**Oak Street School Project Rehashed, Fees Increased & Monthly Finance Update Highlighted Free Cash**

**Select Board October 27, 2026 Great Hall, Plymouth Town Hall**

**Board Members present/absent** Chair Deb Iaquinto, Vice Chair Dick Quintal, Members Kevin Canty, David Golden & Bill Keohan. Also attending: Plymouth Housing Authority Executive Dir Chris Plourde, Senior Staff Asst Jade Anderton, Finance Dir Lynne Barrett, Asst Finance Dir Cameron Scott, Town Manager Derek Brindisi, Executive Asst Kenzy Philabaum.

**Brief Summary of Key Discussions -** Topic details & support documentation made available with the meeting agenda can be found here**.**

**Board Held Executive Session:** on AFFF Litigation and to approve Executive Session Minutes from 8/19/25.

Public Hearing, Licenses & Admin Notes: Five licenses and 16 Admin Notes were all unanimously approved, including opening the 2027 Spring Town Meeting warrant on Nov 10 & closing it on Jan 4 at 12 pm.

Public Comment: Michelle Christianson (P9) described the difficulties of filing a citizen's petition regarding transparency in committee meeting agendas, dates & times, and the lack of guidance on steps or prerequisites for petitioning. Anne Marie Ross (West Plymouth) described why she believes the planned 40B development at Darby Farms is detrimental to the area, and suggested actions for better outcomes. Billy Brunchstrom Jr. (PCIS Teacher) disagreed with the Darby Farms plan as well. Heidi McCarten asked the Board to reconsider its support for the Darby Farms plan and described how she believes the requisite issues were not considered.

**Agenda Proper:**

Oak Street School Housing Project Overview – Mr. Plourde stated all three current tenants are appropriately qualified for housing subsidies but were chosen without the lottery required by the property deed restriction enacted by the CPC funding contributions. He could not answer why this happened (attributed to past Plymouth Housing Authority (PHA) Exec Dir Dede Riendeau). The result is that the units do not contribute to the town's Subsidized Housing Inventory (SHI). Mr. Plourde said, going forward, the tenant selection process has been adjusted to meet deed requirements, but that only applies to new tenants. The current tenants have no required end to occupancy. Mr. Canty & Mr. Golden expressed frustration about the CPC monies spent without benefit. Mr. Golden asked if there is any way to recover the CPC money given, to which Brindisi said the PHA could voluntarily make a payment, or the Board could demand the sum from the PHA. Golden desired a resolution to make the townspeople whole. Plourde asserted PHA zeros out their budget every year and collecting money from them would cause them to have to evict the 1100 tenants they subsidize. Golden insisted that the issue be further explored despite Plourde's defensiveness about PHA funding and federal & state governance. Brindisi added this is one of the 44 deed restrictions paid for by the town that have not been enacted or enforced and that the town is looking into rectifying. Quintal stressed the desire to work with PHA to

pull other projects forward. Keohan confirmed the importance of the PHA in addressing housing issues in Town.

Liquor License & Auto Dealer Permit Fees – Ms. Anderton asked the Board to approve staff's suggested increases in license & permit fees. She indicated some fees had not been updated in decades. She outlined the research conducted and the specific increases recommended to take effect on January 1, 2027. Mr. Quintal asked that an annual increase mechanism be added. Ms.Iaquinto requested careful communication around increases, since some of them are significant. The proposed fee increases and a 3% annual increase on all except Admin and any subject to statutory limits passed with Mr. Golden the sole no vote.

Monthly Finance Update – Mr. Scott reviewed the supplements to revenue & expense reports thru September & free cash certification – where money came from and how it was calculated. He covered the extent to which revenues and expenditures are on track - all on target. Mr. Golden pointed out that even discounting local receipts & public safety, there is a $9 million cushion in free cash that he believes could offset a 1% across-the-board budget reduction. He intends to ask for 1% or more in the next budget cycle. Mr. Canty defended holding free cash at current levels to ensure the town can provide services. Mr. Quintal proposed using free cash to pay down the mortgage on Town Hall ahead of schedule. Ms. Barrett will include meals tax analysis, which is dedicated to that mortgage, in next month's meeting packet, although she described early payoff benefit as minimal due to the low interest rate on the mortgage.

Town Manager's Report – Update included a warning about the spoofing email misrepresenting ZBA requirements to steal money, town efforts to get snowplow resources in place, cost increases around hazardous waste disposal will lead the town to reconsider the number of collection days next year, and over 12K ballots have been collected to date from mail-in and early in-person voting. Mr. Canty requested the town look into state or federal funds to offset hazardous waste disposal cost increases. Mr. Quintal asked for periodic updates on snowplow concerns & that businesses downtown impacted by the pending resiliency project be properly and completely notified prior to street closures.

New Business/Old Business – Future Board meeting agendas will include presentations by

- See Plymouth's Executive Director (on tourism-related economic development),
- Manomet Conservation Sciences Executive Director (on Simes House activities), and
- Staff (recommendations on the citizen's petition process, budget component education, & CPC deed restriction update).

**Issues relevant to LWV position/programs** none

| **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* |

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| Was public recording permitted and announced? | X | |
| If conducted, was Executive Session for one of 10 reasons per OML? | X | |
| *Most recent minutes dated Sept 8, 2026 with April 11 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 | |

**Observer name and date:** Lisa Hamilton (remote), 10.27.26

- Follow this link to 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.