

Articles for Fall Town Meeting on Zoning Bylaw Changes, Conservation Commission Makeup and More

Select Board

August 25, 2026

Great Hall, Plymouth Town Hall

Board Members present: Chair Deb Iaquinto, Vice Chair Dick Quintal, Members Dave Golden, Kevin Canty and Bill Keohan. Others: Finance Dir Lynne Barrett, Asst. Finance Dir. Cameron Scott, Dir Energy & Environmental David Gould, Deputy Dir Planning & Development Michel Silveira, Asst. Town Manager Lauren Lind, Senior Staff Asst Kenzy Philabaum.

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

Licenses & Admin Notes – 1 license request withdrawn; the remaining 10 approved unanimously along with twelve Admin notes. The Thirteenth Admin note to amend the Board’s Civility Policy was approved with Canty voting no, stating the Policy needs improvement that the proposed amendment does not address.

Public Comment. Dan Ball (P12 TMM) – Believes civility or conflict should be resolved one-on-one, not in public view. Asked that parking meters clearly notify users of minimum time limits.

Agenda Proper.

Article – Chapter 61 Policy –The final draft of Town Procedure for Exercising Right of First Refusal on Chapter 61 Lands Policy was presented and unanimously approved.

Monthly Financial Update – This month’s highlight was state aid. The report content now includes year-over-year comparisons; variances were explained with assurance that the Town is financially on track for what was expected by this time. The Board requested more visuals in reporting going forward.

Cedarville Bog Restoration Project – Mark Robinson, Executive Director of the Compact of Cape Cod Trusts, spoke on behalf of the Sacred Earth Land Conservancy to request a conservation restriction on two land parcels that have been reviewed and approved by the state. They are old cranberry bogs slated to be restored to naturalized wetlands. Members Canty & Keohan sought clarity on the ownership structure and enforcement responsibilities as parcels are moved through the restoration process. The request was unanimously approved.

Articles – Environmental Affairs Funding – Article 6 requests funds for 3-4 years’ worth of Cyanobacteria monitoring & Article 7 requests funds for Fire Dept. overtime to cover brush-breakers (personnel) needed during maintenance burns in Town Forest. Both were unanimously approved to be included in the warrant and recommended for passage at Town Meeting.

Articles – Zoning Bylaw Amendments – Article 14 amends the zoning bylaw relative to Senior Housing and was approved for the warrant & recommended for passage by all but Golden. Article 15 amends industrial zoning to adjust building setbacks for certain building heights while maintaining buffers as currently required, exempts mechanical equipment from height calculation with required, exempted screening, and adjusts floor area ratio requirements to uniformly include more types of industry. Quintal

raised the TL Edwards property not specifically for the amendment, but to express desire to see it developed. There were questions about how to interpret “manufacturing” relative to battery energy storage. Quintal abstained, and all others approved, including recommending passage. Article 16 seeks to protect the Town from data center development by instituting a 1-year moratorium on them beginning 10/17/26, with the intention to use that time to adequately research and understand data center impacts and develop guidelines. It was unanimously approved for warrant and recommended passage.

Article 17 – Title V Repair Fund seeks to borrow money to replenish the general fund pool used to loan to homeowners who have failing septic systems or apply to hook up to the Town sewer system. Funds are recouped through residents’ tax bills or as part of a closing transaction if property is sold. It was unanimously approved for warrant and recommended passage.

Article 10 – Mullen Rule adoption will allow adjudicatory committee members to participate in hearing votes if they meet stated and documented requirements. It was unanimously approved for warrant and recommended passage.

Article 11 – Charter Amendment for Conservation Commission would add 2 alternates to the Conservation Commission, which currently has none. It was assumed that the Chair would get to select who serves in any given instance, with the Board expressing varied assessments as to how that should work. Ms. Lind suggested the Board issue a policy as the appointing authority to further define how alternates are used. It was unanimously approved for warrant and recommended passage.

Town Manager Report. Status provided on existing and upcoming infrastructure projects, and guidance given to check the Town Clerk’s website for stats and key dates and hours for voting.

New Business/Old Business/Letters – Board agreed to reschedule their FY27 Goals & Priorities Workshop so members can attend a Small Footprint Housing Forum on 9/2 from 6-7:30 pm at South Plymouth Middle School.

Issues relevant to LWV position/programs: Bog Restoration, Conservation Commission, Aquifer

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
*Most recent posted minutes from 5/19/26 with April 11 minutes 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?	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	

Observer name and date:

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