

Forges Field & Road Acceptance

Select Board

July 14, 2026

Great Hall, Town Hall, Plymouth MA

Board Members and Others present: Chair Deb Iaquinto, Vice Chair Richard Quintel, Members David Golden, Kevin Canty and Bill Keohan. Others attending: Recreation Director Anne Slusser, Activitas Principal Ben Gleason, Director of Public Works Bill Coyle, Town Engineer Rick Bosse, Shallow Pond Estates Petitioner Representative Michael Hertz, Town Manager Derek Brindisi, and Senior Staff Assistant Kenzy Philabaum.

Executive Session – The Board held 3 Executive Sessions about litigation with Northern Construction Service, the value of three land parcels in Redbrook, and to review & approve the minutes for five Executive Sessions on the Landers Farm property.

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

Agenda Proper

Forges Field Master Plan – Ms. Slusser and Mr. Gleason presented a draft of the Master Plan for Board review and feedback, which will be incorporated into the final draft package released to the town. The three major goals are to (1) support Plymouth community athletics programs, (2) promote sports tourism beyond Plymouth programming, and (3) develop a facility to benefit our local economy. The Master Plan redesign increases field usage, adds amenities such as playgrounds, bathrooms, shade structures, a dog park & a rec center, and adds parking capacity while better locating it relative to the fields. There is the potential to have a sports tourism facility developed by a 3rd party. The planned improvements are bucketed into phases: Critical (1-5yr), Strategic (5+ year), Visionary (10+ year) and Enabling (no timeframe – site expansion). Implementation of total plan is estimated to be \$91.9M over 10 years and requires a deed restriction structure the Town currently lacks in order to apply for grants. Board members' concerns included the total price tag, the ongoing maintenance and staffing cost assumption accuracy, the imbalance of operational revenue to operating costs, and the lack of any revolving funds set aside for capital improvement. The Board and others recognize the need for such a space on the south shore, and the benefits it could bring the Town, but believe hefty buy-in from private partners or other entities would be required to minimize impact to the tax levy for this venture to have any chance of moving forward. Board encouraged further creative approaches to increasing revenue possibilities, such as childcare or non-sport venue uses. Mr. Gleason stated the items in the Critical phases will bring the facility into safe & better uses but would not account for growth.

Roads Acceptance Policy –Mr. Coyle & Mr. Bosse presented the proposed Road Acceptance policy for review and a Board vote. Policy specifies the acceptance criteria and outlines 8 steps to petition for road acceptance, from filing through various public meetings, board reviews & votes, Town Meeting & acquisition. Mr. Coyle stated that the Town's Betterment percentage and policy is at the Board's discretion and highlighted that the policy includes specific language permitting Select Board to waive conditions. The Board could also consider a cap on the number of roads accepted per year; Coyle

recommends limited petitions to Spring Town Meeting only (road acceptance requires Town Meeting vote). Board members positions were not uniform on several aspects of the policy, including levying betterment costs on residents, disconnects between permitting developers versus them building roads that are well suited for acceptance, deciding who should rightly share which cost burdens of the acceptance process, how best to manage donated properties versus takings, and the extent to which the Shallow Pond Road Acceptance discussion should be considered in the policy approval decision. The policy was approved with Iaquinto, Golden, & Canty voting in favor and Keohan & Quintal against.

Shallow Pond Road Acceptance Discussion – Mr. Hertz stated their petition, recorded in Sept 2025, be considered under policy existing at that time, not the newly passed policy. He asked the Board to vote to authorize submission of a warrant article to Fall Town Meeting to accept the six Shallow Pond Estates roads as public ways. Mr. Coyle outlined the prerequisite constraints and stated they could not be resolved before fall Town Meeting:

1. All 180 properties for the road must have clear title – title searches and analysis have not been done
2. Encumbered property, if any, must create subordination agreements – unknown applicability
3. There must be an engineering evaluation of the road conditions – has not been done
4. If there are takings (eminent domain under the Fifth Amendment) anticipated, appraisals must be obtained for them
5. Betterment fees must be established and communicated

Mr. Coyle broadly estimated \$1.5M to \$2M (or roughly \$400-600 per property per year over 20 years) in prerequisite costs to acquire the roads in question.

Mr. Hertz, and other residents present, could not commit to full resident support for betterment fees, for property donation, or bearing the costs required prerequisites. They further believe an existing easement recorded at the Register of Deeds overrides these concerns. Both the residents in the audience and the Board members displayed frustration and disagreement during the discussion, talking over each other, talking without being recognized by the Chair, and challenging claims or statements of others. All Board members acknowledged the residents' rightful frustration with how long it is taking to get this process completed and the many lapses or inconsistencies in past efforts that cloud today's picture. They all agree in principle with the residents' request. The nature of what needs to be done, the confusion around the legal definitions and documentation, and who will pay for it are where the disagreements lie. In the end, the Board instructed Mr. Coyle to get firmer cost estimates for the prerequisite activities and present them to the Board at its Aug 4 meeting. The Board intends to then decide what to ask Fall Town Meeting to vote on, while recognizing the actual acceptance can't happen before Spring 2027 Town Meeting.

Preliminary 2026 Roadway Program Update – Mr. Bosse shared that a total of about 20 miles of roadway is planned for work with the specific street list posted on the DPW website.

New/Old Business/Letters: Mr. Canty requested a future presentation on outstanding, unrecorded deed restrictions that need to be perfected. Chair Iaquinto introduced the "Community Report from the

Chair” report that will be regularly posted on the Town website to give context for board decisions to the community.

Issues relevant to LWV position/programs Affordable Housing (admin note moved property into Affordable Housing Trust), Voter Services/Engagement (vote by mail postcards sent this week)

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?	X	
Comments: *The most recently posted minutes are 4/6 with 3/31 & 3/17 missing.		

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?		N/A
Was there an opportunity for public comment as encouraged by Attorney General?	X	
DPW presentation format very difficult to read, Golden asks Mr. Coyle to stop using it. * The Shallow Ponds Estate discussion ran outside parliamentary procedure.		

Observer name and date: Lisa Hamilton (remote), July 19, 2026

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