

## Conditional Waiver of Right of First Refusal on Landers Farm Property Narrowly Approved

**Select Board**

**June 9, 2026**

**Great Hall, Town Hall, Plymouth**

**Board Members present/absent:** Chair Deb Iaquinto, Vice-Chair Richard Quintal, Members David Golden, Kevin Canty & Bill Keohan. Others in attendance: Deputy Dir. Planning & Development Michael Silveira, Fire Chief Captain Douglas Hawthorne, Town Clerk Kelly MacElreath, Admin Asst Jade Anderton, Asst Town Manager Lauren Lind and Town Counsel Kate McKay.

The Board held Executive Session to discuss Landers Farm Road property dispensation.

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

There was a Fire Dept Promotional Ceremony for 4 Plymouth firefighters. Two changes of ownership interest hearings, eight licenses & permits and four administrative notes were all unanimously approved.

Public Comment. Five people encouraged the Board not to waive its Right of First Refusal on the Landers Farm property, saying that Mr. Canty & Mr. Golden should recuse themselves, the Board appears to be unnecessarily rushing their decision, and expressing dissatisfaction with the discussion happening in Executive Session. Four people asked the Board to not wait for the DPW's policy update on road acceptance and to submit a Warrant Article for Fall Town Meeting to accept all six roads in Shallow Pond Estates, even though all six are not named on the grant, stating that the 23 year delay in this matter has created a burden for the residents. Everette Malaguti (Advisory & Finance Committee) spoke about a decades old sprinkler equipment recall known to impact the library and possibly other town buildings, asking that the Facilities Manager find out the status of other systems in town buildings.

Agenda Proper. *Chapter 61 Right of First Refusal – Landers Farm Road.* Board voted 3-2 in both Executive Session and in the open meeting to approve a conditional waiver on the property that Ms. Iaquinto & Mr. Keohan had negotiated with Mr. Sheridan of Sheridan Home Builders. In what she positioned as transparency and clarity, Ms. Iaquinto outlined the Board's process, considerations and context for their decision, stating that the waiver supports Town goals for affordable housing, conservation & well protection, and pedestrian infrastructure and is aligned with the Comprehensive Plan. The Board had 3 options: (1) agree to buy the property for \$5mil, (2) transfer right of first refusal to a qualified non-profit (Community Land & Water Coalition), or (3) waive the right of first refusal. The Board deemed purchasing the property to be unfeasible and did not receive adequate information upon request from CLWC to move forward. Terms of the conditional waiver include 40% of the property will be preserved for open space including some of the cranberry bogs, future development will focus on land already disturbed, there will be limited earth removal, access to near public land will be included in development as will a walking trail to Hedges Pond Recreation area (including a sidewalk), and there will be an easement for an access road. Additional considerations include possible open space maintenance and a wastewater treatment facility. The development has been positioned to contain "starter home" price point housing. Mr. Canty, Mr. Golden & Ms. Iaquinto voted in favor of what they see as balanced

development and conservation that meets Town needs. Mr. Quintal & Mr. Keohan voted against what they described as an unnecessarily rushed process that did not adequately consider the impacted community’s concerns.

*Board of Registrars Appointment* returned long-serving Republican Nanci Cordeiro to Board of Registrars, over Democrat Dr. Christensen, by a vote of 3-2.

*Town-wide Guide to Permitting Update.* Silveria reviewed the Permitting Guide draft which is intended to lead businesses to the correct Boards, Committees, departments and permits for their situation. Board feedback included asking that the permitting process be streamlined, that the guide be organized in a more user-friendly way, and that instructions for the guide’s use and an FAQ section be added. The Board did not vote on the document.

*Chapter 61 Policy Discussion.* Ms. Lind & Ms. McKay, with the intent to simplify & consolidate the Town’s Right of First Refusal Decision Policy on Chapter 61 lands, outlined the current requirements: state law requires the offer be evaluated to determine if it’s bona fide within 30 calendar days & Town action be decided within 120 total days from the offer. The recommendations were: require a 7-day turnaround from various town bodies & staff stating their interest, have an appraiser on retainer to assure quick service, expand the pool & timing of parties notified of an offer to speed offer evaluation, and earlier notification of Chapter 61 counsel. Due to legal cost concerns, the Board suggested minimum criteria for immediate legal counsel notification: that property in question trigger Board Executive Session, be in Zone 1 or 2, abut existing conservation land, or involve at least 10 acres or some number based on more research. Board members disagreed about what entities should be notified, specifically the Open Space Committee, Plymouth Housing Authority, Redevelopment Authority, Community Development & Community Preservation Committee (CPC). Several members also want a clearer understanding of when Executive Session should be triggered. Ms. Lind & Ms. McKay were given edit suggestions and areas to research; no vote was taken.

After a brief Town Manager’s Report, Board members requested several agenda items for future meetings: request to install a Peace Pole outside town hall for the Shichigahama visit in July, a Town Counsel presentation on Executive Session specifics & usage, an update on the Pilgrim Hall project, and a presentation from Local Seen about Public Access TV services and challenges. Mr. Quintal announced his intention to make a motion for a placeholder Article for Town Meeting covering the Shallow Pond Road acceptance issue.

**Issues relevant to LWV position/programs:** Open Space, Affordable Housing, OML Adherence & Government Transparency, Election Integrity & Accessibility

<b>Open Meeting Law (OML) Concerns</b>	<b>Ye s</b>	<b>No</b>
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?		X*

# Observer Corps Report



Was public recording permitted and announced?	X	
If conducted, was Executive Session for one of 10 reasons per OML?	X	
*Most recent minutes are dated 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?	X	
Was there an opportunity for public comment as encouraged by Attorney General?	X	
**Not rudely contentious, but tension between Board members remains obvious		

**Observer name and date:** Lisa Hamilton (remote), June 15, 2026

- Link to recording on [The Local Seen](#), if available.
- Link to relevant Plymouth Independent 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](#).