

Serious Negative Impacts of 40B Construction and Dangerous Taylor Ave Curve.

Select Board(SB) August 18, 2026 Manomet Elementary School, Plymouth, MA

Board Members and Others Present: Chair Deb Iaquino, Members David Golden, Kevin Canty, and Bill Keohan. Town Manager Derek Brendisi, Senior Staff Assistant Kenzy Philabaum. Vice Chair Richard Quintal was absent.

Summary of Key Discussions at Manomet Village Town Hall on the Road: Topic details and supporting documentation available with the meeting agenda can be found [here](#).

Announcements

Chair Iaquinto announced that Public Comment will be limited to three minutes, asked that each speaker limit their question and/or comment to one issue, and then, if time allows, speakers will be recognized a second time.

Town Manager's Report (key items)

1. Lists of five roads scheduled for future roadway drainage improvements and 20 roads scheduled for paving or chip sealing presented.
2. Update on Full Sail project included expected completion time frame of early Fall.

Public Question and Answer Session (key items)

About 20 citizens spoke, one twice. Items of concern included:

- Concerns about drainage water flowing down streets and still flooding on Taylor Ave, despite past repairs. Back-and-forth discussion between SB and citizens highlighted the need to clean out under-sand-dune drainage pipes before and after rainfall.
- Major concerns regarding the large 40B housing project up the hill from Taylor Ave. Many neighbors complained of the many noisy large trucks speeding on area roads all day long, degrading the roads, vibrating houses, clipping cable lines and mirrors off parked vehicles, endangering life, especially the many children on the streets without sidewalks, who will soon be waiting for school buses. Related concerns included (1) dirt/sand dust is everywhere from the construction site and the passing trucks full of dirt and sand, (2) sand mining complaints of very unsafe big holes on the site that fill with water, (3) the current one way to and from the construction site could be expanded to include a second route but that involves passing by the builders home who is against "his" trucks passing his home.

Discussion revealed that the neighbors met a few weeks ago with Town Officials about their concerns. This was followed by a meeting between Town Officials and Champion Builders, who agreed to cover the dirt/sand piles, cover loaded trucks, and wash trucks leaving the construction site. Citizens reported that none of this is happening. In fact, a worker planted a big USA flag on top of one of the piles.

SB members asked neighbors to report infractions of the agreement, and neighbors wondered why the Town isn't inspecting. SB explained that the Town does not have the manpower to be at the site and that it is common procedure for citizens to report infractions that town officials will then investigate. The number to call is 508.332.3421. SB also agreed to have Town officials meet again with Champion Builders and invite neighbors this time.

- A second major concern was the dangerous Taylor Avenue curve at the Full Sail beach property. Neighbors' comments included the plea that something must be done to resolve the multiple house hits, including one 26 times to date, and worry that the next hit could be a person, since now cars drop off passengers at the curve. A neighbor's suggestion that a drop-off area be incorporated in the new parking lot was well received by SB and the Town Manager. Another suggestion was to ticket speeders, especially the construction trucks. The 16 signs, including an orange blinking one, that are at the curve now were both praised for improving safety and maligned for interfering with the view.
- Several speakers addressed the Shallow Pond Estate Road Acceptance issue, including wanting to change the Town Meeting Article from borrowing to taking the money from free cash and pursuing a neighborhood waiver to cut lawyer fees. Ms. Iaquinto repeated that the Article wording has now been completed by Town experts, and Mr. Keohan suggested the citizen (who was speaking for the second time) send his suggestions in writing to SB.

Issues relevant to LWV position/programs – Affordable Housing. League Chair Art Desloges will receive a copy of this report.

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?	N/A	
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	
*The most recently posted minutes are 5/26/26 with 4/11/26 missing.		

Observer Corps Report



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 the Attorney General?	X	

Observer name and date: Martha Vautrain, August 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 the [Plymouth Agendas & Minutes center](#).