11-0-0.

Article 3 - Rescind Borrowing Authority - Airport WWTP – Ms. Barrett explained that this project was funded solely from ARPA and MASS DOT funds. This is an administrative article to rescind the borrowing authority since the project is complete.

Ms. Richards moved to recommend Article 3 to Town Meeting. Mr. Trudell second. Motion carried unanimous, 11-0-0.

Ms. Richards noted that the Memo stated that there was no cost to the Town and wanted to clarify that ARPA funds are town funds.

Article 4 - FY26 Snow and Ice Deficit Funding Recommendation – Ms. Barrett, said that the town experienced a very tough winter which resulted with a \$2.9 mil snow & Ice deficit on the June 30, 2026, balance sheet.

She is recommending three actions to fund the excess 1) raise & appropriate \$1,955,293, 2) transfer from Water Retained Earnings \$30,227.23, and 3) transfer \$323,435.26 from. A grant reimbursement has been submitted and if received it will reduce the transfer amount from the General Municipal Stabilization Fund.

The total amount spent on Snow and Ice for FY26 is \$4.4 million.

Mr. Young asked what the balance is in General Municipal Stabilization Fund. Ms. Barrett said it is \$15 million.

Mr. Young moved to recommend Article 4 to Town Meeting. Ms. Butler second. Motion carried unanimously, 11-0-0.

September 10, 2026

Article 5 – Capital - (Use link below for the full submission)

<https://www.plymouth-ma.gov/1600/2026-FALL-ANNUAL-TOWN-MEETING-FY27-FATM>

Ms. Lynne Barrett, Finance Director, advised the committee that the Capital Improvement Committee (CIC) and the Town Manager are recommending \$8.5 million in capital projects, 7 mil from the General Fund and 1.5 mil from the Water Enterprise Fund. She noted that the borrowing amount would be reduced by grants received.

Chairman Lalley stated that the committee would vote each project separately in Article 5. Mr. Malaguti moved to vote the Capital items separately. Mr. Dunn second. Motion carried unanimously, 9-0-0.

Department Heads presented their capital requests and were available to answer the committee's questions.

Article 5 A1 Communication Towers & Compound Maintenance Work

Ms. Lynne Barrett, Finance Director, advised that the request is for \$72,598 to repair both communication towers. Both towers are currently leased but the town will put these locations back out to bid once the repairs are complete. Ms. Richards noted a discrepancy between the Capital Form and the memo. Ms. Barrett clarified that the total was \$72,598. Motion carried unanimously, 9-0-0.

Article 5 A2 Purchase of a Motor Grader

Mr. Coyle, DPW Director, advised that the request is purchase grader to grade town roads. He said that town was awarded a reimbursable Equipment Grant for \$250,000 under MassDOT's Unpaved Roads Grant Program. The town's cost is estimated to be approx. \$247,700. Mr. Malaguti asked who would use this equipment. Mr. Coyle said DPW would use it. Motion carried, 8-1-0. Mr. Malaguti opposed.

Article 5 A3 Parking Garage Repairs

Mr. Karl Anderson, Facilities Manager, advised that this request is for \$43,000 to repair the northwest stairwell of the S. Russell St parking garage. The stairwell is exhibiting concrete damage and cracking which needs repairing.

Mr. Malaguti noted that there is a Memorandum of Agreement (MOA) for the parking garage with the Plymouth Growth and Development Corporation and he is uncomfortable using taxpayer money for a MOA.

Motion carried 5-3-1, Mr. Malaguti, Ms. Richards and Ms. Tapscott opposed. Mr. Dunn abstained.

Article 5 A4 – Town Hall Lighting Upgrade

Mr. Karl Anderson, Facilities Manager, advised that this request is for \$297,277 to replace 1,259 light fixtures within Town Hall. The existing system and software are approaching 10 years old and are no longer supported by the manufacturer. Eversource has committed to providing \$128,110 in incentives toward the project.

Motion carried unanimously, 9-0-0

Article 5 A5 Main Library Transformer Replacement

Mr. Karl Anderson, Facilities Manager, advised that this request is \$33,210 to replace five existing transformers, which are original and approx. 35 years old, with new, TP-1 efficiency-rated transformers. The upgraded equipment will reduce electrical losses and improve the overall efficiency and reliability of the library's electrical infrastructure.

Mr. Malaguti inquired about the Manomet Library. Mr. Karl Anderson said that the problem was only with the main library and therefore replacement is being recommended.

Motion carried unanimously, 9-0-0.

Article 5 A6 – Downtown Resiliency Project

Mr. Michael Cahill, Climate Resiliency and Sustainability Planner, advised that this request is to borrow \$5,976,250 for Phase I construction, which will focus on the Court and Main Street corridor, Shirley Square, and Depot Square.

Motion carried, 7-0-2, Mr. Malaguti and Mr. Trudell abstained.

Article 5 A7 0 Spooner Street Phase II Assessment

Mr. Gould, Director of Energy and Environment, advised that this request is for \$30,600 from the Environmental Affairs Fund for the completion of the Phase II Comprehensive Site Assessment at the former fire station located at 0 Spooner St. Included in Phase II is additional groundwater and soil investigations that will be included in a submittal report to DEP. The report will provide a plan on how to achieve a permanent solution for addressing the PFAS previously identified on the site. In answer to a question regarding the property Mr. Gould said that the land could be sold.

Motion carried 8-1-0, Mr. Malaguti opposed.

Article 5 A8 Engineering & Permitting for Restoration of Gilmore Bogs

Mr. Gould, Director of Energy and Environment, advised that this request is for \$106,900 from the Environmental Affairs Fund to engineer and permit the former Gilmore Bogs to restore them back to natural wetlands habitat.

Motion carried unanimously, 9-0-0.

Article 5 A9 Planning, Design and Permitting New Source

Mr. Coyle, DPW Director, advised that this request is to borrow \$1,500,000 for the planning, design and permitting for a new Public Water Supply source at the Rocky Pond Road well site. The town has been actively engaged in the exploration of a new source of drinking water for several years. The long process of identifying a potential site, drilling a test well and performing

an extended period pump test and submitting those results to the DEP lead to the certification and approval of this site located off Rocky Pond Road.
Motion carried, 8-0-1, Mr. Malaguti abstained.

August 26, 2026

Article 6 - Environmental Affairs funding – Cyanobacteria Monitoring & Sampling – Mr. Gould, Director of Energy and Environment, is requesting to utilize \$17,500 in Environmental Affairs Funds to continue ongoing monitoring and sampling efforts associated with cyanobacteria blooms in freshwater lakes and ponds. Together with the Public Health Department collaboration on issuing and lifting cyanobacteria advisories to the public is achieved following the State Department of Public Health protocol. The advisory is not lifted until the pond has been visually clear for two consecutive weeks and a laboratory cyanobacteria cell count sample is below State recommended limits. Due to the complexity of the lab analysis each sample costs approx. \$450. Approval of this funding will allow these monitoring efforts to continue for the next several years.

Ms. Richards asked if this amount is enough for various testing and lifting of the advisories. Mr. Gould said yes.

Ms. Butler moved to recommend Article 6 to Town Meeting. Mr. Jacintho second. Motion carried unanimously, 10-0-0.

Article 7 – Environmental Affairs funding – Town Forest Fire Dept. OT - Mr. Gould, Director of Energy and Environment, is requesting to utilize \$10,000 in Environmental Affairs Funds to facilitate a two-day prescribed burn being conducted at Town Forest in coordination with federal, state and local partners. This funding will cover staff wages, the operational costs of two brush-breakers, and equipment for the duration of the burn. The prescribed burn will be ecologically and anthropogenically beneficial and will address this undermanaged swath of woodland between Drew Road and Plymouth Carver Intermediate School (PCIS).

Ms. Butler asked how many times this has been done. Mr. Gould said this is the first time for this location. Prescribed burns have been done on other locations.

Ms. Richards asked if other funding was being provided or just this request. Mr. Gould said this was the only request.

Mr. Snyder asked if two staff would cost \$10,000. Mr. Gould said the cost was for equipment and staff to fully staff two brush-breakers and the brush-breaker vehicle. There are two employees for each brush-breaker.

Mr. Malaguti moved to recommend Article 7 to Town Meeting. Ms. O'Connor second. Motion carried unanimously, 10-0-0.

September 9, 2026

Article 8 - Title Research Funding for Roads of Shallow Pond Estates - Mr. William Coyle, DPW Director and Richard Bosse, Town Engineer, presented 6 private roads totaling 6 miles which the Select Board voted to provide \$300,000 in funding to cover the title research, appraisals, legal fees, land surveying and drafting costs to prepare the roadways for future acceptance. Mr. Coyle advised that 190 properties are involved.

Ms. Richards asked what happens if there are title problems. Mr. Coyle said they have added a buffer to cover a deeper title search is necessary, but the costs could exceed \$300,000. Ms. Richards asked if this sets a precedent that developments 40 to 50 years old will have the town pay the fees to get their roads accepted. Mr. Coyle said this came through the Select Board and is not the norm and they have a policy that is in place for future cases and this public entity felt that they had petitioned the town previously and shouldn't have to comply with the policy and should be exempt.

Ms. O'Connor asked why the action took so long, and didn't the residents know that this was a private road. Ms. O'Connor said shouldn't the neighbors have developed an HOA. Mr. Coyle said the contractor was supposed to create an HOA to fund the road management, but it was never done. Is this an obligation to the town and is there a benefit to the town. Mr. Coyle said it will have maintenance costs and future costs to maintain. The benefit is Chapter 90 Roads funds are \$10,000 a mile per year.

Mr. Freidman asked if these private roads meet the town specifications and in general Mr. Coyle feels they do but waivers may have been granted to reduce the specifications. Mr. Brindisi said the policy to accept roads require the homeowner to pay for title work etc. and a betterment gets applied to the owners for the costs.

Rick Bosse said that if title problems existed in the past the town would require the homeowner the pay the costs.

Mr. Jacintho asked if Catheline Drive is responsible for milling etc. and Mr. Coyle said yes. Mr. Jacintho asked about the water mains on Catheline Drive and whether the town is responsible for those. Mr. Coyle said yes.

Ms. Butler asked how other towns handle road acceptance. Mr. Coyle said typically it's done through a betterment process over 20 years to repay the costs of acceptance.

Mr. Lalley asked about special districting that will fund this work and be paid by the neighborhood and those who will benefit from it over time. Mr. Coyle said that in Massachusetts it's usually a betterment process.

Ms. Butler feels that all records and titles are recorded, and the homeowner should know that the road is private.

Mr. Friedman asked if the 40B nearby could be held responsible. Mr. Brindisi said the approvals are in place for the 40B development so it's too late to negotiate something.

Mr. Canty, Precinct 1 resident, spoke against approving this article. He doesn't feel this is in the best interest of the town with its financial challenges to take on the continual maintenance of these decades' old private roads and the roadways. The town is under no obligation to accept roads. He feels that because private responsibility has become financially difficult doesn't make it public responsibility. He is requesting a no vote.

Mr. Al DiNardo, Precinct 17, visited the neighborhood and said he was expecting dirt roads, but what he found was paved roads that were in good shape, and this is a unique situation that he is inclined to support.

Ms. Richards moved to recommend Article 8 to Town Meeting. Mr. Trudell second.

Ms. Richards will not support this request. She lived in a private associated neighborhood for 20 years and paid into the association for their maintenance costs as do many private road neighbors.

Mr. Malaguti has similar feelings to Ms. Richards, but he will support based on what the residents have gone through with the hostile 40B.

Mr. Jacintho feels that from a broader picture the developer went bankrupt and the hostile 40B couldn't be stopped and it goes right through their neighborhood. He will support this request.

Mr. Friedman can't support nor the precedent that it sets. Mr. Friedman feels the title work and legal work should be a betterment to the 190 homes and that there is too much open-ended liability to the town.

Ms. Butler would like more background information before she decides.

Ms. Reitman feels the expenses aren't clear and therefore can't support.

Mr. Malaguti said that Town Meeting could vote in the spring not to accept the roads if the legal challenge and title research are too challenging.

Mr. Lalley doesn't support this request and suggests a betterment process would be better suited.

Motion failed, 3-8-0.

Article 9 – Change 2027 Spring Town Meeting Date – Mr. Brindisi noted that special legislation was voted to change Spring Town meeting from April to May, but it may not be approved before December 31, 2026. In the event that the special legislation hasn't passed he is

requesting that Town Meeting approve the latest date that the Charter will allow, which is April 24, for the Spring Town Meeting date. This will allow for a longer budget process which is the intent.

Mr. Malaguti asked how this will affect the A&F and the caucuses. Mr. Brindisi said a new schedule for the budget using the April 24 date will be provided to the A&F and COPC to plan accordingly. Mr. Malaguti asked if article submission dates would change. Mr. Brindisi said no.

Mr. Jacintho moved to recommend Article 9 to Town Meeting. Ms. Reitman second. Motion carried unanimously, 11-0-0.

August 26, 2026

Article 10 – Adoption of G.L. Ch 39, §23D, Mullins Rule – Ms. Lind, Assistant Town Manager, is requesting the Town adopt the Mullins Rule. Many municipalities have adopted the Mullins Rule which allows for member of an Adjudicatory/Regulatory Board of Commission to miss one meeting from a session and submit certification that they have watched or listened to a recording of the missed session and thereby be eligible to continue their participation in the public hearing and not be exempted from the process due to an absence. This will cover all adjudicatory boards.

Ms. Richards asked about the certification process. Ms. Lind said a form is completed and submitted confirming the member has watched or listened to a recording.

Mr. Malaguti asked about alternate members. Ms. Lind said the alternate member must have been a sworn member or alternate present at the opening or initial session of that specific public hearing for the Mullins Rule to be applicable.

Mr. Ramey moved to recommend Article 10 to Town Meeting. Mr. Jacintho second. Motion carried unanimously, 10-0-0.

Article 11 – Charter Amendment – Addition of Two Alternate Members to the Conservation

Commission – Ms. Lind, Assistant Town Manager, is presenting on behalf of the Town Manager, and is requesting that the structure and requirements of the Conservation Commission be amended to add two alternate members to Conservation Commission. The Selectboard discussed this and subsequently voted to submit an article to Fall Town Meeting to recommend the Charter Amendment.

Mr. Malaguti asked why not have them be full members. Ms. Lind said it is a 7-member commission, and they aren't looking to add members just alternates. Mr. Malaguti asked why the proposal was for 3-year overlapping terms when other committees, such as the ZBA, have shorter terms for alternates. Ms. Lind said she would get back with more information. Ms. Lind's follow-up: Upon further review of the Town Charter this proposal for the Conservation Commission is consistent with similar alternate positions already existing in the Town Charter.

Ms. Richards moved to recommend Article 11 to Town Meeting. Mr. Snyder second. Motion carries, 9-0-1, Mr. Malaguti abstained.

August 19, 2026

Article 12: Amend Bylaw – Dissolve Plymouth County Outreach (PCO) Revolving Fund – Chief Flynn would like the bylaw amended to dissolve the PCO Revolving Fund. East Bridgewater Police Department will be taking over responsibility. Ms. Tapscott asked if there were any outstanding obligations and Chief Flynn said no

Ms. Keating moved to approve Article 12 to Town Meeting. Mr Malaguti second. Motion carried, unanimously 13-0-0.

Article 13: Amend Bylaw – Demolition Delay – Mr. Connor Anderson, advised that the bylaw is to change the responsibilities of the Historic District Commission in relation to the Town's Demolition Delay bylaw to the Historical Commission. Both the Historic District Commission and the Historical Commission are in favor of this article. The Historic Commission overviews the whole town and the Historic District is limited to the Historic District. This is a housekeeping item.

Mr. Frieman moved to approve Article 13 to Town Meeting. Mr. Jacintho second. Motion carried, unanimously 13-0-0.

September 2, 2026

Article 14 – Zoning Bylaw – Senior Housing: Mr. Michael Silveira, Deputy Director of Planning, discussed the proposed changes. The following changes are being made:

1. The amendment replaces the term “elderly” with “senior” throughout the bylaws to reflect current and inclusive terminology. 2. modify parking requirements for Senior Housing use and adding a requirement for Independent Living to increase from ½ space to 1 space, and to 3. prohibiting the Elderly Housing use in the General Commercial, Arterial Commercial and Mixed Commerce Zoning Districts.

This is a housekeeping amendment that modernizes the language without changing the intent or application of the bylaw.

Ms. Richards asked what part of the warrant language the Planning Board wasn't recommending be changed. Mr. Silveira said the definition of elderly housing was determined to be sufficient as currently shown in the zoning bylaw, so no change is being recommended to the definition.

Ms. Reitman asked if minors could be living in the senior housing. Mr. Silveira said yes, municipalities can't discriminate due to age, gender etc. and must comply with the fair housing policy.

Mr. Snyder feels this defeats the purpose.

Ms. Keating feels this is just aligning with what is already being done and in compliance with fair housing.

Ms. Lauren Lind, Asst Town Manager, said this came up during the MBTA process and was flagged as needing to be fixed. She said the recommended change complies with the fair housing policy, and the bylaw should reflect compliance. This has been flagged as something that could be in conflict with Federal and State fair housing practice.

Ms. Richards asked for the exact law that was in conflict. Ms. Lind said she couldn't recite the law but would look into it and get back. Ms. Richards can't vote until she can review the law.

Ms. Butler moved to recommend Article 14 to Town Meeting. Mr. Dunn second.

Ms. Richards asked if developments HOA's can restrict occupancy. Ms. Lind said that an HOA can enforce the age restriction, but the Town can't.

Motion carried, 8-0-1, Ms. Richards abstained.

Article 15 – Zoning Bylaw – Industrial Zoning Update: Mr. Michael Silveira, Deputy Director of Planning, discussed the proposed changes and said the purpose is to make it easier for contractors to build higher buildings in the Light Industrial Height Overlay Districts (LIBHOC).

He presented a presentation of the Planning Boards approved zoning changes.

He discussed the reduced setback and Special Permit requirements in the Light Industrial Building Height Overlay District (LIBHOD).

He discussed the addition of Part "g" to the Dimensional Table to exempt mechanical equipment from the height measurement calculation in the Light Industrial District. He also noted that the Planning Board recommended an amendment to the initial Part "g" addition to include that equipment screening shall also be excluded from the measurement and calculation requirement.

And lastly, he discussed the updated Use Table and Use Table Footnotes to eliminate the 0.25 maximum Floor Area Ratio requirement for Light Industry and Renewal/Alternate Energy Manufacturing uses.

Mr. Snyder said it seems the amendment is aimed at developers and asked if developers were part of the discussion. Mr. Silveira said input was received from developers.

Ms. Richards asked which areas are applicable. Mr. Silveira said the areas applicable are the Plymouth Industrial Park, Camelot Park, Eversource lot and Holtec lot.

Mr. Malaguti asked for confirmation that the buffer increase wouldn't change the neighborhoods. Mr. Silveira said that the buffer to the residential areas hasn't changed.

Mr. Lalley noted that there would be taller buildings in the industrial parks and that a town map depicting the affected areas would be helpful as it could change the look for abutters.

Mr. DiNardo, Precinct 17, watched the hearings on these zoning changes and feels these changes are targeted and careful about density. This article is reasonable and Town Meeting would need a 2/3 vote to pass.

Mr. Jacintho moved to recommend Article 15 to Town Meeting. Ms. Keating second.

Ms. Richards would need to see where these changes are allowed and what the impact will be to surrounding neighborhoods and abutters before making a decision. She will vote no.

Mr. Malaguti is amendable to some of the setbacks but without dimensional maps he will abstain from the vote.

Mr. Snyder said that due to the cross-out setbacks, he can't support this article.

Mr. Snyder moved to postpone Article 15 to a future meeting (Sept 10) so that Mr. Silveira can prepare additional information per the committee's comments and concerns. Mr. Jacintho second. Motion carried unanimously, 9-0-0.

September 10, 2026

Article 15 – Zoning Bylaw – Industrial Zoning Update – Mr. Silveira, Deputy Director of Planning, noted that Assistant Town Manager, Lauren Lind, was attending remotely and Planning Board member, Time Bennett was in the audience. He summarized the updated Industrial Zoning Bylaw and presented a PowerPoint slide presentation to the committee. He said that an increase of the property tax base is important and two existing industrial areas in Town have the potential to change and grow to improve the economic future without creating new industrial areas in town. The building height increase is only eligible within the Light Industrial Building Height Overlay District (LIBHOD) and is subject to special setbacks conditions, according to structure height. He noted that the strategies recommended in both the 2026 Comprehensive Plan and the 2026 Industrial Area Evaluation Report along with community feedback received during the Comprehensive Planning process are the impetus for these recommended changes.

He reminded the commission that there are 3 parts of Article 15.

The 1st would reduce the setback and Special Permit requirements in the Light Industrial Building Height Overlay District (LIBHOD).

The 2nd part would exempt mechanical equipment from the building height measurement calculation in the Light Industrial District within the Dimensional Table. Mr. Silveira wanted to make it clear that the Planning Board voted a change to the 2nd part to also exempt the screening of the mechanical equipment from the height calculation as well or it would defeat the purpose of the exemption otherwise.

The 3rd part would eliminate the 0.25 maximum Floor Area Ratio requirements for the Light Industry and Renewable/Alternate Energy Manufacturing uses in the Use Table.

Mr. Malaguti asked for clarification on the setbacks. Mr. Silveira went over the current setbacks and the proposed setback depending on the proposed height.

Mr. Steve Langtane, Precinct 18, asked about the increase in acreage and what is available for development. Mr. Silveira noted that the Light Industrial areas aren't changing in size and there isn't a lot of land left to develop but he doesn't have the actual acreage.

Ms. Butler moved to approve Article 15 to Town Meeting. Mr. Dunn second. Motion carried unanimously, 9-0-0.

September 2, 2026

Article 16 – Zoning Bylaw – Data Centers Zoning: Postponed until after the Planning Board Public Hearing.

September 30, 2026

“Draft” Article 16 – Zoning Bylaw – Data Centers

Mr. Michael Silveira, Deputy Director of Planning, advised that this article would create a new section to put a temporary Moratorium on Data Centers. The purpose is to allow the town time to research this complex issue. The Planning Board made an amendment to the original definition to add “of that structure.” to the end of the definition.

Ms. O'Connor asked if there were currently Data Centers in Plymouth. Mr. Silveira said no.

Mr. Richards asked what happens if the deadline of October 16, 2027, wasn't met. Mr. Silveira said the October 16, 2027, date is to make the Planning Board accountable to get this research done and make a decision.

Mr. Bolotin, Planning Board, said the 1-year limited moratorium should be long enough for them to complete the study but if they need more time, they can request an extension.

Mr. Richards asked if this is a Planning Board initiative or are other departments going to be involved. Mr. Bolotin, Planning Board member, said the Select Board, DPW and whoever else they need to get input from will be involved.

Mr. Friedman will support the article but next year he will not support an extension.

Mr. Malaguti asked how this could be enforced until it isn't approved by the Attorney General. Mr. Silveira said the permit process takes time, and they don't have any applicants at this time for this purpose so he doesn't think the time would be a factor.

Mr. Malaguti asked if the definition would include the size of data centers. Mr. Bolotin said the answer is nothing will be decided until the study is complete. Mr. Bolotin said they added “of that structure” for the purpose of not preventing hospitals or businesses from coming to Plymouth because they need 4 servers for their business. This would be for a building just for the purpose of a data center.

Ms. Keating and Mr. Trudell entered the meeting at 8:30 PM from their caucus assignment.

Ms. Keating moved to recommend Article 16 to Town Meeting. Mr. Malaguti second. Motion carried unanimously, 10-0-0.

September 2, 2026

Article 17 – Title V Repair Fund: Mr. Michael Silveira, Deputy Director of Planning, is requesting to borrow \$400,000 to finance the Septic System Repair Program.

Town Meeting has approved seventeen prior rounds for this greatly needed and successful septic system improvement program. To date, this program has enabled 422 homeowners to repair/replace their failed systems and is administered by the Office of Community Development on behalf of the Town. \$546,914 has been funded/applied for since Fall Town Meeting 2025 – some of which was funded with leftover money allocated in 2024. Due to the popularity of the program, the funds are often expended quickly, and the \$251,347 that remains may be expended by Spring Town Meeting 2027. Similar to previous funding rounds, the Department of Planning and Development recommends that the Town Treasurer borrow \$400,000 from the Massachusetts Water Pollution Abatement Trust. The State provides these funds to the Town at a 2% interest rate. The funds are made available to local homeowners for septic system repairs, upgrades, or replacements (systems must be failed to qualify). In cases where Town sewer is available, these funds can also be used to cover the costs associated with sewer connections. Loans up to \$35,000 are available per household at 5% interest (interest charge covers the Town's cost of administering the program). Loans are recorded as liens on the property and are billed by the Assessors' Office as a tax bill attachment. Terms of the loan range from five to fifteen years.

Mr. Malaguti asked if this request was sufficient to carry till next fall. Mr. Silveira said yes.

Ms. Richards asked if the Town is advertising this towards pond front properties. Mr. Silveira said the advertising didn't target a specific property.

Mr. Malaguti moved to recommend Article 17 to Town Meeting. Ms. O'Connor second.

Mr. Snyder thinks this is a great program and hopes everyone supports it. Mr. Lalley and Ms. Richards echoed the sentiment.

Motion carried unanimously, 9-0-0.

September 9, 2026

Article 18 – Easement – Retaining Wall, 75 Long Pond Road - Postponed to 9-30-26 Meeting.

Article 19 – Easement – Traffic Signal, 75 Long Pond Road – Postponed to 9-30-26 Meeting.

September 30, 2026

“Draft” Article 18 – Easement – Retaining Wall, 75 Long Pond Rd

Ms. McKay, General Counsel, said that Article 18 is granting an easement to 55-75 Long Pond Road due to a retaining wall that is encroaching on town property.

Ms. Richards asked if these are reciprocal easements and who maintains the wall. Ms. McKay said the wall is encroaching on Town land and is the plan going to be recorded. Mr. Cushing would maintain his wall. Ms. Richards requested that the plan to be recorded have the word license changed to easement. Ms. McKay said the plans provided will have a word license changed to easement and then they will be recorded.

Ms. O'Connor moved to recommend Article 18 to Town Meeting. Mr. Hood second.

Ms. Richards requested that future easement submissions include the deed and property cards for the parcels involved so the committee can do their own research.

Motion carried 9-1-0, Ms. Richards opposed.

“Draft” Article 19 – Easement – Traffic Signal, 75 Long Pond Rd

Ms. McKay, General Counsel, said that Article 19 is to obtain an easement to 55-75 Long Pond Road for a traffic signal that is on the property of Mr. Cushing, Late Night LLC.

Mr. Snyder asked if Mr. Cushing is supportive of the traffic light in front of his property. Mr. Brindisi said the easement is beneficial to both parties and supported by both.

Ms. Richards moved to recommend Article 19 to Town Meeting. Mr. Snyder second.

Motion carried 9-1-0, Ms. Richards opposed.

September 2, 2026

Article 20 – Tax Title Property Transfer: No Motion. No Action.

August 26, 2026

Article 21 – CPC: Reduce Borrowing – Jenney Pond Dredging- Mr. Ed Bradley, CPC Chair, briefed that this article is to reduce the original amount of borrowing authorized by \$415,351 and instead use the Fiscal 2027 Revenues Open Space and Recreation obligation of \$415,351 for this purpose, Jenney Pond Dredging.

This was initially submitted for Spring but referenced the wrong parcel and was pulled and resubmitted for the Fall 2026 Town Meeting.

Ms. Butler asked how much interest was being saved. Mr. Bradley said that short-term interest wasn't necessary at this time.

Mr. Trudell moved to recommend Article 21 to Town Meeting. Mr. Young second. Motion carried unanimously, 10-0-0.

Article 22 - CPC: Conservation Restriction – Buzzards Bay Coalition – Mr. Ed Bradley, CPC Chair, is requesting support to permanently protect more than 390 acres of forested uplands, wetlands, cranberry bogs and associated habitat near Buttermilk Bay at the southern end of Plymouth within the Buzzards Bay watershed. This project is proposed in partnership between Buzzards Bay coalition and the Towns of Plymouth and Bourne to acquire and permanently conserve these lands through fee acquisition and conservation restrictions. The project will protect lands connecting more than 900 acres of contiguous existing open space. They are requesting \$750,000 from CPC available funds. Town of Plymouth would hold the CR on 179 acres.

Ms. Richards is concerned about appropriating \$750,000 reliant on \$5.5 mil in other funds. She asked Mr. Gould how confident he was that the additional funding would come through. Mr. Gould is very confident that the funding will come through. The coalition has a good track record and the \$750,000 won't be released without the property sale closing.

Mr. Young asked if Wareham has been contacted. Mr. Gould said no because there is no land in Wareham but the Coalition is actively working with the Town of Bourne on a Conservation Restriction and funding for the portion of land in Bourne.

Ms. Butler asked how discharge would be managed. Mr. Gould said that chemicals won't be used on the site any longer as the bogs won't be in use.

Mr. Snyder asked what happens if Plymouth says no. Mr. Gould said the coalition would find funding elsewhere. Mr. Snyder is glad to hear that because he doesn't feel we should spend any money on this proposal.

Mr. Malaguti asked if funding would be held until the restriction is recorded. Mr. Bradley said no funds would be released until the restriction is recorded. Mr. Malaguti asked about the closing. Mr. Bradley said that was on the buyer.

Mr. Jacintho asked about maintenance. Mr. Gould said that Plymouth will review the property annually, but we are not responsible for maintaining the property, that would be the owner.

Mr. Lalley asked if there was any borrowing for the \$750,000. Mr. Bradley said it would come from available funds.

Mr. Lalley asked if Conservation Restriction and Conservation Easement are similar. Mr. Gould said yes but in Massachusetts Conservation Restriction is a term for commonly used.

Ms. Butler wanted confirmation that no funding would be released unless the property closes. Mr. Bradley confirmed.

Ms. Pat Alderman, Precinct 12, asked if this was the Mann property and how many cranberry bogs were on the property. Mr. Gould said the cranberry bogs would not be used and would revert to their natural state. Ms. Alderman asked if there could be building on the property. Mr. Gould said the town is not purchasing any property.

Ms. Butler moved to recommend Article 22 to Town Meeting. Mr. Jacintho second.

Mr. Malaguti doesn't think the timeline will be achievable, and he isn't going to vote in favor.

Mr. Young is supportive of green space and using CPC funds.

Ms. Richards supports this and feels this is what CPC is for conservation and another plus is eliminating these bogs that use pesticides and pollutants.

Motion carried, 7-3-0, Mr. Malaguti, Ms. Reitman, and Mr. Snyder opposed.

September 2, 2026

Article 23 - CPC: Downtown Resiliency Phase I Construction -Shirley Square Park and Depot Square Park: No Motion. No Action.

September 10, 2026

~~**Article 24 – Citizen’s Petition – Unified Complexes**~~ - POSTPONED TILL AFTER PLANNING BOARD PUBLIC HEARING

September 30, 2026

~~**Article 24 – Citizen’s Petition –Unified Complexes**~~ – NO MOTION. NO ACTION.

September 10, 2026

Article 25 – Citizen’s Petition - Appropriation of Surplus Airport Revenue – Mr. Al DiNardo, Precinct 17, discussed his proposed Article to separate the operating budget from Federal and State grant funds.

Mr. Malaguti asked about the enterprise account. Ms. Barrett said that Airport Enterprise funds are voted by Town Meeting and are in the budget book. At the end of the fiscal year a form is sent to the Department of Revenue (DOR) for certification of retained earnings. Town Meeting votes whether airport retained earnings can be used for capital projects.

Ms. Barrett, Finance Director, said that the Airport capital projects and operating budget are handled the same as the other department and enterprise fund requests.

Mr. Friedman thought that what Ms. Barrett said made sense.

Mr. Lalley feels that the Airport is treated like all the other Enterprise funds and has safeguards in place. He suggests that the committee does not approve Article 25. If future concerns arise it can be revisited at a later Town Meeting.

Ms. O'Connor moved to approve Article 25. Ms. Richards second. Motion failed unanimously, 0-9-0.

Article 26 – Citizen's Petition – Town Steering Committees

Mr. Anthony Mayo, Precinct 6, said the purpose of Article 26 is to modernize the committee and improve uniformity, balance, and the appointment process to expand and define the role of the steering committees. Mr. Mayo feels the language of the proposed article is good.

Mr. Mayo discussed and rebutted Mr. Bolotin's letter of opposition.

Chairman Lalley noted that Mr. Mayo had exceeded the time limit and asked if he wished to get an extension. Mr. Mayo said yes.

Mr. Malaguti moved to approve a 5-minute extension. Mr. Jacintho second. Motion carried 7-2-0.

Mr. Jacintho asked if the current committees had been consulted. Mr. Mayo spoke with several committees and there was some resistance.

Ms. Richards likes his article, but the seven committees are missing geographical locations. Mr. Mayo said that if you get locked into a boundary you're never going to get anywhere.

Mr. Malaguti asked why the 3 members don't start on 3-year terms. Mr. Mayo said they would be staggered 1 member would be 1 year and thereafter 3 years, the second member would start a two-year term and thereafter would renew for 3 years etc.

Mr. Malaguti asked why Pinehills and Redbrook would participate in steering committees when they have an HOA. Mr. Mayo said committee participation and input is beneficial and open to all residents.

Mr. Friedman asked if the purview of the committee will change from how it currently works. Mr. Mayo said it would change in that citizens would run their own agenda and use their own voice.

Mr. Bolotin said that Steering Committees are important, but this proposed article doesn't have any guidance and would change the limits placed on the role of appointed advisory committees as outlined in the Charter. Currently Steering Committees serve as conduits for information between the Town and the residents via their liaisons to the Select Board, Planning Board and Police Department to address community concerns. Mr. Bolotin feels that this Article seeks to eliminate any scope for the Steering Committees and rather than seeking to have the Steering

Committees assist the Town it proposes that Town serve the Steering Committees and for these reasons Mr. Bolotin is requesting that Article 26 is not recommended as presented. He is recommending that the Planning Board, Planning Department and Town Meeting Members from currently unrepresented areas work to properly address, per guidance of the Comprehensive Plan, a revised article to Town Meeting at a later date.

Ms. Butler moved to recommend Article 26 to Town Meeting. Mr. Trudell second.

Ms. Richards would like to support this article but there's too much unknown, such as transition from old to new committees, legal review and she feels that more work needs to be done to get it right.

Mr. Malaguti is enthusiast about change to the steering committees but the vagueness on the appointing process, undefined perimeters, geographic locations and other components of the article need to be worked on in collaboration with the Planning Department and Planning Board.

Mr. Lalley feels committees should be reporting on issues of the community and meeting with other town representatives for resolution of those issues. Chairman Lalley recommends the committee vote against this article and that work continue to further progress a change for the Steering Committees.

Motion failed unanimously, 0-9-0.