

Cedarville Residents Voiced Displeasure About Landers Farm Property Deal

Select Board – On The Road June 23, 2026 Cedarville Fire Station Community Room

Board Members present: Chair Deb Iaquinto, Vice-Chair Richard Quintal, Members Kevin Canty, Bill Keohan & David Golden (late & attended via zoom). Others: Town Manager Derek Brindisi, Admin Asst Jade Anderton.

Mr. Quintal requested and the Board observed a moment of silence to honor Eugene “Gene” Lane & Roberta “Bobbi” Clark, who both recently died.

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

Licenses/Administrative Notes. Seven different licenses or permits and 1 Administrative note were unanimously approved. The Board declined to participate in an optional state pilot extending hours of liquor licenses & allowing limited public consumption by taking no action on it. Mr. Brindisi promised the Town would alert all license holders to clarify what that means for them.

Town Manager’s Report. Mr. Brindisi provided updates on opening of the tennis courts and Swap Shop, upcoming activities (Comprehensive Wastewater Management Plan public meetings to start this summer, landfill testing), and recognized individual achievements, including the Library Literacy Program’s new graduates. He announced the Small Business Association (SBA) is in town helping businesses & non-profits apply for low-interest disaster relief funds to address this year’s blizzard impact. Tauheedah Mateen, from the SBA, indicated the deadline to apply is March 2027 and offered [SBA.gov/disaster](https://www.sba.gov/disaster) to access if someone can’t meet with the SBA this week while they are in town.

Public Question & Answer Session. Twenty people took advantage of the opportunity to engage with the Board through comments and questions. Board members responded to questions and comments after each commenter. The most raised topic was citizen displeasure with the *Landers Farm property* Right of First Refusal decision and how the Board reached it, including:

- Comparisons to 71 Hedges Pond project, suspicion of intent to sand mine (claims of \$10 million value) and concern about how to ensure against it; suggest third party audit to fully account for sand removal.
- Refusal of Mr. Canty & Mr. Golden to recuse themselves was a mistake; they broke trust in the Board even if they followed the rules.
- Using Executive Session contributed to the lack of trust; the full context of negotiations are not readily available despite pledges of explanation & transparency; the decision excluded citizens and was rushed.
- Assessing Memorandum of Understanding (MOU) to have no teeth, concern that Sheridan will not live up to intent of conditions.
- Fears around 40B or 40Y (higher density “starter” homes) development at site; traffic impacts, access roads, development density, impact on local wells; frustration with “affordable” housing not really being affordable.

Board members adamantly defended their decisions – both pro and con. Those in favor insisted the conditional waiver aligned best with the Town’s priorities expressed in the Comprehensive Plan, included varied & extensive public input, is represented in a legally enforceable MOU, and helps the Town move the needle on maintaining the “safe harbor” Affordable Housing inventory level needed to protect against hostile development. Chair laquinto repeatedly stated how complex the negotiations were. Those against wanted more consideration and time given to alternative paths, believing the resulting deal is not the highest and best use of the land for the Town. They agreed with traffic and neighborhood impact concerns expressed by residents, and that Mr. Canty & Mr. Golden should have recused themselves.

Additional topics raised:

- *5-Year Budget Forecast*: Roz Jones, Precinct 9, believes assumptions used are unrealistic and Board is not acting on rising fiscal challenges urgently. Board outlined the timing of new, monthly financial reporting it will receive starting in August and it will improve the Town’s budgeting process.
- *Sand Mining*: Eric Cody encouraged concerned residents to engage with the Sand & Gravel Bylaw Committee, which meets Thursdays from 4-6pm in Town Hall; agendas, minutes & relevant documents are posted on Town’s website.
- *Hedges Pond Recreation Area*: Pat Adelman, P12 Chair, wanted & received confirmation that Great Herring Pond Wampanoag tribe wants to use the camp Great Hall and Christine Cody raised concerns about community impact of a full day summer camp there, requesting public comment on the decision.
- *Land Acknowledgement*: Anna Malalao encouraged Board to adopt the land acknowledgement for the Wampanoag.
- *Plymouth 250 Commemoration Committee*: George McKay, P8 Chair, promoted committee’s upcoming events & took advantage of his time at the mic to plug the “Yes on Charter Change” group.

Select Board Discussion. Mr. Quintal asked Mr. Brindisi to contact MassDOT about how awful State Road travel is. Mr. Keohan requested an update on the Sand & Gravel Bylaw Committee’s Request For Proposals process, a more robust outreach to Town Meeting Members & Steering Committees in advance of future On The Road meetings and restated his prior request for a vote on a Warrant Article for Shallow Pond.

Issues relevant to LWV position/programs Aquifer Protection, Affordable Housing, Community Preservation Act, OML/Government Accessibility to Voters

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	
Were minutes posted per OML?		X*
Was public recording permitted and announced?	X	

Observer Corps Report



If conducted, was Executive Session for one of 10 reasons per OML?		N/A
*Most recent minutes posted are from March 10, 2026 & missing March 4 workshop minutes.		

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?		N/A
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?		N/A
Was there an opportunity for public comment as encouraged by Attorney General?	X	

Observer name and date: Lisa Hamilton (remote), June 25, 2026

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