

Board Approves Simes House Sale & Supports Conservation Commission Improvements

Select Board

May 12, 2026

Great Hall, Town Hall

Board Members Deb Iaquinto, Kevin Canty, David Golden, Bill Keohan present; Dickie Quintal absent. Others in attendance: Admin Asst Jade Anderton, Town Manager Derek Brindisi, Dir Energy & Environment Dave Gould, VP Watershed Protection at Buzzards Bay Coalition (BBC) Brendan Annett.

Executive Session conducted on two topics: Landers Farm Road parcel & The Simes House in Manomet.

Brief Summary of Key Discussions - Topic details & support documentation made available with the meeting agenda can be found [here](#).

The Board held a moment of silence for “Mayor of North Plymouth” Charlie Vandini & offered condolences and held a moment of silence for Vice Chair Quintal’s mother, Judith Quintal. Eight licenses were approved unanimously as a group. Admin note #5 (Landers Farm) was removed & put on the next agenda, #1-#3 were passed unanimously as a group, and #4 (Simes House) was approved with the only “no” vote coming adamantly from Mr. Keohan.

Public Comment:

- Walter Morrison, Acting Conservation Commission Chair, spoke on his own behalf to request the Board (1) accelerate their appointment to replace the recent resignation of the Chair, (2) require ConCom members receive MACC training/certification once appointed,(3) quickly follow-up with the state delegation on the MACC action alert, and (4) designate 1 or 2 alternate ConCom members to mitigate the impact of absences, resignations or conflicts of interest on the ConCom’s ability to conduct its important business.
- Three members of the public commented on the Simes House and Landers parcels disposition.
- Steve Leyden, of Distinguished Visitor Committee, stated Sister City Shichigahama’s VIP’s & students will be in Plymouth in July.

Agenda:

- Agawam River Update – Mr. Annet gave a brief overview of BBC and a status update on the projects. A fund provided by Makepeace will be used for upkeep and management of 660 acres conservation land along Agawam River - mostly forest with some cranberry bogs.
- The current plan is to remove both dams on property, add crossings & trails. Makepeace will operate bogs through next year’s harvest. Property is now open to the public.
- Mann Cranberry Farm property Update – Mr. Annett described benefits of recreational access and abutting conservation lands. This 391-acre project will retire & restore cranberry bogs, includes 2 houses & farm buildings, but does not include wind turbines that will remain until existing lease expires. Sale closing is scheduled for December 2027, after which it’s hoped the state will manage the land north of the highway that abuts land they already manage. South of the highway, BBC expects to buy and then sell the portion with the buildings, with conservation restrictions that leave the buildings available. The other 179 acres they hope to have the Town Conservation Commission keep with permanent conservation restriction.

Observer Corps Report



- Mr. Gould provided an update on Full Sail property, stating site amenities are on order and work under renewed contracts should start in 2-3 weeks. They hope to be done, except for plantings, by July 3.

Additional Discussion: Board decided to add all the ConCom topics raised by Mr. Morrison to the next meeting agenda. Mr. Keohan wants Christie McAuliffe Way’s location in the Industrial Park identified or re-established if necessary. He also asserted PACTV is working to resolve the Comcast issue that occurred during the LWV’s Candidates Forum. Ms. Iaquinto thanked colleagues for their work at this last meeting before a newly elected Board will be sworn in. Chair Golden wished all candidates luck & thanked voters for their participation.

Issues relevant to LWV position/programs: Open Space, Water Quality

Open Meeting Law (OML) Concerns	Ye s	No
Were all speakers audible to all attendees?	X	
Were motion wording, motion maker names, and votes audible to all attendees?	X	
Were minutes posted per OML?		X1
Was public recording permitted and announced?	X	
If conducted, was Executive Session for one of 10 reasons per OML?	X	
X1 – Most current minutes posted are Jan 24, 2026		

Public Meeting Best Practices	Yes	No
Was a name card for each Member in place and readable by attendees?	X	
Were visuals presented during the meeting visible to all attendees?	X	
Were all in attendance civil and courteous to each other?	X	
Did Members follow their published Policies and Procedures, if any?	X	
Was any conflict of interest disclosed, per State Ethics Law or Plymouth By-Law?		X2
Was there an opportunity for public comment as encouraged by Attorney General?	X	
X2 – It has been reported in the Plymouth Independent that two members have conflicts of interest in the topics covered in Executive Session. It appeared on the official recording that Mr. Canty & Mr. Quintal were absent from the Executive Session		

Observer name and date: Lisa Hamilton, via remote access, May 15, 2026

- Link to recording on [The Local Seen](#), if available.
- Link to local reporting in the Plymouth Independent [Simes House Sale](#).
- When the official minutes from this meeting have been approved, they will be available on the Town website at [Plymouth Agendas & Minutes Center](#).