

Board Does Not Reach Decision on Landers Farm Property - Citizens Hope to Sway That Vote Toward Conservation

Select Board **June 2, 2026** **Great Hall, Town Hall, Plymouth**

Board Members Present: Deb Iaquinto, Richard Quintal, David Golden, Kevin Canty, Bill Keohan. Also present were Dir Public Works Bill Coyle, Asst Dir Public Works James Downey, Dir Public Health Karen Keane, Dep Dir Planning & Development Michael Silveira, Historic Resources Coordinator Connor Anderson, Town Clerk Kelly McElreath, Dir of Finance Lynne Barrett, Water Superintendent Peter Gordon, Water Quality & Service Manger Liam Warnack, Admin Asst Jade Anderton, and Town Manger Derek Brindisi.

Board held Executive Session on Landers Farm Road property.

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

Public Hearing / Licenses / Permits / Administrative Notes – 8 licenses, permits or transfers and 8 admin notes were all approved unanimously. The admin note appointing a Board of Registrars member did not meet Board established procedure and was moved into another meeting agenda.

Public Comment – Joseph Balsinaro said he has filed a report with the Department of Environmental Protection to ask for immediate remediation required for the 0 Spooner St (Old Firehouse) property he acquired. Nine people spoke in favor of the Town either accepting Right of First Refusal to buy the Landers Farm parcels or to transfer that right to the Community Land & Water Coalition, a non-profit who would properly steward development and conservation. Concerns expressed included a lack of transparency by Board discussions moved into Executive Session, the need to enact the Comprehensive Plan objectives for development and conservation space, prioritization of Town & community needs prior to development decisions, and insistence that the development include “truly affordable” housing. Several commentors referenced a public hearing on the issue planned for June 6 at the library on South Street & that the Board does not need to rush to a decision. Everett Malaguti questioned how the Board & Committee appointment tiers were formulated; he said they don’t seem to be accurate.

Agenda Proper -

- *Chapter 61 Right of First Refusal on Landers Farm Rd* – Board did not vote in Executive Session and will continue discussion at next meeting.
- *Water, Sewer & Solid Waste FY27 Rate Recommendations* – Aligned to recommendations of a consultant used to assess current rates and projections, Coyle recommended Board approve a 9% water increase with the 10% volumetric summer increase remaining in place, a 5% sewer rate increase, a 4.17% increase in wastewater treatment plant receiving, and no increase to solid waste rates. Barrett explained that the additional earnings would go toward operating expenses, maintenance and future projects. Board discussion included a desire to reduce the burden on Plymouth homeowners, to reserve some funds for water conservation efforts, and continuing concern about the health of Plymouth’s ponds. Rate increases were approved by all but Golden.

- *Re-Inspection Fees for Food Permit Holders* – Keane’s request for new fees for food service establishments that require re-inspection after failing an inspection. Currently the Town absorbs this expense. Board unanimously approved the proposed tiered fee structure outlined in the agenda documentation.
- *Historic District Commission Fees* – Silveira’s request for new demo delay fees was unanimously approved at \$100; his request for a \$50 fee for Certificate of Appropriateness did not pass, with Canty the only yes vote. Board expressed desire to not levy “fees on top of fees” (Golden) and to go to Town Meeting to ensure funds collected are funneled to Historic District work (Keohan).
- *1820 Courtroom Rental Fee Structure, Usage Policy & Request Form* – Anderson’s request for new, tiered rental/usage fees were approved (with Quintal the only no vote) with an exemption for weddings with fewer than 20 people exempt from Tiers 3 & 4. Keohan & Quintal stressed funds are needed to help maintain the room’s improvements.
- *Town Clerk Fees* – McElreath’s request for fee increases for various Certificates & Permits issued by Town was approved with Golden the only no vote.
- *Board & Committee Appointment Process* – Canty’s recommendations to (1) add an “administrative” focused meeting (likely on a Thursday every month) to the Board’s calendar, (2) have staff vet & recommend applicants for some town committees/boards (generally non-regulatory), and (3) establish an Appointment Advisory Committee to vet and recommend applicants for some town committees/board (generally regulatory) were not all approved. Board did establish an additional meeting for appointments & other non-substantive matters or time sensitive as deemed by the Chair with Quintal the only no vote. The lengthy and ranging Board discussion highlighted the Board’s serious responsibility to judiciously appoint members to Town Committees and Boards, included some movement between the tiers offered as well as the general endorsement of an Appointment Committee to help with this process. Quintal expressed concerns about the additional cost and workload for staff to add a meeting per month and frustration with the pace and lack of focus of Board action on its goals.

Town Manager’s Report & General Discussion – Brindisi updated Board on various projects & programs; reminded Board that the Warrant for Town Meeting opens on July 28 & closes on August 14. Keohan promoted the 250th Commencement on Town Square on June 27th. Golden successfully requested the 5-year forecast be updated during 6/30 meeting; monthly financial reports will begin in August. Iaquinto & Keohan also advanced a code of civil conduct with staff and expect to present to the Board in a month or so.

Issues relevant to LWV position/programs: Land Conservation, Water Preservation, Open Space, Affordable Housing

Open Meeting Law (OML) Concerns	Yes	No
Were all speakers audible to all attendees?	X	
Were motion wording, motion maker names, and votes audible to all attendees?	X	

Observer Corps Report



Were minutes posted per OML?		X*
Was public recording permitted and announced?	X	
If conducted, was Executive Session for one of 10 reasons per OML?	X	
*Most recent posted minutes are from Jan 29, 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?	X***	
Was there an opportunity for public comment as encouraged by Attorney General?	X	
Quintal's frustration with Board's discussions & what he perceives as lack of action bordered on contempt. *Canty & Golden both have declared & filed Conflicts of Interest relative to Landers property, covered extensively in Plymouth Independent article June 4, 2026.		

Observer name and date: Lisa Hamilton (remotely), June 2, 2026

- Link to recording on [The Local Seen](#).
- Link to Plymouth Independent related article [here](#).
- When the official minutes from this meeting have been approved, they will be available on the Town website at [Plymouth Agendas & Minutes Center](#).