

QUICK AND EFFICIENT MEETING

Community Preservation Committee September 24, 2024 Ropewalk Room, Town Hall

Board Members present: Edward Bradley, At-Large, Chair; Tim Grandy, Planning Board Liaison, Vice Chair; Len Levin, At-Large, Clerk; Paul Churchill, At-Large, via Zoom; Lisa Hickey, At-Large; Bill Koehan, Parks and Recreation; Courtney Curran, Housing Authority; Sharl Heller, At-Large; Kristen Ford, CPC Coordinator. **Absent:** Doug Ozelius, Historic Commission. Others Present: Al DiNardo, Zoom

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

Acceptance of minutes: August 6, 2026; August 13, 2026 (no quorum, thus no minutes of Center for the Arts site visit)

There was no public comment.

Kristen Ford, CPC Coordinator Update:

Center for the Arts Walkthrough: 8/13/26, In attendance: Ford, Heller, Koehan, Levin, Ozelius, lack of quorum.

Heller and Ford remarked on some of the projects that have so far been completed: repointing of the exterior of the building along the alley, new windows in the rear. The Center will be submitting another application probably in fall of 2027.

CPA Coalition multi-town presentation discussion: Ford reported that Plymouth is on a waiting list. She will check back in the spring.

Meetinghouse / Historic District Committee meeting, postponed until October 22, 2026.

Required Restrictions Update: There was a Select Board CPC Restriction Presentation on September 1, 2026. (here). Ford is continuing to complete the requirements on the historic preservation and conservation restrictions for the CPC.

CPC Town Meeting Book: completed for Article 21: CPC: Reduce Borrowing –Jenney Pond Dredging and Article 22: CPC: Conservation Restriction – Buzzards Bay Coalition. Article 23; CPC: The Downtown Resiliency Project has been withdrawn. The rationale for withdrawing Article 23 is that the deed restrictions are not completed. It may be ready to resubmit an application to CPC for the Fall of 2027.

Follow up on the Little Red School House: Town Meeting Fall of October 2025: Article 19: CPC Historic Preservation – Little Red Schoolhouse: \$36,000 for a study of existing conditions. Majority Vote: 132-4-. The Little Red Schoolhouse Committee agrees to pay half of this ASK. The bid for the study is \$18,000. They will be refunding the CPC the balance of the \$36,000 ASK.

Curran asked when the Finance Director, Lynne Barrett, will be coming back to answer questions regarding the CPC budget. Ford said that Barrett would be on the agenda in November after Town

Meeting. At this time, the committee can discuss the uses for the \$600,000 not used by the Downtown Resiliency Project and the Little Red Schoolhouse refund.

Levin gave an update on the Redbrook, The Cranberry Commons project. According to Levin and Ford, the project is on schedule. Paul Martel, an independent contractor, has a contract with the town and the lenders. Martel was hired to oversee the Coalition for the Homeless Project too. His record for keeping the project efficient was so successful that he was hired for this project too. The projected completion date for the Commons project is July 29, 2027. Photos of the project are available on request from Ford. *(Spring Town Meeting, April 6, 2024: Article 16C: Redbrook/Agawam Development LLC/The Grantham Group, LLC: \$4,000,000 ASK: INTENT: for the construction of 62 units of affordable housing in a multi-family building located at 237 Wareham Road. The Grantham Group, LLC would build the complex at the ADM Agawam LLC/Redbrook development.)*

Ford discussed the possibility of two November meetings depending on the number of CPC applications submitted 9/25/26, when the Spring Warrant closes. The dates proposed are Nov. 5th and Nov. 12th.

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: Audience should speak up when members speak too softly		

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: Virginia Davis, September 27, 2026

- Follow the link to view 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](#).