

Benny's Plaza Reimagined - Can Begin Permitting Process

Select Board

July 7, 2026

Great Hall, Town Hall, Plymouth

Board Members present: Chair Deb Iaquinto, Vice Chair Dick Quintal, Members David Golden, Kevin Canty & Bill Keohan. Others in attendance: Jon Plate of Plymouth For All Committee, Town Counsel Kate McKay, Town Clerk Kelly McElreath, Rep. Michelle Badger, Rep. Kathy LaNatra, Emily Tompkins (Sen. Dylan Fernades office), Assistant Town Manager Lauren Lind, Admin Assistant Jade Anderton.

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

Public Hearing / Licenses / Administrative Notes – Three permits, six licenses, and five of six admin notes were unanimously approved. Note 3 was removed to be added to a future SB meeting agenda.

Public Comment. Debby Leavitt (Precinct 6 Town Meeting Member) – Brought to the Board concerns about insufficient accountability ensuring developers keep the promises & commitments they make during the approval process; she states significant changes to a development project must include appropriate public notice and review, citing several projects in town that ended or are currently very different than what was initially agreed to.

Agenda Proper.

Plymouth For All Committee – Three students were granted Outstanding Citizenship Awards after being nominated by school staff or admin members and selected by the committee: Molly St Gelais, Zachary Hogge and Rebecca Jankowski. After glowing descriptions of their volunteer work on behalf of the community, the three also received State Senate and State House Citations from the State Delegation.

Executive Session Overview – At the Board's request, Town Counsel McKay covered the ten exceptions outlined in Section 21 of the Open Meeting Law (OML) under which a board or committee is permitted to act in Executive Session. She cited the Attorney General's website as a reference; the OML guide educational materials are [here](#), or see the agenda for specifics and other links. Pending and decided OML complaints are also available on the AG's site. The interested public was encouraged to also view the AG's webinar trainings, offered periodically throughout the year (see site for schedule). McKay also fielded a few clarifying questions from the Board.

Special Municipal Employee (SME) Designation Review – Town Clerk McElreath explained the SME designation required for anyone representing the Town and also potentially representing a 3rd party in business before the Town or representing the Town in more than one capacity ("2 buckets pay rule"). She stressed that the designation goes to the given position, with individuals required to apply annually for the designation according to Town policy, as they need. The Board approved Planning Board members, the Director of Assessing, 3 seasonal Town recreation positions, the Seasonal Natural Resources Assistant, and the Town Moderator for SME designation. Canty was sole vote against granting the designation to the Town Moderator as he did last year.

179 Court Street Development Agreement –

Ms. Lind and Seamus Joyce (HYM – developer) reviewed the simple site plan for the project (AKA Benny’s Plaza) and asked the Board to sign it, thus allowing the permitting application process to begin. The plan includes an assisted living facility with varied care levels, two new “pad-ready” mixed use structures with business space & roughly 15 residential units, more than 200 parking spaces, and some private and some publicly accessible green space. The plan accommodates the current Pioppi’s building remaining and will include 10% affordable housing in the mixed use structures as long as there are more than 6 residential units. The mixed use structures will be built by a different company. The Board unanimously approved.

Issues relevant to LWV position/programs: Affordable Housing, Open Meeting Law Compliance

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	
If conducted, was Executive Session for one of 10 reasons per OML?		N/A
Comments: *Most recent posted minutes are from 3/24/26 & 4/6/26		

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	

Observer name and date: Lisa Hamilton (remote), July 8, 2026

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