



PLYMOUTH SELECT BOARD

Tuesday, June 30, 2026 | 6:00 PM

In-Person / Virtual Hybrid via Zoom Webinar
Great Hall, Plymouth Town Hall | 26 Court St., Plymouth, MA 02360

Per M.G.L. Chapter 30A, Section 20, any person may make a video or audio recording of an open session of a meeting of the Select Board after notifying the chair, subject to reasonable requirements of the chair so as not to interfere with the conduct of the meeting. At the beginning of the meeting, the chair shall inform other attendees of any recordings.

Pursuant to Chapter 2 of the Acts of 2025, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on March 28, 2025, this meeting will be conducted via remote means and in person.

Members of the public who wish to watch the meeting may do so in the following manner:
Tune into The Local Seen government cable access channels Comcast Channel 9 or Verizon Channel 47 and watch the meeting as it is aired live, or watch the meeting live on The Local Seen website.

Members of the public who wish to **PARTICIPATE** in the meeting may do so in the following manner:

In-Person: Great Hall, Plymouth Town Hall, 2nd Floor | 26 Court St, Plymouth, MA

Remote: Click the following Zoom link to participate in the meeting remotely:

<https://pactv.zoom.us/j/91695140644?pwd=UGhFZVJmaHVwQmIxa0pVYjRDmlozZz09>

• Webinar ID: 916-9514-0644 • Passcode: 121500 •

6:00 PM Call to Order

RECEIVED
By Kelly A McElreath at 4:15 pm, Jun 25, 2026

Citizen Hero Award

Fire Chief Neil Foley

❖ Marian Costello

6:00 PM Aquaculture Public Hearings

Transfer of an Aquaculture License

- From Cassie Gosselin, 80 Central Ave., Saquish Beach, Plymouth, MA to Nolan Angelo Palmer, 58 Pleasant Harbour Road, Plymouth, MA. *Vote Anticipated

Issuance of an Aquaculture License—Upweller

- 1-Year – Beth Ann Doyle, 21 Center Hill Rd., Plymouth, MA. *Vote Anticipated

Issuance of an Aquaculture License

- ~~10-Year – Nathan Anthony Palmer, 58 Pleasant Harbour Rd., Plymouth, MA. Transferred site from Cassie Gosselin. *Vote Anticipated~~
- 3-Year – Christie Carpenter, 40R Warren Ave., Plymouth, MA. *Vote Anticipated

Renewal of Aquaculture License

- 10-Year – ~~Nolan Angelo~~ **Nathan Anthony Palmer**, 58 Pleasant Harbour Rd., Plymouth, MA. *Vote Anticipated
- 10-Year – Marina Houston, 77 Old Barn Rd., Plymouth, MA. *Vote Anticipated
- 10-Year – Kevin Houston, 77 Old Barn Rd., Plymouth, MA. *Vote Anticipated

Administrative Notes

1. The Board will vote to authorize the Local Action Unit (LAU) application for the project located at 553 Wareham Road, consisting of a total of 49 single family homes, with 4 to be sold at or below 80% AMI.
 2. The Board will vote to reappoint uncontested applicant Dan Ryan, Carver Resident, to the Plymouth Airport Community Advisory Committee for a 3-Year Term, expiring June 30, 2029, as recommended by the Town of Carver Select Board.
-

Public Comment

Agenda

June 2026 Finance Department Report

Lynne Barrett, Finance Director

FY26 Year in Review

Derek Brindisi, Town Manager

10% Affordable Housing Goal Strategy Discussion

Lauren Lind, Assistant Town Manager

Town Manager's Report

Select Board Discussion – New Business / Letters / Old Business

Adjournment – *Next Meeting will be held July 7, 2026*

Upcoming Agenda Items – *(Subject to Date Changes)*

- **July 7, 2026**
 - **Plymouth for All Outstanding Citizenship Awards**
 - **Special Municipal Employee (SME) Designations**
- **July 14, 2026**
 - **Forges Field Master Plan Presentation**
 - **Roads Acceptance Policy**
 - **Shallow Pond Road Acceptance Discussion**
- **July 21, 2026**
 - **Town Hall On The Road: Cold Spring Elementary**
- **July 28, 2026**
 - **Community Wildfire Prevention Plan (CWPP) Public Comment**
- **August 4, 2026**
 - **FY27 Goals & Priorities Workshop**

Note: Votes may be taken on any of the above agenda items, and the sequence and duration of agenda items may vary from what is indicated above, as the Board may deem necessary or otherwise appropriate. This meeting may include items not reasonably anticipated at the time of posting the agenda.

Created by Jade Anderton | June 25, 2026 8:49 AM



**Town of Plymouth
Select Board**

Aquaculture Public Hearings

REQUESTED BY:	Misc.
PROPOSED MOTION:	The Board will make a motion to approve the Aquaculture requests individually or as a group.
NOTES:	
ACTION TAKEN:	Moved: Seconded: Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

Ad Preview

**LEGAL NOTICE
TOWN OF PLYMOUTH
SELECT BOARD
PUBLIC HEARING
AQUACULTURE LICENSE
REQUESTED**

In accordance with Chapter 130 of the Massachusetts General Laws, as amended, notice is hereby given that a Public Hearing will be held at the Plymouth Town Hall, 26 Court Street, Plymouth, Massachusetts, on Tuesday, June 30, 2026 at 6:00 p.m. to consider the Transfer of an Aquaculture License from Cassie Gosselin, 80 Central Ave, Saquish Beach, Plymouth, Massachusetts to a Nolan Angelo Palmer, 58 Pleasant Harbour Road, Plymouth, MA for an area situated in Plymouth Harbor described by the following coordinates:

Northwest Corner: North-east Corner:
N 41° 59.256' N 41° 59.489'
W 70° 40.826' W 70° 40.854'
Southwest Corner Southeast Corner:
N 41° 59.548' N 41° 59.311'
W 70° 40.732' W 70° 40.772'

This hearing will be held in person (with a remote option via PACtv) Tuesday, June 30, 2026, at 6:00pm, visit www.pactv.org to watch/participate remotely or come in-person.
AD#12421360
OCM 06/25/2026

Ad Preview

**LEGAL NOTICE
TOWN OF PLYMOUTH
SELECT BOARD
PUBLIC HEARING
AQUACULTURE LICENSE
REQUESTED**

In accordance with Chapter 130 of the Massachusetts General Laws, as amended, notice is hereby given that a Public Hearing will be held at the Plymouth Town Hall, 26 Court Street, Plymouth, Massachusetts, on Tuesday, June 30, 2026, at 6:00 p.m. to consider the issuance of an Aquaculture License-Upweller to Beth Ann Doyle of 21 Center Hill Road, Plymouth, Massachusetts, for an area situated off Saquish described by the following coordinates:

LAT:41°57' 19.5"N
LON:70°38' 38.2"W

This hearing will be held in-person (with a remote option via PACtv) Tuesday, June 30, 2026, at 6:00 p.m., visit www.pactv.org to watch/participate remotely or come in-person.

AD#12420969

OCM 06/25/2026

AQUACULTURE LICENSE AGREEMENT

This License Agreement is executed by and between the Town of Plymouth, acting by and through its Select Board, having an address of Plymouth Town Hall, 26 Court Street, Plymouth, Massachusetts, hereinafter referred to as the "Licensing Authority," and **Beth Ann Doyle, 21 Center Hill Road, Plymouth, Massachusetts**, hereinafter referred to as the "Licensee".

In consideration of the mutual covenants and promises set forth herein, the parties agree as follows:

1. The Licensing Authority hereby grants a license to the aforementioned Licensee to engage in aquaculture for the purposes set forth in and pursuant to the provisions of G.L. c 130, § 57, as amended, and Town of Plymouth Aquaculture Regulations (the "Aquaculture Regulations") on the afore-described premises.
2. During the exercise of the rights hereby granted, the Licensee shall at all times observe and obey applicable federal, state and local laws, ordinances, regulations and permitting or licensing requirements and shall comply with the following additional conditions:
 - a. The Licensee shall seasonably pay all fees and charges required by law whether to the Town of Plymouth or otherwise. Said charges shall include, but not necessarily be limited to, the following: a minimum of Twenty-five and No/100 (\$25.00) Dollars per acre, or part thereof, per year, payable in advance at the execution of this Agreement and upon each successive anniversary thereafter. The Town reserves the right to increase the aforesaid per-acre annual fee during the term of the License Agreement, as may be allowed by the Massachusetts General Laws and/or by special legislative act, upon thirty-days advance written notice to the Licensee.
 - b. The Licensee shall seasonably file all reports required by law or requested by the Select Board.
3. The Licensee is permitted to enter and use the following described premises (the "Licensed Premises") for the purposes described herein:

Beginning at a point in Plymouth Harbor (Saqish) which is located at:

LAT: 41° 57' 19.5" N

LON: 70° 38' 38.2" W

*Including a 50ft Radius

The Licensed Premises is for an Upweller System situated in Saquish area described by above coordinates. The coordinates described herein are those designated as the "mainland zone/Saquish" and are considered valid within the definition of M.G.L. Ch.27, S.13 as amended by Ch. 47 of the Acts of 1941.

4. The Licensing Authority or its duly authorized agent reserves the right to inspect the Licensed Premises at any and all times.

5. This License may not be assigned or transferred by the Licensee without the prior written consent of the Licensing Authority, which consent shall not be unreasonably withheld and shall be in accordance with the provisions of Section 8.2 of the Aquaculture Regulations. Any person, corporation or entity to whom the License is being transferred shall be subject to the provisions of the Aquaculture Regulations. Subleasing of the Licensed Premises is prohibited.
6. The Licensee agrees not to obstruct any dredging operation which may be conducted at, or in the vicinity of, the Licensed Premises. The Licensing Authority shall make a reasonable effort to give the Licensee thirty (90) days advance notice of any such dredging operations.
7. The Licensee hereby waives any and all claims of whatsoever nature against the Licensing Authority and against owners and/or operators of any boats, vessels or other watercraft which may become grounded or adrift on or over the Licensed Premises. Furthermore, the Licensee shall indemnify, defend and hold harmless the Licensing Authority from and against any and all claims, demands, suits, actions, costs, judgments, whatsoever, including reasonable attorney's fees, which may be imposed upon, incurred by, or asserted against the Licensing Authority by reason of (a) any failure on the part of the Licensee to perform or comply with any provision or term required to be performed or complied with by the Licensee under this Agreement, or (b) for the death, injury or property damage suffered by any person on account of or based upon the act, omission, fault, negligence or misconduct by the Licensee while performing or complying with the terms and provisions of this License.
8. The Licensing Authority hereby reserves the right to suspend, revoke or cancel this License for good cause, including but not limited to Licensee's failure to comply with the provisions of any rule or regulation, term, condition, statute or law shown upon reasonable advance written notice to the Licensee, and pursuant to the provisions of Section 8.9 (b) of the Aquaculture Regulations to provide the Licensee a reasonable opportunity to be heard before the Licensing Authority.
9. The granting of this License does not relieve the Licensee from the obligation to obtain any other necessary licenses, approvals, and or/permits prior to conducting operations, including but, not limited to the U.S. Army Corps of Engineers, Department of Environmental Protection, Division of Marine Fisheries, the Town's Conservation Commission. Further, the granting of this License may be conditional upon obtaining all approvals and/or permits.
10. This License shall not be construed as creating or vesting in the Licensee any estate in the Licensed Premises, but only the limited right of possession as hereinabove stated.

This License shall commence on **June 30, 2026, and end on June 29, 2027.**

TOWN OF PLYMOUTH SELECT BOARD

Deb Iaquinto, Chair

Date: _____

Richard J. Quintal Jr, Vice Chair

Kevin B. Canty

David M. Golden Jr.

William Keohan

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS.

On this ____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person(s) whose name is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

LICENSEE

Beth Ann Doyle

Date: _____

21 Center Hill Road, Plymouth, MA 02360

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS.

On this ____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person(s) whose name is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

Ad Preview

**LEGAL NOTICE
TOWN OF PLYMOUTH
SELECT BOARD
PUBLIC HEARING
AQUACULTURE LICENSE
REQUESTED**

In accordance with Chapter 130 of the Massachusetts General Laws, as amended, notice is hereby given that a Public Hearing will be held at the Plymouth Town Hall, 26 Court Street, Plymouth, Massachusetts, on Tuesday, June 30, 2026, at 6:00 p.m. to consider issuance of an Aquaculture License to Nolan Angelo Palmer, 58 Pleasant Harbour Rd., Plymouth, Massachusetts, for a 3.8 acres, more or less, depicted as Area A situated in the mainland zone described by the following coordinates:

Northwest Corner: North-east Corner:
N 41° 59.256' N 41° 59.489'
W 70° 40.826' W 70° 40.854'
Southwest Corner Southeast Corner:
N 41° 59.548' N 41° 59.311'
W 70° 40.732' W 70° 40.772'

This hearing will be held in-person (with a remote option via PACTv) Tuesday, June 30, 2026, at 6:00 p.m., visit www.pactv.org to watch/participate remotely or come in-person.
AD#12420952
OCM 06/25/2026

AQUACULTURE LICENSE AGREEMENT

This License Agreement is executed by and between the Town of Plymouth, acting by and through its Select Board, having an address of Plymouth Town Hall, 26 Court Street, Plymouth, Massachusetts, hereinafter referred to as the “Licensing Authority,” and **Nolan Angelo Palmer, Plymouth, Massachusetts**, hereinafter referred to as the “Licensee”.

In consideration of the mutual covenants and promises set forth herein, the parties agree as follows:

1. The Licensing Authority hereby grants a license to the aforementioned Licensee to engage in aquaculture for the purposes set forth in and pursuant to the provisions of G.L. c 130, § 57, as amended, and Town of Plymouth Aquaculture Regulations (the "Aquaculture Regulations") on the afore-described premises.

2. During the exercise of the rights hereby granted, the Licensee shall at all times observe and obey applicable federal, state and local laws, ordinances, regulations and permitting or licensing requirements and shall comply with the following additional conditions:
 - a. The Licensee shall seasonably pay all fees and charges required by law whether to the Town of Plymouth or otherwise. Said charges shall include, but not necessarily be limited to, the following: a minimum of Twenty-five and No/100 (\$25.00) Dollars per acre, or part thereof, per year, payable in advance at the execution of this Agreement and upon each successive anniversary thereafter. The Town reserves the right to increase the aforesaid per-acre annual fee during the term of the License Agreement, as may be allowed by the Massachusetts General Laws and/or by special legislative act, upon thirty-days advance written notice to the Licensee.
 - b. The Licensee shall seasonably file all reports required by law or requested by the Select Board.

3. The Licensee is permitted to enter and use the following described premises (the "Licensed Premises") for the purposes described herein:

Beginning at a point in Plymouth Harbor which is located at:

Northwest Corner:

N 41° 59.256’

W 70° 40.826’

Northeast Corner:

N 41° 59.489’

W 70° 40.854’

Southwest Corner

N 41° 59.548’

W 70° 40.732’

Southeast Corner:

N 41° 59.311’

W 70° 40.772’

The Licensed Premises is shown as an area containing 2.9 acres, more or less, depicted as Area A situated in the mainland zone described May 20, 2025, prepared by the Town of Plymouth's Harbormaster, a copy of which is on file at the Town of Plymouth Select Board's Office. The coordinates described herein are

those designated as the "mainland zone" and are considered valid within the definition of M.G.L. Ch.27, S.13 as amended by Ch. 47 of the Acts of 1941.

4. The Licensing Authority or its duly authorized agent reserves the right to inspect the Licensed Premises at any and all times.
5. This License may not be assigned or transferred by the Licensee without the prior written consent of the Licensing Authority, which consent shall not be unreasonably withheld and shall be in accordance with the provisions of Section 8.2 of the Aquaculture Regulations. Any person, corporation or entity to whom the License is being transferred shall be subject to the provisions of the Aquaculture Regulations. Subleasing of the Licensed Premises is prohibited.
6. The Licensee agrees not to obstruct any dredging operation which may be conducted at, or in the vicinity of, the Licensed Premises. The Licensing Authority shall make a reasonable effort to give the Licensee thirty (90) days advance notice of any such dredging operations.
7. The Licensee hereby waives any and all claims of whatsoever nature against the Licensing Authority and against owners and/or operators of any boats, vessels or other watercraft which may become grounded or adrift on or over the Licensed Premises. Furthermore, the Licensee shall indemnify, defend and hold harmless the Licensing Authority from and against any and all claims, demands, suits, actions, costs, judgments, whatsoever, including reasonable attorney's fees, which may be imposed upon, incurred by, or asserted against the Licensing Authority by reason of (a) any failure on the part of the Licensee to perform or comply with any provision or term required to be performed or complied with by the Licensee under this Agreement, or (b) for the death, injury or property damage suffered by any person on account of or based upon the act, omission, fault, negligence or misconduct by the Licensee while performing or complying with the terms and provisions of this License.
8. The Licensing Authority hereby reserves the right to suspend, revoke or cancel this License for good cause, including but not limited to Licensee's failure to comply with the provisions of any rule or regulation, term, condition, statute or law shown upon reasonable advance written notice to the Licensee, and pursuant to the provisions of Section 8.9 (b) of the Aquaculture Regulations to provide the Licensee a reasonable opportunity to be heard before the Licensing Authority.
9. The granting of this License does not relieve the Licensee from the obligation to obtain any other necessary licenses, approvals, and or/permits prior to conducting operations, including but, not limited to the U.S. Army Corps of Engineers, Department of Environmental Protection, Division of Marine Fisheries, the Town's Conservation Commission. Further, the granting of this License may be conditional upon obtaining all approvals and/or permits.
10. This License shall not be construed as creating or vesting in the Licensee any estate in the Licensed Premises, but only the limited right of possession as hereinabove stated.

This License shall commence on April 28, 2026, and end on April 27, 2036.

TOWN OF PLYMOUTH SELECT BOARD

Deb Iaquinto, Chair

Date: _____

Richard J. Quintal Jr., Vice Chair

Kevin B. Canty

David M. Golden Jr.

William Keohan

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS.

On this ____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person(s) whose name is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

LICENSEE

Nathan Angelo Palmer
58 Pleasant Harbour Road, Plymouth, MA 02360

Date: _____

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS.

On this ____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person(s) whose name is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

Ad Preview

**LEGAL NOTICE
TOWN OF PLYMOUTH
SELECT BOARD
PUBLIC HEARING
AQUACULTURE LICENSE
REQUESTED**

In accordance with Chapter 130 of the Massachusetts General Laws, as amended, notice is hereby given that a Public Hearing will be held at the Plymouth Town Hall, 26 Court Street, Plymouth, Massachusetts, on Tuesday, June 30, 2026, at 6:00 p.m. to consider the issuance of an Aquaculture License to Christine Carpenter of 40R Warren Ave, Plymouth, Massachusetts, for an area of 1.7 acres more or less described by the following coordinates:

LAT:41°59'2.942"N
LON:70°40'24.872"W
LAT:41°59'1.306"N
LON:70°40'19.823"W
LAT:41°59'0.166"N
LON:70°40'24.908"W
LAT:41°59'0.174"N
LON:70°40'20.415"W

This hearing will be held in-person (with a remote option via PACtv) Tuesday, June 30, 2026, at 6:00 p.m., visit www.pactv.org to watch/participate remotely or come in-person.

AD#12421281
OCM 06/25/2026

AQUACULTURE LICENSE AGREEMENT

This License Agreement is executed by and between the Town of Plymouth, acting by and through its Select Board, having an address of Plymouth Town Hall, 26 Court Street, Plymouth, Massachusetts, hereinafter referred to as the "Licensing Authority," and **Christie Carpenter, 40R Warren Ave, Plymouth, Massachusetts**, hereinafter referred to as the "Licensee".

In consideration of the mutual covenants and promises set forth herein, the parties agree as follows:

1. The Licensing Authority hereby grants a license to the aforementioned Licensee to engage in aquaculture for the purposes set forth in and pursuant to the provisions of G.L. c 130, § 57, as amended, and Town of Plymouth Aquaculture Regulations (the "Aquaculture Regulations") on the afore-described premises.

2. During the exercise of the rights hereby granted, the Licensee shall at all times observe and obey applicable federal, state and local laws, ordinances, regulations and permitting or licensing requirements and shall comply with the following additional conditions:
 - a. The Licensee shall seasonably pay all fees and charges required by law whether to the Town of Plymouth or otherwise. Said charges shall include, but not necessarily be limited to, the following: a minimum of Twenty-five and No/100 (\$25.00) Dollars per acre, or part thereof, per year, payable in advance at the execution of this Agreement and upon each successive anniversary thereafter. The Town reserves the right to increase the aforesaid per-acre annual fee during the term of the License Agreement, as may be allowed by the Massachusetts General Laws and/or by special legislative act, upon thirty-days advance written notice to the Licensee.
 - b. The Licensee shall seasonably file all reports required by law or requested by the Select Board.

3. The Licensee is permitted to enter and use the following described premises (the "Licensed Premises") for the purposes described herein:

Beginning at a point in Plymouth Harbor which is located at:

Northwest Corner:

N 41° 59' 2.942"
W 70° 40' 24.872"

Northeast Corner:

N 41° 59' 1.306"
W 70° 40' 19.823"

Southwest Corner

N 41° 59' 0.166"
W 70° 40' 24.908"

Southeast Corner:

N 41° 59' 0.174"
W 70° 40' 20.415"

The Licensed Premises is shown as an area containing 1.7 acres, more or less, depicted as Area #20 on a plan entitled, "Town of Plymouth Aquaculture Sites" dated May 20, 2025, prepared by the Town of Plymouth's Harbormaster, a copy of which is on file at the Town of Plymouth Select Board's Office. The coordinates described herein are those designated as the "mainland zone" and are considered valid within the definition of M.G.L. Ch.27, S.13 as amended by Ch. 47 of the Acts of 1941.

4. The Licensing Authority or its duly authorized agent reserves the right to inspect the Licensed Premises at any and all times.
5. This License may not be assigned or transferred by the Licensee without the prior written consent of the Licensing Authority, which consent shall not be unreasonably withheld and shall be in accordance with the provisions of Section 8.2 of the Aquaculture Regulations. Any person, corporation or entity to whom the License is being transferred shall be subject to the provisions of the Aquaculture Regulations. Subleasing of the Licensed Premises is prohibited.
6. The Licensee agrees not to obstruct any dredging operation which may be conducted at, or in the vicinity of, the Licensed Premises. The Licensing Authority shall make a reasonable effort to give the Licensee thirty (90) days advance notice of any such dredging operations.
7. The Licensee hereby waives any and all claims of whatsoever nature against the Licensing Authority and against owners and/or operators of any boats, vessels or other watercraft which may become grounded or adrift on or over the Licensed Premises. Furthermore, the Licensee shall indemnify, defend and hold harmless the Licensing Authority from and against any and all claims, demands, suits, actions, costs, judgments, whatsoever, including reasonable attorney's fees, which may be imposed upon, incurred by, or asserted against the Licensing Authority by reason of (a) any failure on the part of the Licensee to perform or comply with any provision or term required to be performed or complied with by the Licensee under this Agreement, or (b) for the death, injury or property damage suffered by any person on account of or based upon the act, omission, fault, negligence or misconduct by the Licensee while performing or complying with the terms and provisions of this License.
8. The Licensing Authority hereby reserves the right to suspend, revoke or cancel this License for good cause, including but not limited to Licensee's failure to comply with the provisions of any rule or regulation, term, condition, statute or law shown upon reasonable advance written notice to the Licensee, and pursuant to the provisions of Section 8.9 (b) of the Aquaculture Regulations to provide the Licensee a reasonable opportunity to be heard before the Licensing Authority.
9. The granting of this License does not relieve the Licensee from the obligation to obtain any other necessary licenses, approvals, and or/permits prior to conducting operations, including but, not limited to the U.S. Army Corps of Engineers, Department of Environmental Protection, Division of Marine Fisheries, the Town's Conservation Commission. Further, the granting of this License may be conditional upon obtaining all approvals and/or permits.
10. This License shall not be construed as creating or vesting in the Licensee any estate in the Licensed Premises, but only the limited right of possession as hereinabove stated.

This License shall commence on June 30, 2026, and end on June 29, 2029.

TOWN OF PLYMOUTH SELECT BOARD

Deb Iaquinto, Chair

Date: _____

Richard J. Quintal Jr, Vice Chair

Kevin B. Canty

David M. Golden Jr.

William Keohan

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS.

On this ____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person(s) whose name is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

LICENSEE

Christie Carpenter
40R Warren Plymouth, MA 02360

Date: _____

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS.

On this ____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person(s) whose name is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

Ad Preview

**LEGAL NOTICE
TOWN OF PLYMOUTH
SELECT BOARD
PUBLIC HEARING
AQUACULTURE LICENSE
REQUESTED**

In accordance with Chapter 130 of the Massachusetts General Laws, as amended, notice is hereby given that a Public Hearing will be held at the Plymouth Town Hall, 26 Court Street, Plymouth, Massachusetts, on Tuesday, June 30, 2026 at 6:00 p.m. to consider the renewal of Aquaculture License to Nathan Anthony Palmer, 58 Pleasant Harbour Road, Plymouth, Massachusetts, for an area situated in Plymouth Harbor described by the following coordinates:

NW Corner 41 59'18.67"N
SW Corner 41 59'18.24" N
70 40'44.35" W 70 40'35.88"
W
NE Corner 41 59'21.10" N SE
Corner 41 59'17.04" N
70 40'40.17" W 070 40'.74"
W

This hearing will be held in-person (with a remote option via PACtv) Tuesday, June 30, 2026, at 6:00 p.m., visit www.pactv.org to watch/participate remotely or come in-person.

AD#12421301

OCM 06/25/2026

AQUACULTURE LICENSE AGREEMENT

This License Agreement is executed by and between the Town of Plymouth, acting by and through its Select Board, having an address of Plymouth Town Hall, 26 Court Street, Plymouth, Massachusetts, hereinafter referred to as the "Licensing Authority," and **Nathan Anthony Palmer, 58 Pleasant Harbour Road, Plymouth, Massachusetts**, hereinafter referred to as the "Licensee".

In consideration of the mutual covenants and promises set forth herein, the parties agree as follows:

1. The Licensing Authority hereby grants a license to the aforementioned Licensee to engage in aquaculture for the purposes set forth in and pursuant to the provisions of G.L. c 130, § 57, as amended, and Town of Plymouth Aquaculture Regulations (the "Aquaculture Regulations") on the afore-described premises.

2. During the exercise of the rights hereby granted, the Licensee shall at all times observe and obey applicable federal, state and local laws, ordinances, regulations and permitting or licensing requirements and shall comply with the following additional conditions:
 - a. The Licensee shall seasonably pay all fees and charges required by law whether to the Town of Plymouth or otherwise. Said charges shall include, but not necessarily be limited to, the following: a minimum of Twenty-five and No/100 (\$25.00) Dollars per acre, or part thereof, per year, payable in advance at the execution of this Agreement and upon each successive anniversary thereafter. The Town reserves the right to increase the aforesaid per-acre annual fee during the term of the License Agreement, as may be allowed by the Massachusetts General Laws and/or by special legislative act, upon thirty-days advance written notice to the Licensee.
 - b. The Licensee shall seasonably file all reports required by law or requested by the Select Board.

3. The Licensee is permitted to enter and use the following described premises (the "Licensed Premises") for the purposes described herein:

Beginning at a point in Plymouth Harbor which is located at:

Northwest Corner:

N 41° 59' 18.67"
W 70° 40' 44.35"

Northeast Corner:

N 41° 59' 21.10"
W 70° 40' 40.17"

Southwest Corner

N 41° 59' 18.24"
W 70° 40' 35.88"

Southeast Corner:

N 41° 59' 17.04"
W 70° 40' 40.74"

The Licensed Premises is shown as an area containing 3 acres, more or less, depicted as Area B on a plan entitled, "Town of Plymouth Aquaculture Sites" dated May 20, 2025, prepared by the Town of Plymouth's Harbormaster, a copy of which is on file at the Town of Plymouth Select Board's Office. The coordinates described herein are those designated as the "mainland zone" and are considered valid within the definition of M.G.L. Ch.27, S.13 as amended by Ch. 47 of the Acts of 1941.

4. The Licensing Authority or its duly authorized agent reserves the right to inspect the Licensed Premises at any and all times.
5. This License may not be assigned or transferred by the Licensee without the prior written consent of the Licensing Authority, which consent shall not be unreasonably withheld and shall be in accordance with the provisions of Section 8.2 of the Aquaculture Regulations. Any person, corporation or entity to whom the License is being transferred shall be subject to the provisions of the Aquaculture Regulations. Subleasing of the Licensed Premises is prohibited.
6. The Licensee agrees not to obstruct any dredging operation which may be conducted at, or in the vicinity of, the Licensed Premises. The Licensing Authority shall make a reasonable effort to give the Licensee thirty (90) days advance notice of any such dredging operations.
7. The Licensee hereby waives any and all claims of whatsoever nature against the Licensing Authority and against owners and/or operators of any boats, vessels or other watercraft which may become grounded or adrift on or over the Licensed Premises. Furthermore, the Licensee shall indemnify, defend and hold harmless the Licensing Authority from and against any and all claims, demands, suits, actions, costs, judgments, whatsoever, including reasonable attorney's fees, which may be imposed upon, incurred by, or asserted against the Licensing Authority by reason of (a) any failure on the part of the Licensee to perform or comply with any provision or term required to be performed or complied with by the Licensee under this Agreement, or (b) for the death, injury or property damage suffered by any person on account of or based upon the act, omission, fault, negligence or misconduct by the Licensee while performing or complying with the terms and provisions of this License.
8. The Licensing Authority hereby reserves the right to suspend, revoke or cancel this License for good cause, including but not limited to Licensee's failure to comply with the provisions of any rule or regulation, term, condition, statute or law shown upon reasonable advance written notice to the Licensee, and pursuant to the provisions of Section 8.9 (b) of the Aquaculture Regulations to provide the Licensee a reasonable opportunity to be heard before the Licensing Authority.
9. The granting of this License does not relieve the Licensee from the obligation to obtain any other necessary licenses, approvals, and or/permits prior to conducting operations, including but, not limited to the U.S. Army Corps of Engineers, Department of Environmental Protection, Division of Marine Fisheries, the Town's Conservation Commission. Further, the granting of this License may be conditional upon obtaining all approvals and/or permits.
10. This License shall not be construed as creating or vesting in the Licensee any estate in the Licensed Premises, but only the limited right of possession as hereinabove stated.

This License shall commence on June 12, 2026, and end on June 11, 2036.

TOWN OF PLYMOUTH SELECT BOARD

Deb Iaquinto, Chair

Date: _____

Richard J. Quintal Jr, Vice Chair

Kevin B. Canty

David M. Golden Jr.

William Keohan

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS.

On this ____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person(s) whose name is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

LICENSEE

Nathan Anthony Palmer
58 Pleasant Harbour Road, Plymouth, MA 02360

Date: _____

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS.

On this ____ day of _____, 20__, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person(s) whose name is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

Ad Preview

**LEGAL NOTICE
TOWN OF PLYMOUTH
SELECT BOARD
PUBLIC HEARING
AQUACULTURE LICENSE
REQUESTED**

In accordance with Chapter 130 of the Massachusetts General Laws, as amended, notice is hereby given that a Public Hearing will be held at the Plymouth Town Hall, 26 Court Street, Plymouth, Massachusetts, on Tuesday, June 30, 2026, at 6:00 p.m. to consider the renewal of Aquaculture License to Marina Houston of 77 Old Barn Road, Plymouth, Massachusetts, for an area situated in Plymouth Harbor described by the following coordinates:

NW Corner 41 59'05.633" N
SW Corner 41 59'03.637" N
70 40'23.336" N 70
40'24.46" W
NE Corner 41 59'04.048" N
SE Corner 41 59'02.076" N
70 40'18.504" W 70
40'19.618" W

This hearing will be held in-person (with a remote option via PACtv) Tuesday, June 30, 2026 at 6:00 p.m., visit www.pactv.org to watch/participate remotely or come in-person.
AD#12421335
OCM 06/25/2026

AQUACULTURE LICENSE AGREEMENT

This License Agreement is executed by and between the Town of Plymouth, acting by and through its Select Board, having an address of Plymouth Town Hall, 26 Court Street, Plymouth, Massachusetts, hereinafter referred to as the "Licensing Authority," and **Marina Houston, 77 Old Barn Road, Plymouth, Massachusetts**, hereinafter referred to as the "Licensee".

In consideration of the mutual covenants and promises set forth herein, the parties agree as follows:

1. The Licensing Authority hereby grants a license to the aforementioned Licensee to engage in aquaculture for the purposes set forth in and pursuant to the provisions of G.L. c 130, § 57, as amended, and Town of Plymouth Aquaculture Regulations (the "Aquaculture Regulations") on the afore-described premises.

2. During the exercise of the rights hereby granted, the Licensee shall at all times observe and obey applicable federal, state and local laws, ordinances, regulations and permitting or licensing requirements and shall comply with the following additional conditions:
 - a. The Licensee shall seasonably pay all fees and charges required by law whether to the Town of Plymouth or otherwise. Said charges shall include, but not necessarily be limited to, the following: a minimum of Twenty-five and No/100 (\$25.00) Dollars per acre, or part thereof, per year, payable in advance at the execution of this Agreement and upon each successive anniversary thereafter. The Town reserves the right to increase the aforesaid per-acre annual fee during the term of the License Agreement, as may be allowed by the Massachusetts General Laws and/or by special legislative act, upon thirty-days advance written notice to the Licensee.
 - b. The Licensee shall seasonably file all reports required by law or requested by the Select Board.

3. The Licensee is permitted to enter and use the following described premises (the "Licensed Premises") for the purposes described herein:

Beginning at a point in Plymouth Harbor which is located at:

Northwest Corner:

N 41° 59' 05.633"

W 70° 40' 23.336"

Southwest Corner

N 41° 59' 03.637"

W 70° 40' 24.46"

Northeast Corner:

N 41° 59' 04.048"

W 70° 40' 18.504"

Southeast Corner:

N 41° 59' 02.076"

W 70° 40' 19.618"

The Licensed Premises is shown as an area containing 2 acres, more or less, depicted as Area #19 on a plan entitled, "Town of Plymouth Aquaculture Development Zone" dated May 20, 2025, prepared by the Town of Plymouth's Harbormaster, a copy of which is on file at the Town of Plymouth Select Board's Office. The coordinates described herein are those designated as the "mainland zone" and are considered valid within the definition of M.G.L. Ch.27, S.13 as amended by Ch. 47 of the Acts of 1941.

4. The Licensing Authority or its duly authorized agent reserves the right to inspect the Licensed Premises at any and all times.
5. This License may not be assigned or transferred by the Licensee without the prior written consent of the Licensing Authority, which consent shall not be unreasonably withheld and shall be in accordance with the provisions of Section 8.2 of the Aquaculture Regulations. Any person, corporation or entity to whom the License is being transferred shall be subject to the provisions of the Aquaculture Regulations. Subleasing of the Licensed Premises is prohibited.
6. The Licensee agrees not to obstruct any dredging operation which may be conducted at, or in the vicinity of, the Licensed Premises. The Licensing Authority shall make a reasonable effort to give the Licensee thirty (90) days advance notice of any such dredging operations.
7. The Licensee hereby waives any and all claims of whatsoever nature against the Licensing Authority and against owners and/or operators of any boats, vessels or other watercraft which may become grounded or adrift on or over the Licensed Premises. Furthermore, the Licensee shall indemnify, defend and hold harmless the Licensing Authority from and against any and all claims, demands, suits, actions, costs, judgments, whatsoever, including reasonable attorney's fees, which may be imposed upon, incurred by, or asserted against the Licensing Authority by reason of (a) any failure on the part of the Licensee to perform or comply with any provision or term required to be performed or complied with by the Licensee under this Agreement, or (b) for the death, injury or property damage suffered by any person on account of or based upon the act, omission, fault, negligence or misconduct by the Licensee while performing or complying with the terms and provisions of this License.
8. The Licensing Authority hereby reserves the right to suspend, revoke or cancel this License for good cause, including but not limited to Licensee's failure to comply with the provisions of any rule or regulation, term, condition, statute or law shown upon reasonable advance written notice to the Licensee, and pursuant to the provisions of Section 8.9 (b) of the Aquaculture Regulations to provide the Licensee a reasonable opportunity to be heard before the Licensing Authority.
9. The granting of this License does not relieve the Licensee from the obligation to obtain any other necessary licenses, approvals, and or/permits prior to conducting operations, including but, not limited to the U.S. Army Corps of Engineers, Department of Environmental Protection, Division of Marine Fisheries, the Town's Conservation Commission. Further, the granting of this License may be conditional upon obtaining all approvals and/or permits.
10. This License shall not be construed as creating or vesting in the Licensee any estate in the Licensed Premises, but only the limited right of possession as hereinabove stated.

This License shall commence on May 3, 2026, and end on May 2, 2036.

TOWN OF PLYMOUTH SELECT BOARD

Deb Iaquinto, Chair

Date: _____

Richard J. Quintal Jr., Vice Chair

Kevin B. Canty

David M. Golden Jr.

William Keohan

LICENSEE

Marina Houston
77 Old Barn Road, Plymouth, MA

Date: _____

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS.

IN WITNESS WHEREOF, the parties hereto have caused this License Agreement to be executed as a sealed instrument and signed in duplicate on this _____ day of _____, 2025.

Notary Public
My commission expires:

Ad Preview

**LEGAL NOTICE
TOWN OF PLYMOUTH
SELECT BOARD
PUBLIC HEARING
AQUACULTURE LICENSE
REQUESTED**

In accordance with Chapter 130 of the Massachusetts General Laws, as amended, notice is hereby given that a Public Hearing will be held at the Plymouth Town Hall, 26 Court Street, Plymouth, Massachusetts, on Tuesday, June 30, at 6:00 p.m. to consider the renewal of Aquaculture License to Kevin Houston of 77 Old Barn Road, Plymouth, Massachusetts, for an area situated in Plymouth Harbor described by the following coordinates:

NW Corner 41 59'11.116" N
SW Corner 41 59'09.127" N
70 40'20.457" N 70
40'21.593" W
NE Corner 41 59'09.539" N
SE Corner 41 59'07.566" N
70 40'15.636" W 70
40'16.75" W

This hearing will be held in-person (with a remote option via PACTv) Tuesday, June 30, 2026 at 6:00 p.m., visit www.pactv.org to watch/participate remotely or come in-person.
AD#12421320
OCM 06/25/2026

AQUACULTURE LICENSE AGREEMENT

This License Agreement is executed by and between the Town of Plymouth, acting by and through its Select Board, having an address of Plymouth Town Hall, 26 Court Street, Plymouth, Massachusetts, hereinafter referred to as the "Licensing Authority," and **Kevin Houston, 77 Old Barn Road, Plymouth, Massachusetts**, hereinafter referred to as the "Licensee".

In consideration of the mutual covenants and promises set forth herein, the parties agree as follows:

1. The Licensing Authority hereby grants a license to the aforementioned Licensee to engage in aquaculture for the purposes set forth in and pursuant to the provisions of G.L. c 130, § 57, as amended, and Town of Plymouth Aquaculture Regulations (the "Aquaculture Regulations") on the afore-described premises.

2. During the exercise of the rights hereby granted, the Licensee shall at all times observe and obey applicable federal, state and local laws, ordinances, regulations and permitting or licensing requirements and shall comply with the following additional conditions:
 - a. The Licensee shall seasonably pay all fees and charges required by law whether to the Town of Plymouth or otherwise. Said charges shall include, but not necessarily be limited to, the following: a minimum of Twenty-five and No/100 (\$25.00) Dollars per acre, or part thereof, per year, payable in advance at the execution of this Agreement and upon each successive anniversary thereafter. The Town reserves the right to increase the aforesaid per-acre annual fee during the term of the License Agreement, as may be allowed by the Massachusetts General Laws and/or by special legislative act, upon thirty-days advance written notice to the Licensee.
 - b. The Licensee shall seasonably file all reports required by law or requested by the Select Board.

3. The Licensee is permitted to enter and use the following described premises (the "Licensed Premises") for the purposes described herein:

Beginning at a point in Plymouth Harbor which is located at:

Northwest Corner:

N 41° 59' 11.116"

W 70° 40' 20.457"

Southwest Corner

N 41° 59' 09.127"

W 70° 40' 21.593"

Northeast Corner:

N 41° 59' 09.539"

W 70° 40' 15.636"

Southeast Corner:

N 41° 59' 07.566"

W 70° 40' 16.75"

The Licensed Premises is shown as an area containing 2 acres, more or less, depicted as Area #17 on a plan entitled, "Town of Plymouth Aquaculture Development Zone" dated May 20, 2025, prepared by the Town of Plymouth's Harbormaster, a copy of which is on file at the Town of Plymouth Select Board's Office. The coordinates described herein are those designated as the "mainland zone" and are considered valid within the definition of M.G.L. Ch.27, S.13 as amended by Ch. 47 of the Acts of 1941.

4. The Licensing Authority or its duly authorized agent reserves the right to inspect the Licensed Premises at any and all times.
5. This License may not be assigned or transferred by the Licensee without the prior written consent of the Licensing Authority, which consent shall not be unreasonably withheld and shall be in accordance with the provisions of Section 8.2 of the Aquaculture Regulations. Any person, corporation or entity to whom the License is being transferred shall be subject to the provisions of the Aquaculture Regulations. Subleasing of the Licensed Premises is prohibited.
6. The Licensee agrees not to obstruct any dredging operation which may be conducted at, or in the vicinity of, the Licensed Premises. The Licensing Authority shall make a reasonable effort to give the Licensee thirty (90) days advance notice of any such dredging operations.
7. The Licensee hereby waives any and all claims of whatsoever nature against the Licensing Authority and against owners and/or operators of any boats, vessels or other watercraft which may become grounded or adrift on or over the Licensed Premises. Furthermore, the Licensee shall indemnify, defend and hold harmless the Licensing Authority from and against any and all claims, demands, suits, actions, costs, judgments, whatsoever, including reasonable attorney's fees, which may be imposed upon, incurred by, or asserted against the Licensing Authority by reason of (a) any failure on the part of the Licensee to perform or comply with any provision or term required to be performed or complied with by the Licensee under this Agreement, or (b) for the death, injury or property damage suffered by any person on account of or based upon the act, omission, fault, negligence or misconduct by the Licensee while performing or complying with the terms and provisions of this License.
8. The Licensing Authority hereby reserves the right to suspend, revoke or cancel this License for good cause, including but not limited to Licensee's failure to comply with the provisions of any rule or regulation, term, condition, statute or law shown upon reasonable advance written notice to the Licensee, and pursuant to the provisions of Section 8.9 (b) of the Aquaculture Regulations to provide the Licensee a reasonable opportunity to be heard before the Licensing Authority.
9. The granting of this License does not relieve the Licensee from the obligation to obtain any other necessary licenses, approvals, and or/permits prior to conducting operations, including but, not limited to the U.S. Army Corps of Engineers, Department of Environmental Protection, Division of Marine Fisheries, the Town's Conservation Commission. Further, the granting of this License may be conditional upon obtaining all approvals and/or permits.
10. This License shall not be construed as creating or vesting in the Licensee any estate in the Licensed Premises, but only the limited right of possession as hereinabove stated.

This License shall commence on May 3, 2026, and end on May 2, 2036.

TOWN OF PLYMOUTH SELECT BOARD

Deb Iaquinto, Chair

Date: _____

Richard J. Quintal Jr., Vice Chair

Kevin B. Canty

David M. Golden Jr.

William Keohan

LICENSEE

Kevin Houston
77 Old Barn Road, Plymouth, MA

Date: _____

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS.

IN WITNESS WHEREOF, the parties hereto have caused this License Agreement to be executed as a sealed instrument and signed in duplicate on this _____ day of _____, 2025.

Notary Public
My commission expires:



**Town of Plymouth
Select Board**

Administrative Notes

REQUESTED BY:	Various
PROPOSED MOTION:	The Board will make a motion to approve the listed Administrative Notes individually or as a group.
NOTES:	
ACTION TAKEN:	Moved: Seconded: Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

**Office of Community Development
Town of Plymouth
26 Court St.
508-747-1620, ext. 10150
pwhalen@plymouth-ma.gov**

TO: Select Board Chair, Deborah Iaquinto

FROM: Peggy Whalen, Director --Office of Community Development

RE: POND WALK

DATE: 06/12/2026

Attached is the LAU for signature of the BOS Chair. The project is located at 553 Wareham Road with approval from the planning board to grant a special permit to allow construction of a total of 49 single family homes, 4 of which will be affordable at 80% AMI or lower. Open space and walking trails will be part of the project.

Thank you, Peggy

LOCAL INITIATIVE PROGRAM APPLICATION FOR LOCAL ACTION UNITS

Introduction

The Local Initiative Program (LIP) is a state housing initiative administered by the Executive Office of Housing and Livable Communities (EOHLC) to encourage communities to produce affordable housing for low- and moderate-income households.

The program provides technical and other non-financial assistance to cities or towns seeking to increase the supply of housing for households at or below 80% of the area median income. LIP-approved units are entered into the subsidized housing inventory (SHI) pursuant to Chapter 40B.

Local Action Units (LAUs) are created through local municipal action *other than comprehensive permits*; for example, through special permits, inclusionary zoning, conveyance of public land, utilization of Community Preservation Act (CPA) funds, etc.

The Department shall certify units submitted as LAUs if they meet the requirements of 760 CMR 56.00 and the LIP Guidelines, which are part of the Comprehensive Permit Guidelines and can be found on the **EOHLC website at www.mass.gov/EOHLC**

To apply, a community must submit a complete, signed copy of this application to:

**Executive Office of Housing and Livable Communities (EOHLC)
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114**

**Attention: Alyxandra Sabatino, LIP/HOP Coordinator
Telephone: 617-573-1328
Email: alyxandra.sabatino@mass.gov**

Community Support Narrative, Project Description and Documentation

Please provide a description of the project, including a summary of the project's history and the ways in which the community fulfilled the local action requirement.

Pond Walk

After a public hearing, in May 2025, the Plymouth Planning Board unanimously voted to grant a Special Permit to allow for the construction of Pond Walk. A total of forty-nine (49) single-family homes will be constructed, with 4 units being affordable homes that will be sold to households earning no more than 80% of the area median income. A considerable amount of open space will be incorporated into this project, with walking trails available to residents.

Signatures of Support for the Local Action Units Application

Chief Executive Officer:

defined as the mayor in a city and the board of selectmen in a town, unless some other municipal officer is designated to be the chief executive officer under the provisions of a local charter

Signature: _____

Print Name: Deborah Iaquinto, Chair

Date: _____

Chair, Local Housing Partnership: *(as applicable)*

Signature: _____

Print Name: _____

Date: _____

Municipal Contact Information

Chief Executive Officer

Name Deborah Iaquinto, Chair (Selectboard)
Address 26 Court Street Plymouth MA 02360
Phone 508-747-1620 Ext 10106
Email Selectmen@plymouth-ma.gov

Town Administrator/Manager

Name Derek Brindisi, Town Manager
Address 26 Court Street Plymouth, MA 02360
Phone 508-747-1620 Ext. 10105
Email dbrindisi@plymouth-ma.gov

City/Town Planner (if any)

Name Michael Silveira, Planning & Development
Address 26 Court Street Plymouth, MA 02360
Phone 508-322-3372
Email msilveira@plymouth-ma.gov

City/Town Counsel

Name Kate McKay, General Counsel
Address 26 Court Street Plymouth MA
Phone 508-747-1620 Ext 10250
Email kmckay@plymouth-ma.org

Chairman, Local Housing Partnership (if any)

Name N/A

Community Contact Person for this project

Name Peggy Whalen, Community Development
Address 26 Court Street Plymouth, MA. 02360
Phone 508-322-3321
Email pwhalen@plymouth-ma.gov

The Project

Developer

Name Pond Walk LLC (Sheridan Home Builders)
 Address 687 State Road # 7, Plymouth, MA 02360
 Phone 508-844-1319
 Email shellye@sheridanhomebuilders.com

Is your municipality utilizing any HOME or CDBG funding for this project? X No

Local tax rate per thousand \$12.55 for Fiscal Year 2026

Site Characteristics

<u>Project Style</u>	<u>Total # of Units</u>	<u># of Units Proposed for LAU Certification</u>
Detached single-family house	49	4
Rowhouse/townhouse	_____	_____
Duplex	_____	_____
Multifamily house (3+ family)	_____	_____
Multifamily rental building	_____	_____
Other (specify)	_____	_____

Unit Composition

Type of Unit:	# of Units	# of BRs	# of Baths	Square Feet	Proposed Sales Prices/Rents	Proposed HOA Fee
Condo Ownership						
Fee Simple Ownership						
Rental						
Affordable:	4	3	2	1,360	\$347,700	\$100/month
Market:	45	2-3	1.5-2.5	1,150-1,650	\$500,000-\$650,000	\$100/month

Please attach the following documents to your application:

1. Documentation of municipal action (e.g., copy of special permit, CPA funds, land donation, etc.)
2. Long-Term Use Restrictions (request documents before submission):
 - For ownership projects**, this is the Regulatory Agreement for Ownership Developments, redlined to reflect any proposed changes and/or the model deed rider.
 - For rental projects**, this is the Regulatory Agreement for Rental Developments, redlined to reflect any proposed changes.
 - For HOME-funded projects**, this is the HOME covenant/deed restriction. When attaching a HOME deed restriction to a unit, the universal deed rider cannot be used.
3. Documents of Project Sponsor's (developer's) legal existence and authority to sign the Regulatory Agreement:
 - appropriate certificates of Organization/Registration and Good Standing from the Secretary of State's Office
 - mortgagee consents to the Regulatory Agreement
 - trustee certificates or authorization for signer(s) to execute all documents
4. For Condominium Projects Only: The Condominium master deed with schedule of undivided interest in the common areas in percentages set forth in the condominium master deed
5. For Rental Projects Only: A copy of the Local Housing Authority's current Utility Allowances
6. Massachusetts Environmental Policy Act (MEPA) environmental notification form (ENF) – for new construction only (request form before submission)
7. Affirmative Fair Marketing and Lottery Plan, including:
 - ads and flyers with HUD Equal Housing Opportunity logo
 - informational materials for lottery applicants
 - eligibility requirements
 - lottery application and financial forms
 - lottery and resident selection procedures
 - request for local preference and demonstration of need for the preference

- measures to ensure affirmative fair marketing, including outreach methods and venue list
- name of Lottery Agent with contact information

See Section III of the Comprehensive Permit Guidelines at <http://www.mass.gov>

(search for **LIP 40B Guidelines** for more information)

PLEASE CONTACT OUR OFFICE AT 617-573-1328 IF YOU HAVE ANY QUESTIONS.

RE: Dan Ryan

From Shelby Roy <shelby.roy@carverma.gov>

Date Wed 6/17/2026 3:27 PM

To Jade Anderton <janderton@plymouth-ma.gov>

External sender <shelby.roy@carverma.gov>

Make sure you trust this sender before taking any actions.

Hi Jade,

Carver Select Board Meeting – June 16, 2026

Plymouth Airport Community Advisory Committee (Recommendation) 1 opening for a term:

➤ **Dan Ryan for term of July 1, 2026 – June 30, 2029**

Motion to recommend Dan Ryan to the Plymouth Airport Community Advisory Comm year term by Cotter, second by Elliman.

Vote 5-0



**Town of Plymouth
Select Board**

June 2026 Monthly Finance Report

REQUESTED BY:	Lynne Barrett, Finance Director
PROPOSED MOTION:	N/A
NOTES:	The Finance Director will present the first monthly finance report for June 2026.
ACTION TAKEN:	Moved: Seconded: Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



**Monthly
Finance
Department
Report**

June 2026

Town of Plymouth

Lynne Barrett, Director of Finance

Cameron Scott, Assistant Director of Finance

MONTHLY FINANCE DEPARTMENT REPORT
June 2026
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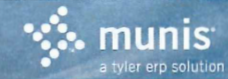
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Town of Plymouth
Budget vs. Actual - State & Local Revenue
Fiscal Year 2026 Through June

6/24/2026

	Budget	Actual	Difference	%
FROM THE COMMONWEALTH				
Veteran's Benefits	363,273.00	275,141.59	(88,131.41)	75.74 %
Exemptions	786,808.00	721,237.00	(65,571.00)	91.67 %
State Owned Land	1,344,063.00	1,232,055.00	(112,008.00)	91.67 %
Chapter 70	30,162,897.00	27,649,314.00	(2,513,583.00)	91.67 %
Charter School Reimbursement	418,176.00	414,294.00	(3,882.00)	99.07 %
General Municipal Aid	4,877,945.00	4,471,445.00	(406,500.00)	91.67 %
TOTAL FROM THE COMMONWEALTH	37,953,162.00	34,763,486.59	(3,189,675.41)	91.60 %
FROM LOCAL RECEIPTS				
Motor Vehicle Excise	10,347,932.00	12,616,526.90	2,268,594.90	121.92 %
Other Excise	1,955,000.00	1,643,364.79	(311,635.21)	84.06 %
Penalties/Interest on Taxes	795,750.00	942,614.71	146,864.71	118.46 %
Payment in Lieu of Taxes	94,500.00	48,152.93	(46,347.07)	50.96 %
Fees	619,500.00	850,233.21	230,733.21	137.25 %
Rental	892,500.00	1,240,356.14	347,856.14	138.98 %
Departmental Revenue - School	525,000.00	257,109.23	(267,890.77)	48.97 %
Departmental Revenue - Cemeteries	97,335.00	79,525.00	(17,810.00)	81.70 %
Departmental Revenue - Crematory	301,000.00	309,541.30	8,541.30	102.84 %
Departmental Revenue - Recreation	240,000.00	309,565.92	69,565.92	128.99 %
Other Departmental Revenue	321,300.00	291,848.55	(29,451.45)	90.83 %
Licenses & Permits	3,664,500.00	4,584,498.38	919,998.38	125.11 %
Fines and Forfeits	262,500.00	318,964.84	56,464.84	121.51 %
Investment Income	2,384,000.00	3,464,273.37	1,080,273.37	145.31 %
Other Miscellaneous Income	901,615.00	849,150.18	(52,464.82)	94.18 %
Other Miscellaneous Income - Non-Recurring	-	137,103.16	137,103.16	- %
TOTAL FROM LOCAL RECEIPTS	23,402,432.00	27,942,828.61	4,540,396.61	119.40 %
TOTAL TOTAL STATE & LOCAL RECEIPTS	61,355,594.00	62,706,315.20	1,350,721.20	102.20 %
OTHER REVENUES				
Property Taxes	240,735,891.68	236,545,498.48	(4,190,393.20)	98.26 %
Tax Liens	-	109,310.98	109,310.98	- %
Tax Deferrals	-	191,213.37	191,213.37	- %
Transfer from SRF	2,395,727.00	2,395,727.00	-	100.00 %
Transfer from Ent	3,152,340.00	3,152,340.00	-	100.00 %
Transfer from Trust	1,168,900.00	1,168,900.00	-	100.00 %
TOTAL OTHER REVENUES	247,452,858.68	243,562,989.83	(3,889,868.85)	98.43 %
TOTAL GENERAL FUND REVENUE	308,808,452.68	306,269,305.03	(2,539,147.65)	99.18%

TOWN OF PLYMOUTH



YEAR-TO-DATE BUDGET REPORT

FOR 2026 12

ACCOUNTS FOR: 0010 GENERAL FUND	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
123 TOWN MANAGER	1,465,193.00	126,900.00	1,592,093.00	1,312,313.03	109,848.54	169,931.43	89.3%
129 SALARY RESERVE FUND	733,758.00	-440,261.00	293,497.00	36,406.00	.00	257,091.00	12.4%
132 FINCOMM RESERVE FUND	150,000.00	-49,446.00	100,554.00	.00	.00	100,554.00	.0%
133 FINANCE AND ACCOUNTING	1,210,402.00	38,039.00	1,248,441.00	972,945.97	91,441.82	184,053.21	85.3%
138 PROCUREMENT	432,404.00	46,539.00	478,943.00	362,256.52	31,572.84	85,113.64	82.2%
141 ASSESSING	757,384.00	35,770.00	793,154.00	702,515.54	9,905.51	80,732.95	89.8%
146 TREASURER AND COLLECTOR	972,824.00	28,351.00	1,001,175.00	871,547.45	51,821.57	77,805.98	92.2%
152 HUMAN RESOURCES	615,635.00	-2,975.00	612,660.00	496,251.69	26,233.75	90,174.56	85.3%
155 INFORMATION TECHNOLOGY	3,268,031.00	23,214.00	3,291,245.00	2,755,476.27	405,524.21	130,244.52	96.0%
158 TAX TITLE AND FORCLOSURE	261,000.00	.00	261,000.00	75,503.32	93,722.67	91,774.01	64.8%
161 TOWN CLERK	722,452.00	67,565.00	790,017.00	709,171.60	10,898.40	69,947.00	91.1%
165 ELECTIONS & TOWN MEETING	310,290.00	.00	310,290.00	175,797.04	3,994.46	130,498.50	57.9%
175 PLANNING & DEVELOPMENT	1,045,794.00	83,236.00	1,129,030.00	858,240.79	11,287.77	259,501.44	77.0%
189 REDEVELOPMENT AUTHORITY	24,848.00	.00	24,848.00	24,848.00	.00	.00	100.0%
210 POLICE	17,442,402.00	160,925.00	17,603,327.00	13,818,677.26	230,213.82	3,554,435.92	79.8%
220 FIRE	17,852,578.00	40,437.00	17,893,015.00	15,720,343.46	210,340.49	1,962,331.05	89.0%
241 INSPECTIONAL SERVICES	1,241,172.00	39,565.00	1,280,737.00	1,169,065.60	4,939.08	106,732.32	91.7%
291 EMERGENCY MANAGEMENT	1,465,065.00	3,567.00	1,468,632.00	1,413,439.44	14,713.45	40,479.11	97.2%
292 ANIMAL CONTROL	216,824.00	10,570.00	227,394.00	192,640.06	107.46	34,646.48	84.8%
295 HARBOR MASTER	673,968.00	17,674.00	691,642.00	561,368.96	29,759.86	100,513.18	85.5%
390 MEDICAID PROGRAM-SCHL REVO	336,492.00	.00	336,492.00	254,722.14	82,541.66	-771.80	100.2%
391 OUT OF DISTRICT TRANSPORTA	82,045.00	.00	82,045.00	33,130.75	.00	48,914.25	40.4%
411 DPW ENGINEERING	739,157.00	22,700.00	761,857.00	553,853.59	2,104.27	205,899.14	73.0%
420 DPW HIGHWAY	2,468,214.00	85,777.00	2,553,991.00	1,877,376.09	93,748.38	582,866.53	77.2%
421 DPW ADMINISTRATION	951,286.00	4,625.00	955,911.00	825,248.21	13,181.85	117,480.94	87.7%
422 BUILDING MAINTENANCE	3,566,783.00	370,587.00	3,937,370.00	3,595,943.24	122,399.84	219,026.92	94.4%
423 DPW SNOW AND ICE	1,366,415.00	2,995,000.00	4,361,415.00	4,154,941.02	278,233.12	-71,759.14	101.6%
425 FLEET MAINTENANCE	2,040,615.00	-279,831.00	1,760,784.00	1,290,812.21	199,599.30	270,372.49	84.6%
427 ENERGY & ENVIRONMENT	932,517.00	21,103.00	953,620.00	831,518.03	41,321.72	80,780.25	91.5%
433 SOLID WASTE OPERATIONS	397,925.00	.00	397,925.00	306,211.24	12,758.61	78,955.15	80.2%
490 CREMATORY	285,584.00	12,625.00	298,209.00	258,754.21	24,194.01	15,260.78	94.9%
491 CEMETERY	864,551.00	22,059.00	886,610.00	683,733.13	4,983.68	197,893.19	77.7%
492 PARKS AND FORESTRY	1,579,235.00	38,829.00	1,618,064.00	1,276,569.33	53,996.96	287,497.71	82.2%
510 PUBLIC HEALTH	440,072.00	16,831.00	456,903.00	406,926.97	7,804.09	42,171.94	90.8%
541 CENTER FOR ACTIVE LIVING	896,784.00	29,871.00	926,655.00	846,151.93	6,137.79	74,365.28	92.0%
543 VETERANS SERVICES	623,482.00	4,616.00	628,098.00	507,422.08	14,569.44	106,106.48	83.1%
549 DISABILITIES	350.00	.00	350.00	.00	.00	350.00	.0%
610 LIBRARY	2,366,392.00	22,271.00	2,388,663.00	2,143,477.88	38,853.08	206,332.04	91.4%
630 RECREATION	608,438.00	8,772.00	617,210.00	507,672.22	3,639.05	105,898.73	82.8%
695 1749 COURT HOUSE	25,747.00	.00	25,747.00	14,180.25	2,476.25	9,090.50	64.7%
710 LONG TERM PRINCIPAL	10,666,354.00	.00	10,666,354.00	10,666,353.16	.00	.84	100.0%
750 LONG TERM INTEREST	5,914,448.00	.00	5,914,448.00	5,915,674.66	.00	-1,226.66	100.0%
752 SHORT TERM INTEREST	1,598,489.00	.00	1,598,489.00	223,054.74	.00	1,375,434.26	14.0%
753 MISC INTEREST	5,000.00	.00	5,000.00	1,029.43	.00	3,970.57	20.6%

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TOWN OF PLYMOUTH



YEAR-TO-DATE BUDGET REPORT

FOR 2026 12								
ACCOUNTS FOR: 0010 GENERAL FUND	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	
755 BOND ISSUANCE COSTS	25,000.00	.00	25,000.00	7,900.00	.00	17,100.00	31.6%	
820 STATE ASSESSMENTS	.00	9,212,521.00	9,212,521.00	8,891,145.00	.00	321,376.00	96.5%	
830 COUNTY ASSESSMENTS	.00	257,842.00	257,842.00	257,801.91	.00	40.09	100.0%	
910 MEMBER BENEFITS	9,613,575.00	.00	9,613,575.00	7,696,695.67	370,867.32	1,546,012.01	83.9%	
911 PENSION CONTRIBUTIONS	21,524,793.00	.00	21,524,793.00	21,524,793.00	.00	.00	100.0%	
913 UNEMPLOYMENT COMPENSATION	60,220.00	.00	60,220.00	60,220.00	.00	.00	100.0%	
914 MEMBER INSURANCE	39,125,973.00	5,750.00	39,131,723.00	36,088,892.28	.00	3,042,830.72	92.2%	
915 OPEB TRUST FUNDING	1,290,740.00	.00	1,290,740.00	1,290,740.00	.00	.00	100.0%	
916 COMPENSATED ABSENCES	150,000.00	.00	150,000.00	150,000.00	.00	.00	100.0%	
945 TOWN INSURANCE	2,659,024.00	.00	2,659,024.00	2,230,925.16	142,416.44	285,682.40	89.3%	
990 TRANSFERS	.00	9,609,403.00	9,609,403.00	9,609,403.00	.00	.00	100.0%	
TOTAL GENERAL FUND	164,067,724.00	22,691,021.00	186,758,745.00	167,212,080.53	2,852,152.56	16,694,511.91	91.1%	

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TOWN OF PLYMOUTH



YEAR-TO-DATE BUDGET REPORT

FOR 2026 12

ACCOUNTS FOR: 0030 SCHOOL OPERATING FUND	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
301 PLYMOUTH EARLY CHILDHOOD C	2,123,073.00	345,993.96	2,469,066.96	2,080,519.09	398,208.71	-9,660.84	100.4%
305 COLD SPRING ELEMENTARY SCH	2,393,902.00	26,635.41	2,420,537.41	2,037,507.98	380,049.60	2,979.83	99.9%
306 FEDERAL FURNACE ELEM SCHOO	4,934,267.00	-10,885.09	4,923,381.91	4,020,228.95	849,804.74	53,348.22	98.9%
307 HEDGE ELEMENTARY SCHOOL	2,375,741.00	27,409.83	2,403,150.83	2,007,529.96	395,608.36	12.51	100.0%
308 INDIAN BROOK ELEMENTARY SC	5,572,153.00	122,792.73	5,694,945.73	4,728,009.82	966,958.47	-22.56	100.0%
309 MANOMET ELEMENTARY SCHOOL	2,943,330.00	-77,625.64	2,865,704.36	2,413,868.31	451,836.03	.02	100.0%
310 NATHANIEL MORTON ELEM SCHO	5,483,970.00	-236,282.19	5,247,687.81	4,426,226.16	821,069.83	391.82	100.0%
312 SOUTH ELEMENTARY SCHOOL	6,342,207.00	151,851.56	6,494,058.56	5,435,266.02	1,058,647.96	144.58	100.0%
314 WEST ELEMENTARY SCHOOL	4,413,509.00	100,507.66	4,514,016.66	3,762,320.91	745,383.34	6,312.41	99.9%
319 DW ELEMENTARY	818,657.00	-98,065.81	720,591.19	581,767.54	138,823.65	.00	100.0%
321 PLYMOUTH COMMUNITY INTRM S	10,876,195.00	-104,470.25	10,771,724.75	8,946,920.98	1,841,220.46	-16,416.69	100.2%
322 PLYMOUTH SOUTH MIDDLE SCHO	7,668,543.00	-17,651.58	7,650,891.42	6,410,440.25	1,235,992.99	4,458.18	99.9%
331 PLYMOUTH NORTH HIGH SCHOOL	14,530,874.00	123,080.78	14,653,954.78	12,381,676.08	2,300,079.92	-27,801.22	100.2%
332 PLYMOUTH SOUTH HIGH SCHOOL	9,474,767.00	516,984.12	9,991,751.12	8,485,891.31	1,564,042.91	-58,183.10	100.6%
333 PLYMOUTH SOUTH VOCATIONAL	5,394,862.00	-81,712.28	5,313,149.72	4,368,486.71	948,206.88	-3,543.87	100.1%
334 PLYMOUTH NORTH VOCATIONAL	761,043.00	-43,263.50	717,779.50	602,910.59	114,868.91	.00	100.0%
335 HARBOR ACADEMY	627,560.00	42,335.39	669,895.39	542,992.47	128,292.55	-1,389.63	100.2%
336 REGIONAL VOC./TECH SCHL TU	327,420.00	-8,428.41	318,991.59	318,991.59	.00	.00	100.0%
347 DW VISUAL AND PERFORMING A	287,436.00	-4,224.89	283,211.11	265,898.46	22,212.11	-4,899.46	101.7%
348 DW STUDENT SUPPORT SERVICE	1,451,924.00	-88,674.73	1,363,249.27	1,129,507.05	234,019.41	-277.19	100.0%
350 DW UNDISTRIBUTED	3,188,074.00	-2,284,593.26	903,480.74	517,327.33	18,820.49	367,332.92	59.3%
351 DW ACCOUNTABILITY & MEASUR	316,174.00	-6,412.80	309,761.20	303,857.36	5,903.84	.00	100.0%
352 DW EDUCATIONAL TECHNOLOGY	797,985.00	200,907.56	998,892.56	990,025.22	9,067.34	-200.00	100.0%
353 DW SPECIAL EDUCATION SERVI	11,149,650.00	1,217,340.64	12,366,990.64	10,493,733.65	2,163,682.34	-290,425.35	102.3%
354 DW COORDINATORS' SERVICES	626,964.00	-149,474.02	477,489.98	456,839.37	20,666.58	-15.97	100.0%
355 DW CENTRAL ADMINISTRATION	2,218,472.00	205,918.91	2,424,390.91	2,302,945.24	124,152.32	-2,706.65	100.1%
356 DW CURRICULUM & PROF DVLPM	665,410.00	-13,101.95	652,308.05	473,191.20	156,016.27	23,100.58	96.5%
357 DW HUMAN RESOURCES	133,419.00	-39,627.06	93,791.94	89,129.44	4,833.78	-171.28	100.2%
358 DW BUSINESS SERV & OPERATI	1,889,282.00	465,034.12	2,354,316.12	2,150,690.50	214,960.82	-11,335.20	100.5%
359 DW FACILITIES DEPARTMENT	2,653,999.00	781,454.90	3,435,453.90	3,070,706.69	455,782.13	-91,034.92	102.6%
362 TECHNOLOGY CENTER	2,028,578.00	-84,014.75	1,944,563.25	1,486,823.41	457,735.72	4.12	100.0%
363 SOLAR RENEWABLE ENERGY	1,190,903.00	-390,511.36	800,391.64	578,401.00	275,702.64	-53,712.00	106.7%
370 DW TRANSPORTATION	10,677,399.00	1,376,118.05	12,053,517.05	9,214,856.03	2,018,475.00	820,186.02	93.2%
371 CHARTER SCHOOLS - RISING T	441,287.00	.00	441,287.00	368,328.66	37,267.28	35,691.06	91.9%
TOTAL SCHOOL OPERATING FUND	126,779,029.00	1,965,346.05	128,744,375.05	107,443,815.33	20,558,393.38	742,166.34	99.4%

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Town of Plymouth
Budget vs. Actual - State & Local Revenue
Fiscal Year 2026 Through June

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	Budget	Actual	Difference	%
COMMUNITY PRESERVATION ACT FUND				
Total Revenue				
CPA Tax Revenue 2026	3,464,396.00	3,434,206.03	(30,189.97)	99.13 %
CPA Tax Revenue 2025	-	16,671.17	16,671.17	- %
CPA Tax Revenue 2024	-	-1,103.31	(1,103.31)	- %
CPA Tax Revenue 2023	-	-593.89	(593.89)	- %
CPA Tax Revenue 2022	-	-305.42	(305.42)	- %
CPA Tax Revenue 2021	-	-817.24	(817.24)	- %
TOTAL Surcharge Revenues	3,464,396.00	3,448,057.34	(16,338.66)	99.53 %
CPA Match from State	498,747.00	559,621.00	60,874.00	112.21 %
TOTAL State Funds	498,747.00	559,621.00	60,874.00	112.21 %
Tax Liens Redeemed	-	1,077.16	1,077.16	- %
Penalties & Interest	-	4,899.10	4,899.10	- %
PILOT's	-	256.04	256.04	- %
Investment Income	25,000.00	97,245.86	72,245.86	388.98 %
TOTAL Investment Income and Other	25,000.00	103,478.16	78,478.16	413.91 %
TOTAL COMMUNITY PRESERVATION ACT FUND	3,988,143.00	4,111,156.50	123,013.50	103.08 %

TOWN OF PLYMOUTH



YEAR-TO-DATE BUDGET REPORT

FOR 2026 12										
ACCOUNTS FOR:	COMMUNITY PRESERVATION ACT FUN	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED		
185	COMMUNITY PRESERVATION	159,526.00	.00	159,526.00	49,218.64	29,820.11	80,487.25	49.5%		
752	SHORT TERM INTEREST	297,375.00	.00	297,375.00	191,324.71	.00	106,050.29	64.3%		
	TOTAL COMMUNITY PRESERVATION A	456,901.00	.00	456,901.00	240,543.35	29,820.11	186,537.54	59.2%		

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Town of Plymouth
Budget vs. Actual - State & Local Revenue
Fiscal Year 2026 Through June

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	Budget	Actual	Difference	%
SEWER ENTERPRISE OPERATING FUND				
Total Revenue				
Sewer Charges	7,966,320.00	8,702,870.35	736,550.35	109.25 %
TOTAL Utility User Charges	7,966,320.00	8,702,870.35	736,550.35	109.25 %
Penalties and Interest	38,100.00	45,569.71	7,469.71	119.61 %
Tax Liens Redeemed	-	8.70	8.70	- %
Utility Liens	-	682.83	682.83	- %
Betterment Principal & Interest	284,025.00	103,112.58	(180,912.42)	36.30 %
Fees	25,000.00	43,970.00	18,970.00	175.88 %
Septage Receipts	900,000.00	1,271,012.96	371,012.96	141.22 %
L & P - Sewer Bank	75,000.00	224,990.00	149,990.00	299.99 %
TOTAL Other Departmental Revenue:	1,322,125.00	1,689,346.78	367,221.78	127.78 %
Investment Income	200,000.00	270,528.07	70,528.07	135.26 %
TOTAL Investment Income	200,000.00	270,528.07	70,528.07	135.26 %
State Grants	-	4,807.00	4,807.00	- %
TOTAL State Grants	-	4,807.00	4,807.00	- %
Transfer from General Fund	-	8,654.00	8,654.00	- %
TOTAL Transfers from Other Funds:	-	8,654.00	8,654.00	- %
TOTAL SEWER ENTERPRISE OPERATING FUND	9,488,445.00	10,676,206.20	1,187,761.20	112.52 %

TOWN OF PLYMOUTH



YEAR-TO-DATE BUDGET REPORT

FOR 2026 12										
ACCOUNTS FOR:	SEWER	ENTERPRISE	OPERATING	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
440	SEWER			6,595,686.00	520,654.00	7,116,340.00	5,571,321.69	990,155.22	554,863.09	92.2%
710	LONG TERM PRINCIPAL			1,606,588.00	.00	1,606,588.00	1,606,587.68	.00	.32	100.0%
750	LONG TERM INTEREST			903,939.00	.00	903,939.00	903,934.68	.00	4.32	100.0%
752	SHORT TERM INTEREST			374,600.00	.00	374,600.00	.00	.00	374,600.00	.0%
755	BOND ISSUANCE COSTS			5,000.00	.00	5,000.00	.00	.00	5,000.00	.0%
915	OPEB TRUST FUNDING			2,632.00	.00	2,632.00	2,632.00	.00	.00	100.0%
TOTAL SEWER ENTERPRISE OPERATI				9,488,445.00	520,654.00	10,009,099.00	8,084,476.05	990,155.22	934,467.73	90.7%

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Town of Plymouth
Budget vs. Actual - State & Local Revenue
Fiscal Year 2026 Through June

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	Budget	Actual	Difference	%
WATER ENTERPRISE OPERATING FUND				
Total Revenue				
Water Charges	7,462,255.00	8,030,132.57	567,877.57	107.61 %
TOTAL Utility User Charges	7,462,255.00	8,030,132.57	567,877.57	107.61 %
Penalties and Interest	151,000.00	136,274.79	(14,725.21)	90.25 %
Tax Liens Redeemed	-	770.00	770.00	- %
Utility Liens	-	6,750.44	6,750.44	- %
Water Service Charges	275,000.00	490,616.13	215,616.13	178.41 %
Miscellaneous Revenue	-	250.00	250.00	- %
Solar Credit Revenue	35,000.00	59,083.30	24,083.30	168.81 %
Water Balance Fees	-	116,292.25	116,292.25	- %
TOTAL Other Departmental Revenue:	461,000.00	810,036.91	349,036.91	175.71 %
Investment Income	200,000.00	244,150.59	44,150.59	122.08 %
TOTAL Investment Income	200,000.00	244,150.59	44,150.59	122.08 %
Transfer from General Fund	-	13,787.00	13,787.00	- %
TOTAL Transfers from Other Funds:	-	13,787.00	13,787.00	- %
TOTAL WATER ENTERPRISE OPERATING FUND	8,123,255.00	9,098,107.07	974,852.07	112.00 %

TOWN OF PLYMOUTH



YEAR-TO-DATE BUDGET REPORT

FOR 2026 12												
ACCOUNTS FOR:	6101	WATER	ENTERPRISE	FUND -	OPERAT	ORIGINAL	TRANFRS/	REVISED	YTD EXPENDED	ENCUMBRANCES	AVAILABLE	PCT
						APPROP	ADJSTMTS	BUDGET			BUDGET	USED
450	WATER					5,026,286.00	13,787.00	5,040,073.00	4,484,228.31	238,029.36	317,815.33	93.7%
710	LONG TERM PRINCIPAL					1,602,400.00	.00	1,602,400.00	1,602,400.00	.00	.00	100.0%
750	LONG TERM INTEREST					654,946.00	.00	654,946.00	654,943.02	.00	2.98	100.0%
752	SHORT TERM INTEREST					805,540.00	.00	805,540.00	106,744.16	.00	698,795.84	13.3%
755	BOND ISSUANCE COSTS					20,000.00	.00	20,000.00	.00	.00	20,000.00	.0%
915	OPEB TRUST FUNDING					14,083.00	.00	14,083.00	14,083.00	.00	.00	100.0%
TOTAL WATER ENTERPRISE FUND -						8,123,255.00	13,787.00	8,137,042.00	6,862,398.49	238,029.36	1,036,614.15	87.3%

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Town of Plymouth
Budget vs. Actual - State & Local Revenue
Fiscal Year 2026 Through June

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	Budget	Actual	Difference	%
AIRPORT ENTERPRISE OPERATING FUND				
Total Revenue				
Sale of Inventory - Fuel	3,703,246.00	2,423,096.31	(1,280,149.69)	65.43 %
TOTAL Fuel Revenue	3,703,246.00	2,423,096.31	(1,280,149.69)	65.43 %
Fees	6,000.00	6,412.42	412.42	106.87 %
Rentals	460,000.00	435,699.53	(24,300.47)	94.72 %
Miscellaneous Revenue	-	410.00	410.00	- %
Penalties and Interest	-	63.15	63.15	- %
Airport Sewer Charges	43,955.00	40,880.75	(3,074.25)	93.01 %
TOTAL Other Departmental Revenue:	509,955.00	483,465.85	(26,489.15)	94.81 %
Investment Income	23,000.00	30,089.57	7,089.57	130.82 %
TOTAL Investment Income	23,000.00	30,089.57	7,089.57	130.82 %
Transfer from General Fund	-	13,965.00	13,965.00	- %
TOTAL Transfers from Other Funds:	-	13,965.00	13,965.00	- %
TOTAL AIRPORT ENTERPRISE OPERATING FUND	4,236,201.00	2,950,616.73	(1,285,584.27)	69.65 %

TOWN OF PLYMOUTH



YEAR-TO-DATE BUDGET REPORT

FOR 2026 12										
ACCOUNTS FOR:	6501	AIRPORT ENTERPRISE FUND - OPER	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	
482	AIRPORT		4,189,892.00	13,965.00	4,203,857.00	2,870,817.78	48,424.02	1,284,615.20	69.4%	
710	LONG TERM PRINCIPAL		30,000.00	.00	30,000.00	30,000.00	.00	.00	100.0%	
750	LONG TERM INTEREST		10,650.00	.00	10,650.00	10,650.00	.00	.00	100.0%	
915	OPEB TRUST FUNDING		5,659.00	.00	5,659.00	5,659.00	.00	.00	100.0%	
990	TRANSFERS		.00	519,000.00	519,000.00	519,000.00	.00	.00	100.0%	
TOTAL AIRPORT ENTERPRISE FUND			4,236,201.00	532,965.00	4,769,166.00	3,436,126.78	48,424.02	1,284,615.20	73.1%	

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Town of Plymouth
Budget vs. Actual - State & Local Revenue
Fiscal Year 2026 Through June

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	Budget	Actual	Difference	%
SOLID WASTE ENTERPRISE FUND				
Total Revenue				
B Staying with the Station	661,000.00	662,590.00	1,590.00	100.24 %
2nd Vehicle Transfer	20,000.00	19,965.00	(35.00)	99.83 %
Recycle Only	40,724.00	42,270.00	1,546.00	103.80 %
Four Month Transfer Station	28,645.00	27,400.00	(1,245.00)	95.65 %
One Month Transfer Station	10,260.00	17,965.00	7,705.00	175.10 %
Transfer Station Trailer	1,110.00	900.00	(210.00)	81.08 %
TOTAL Rate Revenue	761,739.00	771,090.00	9,351.00	101.23 %
Recycling Revenue	90,000.00	56,823.46	(33,176.54)	63.14 %
Smart Bag Revenue	390,000.00	392,700.00	2,700.00	100.69 %
Transfer Station Fines	14,000.00	10,500.00	(3,500.00)	75.00 %
Monthly Host Fees	68,400.00	58,050.70	(10,349.30)	84.87 %
TOTAL Other Department Revenue	562,400.00	518,074.16	(44,325.84)	92.12 %
Investment Income	65,000.00	63,208.45	(1,791.55)	97.24 %
TOTAL Investment Income	65,000.00	63,208.45	(1,791.55)	97.24 %
TOTAL SOLID WASTE ENTERPRISE FUND	1,389,139.00	1,352,372.61	(36,766.39)	97.35 %

TOWN OF PLYMOUTH



YEAR-TO-DATE BUDGET REPORT

FOR 2026 12									
ACCOUNTS FOR:		ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT	
6601	SOLID WASTE ENTERPRISE FUND -	APPROP	ADJSTMTS	BUDGET	YTD EXPENDED	ENCUMBRANCES	BUDGET	USED	
433	SOLID WASTE OPERATIONS	1,386,112.00	.00	1,386,112.00	1,187,162.11	79,827.32	119,122.57	91.4%	
915	OPEB TRUST FUNDING	3,027.00	.00	3,027.00	3,027.00	.00	.00	100.0%	
	TOTAL SOLID WASTE ENTERPRISE F	1,389,139.00	.00	1,389,139.00	1,190,189.11	79,827.32	119,122.57	91.4%	

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Town of Plymouth
Budget vs. Actual - State & Local Revenue
Fiscal Year 2026 Through June

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	Budget	Actual	Difference	%
CABLE PUBLIC ACCESS ENTERPRISE FUND				
Total Revenue				
Cable Access Fees	8,000.00	7,472.00	(528.00)	93.40 %
TOTAL Enterprise Revenue	8,000.00	7,472.00	(528.00)	93.40 %
Department Revenue	1,537,000.00	1,336,628.85	(200,371.15)	86.96 %
TOTAL Other Departmental Revenue	1,537,000.00	1,336,628.85	(200,371.15)	86.96 %
Investment Income	-	866.19	866.19	- %
TOTAL Investment Income	-	866.19	866.19	- %
TOTAL CABLE PUBLIC ACCESS ENTERPRISE FUND	1,545,000.00	1,344,967.04	(200,032.96)	87.05 %

TOWN OF PLYMOUTH



YEAR-TO-DATE BUDGET REPORT

FOR 2026 12											
ACCOUNTS FOR:	6801	CABLE	PUBLIC ACCESS	ENTERPRISE	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
123	TOWN MANAGER				1,545,000.00	.00	1,545,000.00	1,337,531.85	70,546.17	136,921.98	91.1%
	TOTAL	CABLE	PUBLIC ACCESS	ENTE	1,545,000.00	.00	1,545,000.00	1,337,531.85	70,546.17	136,921.98	91.1%

What is New Growth and How is it Calculated?

New Growth is the dollar increase in the annual levy limit that reflects the additional tax revenue generated by new construction, renovations, and other increases in the property tax base during a calendar year.

Proposition 2½ allows a municipality a 2.5 % annual increase to the levy limit restrictions imposed by **MGL Ch. 59 §21C**, but the levy limit also increases each year with the addition of New Growth as a standard part of the levy limit calculation.

New Growth does not include value increases caused by normal market forces or by revaluations.

New Growth always *increases* the tax levy – a building being demolished causing it to lose value or a property that is no longer taxable does not result in a corresponding decrease. For example, when a property is subject to taxation for the first time or has an increase in assessed value from the prior year due to a physical change to the existing improvement, that additional value is considered New Growth.

Assessors are responsible for identifying and reporting New Growth. This key part of the tax rate setting process requires the assessing office to track and record relevant growth activity on an ongoing basis.

One recurring challenge that comes up every year is what does and does not qualify as growth. Routine maintenance such as new siding, a new roof, new windows or changes to grade and condition does not qualify. Just because a building permit is issued, it does not automatically result in New Growth.

Another item for assessors to review is a personal property account that has had a significant drop in value from the prior year but also has a large amount of growth. Again, in certain instances, this may be considered New Growth, however, if the local House of Pizza changes its ownership and name to “Joe’s Pizza Palace,” the personal property does not qualify as growth unless it is replaced with new machinery/equipment and furnishings. A new account resulting from a change in ownership alone does not qualify as New Growth.

Real and personal property New Growth in and of itself is a good indication of the investment occurring in a community. Tax base growth under Proposition 2 ½ includes any parcel of real or personal property that falls under the following conditions:

- The property is subject to taxation for the first time, such as new articles of personal property or an exempt property that is no longer tax exempt.
 - The property is subject to taxation for the first time, such as new articles of personal property or an exempt property that is no longer tax exempt.
 - The property has increased in assessed valuation over the prior year if it is not due to a revaluation program, for example, when a new deck or an addition is added to an existing improvement.
- Accurately collecting New Growth ensures the tax burden is evenly and fairly distributed on all taxable real & personal property. With the New Growth number established, the municipality then knows exactly how much of the budget can be funded by property tax. To consistently capture as much new growth and maintain accurate data, the BLA requires that a periodic data inspection program provide for the inspection of each parcel at least once every ten years

What qualifies as New Growth?

Tax base growth under Proposition 2½ includes any parcel of real property or article of personal property that is:

- subject to taxation for the first time (e.g., new construction, new articles of personal property or previously exempt property)
- taxed as a separate parcel for the first time (e.g., subdivisions or condominium conversions)

What does not qualify as New Growth:

- The allowable value does not include any increases attributable to changes in the market value of properties in the community, nor is it reduced or offset by decreases in the community's total assessed valuation due to property changes occurring each year.
- The allowable value does not include the implementation of new valuation systems which is the conversion of a CAMA system which may lead to higher values. Also not included is the annual updating of the cost tables which may result in higher values.

Please see below for a numeric representation of the New Growth calculation. The aggregate value of increases due to new construction and renovations for the year is \$4.8 million. We multiply that by the prior year's tax rate of ten dollars and fifty cents per \$1,000 of value to arrive at a new growth value of \$50,400.

Calculating New Growth

$$\begin{array}{r} \text{Assessed value} \\ \text{of applicable} \\ \text{increases} \end{array} \times \begin{array}{r} \text{Prior Year} \\ \text{Tax Rate per} \\ \text{\$1,000 of} \\ \text{Value} \end{array} = \text{New Growth}$$

$$\begin{array}{r} \$4,800,000 \\ \times \\ \$10.50 \\ /1,000 \end{array} = \$50,400$$

New Growth represents the amount that would have been generated if the value had been included in the previous tax year levy. It is calculated by multiplying the assessed value associated with applicable increases by the prior year's tax rate and then added to the current year's levy limit.

DOR Code	Municipality	Fiscal Year	Residential New Growth Value	Residential New Growth Applied to the Levy Limit	Total New Growth Value	Total New Growth Applied to Levy Limit	Res New Growth as a % of Total New Growth	Prior Year's Levy Limit	Total New Growth Applied to Limit as a % of PY Levy Limit
239	Plymouth	2022	190,414,547	3,077,099	248,044,197	4,008,394	76.77	188,298,109	2.13
239	Plymouth	2023	291,055,255	4,490,983	343,114,126	5,294,251	84.83	197,013,956	2.69
239	Plymouth	2024	339,743,962	4,657,890	389,218,037	5,336,180	87.29	207,233,556	2.57
239	Plymouth	2025	233,042,399	2,999,256	312,571,626	4,022,797	74.56	217,750,575	1.85
239	Plymouth	2026	196,325,796	2,491,374	260,812,566	3,309,711	75.27	227,215,607	1.46

What is Free Cash?

Remaining, unrestricted funds from operations of the previous fiscal year, including unexpended free cash from the previous year, actual receipts in excess of revenue estimated on the tax recapitulation sheet, and unspent amounts in budget line items. Unpaid property taxes and certain deficits reduce the amount that can be certified as free cash. The calculation of free cash is based on the June 30 balance sheet, which is submitted by the community's auditor, accountant, or comptroller. Free cash is not available for appropriation until certified by the Director of Accounts.

DLS recommends that communities adopt robust free cash policies that address uses of free cash, including what percentage of free cash should be carried forward to the next annual certification, budgeting for the creation of free cash using conservative revenue and expenditure estimates, annual pay-go capital project uses, and reserve funding policies.

Further, DLS recommends that communities understand the role free cash plays in sustaining a strong credit rating and strive to generate free cash in an amount equal to five to seven percent of its annual budget.

The same rules apply to the DLS certification of retained earnings, which is the enterprise fund equivalent of free cash.

Free Cash Certification
Free Cash Calculation - Fiscal Year 2026

Begin:

Unreserved Undesignated Fund Balance 28,499,405.00

Subtract:

Personal Property Tax Receivable 294,882.00

Real Estate Tax Receivable 1,404,813.00

Other Receivables in Deferred Revenue

0.00

Total 0.00

Other Receivables, Overdrawn Accounts, Deficits

State Body Armor 20,842.00

MassDot Grant 23,173.00

MA Dept Environmental Protection 74,843.00

MA Exec Office of Energy & Envir 9,696.00

JAG 1,494.00

Title I 20.00

SPED IDEA 81,855.00

School Custodial Details Revolving 64.00

School Roofs 89,079.00

Contributory Retirement AP 2,900.00

PP Variance 13,167.00

RE Variance 34,158.00

Refunds Due 521,487.00

PP Refunds Due 5,163.00

Re Refunds Due 413,177.00

DISABILITY INSURANCE WITHHOLD 2,927.00

MANAGED BLUE FOR RETIREES 10,832.00

LIFE INSURANCE WITHHELD 191.00

OPTIONAL LIFE INSURANCE WITHHE 35.00

VISION - TOWN 9.00

HSA EMPLOYEE WITHHOLDING 370.00

Total 1,305,482.00

Free Cash Voted from Town Meeting Not Recorded 0.00

Add:

Free Cash Certification
Free Cash Calculation - Fiscal Year 2026

Circuit Breaker, Other Closed Accounts, Adjustments:

	0.00
Total	<u>0.00</u>
Deferred Revenue (Credit Balance+, Debit Balance-)	<u>-2,105,136.00</u>
Free Cash Calculation for 2025	<u>23,389,092.00</u>

Reviewed By: **Matthew Andre**
Certified On: **9/30/2025**



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2023

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Free Cash Proof Description	2021	2022	2023	2024	2025
Free Cash Certified Prior Year	10,127,293	19,713,396	14,895,506	14,373,612	20,245,586
Current Year Calculation	19,713,396	14,895,506	14,373,612	20,245,586	23,389,092
Revenue Deficits	0	0	0	0	0
Excess/Shortfall Local Receipts (CL#6)	5,844,439	6,195,086	6,309,236	8,444,726	9,944,279
Add Actual Revenue Received but not Estimated (CL#7)	0	0	1,000,000	0	0
Excess/Shortfall Cherry Sheet Receipts (CL#8)	(1,142,017)	596,947	(283,622)	(1,179,811)	(469,878)
Add Unencumbered/Unexpended Appropriations (CL#11)	10,399,962	5,255,708	5,923,284	12,451,340	10,501,944
Subtract Negative Free Cash Certified July 1 Prior Year	0	0	0	0	0
Add Prior Year Free Cash Not Appropriated (CL#12)	1,651,018	2,442,625	1,470,945	1,438,254	2,406,439
Add Overlay Surplus Closed (CL#13)	0	0	0	0	0
Prior & Current Year Outstanding Receivables Total	1,808,795	423,325	(566,853)	(390,957)	352,321
Net Change in Adjustment to Free Cash	410,216	275,444	477,725	(337,850)	(436,744)
Other Adjustments	418,607	(201,850)	125,000	152	134,311
Identified Free Cash July 1,	19,391,020	14,987,285	14,455,715	20,425,854	22,432,672

Date Certified		FY2026	
Certified Free Cash	Estimate 5% of Annual Budget	23,389,092.00	Current Recommendations
Pavement Management Commitment (Excess MVE)		(3,109,403.00)	Article 15 - in conjunction with financial policy
Annual Reserve for Cushion Roll Forward of 10%		\$ (1,438,909.20)	in conjunction with updated financial policy, Roll Forward to following Year (Reduced by Various Items at ATM & STM)
Commitment to 5% of Annual Operating Budget to the General Stabilization Fund over time	1st Year Return to Stabilization the amount we used to replace the meals tax for FY2023, Escalate by 5% to get there	-	None at this time, current balance is \$16,157,558, which represents 5.1% of the 2026 Total Operating budget GF & Enterprise funds of \$315,094,462.
Annual OPEB Contribution		\$ (1,000,000.00)	Article 7 - Used to fund a portion of the OPEB line item in the Fiscal 2027 budget
Balance for Capital, Studies & Other		\$ 17,840,779.80	
FATM:			
Article 4 - Capital Recommendation		(597,958.00)	Used at the fall town meeting in October 2025
	Total FATM	\$ (597,958.00)	
Sub-Total		\$ 17,242,821.80	
STM & ATM:			
Article 18 Capital		(9,619,731.00)	Article 18 - Recommended to use at spring annual for capital - see detail on Capital List
Facility Capital Maintenance Stabilization Fund		(5,000,000.00)	Article 13 Recommendation
Payoff Fire Engines (Previous Authorization to Borrow)		(1,496,853.00)	Article 19 Recommendation
Article 7 - Operating Budget		(142,010.00)	Art 7 - Select Board vote for police cruisers
Art 14 Nuclear Mitigation Fund		(500,000.00)	Article 14 - SB Recommendation
STM Articles		(400,000.00)	Article 2, 3 & 4
ATM Articles		(23,300.00)	Article 22 & 23
	Total STM & ATM	\$ (17,181,894.00)	
	Balance	\$ 60,927.80	
	Total Balance	\$ 1,499,837.00	Remaining - Plus Carry Over

PLYMOUTH

Combined Balance Sheet - All Fund Types and Account Groups
as of June 30, 2025
(Unaudited)

	Governmental Fund Types			Proprietary Fund Types		Fiduciary Fund Types	Account Groups	Totals (Memorandum Only)
	General	Special Revenue	Capital Projects	Enterprise	Internal Services	Trust and Agency	Long-term Debt	
ASSETS								
Cash and cash equivalents	61,640,014.43	40,745,175.46	13,035,112.16	16,011,623.32	16,888,220.77	63,497,347.90		211,817,494.04
Investments								0.00
Receivables:								
Personal property taxes	294,881.66					(78.26)		294,803.40
Real estate taxes	1,404,812.96	25,516.35				1,779.91		1,432,109.22
Allowance for abatements and exemptions	(2,179,919.49)							(2,179,919.49)
Tax liens	808,520.21	6,971.76		2,649.37		2,240.53		820,381.87
Deferred taxes	458,494.91							458,494.91
Motor vehicle excise	1,967,464.22							1,967,464.22
Other excises	31,417.39							31,417.39
User fees				397,026.72				397,026.72
Utility liens added to taxes				2,441.83		949.68		3,391.51
Departmental	21,043.86			55,769.00				76,812.86
Special assessments		636,639.09		763,107.66				1,399,746.75
Due from other governments	170,424.72							170,424.72
Other receivables				15,631.14	210,205.03	0.00		225,836.17
Foreclosures/Possessions	1,625,019.70	3,446.35		20,782.60		44.68		1,649,293.33
Prepays								0.00
Due to/from other funds								0.00
Working deposit								0.00
Inventory								0.00
Fixed assets, net of accumulated depreciation								0.00
Amounts to be provided - payment of bonds							199,078,075.77	199,078,075.77
Amounts to be provided - vacation/sick leave								0.00
Total Assets	66,242,174.57	41,417,749.01	13,035,112.16	17,269,031.64	17,098,425.80	63,502,284.44	199,078,075.77	417,642,853.39

PLYMOUTH

Combined Balance Sheet - All Fund Types and Account Groups
as of June 30, 2025
(Unaudited)

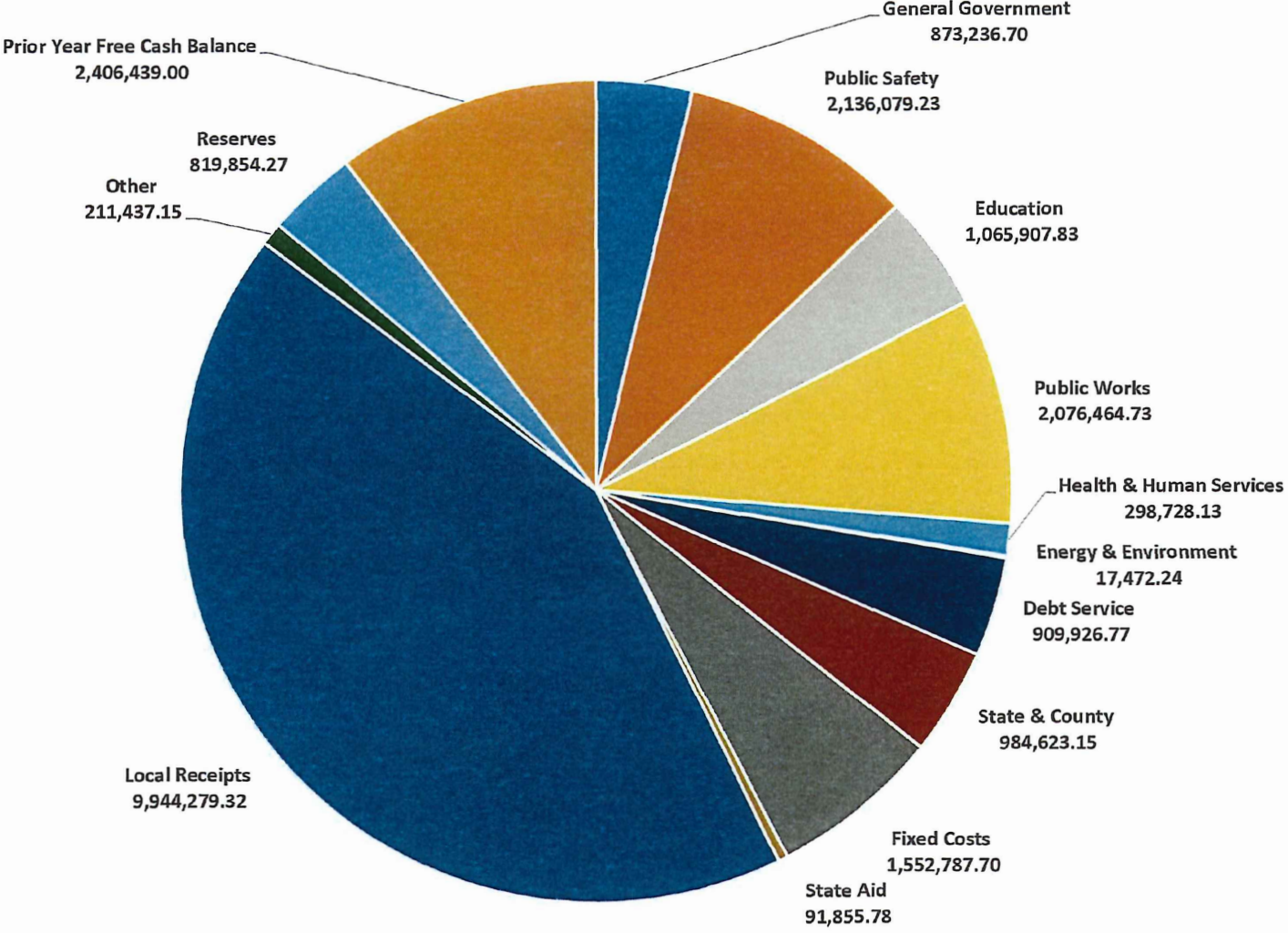
	Governmental Fund Types			Proprietary Fund Types		Fiduciary	Account	Totals (Memorandum Only)
	General	Special Revenue	Capital Projects	Enterprise	Internal Services	Trust and Agency	Groups Long-term Debt	
LIABILITIES AND FUND EQUITY								
Liabilities:								
Warrants payable	6,338,320.44	1,782,353.09	19,428.43	695,248.97	198,081.75	189,876.90		9,223,309.58
Accounts payable					197,098.05			197,098.05
Accrued payroll								0.00
Withholdings	(3,917.72)							(3,917.72)
Accrued claims payable					707,350.19			707,350.19
Due to/from other funds								0.00
Due to other governments								0.00
Other liabilities (Next Years Revenue)								0.00
Deferred revenue:								
Real and personal property taxes	(2,105,136.29)	25,516.35				1,701.65		(2,077,918.29)
Tax liens	808,520.21	6,971.76		2,649.37		2,240.53		820,381.87
Deferred taxes	458,494.91							458,494.91
Foreclosures/Possessions	1,625,019.70	3,446.35		20,782.60		44.68		1,649,293.33
Motor vehicle excise	1,967,464.22							1,967,464.22
Other excises	31,417.39							31,417.39
User fees				397,026.72				397,026.72
Utility liens added to taxes				2,441.83		949.68		3,391.51
Departmental	21,043.86			55,769.00				76,812.86
Special assessments		636,639.09		763,107.66				1,399,746.75
Due from other governments								0.00
Other receivables				15,631.14		0.00		15,631.14
Deposits receivable								0.00
Prepaid taxes/fees	177,541.47	3,457.38		323,960.00				504,958.85
Tailings	243,222.35							243,222.35
IBNR					2,682,000.00			2,682,000.00
Agency Funds						1,412,441.72		1,412,441.72
Notes payable		6,239,579.00	10,227,570.00					16,467,149.00
Bonds payable							199,078,075.77	199,078,075.77
Vacation and sick leave liability								0.00
Total Liabilities	9,561,990.54	8,697,963.02	10,246,998.43	2,276,617.29	3,784,529.99	1,607,255.16	199,078,075.77	235,253,430.20

PLYMOUTH

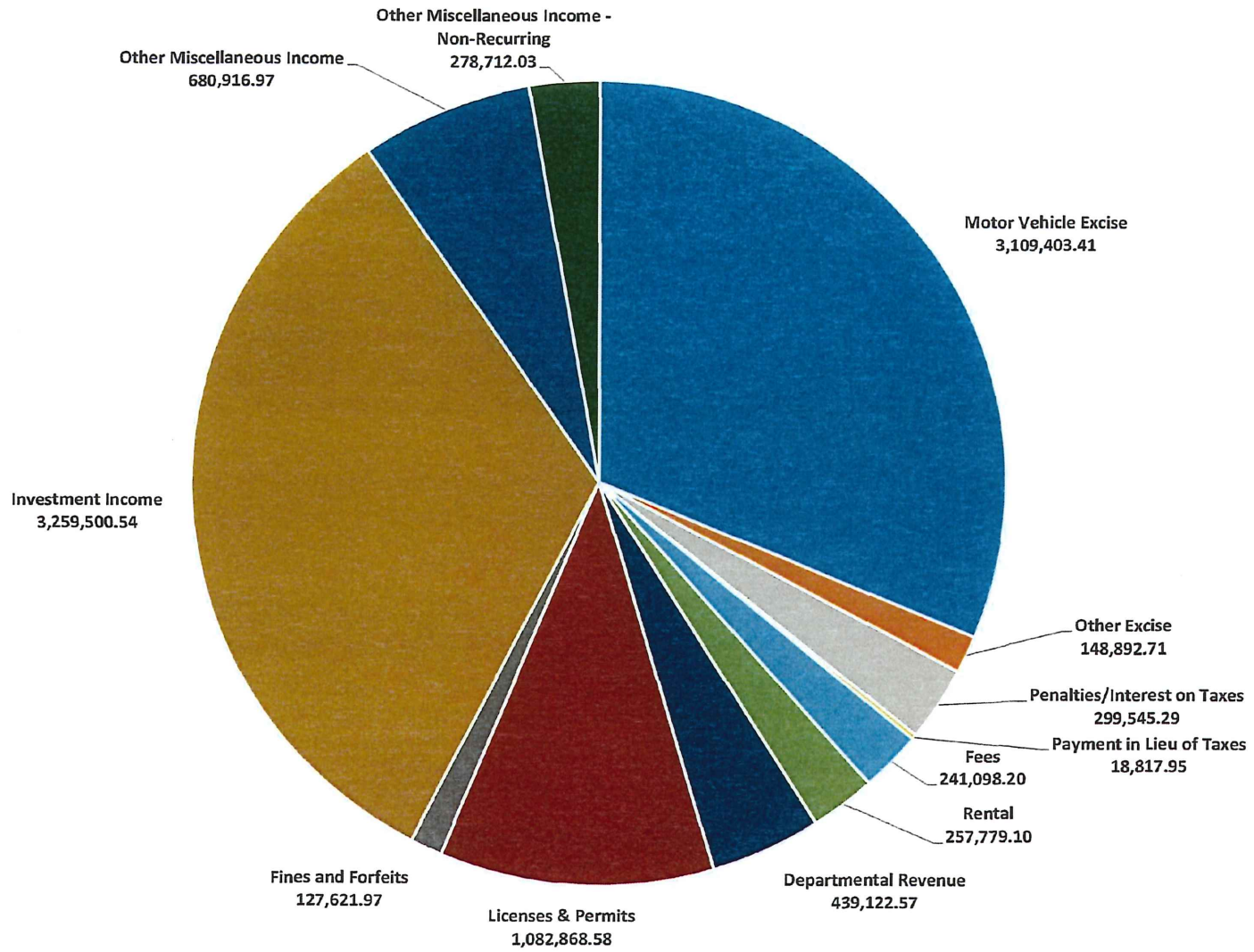
**Combined Balance Sheet - All Fund Types and Account Groups
as of June 30, 2025
(Unaudited)**

	Governmental Fund Types			Proprietary Fund Types		Fiduciary Fund Types	Account Groups	Totals (Memorandum Only)
	General	Special Revenue	Capital Projects	Enterprise	Internal Services	Trust and Agency	Long-term Debt	
Fund Equity:								
Reserved for encumbrances	6,331,571.18	911,739.87		2,098,938.56				9,342,249.61
Reserved for expenditures	12,631,263.23			1,127,282.25				13,758,545.48
Reserved for continuing appropriations	9,217,944.53	(4,509,926.95)		1,043,471.73				5,751,489.31
Reserved for petty cash				50.00				50.00
Reserved for appropriation deficit								0.00
Reserved for snow and ice deficit								0.00
Reserved for COVID-19 deficit								0.00
Reserved for CPA Reserves/Set Asides		158,990.21						158,990.21
Reserved for debt service		665,737.31		1,545,244.98				2,210,982.29
Reserved for premiums		203,919.31						203,919.31
Reserved for working deposit								0.00
Undesignated fund balance	28,499,405.09	35,289,326.24	2,788,113.73		13,313,895.81	61,895,029.28		141,785,770.15
Unreserved retained earnings				9,177,426.83				9,177,426.83
Investment in capital assets								0.00
Total Fund Equity	56,680,184.03	32,719,785.99	2,788,113.73	14,992,414.35	13,313,895.81	61,895,029.28	0.00	182,389,423.19
Total Liabilities and Fund Equity	66,242,174.57	41,417,749.01	13,035,112.16	17,269,031.64	17,098,425.80	63,502,284.44	199,078,075.77	417,642,853.39

Free Cash Sources = \$23.4 Million



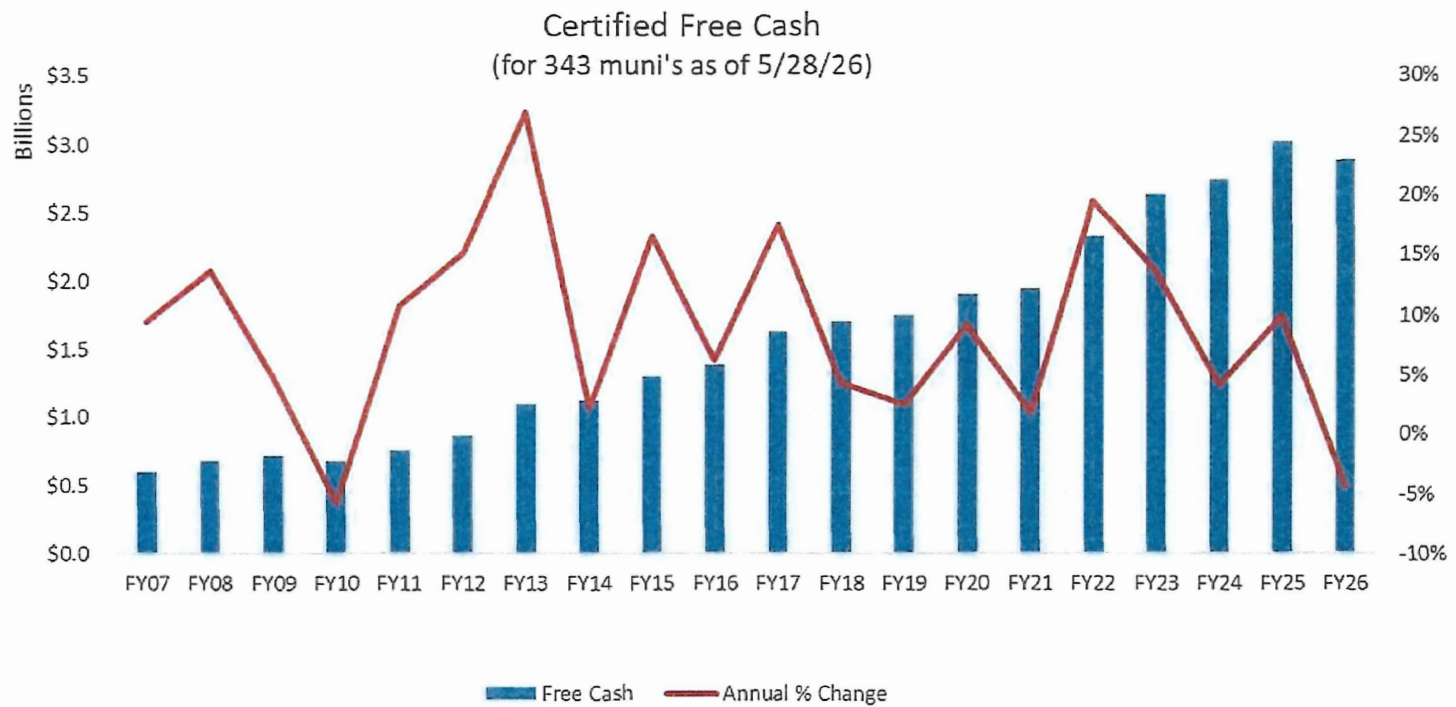
Local Receipt Sources \$9.9 Million



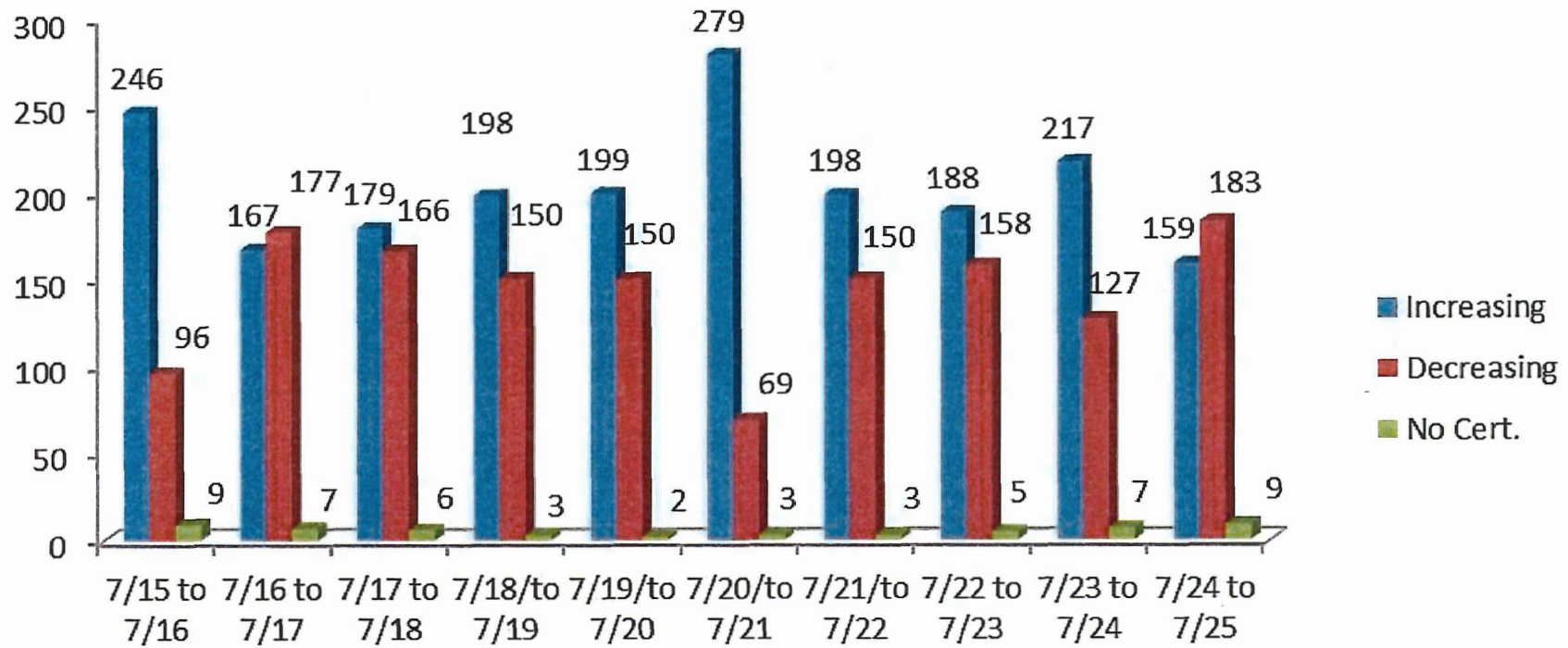
Town of Plymouth
Budget vs. Actual - State & Local Revenue
Fiscal Year 2025 Through End of Year

10/1/2025

	Budget	Actual	Difference	%
FROM THE COMMONWEALTH				
Veteran's Benefits	282,228.00	278,725.78	(3,502.22)	98.76%
Exemptions	494,039.00	936,649.00	442,610.00	189.59%
State Owned Land	1,304,107.00	1,304,037.00	(70.00)	99.99%
Chapter 70	29,055,747.00	29,050,182.00	(5,565.00)	99.98%
Charter School Reimbursement	956,065.00	614,448.00	(341,617.00)	64.27%
General Municipal Aid	4,824,871.00	4,824,871.00	-	100.00%
TOTAL FROM THE COMMONWEALTH	36,917,057.00	37,008,912.78	91,855.78	100.25%
FROM LOCAL RECEIPTS				
Motor Vehicle Excise	9,855,173.00	12,964,576.41	3,109,403.41	131.55%
Other Excise	1,850,000.00	1,998,892.71	148,892.71	108.05%
Penalties/Interest on Taxes	750,000.00	1,049,545.29	299,545.29	139.94%
Payment in Lieu of Taxes	90,000.00	108,817.95	18,817.95	120.91%
Fees	590,000.00	831,098.20	241,098.20	140.86%
Rental	850,000.00	1,107,779.10	257,779.10	130.33%
Departmental Revenue - School	500,000.00	746,114.76	246,114.76	149.22%
Departmental Revenue - Cemeteries	92,700.00	107,175.00	14,475.00	115.61%
Departmental Revenue - Crematory	301,000.00	326,708.42	25,708.42	108.54%
Departmental Revenue - Recreation	234,000.00	355,811.73	121,811.73	152.06%
Other Departmental Revenue	306,000.00	337,012.66	31,012.66	110.13%
Licenses & Permits	3,490,000.00	4,572,868.58	1,082,868.58	131.03%
Fines and Forfeits	250,000.00	377,621.97	127,621.97	151.05%
Investment Income	1,208,461.00	4,467,961.54	3,259,500.54	369.72%
Other Miscellaneous Income	864,493.00	1,545,409.97	680,916.97	178.76%
Other Miscellaneous Income - Non-Recurring	0.00	278,712.03	278,712.03	-
TOTAL FROM LOCAL RECEIPTS	21,231,827.00	31,176,106.32	9,944,279.32	146.84%
TOTAL TOTAL STATE & LOCAL RECEIPTS	58,148,884.00	68,185,019.10	10,036,135.10	117.26%
OTHER REVENUES				
Property Taxes	230,733,925.72	229,677,081.09	(1,056,844.63)	99.54%
Tax Liens	0.00	272,414.82	272,414.82	-
Transfer from SRF	2,341,008.00	2,406,758.96	65,750.96	102.81%
Transfer from CPF	0.00	301,697.25	301,697.25	-
Transfer from Ent	3,032,350.00	3,032,350.00	-	100.00%
Transfer from Trust	1,203,231.00	1,203,231.00	-	100.00%
TOTAL OTHER REVENUES	237,310,514.72	236,893,533.12	(416,981.60)	99.82%
TOTAL GENERAL FUND REVENUE	295,459,398.72	305,078,552.22	9,619,153.50	103.26%



Increases vs Decreases in Free Cash (# of Communities)



Division of Local Services' (DOR) Rules for Free Cash

- Free cash must first be certified by the Bureau of Accounts from the community's balance sheet accompanied by certain supporting documents.
- To spend free cash, it must be appropriated by the community's legislative body applying the usual process for appropriating funds.
- The certification of free cash is only effective from the date certified until the following June 30, after which any certified balance remaining cannot be appropriated until the community's next balance sheet submission.
- Free cash may be appropriated for any lawful purpose or in general as an amount to reduce the tax rate.
- Free cash cannot be appropriated to an amount greater than the amount certified.
- The free cash certification as of July 1 may be updated once during the fiscal year by receipts attributable principally to prior fiscal year property taxes, net of refunds, collected in the current fiscal year between July 1 and March 30. Receipts may also include non-recurrent distributions.
- Since free cash is not a guaranteed revenue source, it shouldn't be used to balance the operating budget.
- Be very careful if appropriating free cash for anything other than one-time expenses or uses, such as capital expenses to paying down unfunded pension and OPEB liabilities.
- Don't appropriate the entire certification in the first place. In Plymouth, the policy is to reserve 10% of free cash for the following fiscal year.
- Poor tax collection procedures will affect a free cash position since property taxes are the largest revenue source.
- Local receipts should be estimated conservatively.
- Return unnecessary or unexpended general fund appropriations (a.k.a. "turn backs") to fund balance which becomes another building block for the next fiscal year's certification.
- If any capital project is estimated to be in deficit as of June 30, external borrowing is necessary on a temporary or permanent basis to cure the deficit by June 30, or free cash is reduced by the deficit.
- Deficit balances in grants funded using the provisions of internal borrowing must be cured by either borrowing in anticipation of the grant reimbursement by June 30 or by actual reimbursement by September 30.
- DLS recommends the free cash be maintained between 3-5% of the annual budget.

Town of Plymouth's Draft Free Cash Policies

The Town will endeavor to establish and maintain the following reserves at specific levels or for specific purposes:

1. **Undesignated Fund Balance**: To maintain an annual Undesignated Fund Balance of at least 10% to 20% of the General Fund Operating Budget.
2. **Free Cash**: To generate an annual Free Cash Balance (which is part of the Undesignated Fund Balance) of at least 5% to 10% of the General Fund Operating Budget.

Free Cash Use Policy – On an annual basis, the following are recommended uses of certified free cash:

1. Reserve 10% of the amount certified immediately after certification to be carried over into the following fiscal year. This represents an amount you will not spend and set aside as a cushion just in case of an emergency and if not used is available for the following year's certification.
2. Determine the amount of excess Motor Vehicle Excise received over budget that should be transferred into the Pavement Debt Management Plan Stabilization Fund as described in Section I of Plymouth's Financial Management Policies & Guidelines.
3. Determine an amount on an annual basis to transfer to the General Stabilization Fund to help reach its goal identified in Section C of Plymouth's Financial Management Policies & Guidelines
4. Determine amounts to be able to replenish or build other reserves, like Facility Capital Maintenance Stabilization fund identified in Section M of Plymouth's Financial Management Policies & Guidelines.
5. The remaining balance is available for capital and other one-time non-recurring expenses of the town. Free Cash is designated as the primary source of funding for the Capital Improvement Plan.
6. Free Cash should not be used to support regular, recurring operating items in the budget.
7. Appropriations from Free Cash require a majority vote of Town Meeting.



**Town of Plymouth
Select Board**

FY26 Year in Review

REQUESTED BY:	Derek Brindisi, Town Manager
PROPOSED MOTION:	N/A
NOTES:	FY26 Year in Review Presentation by the Town Manager.
ACTION TAKEN:	Moved: Seconded: Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

FY26 Select Board Goals & Priorities

PRIORITY	GOAL / OBJECTIVE	Point of Contact	PROGRESS	UPDATES
	Ensure a Safe and Healthy Community			
#1	Complete Drug Recognition Program- mutual aid	Police Chief Dana Flynn	0%	Staffing levels remain an issue. With the new recruitment/retention program it is hoped to provide training in FY27.
#2	Analyze Cyanobacteria problem in Town	Commissioner Bratti	0%	This goal was being led by the Plymouth Board of Health Chair Lorenzo Pizarro, who unexpectedly resigned. The new Board of Health Chair, and the current Board of Health members have not established this as a priority area at this time.
#3	Complete Community Wildfire Protection Plan	Fire Chief Neil Foley	75%	We are getting close to being able to present a public review of the draft plan, tentatively scheduled for this April. Feedback from that review will be used to refine the final plan shortly after. June 2026: The Draft CWPP has been reviewed by the core team and is currently out for public review for comments. We had scheduled a public outreach for May but had to cancel due to the weather, and we are exploring other options. We are still on track for completion by the end of July.
#4	Strengthen Park Management Plan from pilot year	Commissioner Bratti	75%	While the PMP will be a consistent, ongoing part of HHS strategic planning, pilot year experiences have shaped the action plan for FY26/FY27. These actions, including expanding pay station parking, streamline parking, spacing, and enforcement responsibilities, re-organize management of staffing, and manage extended seasonal/hot weather needs have all been achieved. Developing a true cost analysis of beach and park operations remains ongoing in partnership with BSU. Working cohesively in a team format with multiple Departments, operational efficiency has increased immensely.
#5	Complete the Community Health Assessment and Health Improvement Plan	Commissioner Bratti	75%	The Community Health Assessment (CHA) and Health Improvement Plan (CHIP) are actively in process. The CHA portion is complete, with report compilation findings being finalized. CHIP pre-planning session was held on 4/16/26 and CHIP priority sessions were conducted on 4/29/26 and 4/30/26 as planned. CHIP strategy review process is underway. Full presentation and completion targeted for Fall/Winter 2026.
#6	Develop a Family Reunification Plan	Fire Chief Neil Foley	25%	School Specific Reunification plans are ongoing. Plymouth South Middle School's is complete and will be tested during a Tabletop Exercise, facilitated by our partnership with the Mass. Maritime Academy Emergency Management Program in Mar/Apr 2026. June 2026: A TTX was completed at the EOC on April 27, 2026 testing the school reunification plan developed to date. Several key points were noted and will be further refined in the draft plan with the Schools. I suggest we keep this on the FY27 Goals.
#7	Regulate the use of Electric Bikes and Scooters	Town Manager	50%	After five public meetings, and multiple drafts of proposed special legislation, the SB voted not to send a recommendation to Town Meeting. Instead Town staff will be working on an enhanced signage and education campaign.
#8	Implement first phase of Downtown Camera Project	Joe Young	25%	We have 1 camera at Town Hall facing the front lawn and 4 at Memorial Hall, cameras show back parking lot and all sides of the building.

PRIORITY	GOAL / OBJECTIVE	Point of Contact	PROGRESS	UPDATES
#9	Improve communication and coordination with the Board of Health and Select Board	Town Manager / Commissioner Bratti	75%	An effective, collaborative, and connective partnership has been established between the Select Board, Town Manager, BOH, HHS Commissioner, and the Public Health Director. Communication is channeled through regularly scheduled meetings, mission and goal alignment discussions, and cooperative idea sharing for optimal community health.
Complete	Develop and implement the Quality of Life Task Force	Commissioner Bratti	100%	The Quality of Life Task Force has been implemented, with monthly internal team meetings. Current topic of focus is homelessness in our community, with a multi-team discipline approach across Departments.
Complete	Implement strategic plan for the Police Department- Outside audit of evidence	Police Chief Dana Flynn	100%	This was completed by Greeley & Assoc. on July 8-9, 2025. We received high marks and received several recommendations, including adding additional surveillance cameras. Capital request submitted.
Complete	Implement multi-family inspection program	Jason Silva	100%	We added 48 new multifamily through the previous 6 month amnesty program. January 1 2026 began the transition back to charging fees and staff is now on a campaign to continue building the program by diligent enforcement and a two year renewal safety mandate
Commit to Long-Term Financial Planning				
#1	Present the 5-year finance forecasting model	Lynne Barrett	25%	Plan to work with new Assistant Finance Director on updating the DOR model I have started. Along with this we will propose updates to the current Financial Policies for the town. June 2026 update - still in progress, expectation will be to present something in the fall prior to budget season.
#2	Prepare to implement the Supplemental Billing MGL for FY27	Lynne Barrett	25%	Tentatively scheduled to begin this spring / summer 2026. I have asked Mike to work on an update job description for Asst Assessors to take on these duties under the director of the Director. We will work with HR on that soon. June 2026 Update time line on this is now updated to next spring, we need to meet with SB to have them vote to opt in, do a notification campaign to developers etc, set up process with Open Gov and General Billing. Mike will have to do this on his own but overall may be challenging because of staffing issues and vacant part-time position.
#3	Review, research and develop a financial plan for all underutilized Trust Funds	Lynne Barrett	75%	I am familiar with the Asst Town Manager asking for information on Trust Funds but I don't believe this was under my goals, I may be wrong?? June 2026 Update met with TM and Cash Manager, identified all unused trust funds and sent out account information and balances to those departments that can utilize them for the purposes by which we have the. There are a couple that we have to do some further work on before we can utilize.
#4	Complete digitization of procurement processes and other finance functions	Lynne Barrett	25%	Currently working on implementing a new E-Procurement solution and Accounting is finishing updating the Finance Accounting forms with Docubee. We have heard that Docubee may be going away so may need a new product. Researching that now. June 2026 Update currently in implementation stages of the E-Procurement solution with a fall time frame of rolling out to departments. Also, possibly looking to add DocuSign as the replacement to Docubee to digitizing forms and integration with the E-Procurement solution.
Communicate and Engage with the Public				

PRIORITY	GOAL / OBJECTIVE	Point of Contact	PROGRESS	UPDATES
#1	Develop and implement a FY26 comprehensive Communications Plan	Jade Anderton	25%	Initial research into the structure of the comprehensive plan has been done. Development is expected to be complete by February 13, with implementation to follow shortly thereafter. Several ongoing project updates have been made public that will be included in the plan (has been an informal approach up to this point). June 2026: Communications Coordinator resigned in March; no further progress was made.
#2	Continue to improve the town website to ensure information is easily accessible	Jade Anderton	25%	Have been meeting with Civic Plus since October/November on initial improvements. Follow-up call on January 22, with a couple of updates (i.e. including the blog feature) have been implemented, with several to come by February. June 2026: Communications Coordinator resigned in March; no further progress was made.
#3	Conduct public outreach via two-way communication (Community Conversations)	Jade Anderton	0%	Will continue with <i>TWIP: On The Road</i> episodes (minimum 1 per quarter), along with developing <i>Let's Talk Plymouth</i> - the Town's newest Community Conversations allowing two-way communication members of our community. Similarly, the new blog feature will allow the Town to publish non-news release articles enhancing resident communication via email notifications and comment moderation. June 2026: Communications Coordinator resigned in March; no further progress was made.
#4	Share and highlight town stories to celebrate local achievements	Jade Anderton	25%	Continuously post employee retirements and promotions, police and fire success stories, and grants awarded to the Town. June 2026: Communications Coordinator resigned in March. We have continued to share relevant updates as available.
#5	Simplify complex information and provide proactive and consistent updates	Jade Anderton	50%	Ongoing goal: continuously work with Department and Division heads to communicate new and/or ongoing projects (i.e. evergreen content for the Airport, Bird Flu news releases, DPW and DEE projects). Ongoing initiatives will be included and detailed in the comprehensive Communications Plan. Will be monitoring the Select Board agenda and perform social listening weekly to pull content for new blog copy. June 2026: Communications Coordinator resigned in March. We have continued to share pertinent updates on the town website and town's social media accounts but no further progress was made.
Ensure a Vibrant Economic Development Business Sector				
#1	Develop a more streamlined process for businesses to navigate town regulations	Lauren Lind	50%	In progress
#2	Develop a town-wide guide to permitting	Lauren Lind	75%	Michael Silveira has worked with other permitting depts. to prepare a draft that has been presented to the Select Board on two occasions. Final draft pending edits per the last discussion on 6/9/26.
#3	Complete the Master Plan and monitor opportunities at the Holtec property	Lauren Lind	100%	Comprehensive Plan complete and adopted in March 2026. Monitoring of Holtec property ongoing.

PRIORITY	GOAL / OBJECTIVE	Point of Contact	PROGRESS	UPDATES
#4	Complete and begin implementation (e.g. Zoning By-laws) of the Town's Master Plan	Lauren Lind	100%	Implementation plan is underway. Working with PB to establish a committee. New Town Planner (hire process currently unfolding) will be tasked with supporting this group and working with interdepartmental partners.
#5	Develop a process to submit Business Certificates online	Kelly McElreath	25%	We are in progress of reviewing online options
#6	Explore the need to add a staff position to assist in the permitting and regulatory process	Lauren Lind	75%	We are in the process of hiring a new Town Planner and will continue to explore options for adding additional staff capacity in P&D.
#7	Develop a downtown economic development plan	Town Manager	0%	The Economic Development Foundation has made this a goal of theirs in FY26.
#8	Pursue the acquisition of the DCR property on Water Street and the State Pier	Town Manager	50%	Ongoing discussions with the Commissioner of DCR and staff have resulted in a draft agreement of a 99 year lease between the State and Town. Details still need to be discussed for SB approval.
#9	Pursue the improvement of the Bert's property	Town Manager	50%	The building has been razed. Town staff will be working with the property owner on the future reuse of the property.
Improve Town Infrastructure				
#1	Continue the progressive roadway program	Bill Coyle	100%	The FY 2026 Roadway Program included varying degrees of rubber chip seal, roadway milling, full-depth reclamation/excavation, and hot mix asphalt along with any associated sidewalk and drainage improvements, as necessary. The Department of Public Works provided design guidance, survey layout, project administration, and construction oversight associated with the paving of approximately 12.7 miles of accepted roads and rubber chip-seal of approximately 24 miles of accepted roads and 2 miles of unaccepted roads. As part of the Manomet Pressure Zone Pipe Upgrade Project, approximately 3.7 miles of accepted roads were also paved. Total DPW paving mileage for FY2026 = 16.4 miles.
#2	Begin the permitting process for West Plymouth drinking water well	Bill Coyle	50%	The extended period pumping test for this potential drinking water source has been approved by the DEP with a possible yield of 1.5 million gallons a day. We will be seeking funding for pump station design at fall Town meeting this year.
#3	Begin the Police Headquarters and/or unified Public Safety Complex Feasibility Study	Police Chief Dana Flynn & Fire Chief Neil Foley	50%	A meeting is scheduled for week of 1/12/26 to meet with Procurement to put proposal together for distribution. Proposals received and reviews completed for submission to procurement during the week of 5/25/26.
#4	Plan for a new Bourne Road Fire Station	Fire Chief Neil Foley	75%	Working with our architect, OPM, and in collaboration with the Town's Building Committee, we have completed the schematic design, site surveys, and preliminary geotech studies. We are well-positioned to move forward with construction document when applicable. June 2026: A draft budget has been developed, and funding is available to move forward with Phase I SD. Once a timeline to seek funding for construction is established, we are well positioned to move forward with full SD and an estimate. Keep this on for FY27 Goals
#5	Develop and implement a plan for Memorial Hall	Commissioner Bratti	50%	Request for funding to completely refurbish MH was denied by CPC. A Historical Evaluation was approved, progress unknown. Emergency, short-term water intrusion draining repair work has been completed, and masonry sealing of specific areas is slated to be completed fall 2026. These repairs will be conducted through a bid process, as there remains a shortfall of money to complete these temporary improvement repairs. Final decisions on a comprehensive action plan are undetermined at this time. Plymouth Foundation has funded a comprehensive business plan evaluation to determine best long-term strategies for MH; RFP's issued by Town of Plymouth/Procurement and consultant will be hired summer 2026.

PRIORITY	GOAL / OBJECTIVE	Point of Contact	PROGRESS	UPDATES
#6	Develop a comprehensive Cyber Incident Response Plan	Joe Young	75%	Draft plan is ready and looking to schedule a table top exercise at EOC
#7	Complete and begin implementation Forges Field Master Plan	Commissioner Bratti	75%	Cost estimator meeting was held on 1/12/26 to complete plan costs. Two tasks remain; Consolidation and Development and Content Refinement and Delivery. Results will be presented to Select Board in March/April.
#8	Complete and begin implementation Hedges Pond Master Plan	Commissioner Bratti	75%	Cost estimator meeting was held on 1/12/26 to complete plan costs. Two tasks remain; Consolidation and Development and Content Refinement and Delivery. Results will be presented to Select Board in March/April.
#9	Complete the construction of the Route 80 Cemetery Project	Bill Coyle	50%	The Freedom Memorial Cemetery (Route 80) was awarded to Green Acres Landscaping and Construction for \$1,947,000. The project is approximately 50% complete and is anticipated to be completed this fall and open for use in the spring of 2027.
#10	Complete the design for DPW Administration Building	Bill Coyle	25%	The Owner's Project Manager was selected for this project. DBVW has started working on the early phases of the building design.
#11	Develop a comprehensive wastewater management plan (CWMP)	Bill Coyle	50%	On Selectboard agenda for March 3rd to give Presentation/update on CWMP
Protect the Environment				
#1	Continue to pursue the acquisition of open space parcels	David Gould	100%	Closed on Gilmore property, partnered with Buzzards Bay Coalition, NOAA and AD Makepeace to acquire 665 acres along Agawam River. Multiple other properties in various forms of acquisition.
#2	Develop a municipal solar program	David Gould	75%	Power purchase agreements on SATM warrant for town and school properties to save energy costs annually and over 20 year time period.
#3	Begin construction of the Downtown Resiliency Project	David Gould	0%	Delayed due to lack of grant funding. Reapplying to MVP Program in March and seeking engineering funds to complete Phase II design at SATM.
#4	Develop a tree planting initiative in urban heat island areas	David Gould	75%	Received tree planting funds for downtown/waterfront area for spring/summer work. Applying for grant funds for North Plymouth planting plan, and will install over 30 new trees as part of Jenney project.
#5	Complete Town Brook restoration	David Gould	50%	Jenney Pond dredging and footbridge replacement are complete along with new paths and landscape. Dam repairs, nature-like fishway and other related work is all underway.
#6	Review and streamline the process for donating parcels for open space purposes	Lauren Lind	25%	Initial discussions with OSC and SB complete.
#7	Expand and provide more accessible EV charging locations	David Gould	75%	Working on fast charger for Town Hall lot, received grant to plan for on-street EV locations, partnering with MassDOT on Route 3 stations and new stations going in at Jenney in summer 2026.
#8	Complete improvements of the Full Sail Property	David Gould	50%	Building was demolished, drainage installed, parking lot brushed back and new gate installed. Conservation permit secured. Shade sails, benches, interpretive display are all ordered. Spring construction.
#9	Establish a Land Acquisition Account – Chapter 61	Town Manager	75%	Special Legislation was approved at the Fall 2025 Town Meeting and then submitted to the State Legislature for final ratification. Vote pending

PRIORITY	GOAL / OBJECTIVE	Point of Contact	PROGRESS	UPDATES
Complete	Begin implementation of a transfer station “Swap Shop” Program	Bill Coyle	100%	The "swap shop" through DPW, with the incredible help of the Plymouth Recycle Committee and local volunteers, was successfully launched during the months of September and October of 2025 and was closed during the winter months and re-opened in May of 2026.
Strengthen Town’s Workforce				
#1	Develop a plan to recruit and retain police officers	Police Chief Dana Flynn	75%	Negotiations have been completed with both unions. Awaiting final MOAs and ratification votes for final implementaion. As of 5/27/26 still awaiting final CBAs for signature.
#2	Complete Classification and Compensation study	Jaclyn Gurney	50%	The study is progressing as expected and we are on schedule for a completion date of October 2026.
#3	Explore the feasibility of a 4-day work week	Jaclyn Gurney	100%	Proposal from the working group is in process of being drafted.
#4	Develop co-op programs with educational institutions	Jaclyn Gurney	50%	Ongoing, we have an established relationship with PPS and have accepted a co-op in the Engineering Division this past fall. Additionally, we have another co-op with MA Maritime Academy that just started. We are actively reaching out to other academic organizations.
#5	Develop an employee wellness and training program	Jaclyn Gurney	100%	Ongoing. We have made solid progress in advancing our training and wellness initiatives. On the training front, we launched a series of virtual, on-demand learning opportunities available to all employees, allowing flexibility for staff to complete courses at their own pace. Our next phase will focus in-person training opportunities to further enhance engagement and learning. In support of employee wellness, we have begun implementing programs, enhancing open enrollment and vaccination clinics, monthly newsletters,. We continue to explore additional opportunities expand and strengthen our wellness program moving forward.
#6	Digitize Personnel Records	Jaclyn Gurney	0%	Progress toward this goal is ongoing, however, the pace of digitizing records has been limited by the availability of equipment needs.
Create an Efficient Town Government				
#1	Continue to modernize and re-organize town functions/departments	Town Manager	25%	In FY26, Town departments continue to modernize their operations through the implementation of online paperless workflows.
#2	Develop a tracking tool for town articles, Select Board goals and tasks	Lynne Barrett / Town Manager	75%	COPC Coordinator established tracking tool for town articles for the Legislative Oversight Committee that is up to date and will be updated and reviewed on a bi-annual basis after each Town Meeting (November & June). The Legislative Oversight Committee presented this to COPC and A&F in January. June 2026 Update COPC Coordinator is in the process of doing her second update with the LOC and COPC, seems to be going well. Currently working on implementing new CivicPlus Agenda Management System (AMMS) that will allow for tracking tasks real time. The task manager within AMMS will also allow tasks to be connected to annual goals & priorities. The anticipated "launch date" for AMMS is early February. In the interim, the Select Board is using an excel spreadsheet to track tasks.

PRIORITY	GOAL / OBJECTIVE	Point of Contact	PROGRESS	UPDATES
#3	Codify Zoning By-laws	Kelly McElreath	75%	Proposal from vendor received and a Town Meeting article for funding is on the April Town Meeting. If funding is approved, we will move forward with a contract and begin the analysis Update: funding has been approved and a contract with vendor will begin for July 1, 2026.
#4	Develop a plan to meet Mass GIS mapping requirements	Joe Young	75%	GIS has made great strides in reporting to State. We continue to send updates as we receive them. This is an never ending project. In 2025 both of our updates were accepted by the State. We continue to work on missing data.
#5	Revise Fire department policies and procedures	Fire Chief Neil Foley	50%	Fire Administration has met with key internal stakeholders to develop an action plan and positioned to begin the process. This will be a multi-year project that provides clear, up-to-date policies and procedures on a modern, easily accessible platform. June 2026: A vendor has been selected to assist in ensuring our updated policies align with all applicable laws, consensus standards and best practices. We anticipate this will be a 12 to 14-month process to complete.
#6	Beginning the process of developing a town wide historic preservation plan	Town Manager	100%	Spring Town Meeting approved \$85,000 in CPC funding for a Historic Preservation Plan. RFP will be sent out soon and funding will be available July 1, 2026.
#7	Develop a nuisance by-law and identify blighted properties	Jason Silva	25%	Coordinating early 26 discussion with International Property maintainance code as basis. A proven national standard for these exact concerns by communities. It is by nature either an adoption by Board of Health or by general by law. Next steps are TM and department heads will be providing feedback for a unified approach to concerns and specicivity to Plymouth .
Complete	Establish a Historical Commission	Town Manager	100%	Historical Commission established at 2025 Fall Town Meeting. First meeting was 1/6/2026, will continue to meet twice a month.
Long Term Goals				
#1	Create an inventory of town owned land and how its held	LUAC	0%	DEE has information on town owned land.
#2	Develop a strategy to improve affordable housing options for all generations	Lauren Lind	50%	In progress
#3	Examine a staffing model for the Department of Planning and Development	Lauren Lind	75%	In progress
#4	Explore options for examining facilities maintenance in town buildings	Bill Coyle	25%	This is ongoing and will also include potential reorganization of the Facilities Division and establishment of more effective capital improvement procedures.
#5	Automate and digitize Town Hall operations and records away from paper-based products	ALL	50%	24,516 septic permits, 787 well permits, and 1,405 Title V inspection reports are now available to the public via the Town's Laserfiche platform. This has resulted in a 40% reduction in records requests received by the Town. 143,685 Inspectional Services permits, and 34,190 sets of meeting minutes have been digitized and uploaded to Laserfiche. All plans, ZBA, Subdivision, and Conservation files located in the archives have been sent for digitization.

PRIORITY	GOAL / OBJECTIVE	Point of Contact	PROGRESS	UPDATES
#6	Continue to update all Town by-laws and policies	ALL	25%	HHS Department's Divisions (particularly Library) continue to update outdated policies to reflect current operations. Planning & Development are working on the inventory and updating of all policies for the department and affiliated Boards/Committees. Town Clerk has updated policies and will schedule a time for SB approval. DPW is in the process of developing a new policy for Accepting Streets as Public Ways and will continue to update existing policies as needed. Boards, Commissions and Committee policy has been updated. Need SB final approval
#7	Identify parcels for future municipal needs	Town Manager	0%	Nothing to report
#8	Identify well locations in South Plymouth	Bill Coyle	50%	The desktop exploration has been completed. A site visit is planned for June 25,2026 and we hope to have a test well installed shortly after the the visit depending on site access.
#9	Explore consolidation possibilities with the School Department	Town Manager	0%	Town and School meet monthly to discuss and analyze opps to consolidate functions. No decisions have been made.
#10	Begin the analysis of accepting private roads as a public way	Bill Coyle	75%	DPW is in the process of developing a new policy for "Street Acceptance". DPW presented an overview of the Street Acceptance Policy to the Select Board to get their recommendations on potential betterments and overall policy format. We have also started to develop and analyze the potential additional costs associated with the Acceptance of Roads as Public Ways. The Policy will be presented to the Select Board on June 30, 2026.
#11	Coordinate with School Department on possible future uses of Hedge School	Town Manager	0%	Town staff continue to support the School effort to construct a consolidated Hedge and Cold Spring elementary school. Future use of the property yet TBD.
#12	Provide leadership training(s) to enhance & develop optimal leadership skills	ALL	100%	Leadership training series ongoing - HR Dept. managing this project.
#13	Look into the feasibility of adopting a Compact Neighborhood (Tiny House) bylaw	Lauren Lind	50%	Received a State grant through the Community One Stop for Growth program - consultant is secured and work on the project is ongoing.
#14	Investigate adding town-own buildings onto the National Register of Historic Places	Town Manager	100%	The Historical Commission identified Memorial Hall, the 1820 Courthouse, the Little Red Schoolhouse, the Training Green as sites to nominate to the National Register of Historic Places. Nomination process will begin once the Historic Preservation Plan is complete.
#15	Align common goals and strengthen relationships with Boards and Committees	ALL	25%	DEE works with Nat. Resources and Coastal Beaches, Trails Working Group and CANZ. New Library Director and PPLF/Board of Trustees continue to develop mutually aligned goals and strengthen mission unity. Planning and Development improving staff and board/committee communication through new recurring meetings with Chair/Vice Chairs and on a staff division level. Scheduled an open meeting law training to ensure boards/committees are in compliance
Complete	Appoint a liaison to the COPC Legislative Oversight Sub-Committee	SELECT BOARD	0%	



**Town of Plymouth
Select Board**

10% Affordable Housing Goal Strategy Discussion

REQUESTED BY:	Lauren Lind, Assistant Town Manager
PROPOSED MOTION:	N/A
NOTES:	
ACTION TAKEN:	Moved: Seconded: Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



MEMORANDUM

To: Select Board
From: Lauren Lind, AICP, Assistant Town Manager
 Michael Silveira, Deputy Director of Planning & Development
CC: Derek Brindisi, Town Manager
Date: June 24, 2026
RE: Subsidized Housing Inventory & Permitting Options for Affordable Housing Creation

Subsidized Housing Inventory

A request was made that the Department of Planning and Development prepare a memo outlining the number of units that are needed for the Town to satisfy its 10% Affordable housing threshold required under M.G.L. c. 40B, §§ 20-23(“Chapter 40B”). Under Chapter 40B, this figure is based upon the number of year-round units in Plymouth, not the total number of housing units, from the most recent U.S. Census. Also included in the memo are the various permitting options available to developers seeking to create affordable housing in Plymouth.

The figures below identify the Town’s current position with respect to the Subsidized Housing Inventory (SHI):

Figures included in the SHI:	
Total Year-Round Units in Town (Per 2020 U.S. Census)	25,689
10% Affordable Units Required	2,569
Current SHI Inventory (as of 6/3/2026)	2,163
Current % of Affordable Units	8.42%
Total Units Needed to Reach 10% (Not including figures below)	406
Figures not included in the SHI, listed for discussion purposes:	
Total Unit Count of Active/Permitted Projects not currently included on SHI (See “Appendix A”)	168
Total Units (w/ Active/Permitted Projects)	2,331
Percent Affordable (w/ Active/Permitted Projects)	9.07%
*Total Units Needed to Reach 10%	238

**If a rental project includes at least 25% affordability, then 100% of the project units count on the SHI. If a project is homeownership, then only those units that are deed-restricted affordable can be included on the SHI.*

Temporary Safe Harbor

“Safe harbor” in Massachusetts Chapter 40B is a legal status allowing municipal Zoning Boards of Appeals (ZBA) to deny comprehensive permits for affordable housing projects without the risk of an appeal. It is achieved when a town meets specific, state-certified thresholds for affordable housing, which can be done temporarily through certification of a Housing Production Plan (HPP) or by reaching 10% or more of its housing units classified as affordable on the SHI.

The Town of Plymouth is in a temporary two-year safe harbor following the certification of the HPP. This certification is effective for a two-year period from August 12, 2025, to August 11, 2027.

To qualify for HPP certification, the Town must reach a certain production level of affordable housing units eligible for inclusion on the SHI that have been produced during one calendar year. Production of new housing units must total at least 0.5% (128 units) of year-round housing units for Plymouth for a one-year certification. A total of 1% of year-round housing (257 units) is needed for a two-year certification for Plymouth.

The 2025 approval of the comprehensive permit for 300 SHI-eligible units in the Avalon Kanso project was used to reach the two-year safe harbor in August 2025.

For future HPP certifications, it is important to note that a 40B approved in 2026 can't be used for certification in 2027. Regardless of the date of the certification notice, the certification period will be deemed effective on the date upon which the municipality achieved its numerical target for the calendar year in question. Under 40B the initial date of eligibility is when the clerk signs off on ZBA approval.

2030 Projection

In the Town's effort to reach the 10% and stay in safe harbor beyond the next U.S. Census in 2030, staff are currently working on creating a projection to gauge where the Town will be in terms of its year-round housing units by 2030. This local projection will be based upon building permits issued since the 2020 U.S. Census and the number of housing units included in those building permits. Please note that these figures will be a rough estimate subject to change. More information to come soon.

Permitting Options for Affordable Housing Creation

The information below identifies the current permitting options and their respective processes for developing affordable housing in Plymouth. It is worth noting that most permitting mechanisms are site location dependent whereas the Comprehensive Permit (Option A) may be constructed in most locations. Additionally, while some permitting options may appear to have a shorter *permitting* timeline, the *development* requirements (as outlined in the Zoning By-Law) may be more extensive.

Other State permits not listed in the following information may also be applicable depending on the site and project scale; examples include MA Environmental Protection Agency (MEPA) filing,

Chapter 91 (The Massachusetts Public Waterfront Act) licensing, State Highway Access Permit, etc.

A. Comprehensive Permit from Zoning Board of Appeals (ZBA)

Can be either a LIP/Friendly 40B or Traditional 40B; Regulations set forth in [M.G.L. c. 40B, §§ 20-23](#) and [760 CMR 56.00](#):

1. In the case of any 40B application, the prescribed timeline for local permitting can be found in “Appendix B” below. If a 40B application is a Local Initiative Permit (Friendly 40B), the following steps “a” through “c” would need to occur before the application is submitted to the ZBA:
 - a) Applicant obtains letter of support from Chief Executive Officer (CEO) (Select Board, per Plymouth Town Charter c. 3 sec. 2)
 - b) Applicant obtains letter of support from other affordable housing partnerships in Town, such as Plymouth Affordable Housing Trust (PAHT)
 - c) CEO submits [LIP application](#) (including Affirmative Fair Housing Marketing Plan (AFHMP) and applicable fee to the Subsidizing Agency/Executive Office of Housing and Livable Communities (EOHLC)
2. Applicant forwards finalized Comprehensive Permit to EOHLC
3. EOHLC develops Regulatory Agreement

B. By-right (may be subject to Site Plan Review) in Cordage Park Smart Growth Overlay District (40R District) under §206-3.

C. Special Permit from either the ZBA or Planning Board under §207-7 (Inclusionary Housing) coupled with any of the following additional Special Permits:

1. Special Permit from ZBA under §203-9.C (Expansion or Alteration of Pre-existing Nonconforming Uses and Structures)
2. Special Permit from ZBA under §203-10 for Multi-Family housing
3. Special Permit from Planning Board for Recreational Development (RD) under §207-1 for Multifamily or Elderly housing
4. Special Permit from Planning Board for Village Open Space Development (VOSD) under §207-5 for Multifamily or Elderly housing

An application for an Inclusionary Housing Special Permit would follow the procedures required under §207-7.C and the timeline steps below through the permitting process:

1. Applicant submits Special Permit application, materials, and fee to Special Permit Granting Authority (SPGA)
2. SPGA opens public hearing within **65 days** of filing
3. SPGA makes decision within **90 days** following the close of the public hearing unless extended upon mutual written agreement between SPGA and Applicant
4. SPGA files decision with Town Clerk within **14 days** following decision
5. **20-day** appeal period follows filing with Town Clerk
6. CEO files [Local Action Unit \(LAU\) application](#) and fee with EOHLC (including Affirmative Fair Housing Marketing Plan (AFHMP))

Appendix A

Active/Permitted Projects							
Projects	Expires	Total	SHI Eligible Units	Deed-Restricted Affordable	Type	Development	Notes
1234 State Road - Ocean Village	Perpetuity	13	8	8	Apt	LIP	Includes 4 from Tupper Hill off-site (over 55) Under Construction SEB
Sawmill/Alden's Reach Phases 2-4	Perpetuity	124	41	41	SFH/TH	40B	22 submitted and 40 left to build/submit
393 1/2 Court Street - Sailors Cove	Perpetuity	7	1	1	TH	LIP	Completed waiting on RA to submit
63-65 Obery Street Multifamily/medical office mixed use	Perpetuity	11	1	1	Apt	LIP	Permitted by ZBA; No BP pulled yet
2-4 South Spooner Street	Perpetuity	8	1	1	Condos	LIP	Building permits issued Jan. 2025 SEB
Bartlett Ponds Phase II	Perpetuity	40	10	10	SFH	40B	SEB
(553) 617-619 Wareham Road POND WALK	Perpetuity	49	5	5	SFH	LIP	Under Construction (44 market/5affordable/1 of which will be veteran)
Redbrook Grantham Group	Perpetuity	62	62	62	Apt	LIP	Breaking ground by Spring 2026
Redbrook Use Area 16 PEONY PLACE	Perpetuity	12	12	12	TH	LIP	Under Construction
Braley Road - Waterworks Settlement	Perpetuity	8	8	8	Apt	LIP	Owner passed and son is trying to finish the project
Redbrook Use Area 17	Perpetuity	19	19	19	Apt	LAU	Approved June 2026 by Planning Board
TOTAL OF ACTIVE OR UNDER CONSTRUCTION UNITS	TOTAL		168				

Appendix B

Critical Deadlines for Chapter 40B Comprehensive Permits

Days	Deadline	Action Required	Authority
7	No later than 7 days from the date on which the comprehensive permit application is received by the ZBA	Distribute the application to other boards and municipal departments and request their comments	G.L. c. 40B, § 21, and 760 CMR 56.05(3)
14	14 days before the public hearing date	Publish notice of the public hearing (publish twice; the second during the week following the first notice)	G.L. c. 40A, § 11
30	No later than 30 days from the date on which the comprehensive permit application is received by the ZBA	Open the public hearing	G.L. c. 40B, § 21; 760 CMR 56.05(3)
15	No later than 15 days from the opening of the public hearing	If applicable, give written notice to the developer and DHCD that the ZBA believes it can deny the permit on one or more "Safe Harbor" grounds (see Safe Harbors), along with the factual basis and documentation for its position	760 CMR 56.05(3); 760 CMR 56.03(8)
15	No later than 15 days from the date of the ZBA's written notice	If applicable, the applicant must challenge the ZBA's "safe harbor" by providing written notice to DHCD and the ZBA, along with any supporting documentation	760 CMR 56.03(8)
30	No later than 30 days from receipt of the applicant's appeal	DHCD must make a determination after reviewing the materials provided by the applicant and the ZBA.	760 CMR 56.03(8)
20	No later than 20 days from the date of DHCD's decision on a "safe harbor" appeal	The applicant or ZBA may appeal DHCD's decision by filing an interlocutory appeal with the HAC and the ZBA's public hearing must be stayed until the conclusion of the appeal.	760 CMR 56.03(8); 760 CMR 56.05(9)(c)
180	Within 180 days from the opening of the public hearing	The ZBA must close the public hearing unless the applicant has agreed in writing to an extension	760 CMR 56.05(3)
40	No later than 40 days from the close of the public hearing	The ZBA must render a decision based on a majority vote of the board and file its written decision with the city or town clerk	G.L. c. 40B, § 21; 760 CMR 56.05(8)(a)
20	No later than 20 days from the date the decision is filed with the city or town clerk	If the ZBA denies a comprehensive permit or approves it with conditions unacceptable to the applicant, the applicant must file an appeal with the HAC; other aggrieved persons must appeal to either the Land Court or Superior Court.	G.L. c. 40B, § 22; and G.L. c. 40A, § 17; 760 CMR 56.05(9)

Photo Credit: "Chapter 40B Handbook for Zoning Boards of Appeal," Massachusetts Housing Partnership, March 2017, p.16

MEMORANDUM

To: Select Board
From: Michael Silveira, Deputy Director of Planning & Development
CC: Derek Brindisi, Town Manager
Lauren Lind, Assistant Town Manager
Date: June 24, 2026
RE: 40R & 40Y Districts

As part of the Town's efforts to reach its 10% on the Subsidized Housing Inventory, staff have outlined the following statutory options under Massachusetts General Law (M.G.L) that a municipality may adopt through its Zoning Bylaw which could in turn help achieve additional affordable housing over a longer-term period.

40R District ("Smart Growth District")

The Town adopted a 40R District in 2006 located at Cordage Park (56.8 acres, 302 rental housing units, several commercial businesses). Under state law, a 40R District allows mixed-use including homes, shops, and services in walkable neighborhoods. This zoning approach creates a streamlined permitting process, utilizes land efficiently through compact, well-designed development, and protects open space, natural areas, and key environmental resources. It allows higher density housing as-of-right, subject to Site Plan Review and local design standards, – 20% of which are required to be affordable – and must be in highly suitable locations that can support higher density housing and mixed-use development. Adoption of a 40R District also allows a municipality to be eligible for state payments based upon the number of additional as-of-right units allowed by the new zoning and the number of new units when construction begins. These incentives can generally be put towards a wide variety of local investments including support of local planning, infrastructure, and implementation of Smart Growth Districts.

40Y District ("Starter Homes District")

Enacted in 2023, this state program under M.G.L Ch. 40Y authorizes adoption of overlay zoning districts that support compact housing development on reduced lot sizes while maintaining compatibility with the surrounding neighborhood. Housing in these districts are developed by-right through expedited permitting for projects that meet clear local design standards and may be subject to limited Site Plan Review. Homes are allowed to be up to 1,850 SF, required to have three bedrooms for at least 50% of the homes, and required to have at least 10% of homes be affordable to households earning up to 110% of area median income. This 110% AMI level is not eligible for inclusion on the SHI, but is classified as workforce housing. Municipalities that adopt this zoning approach are also eligible for the same type of payments outlined under Ch. 40R.

While the Town already has a 40R District in Cordage Park, expansion of this District or inclusion of additional 40R Districts or a new 40Y District(s) would require careful drafting of zoning amendments which could take quite some time given the complexity of this type of zoning and its considerations.