

Economic Development & Joint Select Board & Planning Board Meeting

Select Board

October 6, 2026

Great Hall, Plymouth Town Hall

Board Members present: Chair Deb Iaquinto, Vice Chair Dick Quintal, Members Kevin Canty & Bill Keohan with David Golden via Zoom. Planning Board: Chair Steven Bolotin, Vice Chair Timothy Grandy, Carl Donaldson, Timothy Bennett, Francis Mand & Chris Smith. Town Manager Derek Brindisi, Asst Town Manager Laura Lind, Deputy Dir of Planning & Development Michael Silveira & Exec Asst Kenzy Philabaum.

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

Executive Session Board held an Executive Session, then 6 Licenses & 7 Amin Notes were unanimously approved.

Public Comment - Several people, including Jennifer Harris (Pct 13), Jen Gallagher, Connie Koffman (Clear Pond Water Assn President), Liz May, and Albert McChesney (Pct 13), expressed concerns about the lack of advance information available before the Select Board publicly supported the Darby Farms “friendly” 40B development proposed for West Plymouth. Expressed concerns included infrastructure & water impact, lack of Steering Committee, Planning Board & public inclusion to date, and potential services demand. Chair Iaquinto broke Board’s protocol to clarify that the project was only in the very beginning stage and that there would be ample opportunity for public comment during permitting.

Sereni Makund (P8) asked the Board to mobilize town resources to resolve a bureaucratic issue delaying Spooner & Court Street commercial space conversion into affordable housing cover the admin work & the fees required to move this effort forward.

Agenda Proper:

Joint Meeting with Planning Board – Economic Development Discussion: Before the Planning Board meeting could be called to order, Mr. Mand put on record his concerns about how the town got through enough negotiation to get to a SB endorsement of Darby Farms without the Planning Board knowing about the project. He requested a Planning Board agenda item to discuss the process so far, with Town staff providing all relevant documentation. Chair Bolotin confirmed the item is on their next meeting’s agenda.

Both Board Chairs acknowledged working hard to get true economic growth that serves the needs of the community, with a realistic approach to what’s possible in Plymouth.

Ms. Lind covered the Comprehensive Plan and Priority Items, or actionable items for next 2 years. Challenges include that economic growth has not kept pace with residential development over last 20-years, Plymouth’s available commercial development property is a very small footprint, and development needs are not aligned to population demographics and density. There are 8 key items the select Board intends to focus on in the next 2 years:

1. Continue advancing long-range infrastructure, housing, and land use planning
2. Advance comprehensive zoning updates to support economic growth and housing needs
3. Establish a Business Development Concierge ("One-Stop Shop") within Town Hall
4. Develop and launch a Business Recruitment, Retention, and Marketing Strategy
5. Identify and advance redevelopment strategies for key opportunity areas
6. Update the Harbor Plan
7. Develop a coordinated workforce development initiative
8. Support year-round tourism, arts, culture, and visitor economy investments

Members of both Boards stressed their endorsement of all 8 items, particularly number 2 & 3, while expressing concern that tourism revenue should not be the primary concern (expensive to support and doesn't provide living wages) and should not overlook Plymouth's natural resources and many specialists in town. Other points raised included that the Town needs to fully debate and decide about the future of Small Modular Reactors (SMRs) here, that a big challenge in pursuing these points is resourcing the projects to pursue them, that steps taken must be realistic, permitting processes must be streamlined, and we absolutely must ensure every project does not threaten the aquifer. Chair Bolotin suggested addressing Wastewater Treatment issues should be included in priority projects. Ms. Lind indicated next steps are for staff to put metrics and timeframes around plans and propose resourcing for each priority.

Small Footprint Housing Discussion: Mr. Silveira reported that a feasibility analysis was conducted with grant received last year, a Forum run in September & there have been site testing examples in town. There will be draft zoning changes offered in a feasibility memo on the findings, hopefully to the Planning Board before year-end. Chair Bolotin stated they look forward to acting on recommendations ASAP. Mr. Mand asked for broader sampling to loop in feedback from the populations this type of housing targets.

Mixed Use Zoning Discussion: Chair Bolotin stated there is no component for mixed-use zoning in our bylaw, despite it being a way to leverage redevelopment to meet multiple needs in town. To remove the ad hoc nature of mixed-use project zoning (by exception/special permits), Chair Bolotin intends to work with Planning Dept & consultants to study and recommend changes. Select Board members did not disagree. The Planning Board then adjourned its meeting.

Town Manager's Report – included updates on Memorial Hall's Blue Room flood damage, a super caucus test run for Precincts 6, 7, 8 & 14, early voting starting, town projects and infrastructure work. Mr. Brindisi was asked to provide an explanation of how to fill the Economic Development position ASAP.

New Business – Nuclear Workshop – Chair Iaquinto & Mr. Golden proposed an educational workshop on SMR's for the Board, inviting experts from Holtec, Eversource, ISO NE, MA Exec Office Energy & Enviro Affairs, Higher Education and the Dept. of Utilities. Mr. Canty suggested time be allotted per speaker to ensure the content is digestible, comprehensible, and the discussion doesn't get too broad. Chair Iaquinto suggested the Members determine the questions they want answered to guide the workshop's

structure. The Chair and Mr. Golden agreed to create an agenda, get questions from the board, and then work with staff to arrange the workshop.

Old Business – Thanksgiving Meeting – Despite not unanimously agreeing to the meeting content or structure, the Board will move ahead with planning their Nov 24 meeting to be held at the 1749 Courthouse and to include both the Town’s business and some ceremonial activities as have been traditionally included in the past. Mr. Keohan, Mr. Quintal and the Chair agreed to work on it.

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	
*Technical difficulties made some speakers less audible at times. **Missing minutes for 4/8/26, most recent minutes dated 9/1. Marked improvement but not quite OML compliant. OF NOTE: Agenda is compliant with OML regarding New and Old Business topics being listed!		

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: Lisa Hamilton (remote) 10/5/26

- Follow this link to the 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](#).