



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-2445
Telephone (508) 398-2231, ext. 1271, Fax (508) 398-2365

SELECT BOARD
Tracy Post, Chair
Dorcas McGurrin
Mark Forest
Joyce Flynn
Elizabeth Argo

TOWN ADMINISTRATOR
Robert L. Whritenour, Jr.

ASSISTANT
TOWN ADMINSTRATOR
Amy M. Frigulietti

PUBLIC MEETING

Per Massachusetts General Law: All town and school boards, committee, and authorities shall post a notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays, and legal holidays. Notice shall contain a listing of topics/agenda that the chair reasonably anticipates will be discussed at the meeting. As required by Open Meeting Law and Mass. General Law, we are informing you that this meeting will be video and audio recorded, as well as rebroadcast. Anyone intending to video or audio tape this meeting is required to inform the Chair.

Yarmouth Select Board June 23, 2026 ~ 5:30 PM Yarmouth Town Hall Hearing Room 1146 Rt. 28, South Yarmouth, MA 02664

This is to formally advise that, as required by M.G.L. Chapter 30A, §§ 18-25, and pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, and extended to March 31, 2027, the Yarmouth Select Board will hold a public meeting on Tuesday, June 23, 2026, at 5:30 p.m., beginning with Executive Session and then opening to the public no sooner than 6:00 p.m. in the Hearing Room, Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA 02664. The public is welcome to attend either in-person or via the alternative public access provided below.

Zoom Meeting information for alternative public access

To join on a computer:

<https://us02web.zoom.us/j/89782032669?pwd=VWVydXRmUk5jdUFmekhyaUICWXPFT09>
Passcode: 732611

To join on One tap mobile:

US: +13017158592,,89782032669#,,,,*732611# or +13126266799,,89782032669#,,,,*732611#

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782
or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 897 8203 2669

Meeting Agenda (all times are approximate)

5:30 PM Executive Session: The Yarmouth Select Board will consider entering into Executive Session pursuant to M.G.L. Chapter 30A, Section 21(a)(2) to discuss negotiations with non-union personnel - Town Administrator.

6:00 PM Announcements

6:05 PM Public Comments

The open meeting law discourages public bodies from discussing topics not listed on the agenda. The public should therefore not expect the Board to respond to questions or statements made during the Public Comment portion of the meeting. All questions directed to Town Officials should be submitted in writing to the Town Administrator.

- 6:15 PM Citation – Samantha Bergman (Town Clerk’s Office)**
- 6:25 PM Yarmouth Scholarship Committee Presentation of Scholarships**
- 6:45 PM Vote: Pledge of Inventory/Collateral – Oliver’s & Planck’s Tavern, 6 Bray Farm Road, Yarmouth Port, Wanderson Coehlo, Owner**
- 7:00 PM Hearing: Change of Directors and Manager – Yarmouth Lodge 2270 Loyal Order of Moose Inc. dba Yarmouth Lodge, 769 Route 28, South Yarmouth, Holly Sheridan, Manager**
- 7:15 PM Hearing: Annual Weekday and Annual Sunday Entertainment Licenses – Shrim Inc. dba Free Bird Motor Lodge, 553 Route 28, West Yarmouth, Parth Patel, Manager**
- 7:30 PM Hearing: Annual Weekday and Annual Entertainment Licenses – Hari Hospitality dba Uncommoner Hotel, 135 Route 28, West Yarmouth, Parth Patel, General Manager**
- 7:45 PM Hearing: New Seasonal Hotel All-Alcohol Retail License – Lord Hotel Yarmouth LLC dba Blue Rock Resort, 39 Todd Road, South Yarmouth, Dhavalkumar Patel, Owner/Manager**
- 8:00 PM Discussion/Vote: Wording for Sign for Sandy Pond Recreation Area**
- 8:15 PM Discussion/Possible Vote: Alcohol Licenses – Section 12 Licensee Pilot Program for Late-Night Service**
- 8:30 PM Discussion/Possible Vote: Energy Committee Charge**
- 8:45 PM Board and Committee Actions**
1. Resignations:
 - a. Glenn Martin from the Disability Commission
 - b. Phyllis Vennberg from the Disability Commission
 2. Appointments:
 - a. Energy Committee (Marie McHugh)
 3. Reappointments:
 - a. Board of Assessors (Carlene Jones; Pauline Israelian)
 - b. Community Preservation Committee (Judy Wilchynski)
 - c. Conservation Commission (David Bernstein; John Frost)
 4. Minutes: July 22, 2025
 5. Upcoming Agenda Review
 6. Individual Items
- 9:00 PM Town Administrator Items**
1. Consent Agenda:
 - a. Approval of Funding through the Marketing Budget of the Tourism Revenue Preservation Fund
 - b. Renewal of Yarmouth Senior Center’s Annual Entertainment Licenses
 - c. Donations – Yarmouth Town Libraries; Parkers River Landing Planks; Yarmouth Police Department; Yarmouth Recreation Division; Yarmouth Senior Services
 2. Town Administrator Updates
- 9:15 PM Adjourn**



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YARMOUTH TOWN CLERK RE
JUN 18 '26 AM 10:58

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 - c. Donations – Yarmouth Town Libraries; Parkers River Landing Planks; Yarmouth Police Department; Yarmouth Recreation Division; Yarmouth Senior Services
 2. Town Administrator Updates
- 9:15 PM Adjourn**

CONSENT AGENDA

Yarmouth Select Board
June 23, 2026

YARMOUTH TOWN CLERK RE
JUN 18 '26 08:45

APPROVED: _____

Approvals:

- June 16, 2026 Memorandum from Meggan Eldredge, Director of Community Development, asking the Select Board to approve three requests to allocate Tourism Revenue Preservation Funds (TRPF), with attachments (*June 11, 2026 Memorandum from Kathy Williams, Town Planner, to Community & Economic Development Committee; May 27, 2026 Memorandum from Meggan Eldredge, Director of Community Development to Select Board and Robert Whritenour, Town Administrator; April 30, 2026 Memorandum from Meggan Eldredge, Director of Community Development to Robert Whritenour, Town Administrator*):
 1. The first request is for \$74,000 in TRPF to go toward the repairs of the Bass Hole Boardwalk;
 2. The second request is for \$50,000 in TRPF to contract with a consultant to simplify and streamline the permitting process for redevelopment along Route 28; and
 3. The third request is for \$10,000 in TRPF to support a mini-grant program offered to local small businesses negatively impacted by sewer work along Route 28.
- June 23, 2026 Memorandum from Amy Harwood, Licensing Administrator, requesting approval for the renewals of the annual Yarmouth Senior Center's Entertainment Licenses.

Donations:

➤ Yarmouth Town Libraries	
- Estate of Linda B. Simon	\$ 12,929.41
➤ Parker's River Landing Planks	\$ 35,800.00
➤ Yarmouth Police Department	
- Equipment (Two Drones) from Yarmouth Police Foundation	\$ 17,150.00 (value)
➤ Yarmouth Recreation Division	\$ 1,500.00
➤ Yarmouth Senior Services	
- Van	\$ 202.00
- Miscellaneous	\$ 123.20
TOTAL	\$ 0.00

AGENDA PACKET
Yarmouth Select Board
June 23, 2026

- Official Citation for Samantha Bergman from the Yarmouth Town Clerk's Office
- 2026 Yarmouth Scholarship Recipients List
- Packet: ABCC Application for Amendment (Pledge of Collateral) – Oliver's & Planck's Tavern, 6 Bray Farm Road, Yarmouth Port
- Hearing Packet: Change of Directors and Manager – Yarmouth Lodge 2270 Loyal Order of Moose Inc. dba Yarmouth Lodge, 769 Route 28, South Yarmouth, Holly Sheridan, Manager
- Hearing Packet: Annual Weekday and Annual Sunday Entertainment Licenses – Shrim Inc. dba Free Bird Motor Lodge, 553 Route 28, West Yarmouth, Parth Patel, Manager
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- Hearing: New Seasonal Hotel All-Alcohol Retail License – Lord Hotel Yarmouth LLC dba Blue Rock Resort, 39 Todd Road, South Yarmouth, Dhavalkumar Patel, Owner/Manager
- June 2026 Sandy Pond Entrance Sign Discussion & Vote PowerPoint Presentation, by Department of Public Works
- Letter from the Recreation Commission, regarding the Proposed Installation of a New Sandy Pond Recreation Area Entrance Sign
- Letter from the Recreation Commission, regarding the Adoption of a Policy or Design Standard that Promotes Consistency in the Appearance of Municipal Signage throughout the Town
- Mead, Talerma & Costa, LLC Client Advisory: New ABCC Advisory on Section 12 Licensee Pilot Program for Late-Night Service and Sale for Off-Premises Consumption
- June 23, 2026 Memorandum and Packet from Amy Harwood, Licensing Administrator, regarding Alcohol Licenses – Section 12 Licensee Pilot Program for Late-Night Service
- Proposed Yarmouth Climate Mitigation and Energy Committee Charge and Mission Statement
- June 11, 2026 Email from Glenn Martin, regarding Resignation from the Disability Commission
- June 15, 2026 Letter from Phyllis B. Vennberg, regarding Resignation from the Disability Commission
- Appointment to Energy Committee (1 regular position – Marie McHugh)
- Reappointments to Board of Assessors (2 regular positions – Carlene Jones and Pauline Israelian)
- Reappointment to Community Preservation Committee (1 regular, At-Large position – Judy Wilchynski)
- Reappointments to Conservation Commission (2 regular positions – David Bernstein and John Frost)
- July 22, 2025 Yarmouth Select Board Meeting Minutes
- Yarmouth Select Board 2026 Projected Agenda Items
- June 2026 and July 2026 Yarmouth Select Board Calendars

INFORMATION PACKET

Yarmouth Select Board

June 23, 2026

- Health Division Flyers: June Awareness Event to Promote Bicycle Safety
- June 9, 2026 Letter from MacKenzie Bonaiuto, Youth Services Coordinator, Cape Organization for Rights of the Disabled (CORD), regarding Summer Youth Independence Activities Available Through CORD
- Town of Yarmouth “We’re Hiring” Notice

AGENDA

ITEMS



Town of Yarmouth

Select Board

Official Citation

*Be it Known, that the Town of Yarmouth hereby
Recognizes:*

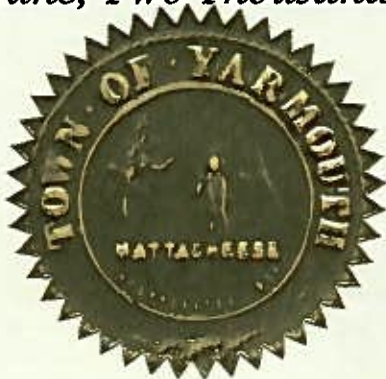
Samantha Bergman

from the Yarmouth Town Clerk's Office

For Exemplary Actions

And, be it further known that the Town of Yarmouth extends its thanks and appreciation to her for exhibiting kindness and compassion when assisting a constituent who was experiencing a mental health situation. Samantha was able to calmly notify another staff member to call for assistance without further upsetting the individual, which provided Yarmouth Emergency Services sufficient time to respond.

This Citation is approved by the Yarmouth Select Board and duly signed by the Chair, presented on this Twenty-Third Day of June, Two Thousand Twenty-Six.



By: _____

*Tracy Post, Chair
Yarmouth Select Board*

SCHOLARSHIP RECIPIENTS - 2026

FIRST NAME	LAST NAME
Lilliana	Anderson
Shane	Arsenault
Abigail	Bagar
Janiyah	Bland
Cody	Boghdan
Jacob	Bohlin
Nora	Bruinooge
Luke	Bullock
Delaney	Burrell
Rosa	Calle Naranjo
Maria	Campos
Vivian	Castano
Caoimhe	Cogan
Abigail	Conover
Aeva	DaBreo
Jaedan	DeSimone
Max	Edwards
Ciara	Enright
Cullin	Enright
Kamoya	Ferguson
Skye	Forrester
Brooke	Gardiner
Emerson	Gardiner
Celia	Hayward
Guilia	Healy
Marcy	Joachim
Rose	Karow
Hawkin	Kenny
Lucas	Krukowski
Xoey	Logan
Melissa	Lopes
Fiona	Lui
Alaina	Manuel
Timothy	Naas
Mae	Nass

Jacob	Poor
Mia	Rubenstein
Hunter	St. John
Annika	Swanson
Willasia	Thompson
Hannah	Willis
Aubrey	Woods
Brooke	Woodward
Elisha	Wyman
Salome	Zapata



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**LICENSING
ADMINISTRATOR**
Amy Harwood

MEMORANDUM

TO: SELECT BOARD

FROM: AMY HARWOOD, LICENSING ADMINISTRATOR

DATE: June 23, 2026

RE: ABCC APPLICATION FOR AMENDMENT (Pledge of Collateral) – Oliver's & Planck's Tavern (6 Bray Farm Road)

Melanie J. O'Keefe, Attorney representing Wanderson Coelho, Owner of Oliver's & Planck's Inc. dba Oliver's & Planck's Tavern at 6 Bray Farm Road in Yarmouth Port, has submitted an application for a Pledge of Collateral. There is no advertisement, abutters notification or requirement for the applicant to appear at a Hearing.

Attached are the documents below:

- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Change of Pledge Application
- Vote of Entity
- TOY Checklist

###



Commonwealth of Massachusetts
Department of Revenue
Geoffrey E. Snyder, Commissioner

mass.gov/dor

Letter ID
Notice Date: April 14, 2026
Case ID



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



OLIVERS & PLANCKS INC
6 BRAY FARM RD S
YARMOUTH PORT MA 02675-1571

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, OLIVERS & PLANCKS INC dba:OLIVERS & PLANCKS is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.

What if I have questions?

If you have questions, call us at (617) 887-6400, Monday through Friday, 9:00 a.m. to 4:00 p.m.

Visit us online!

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief
Collections Bureau



Certificate of Compliance

Date: March 23, 2026

Letter ID:

Employer ID (FEIN):

OLIVERS & PLANCKS INC
32 GENERAL PATTON DR
HYANNIS MA 02601-2624

Certificate ID: _____

FEIN: _____

The Department of Unemployment Assistance certifies that as of 20-Mar-2026, OLIVERS & PLANCKS INC is current in all its obligations relating to contributions, payments in lieu of contributions, and the employer medical assistance contribution established in G.L. c. 149, § 189.

This certificate expires on 19-Apr-2026 .

Sincerely,

Katie Dishnica, Director
Department of Unemployment Assistance

Questions?

Revenue Enforcement Unit
Department of Unemployment Assistance
Email us: Revenue.Enforcement@mass.gov
Call us: (617) 626-5750



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358

www.mass.gov/abcc

APPLICATION FOR AMENDMENT-Pledge of Collateral

Pledge of License Pledge of Stock Pledge of Inventory

For a video walk-through of this amendment application process, please click the link below:
[Pledge of Collateral \(License, Stock, Inventory\) Amendment Application Video Guide](#)

- Payment Receipt
- Monetary Transmittal Form
- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Change of Pledge of License, Stock or Inventory Application
- Vote of the Entity
- Pledge documentation
- Promissory note

1. BUSINESS ENTITY INFORMATION

Entity Name	Municipality	ABCC License Number
Oliver's & Planck's Inc.	Yarmouth	i-RS-1518

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation.

Oliver's & Planck's is a full-service restaurant and bar. It is refinancing its existing financing with Northern Bank & Trust Company, which is seeking a pledge of the liquor license and inventory

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name	Title	Email	Phone
Melanie J. O'Keefe	Attorney		

2. AMENDMENT-Pledge Information

Pledge of License

To whom is the pledge being made:

Northern Bank & Trust Company

Pledge of Inventory

Pledge of Stock

3. FINANCIAL DISCLOSURE

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
Northern Bank & Trust Company		Conventional loan transaction	<input type="radio"/> Yes <input checked="" type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No

FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

Oliver's & Planck's, Inc. has refinanced their existing financing with Northern Bank & Trust Company and as part of this refinance transaction, the lender is seeking a pledge of the liquor license and the liquor inventory

APPLICANT'S STATEMENT

I, Wanderson Coelho the: sole proprietor; partner; corporate principal; LLC/LLP manager
Authorized Signatory

of Oliver's & Planck's Inc.
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature: Wanderson Coelho

Date: 03/23/2026

Title: Treasurer

ENTITY VOTE

The Board of Directors or LLC Managers of
Entity Name
duly voted to apply to the Licensing Authority of
City/Town and the
Commonwealth of Massachusetts Alcoholic Beverages Control Commission on
Date of Meeting

For the following transactions (Check all that apply):

- Pledge of License
- Pledge of Inventory
- Pledge of Stock
- Other

"VOTED: To authorize
Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

A true copy attest,

For Corporations ONLY

A true copy attest,

WANDERSON COELHO
Corporate Officer /LLC Manager Signature

WANDERSON COELHO
Corporation Clerk's Signature

Wanderson Coelho
(Print Name)

Wanderson Coelho
(Print Name)

TOWN OF YARMOUTH

PLEDGE OF COLLATERAL CHECKLIST

License, Stock, Inventory

FILING FEE: \$105.00

Payable to the Town of Yarmouth or TOY

HEARING REQUIRED:	YES	_____	NO	<u> X </u>
LEGAL AD IN NEWSPAPER:	YES	_____	NO	<u> X </u>
NOTIFY ABUTTERS:	YES	_____	NO	<u> X </u>

**FILL OUT AN APPLICATION AND ALL OTHER REQUIRED DOCUMENTS
FOR A CHANGE OF PLEDGE OF LICENSE, STOCK, OR INVENTORY ONLINE AT:**

www.mass.gov/abcc

LOCAL LICENSING AUTHORITY REQUIREMENTS

- Copy of vote of the corporate board authorizing changes to the license.



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**LICENSING
ADMINISTRATOR**
Amy Harwood

MEMORANDUM

TO: SELECT BOARD

FROM: AMY HARWOOD, LICENSING ADMINISTRATOR

DATE: June 23, 2026

RE: ABCC APPLICATION FOR MULTIPLE AMENDMENTS (Non-Profit Club Change of Officers/Directors and Change of Manager) – Yarmouth Moose Lodge (769 Route 28, South Yarmouth)

Holly Sheridan has submitted an application for a Change of Officers/Directors and Change of Manager from William McNamara to Holly Sheridan. There is no advertisement or abutters notification required. Holly is here to introduce herself and answer any questions you might have.

Attached are the documents below:

- DOR Certificate of Good Standing
- Workers Compensation Insurance Affidavit
- Application for Multiple Amendments: Change of Manager and Change of Directors
- Vote of Entity
- CORI Authorization and proof of citizenship – Holly Sheridan
- Resume – Holly Sheridan
- TIPS Certification
- YPD Comment sheet
- Certificate of Insurance – Liquor Liability
- Business Structure Documents – Articles of Organization
- Lease Agreement
- ABCC Checklist

###



Commonwealth of Massachusetts
Department of Revenue
Geoffrey E. Snyder, Commissioner

mass.gov/dor

Letter ID: _____
Notice Date: May 7, 2026
Case ID: C-_____



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



YARMOUTH LODGE 2270 LOYAL ORDER O
769 ROUTE 28
SOUTH YARMOUTH MA 02664-5101

000057

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, YARMOUTH LODGE 2270 LOYAL ORDER OF MOOSE dba:YARMOUTH LODGE 2270 LOYAL ORDER OF MOOSE, INC. is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.

What if I have questions?

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Visit us online!

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief
Collections Bureau



**The Commonwealth of Massachusetts
 Department of Industrial Accidents
 Office of Investigations
 Lafayette City Center
 2 Avenue de Lafayette, Boston, MA 02111-1750
 www.mass.gov/dia**

Workers' Compensation Insurance Affidavit: General Businesses

Applicant Information

Please Print Legibly

Business/Organization Name: Yarmouth Lodge 2270 Loyal Order of Moose

Address: 769A Main Street Route 28

City/State/Zip: South Yarmouth MA. 02664 Phone #: 5082804001

<p>Are you an employer? Check the appropriate box:</p> <p>1. <input type="checkbox"/> I am an employer with _____ employees (full and/ or part-time).*</p> <p>2. <input type="checkbox"/> I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]</p> <p>3. <input type="checkbox"/> We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**</p> <p>4. <input checked="" type="checkbox"/> We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]</p>	<p>Business Type (required):</p> <p>5. <input type="checkbox"/> Retail</p> <p>6. <input type="checkbox"/> Restaurant/Bar/Eating Establishment</p> <p>7. <input type="checkbox"/> Office and/or Sales (incl. real estate, auto, etc.)</p> <p>8. <input checked="" type="checkbox"/> Non-profit</p> <p>9. <input type="checkbox"/> Entertainment</p> <p>10. <input type="checkbox"/> Manufacturing</p> <p>11. <input type="checkbox"/> Health Care</p> <p>12. <input type="checkbox"/> Other _____</p>
---	---

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: Lockton Affinity, LLC

Insurer's Address: P.O.Box 879610

City/State/Zip: Kansas City, MO. 64187-9610

Policy # or Self-ins. Lic. #: _____ Expiration Date: 05/01/2027

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under § 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: *Holly Sherrill* Date: 5/28/26

Phone #: _____

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (check one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Licensing Board

5. Selectmen's Office 6. Other _____

Contact Person: _____ Phone #: _____



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

APPLICATION FOR MULTIPLE AMENDMENTS

1. BUSINESS ENTITY INFORMATION

Entity Name	Municipality	ABCC License Number
Yarmouth Lodge 2270 Loyal order of M	Yarmouth	01

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

Applying for change of manager for the liquor license. Also stating the officer change for the Lodge.

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name	Title	Email	Phone
Holly Sheridan	Administrator		

2. AMENDMENT-Change of License Classification

<input type="checkbox"/> Change of License Category All Alcohol, Wine and Malt, Wine Malt and Cordials	Last-Approved License Category	
	Requested New License Category	
<input type="checkbox"/> Change of License Class Seasonal or Annual	Last-Approved License Class	W
	Requested New License Class	A
<input type="checkbox"/> Change of License Type* i.e. Restaurant to Club *Certain License Types CANNOT change once issued*	Last-Approved License Type	
	Requested New License Type	

3. AMENDMENT-Change of Business Entity Information

<input type="checkbox"/> Change of Corporate Name	Last-Approved Corporate Name:	
	Requested New Corporate Name:	
<input type="checkbox"/> Change of DBA	Last-Approved DBA:	
	Requested New DBA:	W/A
<input type="checkbox"/> Change of Corporate Structure LLC, Corporation, Sole Proprietor, etc	Last-Approved Corporate Structure	
	Requested New Corporate Structure	

4. AMENDMENT-Pledge Information

<input type="checkbox"/> Pledge of License	To whom is the pledge being made:	
<input type="checkbox"/> Pledge of Inventory		
<input type="checkbox"/> Pledge of Stock		

5. AMENDMENT-Change of Manager

Change of License Manager

A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name Holly Sheridan Date of Birth SSN

Residential Address

Email ldodge2270@mooseunits.org Phone

Please indicate how many hours per week you intend to be on the licensed premises 60 Last-Approved License Manager William McNamara

B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen/Qualified Alien under the Immigration and Nationality Act? Yes No

If yes, attach one of the following documents: US Passport, Voter's Certificate, Birth Certificate, Naturalization Papers, Permanent Resident Card "Green Card," or Employment Authorization Document.

Have you ever been convicted of a state, federal, or military crime? Yes No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
2000	2013	Assistant Office Manager	Tracy Volkswagen	Darlene Webb
2014	2023	Caregiver	Self	Holly Sheridan
2023	2026	Bartender	Yarmouth Moose Lodge	Raymond Roy

D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? Yes No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature Holly Sheridan Date 5/18/26

6. AMENDMENT-Change of Officers, Stock or Ownership Interest

- Change of Officers/Directors** **Change of Ownership Interest (LLC Managers/LLP Partners, Trustees)** **Change of Stock (E.g. New Stockholder/Transfer or Issuance of Stock)**

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers - At least 50% must be US citizens;
Off Premises(Liquor Store) Directors or LLC Managers - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal: **Stephen J Groom** Residential Address: **..... larwich MA 02645** SSN: **.....** DOB: **.....**

Title and or Position: **President** Percentage of Ownership: **N/A** Director/ LLC Manager: Yes No US Citizen: Yes No MA Resident: Yes No

Name of Principal: **Holly Sheridan** Residential Address: **30. Yarmouth MA** SSN: **.....** DOB: **.....**

Title and or Position: **Administrator** Percentage of Ownership: **N/A** Director/ LLC Manager: Yes No US Citizen: Yes No MA Resident: Yes No

Name of Principal: **Mark K Sullivan** Residential Address: **..... So Dennis MA** SSN: **.....** DOB: **.....**

Title and or Position: **Vice President** Percentage of Ownership: **N/A** Director/ LLC Manager: Yes No US Citizen: Yes No MA Resident: Yes No

Name of Principal: **Dana M Spada** Residential Address: **..... I So. Yarmouth MA** SSN: **.....** DOB: **.....**

Title and or Position: **Treasurer** Percentage of Ownership: **N/A** Director/ LLC Manager: Yes No US Citizen: Yes No MA Resident: Yes No

Name of Principal: **Christine McCarthy** Residential Address: **..... Harwich MA** SSN: **.....** DOB: **.....**

Title and or Position: **Chaplain** Percentage of Ownership: **N/A** Director/ LLC Manager: Yes No US Citizen: Yes No MA Resident: Yes No

Name of Principal: **Johnie Robbins** Residential Address: **..... Hyannis MA** SSN: **.....** DOB: **.....**

Title and or Position: **Trustee {1 Year}** Percentage of Ownership: **N/A** Director/ LLC Manager: Yes No US Citizen: Yes No MA Resident: Yes No

Additional pages attached? Yes No

CRIMINAL HISTORY
 Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions. Yes No

MANAGEMENT AGREEMENT
 Are you requesting approval to utilize a management company through a management agreement? Yes No

6. AMENDMENT-Change of Officers, Stock or Ownership Interest

6B. CURRENT OFFICERS, STOCK OR OWNERSHIP INTEREST

List the individuals and entities of the current ownership. Attach additional pages if necessary utilizing the format below.

Name of Principal	Title/Position	Percentage of Ownership
Mark Wermers	Tursteer {2 Year}	N/A
Name of Principal	Title/Position	Percentage of Ownership
Kathryn Sullivan	Trustee {3 Year}	N/A
Name of Principal	Title/Position	Percentage of Ownership
Margaret Ballard	Jr. Past President	N/A
Name of Principal	Title/Position	Percentage of Ownership
Name of Principal	Title/Position	Percentage of Ownership
Name of Principal	Title/Position	Percentage of Ownership

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

7. AMENDMENT-Change of Premises Information

Alteration of Premises: (must fill out attached financial information form)

7A. ALTERATION OF PREMISES

Please summarize the details of the alterations and highlight any specific changes from the last-approved premises.

[Empty text box for alteration summary]

PROPOSED DESCRIPTION OF PREMISES

Please provide a complete description of the proposed premises, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

[Empty text box for proposed premises description]

Total Sq. Footage	<input type="text"/>	Seating Capacity	<input type="text"/>	Occupancy Number	<input type="text"/>
Number of Entrances	<input type="text"/>	Number of Exits	<input type="text"/>	Number of Floors	<input type="text"/>

Change of Location: (must fill out attached financial information form)

7B. CHANGE OF LOCATION

Last-Approved Street Address

Proposed Street Address

DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

[Empty text box for premises description]

Total Sq. Footage	<input type="text"/>	Seating Capacity	<input type="text"/>	Occupancy Number	<input type="text"/>
Number of Entrances	<input type="text"/>	Number of Exits	<input type="text"/>	Number of Floors	<input type="text"/>

OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises. (E.g. Deed, lease, letter of intent)

Please indicate by what means the applicant has to occupy the premises

Landlord Name

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date

Rent per Month

Lease Ending Date

Rent per Year

Will the Landlord receive revenue based on percentage of alcohol sales?

Yes No

8. AMENDMENT-Management Agreement

Management Agreement: (must fill out all pages in section 8)

Are you requesting approval to utilize a management company through a management agreement?
If yes, please fill out section 8.

Yes No

Please provide a narrative overview of the Management Agreement. Attach additional pages, if necessary.

IMPORTANT NOTE: A management agreement is where a licensee authorizes a third party to control the daily operations of the license premises, while retaining ultimate control over the license, through a written contract. *This does not pertain to a liquor license manager that is employed directly by the entity.*

8A. MANAGEMENT ENTITY

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in the management Entity (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Address	Phone	
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	
Name of Principal	Residential Address	SSN	DOB
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>
Title and or Position	Percentage of Ownership	Director	US Citizen
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
			MA Resident
			<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN		DOB
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>		<input style="width: 95%;" type="text"/>
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN		DOB
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>		<input style="width: 95%;" type="text"/>
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN		DOB
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>		<input style="width: 95%;" type="text"/>
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

Yes No

8B. EXISTING MANAGEMENT AGREEMENTS AND INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 8A, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages; and or have an active management agreement with any other licensees?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

9. FINANCIAL DISCLOSURE

Required for the following transactions:

- Change of Officers, Stock or Ownership Interest (E.g. New Stockholder/Transfer or Issuance of Stock)
- Change of Premises Information
- Pledge of License, Inventory or Stock

Purchase Price(s):

No Stock holding or Ownership interest.
We are a non Profit Organization. We do not have stock or ownership in our organization.

SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
Total:	

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No

FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

APPLICANT'S STATEMENT

I, William McNamara the: sole proprietor; partner; corporate principal; LLC/LLP manager
Authorized Signatory

of Yarmouth Lodge 2270 Loyal o
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:

William McNamara

Date:

3/24/2026

Title:

Administrator

ENTITY VOTE

The Board of Directors or LLC Managers of
Entity Name

duly voted to apply to the Licensing Authority of and the
City/Town

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on
Date of Meeting

For the following transactions (Check all that apply):

Change of Manager

Other

"VOTED: To authorize
Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

"VOTED: To appoint
Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."

A true copy attest,

Margaret Ballard
Corporate Officer / LLC Manager Signature
Margaret Ballard
(Print Name)

For Corporations ONLY

A true copy attest,

W. McNamara Sr.
Corporation Clerk's Signature
William McNamara Sr.
(Print Name)



JEAN M. LORIZZO, ESQ.
CHAIRMAN

Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150

CORI REQUEST FORM

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: <small>(IF EXISTING LICENSE)</small>	001	LICENSEE NAME:	Yarmouth Lodge #2270 Loyal Order of Moose	CITY/TOWN:	South Yarmouth
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APPLICANT INFORMATION

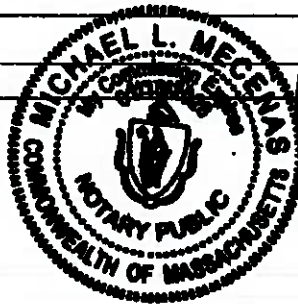
LAST NAME:	Sheridan	FIRST NAME:	Holly	MIDDLE NAME:	Ann
MAIDEN NAME OR ALIAS (IF APPLICABLE):	Hagar	PLACE OF BIRTH:			
DATE OF BIRTH:		SSN:		ID THEFT INDEX PIN (IF APPLICABLE):	
MOTHER'S MAIDEN NAME:	Davis	DRIVER'S LICENSE #:		STATE LIC. ISSUED:	Massachusetts
GENDER:	FEMALE	HEIGHT:	5	WEIGHT:	125
EYE COLOR:	Hazel				
CURRENT ADDRESS:					
CITY/TOWN:	South Yarmouth	STATE:	Ma	ZIP:	02564
FORMER ADDRESS:					
CITY/TOWN:	Yarmouthport	STATE:	Ma	ZIP:	02675

PRINT AND SIGN

PRINTED NAME:	Holly Sheridan	APPLICANT/EMPLOYEE SIGNATURE:	<i>Holly Sheridan</i>
---------------	----------------	-------------------------------	-----------------------

NOTARY INFORMATION

On this April 17th, 2026 before me, the undersigned notary public, personally appeared Holly Sheridan
 (name of document signer), proved to me through satisfactory evidence of identification, which were Driver's License
 to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.



[Handwritten Signature]

DIVISION USE ONLY

REQUESTED BY:	
---------------	--

SIGNATURE OF COM. AUTHORIZED EMPLOYEE

HOLLY SHERIDAN

South Yarmouth, MA 02664

- WWW: [Bold Profile](#)

PROFESSIONAL SUMMARY

Dynamic professional with extensive experience in customer service and operations management at Days Inn Hotel. Proven ability to enhance guest satisfaction through strong multitasking and team collaboration. Highly reliable in executing financial reconciliations and maintaining compliance, while fostering a welcoming environment that drives repeat business.

SKILLS

- Strong multitasking
- Customer service
- Highly reliable
- Team player attitude

WORK HISTORY

2023 to 2026

Bartender

Yarmouth Moose Lodge – South Yarmouth, MA

- Orchestrated beverage preparation and service, ensuring adherence to standard recipes and alignment with customer preferences.
- Oversaw cleanliness and organization of bar area to uphold health regulations.
- Directed inventory management through vigilant monitoring of stock levels and proactive initiation of supply orders.
- Facilitated customer engagement to deliver exceptional service and improve overall experience.

2014 to 2023

Caregiver

Self – South Yarmouth, MA

- Provided compassionate support to clients in daily living activities and personal care.
- Assisted clients with mobility, ensuring safety and comfort during transitions.
- Implemented individualized care plans, adapting to client needs and preferences.
- Maintained a clean and safe environment by performing regular housekeeping tasks.

2000 to 2013

Assistant Office Manager

Tracy Volkswagen – Hyannis, MA

- Assisted in daily office operations, ensuring smooth workflow and communication among staff.
- Managed appointment scheduling for clients, improving overall customer service experience.
- Supported financial processes by processing invoices and tracking expenses for budget compliance.

- Developed and implemented filing system improvements, enhancing document retrieval efficiency.
- Trained new administrative staff on company policies and office procedures for consistency.
- Streamlined communication between departments, improving project collaboration and information sharing.
- Managed daily operations, ensuring timely completion of tasks and maintaining a well-organized work environment.
- Oversaw office inventory activities by ordering and requisitions and stocking and shipment receiving.
- Maintained inventory of office supplies, proactively restocking materials when needed to minimize downtime due to shortages.
- Transferred and directed phone calls, guests, and mail to correct staff members.
- Supported the Office Manager with various tasks such as preparing reports or presentations for executive-level meetings.
- Recorded expenses and maintained accounting records.
- Provided exceptional customer service by responding promptly to inquiries from clients or stakeholders both in-person and via phone or email correspondence.
- Handled sensitive information with discretion by adhering to confidentiality protocols at all times.
- Managed accurate and fully compliant AP/AR operations by documenting expenses, reconciling accounts and correcting discrepancies.

1997 to 2000

Bartender

Yarmouth Moose Lodge – South Yarmouth, MA

- Prepared and served beverages according to standard recipes and customer preferences.
- Maintained cleanliness and organization of bar area to ensure compliance with health regulations.
- Assisted in inventory management by tracking stock levels and ordering supplies as needed.
- Engaged with customers to provide excellent service and enhance their overall experience.

1996 to 1997

Waitress

Hilltop Steak House – Saugus, MA

- Provided exceptional customer service, ensuring a positive dining experience for all guests.
- Assisted with menu knowledge, offering recommendations to enhance guest satisfaction.
- Efficiently handled cash transactions and processed payments accurately.
- Collaborated with kitchen staff to ensure timely food delivery and quality control.

1989 to 1993

Function Coordinator

Days Inn Hotel – Newton Ma

- Managed guest services operations to elevate customer satisfaction and enhance overall experience.
- Oversaw booking systems and ensured accuracy of reservation records to enhance operational efficiency.
- Facilitated training sessions for new staff on hotel policies and customer service protocols.
- Facilitated interdepartmental communication to enhance event coordination efficiency.

1988 to 1989

Reservations Manager

Days Inn Hotel – Newton Ma

- Managed daily operations of reservations system to ensure smooth guest experiences.
- Trained staff on reservation protocols and customer service standards.
- Implemented process improvements to enhance booking accuracy and efficiency.
- Resolved guest inquiries and concerns promptly, maintaining high satisfaction levels.

1987 to 1988

Night Auditor

Days Inn Hotel – Newton Ma

- Oversaw front desk operations to ensure seamless guest check-in and check-out experiences.
- Executed daily reconciliation of financial transactions, ensuring precision in cash handling and reporting.
- Delivered exceptional customer service by addressing guest inquiries and resolving concerns efficiently.
- Executed nightly audits of hotel systems to ensure data integrity and adherence to compliance policies.

1986 to 1987

Front Desk Agent

Days Inn Hotel – Newton Ma

1984 to 1986

Chamber Maid

Holiday Inn

- Cleaned and organized guest rooms to maintain high cleanliness standards.
- Inspected rooms for maintenance needs and reported issues promptly.
- Replenished supplies and amenities to ensure guest satisfaction.
- Assisted in training new staff on cleaning procedures and safety protocols.

EDUCATION

05/1988

Bachelor of Science: Hotel Restaurant Management
Johnson & Wales University - Providence, RI



A 360TRAINING COMPANY

CERTIFICATE OF COMPLETION

This certifies that

Holly Sheridan

is awarded this certificate for

TIPS On-Premise Alcohol Server Training

Hours
3.00

Completion Date
08/08/2024

Expiration Date
08/08/2027

Certificate #

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78750 | www.360training.com

(CUT HERE)

(CUT HERE)



Issued: 08/08
Certificate #:

Holly Sheridan

South Yarmouth MA 02564

CERTIFIED

Expires: 08/08/2027



Phone: 800-438-8477
www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature _____



Yarmouth Police Department

Excellence in Policing

REVIEW FOR NEW LIQUOR LICENSEES OR MANAGERS

Premises Name and Location: Yarmouth Moose Lodge

Manager: Holly Sheridan

Experience in restaurant/alcohol operations or service:

35

New: Licensee ___ Manager: X Both: ___

Persons Representing Applicant at Review Same

Officer Conducting Review: Renzi 4007 Date: 5/15/26

MASSACHUSETTS STATUTES/ABCC REGULATIONS:

1. Post license in conspicuous place.....
2. Approved Manager: 21 years of age and citizen with authority and Control over all business related to alcoholic beverages.....
3. No Service to Intoxicated or underage persons.....
4. Licensee must prevent illegalities on Premises
 - a. No gambling except approved by legislature
 - b. No drug dealing/possession
 - c. No possession by underage
 - d. No Disorder, noise, violence etc.....
5. Acceptable forms of identification **checked on day of service:**
 - a. Mass Driver License
 - b. Mass ID
 - c. Passport
 - d. Military ID (active).....
6. Package Store post notice of Drunk Driving and Open Container Laws..... N/A
7. Pouring License post Drunk Driving and Sale to Minor Laws.....
8. No discrimination (sex, sexual orientation, race, ethnicity etc.).....
9. Must allow entry and provide information to any ABCC Investigator or Agent of the Yarmouth Licensing Authority.....
10. May not cease to conduct business under license w/o notice to LLA.....
11. Dangerous conditions are a crime and license violation:

- a. Overcrowding (over posted occupancy)
 - b. Blocked egress
 - c. Flammable materials stored or pyrotechnic device w/o permit
 - d. Failure to maintain required fire alarm or suppression.....
12. No flies, foreign matter in alcohol.....
13. Alcohol only from licensed distributors, no refilling bottles.....
14. Taps must be accurately labelled.....
15. ABCC "Happy Hour Regulations"
- a. No Free drinks
 - b. Only 2 drinks to person at a time
 - c. May not offer to sell unlimited drinks for fixed price except private functions
 - d. May not sell drinks to group or person at less than the price offered to general public except private functions.
 - e. No games with alcohol as reward
 - f. Pitcher only to 2 or more persons
 - g. PRICES- must be the same for calendar week (no happy hour specials).....
16. PRIVATE FUNCTIONS:
- a. All license restrictions and conditions apply to private functions on licensed premises except price and service restrictions above.
 - b. Private function must have a guest list, not open to public, not advertised, and bill paid by one person.

YARMOUTH LIQUOR REGULATIONS

1. TRAINING REQUIREMENT.

All:

- a. Managers,
- b. Assistant Managers,
- c. Bartenders,
- d. Servers,
- e. Supervisors, and
- f. Sales persons at package stores,

MUST complete an approved alcohol beverage training program within 14 days of hire. Approved programs: TIPS, TAMS, ServSafeAlcohol, STOP, and AIM. Online programs are approved.....

2. Licensees must keep the Yarmouth Liquor Rules and Regulations on hand and have all employees who work in public areas read and sign off within 14 days of hire.....

3. Licensees are required to adopt an approved POLICY for conduct of its alcohol business, which all employees shall read and sign within 14 days of hire. A model policy is available.....

4. Establishments shall maintain a list of all employees with copy of approved alcohol training where required.....
5. The Rules and Regulations, Model Policy, Employee list and training certifications shall be kept in a separate book or binder to be available to the Licensing Authority and its agents.....
6. The Manager on the license is expected to be present at the licensed Premises on a regular basis sufficiently to maintain full authority and control over all matters relating to alcoholic beverages.....
7. Pouring establishments shall submit to the licensing office names of Assistant Managers who are expected to be in charge of the establishment when the Manager is absent, or to close at night. A manager or assistant manager should be present when the establishment is open for business.....
8. Pouring establishments with a bar and total allowed occupancy Load (not persons actually present) over 100 persons is required to comply with the Massachusetts Board of Fire Prevention Crowd Management Regulations. 527 CMR 10.13 (2) (d).....
9. On duty EMPLOYEES may not CONSUME or be under the influence of Alcoholic beverages except for scheduled training.....
10. Intoxicated persons are not allowed entrance to any licensed premises except to offer a non-alcoholic beverage while police are summoned or other adequate arrangements are made to protect the intoxicated person and the public.....
11. When an intoxicated person is encountered at a licensed premises, management SHALL immediately call police unless other adequate arrangements are made to protect the intoxicated person and the public.....
12. Licensee MUST IMMEDIATELY REPORT TO POLICE any disturbance or incident on the Licensed Premises which involve:
 - a. Unlawful or unwanted physical contact between persons: or,
 - b. Threats of harm to person or property.
13. Premises must conform to sketch plan and occupancy submitted to LLA.....
14. CLOSING HOURS:
 - a. Pouring licenses are normally licensed until 1:00am
 - b. All bottles glasses off bar and tables by 1:15am
 - c. All patrons off premises by 1:30am
 - d. Owner and employees may be on premises only for cleaning or food prep after closing .
 - e. Town Administrator can grant 1 hour extension on New Year's Eve.....
15. Licensee must comply with all applicable building fire safety and health codes.....
16. Licensee must comply with all local tax and governmental requirements.....
17. Licensees are responsible for all activity on the property including parking lots.....

18. Mandatory attendance by licensee or manager at the Compliance Seminar conducted by the Yarmouth Police. Attendance required in the first year after becoming licensed and once every two years thereafter..... ✓

THIS IS A SUMMARY-PLEASE SEE FULL YARMOUTH ALCOHOL RULES AND REGULATIONS

Examiner

The Commonwealth of Massachusetts

William Francis Galvin

Secretary of the Commonwealth One Ashburton Place, Room 1717,
Boston, Massachusetts 02108-1512

ARTICLES OF ORGANIZATION (General Laws, Chapter 180)

Name
Approved

ARTICLE I

The exact name of the corporation is:

Yarmouth Lodge 2270 Loyal Order of Moose

ARTICLE II

The purpose of the corporation is to engage in the following activities:

The mission of Moose International, Inc., is to strive for excellence in four areas: (i) a fraternal program and community service within our lodge and chapter system known as the Loyal Order of The Moose and the Women of the Moose; (ii) to provide a family environment and education for underprivileged children in need in residence at Mooseheart, Illinois; (iii) to provide for the needs of senior members at Moosehaven, Florida; and, (iv) to promote membership growth. Moose International, Inc., provides opportunities for fraternal unity within its membership throughout the United States, Canada, and Great Britain and Bermuda, and has as a basic tenet - excellence in volunteerism, fraternalism, the promise of the finest living facilities at both Mooseheart and Moosehaven and continual custodial service for those entrusted to our care. Moose International, Inc., is committed to a positive leadership role in our communities as demonstrated by the establishment of modern lodge facilities and family centers to host activities for the entire family, complete and varied sports programs and assistance to our neighbors in need through community service programs. This is accomplished through continuous leadership training programs that adhere to high ethical standards, excellence, quality and total volunteer commitment by every lodge officer. Moose International is a charitable, non-discriminatory, non-profit corporation funded primarily by members of the Moose.

C
P
M
R.A.

P.C.

Note: If the space provided under any article or item on this form is insufficient, additions shall be set forth on one side only of separate 8 1/2 x 11 sheets of paper with a left margin of at least 1 inch. Additions to more than one article may be made on a single sheet so long as each article requiring each addition is clearly indicated.

ARTICLE III

A corporation may have one or more classes of members. If it does, the designation of such classes, the manner of election or appointments, the duration of membership and the qualification and rights, including voting rights, of the members of each class, may be set forth in the by-laws of the corporation or may be set forth below:

NONE

ARTICLE IV

**Other lawful provisions, if any, for the conduct and regulation of the business and affairs of the corporation, for its voluntary dissolution, or for limiting, defining, or regulating the powers of the corporation, or of its directors or members, or of any class of members, are as follows:

None

ARTICLE V

The by-laws of the corporation have been duly adopted and the initial directors, president, treasurer and clerk or other presiding, financial or recording officers, whose names are set out on the following page, have been duly elected.

***If there are no provisions, state "None".*

Note: The preceding four (4) articles are considered to be permanent and may only be changed by filing appropriate Articles of Amendment.

ARTICLE VI

The effective date of organization of the corporation shall be the date approved and filed by the Secretary of the Commonwealth. If a later effective date is desired, specify such date which shall not be more than *thirty days* after the date of filing.

ARTICLE VII

The information contained in Article VII is not a permanent part of the Articles of Organization.

a. The street address (post office boxes are not acceptable) of the principal office of the corporation in *Massachusetts* is:

b. The name, residential address and post office address of each director and officer of the corporation is as follows:

	NAME	RESIDENTIAL ADDRESS	POST OFFICE ADDRESS
President:	Stephen Groom	Harwich, MA 021	Same
Treasurer:	Dana Spada	Yarmouth, MA 02	Same
Clerk:	Holly Sheridan	S. Yarmouth, MA 02664	Same
Directors: (or officers having the powers of directors)	Mark Sullivan	S. Dennis, MA 02660	Same
	Christine McCarthy	Harwich, MA > 026	Same
	Johnie Robbins	Hyannis, MA. 02601	Same
	Margaret Ballard	1 West Yarmouth, MA. 026	Same

c. The fiscal year of the corporation shall end on the last day of the month of: **April**

d. The name and business address of the resident agent, if any, of the corporation is:

I/We, the below signed incorporator(s), do hereby certify under the pains and penalties of perjury that I/we have not been convicted of any crimes relating to alcohol or gaming within the past ten years. I/We do hereby further certify that to the best of my/our knowledge the above-named officers have not been similarly convicted. If so convicted, explain.

IN WITNESS WHEREOF AND UNDER THE PAINS AND PENALTIES OF PERJURY, I/we, whose signature(s) appear below as incorporator(s) and whose name(s) and business or residential address(es) are clearly typed or printed beneath each signature, do hereby associate with the intention of forming this corporation under the provisions of General Laws, Chapter 180 and do hereby sign these Articles of Organization as incorporator(s) this _____ day of _____, 20____,

Note: If an existing corporation is acting as incorporator, type in the exact name of the corporation, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said corporation and the title he/she holds or other authority by which such action is taken.

THE COMMONWEALTH OF MASSACHUSETTS

ARTICLES OF ORGANIZATION

(General Laws, Chapter 180)

I hereby certify that, upon examination of these Articles of Organization, duly submitted to me, it appears that the provisions of the General Laws relative to the organization of corporations have been complied with, and I hereby approve said articles; and the filing fee in the amount of \$_____ having been paid, said articles are deemed to have been filed with me this _____ day of _____ 20 ____ .

Effective date: _____

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

TO BE FILLED IN BY CORPORATION

Contact information:

Holly Sheridan

Telephone: 5 _____

Email: _____

Upon filing, a copy of this filing will be available at www.sec.state.ma.us/cor. If the document is rejected, a copy of the rejection sheet and rejected document will be available in the rejected queue.

Examiner

The Commonwealth of Massachusetts

William Francis Galvin

Secretary of the Commonwealth

One Ashburton Place, Room 1717, Boston, Massachusetts 02108-1512

RESTATED ARTICLES OF ORGANIZATION

(General Laws, Chapter 180, Section 7)

Name
Approved

We, Stephen Groom, *President / *Vice President,

and Holly Sheridan, *Clerk / *Assistant Clerk,

of Yarmouth Lodge 2270 Loyal Order of Moose,
(Exact name of corporation)

located at 769A Main Street Route 28,
(Street address of corporation in Massachusetts)

do hereby certify that the following Restatement of the Articles of Organization was duly adopted at a meeting

held on May 14, 2026, by a vote of: 6 members,

9 directors, or 0 shareholders**,

- Being at least two-thirds of the members or directors legally qualified to vote in meetings of the corporation where there is no amendment to the Articles of Organization; OR
- Being at least two-thirds of its members legally qualified to vote in meetings of the corporation where there is an amendment to the Articles of Organization; OR
- Being at least two-thirds of its directors where there are no members pursuant to General Laws, Chapter 180, Section 3 and there is an amendment to the Articles of Organization; OR
- In the case of a corporation having capital stock, by the holders of at least two-thirds of the capital stock having the right to vote therein where there is an amendment to the Articles of Organization.

C
P
M
R.A.

*Delete the inapplicable words.

**Check only one box that applies.

Note: If the space provided under any article or item on this form is insufficient, additions shall be set forth on one side only of separate 8 1/2 x 11 sheets of paper with a left margin of at least 1 inch. Additions to more than one article may be made on a single sheet as long as each article requiring each addition is clearly indicated.

P.C.

IDENTIFICATION

NO. _____
No Fee

The Commonwealth of Massachusetts

William Francis Galvin

Secretary of the Commonwealth

One Ashburton Place, Room 1717, Boston, Massachusetts 02108-1512

CERTIFICATE OF CHANGE OF DIRECTORS OR OFFICERS OF NON-PROFIT CORPORATIONS

(General Laws, Chapter 180, Section 6D)

I, Holly Sheridan, *Clerk / *Assistant Clerk


of Yarmouth Lodge 2270 Loyal Order of Moose,
(Exact name of corporation)

having a principal office at 769A Main Street Route 28 Yarmouth Ma. 02664,
(Street address of corporation in Massachusetts)

certify that pursuant to General Laws, Chapter 180, Section 6D, a change in the directors and/or the president, treasurer and/or clerk of said corporation has been made and that the name, residential address, and expiration of term of each director and the president, treasurer and clerk are as follows:

	NAME	RESIDENTIAL ADDRESS	EXPIRATION OF TERM OF OFFICE
President:	Stephen Groom	oad Harwich Ma. 02645	May 2027
Treasurer:	Dana Spada	rd. S. Yarmouth Ma. 02664	May 2027
Clerk:	Holly Sheridan	So. Yarmouth Ma 02664	May 2027
**Assistant Clerk:			
Directors:	Mark Sullivan	S. Dennis Ma. 02660	May 2027
	Christine McCarthy	Ave. Harwich Ma. 02645	May 2027
	Johnie robbins	d Hyannis Ma. 02601	May 2027
	Kathryn Sullivan	y S. Dennis Ma. 02660	May 2029
	Mark wermers	S. Yarmouth Ma. 02664	May 2028
	Margaret Ballard	J W. Yarmouth Ma. 02673	May 2027

SIGNED UNDER THE PENALTIES OF PERJURY, this 18 day of May, 2026

 _____, *Clerk / *Assistant Clerk.

*Delete the inapplicable words.
**Please provide the name and residential address of the assistant clerk if he/she is executing this certificate of change.

LAW OFFICE OF JOHN W. KENNEY

ATTORNEY AT LAW
1550 FALMOUTH ROAD, SUITE 12
CENTERVILLE, MASSACHUSETTS 02632

PHONE: 508-771-9300
FAX: 508-775-6029

John W. Kenney, Esquire
Email: john@jwkesq.com

Patrick R. Nickerson, Esquire
Email: patrick@jwkesq.com

March 3, 2026

Loyal Order Moose, Inc., Yarmouth Lodge 2270 ("Tenant")
C/O Paul R. Tardif, Esq.
Law Office of Paul R. Tardif, Esq., P.C.
490 Main Street
Yarmouth Port, MA 02675
Ptardif@tardiflaw.com
VIA EMAIL & U.S. MAIL

**Re: NOTICE REGARDING EXTENSION OF LEASE
PLEASE SIGN AND RETURN**

Dear Tenant,

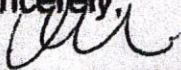
Please be advised that this office represents Desmond Keogh and Theresa Bolt (collectively, "Landlord"), the record owner of the property located at 769 Route 28 South Yarmouth, MA 02664, which Tenant occupies under a lease dated March 5th, 2021 ("Lease").

Landlord hereby acknowledges that Tenant has exercised its option to extend the term of the Lease by five (5) years and that the agreed-upon rent for this extension term shall be _____ (\$ _____) per year to be paid at the rate of _____ (\$ _____) per month. All other terms and conditions of the Lease remain in effect, and Tenant has no remaining options to extend the term of the Lease.

Although not required for the validity of Tenant's exercise of this Lease extension, we request that you sign and return one original counterpart letter to our law office via U.S. Mail or via email to patrick@jwkesq.com to document the extension of the Lease Term through March 4, 2031.

Thank you in advance for your cooperation.

Sincerely,



Patrick R. Nickerson, Esq.

ACKNOWLEDGED AND AGREED ON BEHALF OF TENANT THIS 3 DAY OF March, 2026

SIGNATURE: William McManus Sr. PRINTED NAME: William McManus Sr.

TITLE: Administrator, duly authorized

Margaret Ballard 3/3/2026 President



**The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc**

APPLICATION FOR MULTIPLE AMENDMENTS

Please select all of the amendments you are applying for(continued):

Non-Profit Club's ONLY

e.g. Veteran's Club

Non-Profit Club CHANGE OF OFFICERS/DIRECTORS

DOR Certificate of Good Standing
DUA Certificate of Compliance
Change of Officers/Directors Application
Vote of the club signed by an approved officer
Business Structure Documents-Articles of Organization from the Secretary of the Commonwealth
Monetary Transmittal Form
\$200 fee via [ABCC website](http://www.mass.gov/abcc) and Payment Receipt

Non-Profit Club CHANGE OF MANAGER

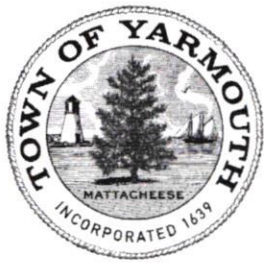
\$200 fee via [ABCC website](http://www.mass.gov/abcc) and Payment Receipt
Monetary Transmittal Form
Change of Manager Application
Vote of the club signed by an approved officer
CORI Authorization Complete one for the proposed manager of record. This form **must** be *notarized with a stamp or raised seal*.

Updated Officers and Directors*

*Please ensure to update your officers and directors **simultaneously** or **PRIOR** to applying for a change of manager. It will be returned with no action taken if the officers and directors do not match ABCC records.

Proof of Citizenship/Qualified Alien for the proposed Manager of Record (*Manager must be a U.S citizen or a Qualified Alien under the Immigration and Nationality Act, 8 U.S.C. 1101*). Please Include one of the following:

- U.S. Passport
- Voter's Certificate
- Birth Certificate
- Naturalization Papers
- Permanent Resident Card "Green Card"
- Employment Authorization Document



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

Telephone (508) 398-2231, ext. 1268, Fax (508) 398-2365

SELECT BOARD
Tracy Post, Chair
Dorcas McGurrin
Mark Forest
Joyce Flynn
Elizabeth Argo

**LICENSING
ADMINISTRATOR**
Amy Harwood

MEMORANDUM

TO: SELECT BOARD

FROM: AMY HARWOOD, LICENSING ADMINISTRATOR

DATE: JUNE 23, 2026

RE: NEW WEEKDAY AND SUNDAY ENTERTAINMENT LICENSE APPLICATIONS
Free Bird Motor Lodge (553 Route 28, West Yarmouth)

Parth Partel, Owner/Manager of Free Bird Motor Lodge, 553 Route 28, West Yarmouth has submitted applications for new Weekday and Sunday Entertainment Licenses.

Attached are the documents below:

- Legal Ad
- Floor Plan
- Applications
- Department Comment Sheets
- Certificate of Insurance
- Abutters Notification

Mr. Patel will be in attendance to answer any questions.

###

CAPE COD TIMES

Govt Public Notices

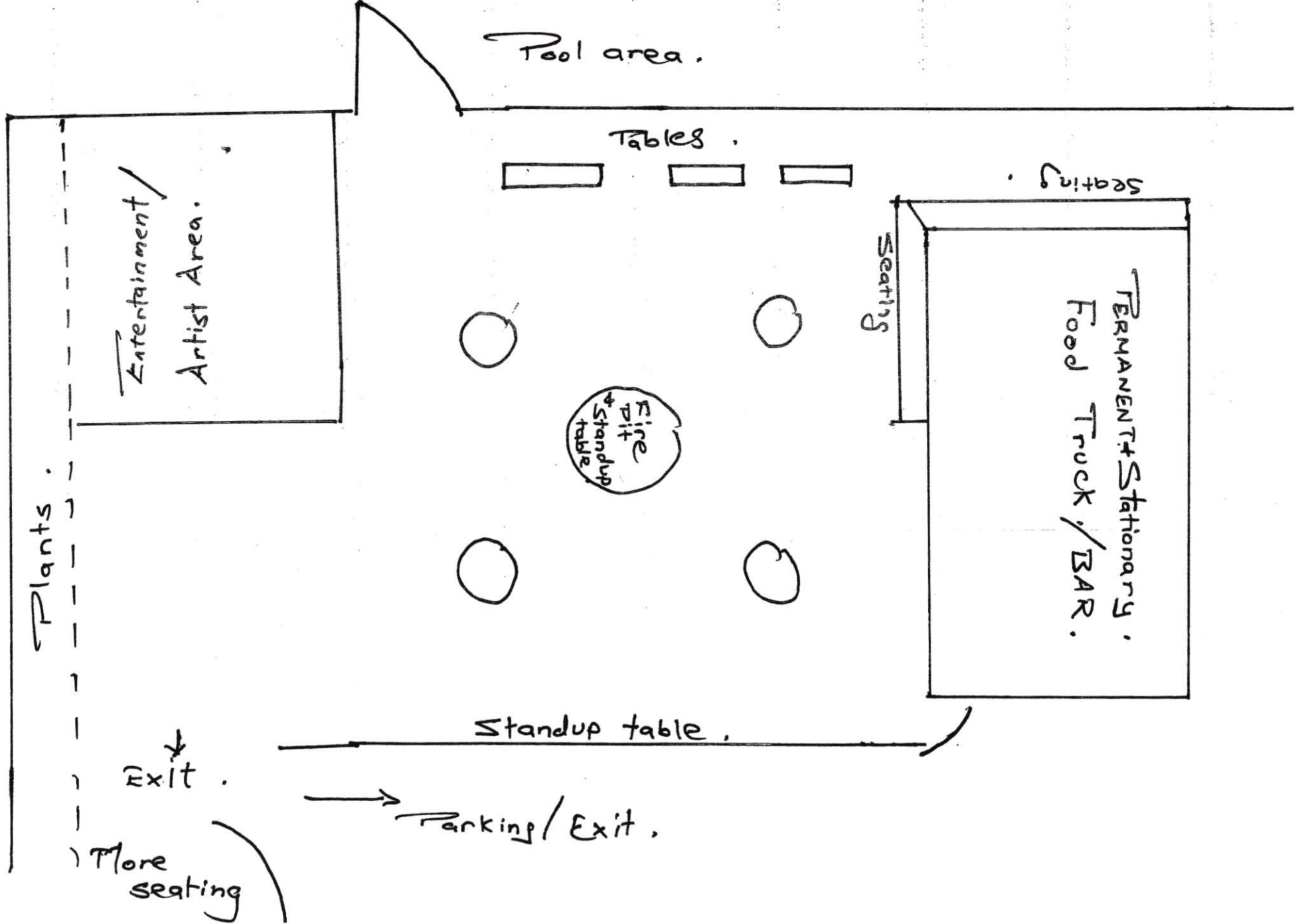
Originally published at capecodtimes.com on 06/10/2026

TOWN OF YARMOUTH
SELECT BOARD
ENTERTAINMENT HEARING

The Yarmouth Select Board, acting as the Local Licensing Authority, has received applications from Shrim Inc. dba Free Bird Motor Lodge, Parth Patel, manager, 553 Route 28, West Yarmouth for an Annual Weekday Entertainment License and an Annual Sunday Entertainment License, for live and recorded music, to include 1 to 3 musicians and/or a disc jockey, no dancing by patrons. Music will be outdoors from 12:00 PM to 7:00 PM on Sundays and 2:00 PM to 7:00 PM on Mondays through Saturdays.

A Hearing will be held on Tuesday, June 23, 2026 in the Hearing Room at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA. The Select Board's Meeting begins at 6:00 PM. Written comments will be accepted until 4:30 PM on Thursday, June 18, 2026 in the Licensing Office at Town Hall or by email at publiccomment@yarmouth.ma.us. Verbal comments will be accepted at the Hearing.

12396209 6/10/26





TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

Telephone (508) 398-2231, ext. 1268, Fax (508) 398-2365

SELECT BOARD

Tracy Post, Chair
Dorcas McGurrin
Mark Forest
Joyce Flynn
Elizabeth Argo

LICENSING ADMINISTRATOR

Amy Harwood

NEW APPLICATION FOR ANNUAL WEEKDAY ENTERTAINMENT

The undersigned hereby applies for a license in accordance with the provisions of Massachusetts General Laws, Chapter 140 Section 183A amended, Chapter 351 Section 85 of Acts of 1981, Chapter 140 Section 181, & Chapter 136 Section 4.

Business Name: SHRIM INC dba FREE BIRD MOTOR LODGE

Business Address: 553 ROUTE 28, WEST YARMOUTH, MA 02673

Applicant Name: PARTH PATEL **Applicant Title:** GM

Applicant Email: PARTH@HARSHIMHOTELS.COM **Applicant Telephone:** 217 819 8037

Manager Name (if applicable): _____

Hours of Entertainment: 2:00 PM TO 7:00 PM

Days of Entertainment: MONDAY to SATURDAY

Is the Entertainment Indoors and/or Outdoors? Indoor Entertainment Outdoor Entertainment

Does the location have a Fire Protection System?: YES NO

If yes, what type(s)?: Sprinkler System Fire Alarm System

There will be... (check all that apply)

1.) **DANCING:** By Patrons By Entertainers No Dancing

2.) **MUSIC:** Recorded Live Band 1 to 3 Number Of Musicians DJ No Music

Amplification System Low Lighting Music Above Normal Sound Levels Nighttime Operation

Clearly Defined Aisles Dance Floor Limited Food Service

3.) **SHOWS:** Theatre Movies Floor Show Light Show Public Show No Show

DETAILED DESCRIPTION OF ENTERTAINMENT:
PLEASE SEE ATTACHED.

As part of the entertainment, will any person be permitted to appear on the premises in any manner or attire as to expose to public view any portion of the pubic area, anus, or genitals, or any simulation thereof, or whether any female person will be permitted to appear on the premises in any manner or attire as to expose to public view a portion of the breast below the top of the areola, or any simulation thereof? (Chapter 694)

YES NO

This license issued by this application is valid for the calendar year 2026 through 2026 provided the type of entertainment specified above does not change. In the event of a change in the type of entertainment different than indicated above, a new application will be required, and a new license will be issued.

DOCUMENTS REQUIRED:

- Detailed Floor Plan of Event (Showing egress, tables, seating, dance floor, food setup, where entertainment will be set up, emergency lighting, etc.)
- Certificate of Insurance showing Workers Compensation Insurance, with the Town of Yarmouth listed as the Certificate Holder.

If you have no employees, please check this box, fill out and submit a Workers Comp Affidavit.

Town of Yarmouth Fees:

- Legal Ad Fee: To be determined once the legal ad has been placed.
- Abutter Notice mailing is paid by the applicant.
- License Fee: \$105.00
- Hearing Fee: \$65.00

Applicant Responsibilities

Abutter Notifications must be mailed out by the applicant 10 days prior to the scheduled hearing date using **Certified Mail**. The green returned receipts must be returned to the Licensing Department by 4:30pm on the scheduled hearing date.

A hearing with the Yarmouth Select Board is required.
The applicant's presence at this hearing is also **required**.

The applicant is responsible for paying all legal ads that run in conjunction with this application, including reschedules and cancellations.

The applicant is responsible for paying all fees before any licenses or permits are issued or any new applications can be submitted. Licenses are not valid until they are on the licensed premises.

By signing this application, the applicant certifies that they have read Massachusetts General Laws Chapter 272 Section 29-31.

Pursuant to the provisions of M.G.L. Chapter 62C, s. 49A, I certify under the penalties of perjury that I have, to my best knowledge and belief, complied with the law of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Parth Patel

SIGNATURE OF APPLICANT

6/8/26

DATE OF SIGNATURE



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

Telephone (508) 398-2231 ext. 1268, Fax (508) 398-2365

SELECT BOARD

Tracy Post, Chair
Dorcas McQuinn
Mark Forest
Joyce Flynn
Elizabeth Argo

LICENSING ADMINISTRATOR

Amy Harwood

APPLICATION FOR ANNUAL SUNDAY ENTERTAINMENT

The undersigned hereby applies for a license in accordance with the provisions of MA General Laws: Chapter 140 Section 183A amended, Chapter 351 Section 85 of Acts of 1981, Chapter 140 Section 181 & Chapter 136 Section 4.

Business Name: SHRIM INC. dba FREEBIRD MOTOR LODGE

Business Address: 553 ROUTE 28, WEST YARMOUTH, MA 02673

Applicant Name: PARTH PATEL Applicant Title: GM

Applicant Address: SANDWICH, MA

Email Address: PARTH@HARSHIMHOTELS.COM Applicant Telephone: 217 819 8037

Manager Name(s) (if applicable): _____

Hours of Entertainment: 12:00 PM to 7:00 PM

Days of Entertainment: Sundays

Is the Entertainment Indoors and/or Outdoors? Indoor Entertainment Outdoor Entertainment

Does Location have a fire Protection System? YES NO

If YES, what type? Sprinkler System Fire Alarm System

There will be... (check all that apply)

1.) DANCING: By Patrons By Entertainers No Dancing

2.) MUSIC: Recorded Live Band 1 to 3 Number Of Musicians DJ No Music

Amplification System Low Lighting Music Above Normal Sound Levels Nighttime Operation

Clearly Defined Aisles Dance Floor Limited Food Service

3.) SHOWS: Theatre Movies Floor Show Light Show Public Show No Show

DETAILED DESCRIPTION OF ENTERTAINMENT:

See attached.

As part of the entertainment, will any person be permitted to appear on the premises in any manner or attire as to expose to public view any portion of the pubic area, anus, or genitals, or any simulation thereof, or whether any female person will be permitted to appear on the premises in any manner or attire as to expose to public view a portion of the breast below the top of the areola, or any simulation thereof? (Chapter 694)

YES NO

This license issued by this application is valid for the calendar year 2026 through 2026 provided the type of entertainment specified above does not change. In the event of a change in the type of entertainment different than indicated above, a new application will be required, and a new license will be issued.

DOCUMENTS REQUIRED:

- Detailed Floor Plan of Event (Showing egress, tables, seating, dance floor, food setup, where entertainment will be set up, emergency lighting, etc.)
- Certificate of Insurance showing Workers Compensation Insurance, with the Town of Yarmouth listed as the Certificate Holder.

If you have no employees, please check this box, fill out and submit a Workers Comp Affidavit.

Town of Yarmouth Fees:

- Legal Ad Fee: To be determined once legal ad is placed.
- Abutter Notice Mailing is paid by the applicant.
- License Fee for Regular Hours (1PM-12AM): \$15 or
- License Fee for Special Hours (Before 1PM): \$25
- Hearing Fee: \$65 (Waive if combined with Annual Entertainment or Annual Alcohol License)

Commonwealth of MA Fees:

- Regular Hours (1PM-12AM): \$50 or
- Special Hours (Before 1PM): \$100

Applicant Responsibilities

Abutter Notifications must be mailed out by the applicant 10 days prior to the scheduled hearing date using **Certified Mail**. The green returned receipts must be returned to the Licensing Department by 4:30pm on the scheduled hearing date.

A hearing with the Yarmouth Select Board is required.
The applicant's presence at this hearing is also **required**.

The applicant is responsible for paying all legal ads that run in conjunction with this application, including reschedules and cancellations.

The applicant is responsible for paying all fees before any licenses or permits are issued or any new applications can be submitted. Licenses are not valid until they are on the licensed premises.

By signing this application, the applicant certifies that they have read Massachusetts General Laws Chapter 272 Section 29-31.

Pursuant to the provisions of M.G.L. Chapter 62C, s. 49A, I certify under the penalties of perjury that I have, to my best knowledge and belief, complied with the law of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Parth Patel

SIGNATURE

June 8, 2026

DATE



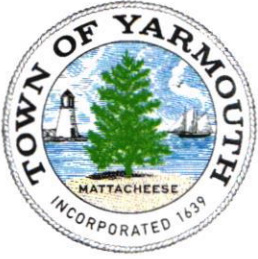
Vinyl DJ / Recorded Music Curation The lodge will feature a vinyl DJ providing curated recorded music played from analog records, contributing to the property's nostalgic, vibe-forward character. This format emphasizes atmosphere and musical curation appropriate to a poolside and bar setting.

Location of Entertainment All entertainment will take place within designated areas of the property, specifically the Dirty Birdie Bar and the adjacent pool and controlled outdoor areas. Entertainment is confined to the licensed premises and managed to remain consistent with the surrounding neighborhood.

Sound Management All entertainment will be conducted at sound levels appropriate to the property and surrounding area, and in full compliance with the Town of Yarmouth noise bylaws. Amplification, where used, will be managed to remain at reasonable levels, with particular attention to outdoor and evening hours given the property's pool and patio setting.

A handwritten signature in black ink, appearing to be "Parth Patel". The signature is stylized with large, flowing loops and a long horizontal stroke at the end.

Parth Patel.



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

Telephone (508) 398-2231, ext. 1268, Fax (508) 398-2365

SELECT BOARD

Tracy Post, Chair
Dorcas McGurrin
Mark Forest
Joyce Flynn
Elizabeth Argo

LICENSING ADMINISTRATOR

Amy Harwood

DEPARTMENT COMMENT SHEET

IN REGARD TO:

BUSINESS NAME	FREE BIRD MOTOR LODGE
BUSINESS ADDRESS	553 Route 28

DATE OF SELECT BOARD MEETING	June 23rd
------------------------------	-----------

Building Department	Comments: 37 outdoor occupants. Certificate of Inspection issued May 26,2026
---------------------	--

Steps required to be taken prior to issuance of license:

--

Signature: _____

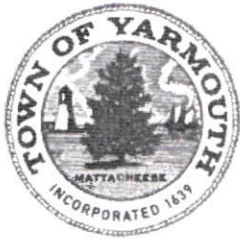
Date: 6/01/2026

Print Name: _____

Mark Grylls

Title: Building
Commissioner

PLEASE RETURN COMMENTS BY JUNE 15, 2026



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

Telephone (508) 398-2231, ext. 1268. Fax (508) 398-2365

SELECT BOARD
Tracy Post, Chair
Dorcas McGurrie
Mark Forest
Joyce Flynn
Elizabeth Argo

LICENSING ADMINISTRATOR
Amy Harwood

DEPARTMENT COMMENT SHEET

IN REGARD TO:

BUSINESS NAME	FREE BIRD MOTOR LODGE
BUSINESS ADDRESS	553 Route 28

DATE OF SELECT BOARD MEETING	June 23rd
------------------------------	-----------

Department	Comments: Current Motel, Swimming Pool, and Food Establishment licenses expire December 2026. 16 Total Seats All Outside
------------	--

Steps required to be taken prior to issuance of license:

Health Department approves request.

Signature: Philip Renaud Date: 5/28/26
Print Name: Philip Renaud Title: Health Inspector

PLEASE RETURN COMMENTS BY JUNE 15, 2026



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/07/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Rua-Dumont-Audet Insurance Agency 155 North Main Street Fall River MA 02720	CONTACT NAME: _____ PHONE (A/C, No, Ext): _____ E-MAIL ADDRESS: _____ FAX (A/C, No): _____													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : NEXT Insurance</td> <td>16285</td> </tr> <tr> <td>INSURER B : Green Mountain Insurance Company</td> <td>20680</td> </tr> <tr> <td>INSURER C : Vermont Mutual</td> <td>26018</td> </tr> <tr> <td>INSURER D : Marketing Companies</td> <td></td> </tr> <tr> <td>INSURER E : Hospitality Mutual</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : NEXT Insurance	16285	INSURER B : Green Mountain Insurance Company	20680	INSURER C : Vermont Mutual	26018	INSURER D : Marketing Companies		INSURER E : Hospitality Mutual		INSURER F :
INSURER(S) AFFORDING COVERAGE	NAIC #													
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INSURER D : Marketing Companies														
INSURER E : Hospitality Mutual														
INSURER F :														
INSURED Shrim Inc. 553 Main Street Rt 28 West Yarmouth MA 02673														

COVERAGES

CERTIFICATE NUMBER: CL264300918

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: _____				05/13/2025	05/13/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY				06/16/2025	06/16/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 500,000 BODILY INJURY (Per person) \$ 20,000 BODILY INJURY (Per accident) \$ 40,000 PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$				06/12/2025	06/12/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A		03/25/2026	03/25/2027	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Liquor Liability				05/30/2025	05/30/2026	Occurrence 500,000 Aggregate 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Subject to actual policies, terms, conditions, definitions, coverages and exclusions.

CERTIFICATE HOLDER

CANCELLATION

Evidence Only	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Jason M. Rua</i>

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ABUTTERS NOTIFICATION

**TOWN OF YARMOUTH
SELECT BOARD
ENTERTAINMENT HEARING**

The Yarmouth Select Board, acting as the Local Licensing Authority, has received applications from Shrim Inc. dba Free Bird Motor Lodge, Parth Patel, manager, 553 Route 28, West Yarmouth for an Annual Weekday Entertainment License and an Annual Sunday Entertainment License, for live and recorded music, to include 1 to 3 musicians and/or a disc jockey, no dancing by patrons. Music will be outdoors from 12:00 PM to 7:00 PM on Sundays and 2:00 PM to 7:00 PM on Mondays through Saturdays.

A Hearing will be held on Tuesday, June 23, 2026 in the Hearing Room at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA. The Select Board's Meeting begins at 6:00 PM.

Written comments will be accepted until 4:30 PM on Thursday, June 18, 2026 in the Licensing Office at Town Hall or by email at publiccomment@yarmouth.ma.us. Verbal comments will be accepted at the Hearing.

###



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

Telephone (508) 398-2231, ext. 1268, Fax (508) 398-2365

SELECT BOARD
Tracy Post, Chair
Dorcas McGurrin
Mark Forest
Joyce Flynn
Elizabeth Argo

**LICENSING
ADMINISTRATOR**
Amy Harwood

MEMORANDUM

TO: SELECT BOARD

FROM: AMY HARWOOD, LICENSING ADMINISTRATOR 

DATE: JUNE 23, 2026

RE: NEW WEEKDAY AND SUNDAY ENTERTAINMENT LICENSE APPLICATIONS
Uncommoner Hotel (135 Route 28, West Yarmouth)

Parth Partel, Owner/Manager of The Uncommoner Hotel, 135 Route 28, West Yarmouth has submitted applications for new Weekday and Sunday Entertainment Licenses.

Attached are the documents below:

- Legal Ad
- Floor Plan
- Applications
- Department Comment Sheets
- Certificate of Insurance
- Abutters Notification

Mr. Patel will be in attendance to answer any questions.

###

CAPE COD TIMES

Public Notices

Originally published at capecodtimes.com on 06/10/2026

TOWN OF YARMOUTH

SELECT BOARD

ENTERTAINMENT HEARING

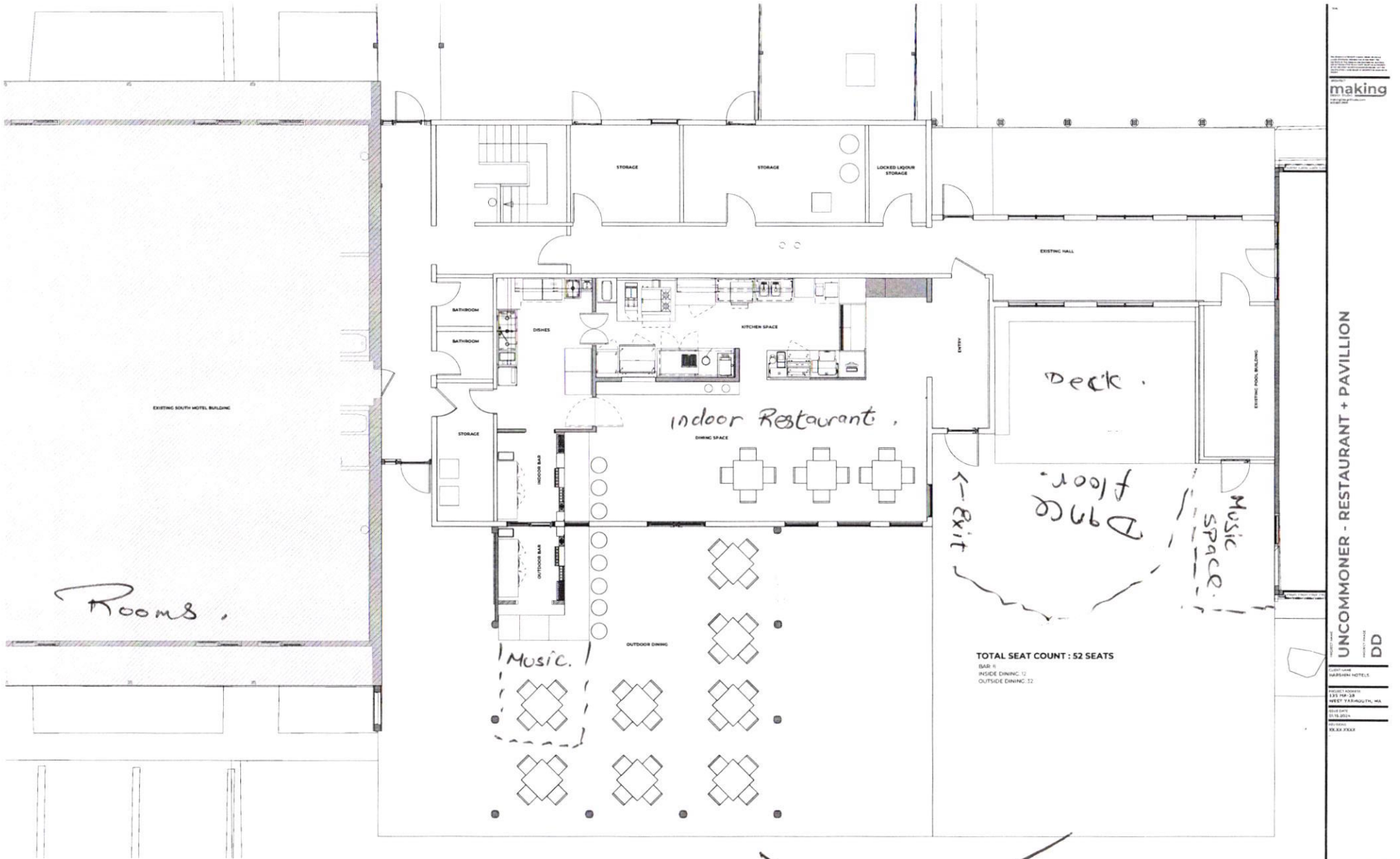
The Town of Yarmouth Select Board, acting as the Local Licensing Authority, has received applications from Hari Hospitality dba The Uncommoner Hotel, Parth Patel, General Manager, 135 Route 28, West Yarmouth, MA 02673 for an Annual Weekday Entertainment License and an Annual Sunday Entertainment License. For live and recorded music, to include 2 to 4 musicians and/or a disc jockey and dancing by patrons. Music will be outdoors from 12:00 PM to 8:00 PM on Sundays and from 2:00 PM to 8:00 PM on Mondays-Saturdays.

A Hearing will be held on Tuesday, June 23, 2026 in the Hearing Room at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA. The Select Board meeting begins at 6:00 PM. Written comments will be accepted until 4:30 PM, Thursday, June 18, 2026 in the Select Board's office at Town Hall or can be submitted electronically to:

publiccomment@yarmouth.ma.us. Verbal comments will be accepted at the hearing.

June 10,2026 12396107

Uncommoner Hotel.



making

UNCOMMONER - RESTAURANT + PAVILION

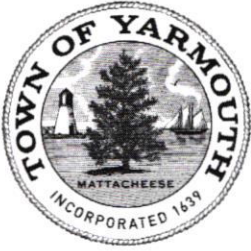
DD

PROJECT LOCATION
UNCOMMONER HOTEL
111 W. 12th St
WEEHAWAY, NJ

DATE
11/11/11

1 SEATING LAYOUT
SCALE 1/4" = 1'-0"

Outdoor space



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

Telephone (508) 398-2231, ext. 1268, Fax (508) 398-2365

SELECT BOARD
Tracy Post, Chair
Dorcas McGurrin
Mark Forest
Joyce Flynn
Elizabeth Argo

**LICENSING
ADMINISTRATOR**
Amy Harwood

NEW APPLICATION FOR ANNUAL WEEKDAY ENTERTAINMENT

The undersigned hereby applies for a license in accordance with the provisions of Massachusetts General Laws, Chapter 140 Section 183A amended, Chapter 351 Section 85 of Acts of 1981, Chapter 140 Section 181, & Chapter 136 Section 4.

Business Name: HARI HOSPITALITY dba UNCOMMONER HOTEL
Business Address: 135 ROUTE 28, WEST YARMOUTH, MA 02673
Applicant Name: PARTH PATEL **Applicant Title:** GM
Applicant Email: PARTH@HARSHIMHOTELS.COM **Applicant Telephone:** 217 819 8037
Manager Name (if applicable): _____

Hours of Entertainment: 2:00 PM - 11:00 PM

Days of Entertainment: MONDAY through SATURDAY

Is the Entertainment Indoors and/or Outdoors? Indoor Entertainment Outdoor Entertainment

Does the location have a Fire Protection System?: YES NO

If yes, what type(s): Sprinkler System Fire Alarm System

There will be... (check all that apply)

1.) **DANCING:** By Patrons By Entertainers No Dancing

2.) **MUSIC:** Recorded Live Band 2 to 4 Number Of Musicians DJ No Music

Amplification System Low Lighting Music Above Normal Sound Levels Nighttime Operation

Clearly Defined Aisles Dance Floor Limited Food Service

3.) **SHOWS:** Theatre Movies Floor Show Light Show Public Show No Show

DETAILED DESCRIPTION OF ENTERTAINMENT:
PLEASE SEE ATTACHED.

As part of the entertainment, will any person be permitted to appear on the premises in any manner or attire as to expose to public view any portion of the pubic area, anus, or genitals, or any simulation thereof, or whether any female person will be permitted to appear on the premises in any manner or attire as to expose to public view a portion of the breast below the top of the areola, or any simulation thereof? (Chapter 694)

YES NO

This license issued by this application is valid for the calendar year 2026 through 2026 provided the type of entertainment specified above does not change. In the event of a change in the type of entertainment different than indicated above, a new application will be required, and a new license will be issued.

DOCUMENTS REQUIRED:

- Detailed Floor Plan of Event (Showing egress, tables, seating, dance floor, food setup, where entertainment will be set up, emergency lighting, etc.)
- Certificate of Insurance showing Workers Compensation Insurance, with the Town of Yarmouth listed as the Certificate Holder.

If you have no employees, please check this box, fill out and submit a Workers Comp Affidavit.

Town of Yarmouth Fees:

- Legal Ad Fee: To be determined once the legal ad has been placed.
- Abutter Notice mailing is paid by the applicant.
- License Fee: \$105.00
- Hearing Fee: \$65.00

Applicant Responsibilities

Abutter Notifications must be mailed out by the applicant 10 days prior to the scheduled hearing date using **Certified Mail**. The green returned receipts must be returned to the Licensing Department by 4:30pm on the scheduled hearing date.

A hearing with the Yarmouth Select Board is required.
The applicant's presence at this hearing is also **required**.

The applicant is responsible for paying all legal ads that run in conjunction with this application, including reschedules and cancellations.

The applicant is responsible for paying all fees before any licenses or permits are issued or any new applications can be submitted. Licenses are not valid until they are on the licensed premises.

By signing this application, the applicant certifies that they have read Massachusetts General Laws Chapter 272 Section 29-31.

Pursuant to the provisions of M.G.L. Chapter 62C, s. 49A, I certify under the penalties of perjury that I have, to my best knowledge and belief, complied with the law of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Parth Patel

6/8/26

SIGNATURE OF APPLICANT

DATE OF SIGNATURE



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

Telephone (508) 398-2231 ext. 1268, Fax (508) 398-2365

SELECT BOARD

Tracy Post, Chair
Dorcas McGarrin
Mark Forest
Joyce Flynn
Elizabeth Argo

LICENSING ADMINISTRATOR

Amy Harwood

APPLICATION FOR ANNUAL SUNDAY ENTERTAINMENT

The undersigned hereby applies for a license in accordance with the provisions of MA General Laws: Chapter 140 Section 183A amended, Chapter 351 Section 85 of Acts of 1981, Chapter 140 Section 181 & Chapter 136 Section 4.

Business Name: HARI HOSPITALITY dba UNCOMMONER HOTEL

Business Address: 135 ROUTE 28, WEST YARMOUTH, MA 02673

Applicant Name: PARTH PATEL **Applicant Title:** GM

Applicant Address: _____, SANDWICH, MA

Email Address: PARTH@HARSHIMHOTELS.COM **Applicant Telephone:** 217 819 8037

Manager Name(s) (if applicable): _____

Hours of Entertainment: 12:00 PM to 8:00 PM

Days of Entertainment: Sundays

Is the Entertainment Indoors and/or Outdoors? Indoor Entertainment Outdoor Entertainment

Does Location have a fire Protection System? YES NO

If YES, what type? Sprinkler System Fire Alarm System

There will be... (check all that apply)

1.) DANCING: By Patrons By Entertainers No Dancing

2.) MUSIC: Recorded Live Band 2 to 4 Number Of Musicians DJ No Music

Amplification System Low Lighting Music Above Normal Sound Levels Nighttime Operation

Clearly Defined Aisles Dance Floor Limited Food Service

3.) SHOWS: Theatre Movies Floor Show Light Show Public Show No Show

DETAILED DESCRIPTION OF ENTERTAINMENT:
PLEASE SEE ATTACHED.

As part of the entertainment, will any person be permitted to appear on the premises in any manner or attire as to expose to public view any portion of the pubic area, anus, or genitals, or any simulation thereof, or whether any female person will be permitted to appear on the premises in any manner or attire as to expose to public view a portion of the breast below the top of the areola, or any simulation thereof? (Chapter 694)

YES NO

This license issued by this application is valid for the calendar year 2026 through 2026 provided the type of entertainment specified above does not change. In the event of a change in the type of entertainment different than indicated above, a new application will be required, and a new license will be issued.

DOCUMENTS REQUIRED:

- Detailed Floor Plan of Event (Showing egress, tables, seating, dance floor, food setup, where entertainment will be set up, emergency lighting, etc.)
- Certificate of Insurance showing Workers Compensation Insurance, with the Town of Yarmouth listed as the Certificate Holder.

If you have no employees, please check this box, fill out and submit a Workers Comp Affidavit.

Town of Yarmouth Fees:

- Legal Ad Fee: To be determined once legal ad is placed.
- Abutter Notice Mailing is paid by the applicant.
- License Fee for Regular Hours (1PM-12AM): \$15 or
- License Fee for Special Hours (Before 1PM): \$25
- Hearing Fee: \$65 (Waive if combined with Annual Entertainment or Annual Alcohol License)

Commonwealth of MA Fees:

- Regular Hours (1PM-12AM): \$50 or
- Special Hours (Before 1PM): \$100

Applicant Responsibilities

Abutter Notifications must be mailed out by the applicant 10 days prior to the scheduled hearing date using **Certified Mail**. The green returned receipts must be returned to the Licensing Department by 4:30pm on the scheduled hearing date.

A hearing with the Yarmouth Select Board is required.
The applicant's presence at this hearing is also **required**.

The applicant is responsible for paying all legal ads that run in conjunction with this application, including reschedules and cancellations.

The applicant is responsible for paying all fees before any licenses or permits are issued or any new applications can be submitted. Licenses are not valid until they are on the licensed premises.

By signing this application, the applicant certifies that they have read Massachusetts General Laws Chapter 272 Section 29-31.

Pursuant to the provisions of M.G.L. Chapter 62C, s. 49A, I certify under the penalties of perjury that I have, to my best knowledge and belief, complied with the law of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Parth Patel

June 8, 2026

SIGNATURE

DATE



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

Telephone (508) 398-2231, ext. 1268, Fax (508) 398-2365

SELECT BOARD

Tracy Post, Chair
Dorcas McGurrin
Mark Forest
Joyce Flynn
Elizabeth Argo

LICENSING ADMINISTRATOR

Amy Harwood

DEPARTMENT COMMENT SHEET

IN REGARD TO:

BUSINESS NAME	UNCOMMONER HOTEL
BUSINESS ADDRESS	135 Route 28

DATE OF SELECT BOARD MEETING	June 23rd
------------------------------	-----------

Building Department	Comments: 32 occupants outdoor / indoor seating Requires current Certificate of Inspection
---------------------	--

Steps required to be taken prior to issuance of license:

Signature:

Date:

6/01/2026

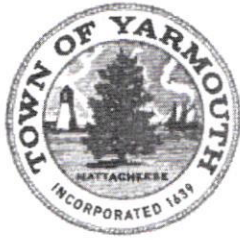
Print Name:

Mark Grylls

Title:

Building
Commissioner

PLEASE RETURN COMMENTS BY JUNE 15, 2026



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

Telephone (508) 398-2231, ext. 1268, Fax (508) 398-2365

SELECT BOARD
Tracy Post, Chair
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Amy Harwood

DEPARTMENT COMMENT SHEET

IN REGARD TO:

BUSINESS NAME	UNCOMMONER HOTEL
BUSINESS ADDRESS	135 Route 28

DATE OF SELECT BOARD MEETING	June 23rd
------------------------------	-----------

_____ Health _____ Department	Comments: Current Motel, Swimming Pool, and Food Establishment licenses expire December 2026. Outside Seating: 40 Inside Seating: 18 Total Seats: 58
-------------------------------	--

Steps required to be taken prior to issuance of license:

Health Department approves request.

Signature: Philip J. Renaud Date: 5/28/26
Print Name: Philip J. Renaud Title: Health Inspector

PLEASE RETURN COMMENTS BY JUNE 15, 2026



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/24/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Rua-Dumont-Audet Insurance Agency 155 North Main Street Fall River MA 02720	CONTACT NAME: J	INSURER(S) AFFORDING COVERAGE	NAIC #
	PHONE (A/C, No, Ext):		FAX (A/C, No)
INSURED HARI HOSPITALITY INC DBA UNCOMMONER CAPE COD 135 MAIN ST AKA 135 RTE 28 WEST YARMOUTH MA 02673-4653	E-MAIL ADDRESS:	INSURER A: Vermont Mutual	26018
		INSURER B: Green Mountain Insurance Company	20680
		INSURER C: AmTrust Financial Services, Inc.	
		INSURER D: The Hartford	00914
		INSURER E:	
	INSURER F:		

COVERAGES CERTIFICATE NUMBER: CL2632400882 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:				03/31/2026	03/31/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY				03/31/2025	03/31/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 500,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Medical payments \$ 5,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000				03/31/2025	03/31/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below				01/02/2026	01/02/2027	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
D	Flood				03/28/2025	03/28/2026	Building \$ 500,000 198,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Subject to actual policies, terms, conditions, definitions, coverages and exclusions.

CERTIFICATE HOLDER

CANCELLATION

Evidence Only	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Jason M. Rua</i>

ABUTTERS NOTIFICATION

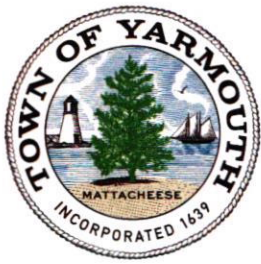
TOWN OF YARMOUTH SELECT BOARD ENTERTAINMENT HEARING

The Town of Yarmouth Select Board, acting as the Local Licensing Authority, has received applications from Hari Hospitality dba The Uncommoner Hotel, Parth Patel, General Manager, 135 Route 28, West Yarmouth, MA 02673 for an Annual Weekday Entertainment License and an Annual Sunday Entertainment License. For live and recorded music, to include 2 to 4 musicians and/or a disc jockey and dancing by patrons. Music will be outdoors from 12:00 PM to 8:00 PM on Sundays and from 2:00 PM to 8:00 PM on Mondays-Saturdays.

A Hearing will be held on Tuesday, June 23, 2026 in the Hearing Room at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA. The Select Board meeting begins at 6:00 PM.

Written comments will be accepted until 4:30 PM, Thursday, June 18, 2026 in the Select Board's office at Town Hall or can be submitted electronically to: publiccomment@yarmouth.ma.us. Verbal comments will be accepted at the hearing.

###



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

Telephone (508) 398-2231, ext. 1268, Fax (508) 398-2365

SELECT BOARD

Tracy Post, Chair
Dorcas McGurrin
Mark Forest
Joyce Flynn
Elizabeth Argo

LICENSING ADMINISTRATOR

Amy Harwood

MEMORANDUM

TO: SELECT BOARD

FROM: AMY HARWOOD, LICENSING ADMINISTRATOR

DATE: JUNE 23, 2026

RE: ABCC NEW LICENSE APPLICATION – Blue Rock Resort (39 Todd Road)

Dhavalkumar Partel, Owner/Manager of Blue Rock Resort has submitted an application for a new hotel all-alcohol retail license at 39 Todd Road, South Yarmouth. Attached are the documents below:

- Legal Ad
- Public Comment message from Abutter Patrick Whelan
- Floor Plans (dining hall and lounge area)
- Application for New License
- Entity Vote
- CORI Applications with proof of citizenship
- Resumes for the Manager and Assistant Manager
- Department Comment Sheets
- Certificate of Insurance showing Workers Comp, and General Liability Coverage (Liquor Liability will be submitted when the license is approved).
- Quitclaim Deed
- Abutters Notification
- ABCC Checklist

Mr. Patel will be in attendance to answer any questions.

###

CAPE COD TIMES

Public Notices

Originally published at capecodtimes.com on 06/10/2026

TOWN OF YARMOUTH

ABCC NEW SEASONAL HOTEL ALL-ALCOHOL RETAIL LICENSE

BLUE ROCK RESORT – 39 TODD ROAD, SOUTH YARMOUTH

The Town of Yarmouth Select Board, acting as the Local Licensing Authority, has received an application for a New Seasonal All-Alcohol Hotel license from Lord Hotel Yarmouth LLC dba Blue Rock Resort, Dhavalkumar Patel, Owner/Manager, 39 Todd Road, South Yarmouth, MA 02664.

The Premises includes two floors, four rooms, 22 rooms on each floor. In a separate building there is a bar, registration area, breakfast area and an outdoor pool.

A Hearing will be held on Tuesday, June 23, 2026 in the Hearing Room at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA. The Select Board meeting begins at 6:00 PM.

Written comments will be accepted until 4:30 PM, Thursday, June 18, 2026 in the Select Board's office at Town Hall or can be submitted electronically to:

publiccomment@yarmouth.ma.us

Verbal comments will be accepted at the hearing.

June 10,2026

Liquor License applicaton Blue Rock Resort

From Patrick Whelan
Date Mon 6/15/2026 3:38 PM
To PublicComment <PublicComment@yarmouth.ma.us>

Attention! This email originates outside of the organization. Do not open attachments or click links unless you are sure this email is from a known sender and you know the content is safe. Call the sender to verify if unsure. Otherwise delete this email.

I'm submitting this regarding the select boards meeting on a liquor license application from Blue Rock Resort.

I am an abutter and received the certified letter today. I've lived here 18 years. There was an active liquor license up until the pandemic. It never caused any problems.

I've met the new ownership and I have no doubt that this will be a benefit to the abutters as well as the owners. They seem sincere and hardworking. These are ideal owners and I can speak for many of my neighbors when I say that we miss having a place to grab some food and and alcoholic beverage. We (at least a dozen) are excited about the prospect of this happening.

Best regards,

Patrick T. Whelan

S. Yarmouth MA 02664

Office

Cell

Fax

.....

DINING HALL FLOOR PLAN

BLUE ROCK RESORT SOUTH YARMOUTH

4
chairs

4
chairs

4
chairs

ENTRANCE →
FROM LOBBY

4
chairs

4
chairs

4
SOFA

4
chairs

4

4
chairs

4
chairs

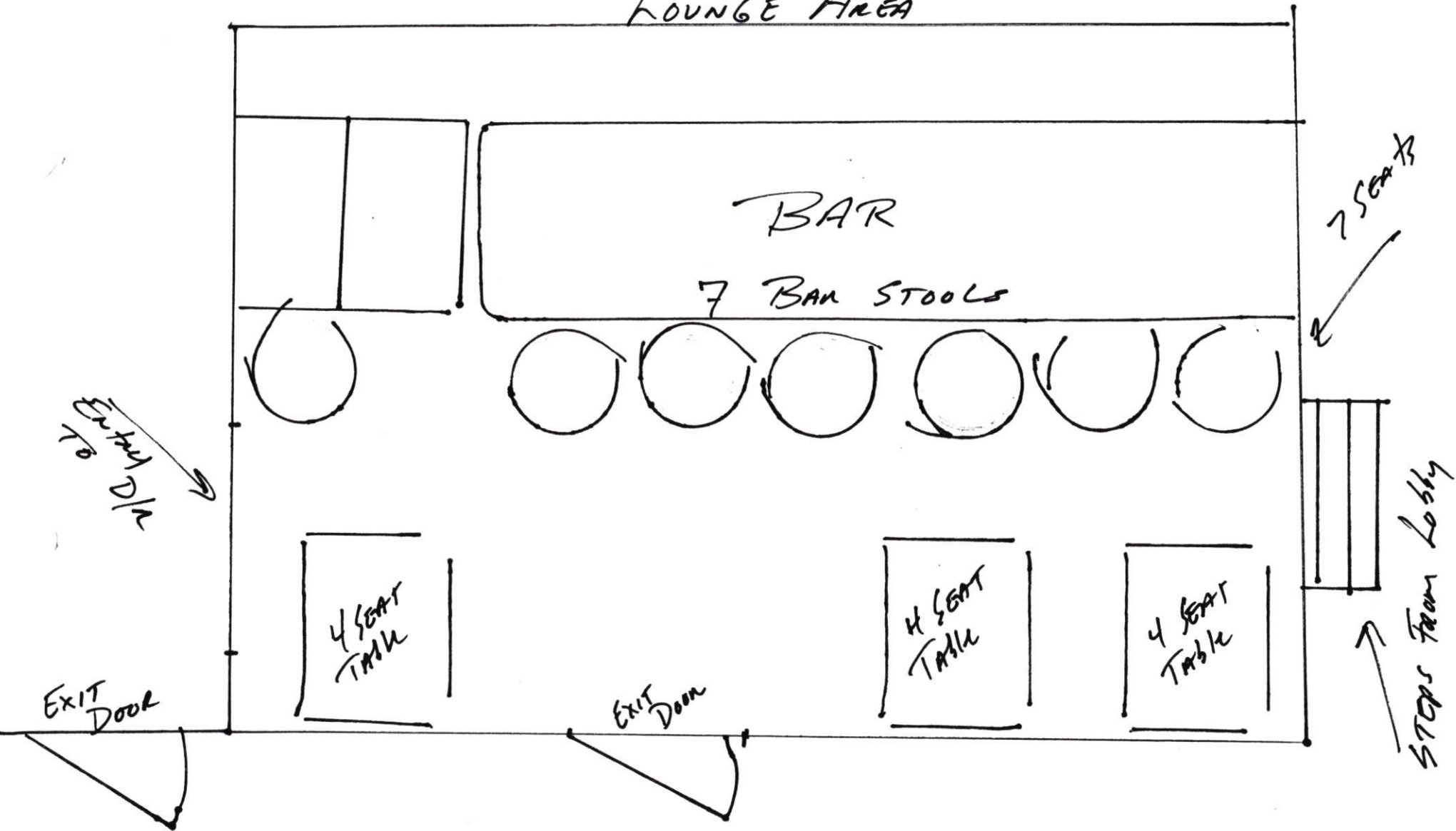
4
chairs

4
chairs

VACANT
SPACE

↑
MAIN
ENTRANCE

LOUNGE AREA





The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

APPLICATION FOR A NEW LICENSE

Municipality

1. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES	TYPE	CATEGORY	CLASS
<input type="text" value="On Premises"/>	<input type="text" value="§12 Hotel"/>	<input type="text" value="All Alcoholic Beverages"/>	<input type="text" value="Seasonal"/>

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

Is this license application pursuant to special legislation? Yes No Chapter Acts of

2. BUSINESS ENTITY INFORMATION

The entity that will be issued the license and have operational control of the premises.

Entity Name FEIN:

DBA Manager of Record

Street Address

Phone: Email:

Alternative Phone: Website:

3. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

Total Square Footage: Number of Entrances: Seating Capacity:

Number of Floors: Number of Exits: Occupancy Number:

4. APPLICATION CONTACT

The application contact is the person whom the licensing authorities should contact regarding this application.

Name: Phone:

Title: Email:

APPLICATION FOR A NEW LICENSE

5. CORPORATE STRUCTURE

Entity Legal Structure	<input type="text" value="LLC"/>	Date of Incorporation	<input type="text" value="11/10/2025"/>
State of Incorporation	<input type="text" value="Massachusetts"/>	Is the Corporation publicly traded?	<input type="radio"/> Yes <input checked="" type="radio"/> No

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers - At least 50% must be US citizens;
Off Premises(Liquor Store) Directors or LLC Managers - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="DHAVALKUMAR PATEL"/>	<input type="text" value="ARSHFIELD MA 02050"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text" value="OWNER/MANAGER"/>	<input type="text" value="25"/>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="JANMENJAY PATEL"/>	<input type="text" value="ROCHESTER NH 03836"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text" value="OWNER"/>	<input type="text" value="40"/>	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="KADAM PATEL"/>	<input type="text" value="ACTON MA 01720"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text" value="OWNER/MANAGER"/>	<input type="text" value="10"/>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="TUSHAR LAPANI"/>	<input type="text" value="ROAD, AYER MA 01432"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text" value="OWNER"/>	<input type="text" value="5"/>	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="RUPEN PATEL"/>	<input type="text" value="RD, ROCHESTER NH 03839"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text" value="OWNER"/>	<input type="text" value="10"/>	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No

Additional pages attached? Yes No

CRIMINAL HISTORY

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

Yes No

ADDENDUM A

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST (Continued...)

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name

LORD HOLDING YARMOUTH LLC

Percentage of Ownership in Entity being Licensed

(Write "NA" if this is the entity being licensed)

NA

Name of Principal	Residential Address	SSN	DOB
SUMIT MORADIA	ROYERSFORD PA 19438		

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
OWNER	10	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

Yes No

APPLICATION FOR A NEW LICENSE

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

7. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises.

- If the applicant entity owns the premises, a deed is required.
- If leasing or renting the premises, a signed copy of the lease is required.
- If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.
- If the real estate and business are owned by the same individuals listed in question 6, either individually or through separate business entities, a signed copy of a lease between the two entities is required.

Please indicate by what means the applicant will occupy the premises

Lease

Landlord Name

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date

Rent per Month \$

Lease Ending Date

Rent per Year \$

Will the Landlord receive revenue based on percentage of alcohol sales?

Yes No

APPLICATION FOR A NEW LICENSE

8. FINANCIAL DISCLOSURE

A. Purchase Price for Real Estate	<input type="text"/>
B. Purchase Price for Business Assets	<input type="text"/>
C. Other * (Please specify below)	<input type="text"/>
D. Total Cost	<input type="text"/>

*Other Cost(s): (i.e. Costs associated with License Transaction including but not limited to: Property price, Business Assets, Renovations costs, Construction costs, Initial Start-up costs, Inventory costs, or specify other costs):"

SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
SELF CAPITAL CONTRIBUTION	
Total:	671245.41

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
FRANKLIN SAVINGS BANK NH		LOAN	<input checked="" type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No

FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

9. PLEDGE INFORMATION

Please provide signed pledge documentation.

Are you seeking approval for a pledge? Yes No

Please indicate what you are seeking to pledge (check all that apply) License Stock Inventory

To whom is the pledge being made?

10. MANAGER APPLICATION

A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name **DHAVALKUMAR PATEL** Date of Birth [] SSN []
Residential Address [] **MARSHFIELD MA 02050**
Email [] Phone []
Please indicate how many hours per week you intend to be on the licensed premises **40**

B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen/Qualified Alien under the Immigration and Nationality Act? Yes No
If yes, attach one of the following documents: US Passport, Voter's Certificate, Birth Certificate, Naturalization Papers, Permanent Resident Card "Green Card", or Employment Authorization Document.
Have you ever been convicted of a state, federal, or military crime? Yes No
If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
05/22/2024	04/17/2026	CASHIER	355 PEMBROKE LLC	ANKITKUMAR PATEL

D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? Yes No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature  Date **05/28/2026**

11. MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement?
 If yes, please fill out section 11.

Yes No

Please provide a narrative overview of the Management Agreement. Attach additional pages, if necessary.

OPERATING COMPANY

IMPORTANT NOTE: A management agreement is where a licensee authorizes a third party to control the daily operations of the license premises, while retaining ultimate control over the license, through a written contract. *This does not pertain to a liquor license manager that is employed directly by the entity.*

11A. MANAGEMENT ENTITY

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in the management Entity (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Address	Phone		
LORD HOTEL YARMOUTH LLC	ACTON MA 01720			
Name of Principal	Residential Address	SSN	DOB	
DHAVALKUMAR PATEL	MARSHFIELD MA 02050			
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
OWNER/MANAGER	25	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
JANMENJAY PATEL	FER-NH 03867			
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
OWNER	40	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
KADAM PATEL	ACTON MA 01720			
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
OWNER/MANAGER	10	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
TUSHAR LAPANI	AYER MA 01432			
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
OWNER	5	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
 If yes, attach an affidavit providing the details of any and all convictions.

Yes No

11B. EXISTING MANAGEMENT AGREEMENTS AND INTEREST IN AN ALCOHOLIC BEVERAGES

LICENSE

Does any individual or entity identified in question 11A, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages; and or have an active management agreement with any other licensees?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

ADDENDUM A

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST (Continued...)

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Percentage of Ownership in Entity being Licensed (Write "NA" if this is the entity being licensed)
<input type="text" value="LORD HOTEL YARMOUTH LLC"/>	<input type="text" value="NA"/>

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="SUMIT MORADIA"/>	<input type="text" value="ROYERSFORD PA 19438"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text" value="OWNER"/>	<input type="text" value="10"/>	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text" value="RUPEN PATEL"/>	<input type="text" value="OCHESTER NH 03839"/>	<input "="" type="text" value="("/>	<input type="text" value="1968"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text" value="OWNER"/>	<input type="text" value="10"/>	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

Yes No

11C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 11A, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

11D. PREVIOUSLY HELD MANAGEMENT AGREEMENT

Has any individual or entity identified in question 11A, and applicable attachments, ever held a management agreement with any other Massachusetts licensee?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Licensee Name	License Type	Municipality	Date(s) of Agreement

11E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Has any of the disclosed licenses listed in questions in section 11B, 11C, 11D ever been suspended, revoked or cancelled?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

11F. TERMS OF AGREEMENT

- a. Does the agreement provide for termination by the licensee? Yes No
- b. Will the licensee retain control of the business finances? Yes No
- c. Does the management entity handle the payroll for the business? Yes No

d. Management Term Begin Date e. Management Term End Date

f. How will the management company be compensated by the licensee? (check all that apply)

- \$ per month/year (indicate amount)
- % of alcohol sales (indicate percentage)
- % of overall sales (indicate percentage)
- other (please explain)

ABCC Licensee Officer/LLC Manager

Signature:

Title:

Date:

Management Agreement Entity Officer/LLC Manager

Signature:

Title:

Date:

ADDITIONAL INFORMATION

Please utilize this space to provide any additional information that will support your application or to clarify any answers provided above.

SADIA AMBREEN - ASSISTANT MANAGER

APPLICANT'S STATEMENT

I, DHAVALKUMAR PATEL the: sole proprietor; partner; corporate principal; LLC/LLP manager
Authorized Signatory

of LORD HOTEL YARMOUTH LI
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature: Kadam Patel

Date: 05/28/26

Title: KADAM PATEL



JEAN M. LORIZIO, ESQ.
CHAIRMAN

Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150

CORI REQUEST FORM

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: LICENSEE NAME: CITY/TOWN:

IF EXISTING LICENSEE:

APPLICANT INFORMATION

LAST NAME: FIRST NAME: MIDDLE NAME:

MAIDEN NAME OR ALIAS (IF APPLICABLE): PLACE OF BIRTH:

DATE OF BIRTH: SSN: ID THEFT INDEX PIN (IF APPLICABLE):

MOTHER'S MAIDEN NAME: DRIVER'S LICENSE #: STATE LIC. ISSUED:

GENDER: HEIGHT: WEIGHT: EYE COLOR:

CURRENT ADDRESS:

CITY/TOWN: STATE: ZIP:

FORMER ADDRESS:

CITY/TOWN: STATE: ZIP:

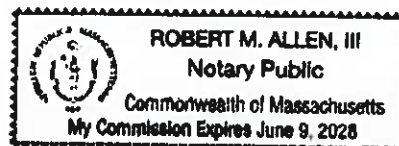
PRINT AND SIGN

PRINTED NAME: APPLICANT/EMPLOYEE SIGNATURE:

NOTARY INFORMATION

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

NOTARY



DIVISION USE ONLY

RECEIVED BY: SIGNATURE OF CORI AUTHORIZED EMPLOYEE:

The DCI# Identify their index PIN Number is to be completed by those applicants that have been issued an Identify Theft PIN Number by the DCI. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. All CORI request forms that include this field are required to be submitted to the DCI via mail or by fax to (617) 640-4614.



JEAN M. TORIZIO, ESQ.
CHAIRMAN

Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150

CORI REQUEST FORM

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ABCC LICENSE INFORMATION

ABCC NUMBER: [] LICENSEE NAME: [] CITY/TOWN: []
(IF EXISTING LICENSE)

APPLICANT INFORMATION

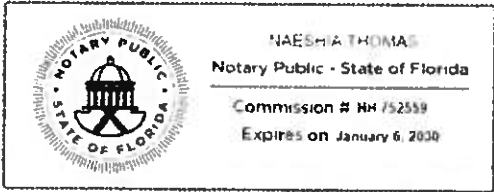
LAST NAME: **PATEL** FIRST NAME: **JANMENJAY** MIDDLE NAME: []
MAIDEN NAME OR ALIAS (IF APPLICABLE): [] PLACE OF BIRTH: **INDIA**
DATE OF BIRTH: [] SSN: [] ID THEFT INDEX PIN (IF APPLICABLE): []
MOTHER'S MAIDEN NAME: **Kapilaben** DRIVER'S LICENSE #: [] STATE LIC. ISSUED: **NH.**
GENDER: **Male** HEIGHT: **6 0** WEIGHT: **175** EYE COLOR: **BLK**
CURRENT ADDRESS: []
CITY/TOWN: **Rochester** STATE: **NH** ZIP: **03867**
FORMER ADDRESS: []
CITY/TOWN: **Rochester** STATE: **NH** ZIP: **03867**

PRINT AND SIGN

PRINTED NAME: **Janmenjay M Patel** APPLICANT/EMPLOYEE SIGNATURE: *Janmenjay M Patel*

NOTARY INFORMATION

On this **1st** day of **June**, 2026, before me, the undersigned notary public, personally appeared **Janmenjay M Patel**
(name of document signer), proved to me through satisfactory evidence of identification, which were **DRIVER LICENSE**
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.
Naesha
NOTARY



DIVISION USE ONLY

SIGNATURE FOR ELECTRONIC VERIFICATION
Can be obtained by email at 617-624-6200 or by fax at 617-624-6201. For more information, please contact the Division of Alcoholic Beverages and Tobacco at 617-624-6200. All CORI request forms that include this field are required to be submitted to the DAB via email or by fax to 617-624-6201.

Notarized remotely online using communication technology via Prooft.



JEAN M. TORIZIO, ESQ.
CHAIRMAN

Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150

CORI REQUEST FORM

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ABCC LICENSE INFORMATION

ABCC NUMBER: LICENSEE NAME: CITY/TOWN:

APPLICANT INFORMATION

LAST NAME: FIRST NAME: MIDDLE NAME:
MAIDEN NAME (OR ALIAS IF APPLICABLE): PLACE OF BIRTH:
DATE OF BIRTH: SSN: ID THEFT INDEX PIN (IF APPLICABLE):
MOTHER'S MAIDEN NAME: DRIVER'S LICENSE #: STATE LIC. ISSUED:
GENDER: HEIGHT: WEIGHT: EYE COLOR:
CURRENT ADDRESS:
CITY/TOWN: STATE: ZIP:
FORMER ADDRESS:
CITY/TOWN: STATE: ZIP:

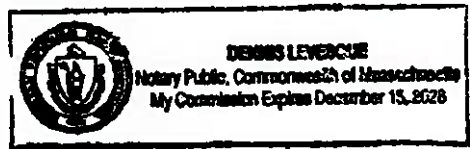
PRINT AND SIGN

PRINTED NAME: APPLICANT/EMPLOYEE SIGNATURE:

NOTARY INFORMATION

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

NOTARY



DIVISION USE ONLY

Area of Office:
SIGNATURE OF CORI REQUESTER/EMPLOYEE:
For each entity the Business ID Number is fully completed by those applicants that have been issued an alcohol license. If not issued, licensees are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. All CORI request forms that include this field are required to be submitted to the DCB, e-mailed or by fax to (617) 660-4614

UNITED STATES OF AMERICA
EMPLOYMENT AUTHORIZATION

PAT PATEL
TECH 24 1987



Surname
PATEL
Given Name
KADAM N
USCIS#

Category Code#
G14

Terms and Conditions

None

Date of Birth

Country of Birth

India

Valid From

05/14/24

Card Expires

05/13/28

NOT VALID FOR REENTRY TO U.S.





Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150

JEAN M. LORIZIO, ESQ.
CHAIRMAN

CORI REQUEST FORM

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: LICENSEE NAME: CITY/TOWN:

APPLICANT INFORMATION

LAST NAME: FIRST NAME: MIDDLE NAME:

MAIDEN NAME OR ALIAS (IF APPLICABLE): PLACE OF BIRTH:

DATE OF BIRTH: SSN: ID THEFT INDEX PIN (IF APPLICABLE):

MOTHER'S MAIDEN NAME: DRIVER'S LICENSE #: STATE LIC. ISSUED:

GENDER: HEIGHT: WEIGHT: EYE COLOR:

CURRENT ADDRESS:

CITY/TOWN: STATE: ZIP:

FORMER ADDRESS:

CITY/TOWN: STATE: ZIP:

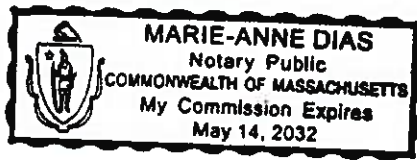
PRINT AND SIGN

PRINTED NAME: APPLICANT/EMPLOYEE SIGNATURE:

NOTARY INFORMATION

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

NOTARY



DIVISION USE ONLY

REQUESTED BY:

SIGNATURE OF CORI-AUTHORIZED EMPLOYEE:

The CORI Index by Theft Index PIN Number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCU. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCU via mail or by fax to (617) 680-6616.



JEAN M. LORIZIO, ESQ.
CHAIRMAN

Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150

CORI REQUEST FORM

The Alcoholic Beverages Control Commission ("ABCC") has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information ("CORI"). For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: [] LICENSEE NAME: [] CITY/TOWN: []

APPLICANT INFORMATION

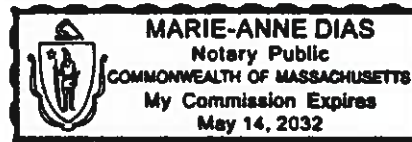
LAST NAME: PATEL FIRST NAME: RUPEN MIDDLE NAME: M
MAIDEN NAME OR ALIAS (IF APPLICABLE): [] PLACE OF BIRTH: BILIYA, GUJARAT, INDIA
DATE OF BIRTH: [] SSN: [] ID THEFT INDEX PIN (IF APPLICABLE): []
MOTHER'S MAIDEN NAME: PATEL DRIVER'S LICENSE #: [] STATE LIC. ISSUED: NH
GENDER: MALE HEIGHT: 5' 6" WEIGHT: 180 lbs EYE COLOR: BLACK
CURRENT ADDRESS: []
CITY/TOWN: ROCHESTER STATE: NH ZIP: 03839
FORMER ADDRESS: []
CITY/TOWN: [] STATE: [] ZIP: []

PRINT AND SIGN

PRINTED NAME: RUPEN PATEL APPLICANT/EMPLOYEE SIGNATURE: [Signature]

NOTARY INFORMATION

On this 2nd Day, May 2026 before me, the undersigned notary public, personally appeared Rupen Patel
(name of document signer), proved to me through satisfactory evidence of identification, which were NH DL
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.
[Signature] NOTARY



DIVISION USE ONLY

REQUESTED BY: [] SIGNATURE OF CORI AUTHORIZED EMPLOYEE: []
The DCI Identity Theft Index File Number is to be completed by those applicants that have been issued an Identity Theft File Number by the DCI. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCI via mail or by fax to (617) 860-4824.



JEAN M. LORIZIO, ESQ.
CHAIRMAN

Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150

CORI REQUEST FORM

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ABCC LICENSE INFORMATION

ABCC NUMBER: [] LICENSEE NAME: [] CITY/TOWN: []
(IF EXISTING LICENSEE)

APPLICANT INFORMATION

LAST NAME: MORADIA FIRST NAME: SUMIT MIDDLE NAME: N
MAIDEN NAME OR ALIAS (IF APPLICABLE): [] PLACE OF BIRTH: INDIA
DATE OF BIRTH: [] SSN: [] ID THEFT INDEX PIN (IF APPLICABLE): []
MOTHER'S MAIDEN NAME: DONDA DRIVER'S LICENSE #: [] STATE LIC. ISSUED: PA
GENDER: MALE HEIGHT: 5 7 WEIGHT: 142 EYE COLOR: BROWN
CURRENT ADDRESS: []
CITY/TOWN: Roxasford STATE: PA ZIP: 19468
FORMER ADDRESS: []
CITY/TOWN: VERMON STATE: CT ZIP: 06066

PRINT AND SIGN

PRINTED NAME: Sumit Moradia APPLICANT/EMPLOYEE SIGNATURE: [Signature]

NOTARY INFORMATION

On this May 30, 2026 before me, the undersigned notary public, personally appeared Sumit N Moradia
(name of document signer), proved to me through satisfactory evidence of identification, which were PA Drivers license
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.
[Signature] NOTARY

Commonwealth of Pennsylvania - Notary Seal
Denise M. Mento, Notary Public
Montgomery County
My Commission Expires September 19, 2029
Commission Number 1110340

DIVISION USE ONLY

REQUESTED BY: [] SIGNATURE OF CORPORATIZED EMPLOYEE: []
The DCI Identity Theft Index PIN Number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCI. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCI via mail or by fax to (617) 660-6614.

DHAVAL PATEL

, Marshfield, MA 02050

Phone:

Email:

PROFESSIONAL SUMMARY

Hospitality professional with a master's degree in hospitality management and experience as a General Manager in hotel operations. Skilled in guest relations, team leadership, staff supervision, operational efficiency, and customer service excellence. Dedicated to maintaining high hospitality standards and delivering exceptional guest experiences.

PROFESSIONAL EXPERIENCE

General Manager

Minuteman Inn

Acton, Massachusetts | 6 Months

- Managed daily hotel operations and guest services.
- Supervised front desk, housekeeping, and maintenance teams.
- Ensured high levels of guest satisfaction through prompt issue resolution.
- Coordinated staff scheduling and monitored employee performance.
- Assisted with budgeting, inventory management, and operational reporting.
- Maintained compliance with hospitality standards and safety procedures.
- Supported occupancy and revenue objectives through efficient management.

EDUCATION

Master of Hospitality Management

Sankalchand Patel University

Mehsana, Gujarat, India

CORE SKILLS

- Hotel Operations Management
- Guest Relations
- Customer Service

Sadia Ambreen

Acton, MA 02664, USA

Mob.No: +1 978 234 1234

Professional:

Dynamic and results-oriented professional with extensive leadership experience spanning both the hospitality and education sectors. Currently excelling in hotel management with a strong focus on operations, guest satisfaction, and team leadership, complemented by a distinguished background in education as a Principal in an American school environment. Proven ability to lead diverse teams, drive organizational excellence, and implement effective systems that enhance performance and service quality. Recognized for strong interpersonal skills, strategic thinking, and the ability to adapt leadership style across industries while maintaining a commitment to excellence and continuous improvement.

Education:

Masters in English Language & Literature “Bahauddin Zakaria University Multan, Pakistan.

Bachelors in English Education & Literature “Bahauddin Zakaria University Multan, Pakistan.

Professional Experience:

The Minuteman Inn

Manager

Acton, MA USA

Aug 2024 – till date

- Deliver exceptional guest experiences by monitoring service quality, resolving complaints, and ensuring prompt issue resolution
- Lead, train, and motivate cross-functional teams to maintain high performance, productivity, and employee engagement

- Develop and implement operational strategies to improve efficiency, profitability, and guest satisfaction ratings
- Manage budgets, control costs, and analyze financial reports to achieve revenue and profit targets
- Ensure compliance with health, safety, and regulatory standards across all departments
- Monitor occupancy levels, pricing strategies, and market trends to optimize revenue (RevPAR, ADR)
- Coordinate with sales and marketing teams to drive bookings, promotions, and customer retention initiatives
- Establish and maintain relationships with vendors, stakeholders, and corporate clients
- Implement quality assurance programs and standard operating procedures (SOPs) to maintain brand consistency
- Handle staffing functions including hiring, scheduling, performance evaluations, and disciplinary actions
- Utilize property management systems (PMS) and other technology tools to streamline operations and reporting

School Principal

Danah Universal School of Kuwait

2021- June 2024

Provide visionary leadership and strategic direction to promote the overall mission and goals of the school.

- Foster a positive school culture that values collaboration, inclusivity, and continuous improvement.
- Implement effective instructional practices and assessment strategies to support student learning and achievement.
- Lead and support professional development initiatives for faculty and staff to enhance teaching and learning.
- Establish and maintain positive relationships with students, parents, faculty, staff, and community stakeholders.

- Oversee budget management, resource allocation, and facilities maintenance to ensure efficient school operations.

Assistant Principal Middle and high school

Danah Universal School of Kuwait
2019-2021

- Assisted the principal in providing leadership and administrative oversight for the school.
- Supported the implementation of curriculum, instruction, and assessment practices aligned with state standards and district goals.
- Facilitated the development and implementation of school improvement plans to address student needs and promote academic success.

Assistant Principal Middle school

Danah Universal School of Kuwait
2017-2019

- Conducted classroom observations and provided feedback to teachers to enhance instructional effectiveness.
- Collaborated with stakeholders to develop and implement programs to support student behavior and social-emotional learning.

Head of Department English Language

Danah Universal School of Kuwait
2015-2017

- Designed and delivered engaging lessons in English Department to meet the diverse needs of students.
- Differentiated instruction to accommodate varying learning styles and abilities.
- Collaborated with colleagues to develop and align curriculum and instructional practices.

High school English Teacher

Danah Universal School of Kuwait
2014-2015

- Facilitated the classroom practices enabling the complete adherence to the protocol and curricular procedures
- Implemented effective classroom management strategies to create a positive and productive learning environment.

High school English and IGCSE English 2nd Language Teacher

Pakistan school and college, Salmiya, Kuwait

2008-2014

- Responsible to make and follow up the intra school examinations.
- Utilized formative and summative assessments to monitor student progress and inform instructional planning.

Cambridge coordinator and curriculum expert

The City School, Karachi, Pakistan

2006-2008

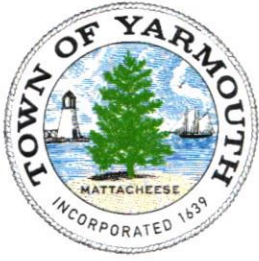
- Responsible to manage the British council syllabus and curriculum guideline for follow up at all campuses round the country.

Skills:

- Leadership and Management
- Curriculum Development
- Instructional Leadership
- Budget Management
- Staff Development
- Communication and Interpersonal Skills
- Data Analysis and Assessment
- Conflict Resolution
- Differentiated Learning
- Inclusion in Education

References:

Available upon request.



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

Telephone (508) 398-2231, ext. 1268, Fax (508) 398-2365

SELECT BOARD

Tracy Post, Chair
Dorcas McGurrin
Mark Forest
Joyce Flynn
Elizabeth Argo

LICENSING ADMINISTRATOR

Amy Harwood

DEPARTMENT COMMENT SHEET

IN REGARD TO:

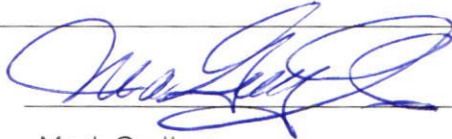
BUSINESS NAME	Blue Rock Resort
BUSINESS ADDRESS	39 Todd Road

DATE OF SELECT BOARD MEETING	June 23 rd
------------------------------	-----------------------

Building Department	Comments: Max occupant load 49 unless sprinkler system installed and FA system updated
---------------------	---

Steps required to be taken prior to issuance of license:

Provide seating plan lounge area. Update Certificate of Inspection.

Signature:  Date: 6/11/2026
Print Name: Mark Grylls Title: Dir. Inspectional Services

PLEASE RETURN COMMENTS BY JUNE 17, 2026



Yarmouth Police Department

Excellence in Policing

REVIEW FOR NEW LIQUOR LICENSEES OR MANAGERS

Premises Name and Location: Blue Rock Resort

Manager: DHAVALKUMAR PATEL

Experience in restaurant/alcohol operations or service:

5 YEARS EXP

New: Licensee Manager: Both:

Persons Representing Applicant at Review SAME

Officer Conducting Review: SCOTT LUNDGREN Date: 6/8/26

MASSACHUSETTS STATUTES/ABCC REGULATIONS:

1. Post license in conspicuous place.....
2. Approved Manager: 21 years of age and citizen with authority and Control over all business related to alcoholic beverages.....
3. No Service to Intoxicated or underage persons.....
4. Licensee must prevent illegalities on Premises
 - a. No gambling except approved by legislature
 - b. No drug dealing/possession
 - c. No possession by underage
 - d. No Disorder, noise, violence etc.....
5. Acceptable forms of identification **checked on day of service:**
 - a. Mass Driver License
 - b. Mass ID
 - c. Passport
 - d. Military ID (active).....
6. Package Store post notice of Drunk Driving and Open Container Laws.....
7. Pouring License post Drunk Driving and Sale to Minor Laws.....
8. No discrimination (sex, sexual orientation, race, ethnicity etc.).....
9. Must allow entry and provide information to any ABCC Investigator or Agent of the Yarmouth Licensing Authority.....
10. May not cease to conduct business under license w/o notice to LLA.....
11. Dangerous conditions are a crime and license violation:

4. Establishments shall maintain a list of all employees with copy of approved alcohol training where required..... ✓
5. The Rules and Regulations, Model Policy, Employee list and training certifications shall be kept in a separate book or binder to be available to the Licensing Authority and its agents..... ✓
6. The Manager on the license is expected to be present at the licensed Premises on a regular basis sufficiently to maintain full authority and control over all matters relating to alcoholic beverages..... ✓
7. Pouring establishments shall submit to the licensing office names of Assistant Managers who are expected to be in charge of the establishment when the Manager is absent, or to close at night. A manager or assistant manager should be present when the establishment is open for business..... ✓
8. Pouring establishments with a bar and total allowed occupancy Load (not persons actually present) over 100 persons is required to comply with the Massachusetts Board of Fire Prevention Crowd Management Regulations. 527 CMR 10.13 (2) (d)..... ✓
9. On duty EMPLOYEES may not CONSUME or be under the influence of Alcoholic beverages except for scheduled training..... ✓
10. Intoxicated persons are not allowed entrance to any licensed premises except to offer a non-alcoholic beverage while police are summoned or other adequate arrangements are made to protect the intoxicated person and the public..... ✓
11. When an intoxicated person is encountered at a licensed premises, management SHALL immediately call police unless other adequate arrangements are made to protect the intoxicated person and the public..... ✓
12. Licensee MUST IMMEDIATELY REPORT TO POLICE any disturbance or incident on the Licensed Premises which involve:
 - a. Unlawful or unwanted physical contact between persons: or,
 - b. Threats of harm to person or property.
13. Premises must conform to sketch plan and occupancy submitted to LLA..... ✓
14. CLOSING HOURS:
 - a. Pouring licenses are normally licensed until 1:00am
 - b. All bottles glasses off bar and tables by 1:15am
 - c. All patrons off premises by 1:30am
 - d. Owner and employees may be on premises only for cleaning or food prep after closing .
 - e. Town Administrator can grant 1 hour extension on New Year's Eve..... ✓
15. Licensee must comply with all applicable building fire safety and health codes..... ✓
16. Licensee must comply with all local tax and governmental requirements..... ✓
17. Licensees are responsible for all activity on the property including parking lots..... ✓

THIS IS A SUMMARY-PLEASE SEE FULL YARMOUTH ALCOHOL RULES AND REGULATIONS

- a. Overcrowding (over posted occupancy)
- b. Blocked egress
- c. Flammable materials stored or pyrotechnic device w/o permit
- d. Failure to maintain required fire alarm or suppression.....
- 12. No flies, foreign matter in alcohol.....
- 13. Alcohol only from licensed distributors, no refilling bottles.....
- 14. Taps must be accurately labelled.....
- 15. ABCC "Happy Hour Regulations"
 - a. No Free drinks
 - b. Only 2 drinks to person at a time
 - c. May not offer to sell unlimited drinks for fixed price except private functions
 - d. May not sell drinks to group or person at less than the price offered to general public except private functions.
 - e. No games with alcohol as reward
 - f. Pitcher only to 2 or more persons
 - g. PRICES- must be the same for calendar week (no happy hour specials).....
- 16. PRIVATE FUNCTIONS:
 - a. All license restrictions and conditions apply to private functions on licensed premises except price and service restrictions above.
 - b. Private function must have a guest list, not open to public, not advertised, and bill paid by one person.

YARMOUTH LIQUOR REGULATIONS

1. TRAINING REQUIREMENT.

All:

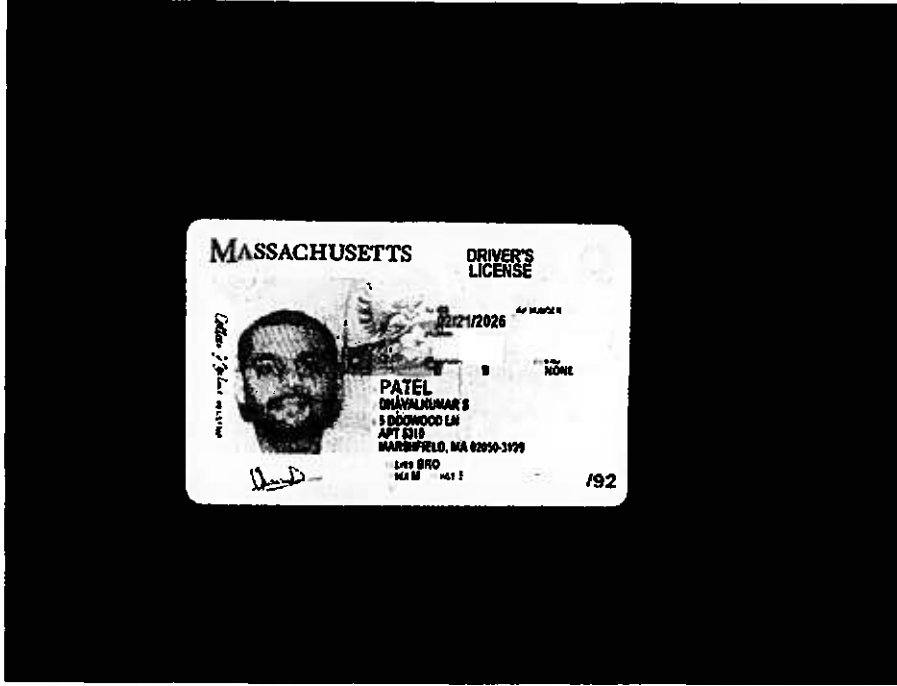
- a. Managers,
- b. Assistant Managers,
- c. Bartenders,
- d. Servers,
- e. Supervisors, and
- f. Sales persons at package stores,

MUST complete an approved alcohol beverage training program within 14 days of hire. Approved programs: TIPS, TAMS, ServSafeAlcohol, STOP, and AIM. Online programs are approved.....

- 2. Licensees must keep the Yarmouth Liquor Rules and Regulations on hand and have all employees who work in public areas read and sign off within 14 days of hire.....
- 3. Licensees are required to adopt an approved POLICY for conduct of its alcohol business, which all employees shall read and sign within 14 days of hire. A model policy is available.....

8/8/26, 1:19 PM

0803ad5d-5413-47b1-9106-256eb2634f38 (481*640)



LOU: 39 Todd Road, South Yarmouth, MA 02664

After Recording Return To:
Lord Holding Yarmouth
71 Hosmer Street
Acton, Massachusetts 01720

QUITCLAIM DEED

RJ Resorts Blue Rock Resort Owner LLC, a Delaware limited liability company, with a principal place of business at _____, New York, New York 10022 (“Grantor”),

FOR CONSIDERATION paid of _____

GRANTS TO **Lord Holding Yarmouth LLC**, a Massachusetts limited liability company, having its principal office at _____ Acton, Massachusetts 01720 (“Grantee”),

WITH QUITCLAIM COVENANTS, all of its right, title, and interest in the following parcel of land, together with buildings and improvements thereon, situated in South Yarmouth, County of Barnstable and Commonwealth of Massachusetts:

**LOTS 70, 71, 72 and 73
LAND COURT PLAN NO. 28477-C**

Property Address: 39 Todd Road, South Yarmouth MA 02664

Together with the benefit of and subject to all rights, privileges, easements, and reservations of record insofar as the same are now in force and applicable.

Being and intending to convey the same premises conveyed to the Grantor herein by deed dated 4th day of November, 2021 and registered in the Barnstable Land Court Registry as Document Number 1,444,006 and Certificate Number 228136.

The Grantor certifies that it has not elected to be taxed as a corporation for the current federal taxable year.

[SIGNATURE PAGE FOLLOWS]

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE LAND COURT REGISTRY
Date: 03-13-2026 @ 09:49am
Ct1#:
Fee: 4 Cons:

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE LAND COURT REGISTRY
Date: 03-13-2026 @ 09:49am
Ct1#:
Fee: ons:

ABUTTERS NOTIFICATION

TOWN OF YARMOUTH ABCC NEW SEASONAL HOTEL ALL-ALCOHOL RETAIL LICENSE BLUE ROCK RESORT – 39 TODD ROAD, SOUTH YARMOUTH

The Town of Yarmouth Select Board, acting as the Local Licensing Authority, has received an application for a New Seasonal All-Alcohol Hotel license from Lord Hotel Yarmouth LLC dba Blue Rock Resort, Dhavalkumar Patel, Owner/Manager, 39 Todd Road, South Yarmouth, MA 02664.

The Premises includes two floors, four rooms, 22 rooms on each floor. In a separate building there is a bar, registration area, breakfast area and an outdoor pool.

A Hearing will be held on Tuesday, June 23, 2026 in the Hearing Room at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA. The Select Board meeting begins at 6:00 PM.

Written comments will be accepted until 4:30 PM, Thursday, June 18, 2026 in the Select Board's office at Town Hall or can be submitted electronically to:
publiccomment@yarmouth.ma.us

Verbal comments will be accepted at the hearing.

###

NEW LICENSE

Please watch the video below for a walk-through of the New Retail License Application:
ABCC New Retail License Application Video Guide

To apply for an alcoholic beverages retail license, you will need the following:

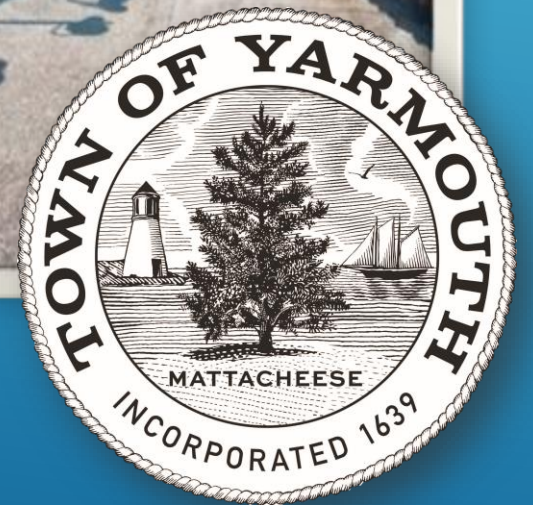
- ✓ • **\$200 Fee** paid online through our online payment link: **ABCC PAYMENT WEBSITE**
- ✓ • **Monetary Transmittal Form**
- ✓ • **New Retail Application**
- ✓ • **Manager Application**
- ✓ • **Vote of the Entity**
 - **Business Structure Documents**
 - If Sole Proprietor, **Business Certificate**
 - If partnership, **Partnership Agreement**
 - ✓ • If corporation or LLC, **Articles of Organization** from the Secretary of the Commonwealth
- ✓ • **CORI Authorization Form** Complete one for each individual with financial or beneficial interest in the entity that is applying AND one for the proposed manager of record. *This form must be notarized with a stamp or raised seal.*
- ✓ • **Proof of Citizenship/Qualified Alien** for the proposed Manager of Record (*Manager must be a U.S citizen or a Qualified Alien under the Immigration and Nationality Act, 8 U.S.C. 1101*). Please Include one of the following:
 - ✓ • U.S. Passport
 - Voter's Certificate
 - Birth Certificate
 - Naturalization Papers
 - Permanent Resident Card "Green Card"
 - Employment Authorization Document
- ✓ • **Supporting Financial Records** for all financing and or loans, including pledge documents, if applicable.
- ✓ • **Legal Right to Occupy**, a lease or deed.
- ✓ • **Floor Plan**
- ✓ • **Abutter's Notification**
- ✓ • **Advertisement**
- **Additional information, if necessary, utilizing the formats provided and or any affidavits.**
- **Management Agreement**, if applicable, requires the following:
 - ✓ • Management Agreement Application
 - Management Agreement
 - ✓ • Vote of the Entity
 - ✓ • CORI Forms for all listed in Section 11 and attachments

Please Note: You may be requested to submit additional supporting documentation if necessary.

SANDY POND ENTRANCE SIGN DISCUSSION & VOTE

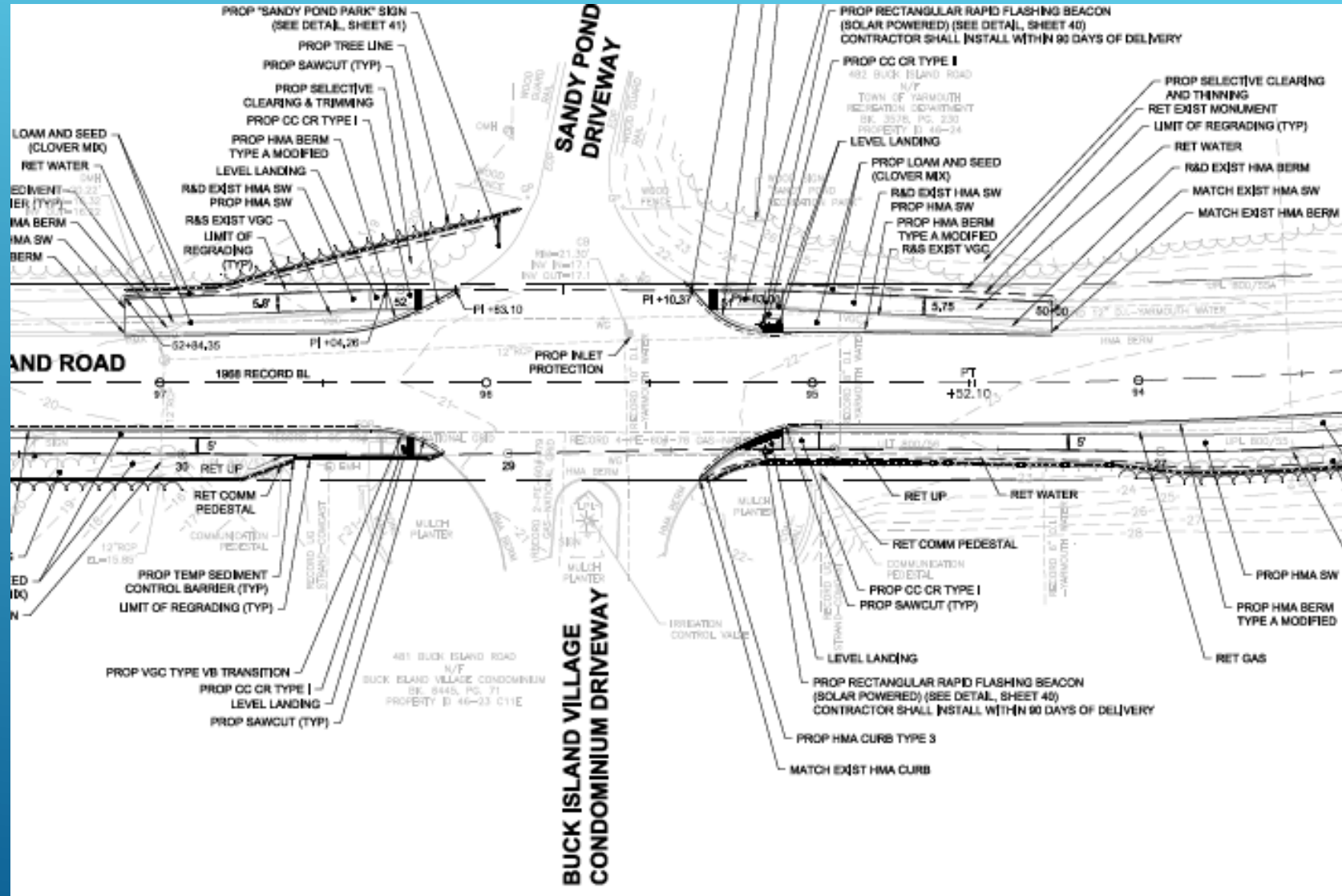
Department of Public Works

June 2026



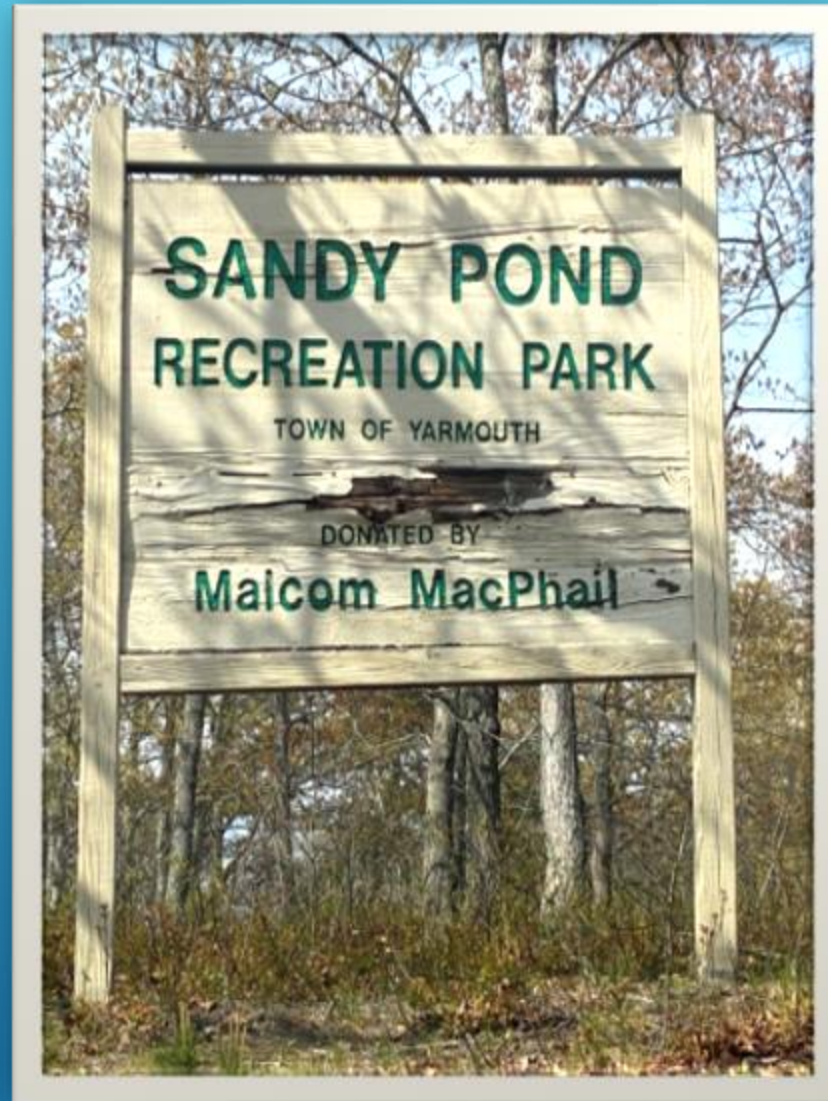
SANDY POND PLAYGROUND & SPLASH PAD

- ▶ Completed in June 2023.
- ▶ Condition of ZBA was to provide pedestrian crossing at the entrance



EXISTING SIGN

- ▶ Poor condition
- ▶ Location is not preferred.

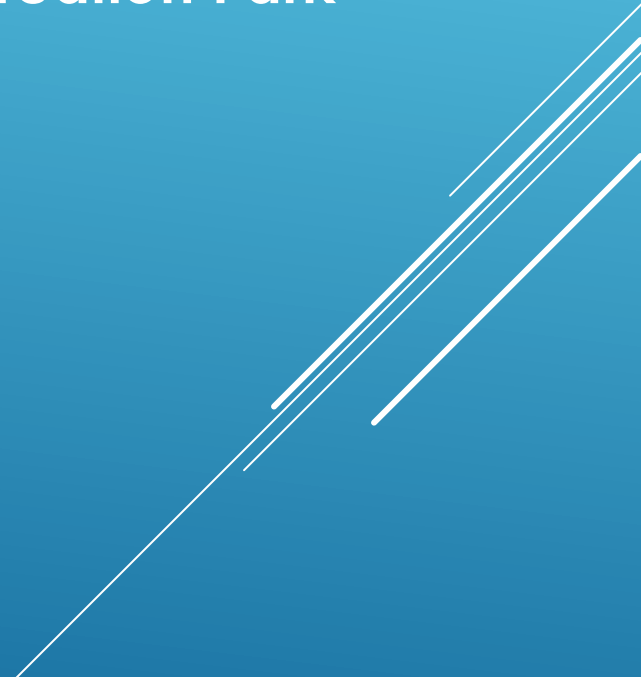


PLACEMENT OF SIGN



DESIGN OF SIGN

▶ Discussion

- ▶ Name- Sandy Pond Recreation Park or Sandy Pond Recreation Park
 - ▶ Donated by Malcom MacPhail
 - ▶ Site Amenities
 - ▶ Town Seal
 - ▶ Address- 482 Buck Island Road- required
- 
- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, located in the lower right quadrant of the slide.

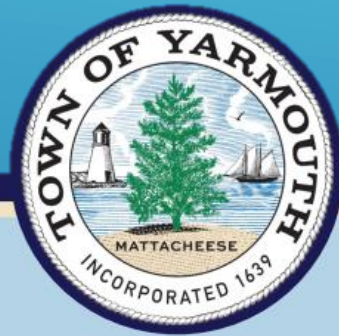
OPTION 1

**SANDY POND
RECREATION AREA**

482 BUCK ISLAND ROAD

- ▶ Preferred Option by Recreation Commission

OPTION 2



*Donated by
Malcom MacPhail*

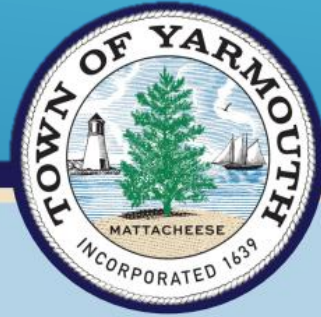
SANDY POND RECREATION PARK

482 BUCK ISLAND ROAD

TOWN FIELDS • DOG PARK • BEACH • PLAYGROUND • COURTS



OPTION 3



SANDY POND RECREATION PARK

482 BUCK ISLAND ROAD

TOWN FIELDS • DOG PARK • BEACH • PLAYGROUND • COURTS



VOTE ON PREFERRED OPTION





TOWN OF YARMOUTH

RECREATION COMMISSION

424 Route 28, West Yarmouth, MA 02673

(508) 398-2231 x-1520

Steve Sozanski, Chair

Paul Deignan, Vice-Chair

Steve Reynolds, Recreation Director

To the Yarmouth Select Board,

We are writing to respectfully request that the Town consider installing a new entrance sign at Sandy Pond Recreation Area with the name displayed prominently as:

SANDY POND (Top Line) RECREATION AREA (bottom line smaller font)

Sandy Pond has long been a valued recreational and historical resource for the residents of Yarmouth. The area is enjoyed by families, walkers, nature enthusiasts, and visitors who appreciate its unique natural beauty and significance within our community.

A clearly visible sign identifying the property as "Sandy Pond Recreation Area" would enhance public awareness, improve wayfinding, and reinforce the area's identity as an important town-owned recreational asset. The sign would also help preserve and recognize the historic Sandy Pond name, which has been associated with this area for generations.

We believe a well-designed entrance sign would be a relatively modest improvement that would provide lasting benefits to residents and visitors alike while promoting pride in one of Yarmouth's treasured outdoor spaces.

Thank you for your consideration of this request. We appreciate the Select Board's continued efforts to maintain and improve our town's public recreational areas.

Respectfully submitted,

Steve Sozanski, Chair

Paul Deignan, Deb Clark, Denise Galvin, Karen Chimwaza, Mary Johnson, Vicki Fulcher-LeBlanc, Allen Harrison



TOWN OF YARMOUTH

RECREATION COMMISSION

424 Route 28, West Yarmouth, MA 02673

(508) 398-2231 x-1520

Steve Sozanski, Chair

Paul Deignan, Vice-Chair

Steve Reynolds, Recreation Director

To the Yarmouth Select Board,

We respectfully request that the Town of Yarmouth consider adopting a policy or design standard that promotes consistency in the appearance of municipal signage throughout the town.

As new signs are installed and older signs are replaced, I encourage the Town to utilize a standardized approach to fonts, colors, materials, and overall design. A cohesive signage program would create a more professional and attractive appearance while strengthening Yarmouth's visual identity and sense of place.

Consistent signage offers several benefits, including:

- Improved recognition of town-owned properties and facilities
- Enhanced wayfinding for residents and visitors
- A more unified and attractive community appearance
- Preservation of Yarmouth's character and branding
- Greater efficiency when designing and replacing future signs

Many communities have successfully implemented signage standards that reflect their local character while maintaining consistency across parks, recreation areas, municipal buildings, conservation lands, and other public facilities.

We respectfully ask the Select Board to explore the development of a town-wide signage standard and to incorporate these guidelines into future signage projects whenever practical and financially feasible.

Thank you for your consideration and for your continued service to the residents of Yarmouth.

Respectfully submitted,

Steve Sozanski, Chair

Paul Deignan, Deb Clark, Denise Galvin, Mary Johnson, Karen Chimwaza, Vicki Fulcher-LeBlanc, Allen Harrison



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700

www.mtclawyers.com

CLIENT ADVISORY: New ABCC Advisory on Section 12 Licensee Pilot Program for Late-night Service and Sale for Off-premises Consumption

On June 9, 2026, the Commonwealth's Alcoholic Beverages Control Commission (the "ABCC") issued an Advisory on "An Act Authorizing Municipalities to Opt-In to a Temporary Pilot to Extend the Hours of Liquor Licenses and to Allow for Public Consumption in Designated Districts in Summer 2026" (the "Act"), which is effective from June 8 to July 31, 2026 ONLY, and which allows Local Licensing Authorities ("LLAs") (1) to permit a Section 12 licensee to sell alcoholic beverages for one additional hour – up to 3:00 AM; and (2) to permit Section 12 licensees located within public alcoholic beverages consumption areas to sell alcoholic beverages for off-premises consumption.

1. LLAs Must Vote on whether they are Opting into the Pilot Program and Notify the ABCC of their Decision

- First, LLAs must hold a duly noticed open meeting and vote on whether they are going to opt into the law.
- If an LLA votes to opt into the law, it must also vote on which provisions of the law they are opting into. If the LLA votes to opt into the late-night-service provision, it must also vote on each license for which it is extended the closing time by one hour – the LLA **DOES NOT have to extend the hours of all Section 12 licensees just because it adopted the late-night provision, it can pick whom it wants.** If the LLA votes to opt into the off-premises-consumption provision, it must also vote on which area(s) will be designated for public alcoholic beverages consumption.
- LLAs must then send the ABCC a written NOTICE containing:
 - a. the date on which they voted on whether to opt into the law and which way they voted;
 - b. which parts of the law they opted into – if any;
 - c. what area(s) they designated for public alcoholic beverages consumption – if any; and

Millis Office
730 Main Street, Suite 1F
Millis, MA 02054

New Bedford Office
227 Union Street, Suite 606
New Bedford, MA 02740

d. which Section 12 licensees' operating hours have been extended by one hour and what the new closing times are – if any.

- LLAs must do so by uploading the notice to the ABCC's eLicensing Portal – there is no standard form for the notice.

2. Selling Alcoholic Beverages until 3:00 AM

- LLAs may allow any of their Section 12 licensees to sell alcoholic beverages for one additional hour – up to 3:00 AM – subject to any applicable local rules or regulations and any conditions the LLA has placed on the license.
- Note: Opting into the late-night service provision DOES NOT EXTEND EVERY LICENSEE'S CLOSING TIME TO 3:00 AM, it lets the LLA extend an individual Section 12 Licensee's EXISTING CLOSING TIME BY ONE HOUR ONLY, UP TO 3:00 AM.

3. Public Alcoholic Beverage Consumption Areas

- LLAs may designate one or public spaces in their municipality for alcoholic beverages to be consumed, subject to whatever restrictions the LLA deems appropriate.
- LLAs may authorize Section 12 licensees within the designated public alcoholic beverages consumption area(s) to sell alcoholic beverages for off-premises consumption.
- Alcoholic beverages consumed within a designated public consumption area are limited to alcoholic beverages sold by participating Section 12 licensees located within the designated area.

*****As always, please do not hesitate to let us know if you have any questions*****



TOWN OF YARMOUTH

AMY HARWOOD, LICENSING ADMINISTRATOR

1146 Route 28, South Yarmouth MA 02664

508.398.2231 x1268 aharwood@yarmouth.ma.us

SELECT BOARD

Tracy Post, Chair

Dorcas McGurrian

Mark Forest

Joyce Flynn

Elizabeth Argo

MEMORANDUM

TO: SELECT BOARD

FR: AMY HARWOOD, LICENSING ADMINISTRATOR

DA: JUNE 23, 2026

RE: Alcohol Licenses – Section 12 Licensee Pilot Program for Late-Night Service

The ABCC issued an Advisory on June 9, 2026 titled “Alcoholic Beverages Control Commission (“ABCC”) Advisory Regarding Local Licensing Authority’s (“LLA’s”) Option To Temporarily Allow Its On-Premises Licensees To Sell Alcoholic Beverages For One Additional Hour Not To Exceed 3:00 AM As Well As The Ability For On-Premises Licensees Located Within Public Alcoholic Beverages Consumption Areas Determined By The LLA To Sell Alcoholic Beverages For Off-Premises Consumption”. The Advisory and the Law are attached.

I spoke with ABCC’s Executive Director Ralph Sacramone and in summary, this permits The Yarmouth Select Board as the LLA the option to:

1. temporarily allow its on-premises licensees to sell alcoholic beverages for one additional hour not to exceed 3:00 AM until July 31, 2026; and
2. the ability for on-premises licensees to serve customers outside of their licensed seating areas (in a controlled area of their parking lot or outdoors, but not on the public way) within a designated District of Town.

If one or the other options is accepted, the Act requires the Select Board to vote on both options. Each of these options must be voted separately. If the one hour extension is selected, the Board should vote to “opt in” and to designate which licenses will receive the extension.

Here are some facts to consider:

1. I emailed all of Yarmouth’s on-premises Licensees and received responses, summarized below. The emails received are attached.
 - a. Chapter House (277 Rte 6A) – Not interested.
 - b. Bayside Resort (225 route 28) – Not interested.
 - c. DC Porcelli’s (731 Route 28) - Not interested.
 - d. Old Yarmouth Inn (223 Route 6A) – Not interested.

- e. Scally's (585 Route 28) – Yes. Requesting the one-hour extension.
 - f. M&G Grill @ Bayberry Hills Golf Course (635 West Yarmouth Rd) – wants to serve an hour earlier on Sundays during the Pilot.
 - g. Sons of Erin (633 Route 28) – Not interested.
 - h. Inaho (57 Route 6A) – Not interested.
2. None of our Licensees in Yarmouth are licensed to pour after 1:00 AM.
 3. The World Cup Game Schedule shows the remainder of the matches (usually 3 hrs max) have start times well within the limit of most Licensees' existing limits.
 4. Director Sacramone clarified the "Public Consumption District" does NOT allow for consumption on the public way (in the street). It is meant to allow existing on-premises Licensees the ability to open up their capacity to pour, which might include a secured area in the parking lot or other outdoor space not normally available to them (Licensees can still apply for a one-day special alcohol license regardless and go through our normal procedure). He suggested the "District" should be identified as numbered parcels on each street of a commercial district that would have the ability to request permission. The ABCC wants me to report what the Select Board votes on each option and which establishments have permission.

Let me know if you have questions.



Jean M. Lorizio, Esq.
Chairman

*Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150*

**ALCOHOLIC BEVERAGES CONTROL COMMISSION (“ABCC”) ADVISORY
REGARDING LOCAL LICENSING AUTHORITY’S (“LLA’s”) OPTION TO
TEMPORARILY ALLOW ITS ON-PREMISES LICENSEES TO SELL ALCOHOLIC
BEVERAGES FOR ONE ADDITIONAL HOUR NOT TO EXCEED 3:00 AM AS WELL
AS THE ABILITY FOR ON-PREMISES LICENSEES LOCATED WITHIN PUBLIC
ALCOHOLIC BEVERAGES CONSUMPTION AREAS DETERMINED BY THE LLA
TO SELL ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION**

On June 8, 2026, Governor Maura Healey signed “An Act Authorizing Municipalities to Opt-In to a Temporary Pilot to Extend the Hours of Liquor Licenses and to Allow for Public Consumption in Designated Districts in Summer 2026” which permits Local Licensing Authorities the option to temporarily allow its on-premises licensees to sell alcoholic beverages for one additional hour not to exceed 3:00 AM as well as the ability for on-premises licensees located within public alcoholic beverages consumption areas determined by the LLA the authority to sell alcoholic beverages for off-premises consumption. The law took effect immediately. The text of the law is attached.

LLAs may designate one or more areas in their municipality where alcoholic beverages will be permitted to be consumed in public spaces, subject to restrictions that the city or town may deem appropriate, through July 31, 2026. LLAs may authorize its on-premises licensees within the designated public alcoholic beverages consumption area(s) the ability to sell alcoholic beverages for off-premises consumption. Alcoholic beverages consumed within a designated public consumption district are limited to alcoholic beverages sold by participating on-premises licensed establishments located within the designated district.

The law also authorizes LLAs to temporarily allow any of its on-premises licensees to sell alcoholic beverages for one additional hour, not to exceed 3:00 AM, subject to any applicable local rules or regulations and any conditions placed upon its license. On-premises licensees do not need to be within a designated public alcoholic beverages consumption area in order to be eligible for the extra hour of alcoholic beverage service not to exceed 3:00 AM.

Each LLA must inform the ABCC if it decides to opt-in to this new law, which parts of the law it has opted into, what area(s) the LLA has designated for public alcoholic beverages consumption, and what on-premises licensees have extended their operating hours by one hour not to exceed 3:00 AM by uploading a letter to the ABCC’s eLicensing Portal.

*Telephone: (617) 727-3040 * Fax: (617) 727-1510 * www.mass.gov/abcc*

Nothing in the law permits a licensed establishment to sell any type or category of alcoholic beverage beyond the type or category of alcoholic beverages that the licensed establishment is permitted to sell under its currently issued license.

The provisions of the law pertaining to public alcoholic beverages consumption areas, on-premises licensees selling alcoholic beverages for off-premises consumption, and **the option for on-premises licensees to sell alcoholic beverages for one additional hour not to exceed 3:00 AM expire Friday, July 31, 2026.**

As always, all licensees must ensure that they comply with the laws of the Commonwealth of Massachusetts, and that sales of alcoholic beverages take place only as authorized by federal, state, and local law.

Questions concerning this Advisory may be directed to Ralph Sacramone, Executive Director of the Massachusetts Alcoholic Beverages Control Commission at (617) 727- 3040 x 731.

(Issued 6/9/2026)

HOUSE No. 5482

Text of a further amendment, offered by Mr. Walsh of Peabody, to the Senate amendment of the House Bill authorizing municipalities to opt-in to a temporary pilot to extend the hours of liquor licenses and to allow for public consumption in designated districts in summer 2026 (House, No. 5478, amended). June 8, 2026.

The Commonwealth of Massachusetts

In the One Hundred and Ninety-Fourth General Court
(2025-2026)

By striking out all after the enacting clause (inserted by amendment by the Senate) and inserting in place thereof the following:—

1 SECTION 1. For purposes of this act, “licensed establishment” shall mean an
2 establishment holding a license for the sale of alcoholic beverages, whether all alcoholic or
3 wines and malt only, to be drunk on the premises pursuant to chapter 138 of the General Laws.

4 SECTION 2. Notwithstanding any general or special law to the contrary, and subject to
5 sections 4 and 5, a local licensing authority in a city or town may, on a temporary basis, allow a
6 licensed establishment to sell alcoholic beverages for off-premises consumption in districts
7 designated pursuant to section 4. Only licensed establishments located within a district
8 designated pursuant to said section 4 may sell alcoholic beverages to be consumed off premises
9 within the district.

10 SECTION 3. Notwithstanding any general or special law to the contrary, and subject to
11 section 5, a licensed establishment may, subject to approval of the local licensing authority, sell
12 alcoholic beverages on-premises for 1 additional hour beyond the time set forth in the

13 establishment's license, but not to exceed 3:00 a.m. until July 31, 2026, subject to any
14 applicable local rules or regulations and any conditions placed upon its license.

15 SECTION 4. Notwithstanding any general or special law to the contrary, and subject to
16 section 5, a local licensing authority may designate 1 or more districts in the city or town in
17 which alcoholic beverages are permitted to be consumed off premises, in public spaces, subject
18 to such restrictions as the city or town may deem appropriate and only through July 31, 2026.
19 Alcohol consumed within a district designated pursuant to this section, shall be limited to
20 alcoholic beverages sold by participating licensed establishments located within such designated
21 district.

22 SECTION 5. Nothing in this act shall be construed to permit a licensed establishment to
23 sell any type or category of alcohol beyond the type or category of alcohol that the licensed
24 establishment is permitted to sell under the license issued to it by the local licensing authority
25 pursuant to chapter 138 of the General Laws.

26 SECTION 6. The executive office of economic development, in consultation with the
27 alcoholic beverages control commission, the executive office of public safety and security and
28 the department of revenue, shall report on the implementation and outcomes of the pilot program
29 established by this act. The report shall include, but not be limited to: (i) the number and location
30 of districts designated by municipalities; (ii) the number of communities authorizing
31 establishments to sell alcoholic beverages for off premises consumption in approved districts;
32 (iii) the number of communities authorizing establishments for extended hours of on premises
33 sales; and (iv) any evidence of increased public safety incidents as a result of extended hours of
34 on premise sales. The report shall evaluate any notable changes or observations relative to the

RE: Town of Yarmouth ABCC Advisory Poll

From Phil Baxter
Date Mon 6/15/2026 3:27 PM
To Harwood, Amy <AHarwood@yarmouth.ma.us>
Cc Barnes, Pam <PBarnes@yarmouth.ma.us>

Attention!: This email originates outside of the organization. Do not open attachments or click links unless you are sure this email is from a known sender and you know the content is safe. Call the sender to verify if unsure. Otherwise delete this email.

We are all done by 10:00 nightly at Chapter House.

From: Harwood, Amy <AHarwood@yarmouth.ma.us>
Sent: Monday, June 15, 2026 3:24 PM
To: Harwood, Amy <AHarwood@yarmouth.ma.us>
Cc: Barnes, Pam <PBarnes@yarmouth.ma.us>
Subject: Town of Yarmouth ABCC Advisory Poll

Hello!

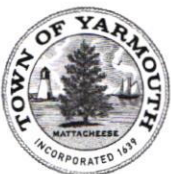
On June 9, 2026, the Commonwealth's Alcoholic Beverages Control Commission (the "ABCC") issued an Advisory on "An Act Authorizing Municipalities to Opt-In to a Temporary Pilot to Extend the Hours of Liquor Licenses and to Allow for Public Consumption in Designated Districts in Summer 2026" (the "Act"), which is effective from June 8 to July 31, 2026 ONLY, and which allows Local Licensing Authorities ("LLAs") (1) to permit a Section 12 licensee to sell alcoholic beverages for one additional hour.

As an On-Premises Sec 12 Liquor Licensee in the Town of Yarmouth, please indicate whether you are interested in requesting an hour extension of your liquor license pursuant to the State's Pilot Program. As the Local Licensing Authority, the Yarmouth Select Board will be discussing the matter during their regular meeting on Tuesday, June 23, 2026. Please respond in writing before 4:30 PM on Monday, June 22, 2026.

If you have further questions or need clarification, please don't hesitate to call me.

Thanks so much!

Amy



Amy Harwood, Licensing Administrator
Town of Yarmouth
1146 Route 28, South Yarmouth, MA 02640

508.398-2231 ext. 1268
aharwood@yarmouth.ma.us

HELPFUL LINKS:

[Town of Yarmouth Licensing Website](#)

[Alcoholic Beverages Control Commission FAQ](#)

This communication may contain privileged or other confidential information. If you are not the intended recipient or believe that you have received this communication in error, please do not print, copy, retransmit, disseminate, or otherwise use the information. Also, please indicate that to the sender and delete the copy you received. When writing or responding, please remember that the Secretary of State's Office has determined that email is a public record. Please take notice: All e-mail communications sent or received by persons using the Town of Yarmouth network may be subject to disclosure under the Massachusetts Public Records Law (M.G.L. Chapter 66, Section 10) and the Federal Freedom of Information Act.

Re: Town of Yarmouth ABCC Advisory Poll

From Tashula Beamish < >
Date Mon 6/15/2026 3:29 PM
To Harwood, Amy <AHarwood@yarmouth.ma.us>
Cc Barnes, Pam <PBarnes@yarmouth.ma.us>

Attention! This email originates outside of the organization. Do not open attachments or click links unless you are sure this email is from a known sender and you know the content is safe. Call the sender to verify if unsure. Otherwise delete this email.

Thank you but we are not interested in the extended hour. Appreciate you reaching out.

On Mon, Jun 15, 2026 at 3:24 PM Harwood, Amy <AHarwood@yarmouth.ma.us> wrote:

Hello!

On June 9, 2026, the Commonwealth's Alcoholic Beverages Control Commission (the "ABCC") issued an Advisory on "An Act Authorizing Municipalities to Opt-In to a Temporary Pilot to Extend the Hours of Liquor Licenses and to Allow for Public Consumption in Designated Districts in Summer 2026" (the "Act"), which is effective from June 8 to July 31, 2026 ONLY, and which allows Local Licensing Authorities ("LLAs") (1) to permit a Section 12 licensee to sell alcoholic beverages for one additional hour.

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If you have further questions or need clarification, please don't hesitate to call me.

Thanks so much!

Amy



Amy Harwood, Licensing Administrator
Town of Yarmouth
1146 Route 28, South Yarmouth, MA 02640
508.398-2231 ext. 1268
aharwood@yarmouth.ma.us

HELPFUL LINKS:

Town of Yarmouth Licensing Website
Alcoholic Beverages Control Commission FAQ

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--

Tashula Beamish

General Manager

Bayside Resort Hotel
225 Route 28
West Yarmouth, MA 02673
508-775-5669 Ext 453

Re: Town of Yarmouth ABCC Advisory Poll

From ellie keleher

Date Mon 6/15/2026 3:35 PM

To Harwood, Amy <AHarwood@yarmouth.ma.us>

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Not interested

Thank you.

[Yahoo Mail: Search, Organize, Conquer](#)

On Mon, Jun 15, 2026 at 3:24 PM, Harwood, Amy <AHarwood@yarmouth.ma.us> wrote:

Hello!

On June 9, 2026, the Commonwealth's Alcoholic Beverages Control Commission (the "ABCC") issued an Advisory on ["An Act Authorizing Municipalities to Opt-In to a Temporary Pilot to Extend the Hours of Liquor Licenses and to Allow for Public Consumption in Designated Districts in Summer 2026"](#) (the "Act"), which is effective from June 8 to July 31, 2026 ONLY, and which allows Local Licensing Authorities ("LLAs") (1) to permit a Section 12 licensee to sell alcoholic beverages for one additional hour.

As an On-Premises Sec 12 Liquor Licensee in the Town of Yarmouth, please indicate whether you are interested in requesting an hour extension of your liquor license pursuant to the State's Pilot Program. As the Local Licensing Authority, the Yarmouth Select Board will be discussing the matter during their regular meeting on Tuesday, June 23, 2026. Please respond in writing before 4:30 PM on Monday, June 22, 2026.

If you have further questions or need clarification, please don't hesitate to call me.

Thanks so much!

Amy



Amy Harwood, Licensing Administrator
Town of Yarmouth

1146 Route 28, South Yarmouth, MA 02640
508.398-2231 ext. 1268
aharwood@yarmouth.ma.us

HELPFUL LINKS:

[Town of Yarmouth Licensing Website](#)

[Alcoholic Beverages Control Commission FAQ](#)

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Re: Town of Yarmouth ABCC Advisory Poll

From Joe Dowick <JDowick@gmail.com>
Date Mon 6/15/2026 3:52 PM
To Harwood, Amy <AHarwood@yarmouth.ma.us>
Cc Barnes, Pam <PBarnes@yarmouth.ma.us>; Harwood, Amy <AHarwood@yarmouth.ma.us>

Attention!: This email originates outside of the organization. Do not open attachments or click links unless you are sure this email is from a known sender and you know the content is safe. Call the sender to verify if unsure. Otherwise delete this email.

Hi Amy,
Thanks for reaching out regarding this matter. The Old Yarmouth Inn will not request an extension if afforded. Please let me know if I need to do anything else.
Thank you,
Joe Dowick
Jdowick@gmail.com

On Jun 15, 2026, at 3:24 PM, Harwood, Amy <AHarwood@yarmouth.ma.us> wrote:

Hello!

On June 9, 2026, the Commonwealth's Alcoholic Beverages Control Commission (the "ABCC") issued an Advisory on ["An Act Authorizing Municipalities to Opt-In to a Temporary Pilot to Extend the Hours of Liquor Licenses and to Allow for Public Consumption in Designated Districts in Summer 2026"](#) (the "Act"), which is effective from June 8 to July 31, 2026 ONLY, and which allows Local Licensing Authorities ("LLAs") (1) to permit a Section 12 licensee to sell alcoholic beverages for one additional hour.

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If you have further questions or need clarification, please don't hesitate to call me.

Thanks so much!

Amy

<image.png>

Amy Harwood, Licensing Administrator
Town of Yarmouth
1146 Route 28, South Yarmouth, MA 02640
508.398-2231 ext. 1268
aharwood@yarmouth.ma.us

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Re: Town of Yarmouth ABCC Advisory Poll

From Doc Nealon

Date Mon 6/15/2026 4:52 PM

To Harwood, Amy <AHarwood@yarmouth.ma.us>

Attention!: This email originates outside of the organization. Do not open attachments or click links unless you are sure this email is from a known sender and you know the content is safe. Call the sender to verify if unsure. Otherwise delete this email.

Dear Members of the Yarmouth Board of Selectmen,

I hope you are well. I am writing to respectfully request approval for a one-hour extension of our on-premises alcohol service license for The World Cup, in accordance with the recently enacted state legislation permitting such extensions.

On June 8, 2026, Governor Maura Healey signed *"An Act Authorizing Municipalities to Opt-In to a Temporary Pilot to Extend the Hours of Liquor Licenses and to Allow for Public Consumption in Designated Districts in Summer 2026."* This act authorizes Local Licensing Authorities to temporarily allow on-premises licensees to serve alcoholic beverages for one additional hour, not to exceed 3:00 AM. The law took effect immediately and gives municipalities the discretion to opt in for the 2026 World Cup season.

In light of this new authority, I respectfully request that the Town of Yarmouth opt in to the pilot program and grant The World Cup a one-hour extension for these upcoming events. This extension would allow us to responsibly accommodate guests during high-interest match's that are scheduled to run slightly later than our current permitted hours.

We remain fully committed to maintaining a safe, well-managed environment. All staffing, security, and compliance measures will remain in place throughout the extended period. Our goal is simply to provide a positive, well-controlled experience for our patrons while upholding all town and state regulations.

Should the Board require any additional information, documentation, or a formal appearance, I would be happy to provide it.

Thank you very much for your time and consideration.

Sincerely,

Kerry "Doc" Nealon
Manager
Scally's Irish Ale House
585 Main St
West Yarmouth MA.
508 648 4656

On Monday, June 15, 2026 at 03:24:28 PM EDT, Harwood, Amy <aharwood@yarmouth.ma.us> wrote:

Hello!

On June 9, 2026, the Commonwealth's Alcoholic Beverages Control Commission (the "ABCC") issued an Advisory on "An Act Authorizing Municipalities to Opt-In to a Temporary Pilot to Extend the Hours of Liquor Licenses and to Allow for Public Consumption in Designated Districts in Summer 2026" (the "Act"), which is effective from June 8 to July 31, 2026 ONLY, and which allows Local Licensing Authorities ("LLAs") (1) to permit a Section 12 licensee to sell alcoholic beverages for one additional hour.

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If you have further questions or need clarification, please don't hesitate to call me.

Thanks so much!

Amy



Amy Harwood, Licensing Administrator
Town of Yarmouth
1146 Route 28, South Yarmouth, MA 02640
508.398-2231 ext. 1268
aharwood@yarmouth.ma.us

HELPFUL LINKS:

[Town of Yarmouth Licensing Website](#)
[Alcoholic Beverages Control Commission FAQ](#)

Re: Town of Yarmouth ABCC Advisory Poll

From Michael Gannon
Date Tue 6/16/2026 10:38 AM
To Harwood, Amy <AHarwood@yarmouth.ma.us>
Cc Barnes, Pam <PBarnes@yarmouth.ma.us>

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Hi Amy,

I don't believe this applies to me for a later serving time! I would love to be able to serve an hour earlier on Sundays during that timeline as I believe there are games on in the morning!

Mike

On Mon, Jun 15, 2026 at 3:24 PM Harwood, Amy <AHarwood@yarmouth.ma.us> wrote:

Hello!

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If you have further questions or need clarification, please don't hesitate to call me.

Thanks so much!

Amy



Amy Harwood, Licensing Administrator
Town of Yarmouth
1146 Route 28, South Yarmouth, MA 02640
508.398-2231 ext. 1268
aharwood@yarmouth.ma.us

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Re: Town of Yarmouth ABCC Advisory Poll

From Katie Fitzsimmons
Date Tue 6/16/2026 1:50 PM
To Harwood, Amy <AHarwood@yarmouth.ma.us>

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Hi Amy

No extension needed for the Sons of Erin.

Thank You,

Katie Fitzsimmons

On Monday, June 15, 2026 at 03:24:29 PM EDT, Harwood, Amy <aharwood@yarmouth.ma.us> wrote:

Hello!

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If you have further questions or need clarification, please don't hesitate to call me.

Thanks so much!

Amy



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aharwood@yarmouth.ma.us

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Re: Town of Yarmouth ABCC Advisory Poll

From ALDA M WATANABE
Date Thu 6/18/2026 11:03 AM
To Harwood, Amy <AHarwood@yarmouth.ma.us>

Attention!: This email originates outside of the organization. Do not open attachments or click links unless you are sure this email is from a known sender and you know the content is safe. Call the sender to verify if unsure. Otherwise delete this email.

Hi Amy this regarding the extended hours and as I said we do not like the idea of extending the hours for the liquor. Our focus is on customer safety and health. Thank you Alda

Sent from Yahoo Mail for iPhone

On Thursday, June 18, 2026, 10:36 AM, Harwood, Amy <AHarwood@yarmouth.ma.us> wrote:

Hi Alda, I know we spoke about this, but would you mind responding in writing so I can include yours in the small group of responses I've received from the Sec 12 Community in Yarmouth? The Select Board needs to make a decision on the two options on June 23rd during their regular meeting. Thank you so much! Amy

From: Harwood, Amy <AHarwood@yarmouth.ma.us>
Sent: Monday, June 15, 2026 3:24 PM
To: Harwood, Amy <AHarwood@yarmouth.ma.us>
Cc: Barnes, Pam <PBarnes@yarmouth.ma.us>
Subject: Town of Yarmouth ABCC Advisory Poll

Hello!

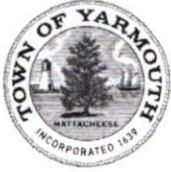
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If you have further questions or need clarification, please don't hesitate to call me.

Thanks so much!

Amy



Amy Harwood, Licensing Administrator
Town of Yarmouth
1146 Route 28, South Yarmouth, MA 02640
508.398-2231 ext. 1268
aharwood@yarmouth.ma.us

HELPFUL LINKS:

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Wednesday, June 24 (Final Group Matchday)

Both matches in each group kick off at the same time to keep results fair for all teams.

Group	Matchup	Time (ET)	Venue
B	Switzerland vs. Canada	3:00 PM	BC Place, Vancouver
B	Bosnia & Herzegovina vs. Qatar	3:00 PM	Lumen Field, Seattle
C	Scotland vs. Brazil	6:00 PM	Hard Rock Stadium, Miami Gardens
C	Morocco vs. Haiti	6:00 PM	Mercedes-Benz Stadium, Atlanta
A	Czechia vs. Mexico	9:00 PM	Estadio Azteca, Mexico City
A	South Africa vs. South Korea	9:00 PM	Estadio BBVA, Monterrey

Thursday, June 25 (Final Group Matchday)

Group	Matchup	Time (ET)	Venue
E	Curaçao vs. Ivory Coast	4:00 PM	Lincoln Financial Field, Philadelphia
E	Ecuador vs. Germany	4:00 PM	MetLife Stadium, East Rutherford
F	Japan vs. Sweden	7:00 PM	AT&T Stadium, Arlington
F	Tunisia vs. Netherlands	7:00 PM	Arrowhead Stadium, Kansas City
D	Türkiye vs. USA	10:00 PM	SoFi Stadium, Inglewood
D	Paraguay vs. Australia	10:00 PM	Levi's Stadium, Santa Clara

Friday, June 26 (Final Group Matchday)

Group	Matchup	Time (ET)	Venue
I	Norway vs. France	3:00 PM	Gillette Stadium, Foxborough
I	Senegal vs. Iraq	3:00 PM	BMO Field, Toronto
H	Cape Verde vs. Saudi Arabia	8:00 PM	NRG Stadium, Houston
H	Uruguay vs. Spain	8:00 PM	Estadio Akron, Zapopan
G	Egypt vs. Iran	11:00 PM	Lumen Field, Seattle
G	New Zealand vs. Belgium	11:00 PM	BC Place, Vancouver

Saturday, June 27 (Final Group Matchday)

Group	Matchup	Time (ET)	Venue
L	Panama vs. England	5:00 PM	MetLife Stadium, East Rutherford
L	Croatia vs. Ghana	5:00 PM	Lincoln Financial Field, Philadelphia
K	Colombia vs. Portugal	7:30 PM	Hard Rock Stadium, Miami Gardens
K	DR Congo vs. Uzbekistan	7:30 PM	Mercedes-Benz Stadium, Atlanta
J	Algeria vs. Austria	10:00 PM	Arrowhead Stadium, Kansas City
J	Jordan vs. Argentina	10:00 PM	AT&T Stadium, Arlington

Round of 32 Schedule (June 28 to July 3)

After the group stage ends on June 27, 32 teams advance to the brand-new Round of 32, a knockout round never used at any previous World Cup. The top two teams from each of the 12 groups qualify automatically, joined by the 8 best third-place finishers.

From here, every match is win-or-go-home. A tie after 90 minutes goes to 30 minutes of extra time. Still tied? It goes to a penalty shootout.

Date	Match No.	Matchup	Time (ET)	Venue
Sun, Jun. 28	73	Runner-up A vs. Runner-up B	3:00 PM	SoFi Stadium, Inglewood
Mon, Jun. 29	76	Winner C vs. Runner-up F	1:00 PM	NRG Stadium, Houston
Mon, Jun. 29	74	Winner E vs. Best 3rd (A/B/C/D/F)	4:30 PM	Gillette Stadium, Foxborough
Mon, Jun. 29	75	Winner F vs. Runner-up C	9:00 PM	Estadio BBVA, Monterrey
Tue, Jun. 30	78	Runner-up E vs. Runner-up I	1:00 PM	AT&T Stadium, Arlington
Tue, Jun. 30	77	Winner I vs. Best 3rd (C/D/F/G/H)	5:00 PM	MetLife Stadium, East Rutherford
Tue, Jun. 30	79	Winner A vs. Best 3rd (C/E/F/H/I)	9:00 PM	Estadio Azteca, Mexico City
Wed, Jul. 1	80	Winner L vs. Best 3rd (E/H/I/J/K)	12:00 PM	Mercedes-Benz Stadium, Atlanta
Wed, Jul. 1	82	Winner G vs. Best 3rd (A/E/H/I/J)	4:00 PM	Lumen Field, Seattle
Wed, Jul. 1	81	Winner D vs. Best 3rd (B/E/F/I/J)	8:00 PM	Levi's Stadium, Santa Clara
Thu, Jul. 2	84	Winner H vs. Runner-up J	3:00 PM	SoFi Stadium, Inglewood
Thu, Jul. 2	83	Runner-up K vs. Runner-up L	7:00 PM	BMO Field, Toronto

Thu, Jul. 2	85	Winner B vs. Best 3rd (E/F/G/I/J)	11:00 PM	BC Place, Vancouver
Fri, Jul. 3	88	Runner-up D vs. Runner-up G	2:00 PM	AT&T Stadium, Arlington
Fri, Jul. 3	86	Winner J vs. Runner-up H	6:00 PM	Hard Rock Stadium, Miami Gardens
Fri, Jul. 3	87	Winner K vs. Best 3rd (D/E/I/J/L)	9:30 PM	Arrowhead Stadium, Kansas City

Round of 16 Schedule (July 4 to July 7)

The 16 surviving teams play single-elimination matches. One loss and you are out.

Date	Match No.	Matchup	Time (ET)	Venue
Sat, Jul. 4	90	Winner Match 73 vs. Winner Match 75	1:00 PM	NRG Stadium, Houston
Sat, Jul. 4	89	Winner Match 74 vs. Winner Match 77	5:00 PM	Lincoln Financial Field, Philadelphia
Sun, Jul. 5	91	Winner Match 76 vs. Winner Match 78	4:00 PM	MetLife Stadium, East Rutherford
Sun, Jul. 5	92	Winner Match 79 vs. Winner Match 80	8:00 PM	Estadio Azteca, Mexico City
Mon, Jul. 6	93	Winner Match 83 vs. Winner Match 84	3:00 PM	AT&T Stadium, Arlington
Mon, Jul. 6	94	Winner Match 81 vs. Winner Match 82	8:00 PM	Lumen Field, Seattle
Tue, Jul. 7	95	Winner Match 86 vs. Winner Match 88	12:00 PM	Mercedes-Benz Stadium, Atlanta
Tue, Jul. 7	96	Winner Match 85 vs. Winner Match 87	4:00 PM	BC Place, Vancouver

Starting from the Round of 16 on July 4, every match through the Final airs exclusively on the main FOX broadcast network in the USA.

Quarterfinals Schedule (July 9 to July 11)

Eight teams remain. Four games decide who reaches the semifinals.

Date	Match No.	Matchup	Time (ET)	Venue
Thu, Jul. 9	97	Winner Match 89 vs. Winner Match 90	4:00 PM	Gillette Stadium, Foxborough
Fri, Jul. 10	98	Winner Match 93 vs. Winner Match 94	3:00 PM	SoFi Stadium, Inglewood
Sat, Jul. 11	99	Winner Match 91 vs. Winner Match 92	5:00 PM	Hard Rock Stadium, Miami Gardens
Sat, Jul. 11	100	Winner Match 95 vs. Winner Match 96	9:00 PM	Arrowhead Stadium, Kansas City

Semifinals Schedule (July 14 to July 15)

Two games. Four teams. Only two advance to the Final.

Date	Match No.	Matchup	Time (ET)	Venue
Tue, Jul. 14	101	Winner Match 97 vs. Winner Match 98	3:00 PM	AT&T Stadium, Arlington (Dallas)
Wed, Jul. 15	102	Winner Match 99 vs. Winner Match 100	3:00 PM	Mercedes-Benz Stadium, Atlanta

Third-Place Match (July 18)

The two semifinal losers play for bronze in Miami.

Date	Match No.	Matchup	Time (ET)	Venue
Sat, Jul. 18	103	Loser Match 101 vs. Loser Match 102	5:00 PM	Hard Rock Stadium, Miami Gardens

World Cup Final (July 19)

The championship match takes place at MetLife Stadium in New Jersey. Kickoff is at 3:00 PM ET. That puts it at 8:00 PM in London and 9:00 PM across Central Europe.

Date	Match No.	Matchup	Time (ET)	Venue
Sun, Jul. 19	104	Winner Match 101 vs. Winner Match 102	3:00 PM	MetLife Stadium, East Rutherford, NJ

FIFA officially calls it “New York New Jersey Stadium” during the tournament due to sponsorship naming rules. The stadium seats 82,500 fans



Yarmouth Climate Mitigation and Energy Committee

Charge and Mission Statement

GENERAL PURPOSE:

To serve as an Advisory Committee to the Select Board to implement the Climate Mitigation and Energy goals of the Yarmouth Local Comprehensive Plan as adopted by Town Meeting. The Committee works to advance a strong and prosperous Town powered by clean, affordable, and secure energy. It promotes climate mitigation and long-term sustainability across all sectors of the Town including municipal buildings, schools, commercial businesses, residential homes and transportation vehicles.

SPECIFIC RESPONSIBILITIES:

To recommend steps to execute the action items assigned to the Committee in the Climate Mitigation and Energy section of the Implementation Matrix (Table 8-1) of the October, 2025 Yarmouth Local Comprehensive Plan, as adopted by Town Meeting.

REPORT TO: The Select Board on a quarterly basis or more as needed.

DEPARTMENT/DIVISION ASSIGNMENT: Town Administrator, Assistant Town Administrator, and the Director of Public Works.

STAFF SUPPORT: Town Administrator, Assistant Town Administrator, or designees, Town Engineer

MEMBERSHIP: There shall be a Yarmouth Climate Mitigation and Energy Committee consisting of seven members who shall be residents of the Town of Yarmouth and who shall each be appointed by the Select Board to serve for a term of three years. The Committee shall meet monthly and operate in accordance with the Town of Yarmouth Boards, Committees and Commissions Handbook.

Date Adopted _____

**BOARD
AND
COMMITTEE
ACTIONS**

Barnes, Pam

From: O'Reilly, Sarah
Sent: Thursday, June 11, 2026 2:14 PM
To: Barnes, Pam
Subject: FW: Disability Commission

Please see below...



Sarah O'Reilly, PHR
Director of Human Resources
Town of Yarmouth
Phone: 508-398-2231 x1274
Fax: 508-398-2365

Thought for the week: "Whatever you are not changing, you are choosing." – Laurie Buchanan

A Self Care Note: Your work day/hours may not be the same as mine. Please don't feel obligated to respond outside of your normal working hours.

From: Glenn Martin <gmar74@hotmail.com>
Sent: Thursday, June 11, 2026 2:11 PM
To: O'Reilly, Sarah <SOreilly@yarmouth.ma.us>
Subject: Re: Disability Commission

Attention!: This email originates outside of the organization. Do not open attachments or click links unless you are sure this email is from a known sender and you know the content is safe. Call the sender to verify if unsure. Otherwise delete this email.

Hi Sarah,

Yes, the rumor is true. Over the time I've had with the commission, my outside workload has just been stacking and stacking, and unfortunately, I need to try to cut back where I can. I feel like I have not been serving well of late. I have not been keeping good track of scheduling, or have conflicts that prevent me from attending our meetings. I don't have a lot of time to devote to matters and projects outside of the meetings, so I feel like I am not being very helpful. I think it is the right time for me to step away, although there is no good time to do so. So, with heavy heart, I submit my resignation from the Yarmouth Disability Commission, effective 6/11/26.

Thank you,
Glenn Martin
508-280-1951 c

June 15, 2026

To Whom It May Concern,

Please accept my letter of resignation from the Disability Commission. I have too many personal commitments which prevent me from carrying out my duties on the commission.

Perhaps in the future I can reapply.

Thank you and best regards,

Phyllis B. Vennberg

TO: SELECT BOARD
FROM: Joyce Flynn
Appointments Chairman
SUBJECT: Energy Committee – Appointment
DATE: June 17, 2026



OPENINGS: 1 regular position (3-year, unexpired term to run through December 2028)

Number of Interviewers:

___ 1 ___ Select Board member

___ 1 ___ Commission/Committee Members

Numerical Evaluation of Candidates
****Maximum Score = 20****

APPLICANT	COMMISSION RATING	SELECTMEN RATING	AVG. RATING
------------------	--------------------------	-------------------------	--------------------

Marie McHugh

RECOMMENDATION: To appoint Ms. McHugh as a member of the Energy Committee. This appointment is for a three-year, unexpired term which will run through December 2028.

Marie grew up in a Navy family, living in many U.S. coastal locations and in Japan. Her family maintained a Cape Cod home throughout and after completing her education, Marie returned to Yarmouth. Marie has worked at many Cape jobs, all of which involve interacting with the public. Her volunteer service includes seven years on local Habitat for Humanity builds and work on energy and sustainability issues. Marie currently conducts energy assessments for RISE engineering.

Barnes, Pam

From: noreply@civicplus.com
Sent: Monday, February 16, 2026 8:39 AM
To: Barnes, Pam
Subject: Online Form Submittal: Interested in joining a Committee, Commission or Board?

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Interested in joining a Committee, Commission or Board?

You must be a Yarmouth resident registered to vote in Yarmouth to apply for membership on any committee.

The Select Board would like your experience and expertise to serve on a committee, board or special study group. Please complete this form to enter your information into our database. You may also call 508-398-2231, Ext. 1270, with any questions.

Contact Information

First Name: Marie

Last Name: McHugh

Street Address 1: _____

Street Address 2: *Field not completed.*

City/Town: South Yarmouth

State: MA

ZIP: 02664

Phone Number: _____

Email: _____

Residency: Full-time

I Am Interested In
Serving On The
Following Board(s)

Energy Committee

Please enter more detailed information about yourself

Work Experience/Occupation: Over my time on the Cape I've worked in areas that involve sales and the environment and include: Retail Associate- The Sparrow Store; Product Sales at Farmers Markets/Festivals- Summer House Soaps; Bookseller- Cape Cod National Seashore Salt Pond Visitors Center- Eastern National; Bookstore Manager - Books By The Sea; Energy Auditor- Rise Engineering; and Waitstaff- Gerardi's Cafe.

Educational Studies: B.A. - Philosophy- with concentration in Ethics

Community Service Record: On Cape a few service projects include: Volunteer on a Habitat for Humanity Build in Dennis for two homes; Organized a fundraiser for The Center for Coastal Studies and The Academy of Performing Arts Playhouse; Cleanups with Friends of Bass River; and two fundraisers for The Cod Cod Literacy Council which had Miss Patti Page and Miss Kate Taylor as artists donating their time for this nonprofit.

Personal History: *Field not completed.*
(Optional)

State briefly why you are interested in serving the Town in the area(s) of government indicated: As a Navy Kid who lived in Japan and many states - and always by a body of water- my family has called Bass River home since 1966 and for me - as John Denver writes - "if we are to live on the land, we must from the sea." The way we use energy impacts the water we drink and the air we breathe and the ground upon which we walk. My interest is to be of useful help in protecting all these natural resources for the generations coming up - and to be a voice for those who don't have human voices - that of our majestic wilderness. Thank you.

5/18/2026 - emailed about 6/2 mtg. 6/1 Emailed again about 6/2 mtg

Email not displaying correctly? [View it in your browser.](#)



3/5/2026 Energy Comm. emailed about a date for intv
3/3/2026 " " int of town thru 3/17. Will email upon return
4/7/2026 Energy Comm. emailed about interest + intv.
dates of 4/10 + 4/14.
4/7/2026 " " Confirmed April 14th @ 3:30 pm for intv.
4/3/2026 " " emailed about intv date change (4/21?)
4/14/2026 " " confirmed 4/21 intv @ 3:30 pm.
4/11/2026 " " withdrew/can't be at this time.

TO: SELECT BOARD

**FROM: Joyce Flynn
Appointments Chairman**



SUBJECT: Board of Assessors – Reappointments

DATE: June 16, 2026

OPENINGS: 2 regular positions (1- 3-year, unexpired term to run through July 2027 and 1– 3-year term to run through July 2029.)

Number of Interviewers:

_____ **Select Board member**

_____ **Commission/Committee Members**

Numerical Evaluation of Candidates

****Maximum Score = 20****

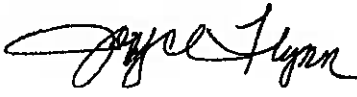
APPLICANT	COMMISSION RATING	SELECTMEN RATING	AVG. RATING
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Carlene Jones

Pauline Israelian

RECOMMENDATION: To reappoint Ms. Jones as a member of the Board of Assessors. This appointment is for a three-year term which will run through July 2029.

To reappoint Ms. Israelian as a member of the Board of Assessors. This appointment is for a three-year, unexpired term which will run through July 2027.

TO: SELECT BOARD
FROM: Joyce Flynn
Appointments Chairman 
SUBJECT: Community Preservation Committee – Reappointment
DATE: June 17, 2026

OPENINGS: 1 regular, At-Large position (3-year term to run through July 2029)

Number of Interviewers:

_____ Select Board member

_____ Commission/Committee Members

Numerical Evaluation of Candidates

****Maximum Score = 20****


APPLICANT	COMMISSION RATING	SELECTMEN RATING	AVG. RATING
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Judy Wilchynski

RECOMMENDATION: To reappoint Ms. Wilchynski as a member-at-large of the Community Preservation Committee. This appointment is for a three-year term which will run through July 2029.

TO: SELECT BOARD

FROM: Joyce Flynn
Appointments Chairman



SUBJECT: Conservation Commission – Reappointments

DATE: June 17, 2026

OPENINGS: 2 regular positions (3-year terms to run through June 2029)

Number of Interviewers:

_____ Select Board member

_____ Commission/Committee Members

Numerical Evaluation of Candidates
****Maximum Score = 20****

APPLICANT	COMMISSION RATING	SELECTMEN RATING	AVG. RATING
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David Bernstein

John Frost

RECOMMENDATION: To reappoint Mr. Bernstein and Mr. Frost as members of the Conservation Commission. These appointments are for a three-year term which will run through June 2029.

APPROVAL
OF
MINUTES



Yarmouth Select Board **Select Board Meeting Minutes** **July 22, 2025**

The Yarmouth Select Board regular meeting was called to order at approximately 6:00 p.m. by Chair Tracy Post. Select Board members present: Tracy Post, Dorcas McGurrin, Mark Forest, Joyce Flynn, and Liz Argo. Also attending: Town Administrator Robert L. Whritenour, Jr.

At approximately 6:00 p.m., Chair Post welcomed everyone to the meeting and explained that the information for those who would like to participate in the meeting via Zoom was on the Town's website. She then led everyone in the Pledge of Allegiance.

1. Announcements

Select Board Member Forest welcomed Debbie Clark to the meeting and noted that it was good to see her in attendance. Chair Post added that Ms. Clark had recently been in the hospital but was out now and doing better. Mr. Forest extended the Board's well wishes.

Chair Post reported that the Select Board held a goal setting meeting the prior Saturday, describing it as very productive. The session was facilitated by Warren Rutherford. She explained that, as a result of that meeting, Town Administrator Whritenour would be preparing a framework outlining how the Town would move forward in achieving the Board's goals for the year. Chair Post thanked Mr. Whritenour for taking on this work, acknowledging the significant demands on his time and expressing appreciation for his continued efforts.

2. Public Comments

There were no public comments.

3. Recognition of Retirements:

- Susan Kerr (Treasurer/Collector's Office – 2 years)

Chair Post read the citation for Susan Kerr into the record.

"Official certificate or citation for Susan E. Kerr on her retirement as administrative assistant effective June 20th, 2025, and for her dedicated service to the Town of Yarmouth and be it further known that the Town of Yarmouth extends its sincere thanks and appreciation for her tireless service in the Yarmouth Collector/Treasurer's Office. This citation has been approved by the Yarmouth Select Board on this 22nd day of July, in the year of our Lord, 2025, signed on behalf of the Board."

Ms. Kerr was not present, but the Board expressed their thanks and congratulations.

- Jane Cain (Director, Libraries – 11 years)

Chair Post read the citation for Jane Cain into the record.

“Be it known that the Town of Yarmouth hereby recognizes Jane N. Cain on her retirement as Director of Libraries effective July 18th, 2025, and for her dedicated service to the Town of Yarmouth and be it further known that the Town of Yarmouth extends its sincere thanks and appreciation for 11 years of tireless service in the Yarmouth Library Division. This citation has been approved by the Yarmouth Select Board on this 22nd day of July, in the year of our Lord, 2025. Also signed on behalf of the Board.”

Select Board Member Argo spoke in recognition of Ms. Cain, noting how they worked together on the Library Planning Committee. She described Ms. Cain as a well-loved and highly respected member of the Yarmouth community and credited her consistent efforts as a key factor in the Town potentially receiving a future library grant. Chair Post acknowledged that the current progress toward a new library reflected the culmination of many years of hard work. Select Board Member McGurrin shared personal remarks recalling the COVID-19 period, describing Ms. Cain as a “lifeline” who ensured library materials reached residents during that time. She emphasized the emotional and practical importance of that outreach to the community and stated that Ms. Cain would be greatly missed. Select Board Member Forest echoed the Board’s appreciation, noting that nearly everyone in the community had benefited from the library and that Ms. Cain approached her role with exceptional professionalism. He described her as a significant asset to the Town and a strong ambassador for Yarmouth, adding that he hoped she would remain involved through continued service on library-related committees.

Town Administrator Whritenour formally recognized Ms. Cain’s more than 12½ years of service as Library Director. He outlined her professional background, including her master’s degree in library and information science, prior experience as a library director in other communities, and completion of the Suffolk University Certificate in Municipal Management. He highlighted her major accomplishments, including mentoring and building a cohesive, highly regarded library staff, restoring and maintaining state certification of the Town’s libraries during challenging budget periods, and leading long-term efforts to modernize library services and facilities. Mr. Whritenour noted that, as a result of her work, the Town had secured a feasibility study grant from the Massachusetts Board of Library Commissioners for library modernization, with hopes of pursuing a future construction grant. He concluded by expressing the Town’s deep appreciation for Ms. Cain’s contributions and service.

4. Proclamation: First Annual Evelyn M. Beal Impact Award

Jessica Simmons, Vice Chair of the Yarmouth Commission on Disability, came before the Select Board to present the inaugural Evelyn M. Beal Impact Award. She explained that the award was established in 2025 to commemorate the fifth anniversary of the Commission’s relaunch and to honor its founder, Evelyn M. Beal. The award recognized an individual, group, or business that had made a significant and lasting contribution to supporting Yarmouth’s disabled community through advocacy, volunteerism, caregiving, education, or direct support.

Ms. Simmons announced Patricia Watson as the inaugural recipient. She outlined Ms. Watson’s more than 30 years of service in the Dennis-Yarmouth school system, first as a special education assistant and later as a physical education teacher. Ms. Watson was recognized for her commitment to inclusion, integrating special needs students into physical education programming, collaborating with special education staff, and creating opportunities for students to participate in school and community events. Her contributions included tutoring for the extended school year program, leading the Body Walk Program

through Cape Cod Collaborative, implementing Jump Rope for Heart fundraising, providing CPR training to school staff, donating clothing and footwear to students in need, volunteering with Daydream on Cape Cod for medically fragile children, and organizing a triathlon fundraiser that raised more than \$45,000. Ms. Simmons described Ms. Watson as a tireless advocate for inclusion and a widely respected leader whose impact continues beyond her lifetime. Ms. Simmons noted that Ms. Watson passed away in July 2024 following a battle with cancer and stated that her legacy remained influential within the community. The Commission formally presented the Evelyn M. Beal Impact Award in her honor, with Bob Watson accepting the award on her behalf.

Chair Post then read a proclamation from the Select Board into the record, recognizing Ms. Watson's lifelong dedication to improving accessibility, inclusion, and opportunity for individuals with disabilities, particularly students.

"The Proclamation states, whereas Patricia Watson has dedicated countless hours and unwavering commitment to advocate for and improve the lives of individuals with disabilities in our community; and whereas Mrs. Watson's efforts have resulted in improvements and accessibility, inclusion and opportunity for the disabled population reflecting a profound dedication to fostering a truly equitable and welcoming community for all, but particularly students; and whereas Mrs. Watson embodied the spirit of compassion, advocacy and positive change, aspiring others to champion the rights and needs of individuals with disabilities; and whereas the recognition of such dedication encourages further advocacy and reinforces the importance of disability inclusion as a core community value; and now, therefore, be it proclaimed that the Town of Yarmouth on this 22nd day of July, 2025, recognizes and celebrates Patricia Watson for her outstanding contributions and profound impact on the disabled population of Yarmouth. Be it further proclaimed, that all citizens of Yarmouth are encouraged to join in acknowledging and appreciating Mrs. Watson's invaluable legacy and to support the ongoing efforts to create more inclusive, accessible, and supportive environment for individuals with disabilities in the community. Signed on the 22nd day of July by all of the members of the Yarmouth Select Board."

5. Application for Multiple Amendments – Change of Officers, Directors and Corporate Structure – Ryan Family Amusements, LLC, 1067 Route 28, South Yarmouth, MA

Representatives from Ryan Family Amusements appeared before the Select Board regarding a Change of Officers, Directors, and Corporate Structure. Chair Post explained that the request was a housekeeping amendment required by the Alcoholic Beverages Control Commission (ABCC), which had already reviewed the application and indicated that it was administrative in nature.

Atty. Jeffery Hernandez, appearing via Zoom on behalf of Ryan Family Amusements, stated that the application before the Board was substantively identical to one previously approved. He explained that the ABCC subsequently required the filing under a different application format due to the company's transition to an LLC, resulting in title changes only, with no new owners or substantive changes in control.

Board members indicated that the materials were in order and expressed confidence in the long-established business. Town Administrator Whritenour clarified that while the matter was not a public hearing, a formal vote of the Board was required.

MOTION: To approve the application for multiple amendments related to the corporate structure change.

Motion by: Dorcas McGurrian

Seconded by: Joyce Flynn

Vote: 5 ayes; 0 nays. The motion carried unanimously.

6. Request for Special Alcohol and Special Entertainment Licenses for One-Day Private Event – Great Island Homeowners’ Association at Beach Club, 865 Great Island Road, West Yarmouth, MA

The Select Board considered a request from the Great Island Homeowners Association for a Special Alcohol License and a Special Entertainment License for a one-day private event at the Beach Club. Chair Post noted that no representative of the Association was present and that the Board was ahead of schedule. She asked whether members were comfortable proceeding without a presentation.

Board members indicated they were comfortable moving forward, noting that the event was private and offshore.

MOTION: To approve the request for a Special Alcohol License and Special Entertainment License for the Great Island Homeowners Association’s one-day event at the Beach Club.

Motion by: Liz Argo

Seconded by: Joyce Flynn

Vote: 5 ayes; 0 nays. The motion carried unanimously.

7. Request for Special Entertainment License – Second Summer Cycle, Inc. Event, September 13 and 14, 2025 at Smugglers Beach, South Yarmouth, MA

The Select Board reviewed an application for a Special Entertainment License for the Second Summer Cycle event, scheduled for September 13 - 14, 2025, at Smugglers Beach. Chair Post noted that no representative was present and asked whether the Board was comfortable proceeding based on the materials submitted. Board members indicated the request was noncontroversial and supported moving forward.

Town Administrator Whritenour explained that the application before the Board addressed only the Special Entertainment License. He noted that the event organizers had also expressed interest in submitting a separate, future request for a One-Day Beer and Malt License in a managed area of the parking lot. Because Town policy generally prohibited alcohol on public beaches, staff requested that the process be bifurcated, with the Entertainment License considered first and any alcohol-related request brought back separately for Board review.

Chair Post stated that while she was personally comfortable with licensed, insured, and well-managed events that included alcohol, she believed the Town’s alcohol-on-the-beach policy might warrant clarification to distinguish between individual consumption and permitted, sanctioned events. Board members expressed support for the event, noting its value to residents and visitors, and emphasized the importance of proper management practices, including recycling.

MOTION: To approve the Special Entertainment License for the Second Summer Cycle on September 13th and 14th, 2025, at Smugglers Beach.

Motion by: Joyce Flynn

Seconded by: Liz Argo

Vote: 5 ayes; 0 nays. The motion carried unanimously.

8. Discussion: Committee Policy – Joyce Flynn

The Select Board discussed a proposed update to the Committee Appointment and Screening Policy that Select Board Member Flynn had been using as a working model. She explained that the draft was intended to clarify current practice and served as a flexible, “living” document for future chairs, without replacing the Town’s broader Committee and Commission Handbook.

Chair Post noted that while the draft had been circulated electronically, it was missing from the physical packets, making review difficult for some members. Select Board Member Flynn stated she was comfortable either continuing the discussion or deferring until the next meeting when all members could review a hard copy. Chair Post raised concerns about avoiding an arbitrary process, particularly for new appointments with multiple candidates, and emphasized the importance of committee involvement in interviews. Ms. Flynn reiterated her opposition to numeric scoring and her preference for a qualitative, conversational approach focused on fit and interests.

Select Board Member McGurrian supported the draft and cautioned that added procedural steps could discourage volunteers or delay appointments, noting that many openings would receive only one applicant. Select Board Member Flynn described her current practice of flexible scheduling and preferring three-way interviews with the appointments chair, committee chair, and staff when feasible.

MOTION: To approve the proposed update to the Committee Appointment and Screening Policy.

Motion by: Dorcas McGurrian

Seconded by: Liz Argo

Discussion: Board members agreed on the importance of inclusivity and having a defensible basis for selections. Select Board Member Argo recalled prior guidance from Town Counsel discouraging numerical grading, and Town Administrator Whritenour recommended documenting appointments with affirmative statements supporting the selected candidate while avoiding negative commentary about others. Select Board Member Forest suggested refining the draft based on feedback and returning it at a future meeting. Select Board Member Argo also noted the policy should allow for committee quorum interviews when properly posted.

Select Board Member McGurrian withdrew the motion and the Select Board agreed to defer the matter and place it on the next meeting’s agenda on August 1, 2025, to allow time for members to review a complete copy, incorporate edits, and “tighten up” the policy language before further consideration.

9. Board and Committee Actions

Since the meeting was running early and the presenters for the next agenda item were not present yet, the Chair requested to go through some of the Board and Committee Actions.

1. Resignations

MOTION: To accept Courtney Butler’s resignation from the Community and Economic Development Committee, with thanks for her time of service.

Motion by: Tracy Post

Seconded by: Liz Argo

Vote: 5 ayes; 0 nays. The motion carried unanimously.

MOTION: To accept Danielle Newcombe’s resignation from the Community and Economic Development Committee, with thanks for her time of service.

Motion by: Tracy Post

Seconded by: Liz Argo

Vote: 5 ayes; 0 nays. The motion carried unanimously.

MOTION: To accept Joe Gibbs' resignation from the Community and Economic Development Committee, with thanks for his time of service.

Motion by: Tracy Post

Seconded by: Liz Argo

Vote: 5 ayes; 0 nays. The motion carried unanimously.

MOTION: To accept Joseph Manning's resignation from the Community and Economic Development Committee, with thanks for his time of service.

Motion by: Tracy Post

Seconded by: Liz Argo

Vote: 5 ayes; 0 nays. The motion carried unanimously.

MOTION: To accept Sarah Porter's resignation from the Old Kings Highway Committee, with thanks for her months of service as an architect, and to wish her well in her future endeavors.

Motion by: Tracy Post

Seconded by: Liz Argo

Vote: 5 ayes; 0 nays. The motion carried unanimously.

MOTION: To accept Thomas Kerr's resignation from the Yarmouth Scholarship Committee, with thanks for his many years of service.

Motion by: Tracy Post

Seconded by: Liz Argo

Vote: 5 ayes; 0 nays. The motion carried unanimously.

1. Appointments

MOTION: To approve the appointment of Dean Sorenson to the Energy Committee.

Motion by: Liz Argo

Seconded by: Dorcas McGurrian

Discussion: It was confirmed that the interview included the Energy Committee Chair.

Vote: 5 ayes; 0 nays. The motion carried unanimously.

MOTION: To approve the appointment of Christine Brantley to the Community Preservation Committee as the representative from the Open Space Committee.

Motion by: Tracy Post

Seconded by: Liz Argo

Vote: 5 ayes; 0 nays. The motion carried unanimously.

2. Reappointments

MOTION: To reappoint Richard Donovan as a regular member of the Golf Enterprise Committee. This is for a full three-year term through June 2028.

Motion by: Liz Argo

Seconded by: Tracy Post

Vote: 5 ayes; 0 nays. The motion carried unanimously.

MOTION: To reappoint Doreen Levitan as a regular member of the Golf Enterprise Committee. This is for a full three-year term through June 2028.

Motion by: Liz Argo

Seconded by: Tracy Post

Vote: 5 ayes; 0 nays. The motion carried unanimously.

MOTION: To reappoint Robert Kelley to the Yarmouth Historical Commission with a big "thank you" for what he has done for South Yarmouth history. This is for a full three-year term through June 2028.

Motion by: Liz Argo

Seconded by: Tracy Post

Vote: 5 ayes; 0 nays. The motion carried unanimously.

MOTION: To reappoint Sam Lawrence as an associate member to the Yarmouth Historical Committee through July 2026.

Motion by: Liz Argo

Seconded by: Tracy Post

Vote: 5 ayes; 0 nays. The motion carried unanimously.

3. Minutes

MOTION: To approve the May 14, 2024 minutes, out of necessity.

Motion by: Liz Argo

Seconded by: Dorcas McGurrian

Vote: 5 ayes; 0 nays. The motion carried unanimously.

4. Upcoming Agenda Review

The Select Board reviewed upcoming agenda items and confirmed the next regular meetings for August 12 and August 26, with previously scheduled August 5 and August 19 meetings removed. Members agreed this schedule would meet Charter requirements and help reduce summer meeting volume. For the August 12 agenda, Chair Post noted that an item related to the Town Administrator's memo on an Assistant Town Administrator appointment would be included for Board action. While a vote was not required, Board action would allow the appointment to proceed without waiting for the statutory 21-day period. Members also noted that a vote would allow the means to formally welcome the appointee.

The Board discussed adding items tentatively scheduled for August, including:

- A possible appearance by the Yarmouth Housing Authority, with staff continuing outreach to confirm availability;
- A Comprehensive Plan presentation, with additional items likely added as the Town Administrator advanced the Board's goal-setting framework;
- A return of the committee policy discussion for further review and action;
- A continued hearing on a bicycling event alcohol license.

Members noted that the Planning Board might wish to provide a brief update at an upcoming meeting, potentially August 12, on zoning-related articles under development, including home-based businesses, boat storage, and ADU bylaw compliance, as well as the Local Comprehensive Plan. The Board expressed openness to scheduling that discussion on either August date.

The Board agreed that the previously listed Arts Committee discussion was no longer necessary at this time, though Mr. Whritenour stated the staff was exploring potential Town staff representation if needed. Additional future topics raised included a property transfer fee discussion and seasonal rental regulations, with Mr. Whritenour noting that a major seasonal rental study was underway and that the Select Board would be engaged once interim or final results were available.

No further additions were requested, and members agreed the upcoming agenda plan was acceptable.

5. Individual Items

There were no individual items discussed.

10. Discussion and Approval of Special Town Meeting Calendar

Town Administrator Whritenour presented the proposed calendar for a Special Town Meeting scheduled for Monday, November 17, 2025, with the Select Board voting on July 22, 2025 to set the date. He outlined key deadlines: submission of articles by September 12; a draft warrant for Board review by September 30; and Finance Committee recommendations by October 10. Mr. Whritenour emphasized that zoning articles from the Planning Board would be a major component of the meeting and noted a tentative joint Select Board/Planning Board meeting on October 21, 2025, which would also serve as the date to execute the warrant. He explained the schedule was structured to allow the Planning Board sufficient time to complete its work. The warrant would be submitted for publication on October 30 and posted by October 31. The meeting location was confirmed as the Dennis-Yarmouth Intermediate School on Station Avenue.

The Chair confirmed the venue's availability. Select Board Member Argo raised the importance of public education and outreach regarding the warrant. Mr. Whritenour responded that staff planned to conduct outreach, including informational videos, and to hold a public session, similar to a "mini town meeting," to review articles and receive public questions and comments in advance of the meeting.

MOTION: To approve the Special Town Meeting calendar as presented.

Motion by: Liz Argo

Seconded by: Joyce Flynn

Vote: 5 ayes; 0 nays. The motion carried unanimously.

11. Municipal Vulnerability Preparedness Community Grant Update – Route 28 Corridor Resiliency Study

Town Engineer Amanda Lima provided a progress update on the Town's two-year Municipal Vulnerability Preparedness (MVP) Grant focused on the Route 28 Corridor Resiliency Study. She reported the project was nearing completion of Year One and preparing to launch Year Two. She announced a public outreach meeting to be held on July 30 in the Hearing Room (also available on Zoom).

Brittany Hoffnagle with the Woods Hole Group explained to the Board that the study area centered on Route 28 and neighborhoods south of Route 28, with limited analysis of key north-of-28 routes to assess emergency detours. The project addressed chronic flooding impacts in this low-lying, densely populated corridor, where coastal storm surge and stormwater/drainage issues combined to flood roads, affecting emergency access and evacuation. The team interviewed fire and police and neighborhood association members, and incorporated operational thresholds, including that emergency responders begin reconsidering travel when roadway flooding exceeded eight inches, and that responders aim to arrive within six minutes.

Using a GIS "Network Analyst" travel-time model, the team compared normal "fastest route" conditions to rerouted conditions under coastal flooding scenarios. They relied on the Massachusetts Coast Flood Risk Model and analyzed near-term and longer-term risks using 2030 (20% probability storm and 5% probability storm) and 2050 (20% probability storm) projections. Ms. Hoffnagle emphasized that the modeling used assumptions (including speed limits, not seasonal traffic) and was intended to measure the delta in travel time and identify road segments that could cause significant delays or become impassable. Several examples showed reroutes adding minutes, while some neighborhoods could lose access entirely under certain scenarios. Ms. Lima noted emergency services were also pursuing grants

for higher-clearance vehicles, particularly ambulances, and stressed the model's threshold was for consistent analysis, not a statement that responders would refuse access.

The team described next steps: presenting preliminary findings and route impacts at the July 30 public meeting, then moving into Year 2 work that would feed these results into prioritization. Year 2 would include expanded outreach, a focus on businesses along the corridor (including potential one-page informational sheets), and a broader community education effort culminating in a resiliency fair within the next calendar year, tentatively at Parker's River Landing. Ms. Lima added that engineering interns were collecting field data on housing resiliency features south of Route 28 (e.g., raised homes, mounding, elevation relative to roads) to help evaluate options such as road elevation and to support public education. Board discussion emphasized public outreach and broader flood resilience. Ms. McGurrian urged targeted outreach to neighborhood associations to ensure attendance on short notice. Staff confirmed ongoing direct communication with key groups (including Hyannis Park).

Select Board Member Flynn asked whether flooding posed risks to the South Yarmouth fire station. Ms. Hoffnagle said the facility was included in the vulnerability assessment, with potential measures such as protecting critical infrastructure and considering longer-term location planning.

Chair Post asked about homeowner grants and potential insurance implications. Ms. Hoffnagle noted possible FEMA programs for home elevation tied to community-wide planning, and Ms. Lima explained FEMA flood mapping and elevation certificates already influenced insurance, while the Town's data collection was intended to guide planning and education, not to newly "flag" properties.

Select Board Member Forest stressed that flooding and insurance availability were growing regional challenges, urged the Town to "think big" about long-term solutions (including road elevation, drainage redesign, and shoreline protection concepts), and raised concerns about integrating flash flooding, high groundwater issues, and older studies into broader planning. Ms. Lima noted the current project focused on coastal flooding, but the Town was continuing work on drainage complaints, pipe inspection, and prioritized drainage fixes, while acknowledging a multi-year backlog due to funding limits and project costs. Ms. Hoffnagle added that combining storm surge and stormwater modeling was an emerging, complex area of science, and that the field was still developing tools and expertise (including efforts to involve hydrology expertise).

Select Board Member Argo highlighted DPW work on culverts and retention ponds, asked about septic system vulnerability in flooding areas (noting infiltration is possible), and shared that flood damage was often not covered by standard insurance, underscoring the need for practical mitigation measures.

The Board thanked staff and consultants for the update and indicated continued interest in seeing priorities, costs, and funding options as the project advances.

12. Wastewater Project Update

- Water Resources Advisory Committee (WRAC) Update

The Select Board received a detailed, multi-part update on the Town's wastewater program from Jeff Colby, Public Works Director, and Laurie Ruszala, Water/Wastewater Superintendent, as well as from Chair Spyro Mitrokostas and members of the Water Resources Advisory Committee (WRAC). The presentation covered regulatory challenges, construction progress, public impacts, communications efforts, and strategic considerations for future phases of the project.

Staff reported that the Town currently held a MassDEP groundwater discharge permit for 370,000 gallons per day, which was insufficient to support Phase 1 connections. Ongoing discussions with DEP indicated that Bayberry Hills Golf Course might serve as a critical secondary recharge location through a combination of subsurface infiltration and expanded reclaimed-water irrigation. Preliminary estimates suggested this could provide up to 1.5 million gallons per day, potentially meeting Phase 1 needs. However, this solution required additional design, permitting, and construction funding that was not anticipated in the original project approvals. Design funding was expected to be requested at a Spring Town Meeting, with construction funding targeted for 2027. DEP's conservative permitting approach continued to present timing challenges, consistent with issues faced by other Cape communities.

Collection System Contracts

- **Contract 1 – Water Resource Recovery Facility (99 Buck Island Road).** Construction of the treatment facility was actively underway. Staff emphasized that the project included multiple buildings, tanks, and support systems, not just a single structure. Work currently focused on below-grade construction and shoring, with major above-ground construction beginning in 2026. Substantial completion was anticipated in 2027, with startup and system commissioning later that year. Regular progress updates, including time-lapse videos, were available on the Town's wastewater website.
- **Contracts 2, 3, and 4** (eastern Route 28, South Shore Drive, and the Bass River Bridge area) were nearing completion, with most sewer and water work finished and final paving scheduled for fall 2025.
- **Contract 5** (Parkers River to Higgins Crowell Road, including Pump Station 3 at Parkers River Landing) was rebid and awarded to Dig It Construction at approximately \$19.85 million, remaining within overall program contingencies. Board approval would be scheduled at a future meeting. Construction was expected to begin in fall 2025.
- **Contract 6** (Higgins Crowell Road to the Barnstable town line) remained on hold pending resolution of Pump Station 2.

WRAC and Board members acknowledged that prolonged construction had caused significant disruption for residents and businesses, including access issues, uneven temporary pavement, detours through residential neighborhoods, school bus routing challenges, and property impacts such as driveway and lawn damage. Staff explained that property damage was tracked through contractor punch lists and had to be resolved before final payment was released. Route 28 construction constraints were heavily influenced by MassDOT requirements, including restrictions on the use of steel plates, which had increased the need for daily asphalt patching. Members discussed the cost and safety implications of this approach and suggested engaging state legislators to revisit these standards given the scale and duration of the project.

To improve outreach, the Town had expanded weekly construction updates in plain language, coordinated detour information with police and navigation apps, worked with the Chamber of Commerce, and increased direct outreach by the Assistant Wastewater Superintendent. Board members and WRAC recommended additional face-to-face engagement, particularly with neighborhood associations, schools, and impacted businesses, and discussed whether a dedicated traffic or construction communications facilitator might be warranted.

The WRAC Chair emphasized its advisory role and its monthly public meetings as a forum for technical discussion, public questions, and early issue identification. Members stressed that lessons

learned during Phase 1, such as contract sequencing, seasonal pauses, detour planning, and communication gaps, should be applied to upcoming contracts. Looking ahead, WRAC and the Board discussed the financial uncertainty surrounding future phases, the need to prioritize areas based on nitrogen reduction effectiveness and water quality data, and the importance of coordinating with neighboring towns that shared watersheds. Participation in the Cape Cod Commission's freshwater initiative was identified as a potential tool to inform future phasing decisions.

Board members expressed appreciation for the work of staff and WRAC, while acknowledging the strain placed on the community. They emphasized that maintaining transparency, improving communication, and clearly explaining both challenges and long-term benefits would be essential to sustaining public support as the wastewater program moves forward into future phases.

Ms. Cameron, a resident of Fessenden Street, addressed the Board with a question regarding Phase 2 of the wastewater project. She explained that she was planning landscaping work and would like to know when Phase 2 design plans would be developed, specifically whether future sewer infrastructure would be located in her front or backyard given that her property was on a corner. She noted that she planned to follow up directly with staff after the meeting and expressed support for holding public informational meetings, such as at the Senior Center. The Chair thanked Ms. Cameron for attending and noted that her questions reflected broader community interest in Phase 2. She explained that Phase 2 planning and funding remained uncertain, emphasizing that Phase 1 required years of planning and complex state and federal funding coordination, and that current funding uncertainty made future phases more challenging to schedule and design.

13. Town Administrator Items

1. Consent Agenda

Prior to approving the Consent Agenda, the Board discussed a \$200,000 donation from the Estate of Linda B. Simon designated to benefit the South Yarmouth Library. Members sought clarification on whether the gift could be used in connection with a potential new South Yarmouth library facility and what conditions, if any, were attached to the donation, particularly given that the accompanying language referenced use at the discretion of the former library director. The Town Administrator explained that acceptance by the Select Board was required before the funds could be formally received, deposited, and invested in accordance with Town financial policies. He noted that the donation letter specified use "for the benefit of the South Yarmouth Library," and that a future new or modernized South Yarmouth library would still meet that intent. He recommended accepting the donation first to avoid delay, then contacting the estate's representatives to share the Town's library plans, clarify donor intent, and discuss appropriate recognition for the gift, noting Ms. Simon's long service as a library trustee and volunteer.

MOTION: To approve the consent agenda.

Motion by: Liz Argo

Seconded by: Dorcas McGurrian

Vote: 4 ayes; 0 nays; 1 member absent (Mark Forest). The motion carried.

2. Town Administrator Updates

The Town Administrator provided a comprehensive update focused primarily on recruitment, staff continuity, and upcoming regional initiatives. He highlighted the successful recruitment process for Assistant Town Administrator, describing it as an exceptional outcome given current hiring challenges. A large and highly qualified applicant pool resulted in the selection of Ms. Frigulietti, a seasoned municipal professional with more than two decades of experience, advanced education, and service in well-

resourced communities. He emphasized her leadership style, professionalism, and ability to work collaboratively with department heads and the Select Board. The appointment would be placed on the August 12 agenda for Board consideration in accordance with the Charter's 21-day review period, and she was expected to attend that meeting for introductions.

The Town Administrator also updated the Board on the Library Director recruitment. Two rounds of interviews had been completed with strong candidates, including participation from library staff and trustees. He expected to make an appointment decision by the end of the week. He noted that the Acting Library Director had been performing well and might be a strong candidate for future leadership roles.

Regarding the Community Development Director position, the Town Administrator reported that interviews were ongoing, with additional candidates scheduled. Under the Charter, this appointment would involve forwarding three finalists to the Select Board for consideration. He expressed confidence that qualified candidates would be ready for recommendation soon and noted the value of including multiple department heads on interview panels to ensure well-rounded assessments.

He briefly addressed other staffing areas, including Health, Licensing, and Economic Development. The Health Department remained under interim leadership, with the Acting Director continuing to gain experience. Licensing recruitment was moving forward, and the Town Administrator emphasized the importance of filling that role to support continuity, while acknowledging the exceptional institutional knowledge and service currently being provided by existing staff. For economic development, he indicated that any final structure or reorganization would wait until the Community Development Director was in place.

The Town Administrator thanked the Board for its participation in the recent goal-setting process, noting that he was drafting a framework based on that work and planned to review it with the Board before implementation with departments. He also noted upcoming regional engagement, including the One Cape Conference in September, encouraging Board members to attend. In addition, he acknowledged coordination with Cape-wide municipal leadership on wastewater planning and funding discussions.

Finally, the Town Administrator advised that he would be on a brief vacation and had designated the Finance Director as Acting Town Administrator during his absence, noting her prior experience and readiness to handle any matters that would arise.

10. Adjourn

MOTION: To adjourn.

Motion by: Dorcas McGurri

Seconded by: Joyce Flynn

Vote: 5 ayes; 0 nays. The motion carried unanimously.

The meeting adjourned at approximately 9:50 p.m.

Respectfully submitted,

Gina Gonsalves

Gina Gonsalves



**TOWN OF YARMOUTH
SELECT BOARD
PROJECTED 2026 AGENDA ITEMS**

***PLEASE NOTE: ALL ITEMS ARE TENTATIVE UNTIL POSTED ON AN AGENDA**

MEETING DATE		BUDGET SCHEDULE DUE DATES	REGULAR YSB AGENDA ITEMS
JUNE 9			<ul style="list-style-type: none"> • SWEARING IN OF ELECTED OFFICIALS • REORGANIZATION OF THE SELECT BOARD • PROCLAMATION: RETIREMENT OF REV. JOHN E. MUELLER, S. YARMOUTH UNITED METHODIST CHURCH • RECOGNITION: 100TH BIRTHDAY – JEANNE WALLIN • DOG HEARING COMPLAINT AGAINST PETER BLEAU – MR./MRS. MICHAEL WEISBERG – REQUEST TO CONTINUE • HEARING: CHANGE OF HOURS – THE MUSIC ROOM • HEARING: CHANGE OF OWNERSHIP & STOCK INTEREST – LONGFELLOW’S PUB • VOTE: AWARD OF WASTEWATER CONTRACT #6 • UPDATE: PFAS – KLEINFELDER POSTPONED TO AUGUST 25, 2026 • DISBANDING THE MATTACHEESE UTILIZATION COMMITTEE
JUNE 23			<ul style="list-style-type: none"> • CITATION – SAMANTHA BERGMAN (TOWN CLERK’S OFFICE) • YARMOUTH SCHOLARSHIP COMMITTEE PRESENTATION OF SCHOLARSHIPS • VOTE: PLEDGE INVENTORY/COLLATERAL – OLIVER’S • HEARING: CHANGE OF DIRECTORS AND MANAGER – YARMOUTH MOOSE LODGE 2270 • HEARING: ANNUAL WEEKDAY AND ANNUAL SUNDAY ENTERTAINMENT LICENSES – FREE BIRD MOTOR LODGE • HEARING: ANNUAL WEEKDAY AND ANNUAL SUNDAY ENTERTAINMENT LICENSES - UNCOMMONER HOTEL • HEARING: NEW SEASONAL HOTEL ALL-ALCOHOL RETAIL LICENSE – BLUE ROCK RESORT • DISCUSSION/VOTE: WORDING FOR SIGN FOR SANDY POND RECREATION AREA • DISCUSSION/POSSIBLE VOTE: ALCOHOL LICENSES – SECTION 12 LICENSEE PILOT PROGRAM FOR LATE-NIGHT SERVICE • DISCUSSION/POSSIBLE VOTE: ENERGY COMMITTEE CHARGE



**TOWN OF YARMOUTH
SELECT BOARD
PROJECTED 2026 AGENDA ITEMS**

**** PLEASE NOTE: ALL ITEMS ARE TENTATIVE UNTIL POSTED ON AN AGENDA***

MEETING DATE		BUDGET SCHEDULE DUE DATES	REGULAR YSB AGENDA ITEMS
JUNE 24	SPECIAL TOWN MEETING	BOS MEETING AT 5:00 P.M.	•
JULY 7			<ul style="list-style-type: none"> • HEARING: SPECIAL ALCOHOL LICENSE – CULTURAL CENTER OF CAPE COD TRUE CRIME SPEAKEASY EVENT • UPDATE: DENNIS PREBENSEN, YARMOUTH’S CAPE COD COMMISSION REPRESENTATIVE • PRESENTATION BY YPD SPECIAL VICTIMS UNIT AND AIDS SUPPORT GROUP RE: NALOXONE BOXES
SAT., JULY 18			<ul style="list-style-type: none"> • SELECT BOARD GOALS – AT SIMPKINS’ SCHOOL RESIDENCES AUDITORIUM
JULY 21			<ul style="list-style-type: none"> • PROCLAMATION - 2ND ANNUAL EVELYN M. BEAL IMPACT AWARD
AUGUST 11			<ul style="list-style-type: none"> • (PROPOSED) CONTINUATION OF DOG HEARING COMPLAINT AGAINST PETER BLEAU – MR./MRS. MICHAEL WEISBERG • (TENTATIVE) WAYS TO WATER REPORT • (TENTATIVE) DISCUSSION/VOTE: COMPLETE STREETS POLICY
AUGUST 25			<ul style="list-style-type: none"> • PRESENTATION: YARMOUTH FIRE DEPARTMENT STANDARDS OF COVER STUDY • UPDATE: PFAS – KLEINFELDER
SEPTEMBER 1			<ul style="list-style-type: none"> • (TENTATIVE) WATERWAYS/SHELLFISH ADVISORY COMMITTEE REPORT
SEPTEMBER 15			<ul style="list-style-type: none"> • (TENTATIVE) HEARING: ANNUAL TAX CLASSIFICATION



**TOWN OF YARMOUTH
SELECT BOARD
PROJECTED 2026 AGENDA ITEMS**

****PLEASE NOTE: ALL ITEMS ARE TENTATIVE UNTIL POSTED ON AN AGENDA***

MEETING DATE		BUDGET SCHEDULE DUE DATES	REGULAR YSB AGENDA ITEMS
OCTOBER 6			<ul style="list-style-type: none"> • (TENTATIVE) VOTE: TO APPROVE ELECTION WARRANT AND OLD KING'S HIGHWAY ELECTION MEETING WARRANT
OCTOBER 20			<ul style="list-style-type: none"> •
NOVEMBER 3			<ul style="list-style-type: none"> •
NOVEMBER 17			<ul style="list-style-type: none"> •
DECEMBER 1			<ul style="list-style-type: none"> •
DECEMBER 15			<ul style="list-style-type: none"> • (TENTATIVE) CAPITAL IMPROVEMENT PROGRAM (CIP) PRESENTATION

- POSSIBILITY OF HISTORICAL MUSEUM
- STATE REPRESENTATIVE/SENATOR UPDATE
- MASSDOT UPDATE – ROUTE 28 CONSTRUCTION PROJECT
- BRIEFING ON THE BILL TO EXTEND DEPOSIT TO NIPS IN BOTTLE BILL
- REVIEW OF USE OF TOWN PROPERTY PROCEDURES FOR EVENTS
- ECONOMIC DEVELOPMENT STRATEGY – ROUTE 28 CORRIDOR
- ELECTRONIC VOTING
- PESTICIDE FORUM
- SAGAMORE BRIDGE UPDATE
- CHARGE FOR COMMUNITY ENGAGEMENT FOR MATTACHEESE
- BUS PATROL – PASSING ARM SAFETY
- E-BIKE SAFETY DISCUSSION WITH POLICE DEPARTMENT

June 2026

June 2026							July 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
7	8	9	10	11	12	13	5	6	7	8	9	10	11
14	15	16	17	18	19	20	12	13	14	15	16	17	18
21	22	23	24	25	26	27	19	20	21	22	23	24	25
28	29	30					26	27	28	29	30	31	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
May 31	Jun 1	2	3	4	5	6 Dennis-Yarmouth Regional High School Graduation (Dennis-Yarmouth Regional High)
7	8 5:00pm Reception for the 2025, 2026 MidCape Cultural Award Grantees (South Yarmouth	9 9:00am Wastewater Informational Meeting (Hearing 6:00pm Yarmouth Select Board Meeting	10	11	12 5:00pm Brazilian Resource Center Event with DA Rob Galibois (Microsoft Teams Meeting) -	13
14	15	16	17	18	19 Juneteenth Holiday	20 10:00am Revolutionary War Monument Dedication, Living History Fair, and Grave Marker
21	22	23 6:00pm Yarmouth Select Board Meeting (Hearing Room)	24 5:30pm Yarmouth Select Board Meeting (DYIMS, Station 6:00pm Special Town Meeting (DYIMS,	25	26 1:00pm Health Division June Awareness Event - Bicycle Safety (Yarmouth Town Hall)	27
28	29	30	Jul 1	2	3	4

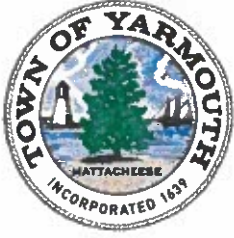
July 2026

July 2026						
Su	Mo	Tu	We	Th	Fr	Sa
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5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2026						
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						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jun 28	29	30	Jul 1	2	3 Fourth of July Holiday	4
5	6	7 6:00pm Yarmouth Select Board Meeting (Hearing Room)	8	9	10	11
12	13	14	15	16	17	18 9:00am Yarmouth Select Board Goals Meeting (Simpkins Residences Auditorium)
19	20	21 6:00pm Yarmouth Select Board Meeting (Hearing Room)	22	23	24	25
26	27	28	29	30	31	Aug 1
Bob Whitenour's Vacation						

**CONSENT
AGENDA
ITEMS**



TOWN OF YARMOUTH

Department of
Community
Development

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451
Telephone (508) 398-2231, Fax (508) 398-2365

TO: Select Board
Robert Whritenour, Town Administrator

FROM: Meggan Eldredge, Director of Community Development *ME*

DATE: June 16, 2026

RE: Recommendation to Allocate Tourism Revenue Preservation Funds

**CONSENT
AGENDA**

The Community and Economic Development Committee met on June 15, 2026 and discussed three requests for funding.

The first request is for public improvement funds to repair the Bass Hole Boardwalk. Natural Resource Director David Condon applied to the CEDC for \$74,000 in TRPF to go toward the repairs of the boardwalk. This funding is in addition to \$100,000 being allocated from the boardwalk plank sales account. A motion made by Peter Malpass and seconded by Tina DiVitanonio, the committee unanimously approved use of \$74,000 in Public Improvement funds for the repair of the Bass Hole Boardwalk.

The second request is for economic development funds to contract with a consultant to update the design standards and zoning bylaws to simply the design criteria to promote mixed-use redevelopment along Route 28. These funds will also be used to streamline the permitting process. Town Planner Kathy Williams and Planning Board Chair Joanne Crowley presented the request for \$50,000 in TRPF for this purpose. This funding will be combined with additional funds available through an existing planning grant and Affordable Housing Trust grant for a total project amount of \$94,000. A motion made by Peter Malpass and seconded by Tina DiVitanonio, the committee unanimously approved use of \$50,000 in Economic Development funds for consulting services to simplify and streamline the permitting process for redevelopment along Route 28.

The third request is for marketing funds to support a mini-grant program offered to local small businesses that have been negatively impacted by the sewer work along Route 28. This mini-grant program offers free rack advertising at the Cape Cod Welcome Center for 2026. The grant covers the \$250 fee required to place rack brochures at the Welcome Center on Rt 6. Presently there are 36 applications for this grant totaling \$8,500 in grant funds requested. A motion made by Will Rubenstein and seconded by Tina DiVitanonio, the committee unanimously approved up to \$10,000 in marketing funds for this purpose.

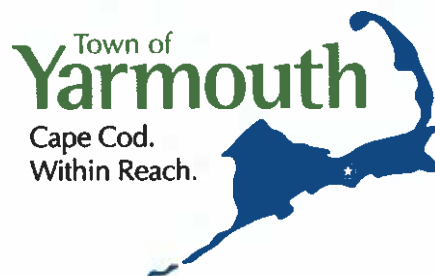
The Committee respectfully request the Select Board approve the recommendation for use of Tourism Revenue Preservation Funds for these purposes.

Town of Yarmouth
 Application for Funding – Tourism Revenue Preservation Fund Public Improvements
 Date of Application: June 8, 2026



Department Name/Contact Division of Natural Resources/Dave Condon, Director	Answer (please type – box will automatically re-size to fit your response)
Location/address for suggested public improvement	Bass Hole Boardwalk 400 Center Street Yarmouth Port, MA
Please provide a description of physical improvement	The Bass Hole boardwalk was significantly damaged by ice buildup over the 2025/2026 winter. Multiple support pilings were destroyed making the structure unsafe and therefore was closed to the public. These funds would be used to repair/replace the broken pilings and support structure so the boardwalk can be reopened to the public.
What plan(s) does this project help to carry out? In what way?	The boardwalk is a treasured community asset drawing visitors from around the country. These repairs will allow the town to reopen this vital piece of our tourism draw.
What is the schedule for this work? - When does work commence? How long will it take?	This work will be completed ASAP in hopes of the boardwalk being open in time for the majority of summer 2026.
Who will oversee the project?	Director of Natural Resources, David Condon
Who would benefit from the improvement?	Residents and visitors alike benefit from the incredible views and scenery on and around the boardwalk and Chase Garden Creek.
How would this project improve the quality of life for Yarmouth residents and/or promote Yarmouth's tourism economy?	Reopening the 0.25-mile-long walkway allows residents and visitors to safely walk out over the tidal marsh to enjoy views of Cape Cod Bay. The town preserved all the boardwalk's iconic, personalized commemorative planks during the storm and structural assessments. The repairs sustain a historic recreational site that has served as a central fixture of Yarmouth's community identity since it was originally built in 1939. As a premier regional destination for photography, birdwatching, and sunsets, the fully functional boardwalk draws tourists who patronize local shops, restaurants, and

	<p>lodgings. Procuring rapid repairs ahead of peak summer travel ensures Yarmouth capitalizes on warm-weather tourism revenue. The boardwalk gives the public an intimate look at the delicate local marsh ecosystem without trampling or damaging the protected coastal wetlands</p>
<p>Have you applied to the Capital Budget Committee, Community Preservation, or other Town funding sources?</p>	<p>Yes, also planning to use funds from the Boardwalk plank revenue account.</p>
<p>Please attach a budget detailing overall costs for the project including leveraged funds and in kind staff/volunteer labor where appropriate. Please note your source of information for costs where possible, attaching quotes when possible.</p>	<p>Total Request: \$74,000.</p> <p>Funding Sources:</p> <ul style="list-style-type: none"> • Boardwalk plank account: \$100,000 • Tourism Revenue Preservation Fund: \$74,000 (proposed) <p>Bids received via sealed bid process. Repairs bid at \$158,000 with additional pilings replaced at \$5,000 each and caps at \$3,000 each. Total funding of \$174,000 would cover repairs and potential additional set of broken pilings if required.</p>





TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-4492
Telephone (508) 398-2231, Ext. 1276, Fax (508) 398-2365

Planning
Division

MEMORANDUM

To: Community & Economic Development Committee

From: Kathy Williams, Town Planner

Date: June 11, 2026

Subject: Zoning & Permitting Modifications - Tourism Revenue Preservation Funding

The Planning Board is seeking \$50,000 in funding from the Tourism Revenue Preservation Funds to promote economic development through zoning and procedural modification to streamline permitting, clarify the permitting processes, and simplify the design criteria to promote mixed-use redevelopment along Route 28. These funds would be combined with \$25,000 from the Affordable Housing Trust and approximately \$19,000 left over from previous allocations, for a total of \$94,000 to hire a consultant to assist the Planning Board with evaluating various potential modifications.

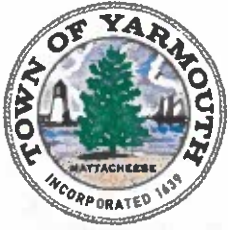
As you know, the Town completed a great deal of planning work as part of the development of the **2025 Local Comprehensive Plan (LCP)** which has identified distinct actions to meet our community goals. As part of the development of the LCP, the Town conducted a Route 28 Mixed-use Analysis in the spring of 2025 to get a better understanding of the opportunities, impediments, and potential incentives for the creation of mixed-use developments along Route 28. BSC Group conducted a **Route 28 Mixed-Use Regulatory Review** including benchmarking of successful mixed-use developments of varying sizes, review of the various zoning opportunities (optional overlay districts) and regulations along Route 28, and identification of tools and incentives to address the impediments to mixed-use. Union Studios completed a **Mixed-Use Development Feasibility Study** which included the creation of site design illustrations and graphics for development of three hypothetical sites of varying sizes (one, two & three acres) to see how density, percentage of commercial, building height, setbacks, and parking requirements impact site design and capacity. Part of their analysis also included a fiscal feasibility assessment to get input from business leaders and developers on common challenges, potential solutions, and incentives needed for financial viability. Working as a subconsultant to Union Studios, Horsley Witten also conducted a more in-depth analysis of the Village Centers Overlay District (VCOD) zoning. These reports culminated in a series of recommendations for further consideration by the Planning Board including modifications to the design standards, streamlining the permitting processes, reconsidering the ratio of commercial to residential, simplifying the zoning bylaw, and evaluating additional zoning incentives/changes.

The Planning Board would like to further the goals of the LCP and the recommendations from the mixed-use studies with the assistance of a consultant to:

- a. Conduct a robust public and stakeholder engagement process throughout the project including input from those actively developing projects.
- b. Develop proposed revisions to simplify the Architectural & Site Design Standards and the VCOD Design Standards to make them easier to implement by developers as well as Town Staff.

- c. Develop revisions to the Zoning Bylaw and application procedures that help to consolidate, simplify, or clarify the Design Review, Site Plan Review Team, and VCOD Site Plan Review processes, goals, and objectives. Changes needed to ensure compliance with the pending Mass Wins Act (Economic Bond Bill) codifying the Site Plan Review process.
- d. Develop Zoning Bylaw amendments to help maximize the financial viability for mixed-use redevelopment projects in our optional overlay districts along Route 28 (VCOD, ROAD, HMOD1) by looking at such things as setbacks, building heights, number of stories, parking requirements and dimensions, density, unit sizes, and percentage of commercial.
- e. Develop revisions to simplify and streamline the permitting processes for all optional overlay districts along Route 28 (VCOD, ROAD, HMOD1) to make permitting simpler for developers with fewer visits to various boards and committees.
- f. Identify and evaluate other potential uses along Route 28 that would expand economic opportunities without significant detrimental impacts. This will tie in with the upcoming economic development Market Study.
- g. Identify clear recommendations and proposed changes to allow the Planning Board to take the next steps to implement amendments.

I look forward to meeting with the CEDC on June 15th to discuss this project further.



TOWN OF YARMOUTH

Department of
Community
Development

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451
Telephone (508) 398-2231, Fax (508) 398-2365

TO: Select Board
Robert Whritenour, Town Administrator

FROM: Meggan Eldredge, Director of Community Development

DATE: May 27, 2026

RE: Tourism Revenue Preservation Fund Wastewater Construction Mini-Grant

As a follow up to my memo to Town Administrator Whritenour on April 30th, this memo requests to revisit the funding allocation for the mini-grant opportunity provided by the TRPF to local businesses that have been negatively impacted by construction detours resulting from the wastewater construction. This mini-grant is explained in more detail in the April 30th memo, attached, and covers the \$250.00 cost of rack advertising space at the Cape Cod Welcome Center along Route 6.

Initially offered as a way to show support for our local business owners, this program has been wildly successful and appreciated to the point where additional funding is needed. In just over two weeks, I have received thirty-two applications for the program, bringing the funding request to \$8,000.00, double what was anticipated.

In order for businesses to take advantage of the grant, additional funding needs to be approved in a timely manner. I respectfully request this item be placed on the next available Select Board Consent Agenda for approval of up to \$10,000.00 in funding through the Marketing Budget of the TRPF.

With a balance of \$32,893, this allocation will leave \$22,893 in the Fiscal Year 2026 marketing budget which will roll into the upcoming year. The Annual Town Meeting approved an additional \$205,000 for the marketing budget which will be available on July 1, 2026.

Thank you for your consideration, the business community directly benefits from this program by providing visibility to their storefronts through a brochure when direct access along Route 28 can be difficult to navigate.

include a statement on how the business was impacted, location of business within the road closures or detours, and agreement to provide the printed brochures. Being a member of the Yarmouth Chamber of Commerce is not required in order to be eligible.

This small gesture can make a big impact on visibility while showing support to our business community. I look forward to your feedback on this program.



TOWN OF YARMOUTH

Department of
Community
Development

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451
Telephone (508) 398-2231, Fax (508) 398-2365

Memorandum

TO: Robert Whritenour, Town Administrator

FROM: Meggan Eldredge, Director of Community Development

DATE: April 30, 2026

RE: Tourism Revenue Preservation Fund Wastewater Construction Mini-Grant

The importance of continuing the wastewater infrastructure construction along and south of Route 28 is paramount to the future of our economic development. While this work is being done, it is evident that reduced traffic passing by storefronts has resulted in temporary economic decline for businesses. There is a necessary balance between supporting the economy through promoting and providing access to the businesses that feed our tax revenues today and installing what will allow us to grow in the future.

I have been working closely with the Yarmouth Chamber of Commerce over the past few months to find ways to lessen the negative impacts the businesses suffer as a result of the road closures and detours from the ongoing wastewater construction. One program has been proposed that will increase business visibility to tourists during the peak season. This program offers businesses the opportunity to advertise at the Cape Cod Welcome Center on Route 6 free of charge. Normally a rack advertising fee of \$250 per season is charged to businesses to participate in the brochure display program at the visitor's center; this program would cover that cost.

The Cape Cod Welcome Center is operated by the Yarmouth Chamber of Commerce and opens from Memorial Day through mid-October. This highly visible location is visited by thousands of people each season, with the center seeing more than 30,000 visitors inside and 120,000 using the facilities each year. By providing advertising space, this mini-grant program has the potential to provide exposure to patrons the businesses would normally not reach.

The grant program would be funded through the Tourism Revenue Preservation Fund marketing budget, which currently has a balance of \$32,893 remaining for Fiscal Year 2026. A cap of \$4,000 is suggested for this program which would award 16 grants. This amount can be revisited depending on the interest of the business community.

Grants would be announced using our communications team resources including radio ads, social media posts and website news. Businesses can easily apply through a simple form available on the Town's website and awards will be made on a first-come first-served basis. Eligibility to receive a grant would



TOWN OF YARMOUTH

AMY HARWOOD, LICENSING ADMINISTRATOR

1146 Route 28, South Yarmouth MA 02664

508.398.2231 x1268 aharwood@yarmouth.ma.us

SELECT BOARD

Tracy Post, Chair
Dorcas McGurrin
Mark Forest
Joyce Flynn
Elizabeth Argo

CONSENT AGENDA MEMORANDUM

CONSENT AGENDA

TO: SELECT BOARD
FR: AMY HARWOOD, LICENSING ADMINISTRATOR
DA: JUNE 23, 2026
RE: YARMOUTH SENIOR CENTER (528 FOREST ROAD)

Dianne Kane, Director of Senior Services is seeking Weekday and Sunday Entertainment Licenses for rental and programming purposes. A general description of the events could include ballroom dancing, orchestras, bands, rehearsals, choral groups, meetings, presentations, private gatherings, celebrations of life, meditation, yoga, and town meetings. Ms. Kane is also requesting a fee waiver.

Events will occur both indoors and occasionally outdoors, with dancing by patrons and entertainers, recorded and live music with amplification, a DJ, clearly defined aisles, a dance floor and limited food service. Hours of Entertainment for the events will be Monday – Friday after 5PM-11PM; Saturdays 8AM-11PM; and Sundays 7AM-12AM.

Attachments:

- Applications
- Floor Plan
- Department Comments



TOWN OF YARMOUTH

SELECT BOARD
Tracy Post, Chair
Dorcas McGurrin
Mark Forest
Joyce Flynn
Elizabeth Argo

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

Telephone (508) 398-2231, ext. 1268, Fax (508) 398-2365

LICENSING ADMINISTRATOR

Amy Harwood

APPLICATION FOR ANNUAL SUNDAY ENTERTAINMENT

The undersigned hereby applies for a license in accordance with the provisions of MA General Laws: Chapter 140 Section 183A amended, Chapter 351 Section 85 of Acts of 1981, Chapter 140 Section 181 & Chapter 136 Section 4.

Business Name: Town of Yarmouth - Senior Services

Business Address: 528 Forest Rd, N. Yarmouth, MA 02673

Applicant Name: Dianne Kinn Applicant Title: Director, Senior Services

Applicant Address: Same

Email Address: dkinn@yarmouth.ma.us Applicant Telephone: 508 394 7606 x 1332

Manager Name(s) (if applicable): Amy Frigolitti

Hours of Entertainment: 7 AM - 12 AM

Days of Entertainment: Sunday

Is the Entertainment Indoors and/or Outdoors? Indoor Entertainment Outdoor Entertainment

Does Location have a fire Protection System? YES NO

If YES, what type? Sprinkler System Fire Alarm System

There will be... (check all that apply)

- 1.) DANCING: By Patrons By Entertainers No Dancing
- 2.) MUSIC: Recorded Live Band varies Number Of Musicians DJ No Music
- Amplification System Low Lighting Music Above Normal Sound Levels Nighttime Operation
- Clearly Defined Aisles Dance Floor Limited Food Service
- 3.) SHOWS: Theatre Movies Floor Show Light Show Public Show No Show

DETAILED DESCRIPTION OF ENTERTAINMENT:
General description of events could include:
 Ballroom dancing, Orchestras, Bands, Rehearsals, Choral Groups, Meetings, Presentations, Private Gatherings, Celebrations of Life, etc.
 Meditation, Yoga, Town Meetings
 Dianne emailed Amy Harwood 06/11/26 (1/3)

As part of the entertainment, will any person be permitted to appear on the premises in any manner or attire as to expose to public view any portion of the pubic area, anus, or genitals, or any simulation thereof, or whether any female person will be permitted to appear on the premises in any manner or attire as to expose to public view a portion of the breast below the top of the areola, or any simulation thereof? (Chapter 694)

YES NO

This license issued by this application is valid for the calendar year 2026 through 2026 provided the type of entertainment specified above does not change. In the event of a change in the type of entertainment different than indicated above, a new application will be required, and a new license will be issued.

DOCUMENTS REQUIRED:

- Detailed Floor Plan of Event (Showing egress, tables, seating, dance floor, food setup, where entertainment will be set up, emergency lighting, etc.)
- Certificate of Insurance showing Workers Compensation Insurance, with the Town of Yarmouth listed as the Certificate Holder.

If you have no employees, please check this box, fill out and submit a Workers Comp Affidavit.

Town of Yarmouth Fees:

- Legal Ad Fee: To be determined once legal ad is placed.
- Abutter Notice Mailing is paid by the applicant.
- License Fee for Regular Hours (1PM-12AM): \$15 or
- License Fee for Special Hours (Before 1PM): \$25
- Hearing Fee: \$65 (Waive if combined with Annual Entertainment or Annual Alcohol License)

Commonwealth of MA Fees:

- Regular Hours (1PM-12AM): \$50 or
- Special Hours (Before 1PM): \$100

Applicant Responsibilities

Abutter Notifications must be mailed out by the applicant 10 days prior to the scheduled hearing date using **Certified Mail**. The green returned receipts must be returned to the Licensing Department by 4:30pm on the scheduled hearing date.

A hearing with the Yarmouth Select Board is required.
The applicant's presence at this hearing is also **required**.

The applicant is responsible for paying all legal ads that run in conjunction with this application, including reschedules and cancellations.

The applicant is responsible for paying all fees before any licenses or permits are issued or any new applications can be submitted.
Licenses are not valid until they are on the licensed premises.

By signing this application, the applicant certifies that they have read Massachusetts General Laws Chapter 272 Section 29-31.

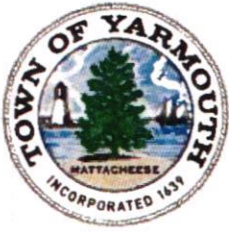
Pursuant to the provisions of M.G.L. Chapter 62C, s. 49A, I certify under the penalties of perjury that I have, to my best knowledge and belief, complied with the law of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.



SIGNATURE

6/11/26

DATE



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

Telephone (508) 398-2231, ext. 1268, Fax (508) 398-2365

SELECT BOARD
Tracy Post, Chair
Dorcas McGurrin
Mark Forest
Joyce Flynn
Elizabeth Argo

LICENSING ADMINISTRATOR
Amy Harwood

NEW APPLICATION FOR ANNUAL WEEKDAY ENTERTAINMENT

The undersigned hereby applies for a license in accordance with the provisions of Massachusetts General Laws, Chapter 140 Section 183A amended, Chapter 351 Section 85 of Acts of 1981, Chapter 140 Section 181, & Chapter 136 Section 4.

Business Name: Yarmouth Senior Services
 Business Address: 528 Forest Rd., West Yarmouth, MA 02673
 Applicant Name: Dianne Kane Applicant Title: Director
 Applicant Email: dkane@yarmouth.MA.US Applicant Telephone: 508.394.7606
 Manager Name (if applicable): SAME

Hours of Entertainment: M-F after 5pm + Weekends 8AM-11pm
 Days of Entertainment: Reitals Evenings + Weekends

Is the Entertainment Indoors or Outdoors? Indoor Entertainment Outdoor Entertainment Summer "Occasional"

Does the location have a Fire Protection System?: YES NO
 If YES then what kind?: Sprinkler System Fire Alarm System

There will be... (check all that apply)

1.) DANCING: By Patrons By Entertainers No Dancing
 2.) MUSIC: Recorded Live Band Number Of Musicians DJ No Music
 Amplification System Low Lighting Music Above Normal Sound Levels Nighttime Operation
 Clearly Defined Aisles Dance Floor Limited Food Service
 3.) SHOWS: Theatre Movies Floor Show Light Show Public Show No Show

DETAILED DESCRIPTION OF ENTERTAINMENT:

Dianne emailed Amy Harwood 06/12/06 (RB)

As part of the entertainment, will any person be permitted to appear on the premises in any manner or attire as to expose to public view any portion of the pubic area, anus, or genitals, or any simulation thereof, or whether any female person will be permitted to appear on the premises in any manner or attire as to expose to public view a portion of the breast below the top of the areola, or any simulation thereof? (Chapter 694)

YES NO

This license issued by this application is valid for the calendar year ___ through ___ provided the type of entertainment specified above does not change. In the event of a change in the type of entertainment different than indicated above, a new application will be required, and a new license will be issued.

Documents Required:

- Certificate of Insurance showing Workers Compensation Insurance, with the Town of Yarmouth listed as the Certificate Holder.
 - If you have no employees, please check this box and request an affidavit.
- Detailed Floor Plan of Event (Showing egress, tables, seating, dance floor, food setup, where entertainment will be set up, emergency lighting, etc.)

Fees to the Town of Yarmouth:

- Hearing Fee: \$65.00
- License Fee: \$105.00
- Legal Ad Fee: To be determined once the legal ad has been placed.

Applicant Responsibilities

Abutter Notifications must be mailed out by the applicant 10 days prior to the scheduled hearing date using **Certified Mail**. The green returned receipts must be returned to the Licensing Department by 4:30pm on the scheduled hearing date.

A hearing with the Yarmouth Select Board is required.
The applicant's presence at this hearing is also **required**.

The applicant is responsible for paying all legal ads that run in conjunction with this application, including reschedules and cancellations.

The applicant is responsible for paying all fees before any licenses or permits are issued or any new applications can be submitted. Licenses are not valid until they are on the licensed premises.

By signing this application, the applicant certifies that they have read Chapter 272 Section 29-31 of the Massachusetts General Law.

Pursuant to the provisions of M.G.L. Chapter 62C, s. 49A, I certify under the penalties of perjury that I have, to my best knowledge and belief, complied with the law of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

SIGNATURE OF APPLICANT

DATE OF SIGNATURE

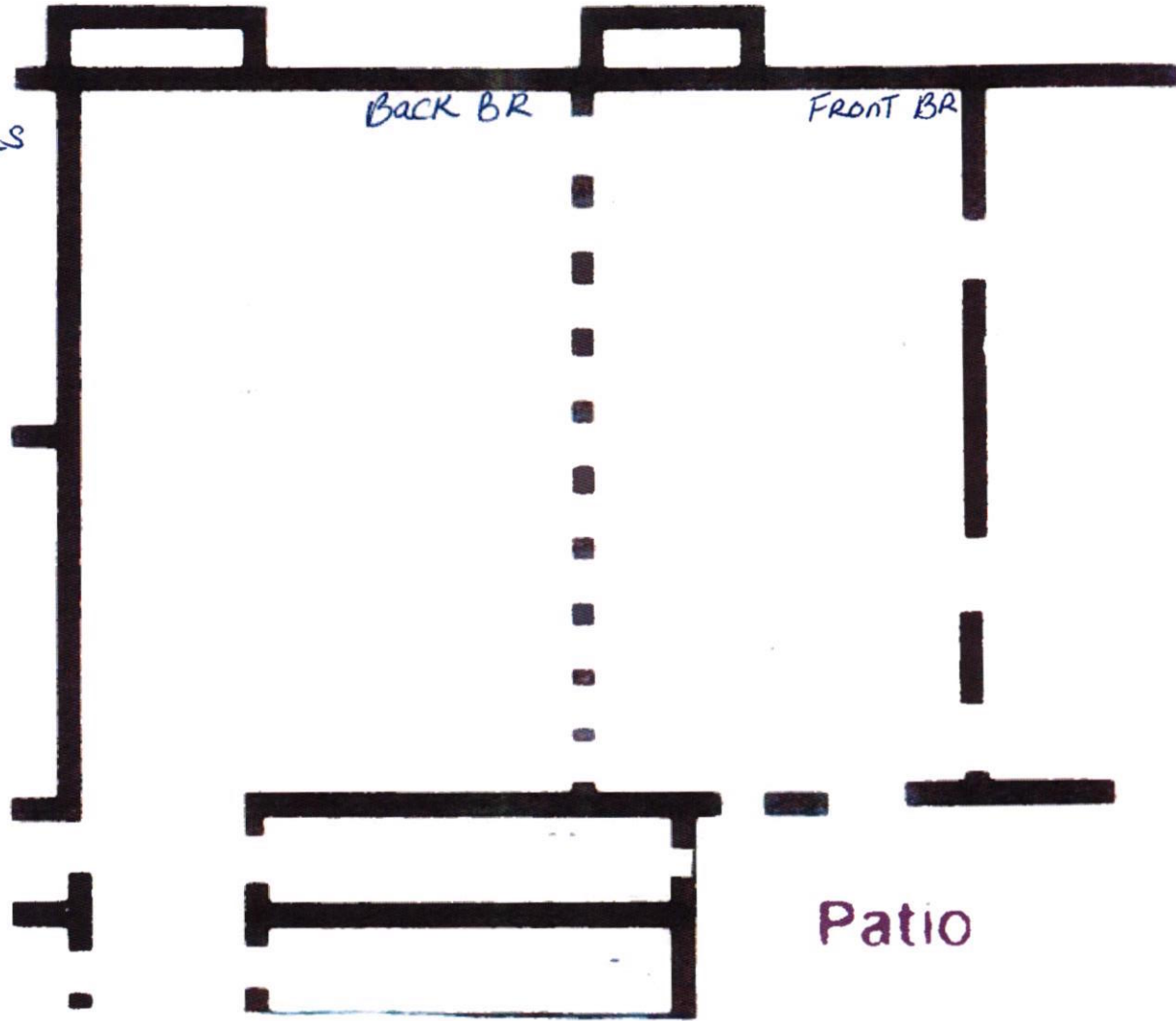
Ex.

▭ 6' Table

□ 4' Table

∪ ∪ ∪ Chairs

X Rows





TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-4463
Telephone (508) 398-2231, ext. 1213, Fax (508) 760-4842
www.yarmouth.ma.us

Dianne Kane
Senior Services
Director

528 Forest Road
West Yarmouth, MA
02673

508-394-7606

To: Yarmouth Select Board
From: Dianne Kane, Director of Senior Services
Date: 06/17/26
Subject: Fee Waivers for Entertainment Licenses

Please see attached applications for the Weekday and Sunday Entertainment Licenses. I am requesting a fee waiver for the Licenses per Amy Harwood, Licensing Administrator. This request is coming from Yarmouth Senior Services for rental and programming purposes.

YARMOUTH TOWN LIBRARIES
312 OLD MAIN STREET
YARMOUTH, MA 02664
DAVID ARONSON, DIRECTOR
PHONE (508)760-4820
FAX (508)760-2699

**CONSENT
AGENDA**

To: Robert Whritenour, Yarmouth Town Administrator
From: Toby Wilson, Principal Department Assistant –
Yarmouth Town Libraries
Subject: Donations to the Yarmouth Town Libraries
Date: June 6, 2026

At your convenience, please present the following gifts donated to the Yarmouth Town Libraries to the Board of Selectmen for their acceptance on behalf of the Town.

<u>Donation:</u>	Estate of Linda B. Simon	\$12,929.41
	Total:	\$12929.41

These funds will be used at the discretion of Library Director David Aronson.

ESTATE OF LINDA B SIMON
DONNA M ROBERTSON PER REP
25 MID TECH DR.
WEST YARMOUTH, MA 02673

109

DATE 06/01/2026 53-7107/2113

PAY TO THE
ORDER OF

South Yarmouth Cemetery

\$ 12,929.41

thirteen thousand nine hundred and 41/100

DOLLARS  Security Features
Check the Back

CAPE
COD5
www.capecodfive.com

MEMO

Final distribution

Administration exp

ORIGINAL

DISTRIBUTION

Charles J. Ardito, Esq.

1928-2017

Edward J. Sweeney, Jr., Esq.

Michael B. Stusse, Esq.

Donna M. Robertson, Esq.

Matthew J. Dupuy, Esq.

Kelly S. Jason, Esq.

Adam T. Dupuy, Esq.

Noël C.M. Scudder, Esq.

Charles M. Sabatt, Esq.

of counsel

**Formerly Ardito, Sweeney,*

Stusse, Robertson & Dupuy, PC

Sent via certified mail

June 12, 2025

South Yarmouth Library
ATTN: Jane Cain
312 Old Main Street
South Yarmouth, MA 02664

RE: **Estate of Linda B. Simon**

Dear Ms. Cain,

For the benefit of the South Yarmouth Library, please find enclosed a distribution check #103 in the amount of \$200,000.00 from the Estate of Linda B. Simon, payable to the South Yarmouth Library for deposit in the library account for the Town of Yarmouth. These funds are to be used for the benefit of the South Yarmouth Library.

Additionally, I am holding a few pieces of artwork of Linda's at my office, one of which is a painting of the South Yarmouth Library. Please advise if you have any interest in the art being held at my office.

Thank you for your assistance in this matter, and I wish you a speedy recovery. Please do not hesitate to contact my office if you have any questions.

Sincerely,



DONNA M. ROBERTSON, ESQ.

DMR/jc

Enclosure

FILE NO.
E2891R

A



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-4492
Telephone (508) 398-2231, Ext. 1276, Fax (508) 398-2365

Planning
Division

MEMORANDUM

To: Select Board
From: Kathy Williams, Town Planner
Date: June 9, 2026
Subject: Boardwalk Plank Donations – Parker’s River Landing

**CONSENT
AGENDA**

Please accept \$35,800 in donations as outlined in the Summary Table attached for engraved boardwalk planks designated for the construction, maintenance and operation of the Parkers River Landing.

Parkers River Landing Plank Donations Summary Table

June 9, 2026

Record #	Applicant Name	Individual/Family/Pet \$350	Non-Profit - \$450
PBP-26-106	Tyler Furr	\$350	
PBP-26-105	Courtney Wooding	\$350	
PBP-26-104	Bob Rubega	\$350	
PBP-26-103	Brock Riley	\$350	
PBP-26-102	Melissa Shaink	\$350	
PBP-26-100	Michelle Bonney	\$350	
PBP-26-99	Lori Moriarty	\$350	
PBP-26-98	Lisa Bueno	\$350	
PBP-26-97	Amy Erickson	\$350	
PBP-26-96	Tamara Soares	\$350	
PBP-26-95	Kevin Grace	\$350	
PBP-26-94	Robert Nugent	\$350	
PBP-26-92	Vishal Dua	\$350	
PBP-26-90	Ira Feuerlicht	\$350	
PBP-26-89	Sheila Lyons	\$350	
PBP-26-88	Brian Librandi	\$350	
PBP-26-87	Joseph Stafford	\$350	
PBP-26-86	Deborah Bianchi	\$350	
PBP-26-85	Chris Dudzic	\$350	
PBP-26-83	Barbara Perry	\$350	
PBP-26-84	Joe Gehret	\$350	
PBP-26-82	Suzanne Salvucci	\$350	
PBP-26-81	Jean Careno	\$350	
PBP-26-80	Robert Cox	\$350	
PBP-26-79	Pamela Siekkinen	\$350	
PBP-26-78	Elizabeth Fader	\$350	
PBP-26-77	Judy Rodrigues	\$350	
PBP-26-76	CAT MARTIN	\$350	
PBP-26-91	Vishal Dua	\$350	
PBP-26-75	THERESA MCLAUGHLIN	\$350	
PBP-26-74	Carol Kyer	\$350	
PBP-26-73	Bud Nugent		\$450
PBP-26-72	Darby Hobbs	\$350	
PBP-26-71	Darby Hobbs	\$350	
PBP-26-70	Nathan Whetten	\$350	
PBP-26-69	Janice Morello	\$350	
PBP-26-68	Barry Gaughran	\$350	
PBP-26-67	Joseph Reposa	\$350	
PBP-26-66	Susan Rindini	\$350	
PBP-26-65	Kathleen Canina	\$350	

Record #	Applicant Name	Individual/Family/Pet \$350	Non-Profit - \$450
PBP-26-64	Mary Keeney	\$350	
PBP-26-63	Kathleen Canina	\$350	
PBP-26-62	Donna Hall	\$350	
PBP-26-61	Anthony Iachetta	\$350	
PBP-26-60	Niamh Delaney	\$350	
PBP-26-59	Niamh Delaney	\$350	
PBP-26-57	PETE Pasquaretta	\$350	
PBP-26-56	Jim Coughlan	\$350	
PBP-26-55	Kim Terrio	\$350	
PBP-26-54	Abigail Truax	\$350	
PBP-26-53	Jacky Clancy	\$350	
PBP-26-52	Amanda Walt	\$350	
PBP-26-51	Deborah Ebert	\$350	
PBP-26-50	Lauren Stocker	\$350	
PBP-26-49	Lily Smith	\$350	
PBP-26-48	NANCY J LACOUTURE	\$350	
PBP-26-47	Katherine Jones	\$350	
PBP-26-46	Heather Ferguson	\$350	
PBP-26-45	Nicholas Clayton	\$350	
PBP-26-44	Krista Cummings	\$350	
PBP-26-43	Ron Alleruzzo	\$350	
PBP-26-42	Kelly Edwards	\$350	
PBP-26-41	Melissa JONES	\$350	
PBP-26-40	Brianna Esposito	\$350	
PBP-26-39	Patricia Fruggiero	\$350	
PBP-26-38	Michael Hickey	\$350	
PBP-26-37	AMY DOWNEY	\$350	
PBP-26-36	Vania Oliveira	\$350	
PBP-26-35	Catheryn McEvoy	\$350	
PBP-26-34	Catheryn McEvoy	\$350	
PBP-26-33	Michael Moore	\$350	
PBP-26-32	Eric Rosenthal	\$350	
PBP-26-31	Eric Rosenthal	\$350	
PBP-26-30	Matt Ryalls	\$350	
PBP-26-29	Jessica Whritenour	\$350	
PBP-26-28	Debra Chapman	\$350	
PBP-26-27	Denise Phillips	\$350	
PBP-26-26	Mary DeYoung	\$350	
PBP-26-25	Judith Wilchynski	\$350	
PBP-26-24	Roger Sherman	\$350	
PBP-26-23	Lauren Griffiths	\$350	

Record #	Applicant Name	Individual/Family/Pet \$350	Non-Profit - \$450
PBP-26-22	Peter Pilkington	\$350	
PBP-26-21	Sarah Sardella	\$350	
PBP-26-20	Theresa Fiorentino	\$350	
PBP-26-19	Liz Argo	\$350	
PBP-26-18	Mark Alberding	\$350	
PBP-26-17	Pamela Briggs	\$350	
PBP-26-14	MARIA BEVILACQUA	\$350	
PBP-26-13	Debbie Frio	\$350	
PBP-26-12	Richard Martell	\$350	
PBP-26-11	Kevin St. Pierre	\$350	
PBP-26-10	Bonnie Large	\$350	
PBP-26-9	Tara Thigpen	\$350	
PBP-26-8	Bill ORourke	\$350	
PBP-26-7	Jason Bassett	\$350	
PBP-26-6	William Kirwin	\$350	
PBP-26-5	JOHN & CAROLYN FOX	\$350	
PBP-26-4	JOHN & CAROLYN FOX	\$350	
PBP-26-3	JOHN & CAROLYN FOX	\$350	
PBP-26-2	Kathy Zito	\$350	
PBP-25-135	Elizabeth Serena Sanford	\$350	
PBP-25-121	Maria Elena Lynch	\$350	
		\$35,350	\$450

TOTAL: \$35,800



Yarmouth Police Department

Excellence in Policing

Kevin P. Lennon
Chief of Police

CONSENT AGENDA

TO: The Honorable Board of Selectmen

FROM: Celina M. Villa
Administrative Assistant

SUBJECT: Donation Approval Request

DATE: June 11, 2026

Please be advised that the Yarmouth Police Department has received an equipment donation in the amount of \$17,150.00 from the Yarmouth Police Foundation. The equipment, two drones, will be used for crime scene documentation, search and rescue, and other related law enforcement activities, and we respectfully request your approval.

If you have any questions regarding this donation, please do not hesitate to contact my office. Thank you in advance for your attention to this matter.

Respectfully,

Celina M. Villa

Celina M. Villa
Administrative Assistant to Chief Lennon



**TOWN OF YARMOUTH
RECREATION DEPARTMENT**

424 Route 28

West Yarmouth, MA. 02673

Telephone (508) 398-2231 x-1520

Fax (508) 790-9152

Email: recreation@yarmouth.ma.us

MEMORANDUM

TO: Honorable Select Board
FROM: Ruth Nee, Administrative Assistant
DATE: June 10, 2026
RE: Donations – Recreation Department

**CONSENT
AGENDA**

Please accept the following donation to the Town of Yarmouth Recreation Department to be used for our scholarship program at Flax Pond:

Yarmouth Lodge #2270	\$1,500.00
Loyal Order of Moose	

Thank you.

TO: The Honorable Select Board

FROM: Nicole M.N. Bohane *Nicole mn Bohane*
Administrative Assistant

CONSENT AGENDA

CC: Dianne Kane

DATE: June 15, 2026

SUBJECT: CONSENT AGENDA – Donations to Senior Center

At your convenience, this is a request for Donation Approval to be used at the discretion of the Director of Senior Services, for Senior Activities.

DONATIONS

MEMORIAL:

VAN: \$202.00

MISCELLANEOUS:

AARP TAX PREP:

TOTAL: \$202.00

Thank you for your attention in this matter.

TO: The Honorable Select Board

FROM: Nicole M.N. Bohane *Nicole mn Bohane*
Administrative Assistant

CONSENT AGENDA

CC: Dianne Kane

DATE: June 10, 2025

SUBJECT: CONSENT AGENDA – Donations to Senior Center

At your convenience, this is a request for Donation Approval to be used at the discretion of the Director of Senior Services, for Senior Activities.

DONATIONS

MEMORIAL:

VAN:

MISCELLANEOUS: 123.20

AARP TAX PREP:

TOTAL: \$123.20

Thank you for your attention in this matter.

INFORMATION ITEMS

**The Town of Yarmouth Health Department
June Awareness Event**

INFORMATION

This June, the **Health Department** is excited to partner with the **Yarmouth Police Department** to promote bicycle safety!

Bicycles are considered vehicles, which means that bicyclists must follow the same rules of the road as drivers. Just as seat belts help save lives in a car accident, wearing helmets is crucial for bicyclists as well. Always wear a properly fitting helmet while biking.

Bicyclists are harder to see than vehicles due to their smaller size. To increase visibility, ensure that your bike is equipped with reflectors and lights, and wear bright or retroreflective clothing.

Bicyclists should ride in the same direction as traffic and obey street signs, signals, and road markings, just like motor vehicles. Avoid distractions such as texting or listening to music so that you can stay fully aware of your surroundings and the road.

📌 Learn More & Join Us

Bring your bikes!

We will have a small “course” for attendees to practice their biking skills and ensure they are comfortable riding safely.

📅 June 26th | 1:00 PM – 3:00 PM

- 📍 Town Hall - 1146 Route 28, South Yarmouth (rear parking lot area)**
- Learn about bicycle safety
 - Receive a helmet and other useful equipment (while supplies last)
 - Get helpful resources

Registration is not required, but appreciated:

<https://q3l9brcd.forms.app/model-registration-form>



BICYCLE SAFETY EVENT

Town of Yarmouth Health Department



and

Yarmouth Police Department



Join us to learn more about
Riding your Bicycle Safely



BRING YOUR BICYCLE!

Where: Town Hall (rear parking lot)

When: June 26th - 1:00 p.m. - 3:00 p.m.

Helmets, reflectors, and helpful
resources will be provided to
anyone who can attend.



Please contact the
Health Department if
you have any questions
508-398-2231 ext 1241



June 9, 2026

Subject: Summer youth independence activities available through CORD

Hello,

CORD is offering a Summer Independence Series for youths and young adults ages 14–26, with a disability, including but not limited to physical, emotional, or intellectual. These free activities are designed to help young people build confidence, self-advocacy, job readiness, communication skills, transportation awareness, money basics, and practical independent living skills during summer break.

This is a strong opportunity for students and young adults who may benefit from continued transition support while school is not in session. CORD Youth Services was formerly known as TAP / Transition to Adulthood Program.

Activities will include Adulting Boot Camp, Job Readiness Without the Pressure, Speak Up for Yourself, Money Basics, Transportation Challenge, Life After High School, and Build Your Own Independence Plan.

Please share this opportunity with students, families, transition staff, and young adults who may benefit. CORD can also schedule a short presentation for your team, students, or families.

Sincerely,

MacKenzie Bonaiuto
Youth Services Coordinator
Cape Organization for Rights of the Disabled
765 Attucks Lane
Hyannis, MA 02601
(508) 775-8300 x2122
mackenzie@cilcapecod.org

765 Attucks Lane, Hyannis, MA 02601
508-775-8300/1-800-541-0282 (both #'s V/TTY)
www.cordcapecod.org

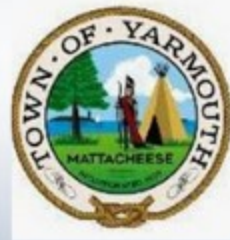
we want you!

We're Hiring

Interested in getting involved with the Town?

The Town of Yarmouth has both paid and
unpaid opportunities!

Scan to review and
apply for a paid
position here



Scan to complete a talent bank
form to volunteer here:

