

Board/Commission/Committee: Select Board

Date and location: January 20, 2026; Great Hall, Plymouth Town Hall, 26 Court Street, Plymouth MA 02360

Members present: Deb Iaquinto, Kevin Carty, David Golden, Bill Keohan

Members absent: Richard Quintal

Guest speakers, Administrative Assistant, Inspectors, other town employees:

Planning Board: Stephen Bolotin (remote), Timothy Grandy, Francis Mand, Christopher Smith, Carl Donaldson, Timothy Bennett. All present.

Plymouth Economic Development Foundation (PEDF)(Plymouth Foundation): Stephen Cole, Matthew Muratore, William Hallisey, Jay Kimbell, Lee Hartmann, Amy Naples, Kevin O'Reilly, Charles Wall, Jack Meehl, Dee Spencer, Rick Vayo, Brian McCowan, Liana Patton. (Unable to verify all members were present as there were no introductions, name cards, nor recorded view of that side of the meeting room).

Open Space Committee: Bruce Bower

Town Employees: Lynne Barrett, Derek Brindisi, Silvio Genao, Lauren Lind, Jade Anderton

Summary of important agenda items:

Board conducted an Executive Session, immediately after its call to order, to discuss pending Holtec Decommissioning Matter before the MA Dept. of Environmental Protection.

- Five One-Day Alcohol/Wine & Malt Licenses, an Amplified Music Permit and a Change of Manager (Liquor) were unanimously approved as a group. Refer to published agenda for details at: https://www.plymouth-ma.gov/AgendaCenter/ViewFile/Agenda/_01202026-3253
- Administrative Notes 1 through 9 (refer to agenda for details) were approved unanimously as a group to:
 - Approve the Select Board meeting minutes from Nov 4, 2025
 - Appoint Jonathan Kerr to Nuclear Matters Committee for a term ending June 30, 2029
 - Recommend inclusion of Articles 7, 8, 9, 10, 11, 12 and 20 in the 2026 Spring Town Meeting Warrant.

Public Comments:

- Steve Lydon (Precinct 17 Town Meeting Member) challenged removing \$25K from July 4th & Thanksgiving Day/Parade funding in town budget, questioning a budget that appears to favor the schools over all else. He also asked where the money stolen by ex-school food services manager went.

- Katherine Harrelson (Community Land & Water Coalition) spoke against Plymouth Foundation's role in 71 Hedges Pond development which she claimed turned conservation land into commercial development, describing group as an inappropriate proxy for private developers engaging with town employees.
- Dale Bryan (Chair Climate Action Net Zero (CANZ) Committee) expressed dismay that the Comprehensive Plan (CP) does not mention CANZ as a partner and that specific Climate Action and Adaptation Plan (CAAP) action items are not well integrated into the CP. Describing CAAP as the word of the residents, he asserted that CAAP & CP should be demonstrably integral to all town decision-making. Priority Plymouth CAAP link: <https://plymouth-ma.gov/DocumentCenter/View/5972/Priority-Plymouth---Climate-Action-and-Adaptation-Plan?bidId=>. Draft of Comprehensive Plan link: https://hdp-us-prod-app-stanusa-engage-files.s3.us-west-2.amazonaws.com/8917/6772/0414/PlymouthComprehensivePlan_DRAFT-260106-sm.pdf.
- Stevie Kieth (Precinct 10 & small businessman in town) believes the town needs: (1) a long term strategic plan, (2) an Economic Development office or an onsite coordinator, (3) to lead more concentrated pursuit of opportunities (i.e. FIFA), and (4) an AI Plan to help make it easier for businesses to open and operate in Plymouth.
- Heather Phillipson (?) (previous Plymouth resident) declared development in Plymouth to be unfocused and haphazard, town committees to be unresponsive and the CP does not matter to decision-makers. Her comments included personal attacks on some present.

Joint Meeting of Select Board, Planning Board and Plymouth Foundation:

- Stephen Cole, Exec Dir PEDF, provided overview of Foundation's mission, activities and identified challenges for Plymouth, particularly relative to business development in town. Highlights included that Plymouth has only 380 acres currently available for commercial/industrial development and that the town does not have infrastructure – utilities, housing, transit or workforce – to solve growth desired.
- Stephen Bolotin, Planning Board Chair, clarified that CP adopted CANZ, Open Space, and other plans in their entirety into CP. He shared that 95% of Plymouth's revenue comes from property taxes, of which 86% is residential, which is close to state average. New growth (Pine Hills) will max out in 2028 with nothing more planned as the town lacks the land or desire. He recommended town focus on projects with both commercial & residential components together. Lauren Lind, Dir of Planning & Development, stressed the high cost of infrastructure needed, and zoning changes required to move from single family to multi-purpose development. She also encouraged public to comment, if they haven't already done so, on the Comprehensive Plan at www.tinyurl.com/PlymouthCompPlan .
- Boards were then opened for Economic Development Discussion, summarized below:

- Zoning changes are needed; density challenge and cumbersome process, including a 2/3's to pass Town Meeting, make it difficult to do. Mr. Cole recommended the town get a Zoning Modernization Study done. Mr. Keohan stressed next step on CP is to develop an action plan, including independent agency zoning action recommendations.
- Town's form of government impedes responsiveness to critical issues; Mr. Muratore asserted the town has grown too big for its current government structure, not seeing how the kinds of changes needed to address town's development issues could be navigated currently.
- Bring ED in-house; Ms. Iaquinto, Mr. Cole, Mr. Keohan, and Mr. Carty supported further consideration for what this would look like and how it could be done. Mr. Hallisey stressed that Plymouth's reputation for not being business friendly is based on infrastructure limitations and the extensive cost and time involved in permitting & meeting requirements.
- Green wealth; Mr. Mand elevated the economic potential of Plymouth's "green wealth" which he described as underleveraged in development planning.
- Increase affordability of housing; Mr. Bolotin wants to revamp the Transfer Development Rights bylaw to use land swaps as a pathway to housing that is more affordable.
- Mr. Golden closed out ED discussion with appreciation for the speakers' thoughts, collaboration, and holistic view. He agreed Plymouth needs greater diversity of housing. Planning Board & PEDF both then adjourned their meetings.

Select Board heard summaries of, discussed and voted on several Articles proposed for Spring Town Meeting Warrant:

- Article 23; Bruce Bower, Open Space Committee, requested \$12.5K to cover conveyance of 9 town owned (thru foreclosure) properties to the Conservation Commission. Each property was discussed.
- Articles 16, 19, 15 & 13; Lynne Barrett, Finance Director, detailed requests for funding changes or debt authorization recission. Funding changes included a reduction to amount borrowed for fire equipment by paying off balance owed in full, a pay down on pavement plan debt, and a set aside of funds from free cash for anticipated town building needs.
- Article 14; Mr. Brindisi advocated the Board proactively build the Nuclear Mitigation Stabilization Fund at an amount of its choosing. Mr. Carty recommended \$500K from free cash.
- All above Articles were unanimously approved except Article 14, for which Mr. Golden was the sole nay vote.

Town Manager's Report:

- Water Street construction is underway, and they are working 6 days per week.

- Police Department has 16 vacancies (18%) with the newest recruits.
- Hope to start an Adopt a Fire Hydrant program to encourage proper maintenance of areas around hydrants in town.
- Finance Subcommittee meetings on the budget have started.
- January 8 CP meeting had 55 attendees; comments will be accepted until Jan 25.
- Census has been posted on town website.
- Upcoming election in May; people interested in running are urged to contact Clerk's office for paperwork to file.
- I/T department needs to improve security to use AI.

New Business

- Mr. Canty introduced the idea of the town suing the Federal Government to be paid for dry-cast storage town is providing at Holtec site, absent the government promised centralized storage. Other operators have pursued this course, and communities have begun to follow. He states the action at best gains the town money and at worst helps to prompt the government to live up to its promise.
- Mr. Keohan suggested a Select Board workshop be arranged to start the 2028 budget process soon, with the Board and SME's. Ms. Iaquinto concurred and suggested ANF members be included. Mr. Canty agreed with a more proactive approach to the budget process. He also called for more community education as they move forward.
- Ms. Iaquinto requested the Board discuss models or options for changing town's Economic Development structure. Mr. Keohan and Mr. Canty agreed.

Old Business

- Mr. Keohan requested the Historical Commission review and comment on Fishermen Shacks on Warren Ave materials prior to Select Board's discussion of the topic. That discussion was scheduled for the Jan 27 meeting. Mr. Golden agreed to push the topic to a later agenda.
- Mr. Golden raised issue with Article 4 from a prior meeting, that the Board must vote annually on the official payment. He indicated he would add the item to the next meeting agenda.

Issues relevant to LWV position/programs:

None at this time.

Open Meeting Law (OML) concerns	Yes	No
Meeting held in an accessible location?	X	
Name cards identifying Members in place and readable by attendees?		X ¹
All speakers audible to all attendees?	X	
All visuals visible to all attendees or handouts available?	X	
Motion wording, motion maker names, and votes audible to all attendees?	X	
Minutes from previous meeting posted per OML?		X ²
Opportunity for public comment?	X	
All attendees were courteous to each other?	X	
Executive Sessions were for one of 10 reasons per OML?	X	

X¹ – Select Board, Mr Brindisi & Mr Genao had readable name cards. Planning Board & Foundation members did not.

X² - Minutes approved in this meeting were from Nov 4

Observer name and date: Lisa Hamilton, January 23, 2026

- Link to recording on The Local Seen: <https://www.youtube.com/live/-GbKA472iEk?si=j1Ko7fbgjwQpwkE>
- 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>

Suggested Headline: Select Board, Planning Board & PEDF Meeting Highlights Significant Challenges to Economic Development in Plymouth