

**Select Board**

Date and location: December 9, 2025, Cold Spring Elementary School

Members: David Golden, Chair; Richard Quintal, Vice Chair; Kevin Carty, Deb Iaquinto, Bill Keohan

Members absent: None

Guest speakers: See below

**Summary of important agenda items** including discussion, motions, votes, and relevant public comment:

- The Board unanimously approved the Administrative notes. Mr. Keohan spoke to note #2 noting that 75 acres were being brought under permanent conservation restriction under Wildlands Trust's stewardship. See Agenda for details: [https://www.plymouth-ma.gov/AgendaCenter/ViewFile/Agenda/\\_12092025-3169](https://www.plymouth-ma.gov/AgendaCenter/ViewFile/Agenda/_12092025-3169)
- **Town Managers Report:** Mr. Brindisi mentioned that the ZBA will not be discussing the Pulte project on December 15<sup>th</sup> as originally scheduled. Instead, it will take up the matter at the January 5<sup>th</sup> meeting. He also mentioned that the School Department was starting a feasibility study of the consolidation of Hedge School and Cold Spring School using funds voted at Town Meeting. See Agenda for his entire report.
- Instead of Public Comment, the Select Board on the Road program holds open **Public Q&A** that allows for discussion back and forth. (Board Members are not supposed to respond to remarks made during Public Comment.) Public Q&A focused primarily on two items: the Pulte 40B project slated for a North Plymouth neighborhood, and presence of ICE in Plymouth and primarily North Plymouth.
  - On the 40B project, neighbors spoke strongly against the proposed Pulte 163-unit 40B project. Excessive traffic, destruction of natural resources, inadequate parking, water supply issues and lack of supporting infrastructure were all cited by the opponents. Unlike some previous 40B developers, Pulte has made no offer to mitigate some of the effects of its project. The Select Board told attendees that they needed to show up at the January 5<sup>th</sup> ZBA meeting to voice their concerns.
  - Emotions ran high as residents spoke about ICE's activity in North Plymouth. Some speakers felt ICE was there to uphold Federal law, but most spoke to the plight of the immigrants. One speaker said the Town has remained silent on the presence of ICE so she was glad to see that the issue is on a future agenda. Pat Adelmann

suggested that the Board invite the Sheriff to the January meeting to answer questions regarding what she termed as differential treatment of ICE detainees.

- **New Business:** Mr. Keohan mentioned that neighbors, on their own initiative, re-roofed and re-shingled the Ellisville Harbor farmhouse that is a state-owned property. Now the state is considering making the building a mini-headquarters for the Department of Conservation and Recreation (DCR) with bathrooms on the first floor for beach-goers.  
In response to a letter from a citizen, Mr. Brindisi confirmed that developers of the Hedges Pond Road project are currently in compliance with their gravel removal.
- **Old Business:** Mr. Carty suggested that the Mass Executive Office of Energy and Environmental Affairs be invited back in early 2026 to give a climate update.  
Mr. Keohan recommended that a representative from the Herring Pond Wampanoag tribe be appointed to the Historical Commission. Mr. Carty recommended that Mr. Keohan work with the Town Manager on that proposal.

**Issues relevant to LWV position/programs:**

Possible LWV action ideas and League person(s) contacted:

Open Meeting Law (OML) concerns	Yes	No
Meeting held in accessible location?	X	
Name cards identifying Members in place and readable by attendees?	X	
All speakers audible to all attendees?	X	
All visuals visible to all attendees or handouts available?		N/A
Motion wording, motion maker names, and votes audible to all attendees?	X	
Minutes from previous meeting posted per OML?		X*
Opportunity for public comment?	X	
All attendees were courteous to each other?	X	
Executive Sessions were for one of 10 reasons per OML?	N/A	

\*Last minutes posted were from the October 21<sup>st</sup> meeting.

Comments related to above including any action taken: None

**Observer name and date:** Lyle Lawrence, December 20, 2025

- Link to recording on [The Local Seen](https://www.youtube.com/watch?v=7lfxabNAglc): <https://www.youtube.com/watch?v=7lfxabNAglc>
- When the official minutes from this meeting have been approved, they will be available on the Town website at <https://www.plymouth-ma.gov/agendacenter>