



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 ADMINISTRATOR
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 9, 2026 ~ 6:00 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 9, 2026, at 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=VWVydXRmUk5jdUFmekhyaUICWXpFQT09>

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)

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 **Swearing In of Elected Officials**

- 6:25 PM Reorganization of the Select Board**
- 6:35 PM Proclamation: Retirement of Rev. John E. Mueller, South Yarmouth United Methodist Church**
- 6:45 PM Recognition: 100th Birthday – Jeanne Wallin**
- 6:55 PM Dog Hearing: Complaint Against Peter Bleu, Dog Owner, 216 Cranberry Lane, South Yarmouth, MA – Mr./Mrs. Michael Weisberg – Request to Continue**
- 7:10 PM Hearing: Change of Hours – Alpha Entertainment Group, LLC dba The Music Room, Brian Serpone, Manager, 541 Route 38, West Yarmouth, MA**
- 7:30 PM Hearing: Change of Ownership & Stock Interest – RCR Management Inc. dba Longfellow’s Pub, Jamison C. Roy, New Owner, 182 Old Townhouse Road, South Yarmouth, MA**
- 7:45 PM Vote: Award of Wastewater Contract #6**
- 8:00 PM Vote: Disbanding the Mattacheese Utilization Committee**
- 8:15 PM Board and Committee Actions**
1. Appointments:
 - a. Historical Commission: Mackenzie Johnson
 - b. Disability Commission: Jill Bryden
 2. Reappointments:
 - a. Water Resources Advisory Committee: John Deliso; Lee Rowley; George Perkins
 - b. Community Preservation Committee: Drew Krauss, Housing Authority Representative; David Geanacopoulos, Historical Commission Representative; Lee Hamilton, Community Housing Representative
 3. Minutes: June 24, 2025; May 20, 2026
 4. Upcoming Agenda Review
 5. Individual Items
- 8:30 PM Town Administrator Items**
1. Consent Agenda:
 - a. Request for Approval of Resolution of Local Governing Body Authorizing Submission and Execution of CDBG Annual Action Plan, and Authorization for Town Administrator to apply for the CDBG Entitlement and to Administer Program
 - b. Boston Gas Company dba National Grid Request for Granting of an Easement at 4 Long Pond Road, South Yarmouth, for Pump Station 4
 - c. West Yarmouth Congregational Church’s Annual Request for Using Seagull Beach for early morning Sunday Services
 - d. Yarmouth Libraries Request for Special Entertainment License for Tiny Renaissance Faire to be held on Simpkins Field
 - e. Sea Dog Brew Pub’s Request for Special Alcohol and Special Entertainment Licenses for Annual Big Nick’s Ride Fundraiser
 - f. Senator Julian Cyr’s Office Request for Approval of Edits made to S.2712
 2. Town Administrator Updates
- 8:45 PM Adjourn**



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YARMOUTH TOWN CLERK RE
JUN 5 '26 AM 11:15

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- 7:30 PM Hearing: Change of Ownership & Stock Interest – RCR Management Inc. dba Longfellow's Pub, Jamison C. Roy, New Owner, 182 Old Townhouse Road, South Yarmouth, MA**
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 - a. Historical Commission: Mackenzie Johnson
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 - a. Water Resources Advisory Committee: John Deliso; Lee Rowley; George Perkins
 - b. Community Preservation Committee: Drew Krauss, Housing Authority Representative; David Geanacopoulos, Historical Commission Representative; Lee Hamilton, Community Housing Representative
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 - d. Yarmouth Libraries Request for Special Entertainment License for Tiny Renaissance Faire to be held on Simpkins Field
 - e. Sea Dog Brew Pub's Request for Special Alcohol and Special Entertainment Licenses for Annual Big Nick's Ride Fundraiser
 - f. Senator Julian Cyr's Office Request for Approval of Edits made to S.2712
 2. Town Administrator Updates
- 8:45 PM Adjourn**

CONSENT AGENDA

**Yarmouth Select Board
June 9, 2026**

APPROVED: _____

Approvals:

- May 8, 2026 Memo from Mary Waygan, Affordable Housing/Community Development Block Grant (CDBG) Program Administrator, requesting the Yarmouth Select Board approve the Resolution of Local Governing Body Authorizing Submission and Execution of the CDBG Annual Action Plan. The Resolution authorizes the Town Administrator to apply for the CDBG entitlement and to administer the program.
- Boston Gas Company, doing business as National Grid, requesting the granting of an easement at 4 Long Pond Road, South Yarmouth, for Pump Station 4.
- June 9, 2026 Memorandum from Amy Harwood, Licensing Administrator, regarding West Yarmouth Congregational Church's annual request for Permission to use Seagull Beach for early morning Sunday Services from July 5th to August 9th, 2026, from 6:45 a.m. to 7:45 a.m.
- June 9, 2026 Memorandum from Amy Harwood, Licensing Administrator, regarding Yarmouth Libraries Request for a Special Entertainment License for the annual Tiny Renaissance Faire to take place at Simpkins Field/Joshua Sears Memorial Playground on Saturday, July 11, 2026, from 10:00 a.m. to 4:00 p.m.
- June 9, 2026 Memorandum from Amy Harwood, Licensing Administrator, regarding Sea Dog Brew Pub's request for Special Alcohol and Special Entertainment Licenses for its annual Big Nick's Ride Fundraiser to take place on Friday July 17th from 5:00 p.m. to 11:00 p.m., Saturday, July 18th from 11:00 a.m. to 11:00 p.m., and Sunday July 19th from 10:00 a.m. to 5:00 p.m.
- May 26, 2026 Email from Michael Holcomb, Legislative Director from Senator Julian Cyr's Office, requesting approval of the edits made to S.2712, *An Act relative to the town of Yarmouth Division of Natural Resources employees*, so that they can be made via amendment in the Senate.

YARMOUTH TOWN CLERK RE
JUN 5 '26 AM 11:15

AGENDA PACKET
Yarmouth Select Board
June 9, 2026

- Select Board Positions Listing
- Proclamation for Reverend John Mueller's Retirement
- Official Certificate of Achievement for Jeanne Wallin's 100th Birthday
- Dog Hearing Packet: Complaint against Peter Bleau by Mr./Mrs. Michael Weisberg
- Hearing Packet: Change of Hours – Alpha Entertainment Group, LLC dba The Music Room, Brian Serpone, Manager, 541 Route 28, West Yarmouth
- Hearing Packet: Change of Ownership & Stock Interest – RCR Management Inc. dba Longfellow's Pub, Jamison C. Roy, New Owner, 182 Old Townhouse Road, South Yarmouth
- June 4, 2026 Memo from Jeffrey Colby, P.E., Director of Public Works, regarding the Recommendation to Award Wastewater Phase 1 - Contract #6
- January 8, 2026 Letter from Michael Guidice, PE Associate, CDM Smith, regarding Wastewater Collection and Water Resource Recovery Facilities Phase 1 – Contract 6; CWSRF-8349/6 Recommendation to Award, with attachment (*Bid Tabulation*)
- Appointment to Historical Commission (1 regular position – Mackenzie Johnson)
- Appointment to Disability Commission (1 regular position – Jill Bryden)
- Reappointments to Water Resources Advisory Committee (3 regular positions – John Deliso, Lee Rowley, and George Perkins)
- Representative Reappointments to Community Preservation Committee (3 representative positions – Drew Krauss, Housing Authority Representative, David Geanacopoulos, Historical Commission Representative, and Lee Hamilton, Community Housing Representative)
- June 24, 2025 Yarmouth Select Board Meeting Minutes
- May 20, 2026 Yarmouth Select Board Meeting Minutes
- Yarmouth Select Board 2026 Projected Agenda Items
- June 2026 Yarmouth Select Board Calendar

INFORMATION PACKET

Yarmouth Select Board

June 09, 2026

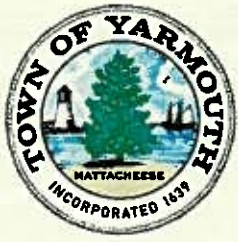
- Health Division Flyers: June Awareness Event to Promote Bicycle Safety
- May 27, 2026 Media Release from Cape Cod Healthcare: *Cape Cod Healthcare Announces June Blood Drives*
- May 14, 2026 Media Release from Cape Cod Healthcare: *Cape Cod Healthcare Announces Reopening of Seasonal Urgent Care Center in Orleans for the 2026 Summer Season*
- Town of Yarmouth “We’re Hiring” Notice

AGENDA

ITEMS

SELECT BOARD POSITIONS

	2025-2026	2026-2027
<u>Chairman</u>	Tracy Post	
<u>Vice Chairman</u>	Dorcas McGurrin	
<u>Clerk</u>	Mark Forest	
<u>Chairman Licensing Board</u>	Tracy Post	
<u>Appointments Chairman</u>	Joyce Flynn	
<u>Ambulance Waiver Admin.</u>	Dorcas McGurrin	
<u>Rep - DY Liaison Primary</u>	Joyce Flynn	
<u>DY Contract Negotiations Team</u>	Tracy Post	
<u>Scholarship Committee Rep.</u>	Dorcas McGurrin	
<u>Affordable Housing Trust</u>	Mark Forest	
<u>Alternate Airport Rep</u>	Liz Argo	
<u>Clean Water Trust Managing Board Rep</u>	Mark Forest	
<u>Public Access Media Center</u>	Joyce Flynn	
<u>Regional Transit Authority</u>	Robert C. Lawton, Jr.	
<u>MPO/DY Section Rep</u>	Liz Argo	
<u>Cape Cod Commission Rep</u>	Dennis Prebensen	



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PROCLAMATION

Reverend John Mueller's Retirement

~~WHEREAS~~, Reverend John Mueller has served proudly as Pastor of the South Yarmouth United Methodist Church for the past seven years; and,

~~WHEREAS~~, Reverend Mueller will have completed 36 years as a minister under appointment in the United Methodist Church; and,

~~WHEREAS~~, during his tenure in South Yarmouth, Rev. Mueller has achieved remarkable success as a pastor and has had a tremendous impact on the lives of the congregations and the greater Yarmouth Community; and,

~~WHEREAS~~, under his strong and caring leadership, the congregation membership has grown steadily while average Sunday attendance places the church near the top of the entire New England Annual Conference, and bible study programs have grown to include many outside of the church, and with the assistance of a Community Preservation grant, the congregation has completed the year-long restoration of the exterior of the historic church building; and,

~~WHEREAS~~, among Rev. Mueller's many initiatives are the Senior Advocates Program, weekly visits by the Duffy Health van, monthly hikes through local parks and trails, the DYECHE food card program, participation in the South Yarmouth Library's Annual Cookie Stroll, continuation of the popular summer Sunday morning beach services at Smugglers Beach, and hosting frequent music events for the DY Regional High School music department;

~~THEREFORE~~, the Yarmouth Select Board wishes the Reverend and his wife Joy the best of luck in their well-deserved retirement on this 9th Day of June, Two Thousand Twenty-Six.

The Town of Yarmouth Select Board

Tracy Post, Chair

Dorcas McGurrin

Mark Forest

Joyce Flynn

Elizabeth Argo



Town of Yarmouth

Select Board

Official Certificate of Achievement

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

Jeanne Wallin

On the Attainment of 100 Years Well-lived on June 5th

And, be it further known that the Town of Yarmouth extends its sincerest congratulations and thanks in allowing us all to share in this impressive milestone.

"And in the end, it's not the years in your life that count. It's the life in your years." - Abraham Lincoln

Celebrating a century of life, love, and laughter, this certificate is approved by the Yarmouth Select Board on this Ninth Day of June, Two Thousand Twenty-Five.

*The Town of Yarmouth
Select Board*

Tracy Post, Chair

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Joyce Flynn

Elizabeth Argo

CAPE COD TIMES

Public Notices

Originally published at capecodtimes.com on 05/31/2026

TOWN OF YARMOUTH

DOG HEARING

The Yarmouth Select Board will hold a public hearing on June 9, 2026 under the authority of Chapter 140, Section 157 of the Massachusetts General Laws concerning a complaint filed against Peter Bleau of 216 Cranberry Lane, South Yarmouth, MA, being the owner / keeper of a dog causing a nuisance by being unrestrained and showing aggressive behavior. The hearing officer's recommendations have been submitted to the Yarmouth Select Board. Hearings are held in the Hearing Room of Yarmouth Town Hall, and via Zoom, beginning at 6:00 p.m.

5/31/26 #12367479



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May 18, 2026

Mr. Peter Bleau
216 Cranberry Lane
South Yarmouth, MA 02664

Dear Mr. Bleau,

As you are aware, due to the unavailability of the complainant on April 7, 2026, the public hearing before the Yarmouth Select Board was postponed. The new scheduled date for the hearing before the Board is **Tuesday, June 9, 2026**. Please note that Yarmouth Select Board meetings begin at 6:00 p.m. and are held in the Town Hall Hearing Room, 1146 Route 28, South Yarmouth, MA.

This hearing is in reference to a complaint filed by Mr. and Mrs. Michael Weisberg against you, being the owner/keeper of a lab-mix named Savana, causing a nuisance by being unrestrained and showing aggressive behavior. The hearing will be held under Chapter 140, Section 157 of the Massachusetts General Laws.

Respectfully,

Robert L. Whritenour, Jr.
Town Administrator



Peter Bleau



Date

cc: Animal Control Officer
File
Mr./Mrs. Michael Weisberg, 234 Cranberry Lane, South Yarmouth, MA 02664
and 5 Hemlock Lane, East Greenbush, NY 12061

Commonwealth of Massachusetts

Complaint of Vicious or Barking Dogs Section 157, Chapter 140, General Laws

To: Select Board
Chief of Police
County Commissioners

Town of Yarmouth

Date: 12/1/05

I hereby make complaint hereon, that a dog or dogs owned or harbored by:

PETER BLOOM 216 Cranbury Lane South Yarmouth
Name Address
residing in my vicinity on or near: 234 Cranbury Lane S4
Street or Locality

Is a nuisance by reason of: --

1. Vicious Disposition.

State facts here: _____

2. Excessive Barking.

State facts here: _____

3. Other Disturbance

State facts here: Dog attacked child July 28 2005
All information has been sent to animal control
but I can re send all documents if needed

4. Source or annoyance to a sick person residing in the vicinity.

State facts here: _____

This complaint is made under the penalties of perjury.

Complainant's signature and address:

Henry Kelley
234 Cranbury Ln
South Yarmouth, MA

Mail: 5 Henlock Lane
East Greenwich NY 12061



Mead, Talerman & Costa, LLC
Attorneys at Law

730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

www.mtclawyers.com

Newburyport Office
30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

Nuisance/Dangerous Dog Hearings – G.L. c. 140, § 157

Public Hearing

Public hearing must be conducted and must include an examination "Under Oath" of the Complainant

Definitions

"Nuisance dog", a dog that: (i) by excessive barking or other disturbance, is a source of annoyance to a sick person residing in the vicinity; or (ii) by excessive barking, causing damage or other interference, a reasonable person would find such behavior disruptive to one's quiet and peaceful enjoyment; or (iii) has threatened or attacked livestock, a domestic animal or a person, but such threat or attack was not a grossly disproportionate reaction under all the circumstances.

"Dangerous dog", a dog that either: (i) without justification, attacks a person or domestic animal causing physical injury or death; or (ii) behaves in a manner that a reasonable person would believe poses an unjustified imminent threat of physical injury or death to a person or to a domestic or owned animal.

Findings

Based on credible evidence and testimony presented at the public hearing, the hearing authority shall: (i) if the dog is complained of as a nuisance dog, either dismiss the complaint or deem the dog a nuisance dog; or (ii) if the dog is complained of as a dangerous dog: (A) dismiss the complaint; (B) deem the dog a nuisance dog; or (C) deem the dog a dangerous dog.

Order

If the hearing authority deems a dog a nuisance dog, the hearing authority may further order that the owner or keeper of the dog take remedial action to ameliorate the cause of the nuisance behavior.

If the hearing authority deems a dog a dangerous dog, the hearing authority shall order 1 or more of the following:

(i) that the dog be humanely restrained; provided, however, that no order shall provide that a dog deemed dangerous be chained, tethered or otherwise tied to an inanimate object including, but not limited to, a tree, post or building;

(ii) that the dog be confined to the premises of the keeper of the dog; provided, however, that "confined" shall mean securely confined indoors or confined outdoors in a securely enclosed and locked pen or dog run area upon the premises of the owner or keeper; provided further, that such pen or dog run shall have

a secure roof and, if such enclosure has no floor secured to the sides thereof, the sides shall be embedded into the ground for not less than 2 feet; and provided further, that within the confines of such pen or dog run, a dog house or proper shelter from the elements shall be provided to protect the dog;

(iii) that when removed from the premises of the owner or the premises of the person keeping the dog, the dog shall be securely and humanely muzzled and restrained with a chain or other tethering device having a minimum tensile strength of 300 pounds and not exceeding 3 feet in length;

(iv) that the owner or keeper of the dog provide proof of insurance in an amount not less than \$100,000 insuring the owner or keeper against any claim, loss, damage or injury to persons, domestic animals or property resulting from the acts, whether intentional or unintentional, of the dog or proof that reasonable efforts were made to obtain such insurance if a policy has not been issued; provided, however, that if a policy of insurance has been issued, the owner or keeper shall produce such policy upon request of the hearing authority or a justice of the district court; and provided further, that if a policy has not been issued the owner or keeper shall produce proof of efforts to obtain such insurance;

(v) that the owner or keeper of the dog provide to the licensing authority or animal control officer or other entity identified in the order, information by which a dog may be identified, throughout its lifetime including, but not limited to, photographs, videos, veterinary examination, tattooing or microchip implantations or a combination of any such methods of identification;

(vi) that unless an owner or keeper of the dog provides evidence that a veterinarian is of the opinion the dog is unfit for alterations because of a medical condition, the owner or keeper of the dog shall cause the dog to be altered so that the dog shall not be reproductively intact; or

(vii) that the dog be humanely euthanized.

No order shall be issued directing that a dog deemed dangerous shall be removed from the town or city in which the owner of the dog resides. No city or town shall regulate dogs in a manner that is specific to breed.

Exceptions

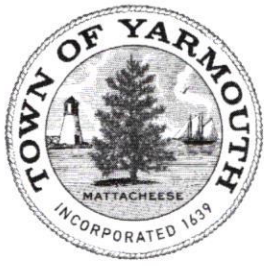
No dog shall be deemed dangerous: (i) solely based upon growling or barking or solely growling and barking; (ii) based upon the breed of the dog; or (iii) if the dog was reacting to another animal or to a person and the dog's reaction was not grossly disproportionate to any of the following circumstances:

(1) the dog was protecting or defending itself, its offspring, another domestic animal or a person from attack or assault;

(2) the person who was attacked or threatened by the dog was committing a crime upon the person or property of the owner or keeper of the dog;

(3) the person attacked or threatened by the dog was engaged in teasing, tormenting, battering, assaulting, injuring or otherwise provoking the dog; or

(4) at the time of the attack or threat, the person or animal that was attacked or threatened by the dog had breached an enclosure or structure in which the dog was kept apart from the public and such person or animal was not authorized by the owner of the premises to be within such enclosure including, but not limited to, a gated, fenced-in area if the gate was closed, whether locked or unlocked; provided, however, that if a person is under the age of 7, it shall be a rebuttable presumption that such person was not committing a crime, provoking the dog or trespassing.



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**LICENSING
ADMINISTRATOR**
Amy Harwood

MEMORANDUM

TO: SELECT BOARD

FROM: AMY HARWOOD, LICENSING ADMINISTRATOR

DATE: June 9, 2026

RE: ABCC CHANGE OF HOURS – Alpha Entertainment Group, LLC dba The Music Room (541 Route 28, West Yarmouth MA 02673)

Attached are the following materials with respect to the Change of Hours Application submitted by Brian Serpone, Owner/Manager. There have been no public comments received.

- Legal Ad
- Monetary Transmittal Form
- Corporate Vote
- Letter Dated January 16, 2026
- Certificate of Insurance showing Liquor Liability, Workers Comp, and General Liability Coverage
- Abutters Notice
- Current Liquor License
- Department Comments
- ABCC Guideline / Checklist – Change of Hours
- Town of Yarmouth Checklist – Change of Hours

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

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CAPE COD TIMES

Public Notices

Originally published at capecodtimes.com on 05/24/2026

LEGAL ADVERTISEMENT

TOWN OF YARMOUTH

SELECT BOARD

ABCC LICENSE AMENDMENT – CHANGE OF
HOURS HEARING

The Yarmouth Select Board, acting as the Local Licensing Authority, has received an Application from Alpha Entertainment Group, LLC dba The Music Room, Brian Serpone, Manager located at 541 Route 28, West Yarmouth, MA 02673, for an Amendment to its existing liquor license to change the hours of operation from 5:00 PM-1:00AM, daily Monday through Sunday to open earlier at 11:00 AM daily, Monday through Sunday. The owner states that patrons have expressed strong interest in daytime entertainment and related events such as creative brunches, matinee performances, comedy, and early shows.

The hearing will be held on Tuesday, June 9, 2026 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, Friday, June 5, 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.

May 24,2026 12346454

The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE
LOCAL LICENSING AUTHORITY.

REVENUE CODE: RETA

CHECK PAYABLE TO ABCC OR COMMONWEALTH OF MA: NO FEE

A.B.C.C. LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY):

LICENSEE NAME: Alpha Entertainment Group, LLC, DBA The Music Room

ADDRESS: 541 Route 28

CITY/TOWN: West Yarmouth STATE MA ZIP CODE 02673

TRANSACTION TYPE (Please check all relevant transactions):

Change of Hours

Change of DBA

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL
FORM ALONG WITH THE CHECK, COMPLETED APPLICATION, AND
SUPPORTING DOCUMENTS TO:

ALCOHOLIC BEVERAGES CONTROL COMMISSION
P. O. BOX 3396
BOSTON, MA 02241-3396

CORPORATE VOTE

The Board of Directors or LLC Managers of

Alpha Entertainment Group, LLC DBA The Music Room

Entity Name

duly voted to apply to the Commonwealth of Massachusetts Alcoholic Beverages Control

Commission on December 1, 2025

Date of Meeting

For the following transactions (Check all that apply):

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input checked="" type="checkbox"/> Change of Hours |
| | <input type="checkbox"/> Other | <input type="checkbox"/> Change of DBA | |

"VOTED: To authorize

Brian R. Serpone

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

Brian R Serpone

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,

For Corporations ONLY

A true copy attest,

Corporate Officer /LLC Manager Signature

Corporation Clerk's Signature



541 Route 28, West Yarmouth, MA 02673

To: Chair Post and Members Of The Yarmouth Select Board

January 16, 2026

From:
Brian Serpone
The Music Room

Subject: Request For Change Of Hours Of Operation - Year 2026

Dear Chairman Post and Members of The Board Of Selectmen,

I am writing on behalf of *The Music Room*, located at 541 Route 28 in West Yarmouth, to respectfully request the Board's approval for a change to our hours of operation and an amendment to our annual liquor license to reflect these proposed changes.

We believe that this adjustment will allow us to better serve our patrons while continuing to operate in a responsible manner that is consistent with local regulations and community standards. We remain committed to maintaining a safe, well-managed establishment and to working cooperatively with the Town and its residents.

Since opening our doors on June 28, 2021 (post-COVID), our approved hours of operation have been 5:00 PM to 1:00 AM daily, Monday through Sunday. We are now requesting approval to extend those hours to allow *The Music Room* to open earlier at 11:00 AM daily, Monday through Sunday.

On June 6, 2023, we appeared before the Board of Selectmen to request changes to the hours of our Entertainment Licenses for both weekdays and Sundays. That request was approved, though it has taken considerable planning and preparation to properly implement these changes on our end. I am pleased to report that we are now fully prepared to move forward.

Since opening, the most frequent request we have received from our clientele—who largely represent an older demographic—has been for daytime programming. Many of our patrons have expressed strong interest in daytime entertainment and related events

such as creative brunches, matinee performances, comedy, and early shows, which better align with their schedules and preferences.

The Music Room has proven to be an exceptional success in bringing legendary performers and nationally recognized artists to the Mid-Cape area while offering a unique, premier listening-room experience. Artists who have performed at The Music Room include Albert Lee; Peter Asher (super-producer for James Taylor, Linda Ronstadt, Carole King, and Peter & Gordon); Leland Sklar; Eric Gales; Curtis Salgado (Robert Cray Band); Barry Goudreau (formerly of Boston); Kate Taylor; Jay & The Americans; Bobby Rush; Carla Cooke (daughter of Sam Cooke); Jeff "Skunk" Baxter (Doobie Brothers and Steely Dan); The Yardbirds; Canned Heat; Vanilla Fudge; Tiffany; Maria Muldaur; Denny Laine (co-founder of The Moody Blues and Paul McCartney's Wings); Stéphane Wrembel; John McEuen; Kofi Baker (son of Ginger Baker of Cream); Lee Rocker and Slim Jim Phantom (The Stray Cats); The Reverend Horton Heat; Shemekia Copeland; Kim Wilson and The Fabulous Thunderbirds; Billy Prine; Tito Puente, Jr., The Blues Brothers Band featuring Jim Belushi and many more.

Expanding our hours to include daytime operations will allow us to better serve our patrons, enhance cultural offerings in the community, and continue contributing positively to the Mid-Cape economy.

Thank you for your time, consideration, and continued support. Please do not hesitate to contact me should you require any additional information.

Respectfully submitted,

Brian Serpone
The Music Room
541 Route 28
West Yarmouth, MA 02673



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/02/2025

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 The Hilb Group New England, LLC 973 Iyannough Road Hyannis MA 02601		CONTACT NAME: _____ PHONE (A/C, No, Ext): _____ FAX (A/C, No): _____ E-MAIL ADDRESS: _____																						
INSURED Alpha Entertainment Group LLC, DBA: The Music Room 21 Fruean Way South Yarmouth MA 02664		<table border="1"> <thead> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A :</td> <td>Kinsale Insurance Company</td> <td>38920</td> </tr> <tr> <td>INSURER B :</td> <td>Associated Employers Insurance Co</td> <td>11104</td> </tr> <tr> <td>INSURER C :</td> <td>Hospitality Mutual Insurance Company</td> <td>13163</td> </tr> <tr> <td>INSURER D :</td> <td></td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	Kinsale Insurance Company	38920	INSURER B :	Associated Employers Insurance Co	11104	INSURER C :	Hospitality Mutual Insurance Company	13163	INSURER D :			INSURER E :			INSURER F :		
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INSURER C :	Hospitality Mutual Insurance Company	13163																						
INSURER D :																								
INSURER E :																								
INSURER F :																								

COVERAGES

CERTIFICATE NUMBER: CL2512220009

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 type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER: _____				12/02/2025	12/02/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Blanket AI with contract \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY						
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB OCCUR CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below				08/01/2025	08/01/2026	PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
C	Liquor Liability				12/02/2025	12/02/2026	Liquor Liability \$250,000

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

Operations performed by the named insured subject to policy terms and conditions.

CERTIFICATE HOLDER**CANCELLATION**

Town of Yarmouth 1146 Route 28 South Yarmouth MA 02664	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 
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ABUTTERS NOTICE

TOWN OF YARMOUTH

SELECT BOARD

ABCC LICENSE AMENDMENT – CHANGE OF HOURS HEARING

The Yarmouth Select Board, acting as the Local Licensing Authority, has received an Application from Alpha Entertainment Group, LLC dba The Music Room, Brian Serpone, Manager located at 541 Route 28, West Yarmouth, MA 02673, for an Amendment to its existing liquor license to change the hours of operation from 5:00 PM-1:00AM, daily Monday through Sunday to open earlier at 11:00 AM daily, Monday through Sunday.

The owner states that patrons have expressed strong interest in daytime entertainment and related events such as creative brunches, matinee performances, comedy, and early shows.

The hearing will be held on Tuesday, June 9, 2026 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, Friday, June 5, 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.

No.: RS-1518

**LICENSE
ALCOHOLIC BEVERAGES**

THE LICENSING BOARD, TOWN OF YARMOUTH, MASSACHUSETTS

**HEREBY GRANTS AN
ANNUAL COMMON VICTUALLER
License to Expose, Keep for Sales, and to Sell
All Alcohol**

TO BE DRUNK ON PREMISES

To: **ALPHA ENTERTAINMENT GROUP LLC**

Date: 1/1/2026

DBA: **The Music Room**
541 Route 28
Yarmouth, MA 02673

Ref:

Fee(s):

License Duration Type: **ANNUAL**

Manager: **Brian Serpone**

License Conditions:

The Music Room is a wine bar with other alcoholic beverages and rock & roll themed art gallery with live entertainment (national as well as the best local and regional talent). With a renovated lounge-style design merging chic, industrial and rustic elements. The Music Room strives to represent wines with a distinct point of view to educate as you sip while creating a mood with a true sense of joy. The venue is set up to enhance the art & culture scene that currently exists on Cape Cod. **See back for further restrictions.**

On the following described premises: 541 Route 28, Yarmouth, MA 02673

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the General Laws, as amended, and any rules or regulations made expires December 31ST, 2026, unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have thereunto affixed their official signatures.

The hours during which alcoholic beverages
may be sold are from:
Monday – Saturday
5:00PM - 1:00AM

Sunday
5:00PM - 1:00AM

LICENSE
granted by:

Mark R. Frenet
Richard Blodgett
Joseph Flynn

LICENSING AUTHORITIES

This License Shall Be Displayed on the Premises in a
conspicuous position where it can be easily ready.

RESTRICTIONS:

1. The license holder is responsible for the quiet and orderly dispersal of patrons and employees entering and exiting the establishment and the parking area.
2. Noise should not be audible off premises or at a level that would disturb abutters.
3. All state and Board of Health requirements are in compliance.



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: Change times of operation

BUSINESS NAME		MUSIC ROOM
BUSINESS ADDRESS		541 Route 28

DATE OF SELECT BOARD MEETING	June 9TH
------------------------------	----------

Fire Department	Comments: NONE
-----------------	-------------------

Steps required to be taken prior to issuance of license:

NONE

Signature:

Lt. Matt Bearse

Date:

6/4/26

Print Name:

Lt. MATT BEARSE

Title:

Lt/Insp.

PLEASE RETURN COMMENTS BY JUNE 8, 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 McGurrin
Mark Forest
Joyce Flynn
Elizabeth Argo

LICENSING ADMINISTRATOR

Amy Harwood

DEPARTMENT COMMENT SHEET

IN REGARD TO:


BUSINESS NAME	MUSIC ROOM
BUSINESS ADDRESS	541 Route 28

DATE OF SELECT BOARD MEETING	June 9TH
------------------------------	----------

Building Department	Comments: No concerns for Building
---------------------	---------------------------------------

Steps required to be taken prior to issuance of license:

--

Signature:  Date: 6/4/2026
Print Name: Mark Grylls Title: Inspectional Services Director

PLEASE RETURN COMMENTS BY JUNE 8, 2026



OFFERED BY Alcoholic Beverages Control Commission

Amend Your Alcoholic Beverages Retail License: Change of Hours (ABCC)

If you need to notify the ABCC of a change in your operational hours, please follow these instructions.

THE DETAILS

What you need

Please be sure to read the instructions on the front page of each application carefully, as some required documents have changed.

Note: A change of hours does not require an ABCC processing fee.

Forms and Documents

You will need the following forms to file a change of hours, transfer, or issuance of stock with the ABCC:

- Vote of the Corporate Board** (</doc/vote-of-entity-state-licenses/download>). Include a vote to apply for a change of hours, signed by an authorized signatory for the entity.

Additional Amendments

If you are filing additional amendments to your retail license, you will need to also file a **multiple transaction application** (</service-details/forms-for-multiple-amendments-to-an-alcoholic-retail-license-abcc>). See our sidebar for a link to these instructions or [click here](#) (</service-details/forms-for-multiple-amendments-to-an-alcoholic-retail-license-abcc>).

How to amend

By mail

Submit all required documents and forms to your Local Licensing Authority (LLA). The LLA will either approve or deny your application for your license amendment. If it is approved, the amendment will be forwarded to the ABCC.

Next steps

Granting of an amendment application by the LLA

When you submit your application with the LLA, the LLA is required by law to note the date and hour your application is filed with it. The LLA must act on an application within 30 days of it being filed.

Approval by the ABCC

When the ABCC receives an amendment application that has been approved by the LLA, an investigator will be assigned. The investigator will investigate the proposed manager, examining any criminal background and fitness of character. Parties to an amendment application must respond promptly to investigators' inquiries.

Failure to do so will result in a delay of the approval and may result in a denial of the amendment application.

License amendment issued

Once the LLA receives the ABCC's approval of an amendment application, it must issue the amended license within 7 days.

More info

The ABCC urges you to reach out to the Local Licensing Authority (“LLA”) in the city or town in which you are applying for a change of manager amendment to your license **before applying**. While state law requires you to submit certain documents, your LLA may have other documents and/or fees required of you before it will consider your application, and failure to contact them before you apply for a change of manager amendment to your license may delay the consideration of your application.

Downloads

No Fee Transmittal Form (ABCC) (<https://www.mass.gov/doc/no-fee-transmittal-form-abcc/download>) (English, PDF 585.33 KB)

Monetary Transmittal Form (ABCC) (<https://www.mass.gov/doc/monetary-transmittal-form-abcc/download>) (English, PDF 169.17 KB)

Contact

Alcoholic Beverages Control Commission

Address

95 Fourth Street, Suite 3 , Chelsea, MA 02150-2358

Directions ([https://maps.google.com/?](https://maps.google.com/?q=95+Fourth+Street%2C+Suite+3+%2C+Chelsea%2C+MA+02150-2358)

[q=95+Fourth+Street%2C+Suite+3+%2C+Chelsea%2C+MA+02150-2358](https://maps.google.com/?q=95+Fourth+Street%2C+Suite+3+%2C+Chelsea%2C+MA+02150-2358))

Phone

(617) 727-3040

Open M-F 9am-5pm

Online

Find Your ABCC Representative

ABCC Staff Directory (<https://www.mass.gov/service-details/alcoholic-beverages-control-commission-staff-directory-abcc>)

mass.gov/treasury (<http://www.masstreasury.org/>)

RELATED

Forms for Multiple Amendments to an Alcoholic Retail License (ABCC) (/info-details/forms-for-multiple-amendments-to-an-alcoholic-retail-license-abcc)

Alcoholic Beverages Control Commission Staff Directory (ABCC) (/info-details/alcoholic-beverages-control-commission-staff-directory-abcc)

ABCC Hearing Calendar (/info-details/abcc-hearing-calendar)

State Organizations (/massachusetts-state-organizations)

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TOWN OF YARMOUTH

1146 ROUTE 28, South Yarmouth, Massachusetts 02664
Telephone (508) 398-2231, ext. 1268, Fax (508) 398-2365

BOARD OF
SELECTMEN

LICENSING
ADMINISTRATOR
Dakota B. Pruc.

CHANGE OF HOURS CHECK LIST

Filing Fee: \$105

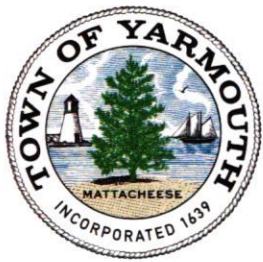
Hearing Required: Yes No
Legal Ad Required: Yes No
Notify Abutters: Yes No

REQUIRED DOCUMENTS:

- Completed application from the ABCC Website (www.mass.gov/abcc)
- Documents from the ABCC Checklist (Page 1 of the ABCC application)

PROCESS:

- Applicants will complete the ABCC application and collect all required documentation.
- Applicants will drop off the application package at the Licensing Office.
- The Licensing Office will accept the application and set an **informal hearing** date. The Board of Selectmen will meet to vote on the change. Attendance is NOT required.
- Upon approval from the Board of Selectmen, the Licensing Administrator will send the application to the ABCC for approval. Upon the ABCC approval, the Licensing Administrator will issue the update license within 7 days.



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 9, 2026

RE: ABCC CHANGE OF OWNERSHIP / STOCK INTEREST – RCR Management Inc. dba Longfellow's Pub (182 Old Townhouse Road, South Yarmouth MA 02664)

Due to the Recommendation of the ABCC's Investigator concerning the Change of Manager Application which was approved by this Select Board on April 14, 2026, attached are the following materials with respect to the Multiple Amendment Application Change of Ownership and Stock Interest along with the Change of Manager submitted by Jamison Roy, Director/Manager, RCR Management Inc. dba Longfellow's Pub, 182 Old Townhouse Road, South Yarmouth on April 21, 2026. A legal ad was required, but not an Abutters Notification.

- Legal Ad
- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Application for Multiple Amendments-Change of Ownership, Stock Interest and Manager including Financial Statement
- Entity Vote
- CORI Application with proof of citizenship
- Certificate of Insurance showing Liquor Liability, Workers Comp, and General Liability Coverage
- Business Structure Documents – Business Entity Information and Annual Report
- Purchase Agreement
- ABCC Checklists

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

###

CAPE COD TIMES

Public Notices

Originally published at capecodtimes.com on 05/24/2026

TOWN OF YARMOUTH SELECT BOARD

ABCC APPLICATION FOR AMENDMENT - CHANGE OF OWNERSHIP AND STOCK
INTEREST HEARING

The Yarmouth Select Board, acting as the Local Licensing Authority, has received an application for a Change of Ownership and Stock Interest from RCR Management Inc. dba Longfellow's Pub located at 182 Old Townhouse Road, South Yarmouth, MA 02664. The new Owner with 100% stock interest is Jamison C. Roy of South Yarmouth.

A Hearing will be held on Tuesday, June 9, 2026 in the Hearing Room at the Town Hall, 1146 Route 28 South Yarmouth 02664. The Select Board meeting begins at 6:00pm.

Written comments will be accepted until 4:30 pm, Friday, June 5th 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.

May 24,2026 12346516



Commonwealth of Massachusetts
Department of Revenue
Gouffrey E. Snyder, Commissioner
mass.gov/dor

Letter ID: _____
Notice Date: June 3, 2026
Case ID: _____



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



RCR MANAGEMENT, INC.
63 HIGH BANK RD
SOUTH YARMOUTH MA 02664-3129



Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, RCR MANAGEMENT, INC. dba LONGFELLOW PUB 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



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

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
 MONETARY TRANSMITTAL FORM**

APPLICATION FOR MULTIPLE AMENDMENTS

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: ABCC PAYMENT WEBSITE

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

RS-1518

ENTITY/ LICENSEE NAME

RCR Management Inc dba Longfellow's Pub

ADDRESS

182 Old Town House Road

CITY/TOWN

South Yarmouth

STATE

MA

ZIP CODE

02664

For the following transactions (Check all that apply):

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input checked="" type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management /Operating Agreement |
| <input checked="" type="checkbox"/> Change of Officers /
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members / LLP Partners,
Trustees) | <input checked="" type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | <input type="checkbox"/> Other | <input type="checkbox"/> Change of DBA | |

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL

Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3
 Chelsea, MA 02150-2358



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
RCR Management INC	Yarmouth	-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. Attach additional pages, if necessary.

This application reflects the full transfer of ownership of Longfellow's Pub from Raymond Roy to Jamison Roy. Including changes of stock ownership, manager, directors, and change of ownership interest.

APPLICATION CONTACT

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

Name	Title	Email	Phone
Jamison C. Roy	Owner		

2. AMENDMENT-Change of License Classification

<input type="checkbox"/> Change of License Category	Last-Approved License Category	
All Alcohol, Wine and Malt, Wine Malt and Cordials	Requested New License Category	
<input type="checkbox"/> Change of License Class	Last-Approved License Class	
Seasonal or Annual	Requested New License Class	
<input type="checkbox"/> Change of License Type*	Last-Approved License Type	
i.e. Restaurant to Club *Certain License Types CANNOT change once issued*	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:	
<input type="checkbox"/> Change of Corporate Structure	Last-Approved Corporate Structure	
LLC, Corporation, Sole Proprietor, etc	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 **Jamison C. Roy** Date of Birth **. /2001** SSN **-----**

Residential Address **-----, South Yarmouth, MA, 02664**

Email **-----** Phone **-----**

Please indicate how many hours per week you intend to be on the licensed premises **70** Last-Approved License Manager **Mindi Lynne Lawrence**

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
4/1/2019	10/1/2021	Manager	Salty's	Raymond Roy
11/1/2021	11/1/2022	Office Manager	Custom Crafted Homes	Jeff Baroni
12/5/2022	1/12/2026	Assistant Director	Latham Centers	Taylor Burns

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 **4/21/2026**

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	Residential Address	SSN	DOB
Jamison C. Roy	South Yarmouth, MA, 02664		'2001

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
President	100%	<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

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

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? Please provide a copy of the 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
Raymond Roy	President	
Name of Principal	Title/Position	Percentage of Ownership
Stephen J. Roy	Clerk	
Name of Principal	Title/Position	Percentage of Ownership
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 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.

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.

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.

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

Name of Principal Residential Address SSN DOB

Title and or Position Percentage of Ownership Director Yes No US Citizen Yes No MA Resident Yes No

Name of Principal Residential Address SSN DOB

Title and or Position Percentage of Ownership Director Yes No US Citizen Yes No MA Resident Yes No

Name of Principal Residential Address SSN DOB

Title and or Position Percentage of Ownership Director Yes No US Citizen Yes No MA Resident Yes No

Name of Principal Residential Address SSN DOB

Title and or Position Percentage of Ownership Director Yes No US Citizen Yes No MA Resident Yes 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

8. AMENDMENT-Management Agreement

8C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 8A, 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

8D. PREVIOUSLY HELD MANAGEMENT AGREEMENT

Has any individual or entity identified in question 8A, 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

8E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 8B, 8C or 8D 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

8F. TERMS OF AGREEMENT

a. Does the agreement provide for termination by the licensee?

b. Will the licensee retain control of the business finances?

c. Does the management entity handle the payroll for the business?

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)

Yes No

Yes No

Yes No

ABCC Licensee Officer/LLC Manager

Signature:

Title:

Date:

Management Agreement Entity Officer/LLC Manager

Signature:

Title:

Date:

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):

--

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
Jamison C. Roy	
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 checked="" type="radio"/> No
			<input type="radio"/> Yes <input checked="" type="radio"/> No
			<input type="radio"/> Yes <input checked="" type="radio"/> No
			<input type="radio"/> Yes <input checked="" type="radio"/> No

FINANCIAL INFORMATION

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

Jamison C. Roy bought RCR Management Inc for one dollar.

APPLICANT'S STATEMENT


I, Jamison C. Roy the: sole proprietor; partner; corporate principal; LLC/LLP manager
Authorized Signatory

of RCR Management
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.

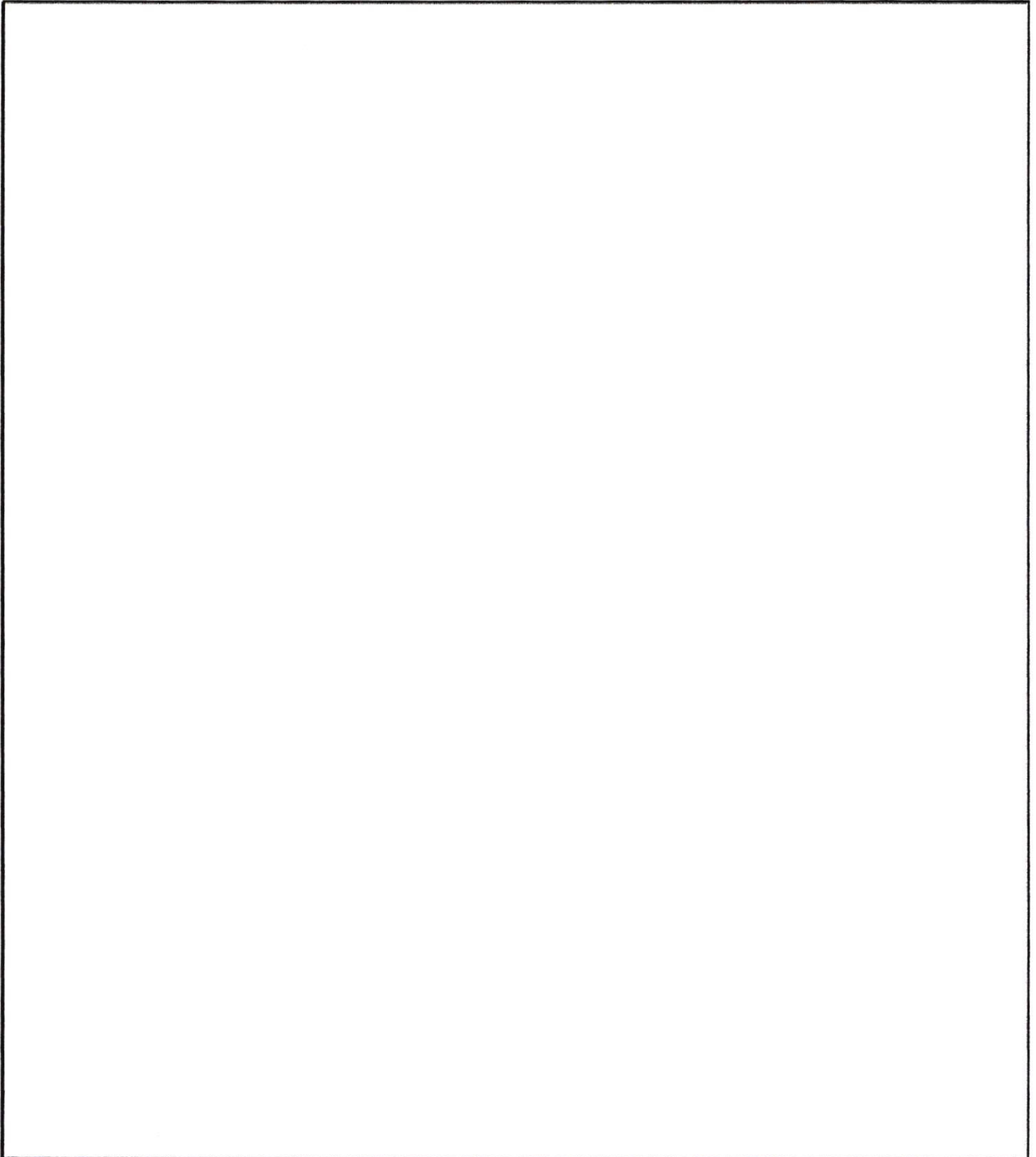
Signature: 

Date: 4/21/2026

Title: President

ADDITIONAL INFORMATION

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

A large, empty rectangular box with a thin black border, occupying the majority of the page below the text. It is intended for the applicant to provide additional information or clarify previous answers.

ENTITY VOTE

The Board of Directors or LLC Managers of RCR Management Inc
Entity Name

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

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on 4/21/2026
Date of Meeting

For the following transactions (Check all that apply):

- New License
- Change of Location
- Change of Class (i.e. Annual / Seasonal)
- Change Corporate Structure (i.e. Corp / LLC)
- Transfer of License
- Alteration of Licensed Premises
- Change of License Type (i.e. club / restaurant)
- Pledge of Collateral (i.e. License/Stock)
- Change of Manager
- Change Corporate Name
- Change of Category (i.e. All Alcohol/Wine, Malt)
- Management/Operating Agreement
- Change of Officers / Directors / LLC Managers
- Change of Ownership Interest (LLC Members / LLP Partners, Trustees)
- Issuance/Transfer of Stock/New Stockholder
- Change of Hours
- Other
- Change of DBA

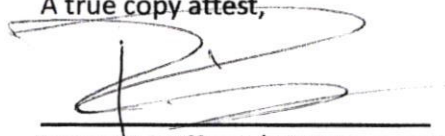
"VOTED: To authorize Jamison Roy
Name of Person

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 Jamison Roy
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,



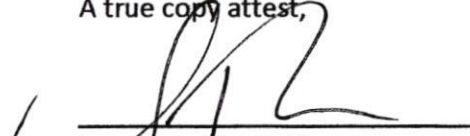
Corporate Officer / LLC Manager Signature

Raymond Roy

(Print Name)

For Corporations ONLY

A true copy attest,



Corporate Clerk's Signature

Stephen J. Roy

(Print Name)



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: RCE Management Inc CITY/TOWN: South Yarmouth

APPLICANT INFORMATION

LAST NAME: Roy FIRST NAME: Jamison MIDDLE NAME: Chip
 MAIDEN NAME OR ALIAS (IF APPLICABLE): PLACE OF BIRTH: Hyannis
 DATE OF BIRTH: 2001 SSN: ID THEFT INDEX PIN (IF APPLICABLE):
 MOTHER'S MAIDEN NAME: Jody Chiumento DRIVER'S LICENSE #: STATE LIC. ISSUED: MA
 GENDER: Male HEIGHT: WEIGHT: 150 EYE COLOR: Blue
 CURRENT ADDRESS: rd
 CITY/TOWN: South Yarmouth STATE: MA ZIP: 02664
 FORMER ADDRESS:
 CITY/TOWN: South Yarmouth STATE: MA ZIP: 02664

PRINT AND SIGN

PRINTED NAME: Jamison Roy APPLICANT/EMPLOYEE SIGNATURE: [Signature]

NOTARY INFORMATION

On this March 30, 2026 before me, the undersigned notary public, personally appeared Jamison Roy
 (name of document signer), proved to me through satisfactory evidence of identification, which were MADL
 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 DCJI Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identify Theft PIN Number by the DCJI. 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 DCJI via mail or by fax to (617) 660-4614.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/14/2026

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 The Oceanside Insurance Group 52 West Main Street Hyannis MA 02601	CONTACT NAME: Christian Barber, CIC PHONE (A/C, No, Ext): (508) 991-1111 E-MAIL ADDRESS:	FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE	
INSURED RCR Management Inc DBA Longfellow's Pub 182 Old Town House Rd West Yarmouth MA 02673-1531	INSURER A: Hartford Underwriters Insurance Company	30104
	INSURER B: Hartford Insurance Company of the Midwest	37478
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES**CERTIFICATE NUMBER:****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:				05/11/2026	05/11/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Employment Practices \$ 25,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	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 <input checked="" type="checkbox"/> N/A				05/11/2026	05/11/2027	<input type="checkbox"/> PER STATUTE <input checked="" 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
A	Liquor Liability				05/11/2026	05/11/2027	Aggregate 2,000,000 Each Occurrence 1,000,000

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

Insurance coverage is limited to the terms, conditions, exclusions, other limitations and endorsement of the policy. Nothing contained in the certificate of insurance shall be deemed to have altered, waived, or extended the coverage provided by the policy provisions. This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This is to certify that the policies of insurance listed have been issued to the insured named above.

CERTIFICATE HOLDER**CANCELLATION**

Town of Yarmouth 1146 Rte 28 S Yarmouth MA 02664	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 
--	--

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Business Entity Summary

ID Number: 000805206

[Request certificate](#)

[New search](#)

Summary for: **RCR MANAGEMENT, INC.**

The exact name of the Domestic Profit Corporation: RCR MANAGEMENT, INC.																
Entity type: Domestic Profit Corporation																
Identification Number: 000805206																
Date of Organization in Massachusetts: 01-01-2002	Date of Revival: 05-13-2022															
Date of Involuntary Dissolution by Court Order or by the SOC: 12-31-2021																
Last date certain:																
Current Fiscal Month/Day: 12/31																
The location of the Principal Office:																
Address:																
City or town, State, Zip code, Country: SOUTH YARMOUTH, MA 02665 USA																
The name and address of the Registered Agent:																
Name: JAMISON ROY																
Address:																
City or town, State, Zip code, Country: SOUTH YARMOUTH, MA 02664 USA																
The Officers and Directors of the Corporation:																
<table border="1"><thead><tr><th>Title</th><th>Individual Name</th><th>Address</th></tr></thead><tbody><tr><td>PRESIDENT</td><td>JAMISON C. ROY</td><td>. S. YARMOUTH, MA 02664 USA</td></tr><tr><td>TREASURER</td><td>JAMISON C. ROY</td><td>D. S. YARMOUTH, MA 02664 USA</td></tr><tr><td>SECRETARY</td><td>JAMISON C. ROY</td><td>. S. YARMOUTH, MA 02664 USA</td></tr><tr><td>DIRECTOR</td><td>JAMISON C. ROY</td><td>D SOUTH YARMOUTH, MA 02664 USA</td></tr></tbody></table>	Title	Individual Name	Address	PRESIDENT	JAMISON C. ROY	. S. YARMOUTH, MA 02664 USA	TREASURER	JAMISON C. ROY	D. S. YARMOUTH, MA 02664 USA	SECRETARY	JAMISON C. ROY	. S. YARMOUTH, MA 02664 USA	DIRECTOR	JAMISON C. ROY	D SOUTH YARMOUTH, MA 02664 USA	
Title	Individual Name	Address														
PRESIDENT	JAMISON C. ROY	. S. YARMOUTH, MA 02664 USA														
TREASURER	JAMISON C. ROY	D. S. YARMOUTH, MA 02664 USA														
SECRETARY	JAMISON C. ROY	. S. YARMOUTH, MA 02664 USA														
DIRECTOR	JAMISON C. ROY	D SOUTH YARMOUTH, MA 02664 USA														
Business entity stock is publicly traded: <input type="checkbox"/>																
The total number of shares and the par value, if any, of each class of stock which this business entity is authorized to issue:																
<table border="1"><thead><tr><th rowspan="2">Class of Stock</th><th rowspan="2">Par value per share</th><th colspan="2">Total Authorized</th><th>Total issued and outstanding</th></tr><tr><th>No. of shares</th><th>Total par value</th><th>No. of shares</th></tr></thead><tbody><tr><td>CNP</td><td>0</td><td>10,000</td><td></td><td></td></tr></tbody></table>	Class of Stock	Par value per share	Total Authorized		Total issued and outstanding	No. of shares	Total par value	No. of shares	CNP	0	10,000					
Class of Stock			Par value per share	Total Authorized		Total issued and outstanding										
	No. of shares	Total par value		No. of shares												
CNP	0	10,000														
<input type="checkbox"/> Consent <input type="checkbox"/> Confidential Data <input type="checkbox"/> Merger Allowed <input type="checkbox"/> Manufacturing																
View filings for this business entity:																
<div style="border: 1px solid black; padding: 5px;"><p>ALL FILINGS</p><ul style="list-style-type: none">Annual ReportApplication For RevivalArticles of AmendmentArticles of Charter Surrender</div>																
View filings																
Comments or notes associated with this business entity:																

[New search](#)

**The Commonwealth of Massachusetts, William Francis Galvin
Corporations Division**

One Ashburton Place - Floor 17, Boston MA 02108-1512 | Phone: 617-727-9640

Annual Report

(General Laws, Chapter 156D, Section 16.22; 950 CMR 113.57)

Minimum Filing Fee:

Identification Number: 000805206

1. Exact name of the corporation:
RCR MANAGEMENT, INC.

2,3. Street address of the corporation registered office in the commonwealth and the name of the registered agent at that office:
Agent name: RAYMOND C ROY
Number and street:
Address 2:
City or town: WEST YARMOUTH State: MA Zip code: 02673

4. Street address of the corporation's principal office:
Number and street:
Address 2:
City or town: SOUTH YARMOUTH State: MA Zip code: 02665
Country: UNITED STATES

5. Provide the name and addresses of the corporation's board of directors and its president, treasurer, secretary, and if different, its chief executive officer and chief financial officer.

Title	Individual Name	Address
PRESIDENT	JAMISON C. ROY	S. YARMOUTH, MA 02664 USA
TREASURER	JAMISON C. ROY	D. S. YARMOUTH, MA 02664 USA
SECRETARY	JAMISON C. ROY	D. S. YARMOUTH, MA 02664 USA
DIRECTOR	JAMISON C. ROY	SOUTH YARMOUTH, MA 02664 USA

6. Briefly describe the business of the corporation:
RESTAURANT

7. Capital stock of each class and series:

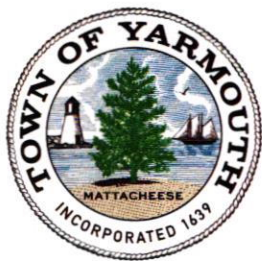
Class of Stock	Par value per share (Enter 0 if no Par)	Total authorized number of shares	Total authorized par value	Total issued and outstanding number of shares
CNP	0	10,000		0

8. Check here if the stock of the corporation is publicly traded:

9. Report is filed for fiscal year ending: 12/31/2025

Signed by JAMISON ROY , its PRESIDENT

on this 18 Day of March, 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 McGurrin
Mark Forest
Joyce Flynn
Elizabeth Argo

**LICENSING
ADMINISTRATOR**
Amy Harwood

MEMORANDUM

TO: SELECT BOARD

FROM: AMY HARWOOD, LICENSING ADMINISTRATOR 

DATE: June 9, 2026

RE: ABCC CHANGE OF OWNERSHIP / STOCK INTEREST – RCR Management Inc. dba Longfellow's Pub (182 Old Townhouse Road, South Yarmouth MA 02664)

Due to the Recommendation of the ABCC's Investigator concerning the Change of Manager Application which was approved by this Select Board on April 14, 2026, attached are the following materials with respect to the Multiple Amendment Application Change of Ownership and Stock Interest along with the Change of Manager submitted by Jamison Roy, Director/Manager, RCR Management Inc. dba Longfellow's Pub, 182 Old Townhouse Road, South Yarmouth on April 21, 2026. A legal ad was required, but not an Abutters Notification.

- Legal Ad
- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Application for Multiple Amendments-Change of Ownership, Stock Interest and Manager including Financial Statement
- Entity Vote
- CORI Application with proof of citizenship
- Certificate of Insurance showing Liquor Liability, Workers Comp, and General Liability Coverage
- ~~Articles of Organization~~ *Business Structure Docs*
- Purchase and Sale Agreement

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

###

UNANIMOUS WRITTEN NOTICE, CONSENT OF SHAREHOLDERS, AND STOCK
PURCHASE AGREEMENT OF RCR MANAGEMENT, INC.

This Unanimous Written Consent of Shareholders and Stock Purchase Agreement (“Agreement”) is made as of the 16 day of March, 2026, by and among:

- Ramond Roy (“Ray”), a shareholder of the Corporation;
- Stephen Roy (“Stephen”), a shareholder of the Corporation; and
- Jamison Roy (“Jamison”), the proposed purchaser.

Collectively, Ray and Stephen constitute 100% of the issued and outstanding shares of RCR Management, Inc., a Massachusetts corporation (the “Corporation”).

1. Recitals

A. Ray has notified the Corporation and all shareholders of his desire to sell.

B. Stephen has notified the Corporation and all shareholders of his desire to sell.

C. Ray is the owner of 8,000 shares, representing 80% of the issued and outstanding stock of the Corporation (the “Shares”).

D. Stephen is the owner of 2,000 shares, representing the remaining 20% of the Corporation.

E. Both Ray and Stephen wishes to sell, transfer, and assign all 10,000 shares, or 100% of the company of his Shares to Jamison Roy, for _____ and other good and valuable consideration, and Jamison wishes to purchase those Shares.

E. Ray and Stephen, as the sole shareholders, desire to approve this transfer pursuant to M.G.L. ch. 156D, the Corporation’s bylaws, and applicable provisions of UCC Article 8 governing the transfer of investment securities;

F. The Corporation and Stephen both waive their right to purchase these shares, and desire and approve the shares to be sold to Jamison as outlined above.

Accordingly, the parties and the Corporation agree as follows:

2. Unanimous Shareholder Approval

Ray and Stephen, as holders of 100% of the Corporation’s outstanding voting shares, hereby:

1. Approve the sale and transfer of all 8,000 of Ray’s Shares to Jamison for the purchase price stated below.

2. Approve the sale and transfer of all 2,000 of Stephen's Shares to Jamison for the purchase price stated below.
3. Authorize the Corporation to update its stock ledger and issue a new stock certificate (if certificated shares exist) to Jamison.
4. Consent to the admission of Jamison as a shareholder immediately upon the transfer.

This written consent is intended to constitute unanimous shareholder approval under M.G.L. ch. 156D, §§ 7.04 & 8.21.

3. Stock Purchase and Transfer

3.1 Transfer of Shares

Ray hereby agrees to sell, transfer, assign, and convey to Jamison, and Jamison agrees to purchase from Ray:

- All 8,000 of Ray's shares,
- Free and clear of liens, encumbrances, and adverse claims under UCC § 8-302,
- Effective as of the execution date of this Agreement.

Stephen hereby agrees to sell, transfer, assign, and convey to Jamison, and Jamison agrees to purchase from Stephen:

- All 2,000 of Stephen's shares,
- Free and clear of liens, encumbrances, and adverse claims under UCC § 8-302,
- Effective as of the execution date of this Agreement.

3.2 Consideration

The purchase price is _____ (\$____), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

3.3 Delivery

At closing:

- If the shares are certificated: Ray and Stephen shall deliver the stock certificate(s) endorsed for transfer pursuant to UCC § 8-304, and the Corporation shall cancel and reissue a certificate to Jamison.
- If the shares are uncertificated: The Corporation shall update its share ledger to reflect Jamison as the record owner in compliance with UCC § 8-401.

4. Representations

4.1 By Ray

Ray represents that he is the lawful owner of the 8,000 Shares, with full authority to transfer them.

Ray represents that he has no objection to the transfer of Stephen's shares and joins in this Agreement to provide unanimous consent as required under Massachusetts law.

4.2 By Stephen

Stephen represents that he is the lawful owner of the 2,000 Shares, with full authority to transfer them.

Stephen represents that he has no objection to the transfer of Ray's shares and joins in this Agreement to provide unanimous consent as required under Massachusetts law.

4.3 By Jamison

Jamison represents that he accepts the transfer and agrees to be bound by the Corporation's Articles, Bylaws, and shareholder agreements (if any).

5. Further Actions

The parties and the Corporation agree to execute any additional documents reasonably necessary to:

- Update corporate records,
- Reflect Jamison as shareholder of record, and
- Ensure compliance with Massachusetts corporate law and the UCC.

6. Governing Law

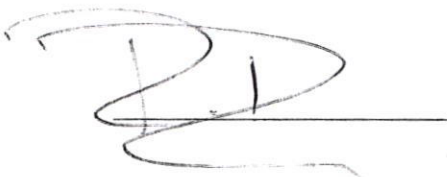
This Agreement shall be governed by and interpreted in accordance with the laws of the Commonwealth of Massachusetts, without regard to conflict-of-law principles.

7. Counterparts

This Agreement may be executed in counterparts, including electronic signatures, each of which shall be deemed an original.

SIGNATURES

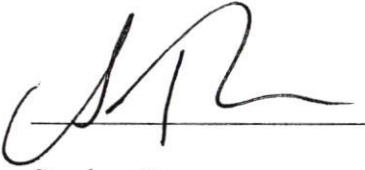
Dated:



A handwritten signature in black ink, appearing to be 'R. Ray', written over a horizontal line.

3/16/26

Raymond Roy



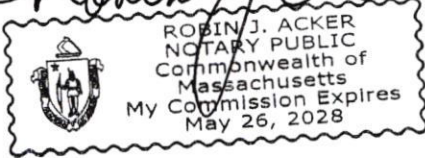
Stephen Roy

3/16/26



Jamison Roy

3/16/26



UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS

OF RCR MANAGEMENT, INC.

(A Massachusetts Corporation)

The undersigned, being all members of the Board of Directors of RCR Management, Inc. (the "Corporation"), hereby adopt the following votes by unanimous written consent pursuant to M.G.L. ch. 156D, § 8.21:

VOTES

VOTED: That the Board hereby approves the sale, assignment, and transfer by shareholder Raymond Roy of all 8,000 shares of the Corporation owned by him to Jamison Roy for) and other good and valuable consideration.

VOTED: That the Board hereby approves the sale, assignment, and transfer by shareholder Stephen Roy of all 2,000 shares of the Corporation owned by him to Jamison Roy for) and other good and valuable consideration.

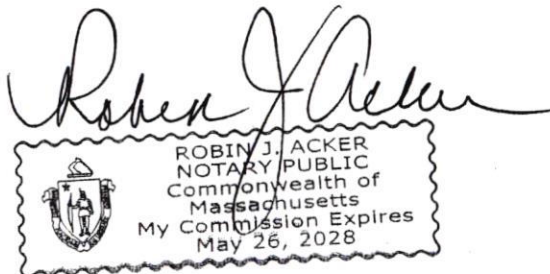
VOTED: That the officers of the Corporation are authorized and directed to update the Corporation's stock ledger to reflect Jamison Roy as owner of 10,000 shares and to cancel and reissue certificates consistent with the transfer.

VOTED: That all prior acts taken by the officers in connection with this transfer are hereby ratified, approved, and confirmed.

Executed this 16 day of March, 2026.


Raymond Roy, Director

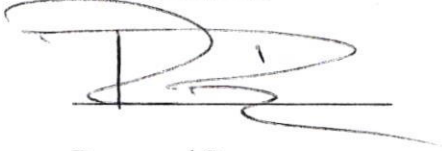

Stephen Roy, Director



STOCK TRANSFER RECEIPT

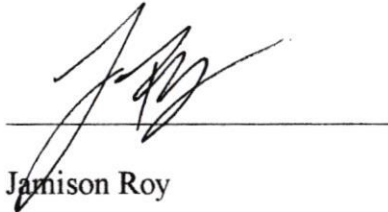
RCR MANAGEMENT, INC.

I, Raymond Roy, hereby transfer all **8,000** shares of RCR Management, Inc. owned by me to **Jamison Roy** for **and other good and valuable consideration**, received this ___ day of March, 2026.

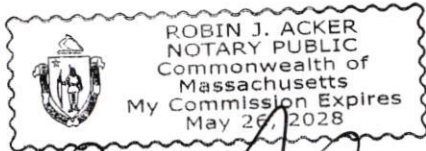


Raymond Roy

Received and accepted:



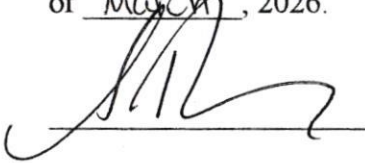
Jamison Roy



STOCK TRANSFER RECEIPT

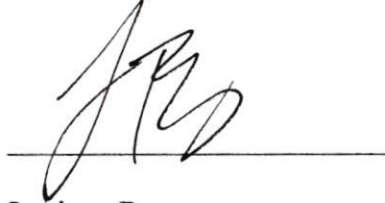
RCR MANAGEMENT, INC.

I, Stephen Roy, hereby transfer all **2,000** shares of RCR Management, Inc. owned by me to **Jamison Roy** for () and other good and valuable consideration, received this ___ day of May, 2026.

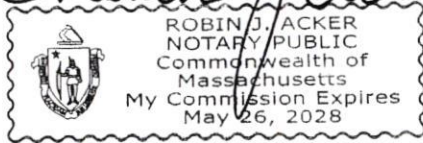


Stephen Roy

Received and accepted:



Jamison Roy





*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):

CHANGE OF OFFICERS/DIRECTORS/LLC MANAGERS

\$200 fee via ABCC website and Payment Receipt

Monetary Transmittal Form

DOR Certificate of Good Standing

DUA Certificate of Compliance

Change of Officers/Directors Application

Vote of the Entity Board

CORI Authorization Complete one for the proposed manager of record. This form **must** be *notarized with a stamp or raised seal.*

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

CHANGE OF OWNERSHIP INTEREST (e.g. LLC Members, LLP Partners, Trustees etc.)

\$200 fee via ABCC website and Payment Receipt

Monetary Transmittal Form

DOR Certificate of Good Standing

DUA Certificate of Compliance

Change of Officers/Directors Application

Financial Statement

Vote of the Entity Board

CORI Authorization Complete one for the proposed manager of record. This form **must** be *notarized with a stamp or raised seal.*

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

Purchase and Sale Agreement

Supporting Financial Records

Advertisement*

CHANGE OF STOCK INTEREST (e.g. New Stockholders or Transfer or Issuance of Stock)

\$200 fee via ABCC website and Payment Receipt

Monetary Transmittal Form

DOR Certificate of Good Standing

DUA Certificate of Compliance

Change of Officers/Directors Application

Financial Statement

Vote of the Entity Board

CORI Authorization Complete one for the proposed manager of record. This form **must** be *notarized with a stamp or raised seal.*

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

Purchase and Sale Agreement

Supporting Financial Records

Advertisement*

*If abutter notification and advertisement are required for transaction, please see the local licensing authority.



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):

CHANGE OF CORPORATE NAME OR DBA

\$200 fee via [ABCC website](#) and Payment Receipt (Corporate Name Only)

Monetary Transmittal Form

DOR Certificate of Good Standing (Corporate Name Only)

DUA Certificate of Compliance (Corporate Name Only)

Change of Corporate Name/DBA Application

Vote of the Entity Board

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

CHANGE OF PLEDGE OF LICENSE, STOCK OR INVENTORY

\$200 fee via [ABCC website](#) and 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 Board

Pledge documentation

Promissory note

CHANGE OF MANAGER

\$200 fee via [ABCC website](#) and Payment Receipt

Monetary Transmittal Form

Change of Manager Application

Vote of the Entity Board

CORI Authorization Complete 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



TOWN OF YARMOUTH

DEPARTMENT OF PUBLIC WORKS

74 TOWN BROOK ROAD, WEST YARMOUTH MASSACHUSETTS 02673

Telephone (508) 775-2516

Administration/Engineering

Buildings & Grounds

Highway

Waste Management

Water & Wastewater

To: Yarmouth Selectboard
Robert Whritenour, Town Administrator

From: Jeffrey Colby P.E., Public Works Director

Date: June 4, 2026

Subject: Recommendation to Award Wastewater Phase 1 Contract #6

On December 18, 2025, bids were received for the Wastewater Collection and Water Resource Recovery Facilities Phase 1 – Contract #6, Project CWSRF - 8349/6. Seven bids were received ranging from \$19,265,467.30 to \$30,638,795.00. The low bid of \$19,265,467.30 was provided by Robert B. Our Co, Inc. of Harwich, MA.

I recommend that the Selectboard vote to award Phase 1 – Contract #6 to Robert B. Our Co, Inc. The bid is consistent with the engineer's estimate for this contract, and there is sufficient funding available for this contract in the total wastewater appropriation of \$207,244,000.

I look forward to answering any questions that you might have at your June 9, 2026, Selectboard meeting. Please let me know if you have any questions or need further clarification.



3 Davol Square, Building A, Suite A-425
Providence, Rhode Island 02903
tel: 401 751-5360

January 8, 2026

Mr. Jeffrey Colby, P.E.
DPW Director
Town of Yarmouth
74 Town Brook Road
West Yarmouth, MA 02673

Subject: Town of Yarmouth, Massachusetts
Wastewater Collection and Water Resource Recovery Facilities
Phase 1 – Contract 6; CWSRF-8349/6
Recommendation to Award

Dear Mr. Colby:

On Thursday, December 18, 2025, six (6) bids for the construction of the above referenced project were received, opened, and read aloud in the muster room at the DPW offices at 74 Town Brook Road. The Base Bid prices plus Add Alternates 1 and 2 ranged from a low of \$19,265,467.30 to a high of \$30,638,795.00. A copy of the bid tabulation is attached.

The apparent lowest responsible and eligible Bidder for the project is Robert B. Our Co., Inc. (Robert B. Our), 24 Great Western Road, Harwich, Massachusetts 02645. The firm was founded in 1957 and provides a variety of commercial and residential services including but not limited to site development, demolition, utility installation, and water and wastewater treatment plant construction.

The firm's bonding company is Zurich. CDM Smith spoke to the firm's bonding agent who noted that Robert B. Our has been a customer in good standing since 1989. Robert B. Our has a bonding capacity that generally provides a \$70 million-dollar single project limit and a \$150 million-dollar aggregate bond limit, although those limits can be increased. The firm currently has available bonding capacity and bonding will be readily provided for this contract.

Robert B. Our's bank, Cooperative Bank of Cape Cod, indicated the firm has been a customer for about 15 years and maintains a moderate, seven-figure average account balance and has a secured line of credit. According to their banking reference, Robert B. Our is a very highly regarded client in good standing and has very well-maintained accounts.

Robert B. Our is currently under contract for construction of the Town's Phase 1 – Contract No. 2 and Contract No. 4 projects and is also working with CDM Smith on the Town of Dennis' Contract No. 2 project. CDM Smith contacted several project references who noted that the firm performs quality work, is very professional, respectful and is a pleasure to work with. Based on the work completed to





Mr. Jeffrey Colby, P.E.

January 8, 2026

Page 2

date on Contract No. 2 and Contract No. 4; the ongoing work on the Dennis Contract No. 2 project; and on a prior project in Harwich, CDM Smith is in agreement.

Based on our review of the firm and current experience working with them on the Town's Contract No. 2 and Contract No. 4 projects, as well as other projects, we are of the opinion that Robert B. Our has the resources, skill, personnel, and ability necessary to complete the work under this project. Accordingly, we recommend that the Town of Yarmouth award the project to Robert B. Our for the Total Base Bid Price plus Add Alternates 1 and 2 of \$19,265,467.30, pending receipt of Authorization to Award from the Massachusetts Department of Environmental Protection. CDM Smith is currently working with MassDEP on outstanding SRF checklist items required to obtain Authorization to Award.

A suggested draft letter of intent to award is enclosed for your review and use, should you concur with this recommendation.

If you have any questions, please do not hesitate to contact us.

Very truly yours,

A handwritten signature in black ink that reads "Michael Guidice".

Michael Guidice, PE

Associate

CDM Smith

c: Laurie Ruzala, Water and Wastewater Superintendent
Ryan Chase, Assistant Wastewater Superintendent
Tim Dupuis, CDM Smith
Lou Ragozzino, Wright-Pierce





TOWN OF YARMOUTH, MASSACHUSETTS
 WASTEWATER COLLECTION AND WATER RESOURCE RECOVERY FACILITIES
 PHASE 1 - CONTRACT NO. 6
 PROJECT NO. CWSRF - 8349/6

Bid Date : December 18, 2025
 Time: 2:00pm

Item No.	Description	Estimated Quantity	Unit	Robert B. Our Co., Inc 24 Great Western Rd. Harwich, MA 02645		Dig It Construction, LLC 22 Diamonds Path South Dennis, MA 02660		C. Naughton Corp. 663 Elm Street Bridgewater, MA 02324	
				Unit Price	Total	Unit Price	Total	Unit Price	Total
	BASE BID (ELIGIBLE WORK)								
1a	F&I 24-in PVC Sewer (all depths)	60	LF	\$1,115.00	\$66,900.00	\$1,165.00	\$69,900.00	\$500.00	\$30,000.00
1b	F&I 12-in PVC Sewer (all depths)	310	LF	\$440.00	\$136,400.00	\$284.00	\$88,040.00	\$200.00	\$62,000.00
1c	F&I 10-in PVC Sewer (0 - 16 ft. depth)	160	LF	\$515.00	\$82,400.00	\$394.00	\$63,040.00	\$300.00	\$48,000.00
1d	F&I 10-in PVC Sewer (greater than 16 ft. depth)	450	LF	\$761.00	\$342,450.00	\$794.00	\$357,300.00	\$400.00	\$180,000.00
1e	F&I 8-in PVC Sewer (0 - 12 ft. depth)	1,500	LF	\$186.00	\$279,000.00	\$267.00	\$400,500.00	\$200.00	\$300,000.00
1f	F&I 8-in PVC Sewer (greater than 12 ft. depth up to 16 ft. depth)	740	LF	\$240.00	\$177,600.00	\$422.00	\$312,280.00	\$300.00	\$222,000.00
1g	F&I 8-in PVC Sewer (greater than 16 ft. depth)	90	LF	\$755.00	\$67,950.00	\$747.00	\$67,230.00	\$400.00	\$36,000.00
1h	F&I 12-in PVC Force Main (all depths)	2,970	LF	\$137.00	\$406,890.00	\$160.00	\$475,200.00	\$150.00	\$445,500.00
1i	F&I 6-in PVC and/or DI Sewer service pipe (all depths)	680	LF	\$169.00	\$114,920.00	\$190.00	\$129,200.00	\$300.00	\$204,000.00
1j	F&I 6-in PVC wye branches and/or 6-in DI tees	35	EA	\$533.00	\$18,655.00	\$800.00	\$28,000.00	\$3,000.00	\$105,000.00
1k	F&I PVC drop connections, all types and sizes	5	VF	\$405.00	\$2,025.00	\$800.00	\$4,000.00	\$1,000.00	\$5,000.00
1l	F&I 6-in DI chimneys, including fittings	50	VF	\$385.00	\$19,250.00	\$1,000.00	\$50,000.00	\$500.00	\$25,000.00
2a	F&I 4-ft diameter precast concrete manholes	240	VF	\$822.00	\$197,280.00	\$1,222.00	\$293,280.00	\$1,200.00	\$288,000.00
2b	F&I 5-ft diameter precast concrete manholes	55	VF	\$1,093.00	\$60,115.00	\$1,252.00	\$68,860.00	\$1,500.00	\$82,500.00
2c	F&I automatic Air Release Valve precast concrete manholes, including valves and fittings	1	EA	\$29,800.00	\$29,800.00	\$29,000.00	\$29,000.00	\$50,000.00	\$50,000.00
2d	F&I precast concrete force main cleanout manholes, including fittings	1	EA	\$25,190.00	\$25,190.00	\$21,000.00	\$21,000.00	\$50,000.00	\$50,000.00
3a	Miscellaneous drain pipe replacements (all sizes)	50	LF	\$56.00	\$2,800.00	\$285.00	\$14,250.00	\$100.00	\$5,000.00
3b	Miscellaneous water main replacements (all sizes) - Fixed Price	50	LF	\$50.00	\$2,500.00	\$50.00	\$2,500.00	\$50.00	\$2,500.00
3c	Additional payment for misc. water main replacements (all sizes)	50	LF	\$147.00	\$7,350.00	\$300.00	\$15,000.00	\$200.00	\$10,000.00
3d	F&I&R 2-in and 4-in temporary water	100	LF	\$62.00	\$6,200.00	\$0.01	\$1.00	\$200.00	\$20,000.00
4a	F&I Pumping Station No. 2 (PS2) with on-site generator	1	LS	\$2,563,294.00	\$2,563,294.00	\$3,331,000.00	\$3,331,000.00	\$3,000,000.00	\$3,000,000.00
4b	Allowance for electric and gas service at PS2	1	Allowance	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
5	Test Pits	25	CY	\$27.00	\$675.00	\$225.00	\$5,625.00	\$100.00	\$2,500.00
6a	Rock and boulder excavation - Fixed Price	25	CY	\$65.00	\$1,625.00	\$65.00	\$1,625.00	\$65.00	\$1,625.00
6b	Additional payment for rock & boulder excavation	25	CY	\$0.01	\$0.25	\$0.01	\$0.25	\$0.01	\$0.25
7a	Gravel borrow	2,100	CY	\$8.50	\$17,850.00	\$0.01	\$21.00	\$0.01	\$21.00
7b	Screened gravel for utility crossings and misc. purposes	50	CY	\$0.01	\$0.50	\$0.01	\$0.50	\$0.01	\$0.50
7c	Common fill	50	CY	\$0.01	\$0.50	\$0.01	\$0.50	\$0.01	\$0.50
7d	Dense graded crushed stone (Route 28)	560	CY	\$20.00	\$11,200.00	\$0.01	\$5.60	\$50.00	\$28,000.00
7e	Earth excavation & refill below normal grade	15	CY	\$0.01	\$0.15	\$0.01	\$0.15	\$50.00	\$750.00
8a	Management and disposal of excavated material at <RCS-1 disposal facility	300	Tons	\$87.00	\$26,100.00	\$0.01	\$3.00	\$0.01	\$3.00
8b	Management and disposal of excavated material at in-state unlined landfill	2,000	Tons	\$0.01	\$20.00	\$0.01	\$20.00	\$0.01	\$20.00
8c	Management and disposal of excavated material at in-state lined landfill	150	Tons	\$0.01	\$1.50	\$0.01	\$1.50	\$0.01	\$1.50
8d	Management and disposal of excavated material at out-of-state facility	150	Tons	\$0.01	\$1.50	\$0.01	\$1.50	\$0.01	\$1.50
8e	Management and disposal of excavated material at RCRA hazardous waste disposal facility	500	Tons	\$0.01	\$5.00	\$0.01	\$5.00	\$0.01	\$5.00
9a	F&I initial trench width HMA Binder Course (4-in thick) (Town Roads)	800	SY	\$45.00	\$36,000.00	\$56.00	\$44,800.00	\$50.00	\$40,000.00



TOWN OF YARMOUTH, MASSACHUSETTS
 WASTEWATER COLLECTION AND WATER RESOURCE RECOVERY FACILITIES
 PHASE 1 - CONTRACT NO. 6
 PROJECT NO. CWSRF - 8349/6

Bid Date : December 18, 2025
 Time: 2:00pm

Item No.	Description	Estimated Quantity	Unit	Robert B. Our Co., Inc 24 Great Western Rd. Harwich, MA 02645		Dig It Construction, LLC 22 Diamonds Path South Dennis, MA 02660		C. Naughton Corp. 663 Elm Street Bridgewater, MA 02324	
				Unit Price	Total	Unit Price	Total	Unit Price	Total
9b	F&I initial trench width plus 1 ft. HMA (3-in thick) (Route 28)	3,900	SY	\$39.00	\$152,100.00	\$42.00	\$163,800.00	\$50.00	\$195,000.00
9c	F&I permanent trench width plus 2 ft. HMA (10-in thick) (Route 28)	4,470	SY	\$156.60	\$700,002.00	\$126.00	\$563,220.00	\$140.00	\$625,800.00
10	Traffic Management	1	LS	\$117,000.00	\$117,000.00	\$22,000.00	\$22,000.00	\$100,000.00	\$100,000.00
11	Sedimentation and Erosion Control	1	LS	\$20,000.00	\$20,000.00	\$0.01	\$0.01	\$20,000.00	\$20,000.00
12	Dewatering and Drainage	1	LS	\$210,000.00	\$210,000.00	\$336,000.00	\$336,000.00	\$100,000.00	\$100,000.00
13	Miscellaneous concrete	25	CY	\$220.00	\$5,500.00	\$0.01	\$0.25	\$200.00	\$5,000.00
14a	Street Sweeper	20	Hours	\$150.00	\$3,000.00	\$0.01	\$0.20	\$200.00	\$4,000.00
14b	Furnish, maintain and remove 2 trailer-mounted message boards	30	Months	\$1,375.00	\$41,250.00	\$0.01	\$0.30	\$1,500.00	\$45,000.00
15	Engineer's Field office	30	Months	\$1,660.00	\$49,800.00	\$0.01	\$0.30	\$4,000.00	\$120,000.00
16	Misc. Work and Cleanup	1	LS	\$110,000.00	\$110,000.00	\$148,000.00	\$148,000.00	\$100.00	\$100.00
17	Mobilization-not to exceed 5% of Subtotal Bid Price	1	LS	\$198,000.00	\$198,000.00	\$236,000.00	\$236,000.00	\$200,000.00	\$200,000.00
SUBTOTAL BASE BID (ELIGIBLE WORK)					\$6,329,100.40		\$7,360,711.06		\$6,678,328.25
BASE BID (INELIGIBLE WORK)									
18a	F&I 12-in CLDI water main, Class 52	2,700	LF	\$196.00	\$529,200.00	\$188.00	\$507,600.00	\$150.00	\$405,000.00
18b	F&I 8-in CLDI water main, Class 52	280	LF	\$101.00	\$28,280.00	\$198.00	\$55,440.00	\$150.00	\$42,000.00
18c	F&I 6-in CLDI water main, Class 52	120	LF	\$147.00	\$17,640.00	\$50.00	\$6,000.00	\$150.00	\$18,000.00
19a	F&I DI fittings	4,600	LBS	\$6.00	\$27,600.00	\$0.01	\$46.00	\$0.01	\$46.00
19b	F&I 16-in couplings	1	EA	\$3,288.00	\$3,288.00	\$4,900.00	\$4,900.00	\$2,000.00	\$2,000.00
19c	F&I 12-in couplings	1	EA	\$2,767.00	\$2,767.00	\$4,800.00	\$4,800.00	\$1,000.00	\$1,000.00
19d	F&I 8-in couplings	5	EA	\$734.00	\$3,670.00	\$4,600.00	\$23,000.00	\$1,000.00	\$5,000.00
19e	F&I 6-in couplings	6	EA	\$791.00	\$4,746.00	\$4,500.00	\$27,000.00	\$800.00	\$4,800.00
20a	F&I 12-in gate valves and boxes	11	EA	\$5,779.00	\$63,569.00	\$5,400.00	\$59,400.00	\$5,000.00	\$55,000.00
20b	F&I 8-in gate valves and boxes	8	EA	\$3,748.00	\$29,984.00	\$3,200.00	\$25,600.00	\$3,000.00	\$24,000.00
20c	F&I 6-in gate valves and boxes	4	EA	\$2,267.00	\$9,068.00	\$2,300.00	\$9,200.00	\$2,000.00	\$8,000.00
21a	F&I 12" x 8" tapping sleeves and valves	5	EA	\$12,944.00	\$64,720.00	\$0.01	\$0.05	\$20,000.00	\$100,000.00
21b	F&I 12" x 6" tapping sleeves and valves	1	EA	\$9,582.00	\$9,582.00	\$17,600.00	\$17,600.00	\$20,000.00	\$20,000.00
21c	F&I 6" and 8" insertion valves	2	EA	\$14,878.00	\$29,756.00	\$0.01	\$0.02	\$10,000.00	\$20,000.00
21d	F&I 12" and 16" insertion valves	2	EA	\$33,629.00	\$67,258.00	\$0.01	\$0.02	\$20,000.00	\$40,000.00
22a	F&I new hydrant assemblies	4	EA	\$9,600.00	\$38,400.00	\$15,000.00	\$60,000.00	\$10,000.00	\$40,000.00
22b	Remove, deliver, and stack existing hydrants at Town Water Dept. yard	1	LS	\$5,779.00	\$5,779.00	\$0.01	\$0.01	\$1,000.00	\$1,000.00
23a	F&I 2-in PVC service tubing	130	LF	\$28.00	\$3,640.00	\$119.00	\$15,470.00	\$100.00	\$13,000.00
23b	F&I 1-in PVC service tubing	500	LF	\$25.00	\$12,500.00	\$64.00	\$32,000.00	\$100.00	\$50,000.00
24a	F&I 2-in corp cock and curb stop with box	3	EA SET	\$7,652.00	\$22,956.00	\$4,000.00	\$12,000.00	\$3,000.00	\$9,000.00
24b	F&I 1-in corp cock and curb stop with box	20	EA SET	\$1,980.00	\$39,600.00	\$2,500.00	\$50,000.00	\$3,000.00	\$60,000.00



TOWN OF YARMOUTH, MASSACHUSETTS
 WASTEWATER COLLECTION AND WATER RESOURCE RECOVERY FACILITIES
 PHASE 1 - CONTRACT NO. 6
 PROJECT NO. CWSRF - 8349/6

Bid Date : December 18, 2025
 Time: 2:00pm

Item No.	Description	Estimated Quantity	Unit	Robert B. Our Co., Inc 24 Great Western Rd. Harwich, MA 02645		Dig It Construction, LLC 22 Diamonds Path South Dennis, MA 02660		C. Naughton Corp. 663 Elm Street Bridgewater, MA 02324	
				Unit Price	Total	Unit Price	Total	Unit Price	Total
25a	Gravel borrow for pavement, driveway, and sidewalk base (Unit bid price from Item 7a)	860	CY	\$8.50	\$7,310.00	\$0.01	\$8.60	\$0.01	\$8.60
25b	Screened gravel (Unit bid price from Item 7b)	20	CY	\$0.01	\$0.20	\$0.01	\$0.20	\$0.01	\$0.20
25c	Common fill (Unit bid price from Item 7c)	40	CY	\$0.01	\$0.40	\$0.01	\$0.40	\$0.01	\$0.40
25d	Dense grade crush stone (Route 28) (Unit bid price from Item 7d)	280	CY	\$20.00	\$5,600.00	\$0.01	\$2.80	\$50.00	\$14,000.00
25e	Earth excavation & refill below normal grade (Unit bid price from item 7e)	20	CY	\$0.01	\$0.20	\$0.01	\$0.20	\$50.00	\$1,000.00
26a	F&I initial trench width HMA Binder Course (4-in thick) (Town Roads) (Unit bid price from Item 9a)	200	SY	\$45.00	\$9,000.00	\$56.00	\$11,200.00	\$50.00	\$10,000.00
26b	F&I initial trench width plus 1 ft. HMA (3-in thick) (Route 28) (Unit bid price from Item 9b)	2,500	SY	\$39.00	\$97,500.00	\$42.00	\$105,000.00	\$50.00	\$125,000.00
26c	F&I permanent trench width plus 2 ft. (10-in thick) (Route 28) (Unit bid price from Item 9c)	3,200	SY	\$156.60	\$501,120.00	\$126.00	\$403,200.00	\$140.00	\$448,000.00
27	Miscellaneous concrete (Unit bid price from Item 13)	10	CY	\$220.00	\$2,200.00	\$0.01	\$0.10	\$200.00	\$2,000.00
28	Test pits (Unit bid price from Item 5)	5	CY	\$27.00	\$135.00	\$225.00	\$1,125.00	\$100.00	\$500.00
SUBTOTAL BASE BID (INELIGIBLE WORK)					\$1,636,868.80		\$1,430,593.40		\$1,518,355.20
ADD ALTERNATE NO. 1 (ELIGIBLE WORK)									
29a	F&I 18-in PVC Sewer (0 - 12 ft. depth)	1,320	LF	\$330.00	\$435,600.00	\$289.00	\$381,480.00	\$600.00	\$792,000.00
29b	F&I 18-in PVC Sewer (greater than 12 ft. depth)	730	LF	\$464.00	\$338,720.00	\$462.00	\$337,260.00	\$700.00	\$511,000.00
29c	F&I 15-in PVC sewer pipe (0 - 16 ft. depth)	290	LF	\$363.00	\$105,270.00	\$414.00	\$120,060.00	\$700.00	\$203,000.00
29d	F&I 15-in PVC sewer pipe (greater than 16 ft. depth)	120	LF	\$795.00	\$95,400.00	\$835.00	\$100,200.00	\$700.00	\$84,000.00
29e	F&I 8-in PVC sewer pipe (0 - 12 ft. depth) (Unit bid price from Item 1e)	500	LF	\$186.00	\$93,000.00	\$267.00	\$133,500.00	\$200.00	\$100,000.00
29f	F&I 8-in PVC Sewer pipe (greater than 12 ft. depth up to 16 ft. depth) (Unit bid price from Item 1f)	100	LF	\$240.00	\$24,000.00	\$422.00	\$42,200.00	\$300.00	\$30,000.00
29g	F&I 6-in PVC and/or DI sewer service pipe (all depths) (Unit bid price from Item 1i)	520	LF	\$169.00	\$87,880.00	\$190.00	\$98,800.00	\$300.00	\$156,000.00
29h	F&I 6-in PVC wye branches and/or 6-in DI tees (Unit bid price from Item 1j)	18	EA	\$533.00	\$9,594.00	\$800.00	\$14,400.00	\$3,000.00	\$54,000.00
29i	F&I PVC internal drop connections, all types and sizes (Unit bid price from 1k)	20	VF	\$405.00	\$8,100.00	\$800.00	\$16,000.00	\$1,000.00	\$20,000.00
29j	F&I 6-in DI chimneys, including fittings (Unit bid price from item 1l)	10	VF	\$385.00	\$3,850.00	\$1,000.00	\$10,000.00	\$500.00	\$5,000.00
30a	F&I 4-ft diameter precast concrete manholes (Unit bid price from Item 2a)	200	VF	\$822.00	\$164,400.00	\$1,222.00	\$244,400.00	\$1,200.00	\$240,000.00
30b	F&I 5-ft diameter precast concrete manholes (Unit bid price from Item 2b)	35	VF	\$1,093.00	\$38,255.00	\$1,252.00	\$43,820.00	\$1,500.00	\$52,500.00
31a	Miscellaneous drain pipe replacements (all sizes) (Unit bid price from Item 3a)	25	LF	\$56.00	\$1,400.00	\$285.00	\$7,125.00	\$100.00	\$2,500.00
31b	Miscellaneous water main replacements (all sizes) - Fixed Price	25	LF	\$50.00	\$1,250.00	\$50.00	\$1,250.00	\$50.00	\$1,250.00
31c	Additional payment for misc. water main replacements (all sizes) (Unit bid price from Item 3c)	25	LF	\$147.00	\$3,675.00	\$300.00	\$7,500.00	\$200.00	\$5,000.00
32	Test pits (Unit bid price from Item 5)	25	CY	\$27.00	\$675.00	\$225.00	\$5,625.00	\$100.00	\$2,500.00
33a	Rock and boulder excavation - Fixed Price	10	CY	\$65.00	\$650.00	\$65.00	\$650.00	\$65.00	\$650.00
33b	Additional payment for rock & boulder excavation (Unit bid price from Item 6b)	10	CY	\$0.01	\$0.10	\$0.01	\$0.10	\$0.01	\$0.10
34a	Gravel borrow (Unit bid price from Item 7a)	1,900	CY	\$8.50	\$16,150.00	\$0.01	\$19.00	\$0.01	\$19.00
34b	Screened gravel for utility crossings and misc. purposes (Unit bid price from Item 7b)	25	CY	\$0.01	\$0.25	\$0.01	\$0.25	\$0.01	\$0.25
34c	Common fill (Unit bid price from Item 7c)	25	CY	\$0.01	\$0.25	\$0.01	\$0.25	\$0.01	\$0.25
34d	Dense graded crushed stone for pavement base (Unit bid price from Item 7d)	470	CY	\$20.00	\$9,400.00	\$0.01	\$4.70	\$50.00	\$23,500.00



TOWN OF YARMOUTH, MASSACHUSETTS
 WASTEWATER COLLECTION AND WATER RESOURCE RECOVERY FACILITIES
 PHASE 1 - CONTRACT NO. 6
 PROJECT NO. CWSRF - 8349/6

Bid Date : December 18, 2025
 Time: 2:00pm

Item No.	Description	Estimated Quantity	Unit	Robert B. Our Co., Inc 24 Great Western Rd. Harwich, MA 02645		Dig It Construction, LLC 22 Diamonds Path South Dennis, MA 02660		C. Naughton Corp. 663 Elm Street Bridgewater, MA 02324	
				Unit Price	Total	Unit Price	Total	Unit Price	Total
35	Earth excavation & refill below normal grade (Unit bid price from Item 7e)	10	CY	\$0.01	\$0.10	\$0.01	\$0.10	\$50.00	\$500.00
36a	F&I initial trench width HMA Binder Course (4-in thick) (Town Roads) (Unit bid price from Item 9a)	710	SY	\$45.00	\$31,950.00	\$56.00	\$39,760.00	\$50.00	\$35,500.00
36b	F&I initial trench width plus 1 ft. HMA (3-in thick) (Route 28) (Unit bid price from Item 9b)	3,900	SY	\$39.00	\$152,100.00	\$42.00	\$163,800.00	\$50.00	\$195,000.00
36c	F&I permanent trench width plus 2 ft. HMA (10-in thick) (Route 28) (Unit bid price from Item 9c)	4,200	SY	\$156.60	\$657,720.00	\$126.00	\$529,200.00	\$140.00	\$588,000.00
37	Traffic Management	1	LS	\$5,250.00	\$5,250.00	\$13,000.00	\$13,000.00	\$100.00	\$100.00
38	Sedimentation and Erosion Control	1	LS	\$2,000.00	\$2,000.00	\$17,000.00	\$17,000.00	\$25,000.00	\$25,000.00
39	Dewatering and Drainage	1	LS	\$15,000.00	\$15,000.00	\$150,000.00	\$150,000.00	\$100.00	\$100.00
40	Miscellaneous concrete (Unit bid price from Item 13)	10	CY	\$220.00	\$2,200.00	\$0.01	\$0.10	\$200.00	\$2,000.00
41	Street sweeper (Unit bid price from Item 14a)	8	Hours	\$150.00	\$1,200.00	\$0.01	\$0.08	\$200.00	\$1,600.00
42	Misc. Work and Cleanup	1	LS	\$83,520.00	\$83,520.00	\$131,000.00	\$131,000.00	\$100.00	\$100.00
SUBTOTAL ADD ALTERNATE NO. 1 (ELIGIBLE WORK)					\$2,388,209.70		\$2,608,054.58		\$3,130,819.60
ADD ALTERNATE NO. 1 (INELIGIBLE WORK)									
43a	F&I 12-in CLDI water main, Class 52 (Unit bid price from Item 18a)	2,310	LF	\$196.00	\$452,760.00	\$188.00	\$434,280.00	\$150.00	\$346,500.00
43b	F&I 8-in CLDI water main, Class 52 (Unit bid price from Item 18b)	360	LF	\$101.00	\$36,360.00	\$198.00	\$71,280.00	\$150.00	\$54,000.00
43c	F&I 6-in CLDI water main, Class 52 (Unit bid price from Item 18c)	90	LF	\$147.00	\$13,230.00	\$50.00	\$4,500.00	\$150.00	\$13,500.00
44a	F&I DI fittings (Unit bid price from Item 19a)	6,700	LB	\$6.00	\$40,200.00	\$0.01	\$67.00	\$0.01	\$67.00
44b	F&I 8-in coupling (Unit bid price from Item 19d)	5	EA	\$734.00	\$3,670.00	\$4,600.00	\$23,000.00	\$1,000.00	\$5,000.00
44c	F&I 6-in coupling (Unit bid price from Item 19e)	6	EA	\$791.00	\$4,746.00	\$4,500.00	\$27,000.00	\$800.00	\$4,800.00
45a	F&I 12-in gate valves and boxes (Unit bid price from Item 20a)	9	EA	\$5,779.00	\$52,011.00	\$5,400.00	\$48,600.00	\$5,000.00	\$45,000.00
45b	F&I 8-in gate valves and boxes (Unit bid price from Item 20b)	8	EA	\$3,748.00	\$29,984.00	\$3,200.00	\$25,600.00	\$3,000.00	\$24,000.00
45c	F&I 6-in gate valves and boxes (Unit bid price from Item 20c)	4	EA	\$2,267.00	\$9,068.00	\$2,300.00	\$9,200.00	\$2,000.00	\$8,000.00
46a	F&I 12" x 8" tapping sleeves and valves (Unit bid price from Item 21a)	3	EA	\$12,944.00	\$38,832.00	\$0.01	\$0.03	\$20,000.00	\$60,000.00
46b	F&I 12" x 6" tapping sleeves and valves (Unit bid price from Item 21b)	1	EA	\$9,582.00	\$9,582.00	\$17,600.00	\$17,600.00	\$20,000.00	\$20,000.00
47	F&I new hydrant assemblies (Unit bid price from Item 22a)	7	EA	\$9,600.00	\$67,200.00	\$15,000.00	\$105,000.00	\$10,000.00	\$70,000.00
48a	F&I 2-in PVC service tubing (Unit bid price from Item 23a)	110	LF	\$28.00	\$3,080.00	\$119.00	\$13,090.00	\$100.00	\$11,000.00
48b	F&I 1-in PVC service tubing (Unit bid price from Item 23b)	460	LF	\$25.00	\$11,500.00	\$64.00	\$29,440.00	\$100.00	\$46,000.00
49a	F&I 2-in corp cock and curb stop with box (Unit bid price from Item 24a)	3	EA SET	\$7,652.00	\$22,956.00	\$4,000.00	\$12,000.00	\$3,000.00	\$9,000.00
49b	F&I 1-in corp cock and curb stop with box (Unit bid price from Item 24b)	21	EA SET	\$1,980.00	\$41,580.00	\$2,500.00	\$52,500.00	\$3,000.00	\$63,000.00
50a	Gravel borrow for pavement, driveway, and sidewalk base (Unit bid price from Item 7a)	850	CY	\$8.50	\$7,225.00	\$0.01	\$8.50	\$0.01	\$8.50
50b	Screened gravel (Unit bid price from Item 7b)	50	CY	\$0.01	\$0.50	\$0.01	\$0.50	\$0.01	\$0.50
50c	Common fill (Unit bid price from Item 7c)	40	CY	\$0.01	\$0.40	\$0.01	\$0.40	\$0.01	\$0.40
50d	Dense graded crushed stone for pavement base (Route 28) (Unit bid price from Item 7d)	270	CY	\$20.00	\$5,400.00	\$0.01	\$2.70	\$50.00	\$13,500.00
50e	Earth excavation & refill below normal grade (Unit bid price from Item 7e)	20	CY	\$0.01	\$0.20	\$0.01	\$0.20	\$50.00	\$1,000.00
51a	F&I initial trench width HMA Binder Course (4-in thick) (Town Roads) (Unit bid price from Item 9a)	100	SY	\$45.00	\$4,500.00	\$56.00	\$5,600.00	\$50.00	\$5,000.00



TOWN OF YARMOUTH, MASSACHUSETTS
 WASTEWATER COLLECTION AND WATER RESOURCE RECOVERY FACILITIES
 PHASE 1 - CONTRACT NO. 6
 PROJECT NO. CWSRF - 8349/6

Bid Date : December 18, 2025
 Time: 2:00pm

Item No.	Description	Estimated Quantity	Unit	Robert B. Our Co., Inc 24 Great Western Rd. Harwich, MA 02645		Dig It Construction, LLC 22 Diamonds Path South Dennis, MA 02660		C. Naughton Corp. 663 Elm Street Bridgewater, MA 02324	
				Unit Price	Total	Unit Price	Total	Unit Price	Total
51b	F&I initial trench width plus 1 ft HMA (3-in thick) (Route 28) (Unit bid price from Item 9b)	2,350	SY	\$39.00	\$91,650.00	\$42.00	\$98,700.00	\$50.00	\$117,500.00
51c	F&I permanent trench width plus 2 ft. (10-in thick) (Route 28) (Unit bid price from Item 9c)	2,950	SY	\$156.60	\$461,970.00	\$126.00	\$371,700.00	\$140.00	\$413,000.00
52	Miscellaneous concrete (Unit bid price from Item 13)	10	CY	\$220.00	\$2,200.00	\$0.01	\$0.10	\$200.00	\$2,000.00
53	Test pits (Unit bid price from Item 5)	10	CY	\$27.00	\$270.00	\$225.00	\$2,250.00	\$100.00	\$1,000.00
SUBTOTAL ADD ALTERNATE NO. 1 (INELIGIBLE WORK)					\$1,409,975.10		\$1,351,419.43		\$1,332,876.40
ADD ALTERNATE NO. 2 (ELIGIBLE WORK)									
54a	F&I 15-in PVC Sewer (0 - 12 ft. depth)	1,000	LF	\$342.00	\$342,000.00	\$274.00	\$274,000.00	\$500.00	\$500,000.00
54b	F&I 15-in PVC Sewer (greater than 12 ft. up to 16 ft. depth)	750	LF	\$863.00	\$647,250.00	\$440.00	\$330,000.00	\$600.00	\$450,000.00
54c	F&I 15-in PVC Sewer (greater than 16 ft. depth) (Unit bid price from Item 29d)	620	LF	\$795.00	\$492,900.00	\$835.00	\$517,700.00	\$700.00	\$434,000.00
54d	F&I 12-in PVC Sewer (all depths) (Unit bid price from item 1b)	990	LF	\$440.00	\$435,600.00	\$284.00	\$281,160.00	\$200.00	\$198,000.00
54e	F&I 8-in PVC Sewer (0 - 12 ft. depth) (Unit bid price from Item 1e)	680	LF	\$186.00	\$126,480.00	\$267.00	\$181,560.00	\$200.00	\$136,000.00
54f	F&I 8-in PVC Sewer (greater than 12 ft. depth)	50	LF	\$240.00	\$12,000.00	\$422.00	\$21,100.00	\$200.00	\$10,000.00
54g	F&I 8-in PVC force main (all depths)	370	LF	\$118.00	\$43,660.00	\$143.00	\$52,910.00	\$200.00	\$74,000.00
54h	F&I 6-in PVC and/or DI sewer service pipe (all depths) (Unit bid price from Item 1i)	860	LF	\$169.00	\$145,340.00	\$190.00	\$163,400.00	\$300.00	\$258,000.00
54i	F&I 6-in PVC wye branches and/or 6-in DI tees (Unit bid price from Item 1j)	33	EA	\$533.00	\$17,589.00	\$800.00	\$26,400.00	\$3,000.00	\$99,000.00
54j	F&I PVC internal drop connections, all types and sizes (Unit bid price from Item 1k)	10	VF	\$405.00	\$4,050.00	\$800.00	\$8,000.00	\$1,000.00	\$10,000.00
54k	F&I 6-in DI chimneys, including fittings (Unit bid price from item 1l)	60	VF	\$385.00	\$23,100.00	\$1,000.00	\$60,000.00	\$500.00	\$30,000.00
54l	F&I 2-in PVC pressure sewer pipe (all depths)	350	LF	\$46.00	\$16,100.00	\$134.00	\$46,900.00	\$100.00	\$35,000.00
54m	F&I 1.5-in PVC pressure sewer pipe (all depths)	50	LF	\$45.00	\$2,250.00	\$150.00	\$7,500.00	\$100.00	\$5,000.00
54n	F&I pressure sewer cleanout/flushing structures, including valves and fittings, all types and sizes	2	EA	\$4,300.00	\$8,600.00	\$1,500.00	\$3,000.00	\$50,000.00	\$100,000.00
54o	F&I 2-in PVC pressure sewer ball valves	1	EA	\$1,725.00	\$1,725.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
55a	F&I 4-ft diameter precast concrete manholes (Unit bid price from Item 2a)	200	VF	\$822.00	\$164,400.00	\$1,222.00	\$244,400.00	\$1,200.00	\$240,000.00
55b	F&I 5-ft diameter precast concrete manholes (Unit bid price from Item 2b)	35	VF	\$1,093.00	\$38,255.00	\$1,252.00	\$43,820.00	\$1,500.00	\$52,500.00
56a	Miscellaneous drain pipe replacements (all sizes) (Unit bid price from 3a)	20	LF	\$56.00	\$1,120.00	\$285.00	\$5,700.00	\$100.00	\$2,000.00
56b	Miscellaneous water main replacements (all sizes) - Fixed Price	50	LF	\$50.00	\$2,500.00	\$50.00	\$2,500.00	\$50.00	\$2,500.00
56c	Additional payment for misc. water main replacements (all sizes) (Unit bid price from Item 3c)	50	LF	\$147.00	\$7,350.00	\$300.00	\$15,000.00	\$200.00	\$10,000.00
57a	F&I Pumping Station No. 1 (PS1) with on-site generator	1	LS	\$2,525,538.00	\$2,525,538.00	\$2,826,000.00	\$2,826,000.00	\$3,000,000.00	\$3,000,000.00
57b	Allowance for electric and gas service at PS1	1	Allowance	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
58	Test pits (Unit bid price from Item 5)	10	CY	\$27.00	\$270.00	\$225.00	\$2,250.00	\$100.00	\$1,000.00
59a	Rock and boulder excavation - Fixed Price	10	CY	\$65.00	\$650.00	\$65.00	\$650.00	\$65.00	\$650.00
59b	Additional payment for rock & boulder excavation (Unit bid price from Item 6b)	10	CY	\$0.01	\$0.10	\$0.01	\$0.10	\$0.01	\$0.10
60a	Gravel borrow (Unit bid price from Item 7a)	2,900	CY	\$8.50	\$24,650.00	\$0.01	\$29.00	\$0.01	\$29.00
60b	Screened gravel for utility crossings and misc. purposes (Unit bid price from Item 7b)	25	CY	\$0.01	\$0.25	\$0.01	\$0.25	\$0.01	\$0.25
60c	Common fill (Unit bid price from Item 7c)	25	CY	\$0.01	\$0.25	\$0.01	\$0.25	\$0.01	\$0.25



TOWN OF YARMOUTH, MASSACHUSETTS
 WASTEWATER COLLECTION AND WATER RESOURCE RECOVERY FACILITIES
 PHASE 1 - CONTRACT NO. 6
 PROJECT NO. CWSRF - 8349/6

Bid Date : December 18, 2025
 Time: 2:00pm

Item No.	Description	Estimated Quantity	Unit	Robert B. Our Co., Inc 24 Great Western Rd. Harwich, MA 02645		Dig It Construction, LLC 22 Diamonds Path South Dennis, MA 02660		C. Naughton Corp. 663 Elm Street Bridgewater, MA 02324	
				Unit Price	Total	Unit Price	Total	Unit Price	Total
60d	Dense graded crushed stone (Route 28) (Unit bid price from Item 7d)	720	CY	\$20.00	\$14,400.00	\$0.01	\$7.20	\$50.00	\$36,000.00
60e	Earth excavation & refill below normal grade (Unit bid price from Item 7e)	10	CY	\$0.01	\$0.10	\$0.01	\$0.10	\$50.00	\$500.00
61a	F&I initial trench width HMA Binder Course (4-in thick) (Town Roads) (Unit bid price from Item 9a)	750	SY	\$45.00	\$33,750.00	\$56.00	\$42,000.00	\$50.00	\$37,500.00
61b	F&I initial trench width plus 1 ft. HMA (3-in thick) (Route 28) (Unit bid price from Item 9b)	5,400	SY	\$39.00	\$210,600.00	\$42.00	\$226,800.00	\$50.00	\$270,000.00
61c	F&I permanent trench width plus 2 ft. HMA (10-in thick) (Route 28) (Unit bid price from Item 9c)	6,400	SY	\$156.60	\$1,002,240.00	\$126.00	\$806,400.00	\$140.00	\$896,000.00
62	Traffic Management	1	LS	\$31,000.00	\$31,000.00	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00
63	Sedimentation and Erosion Control	1	LS	\$5,000.00	\$5,000.00	\$20,000.00	\$20,000.00	\$10,000.00	\$10,000.00
64	Dewatering and Drainage	1	LS	\$50,000.00	\$50,000.00	\$147,000.00	\$147,000.00	\$50,000.00	\$50,000.00
65	Miscellaneous concrete (Unit bid price from Item 13)	10	CY	\$220.00	\$2,200.00	\$0.01	\$0.10	\$200.00	\$2,000.00
66	Street sweeper (Unit bid price from Item 14a)	8	Hours	\$150.00	\$1,200.00	\$0.01	\$0.08	\$200.00	\$1,600.00
67	Misc. Work and Cleanup	1	LS	\$85,000.00	\$85,000.00	\$203,000.00	\$203,000.00	\$50,000.00	\$50,000.00
SUBTOTAL ADD ALTERNATE NO. 2 (ELIGIBLE WORK)					\$6,538,767.70		\$6,595,187.08		\$7,032,279.60
ADD ALTERNATE NO. 2 (INELIGIBLE WORK)									
68a	F&I 16-in CLDI water main, Class 52	750	LF	\$225.00	\$168,750.00	\$291.00	\$218,250.00	\$300.00	\$225,000.00
68b	F&I 12-in CLDI water main, Class 52 (Unit bid price from Item 18a)	50	LF	\$196.00	\$9,800.00	\$188.00	\$9,400.00	\$150.00	\$7,500.00
68c	F&I 8-in CLDI water main, Class 52 (Unit bid price from Item 18b)	250	LF	\$101.00	\$25,250.00	\$198.00	\$49,500.00	\$150.00	\$37,500.00
68d	F&I 6-in CLDI water main, Class 52 (Unit bid price from Item 18c)	90	LF	\$147.00	\$13,230.00	\$50.00	\$4,500.00	\$150.00	\$13,500.00
69a	F&I DI fittings (Unit bid price from Item 19a)	6,500	LBS	\$6.00	\$39,000.00	\$0.01	\$65.00	\$0.01	\$65.00
69b	F&I 16-in couplings (Unit bid price from Item 19b)	3	EA	\$3,288.00	\$9,864.00	\$4,900.00	\$14,700.00	\$2,000.00	\$6,000.00
69c	F&I 12-in couplings (Unit bid price from Item 19c)	4	EA	\$2,767.00	\$11,068.00	\$4,800.00	\$19,200.00	\$1,000.00	\$4,000.00
69d	F&I 8-in couplings (Unit bid price from Item 19d)	3	EA	\$734.00	\$2,202.00	\$4,600.00	\$13,800.00	\$1,000.00	\$3,000.00
69e	F&I 6-in couplings (Unit bid price from Item 19e)	2	EA	\$791.00	\$1,582.00	\$4,500.00	\$9,000.00	\$800.00	\$1,600.00
70a	F&I 16-in gate valves and boxes	5	EA	\$14,995.00	\$74,975.00	\$14,800.00	\$74,000.00	\$50,000.00	\$250,000.00
70b	F&I 12-in gate valves and boxes (Unit bid price from 20a)	1	EA	\$5,779.00	\$5,779.00	\$5,400.00	\$5,400.00	\$5,000.00	\$5,000.00
70c	F&I 8-in gate valves and boxes (Unit bid price from 20b)	4	EA	\$3,748.00	\$14,992.00	\$3,200.00	\$12,800.00	\$3,000.00	\$12,000.00
70d	F&I 6-in gate valves and boxes (Unit bid price from 20c)	1	EA	\$2,267.00	\$2,267.00	\$2,300.00	\$2,300.00	\$2,000.00	\$2,000.00
71a	F&I 16" x 6" tapping sleeves and valves	1	EA	\$19,585.00	\$19,585.00	\$26,400.00	\$26,400.00	\$50,000.00	\$50,000.00
71b	F&I 12" x 8" tapping sleeves and valves (Unit bid price from 21a)	1	EA	\$12,944.00	\$12,944.00	\$0.01	\$0.01	\$20,000.00	\$20,000.00
71c	F&I 12" and 16" insertion valves (Unit bid price from 21d)	1	EA	\$33,629.00	\$33,629.00	\$0.01	\$0.01	\$20,000.00	\$20,000.00
72	F&I new hydrant assemblies (Unit bid price from Item 22a)	5	EA	\$9,600.00	\$48,000.00	\$15,000.00	\$75,000.00	\$10,000.00	\$50,000.00
73a	F&I 2-in PVC service tubing (Unit bid price from Item 23a)	80	LF	\$28.00	\$2,240.00	\$119.00	\$9,520.00	\$100.00	\$8,000.00
73b	F&I 1-in PVC service tubing (Unit bid price from Item 23b)	1,150	LF	\$25.00	\$28,750.00	\$64.00	\$73,600.00	\$100.00	\$115,000.00
74a	F&I 2-in corp cock and curb stop with box (Unit bid price from Item 24a)	4	EA SET	\$7,652.00	\$30,608.00	\$4,000.00	\$16,000.00	\$3,000.00	\$12,000.00



TOWN OF YARMOUTH, MASSACHUSETTS
 WASTEWATER COLLECTION AND WATER RESOURCE RECOVERY FACILITIES
 PHASE 1 - CONTRACT NO. 6
 PROJECT NO. CWSRF - 8349/6


Bid Date : December 18, 2025
 Time: 2:00pm

Item No.	Description	Estimated Quantity	Unit	Robert B. Our Co., Inc 24 Great Western Rd. Harwich, MA 02645		Dig It Construction, LLC 22 Diamonds Path South Dennis, MA 02660		C. Naughton Corp. 663 Elm Street Bridgewater, MA 02324		
				Unit Price	Total	Unit Price	Total	Unit Price	Total	
74b	F&I 1-in corp cock and curb stop with box (Unit bid price from Item 24b)	35	EA SET	\$1,980.00	\$69,300.00	\$2,500.00	\$87,500.00	\$3,000.00	\$105,000.00	
75a	Gravel borrow for pavement, driveway, and sidewalk base (Unit bid price from Item 7a)	2,100	CY	\$8.50	\$17,850.00	\$0.01	\$21.00	\$0.01	\$21.00	
75b	Screened gravel (Unit bid price from Item 7b)	30	CY	\$0.01	\$0.30	\$0.01	\$0.30	\$0.01	\$0.30	
75c	Common fill (Unit bid price from Item 7c)	20	CY	\$0.01	\$0.20	\$0.01	\$0.20	\$0.01	\$0.20	
75d	Dense graded crushed stone for pavement base (Route 28) (Unit bid price from Item 7d)	670	CY	\$20.00	\$13,400.00	\$0.01	\$6.70	\$50.00	\$33,500.00	
75e	Earth excavation & refill below normal grade (Unit bid price from Item 7e)	10	CY	\$0.01	\$0.10	\$0.01	\$0.10	\$50.00	\$500.00	
76a	F&I initial trench width HMA Binder Course (4-in thick) (Town) (Unit bid price from Item 9a)	40	SY	\$45.00	\$1,800.00	\$56.00	\$2,240.00	\$50.00	\$2,000.00	
76b	F&I initial trench width plus 1 ft. HMA (3-in thick) (Route 28) (Unit bid price from Item 9b)	1,350	SY	\$39.00	\$52,650.00	\$42.00	\$56,700.00	\$50.00	\$67,500.00	
76c	F&I permanent trench width plus 2 ft. HMA (10-in thick) (Route 28) (Unit bid price from Item 9c)	1,600	SY	\$156.60	\$250,560.00	\$126.00	\$201,600.00	\$140.00	\$224,000.00	
77	Miscellaneous concrete (Unit bid price from Item 13)	10	CY	\$220.00	\$2,200.00	\$0.01	\$0.10	\$200.00	\$2,000.00	
78	Test pits (Unit bid price from Item 5)	10	CY	\$27.00	\$270.00	\$225.00	\$2,250.00	\$100.00	\$1,000.00	
SUBTOTAL ADD ALTERNATE NO. 2 (INELIGIBLE WORK)					\$962,545.60		\$983,753.42		\$1,277,686.50	
<u>BID SUMMARY</u>										
TOTAL BASE BID (INCLUDING INELIGIBLE WORK)						\$7,965,969.20		\$8,791,304.46		\$8,196,683.45
TOTAL BASE BID + ALTERNATE NO. 1 (INCLUDING INELIGIBLE WORK)						\$11,764,154.00		\$12,750,778.47		\$12,660,379.45
TOTAL BASE BID + ALTERNATE NOS. 1 AND 2 (INCLUDING INELIGIBLE WORK)						\$19,265,467.30		\$20,329,718.97		\$20,970,345.55

	Additional Bidders	Location	Base Bid	Base Bid + Alternate No. 1	Base Bid + Alternate Nos. 1 & 2
4	P. Gioso and Sons, Inc.	50 Sprague Street, Hyde Park, MA 02136	\$8,744,504.25	\$13,290,622.10	\$21,467,487.75
5	RJV Construction Corp.	5 Lincoln Street, Canton, MA 02021	\$12,780,608.23	\$19,038,048.38	\$28,115,736.53
6	Northern Construction	1520 Park Street, Palmer, MA 01069	\$13,047,315.00	\$19,654,455.00	\$30,638,795.00

Note: Highlighted cells indicate a change in unit price, bid item cost, and/or subtotal cost to correct error in bid submittal.

**BOARD
AND
COMMITTEE
ACTIONS**

TO: SELECT BOARD
FROM: Joyce Flynn
Appointments Chairman 
SUBJECT: Historical Commission – Appointment
DATE: June 5, 2026

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

Number of Interviewers:

___1___ Select Board member

___2___ Commission/Committee Members

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

APPLICANT	COMMISSION RATING	SELECTMEN RATING	AVG. RATING
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Mackenzie Johnson

RECOMMENDATION: To appoint Ms. Johnson as a member of the Historical Commission. This appointment is for a three-year term which will run through July 2029.

Mackenzie is a Cape Cod native who returned to the Cape in 2024. She majored in psychology in college and employed what she learned to work with patients suffering from dementia. Her interest later shifted to interior design, and she now works as a designer specializing in historic New England homes. She wants to volunteer with the Historical Commission “to contribute my skills and passion toward protecting and preserving its historical landscape while making a lasting positive impact in my community.” She is very glad to be back home.

Barnes, Pam

From: noreply@civicplus.com
Sent: Sunday, April 12, 2026 8:27 PM
To: Barnes, Pam
Subject: Online Form Submittal: Interested in joining a Committee, Commission or Board?

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.

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: Mackenzie

Last Name: Johnson

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)

Community Preservation Committee, Design Review
Committee, Historical Commission

Please enter more detailed information about yourself

Work Experience/Occupation: Interior Designer


Educational Studies: Bachelors in Psychology

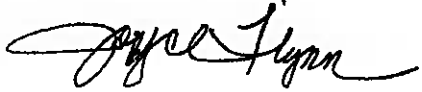
Community Service Record: No documents available

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

State briefly why you are interested in serving the Town in the area(s) of government indicated: I am a Cape Cod native who returned to the area about a year ago, bringing with me a deep appreciation for its history and character. As an interior designer specializing in historic New England homes, I have developed a strong commitment to preserving the architectural integrity and cultural heritage of the region. Cape Cod is incredibly meaningful to me, and I am eager to contribute my skills and passion toward protecting and enhancing its historic landscape while making a lasting, positive impact in my community.

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

 5/18/2026 Historical Comm. - sent email about intv date
5/19/2026 " " Confirmed intv for 6/2 @ 9 AM.
6/1/2026 " " confirmed 6/2 intv.

TO: SELECT BOARD
FROM: Joyce Flynn
Appointments Chairman 
SUBJECT: Disability Commission – Appointment
DATE: June 5, 2026

OPENINGS: 1 regular position (3-year, unexpired term to run through January 2027)

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
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Jill Bryden

RECOMMENDATION: To appoint Ms. Bryden as a member of the Disability Commission. This appointment is for a three-year, unexpired term which will run through January 2027.

Jill (“Chill”) Bryden is a retired insurance agent. She studied at the University of Strasburg (France), the University of Neuchatel (Switzerland) and Barry University (Miami, FL); the last of the three emphasized community service and required each student to create his/her own public service project as part of the curriculum. Jill has continued to volunteer and serve, most recently as a board member of the Sandwich food pantry. She’s eager to join the Disability Commission to help identify the challenges that disabled Yarmouth residents’ encounter. Jill has experienced some of those herself since becoming 35% full body disabled five years ago.

Barnes, Pam

From: noreply@civicplus.com
Sent: Thursday, October 9, 2025 4:37 AM
To: Barnes, Pam
Subject: Online Form Submittal: Interested in joining a Committee, Commission or Board?

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.

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: Chill

Last Name: Bryden

Street Address 1:

Street Address 2: *Field not completed.*

City/Town: West Yarmouth

State: MA

ZIP: 02673

Phone Number:

Email:

Residency: Full-time

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

Please enter more detailed information about yourself

Work Retired-insurance agent ,Bryden insurance
Experience/Occupation: Personal lines manager, Oceanside insurance


Educational Studies: Thayer Academy, Braintree, Massachusetts
Barry University, Miami, Florida
University of Strasbourg, Strasburg, France
University of Neuchatel, Neucharel, Switzerland

Community Service Sandwich food pantry board member
Record:

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

State briefly why you are I became 35% full body disabled five years ago have
interested in serving the experienced some of the challenges that disable people face. I
Town in the area(s) of would like to help identify and hopefully correct some of the
government indicated: issues a disabled people face on a daily basis.

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

 4/15/2026 Disability Comm. emailed about 4/21 4pm intv.
4/21/2026 " " confirmed intv. date/time.

TO: SELECT BOARD

FROM: Joyce Flynn
Appointments Chairman



SUBJECT: Water Resources Advisory Committee –
Reappointments

DATE: June 2, 2026

OPENINGS: 3 regular positions (3-year, unexpired term to run through March 2028)

Number of Interviewers:

_____ Select Board member

_____ Commission/Committee Members

Numerical Evaluation of Candidates

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

APPLICANT	COMMISSION RATING	SELECTMEN RATING	AVG. RATING
John Deliso			
Lee Rowley			
George Perkins			

RECOMMENDATION To reappoint incumbents Deliso, Rowley, and Perkins as members to the Water Resources Advisory Committee. These appointments are for a 3-year term, which will run through March 2028.

TO: SELECT BOARD

**FROM: Joyce Flynn
Appointments Chairman**



**SUBJECT: Community Preservation Committee –
Representative Reappointments**

DATE: June 4, 2026

**OPENINGS: 3 representative positions (1-year term to run through
June, 2027)**

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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Drew Krauss, Housing Authority representative

David Geanacopoulos, Historical Commission representative

Lee Hamilton, Community Housing representative

RECOMMENDATION: To reappoint representatives Krauss/Housing Authority, Geanacopoulos/Historical Commission and Hamilton/Community Housing, as members to the Community Preservation Committee.

These appointments are for a one-year term which will run through June 2027.

APPROVAL
OF
MINUTES



Yarmouth Select Board
Select Board Meeting Minutes
June 24, 2025

The Yarmouth Select Board regular meeting was called to order at approximately 5:30 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. and Assistant Town Administrator William Scott.

Chair Post welcomed everyone to the meeting and explained that the information for those who would like to watch the meeting via Zoom was on the Town's website.

MOTION: That the Yarmouth Select Board will consider entering into Executive Session pursuant to Massachusetts General Law Chapter 30A, Section 21(a)(6) to discuss the possible purchase of properties to Route 6A, Map 112, Parcel 27 and King's Way Nottingham Parcel, Map 142, Lot 17 that we have determined to have a detrimental effect if the negotiation was in a public body.

Motion by: Dorcas McGurrin

Seconded by: Liz Argo

Roll Call Vote: Mark Forest, aye; Dorcas McGurrin, aye; Joyce Flynn, aye; Liz Argo, aye; Tracy Post, aye.

The Chair declared that the Board was in Executive Session.

At approximately 6:15 p.m., Chair Post called the Public Session to order and led everyone in the Pledge of Allegiance.

1. Announcements

There were no announcements.

2. Public Comments

Chris Greeley, resident from West Yarmouth, asked when public comment would be taken related to the library agenda item, either during the public comment period or at the time of the library presentation later in the meeting. After brief discussion, the Board agreed that comments specific to the library would be taken during the agenda item. Ms. Greeley thanked the Chair for the clarification.

Resident Joe Glynn, commenting via Zoom, congratulated Chair Post on her chairmanship and congratulated the student scholarship recipients, as well as the Scholarship Committee, noting the importance of the program for the community and future generations. He then commented on the agenda item concerning the proposed letter regarding the lack of representation from Representative Chris Flanagan. Mr. Glynn emphasized the importance of representation for Yarmouth and Cape Cod, citing impacts on school funding, state budgeting, and other key issues. He raised concerns regarding a campaign flyer associated with Representative Flanagan, stating that it falsely claimed support from

veterans and involved the use of fake personas, which he characterized as “stolen valor” and as causing harm to veterans in the community. Mr. Glynn urged that the letter address not only Mr. Flanagan’s resignation but expulsion, noting that other legal matters might still be pending.

Resident Curt Sears offered comments on several agenda items. Regarding the library project, he stated that younger residents were underrepresented in the planning process and emphasized that the library should be designed for future generations. He reiterated concerns about the proposed location, stating that placing a central library in South Yarmouth, or directly across the street from the current site, did not adequately serve the entire town, and suggested broader consideration of alternative locations. He also noted uncertainty about how the library project aligned with other long-term planning efforts, including the Town Common and the Mattacheese site, while acknowledging the time constraints imposed by state requirements. Mr. Sears commented on the recently installed four-way stop at Wood Road and Station Avenue, supporting the safety improvement but questioning why the installation preceded formal Board action. He also raised concerns about what he described as an anti-tourism mindset affecting economic planning, warning of potential long-term impacts on tax revenue, particularly given current road conditions. He referenced unanswered questions raised at Town Meeting regarding revenue trends. He further urged timely repainting of road lines and noted ongoing safety issues on Long Pond Drive. Mr. Sears expressed support for the Run Pond restoration project, stating that delays would only increase costs and environmental impacts. Finally, he questioned the proposed acquisition of Anthony’s Cummaquid Inn land, arguing that the Town already owned substantial property that was not adequately maintained. He suggested that development of the property could generate tax revenue and cautioned against acquiring additional land without sufficient resources for upkeep.

3. Yarmouth Scholarship Committee Presentation of Scholarships

Dr. Thomas Kerr, Chair of the Yarmouth Scholarship Committee, came before the Board to present the 2025 scholarship awards. He congratulated Chair Post on her appointment, noting her service as a member of the Scholarship Committee. He described the presentation as a celebration of Yarmouth students who were shaping the future through perseverance, ambition, and community awareness. Dr. Kerr noted that this year marked the 30th anniversary of the Town’s scholarship program supporting its young Town residents pursuing post-secondary education.

Dr. Kerr named the members of the Scholarship Committee (Chair Post, Dr. Marc Smith, Sandy Rubenstein, Danielle Hayward, and himself) and thanked Town staff, including Pam Barnes and Town Treasurer Ann Marie Ellis, for their administrative support. He explained that the primary funding source was the Frederick Howes Scholarship, supplemented by taxpayer contributions. For 2025, the program awarded \$50,000, consisting of \$35,000 from the scholarship fund and \$15,000 raised through voluntary taxpayer contributions, reflecting significant growth since the program’s inception. The Committee reviewed 52 applications, noting increased demand due to rising higher-education costs. Dr. Kerr emphasized that applicants’ essays highlighted financial pressures on families, resilience, and strong family and community support. Selection criteria included financial need, academic performance, recommendations, community and work involvement, personal statements, and responses to an annual essay question. Dr. Kerr summarized the 2025 essay prompt, which was “what community or global issue the applicant believes they could help resolve,” and described the depth of responses, which addressed issues such as food insecurity, homelessness, mental health, healthcare access, housing, environmental challenges, substance abuse prevention, education, and personal finance. He highlighted one applicant whose educational goals were shaped by caregiving experiences and personal loss. Dr. Kerr concluded his remarks with a quote from Mary Oliver and formally opened the scholarship distribution.

Noting Dr. Kerr's upcoming retirement from the Committee, Chair Post recognized his 15 years of service, including 11 years as chair. She expressed appreciation for his leadership and commended the insight and maturity demonstrated in the students' applications, stating that their perspectives reflected a deep awareness of community challenges and inspired continued public service. Dr. Marc Smith, Superintendent of Schools, also thanked Dr. Kerr for his leadership and highlighted the generosity of the Yarmouth community. He reported that approximately \$610,000 in scholarships were awarded to students this year across district programs, emphasizing the community's strong commitment to education.

Scholarships were then distributed to the 2025 recipients, followed by a group photograph. The Board, committee members, and attendees offered congratulations to the students and appreciation to the Scholarship Committee.

2025 Yarmouth Scholarship Recipients (*Alphabetized by last name*)

Nicholas Blinn-Conti, Jacob Bohlin, Hunter Boulette, Bridget Boulette, Nora Bruinooge, Luke Bullock, Madison Burgess, Delaney Burrell, Collin Caron, Eliana Castano, Vivian Castano, Ruth Coelho, Anna Corsi, Alison Edwards, Max Edwards, Samantha Eldridge, Keegan Endres, Cierra Enright, Cullin Enright, Owen Enright, Alexander Ferreira, Brooke Gardiner, Emerson Gardiner, Noah Golden, Jose Gonzalez, Stephen Graff, Juliyana Hristova, Ryann Johnson, Rose Karow, Fiona Liu, Melissa Lopes, Nina Mako, Kyara McNish, Gavin Mumford, Timothy Naas, Olivia Pendleton, Annalyse Roughan, Mia Rubenstein, Niamh Ryan, Stephanie Schoener, Ian Selfe, Atalya Stewart, Emiliia Stukalo, Annika Swanson, Aimee Teague, Willannia Thompson, Oscar Turek, Yossil Vargas, Hannah Willis, Henry Wu, Michelle Wu, and Elisha Wyman.

4. Swearing in of New Police Officer – Jason Farias

The Chair announced that the swearing in of the new police officer would be done at a later date.

5. Hearing: Change of Corporate Name – Ryan Family Amusement LLC, 1067 Route 28, South Yarmouth

Chair Post explained that the item was referred to as a "hearing" pursuant to Board policy, though it was not a formal public hearing. No advertised hearing notice was required for this matter.

Attorney Paul Tardif, representing Ryan Family Amusements, LLC, appeared before the Board and explained that the application sought approval to change the corporate name and entity structure reflected on the existing all-alcohol license for the bowling alley located at 1067 Route 28. He stated that the business had previously operated as Ryan Family Amusements, Inc., and that the proposed change involved a different corporate form but the same ownership, management, and liquor license manager. Board members indicated that the request was straightforward and asked no further questions.

MOTION: To approve the change of corporate name.

Motion by: Liz Argo

Seconded by: Joyce Flynn

Vote: 5 ayes; 0 nays. The motion carried unanimously.

6. Hearing: Change of Manager – RJ Resorts Beach Resort Beverage LLC dba Red Jacket Beach Motor Inn, 28 South Shore Drive, South Yarmouth

Chair Post introduced the request for approval of a change in liquor license manager for Red Jacket Resorts / RJ Resort Beach Resort Beverage, LLC, noting that the item was not an advertised public hearing. Karen Bromley-Rood appeared before the Board and introduced herself as the proposed new liquor license manager. She stated that she had worked at Red Jacket Resorts for nine years and previously worked in hospitality for 17 years at Wychmere and with Catania Hospitality, noting that hospitality was her career focus. Ms. Bromley-Rood explained that she was assuming the role following the departure of the prior general manager. Ms. Bromley-Rood confirmed that she was TIPS trained and certified. She stated that while she had not yet attended a Town-hosted training session, she had met with a Yarmouth police officer regarding licensing responsibilities.

MOTION: To approve the change of manager.

Motion by: Dorcas McGurrin

Seconded by: Joyce Flynn

Vote: 5 ayes; 0 nays. The motion carried unanimously.

7. Hearing: Change of Manager – Oliver’s and Planck’s Inc., 6 Bray Farm Road, Yarmouth Port

Chair Post introduced the request for approval of a change in liquor license manager for Oliver’s and Planck’s Tavern, noting that the appearance was intended as an introduction to the Board. Michael Ormon appeared before the Board and introduced himself as the proposed liquor license manager. He stated that he had worked at Oliver’s on and off for approximately 24 years and had more than 15 years of experience bartending. Mr. Ormon explained that the business was now owned by friends and that he had long-standing familiarity with its operations. Mr. Ormon confirmed that he was TIPS certified, was familiar with the Town’s liquor license rules and regulations, and that all staff members had received the required training.

During discussion, Select Board Member Argo referenced media reports suggesting a possible acquisition of another establishment. Mr. Ormon clarified that the transaction did not proceed forward and the matter was no longer under consideration.

MOTION: To approve the change in management.

Motion by: Joyce Flynn

Seconded by: Liz Argo

Vote: 5 ayes; 0 nays. The motion carried unanimously.

8. Hearing: Special Entertainment License – Summer Reading Event Kickoff: Mini-Renaissance Faire, on Joshua Sears Memorial Field (Map 50/Parcel 130), South Yarmouth, Mindy Herington, Youth Services Librarian, Yarmouth Town Libraries

Chair Post read the legal notice for the hearing into the record:

“The Town of Yarmouth Select Board, Special Entertainment License Hearing. The Yarmouth Select Board, acting as the Local Licensing Authority, has received an application from the Yarmouth Town Libraries for a Special Entertainment License for a Summer Reading Event Kickoff: A Mini Renaissance Faire at the Joshua Sears Playground, Map 50 parcel 130, South Yarmouth, Mass. on July 12th, 2025 from 10:00 a.m. to 4:00 p.m. Entertainment includes stage shows, live music, theatrical exhibition, as well as a demonstration of fencing. A vendor market to include, but not limited to, food, face painting, and arts and crafts. Mindy Herington listed as the person in charge of the event. A hearing will be held Tuesday, June

24th, 2025 at Town Hall, 1146 Route 28, Yarmouth. Select Board meeting begins at 6:00 p.m. Written comments will be accepted until 4:30 p.m., Friday, June 20th in the Select Board's office at Town Hall, or could be submitted electronically to public comment.

The Town Administrator confirmed that no written public comments had been received prior to the hearing. Chair Post opened the floor for verbal public comment, and none were offered. Jane Cain, Director of Libraries, appeared on behalf of Ms. Herington, who was not yet present. Ms. Cain confirmed that the event planning had been underway for several months and that required permits were being coordinated, including approvals through the Board of Health for vendors. She clarified that activities described as fencing or weapons demonstrations would involve foam noodles and similar non-hazardous materials, with no live swordplay. Board members discussed the scope of activities and safety considerations and expressed support for the event. Ms. Cain noted that the program was supported by a tourism grant and described it as a first-of-its-kind event for the area. She added that information about the event was available on the Yarmouth Town Libraries' website. Board members commended Library staff for developing creative approaches to promoting youth reading and community engagement.

MOTION: To close the public hearing.

Motion by: Liz Argo

Seconded by: Joyce Flynn

Vote: 5 ayes; 0 nays. The motion carried unanimously.

MOTION: To approve the Special Entertainment License for the summer reading event kickoff, Mini Renaissance Faire.

Motion by: Liz Argo

Seconded by: Joyce Flynn

Vote: 5 ayes; 0 nays. The motion carried unanimously.

9. Quarterly Community and Economic Development Committee (CEDC) Update: Marketing Contract Update

Courtney Butler, Chair of the Community and Economic Development Committee (CEDC), and Danielle Newcombe, Vice Chair, presented the quarterly update. Ms. Butler congratulated Mary Vilbon, Executive Director of the Yarmouth Chamber of Commerce, on being named a "Commonwealth Heroine." She summarized recent CEDC work, including participation in the Mattacheese and local comprehensive planning efforts, coordination with the Planning Board on mixed-use development, and use of Tourism Revenue Preservation Fund (TRPF) resources to support economic planning facilitation. A solicitation for TRPF-funded public improvement projects had been issued to Town departments and schools, with responses due July 1.

Ms. Butler highlighted special events as a key economic development tool, noting that the Yarmouth Town Libraries Division was approved as a first-time recipient of TRPF Special Event funding for the Summer Reading Kickoff Event. She stated that special event funds supported marketing and volunteer-driven activities rather than administrative salaries and that applications for 2026 funding would be open later in the year with a public informational session.

Regarding the marketing contract, Ms. Butler explained that the long-standing marketing and visitor services contract, most recently held by the Chamber of Commerce, expired June 30 and was extended through August. The CEDC was proposing a one-year marketing-focused contract for FY2026 to reassess community needs, with optional visitor services. She emphasized that the proposal was not intended to replace or diminish the Chamber's role and that the Chamber was encouraged to apply. The

proposed contract would complement the Town's Communications Division by focusing on tourism, business attraction, and year-round economic activity. Ms. Butler also outlined preliminary discussions regarding municipal branding, stating that a clearer and more cohesive identity for Yarmouth could support marketing effectiveness and economic development.

Select Board members discussed the proposal, expressing both interest in exploring branding and concerns about timing, coordination, data support, and maintaining strong relationships with the Chamber and business community. Following discussion, the Select Board agreed to pause any immediate decisions and requested that Town Administrator Whritenour facilitate further discussions between the CEDC and the Chamber of Commerce to improve communication and explore consensus. The Board indicated it would welcome a report back before providing further direction on the marketing contract or branding initiatives.

10. Gateway Fiber Presentation

Chair Post introduced an informational presentation from Gateway Fiber. Derek Leffert, Head of Government Affairs, and Sarah Lang, Head of Market Growth, described the company as a fiber-to-the-home internet service provider headquartered in Missouri, with operations in Minnesota and Massachusetts. They stated that Falmouth and Yarmouth were planned as Gateway Fiber's first two Cape Cod buildouts. They reported that the company was well into the pole collection and design phase in Yarmouth and awaiting completion of the utility make-ready process before construction could begin. The presenters explained that Massachusetts infrastructure timelines were lengthy due to joint pole ownership and coordination requirements but stated that Gateway Fiber had already invested over \$500,000 in pre-construction work in Yarmouth.

The presenters said Gateway Fiber emphasized its focus on reliable, affordable service, providing sample pricing of \$65/month for 300 Mbps, \$75/month for 600 Mbps, and \$90/month for 1-gig symmetrical service, with no contracts or added fees. Customer support was U.S.-based and they encouraged the Town to review feedback from western Massachusetts communities where service had been deployed. They confirmed the company was not requesting commitments or special treatment from the Town but sought collaboration on planning, permitting, and logistics such as police details, traffic control, and coordination during seasonal moratoriums. The presenters also noted interest in community partnerships and charitable engagement through the company's foundation.

Board members welcomed the introduction of service competition. Select Board Member Forest asked how the Town could assist in expediting the project. Gateway Fiber requested coordination and assistance navigating permitting and scheduling. Select Board Member Argo highlighted the need to support Route 28 businesses. The presenters stated that commercial service was also a strategic focus, in addition to residential service and E-Rate connectivity for schools. Chair Post noted likely public interest and asked for a public information resource. The presenters provided the company's website as a central source for updates and information. The Board thanked them for the update and expressed support for continued communication as the project advanced.

11. Discussion/Possible Vote: Library Building Committee – Site Selection Report

Vice Chair of the Library Building Committee and South Yarmouth Library User Representative Tom Pendleton introduced himself to the Board. Also present were Mindy Herington, Youth Services

Supervisor of Yarmouth Libraries, Vicky Giannetos, West Yarmouth Library User Representative, Sandy Fife, Capital Budget Committee Representative, Jane Cain, Library Director, Susan Brita, Planning Board Representative, and Joel Labrecque, Library employee. Dorcas McGurrian was the Select Board Representative on the Committee. Assistant Town Administrator Scott was available to answer questions on the project as well.

Mr. Pendleton presented the Committee's recommendation for the site of a new Yarmouth public library. He explained that site selection was a required prerequisite for the Massachusetts Public Library Construction Program (MPLCP) grant process, with schematic designs due to the Commonwealth by December. After reviewing multiple sites studied over many years, including West Yarmouth Library, South Yarmouth Library, the Mattacheese property, Bayberry Hills property, and others, the Committee recommended the Simpkins Field/MacArthur School site as the most viable option. The Simpkins Field site was identified as Town-owned land of sufficient size to accommodate a modern approximately 25,000-square-foot library, parking, future expansion, and potential outdoor programming. It was located near Town Hall, on a bus route, reasonably accessible town-wide, and capable of integrating with the proposed Town Common concept. While portions of the site fell within a FEMA SLOSH zone, the Committee reported that the risk would require an extreme storm event and could be mitigated through design and coordination with state agencies. Other finalist sites were discussed and ruled out due to significant constraints. The West Yarmouth Library site was noted for its historic value and strong community attachment but deemed too small for expansion and entirely within a SLOSH zone. The Mattacheese property was found unsuitable due to ongoing MUC planning, timing conflicts with grant deadlines, wetlands and wastewater concerns, and lack of transit access. The Bayberry Hills property was eliminated due to endangered species habitat, required extensive clearing, and limited public support.

Mr. Pendleton reported that public comment reflected strong support for retaining the West Yarmouth Library as a library facility, emphasizing its historic significance, walkability, and role in village identity. Multiple speakers supported development of a new modern library at Simpkins while urging the Select Board to preserve West Yarmouth as a branch or through alternative non-Town funding models, similar to Yarmouth Port. Questions were raised regarding library size, future expansion needs, coordination with existing uses at Simpkins (including Seaside Festival and recreational fields), and the broader timing of related Town projects.

Select Board members expressed appreciation for the Committee's extensive work and agreed that Simpkins Field represented the most practical and forward-looking site. Board members emphasized that acceptance of the site recommendation did not preclude future decisions regarding continued use or preservation of existing library buildings, particularly West Yarmouth.

MOTION: To approve the Committee's recommendation for the new library site as outlined in the June 24th briefing presented to the Yarmouth Select Board, and to encourage the Committee to go forward with the state library process.

Motion by: Joyce Flynn

Seconded by: Mark Forest

Vote: 5 ayes; 0 nays. The motion carried unanimously.

12. Discussion/Possible Vote: Intersection of Wood Road and Station Avenue, South Yarmouth – Possible Four-Way Stop

Town Engineer Amanda Lima and Police Chief Kevin Lennon presented a proposal to convert the Wood Road and Station Avenue intersection to an all-way stop, citing increased traffic volume,

construction-related detours, and a recent rise in crashes. Ms. Lima explained that a 2022 request for a traffic signal did not meet federal signal warrants, but a subsequent Station Avenue Corridor Study identified an all-way stop as an appropriate short-term safety improvement. Massachusetts Department of Transportation (MassDOT) later offered an All-Way Stop Materials Program, supported by crash-reduction data and an engineering review prepared by GPI.

Chief Lennon reported sixteen crashes at the intersection since January 1, including seven since May 1, largely attributed to driver inattention and confusion about right-of-way. Due to active sewer construction, the Police Department implemented a temporary four-way stop, installed message boards and temporary signage, and assigned officers to the intersection for targeted enforcement. Since implementation, officers had logged over 150 enforcement details, issued 60 motor vehicle stops, and reported no crashes since mid-June, indicating improved driver compliance.

Ms. Lima outlined the proposed permanent configuration, which included solar-powered, LED-blinking stop signs on Station Avenue, advance “Stop Ahead” signage, new-traffic-pattern warnings, pavement stop bars, message boards, flags, and conversion of the existing overhead caution signal lenses to red. She noted that MassDOT would provide all materials and that a six-month transition period with enhanced warnings was recommended to allow motorists to adjust to the new traffic pattern.

Select Board members expressed strong support, citing public safety concerns, the recent crash history, and early positive results from the temporary measures. Board members also emphasized the importance of slowing traffic near residential areas, schools, and construction zones.

MOTION: To approve the four-way stop and the presentation as presented with all recommendations.

Motion by: Dorcas McGurrian

Seconded by: Joyce Flynn

Vote: 5 ayes; 0 nays. The motion carried unanimously.

13. Discussion/Vote: Request for State Representative Chris Flanagan to Resign

Board Member Forest introduced the matter, stating that his motion was based on concerns that Representative Flanagan had failed to adequately perform the duties of his office, including not appearing for votes and not advocating for Yarmouth during critical state budget deliberations.

MOTION: That the Yarmouth Select Board call on Representative Flanagan to resign and that the Yarmouth Select Board inform him of the reasons and rationale in a letter with similar concerns that had been raised by the Brewster Select Board and the Dennis Select Board, and that the Yarmouth Select Board notify Representative Flanagan as soon as possible.

Motion by: Mark Forest

Seconded by: Dorcas McGurrian

Discussion: Board members emphasized that their primary concern was not the pending legal matters, but rather what they characterized as a dereliction of duty and a lack of representation for Yarmouth residents. Members cited repeated difficulty contacting Representative Flanagan, including unreturned calls and a full voicemail inbox, as further evidence of disengagement. Several members stated that continued absence from legislative responsibilities undermined public trust and left the Town without effective advocacy at the State House. The Board discussed drafting its own letter, drawing from, but not duplicating, the Brewster and Dennis letters, and tailoring it to emphasize Yarmouth-specific impacts, including missed votes and failure to advance local budget priorities. Members agreed the letter should

request a response within a defined timeframe and should clearly articulate the Board's expectations. It was agreed that Town Administrator Bob Whritenour would prepare a draft for Board's review, with no deliberation occurring via email beyond comments sent directly to the Chair or Town Administrator. The Board also expressed a preference that the final letter be signed by all Select Board members.

Vote: 5 ayes; 0 nays. The motion carried unanimously.

14. Board and Committee Actions

1. Resignations

MOTION: To accept and give thanks to Jay Fraprie, who is resigning from the Zoning Board of Appeals and from the Golf Enterprise Committee.

Motion by: Joyce Flynn

Seconded by: Dorcas McGurrin

Vote: 5 ayes; 0 nays. The motion carried unanimously.

2. Appointments

MOTION: To nominate John Grieco to serve as a member of the Library Building Committee for the duration of the project.

Motion by: Joyce Flynn

Seconded by: Dorcas McGurrin

Vote: 5 ayes; 0 nays. The motion carried unanimously.

MOTION: To appoint Courtney Butler to serve as one of the Town Representatives to the Mid-Cape Cultural Committee for a three-year term that will run through June 2028.

Motion by: Joyce Flynn

Seconded by: Dorcas McGurrin

Vote: 5 ayes; 0 nays. The motion carried unanimously.

3. Reappointments

MOTION: To reappoint Edwin Hoopes for a full three-year term to the Conservation Commission, through June 2028.

Motion by: Joyce Flynn

Seconded by: Dorcas McGurrin

Vote: 5 ayes; 0 nays. The motion carried unanimously.

MOTION: To reappoint Elly Tierney for a full three-year term to the Conservation Commission, through June 2028.

Motion by: Joyce Flynn

Seconded by: Dorcas McGurrin

Vote: 5 ayes; 0 nays. The motion carried unanimously.

MOTION: To reappoint Paul Huggins as Conservation Commission Representative to the Community Preservation Committee for a one-year term.

Motion by: Joyce Flynn

Seconded by: Dorcas McGurrin

Vote: 5 ayes; 0 nays. The motion carried unanimously.

4. Minutes

MOTION: To approve the minutes for the April 23, 2024, Board of Selectmen meeting, by necessity.

Motion by: Dorcas McGurrin

Seconded by: Mark Forest

Vote: 5 ayes; 0 nays. The motion carried unanimously.

MOTION: To approve the minutes for the May 7, 2024, Board of Selectmen meeting, by necessity.

Motion by: Dorcas McGurrin

Seconded by: Liz Argo

Vote: 5 ayes; 0 nays. The motion carried unanimously.

5. Upcoming Agenda Review

The Chair reviewed upcoming meetings and noted that the full schedule, with the next meeting focused on Select Board goals on July 12, followed by a comprehensive agenda on July 22. The Board agreed to reassess priorities at the July 22 meeting if needed. Select Board Member Flynn requested postponement of the Community Access Cape Media Center update until a permanent director was hired. The Board agreed to defer the presentation. Select Board Member Argo relayed a request from the Water Resources Advisory Committee (WRAC) chair to give their report in front of the Board before any other appointments or reappointments were made. The Town Administrator confirmed that WRAC was scheduled to present on July 22 in coordination with a wastewater project update. The Board discussed scheduling challenges for the Yarmouth Housing Authority update, which was tentatively set for July 22, with August 5 identified as a backup date if needed.

6. Individual Items

There were no individual items discussed due to the time.

15. Town Administrator Items

1. Consent Agenda

MOTION: To approve the Consent Agenda.

Motion by: Joyce Flynn

Seconded by: Dorcas McGurrin

Vote: 5 ayes; 0 nays. The motion carried unanimously.

2. Town Administrator Updates

The Town Administrator reported that a draft Town Meeting calendar had been distributed in advance, with a proposed date of November 17, coordinated with the Planning Board, Town Clerk, and Moderator. The calendar was scheduled for Select Board approval on July 22, allowing time to resolve any conflicts before finalization.

Town Administrator Whritenour provided a brief affordable housing update, noting continued coordination with the Affordable Housing Trust and comprehensive planning goals to encourage village-style, mixed-use development along Route 28. Following a competitive RFP process, a contract was approved with Bay Ridge Realty to develop approximately 11 residential units, including four affordable units, along with two commercial spaces. The project's design aligned with zoning, architectural character, and long-term economic development objectives.

The Town was recognized as a Dementia Friendly Massachusetts community, in addition to its existing age-friendly designation. The Town Administrator credited Elder Services Coordinator Dianne Kane and the Age-Friendly Community Team for meeting the program's comprehensive criteria.

Town Administrator Whritenour also acknowledged the anticipated departure of Assistant Town Administrator Scott, praising his extensive contributions across major initiatives, including the library project, Mattacheese planning, sewerage, capital budgeting, and interdepartmental operations, and

thanked him for his service. The Town Administrator reported a strong applicant pool (approximately 45 candidates) for the replacement search, with first-round of interviews beginning the next week.

Finally, he noted an upcoming invitation from the Friends of Bass River for a boat tour, with details to be shared by email.

16. Adjourn

MOTION: To adjourn.

Motion by: Mark Forest

Seconded by: Dorcas McGurrin

Vote: 5 ayes; 0 nays. The motion carried unanimously.

The meeting adjourned at approximately 10:30 p.m.

Respectfully submitted,

Gina Gonsalves

Gina Gonsalves



Yarmouth Select Board
Public Session
May 20, 2026

The Yarmouth Select Board entered into an open session at approximately 11:00 a.m., by Chair Tracy Post. Select Board members present: Tracy Post; Dorcas McGurrin; Mark Forest; Joyce Flynn. Liz Argo was absent. Also attending: Town Administrator Robert L. Whritenour, Jr. and Assistant Town Administrator Amy Frigulietti.

Chair Post welcomed everyone to the meeting and invited everyone to join her in saying the Pledge of Allegiance. She then announced that since this was a special meeting, and being held during the work day, the length of the meeting was going to be limited and there would be no public comment.

1. Deed Acceptance Vote of Land Acquisition and Approval of Conservation Restriction – Map 142/Parcel 17 Nottingham Drive, Yarmouth Port

Brittany DiRienzo, Conservation Administrator, came before the Board to briefly describe what needed to be done for the acquisition of the parcel of land on Nottingham Drive. The funding was approved at the November 17, 2025 Town meeting. She requested that the Board to approve two motions today: the first to approve the purchase of the property and to authorize the Chair to execute all documents necessary for the purchase; and the second to grant and approve the related Conservation Restriction, which would allow the Town to be eligible for the land grant from the Massachusetts Division of Conservation Services. She stated that the two motions were included in the packet.

MOTION: I hearby move that the Select Board purchase approximately 3.14 acres off Nottingham Drive and Hockanom Road, shown as Lot 99 on a plan prepared by Merrill Engineers and Land Surveyors, for the sum of \$600,000.00, pursuant to Article 11 of the November 17, 2025 Annual Town Meeting, and further to authorize the Chair, Tracy Post, to execute and enter into any and all documents necessary to effectuate the acquisition of said property.

Motion by: Tracy Post

Seconded by: Mark Forest

Vote: 4 ayes; 0 nays; 1 member absent (Liz Argo). The motion carried.

MOTION: We, the undersigned, being a majority of the Select Board of the Town of Yarmouth, Massachusetts, hereby certify that at a public meeting duly held on May 20, 2026, the Select Board voted to approve in the public interest and grant and approve the foregoing Conservation Restriction to the Trustees of the Yarmouth Conservation Trust pursuant to Section 32 of Chapter 184, Section 12 of Chapter 44B of the Massachusetts General Laws, and pursuant to the Town of Yarmouth Town Meeting vote attached hereto as Exhibit C, and do hereby approve, in the public interest, and grant the foregoing Conservation Restriction.

Motion by: Tracy Post

Seconded by: Mark Forest

Vote: 4 ayes; 0 nays; 1 member absent (Liz Argo). The motion carried.

The Town Administrator thanked the Board for entertaining this item on this meeting's agenda. This action was contingent on the Town receiving a \$347,000 land grant. If the Town closed prior to the end of the fiscal year, the Town would be able to get that grant. A lot of work had to be done with the Land Court so for a while it was not clear if it would all be done in time. He thanked Ms. DiRienzo for all her hard work.

2. Review of Special Town Meeting Warrant

The Chair confirmed that Article 1 was exactly as submitted by the petitioners. There were no other articles received by the Friday, May 15th deadline.

Town Clerk Mary Maslowski announced that 3,757 of 23,052 registered voters (a little more than 16%) came out to the polls during the previous day's election. She said, for a local election, that was a good turnout. There was no in-person early voting nor voting by mail for this election, and everything went relatively smoothly. Chair Post thanked everyone who worked at the polls. Select Board Member McGurrin said that the student created "I Voted" stickers at the precincts were a nice touch. Ms. Maslowski told the Board about the sticker contest and mock elections with the 3rd graders at Station Avenue Elementary. She hoped it would be an annual event.

3. Recommendation on Warrant Article and Execution of Special Town Meeting Warrant

MOTION: To approve and execute the warrant.

Motion by: Mark Forest

Seconded by: Dorcas McGurrin

Vote: 4 ayes; 0 nays; 1 member absent (Liz Argo). The motion carried.

MOTION: To not recommend and to indefinitely postpone the article.

Motion by: Tracy Post

Seconded by: Dorcas McGurrin

Vote: 4 ayes; 0 nays; 1 member absent (Liz Argo). The motion carried.

4. Assignment of Motion

MOTION: To nominate the Chair to make the motion at Town Meeting.

Motion by: Mark Forest

Seconded by: Dorcas McGurrin

Vote: 4 ayes; 0 nays; 1 member absent (Liz Argo). The motion carried.

The Chair wanted to explain to the public, with a petitioned article, once the signatures are certified, it cannot be pulled by the petitioners but has to move forward with a town meeting. It still holds true that it would need to pass both at Town Meeting and the ballot. Although it failed at the ballot yesterday, this meeting's vote was "mechanical" and upheld the part of the law for which the Town was responsible. Although she was not allowing public speakers at this meeting, the Chair wanted to thank the petitioners for their civic involvement, the committee, the library group, as well as the state for accepting the Town into the program. Select Board Member Forest acknowledged that the libraries will need to be improved, and that the Board would be having future discussions on where to go from here. The Board thanked voters who showed up at Town Meeting and the polls.

5. Adjournment

MOTION: To adjourn.

Motion by: Mark Forest

Seconded by: Dorcas McGurrin

Vote: 4 ayes; 0 nays; 1 member absent (Liz Argo). The motion carried.

The Select Board adjourned at approximately 11:15 a.m.

Respectfully submitted,

A handwritten signature in black ink that reads "MaryAlice Florio". The signature is written in a cursive style with a large initial "M" and "F".

MaryAlice Florio



**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"> • (TENTATIVE) CITATION • YARMOUTH SCHOLARSHIP COMMITTEE PRESENTATION OF SCHOLARSHIPS • VOTE: PLEDGE INVENTORY/COLLATERAL – OLIVER’S • HEARING: CHANGE OF MANAGER AND DIRECTORS – MOOSE LODGE • HEARING: NEW WEEKDAY AND SUNDAY ENTERTAINMENT LICENSES – FREE BIRD MOTOR LODGE • HEARING: NEW WEEKDAY AND SUNDAY ENTERTAINMENT LICENSES - UNCOMMONER HOTEL • HEARING: NEW SEASONAL INNKEEPER LIQUOR LICENSE – BLUE ROCK RESORT • (TENTATIVE) WAYS TO WATER REPORT
JULY 7		<ul style="list-style-type: none"> • HEARING: SPECIAL ALCOHOL LICENSE – CULTURAL CENTER OF CAPE COD TRUE CRIME SPEAKEASY EVENT • PRESENTATION BY YPD SPECIAL VICTIMS UNIT AND AIDS SUPPORT GROUP RE: NALOXONE BOXES



**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
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
AUGUST 25			<ul style="list-style-type: none"> • 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
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"> •



**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
DECEMBER 15			<ul style="list-style-type: none"> • (TENTATIVE) CAPITAL IMPROVEMENT PROGRAM (CIP) PRESENTATION

- | |
|--|
| <ul style="list-style-type: none"> • 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 |
|--|

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 5:00pm 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

**CONSENT
AGENDA
ITEMS**



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-4451
 Telephone (508) 398-2231 Ext. 1275, Fax (508) 398-2365 TTD# (508) 398-2231

DEPARTMENT
 OF
 COMMUNITY
 DEVELOPMENT

TO: Tracy Post, Chair, Select Board
 FROM: Mary Waygan, Affordable Housing/CDBG Program Administrator *MW*
 SUBJECT: Resolution of Local Governing Body Authorizing Submission and Execution of the Yarmouth
 Community Development Block Grant (CDBG) Annual Action Plan
 DATE: May 8, 2026
 CC: Robert L. Whritenour, Jr., Town Administrator
 Meggan Eldredge, Director of Community Development

**CONSENT
 AGENDA**

The Department of Community Development is currently preparing the Town's Annual Action Plan for Community Development Block Grant (CDBG) Program Year 2026 (PY26) which starts on July 1, 2026 and runs through June 30, 2027. The U.S. Department of Housing and Urban Development (US HUD) has allocated \$135,940 to Yarmouth's PY26 CDBG Program. Adding in available prior year funding, we anticipate a working budget of \$225,940 for next fiscal year. Although limited, these funds are strategically programmed to provide Yarmouth residents with affordable housing, public facility improvements, and public services. Please find here the program's performance summary:

Yarmouth CDBG Funding	
Program Year	CDBG Amount
2010	\$149,800
2011	124,700
2012	94,800
2013	120,600
2014	137,000
2015	123,100
2016	112,447
2017	110,335
2018	132,551
2019	136,257
2020	128,970
2021	124,817
2022	126,218
2023	122,037
2024	128,173
2025	138,091
2026	135,940
Total	\$2,145,836
Annual Average	\$126,226

Yarmouth CDBG Performance Summary	
Program	2010 – Present
Meals on Wheels/Elder Nutrition	250 Seniors Annually
School-based Food Security Program	53 Persons
Childcare Voucher	16 Households
Septic Pumping	140 Homes
Affordable Housing Septic Repair	46 Homes
Affordable Housing Acquisition	17 Homes
Affordable Housing Rehabilitation	7 Homes
Affordable Housing Rehabilitation	108 Apartments
Affordable Accessory Apartments	2 Apartments
Spot Blight Removal	1 Site
Public Facility Improvements	3 Sites

Considering the benefit demonstrated to the Town, the Department of Community Development recommends that the Town formally apply to US HUD for the CDBG funds with the proposed Action Plan Budget shown below. Attached for your approval and signature, please find the resolution authorizing the Town Administrator to apply for the CDBG entitlement and to administer the program. Thank you!

CDBG Action Plan Budget for Program Year 2026 - Proposed			
Activity	2026 Entitlement	Prior Year Entitlement Carry Over and Program Income (Estimated)	Total
Program Administration	\$27,188	\$0	\$27,188
Public Services	\$20,391	\$0	\$20,391
Affordable Housing	\$38,361	\$90,000	\$128,361
Urgent Need/Storm Response	\$25,000	\$0	\$25,000
Public Facilities/ Infrastructure	\$25,000	\$0	\$25,000
TOTAL	\$135,940	\$90,000	\$225,940



TOWN OF YARMOUTH

RESOLUTION OF LOCAL GOVERNING BODY AUTHORIZING SUBMISSION AND EXECUTION OF THE TOWN OF YARMOUTH ANNUAL ACTION PLAN FOR PROGRAM YEAR 2026 WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the Town of Yarmouth One-Year Annual Action Plan for the Program Year 2026 integrates the planning, application and reporting requirements for the Community Development Block Grant Program (CDBG); and

WHEREAS, the overall goal of the Annual Action Plan programs and activities is the development of a viable community by providing decent and affordable housing, a suitable living environment, and expanding economic opportunities, principally for low and moderate-income persons; and

WHEREAS, it is anticipated that the U. S. Department of Housing and Urban Development (HUD) entitlement to the Town for Program Year 2026 shall be approximately \$135,940 under CDBG; and

WHEREAS, the Annual Action Plan provides the necessary assurances and/or certificates of compliance with applicable federal regulations and requirements of the CDBG Program; and

WHEREAS, the Town Administrator, must be authorized to submit the Annual Action Plan with the Secretary of the U.S. Department of Housing and Urban Development and to accept and/or execute the Grant Agreements.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF YARMOUTH BOARD OF SELECTMEN that: the Yarmouth Town Administrator is authorized to submit the Annual Action Plan, and the application for CDBG entitlement funds, and further to accept and/or execute the contract with the United States of America, and further to do all things necessary to carry out the CDBG Program, including the execution of contracts and the submission of such reports, certificates, and other materials as the U.S. Department of Housing and Urban Development shall require.

Voted and signed this _____ day of _____, 2026

Tracy Post

Mark Forest

Dorcas McGurrian

Joyce Flynn

Liz Argo

Yarmouth Board of Selectmen

CONSENT AGENDA

GRANT OF EASEMENT

THIS EASEMENT, made this ____ day of _____, 2026, by the **TOWN OF YARMOUTH**, a Massachusetts municipal corporation, acting by and through its Select Board, having a principal place of business of 1146 Route 28, South Yarmouth, Massachusetts 02664, (hereinafter referred to as “Grantor”), being the owner of certain land in Yarmouth, Barnstable County, Massachusetts, more particularly described in Taking dated March 4, 1946, recorded with the Barnstable County Registry of Deeds (the “Registry”) in Book 642, Page 106, also being Lot marked “Area = 33,753” on a Plan of Land recorded with the Registry in Plan Book 72, Page 129, Sheet 2, (the “Grantor’s Land”), for the benefit of **BOSTON GAS COMPANY**, a corporation duly organized and existing under and by virtue of the laws of the Commonwealth of Massachusetts, having its principal office at 170 Data Drive, Waltham, Massachusetts 02451 (hereinafter referred to as “Grantee”).

WITNESSETH, that Grantor, in consideration of One (\$1.00) Dollar paid by Grantee, does hereby grant and release unto Grantee, their successors and assigns, forever, an easement corridor on, over, under, across, through and along certain portions of the Grantor’s Land for the purposes set forth in this Grant of Easement, and shall be ten (10) feet in width and shall become established by and upon the installation and erection of the Gas Facilities (as hereinafter defined) by the Grantee, with the gas pipe being the centerline of said corridor (the “Easement Area”). Following such installation, Grantor may, at its sole cost and expense, prepare and submit to Grantee for review and approval an “as-built” plan in recordable form showing the permanent locations of the Gas Facilities, following which Grantor and Grantee, at Grantor’s sole expense, may enter into an amendment to this easement to establish such permanent locations with such plan attached.

WR# R100034465

Address of Grantee:
BOSTON GAS COMPANY
170 Data Drive
Waltham, MA 02451

Return to:
Laura Bibbo
National Grid USA
Service Company, Inc.
170 Data Drive
Waltham, MA 02451

00401 YARMMA GEN

Property Address: 4 Long Pond Road, Yarmouth, MA 02664 (BARNSTABLE)

Said easement herein granted includes the following rights and privileges:

FIRST: The permanent and perpetual easement, right, privilege and authority to construct, reconstruct, relocate, operate, repair, maintain and remove underground and/or grade level gas systems, including but not limited to gas mains, and gas service lines and pipes, together with all necessary appurtenances and accessories thereto (collectively, the "Gas Facilities") to serve the Grantor's Land, as Grantee may now and from time- to-time deem necessary, all within the Easement Area.

SECOND: The right to attach to the Gas Facilities installed or to be installed within the Easement Area other gas pipes and appurtenant facilities in the locations within the Easement Area for the purpose of providing gas to Grantor and Grantees' other customers.

THIRD: If, following installation, the locations of the Gas Facilities shall become unsuitable for the purposes of the Grantee or the Grantor, their successors and assigns, then said locations may be changed to areas mutually satisfactory to both the Grantor and the Grantee herein; and further, said newly agreed to locations shall be indicated by proper amendment or amendments hereto. The Grantor, for itself, its successors and assigns, covenant and agrees with the Grantee, for itself, its successors and assigns, that this Grant of Easement and the location of the Gas Facilities may not be changed or modified without the written consent of the Grantee, its successors and assigns, which consent may be withheld by the Grantee in its sole discretion. Any relocation so requested shall be at the sole cost and expense of the requesting party.

FOURTH: The privilege of such access from the street over and across the Grantor's Land to the Easement Area as is necessary for the enjoyment of the easement herein granted.

FIFTH: Grantor agrees not to erect or maintain within the Easement Area where the Gas Facilities are located any new building, permanent structure or physical obstruction of any kind or nature whatsoever, including trees and shrubbery or permit the same to be so erected or maintained, except such as Grantee may specifically consent to in writing, which consent shall not be unreasonably withheld or delayed.

SIXTH: The Gas Facilities and other appurtenances which are installed, constructed and maintained by Grantee in the Easement Area shall at all times be and remain the property of Grantee, and shall be maintained and serviced exclusively by Grantee.

SEVENTH: Grantor represents that it is seized of Grantor's Land, for itself, its successors and assigns, forever warrants its title thereto and will forever defend the easement and right-of-way herein granted against all lawful claims and demands.

EIGHTH: In the event the surface of the Easement Area is disturbed at any time and from time-to-time by Grantee or any party acting on behalf of Grantee, then Grantee, at its sole cost and expense, within a reasonable time thereafter, shall repair and restore the surface of the Easement Area where the Gas Facilities are located to the condition which existed prior to any such disturbance.

NINTH: Grantor and Grantee shall comply with all applicable codes, rules, regulations and laws.

The easement herein granted is non-exclusive and shall be binding upon and inure to the benefit of the successors and assigns of Grantor and Grantee.

[Signature page follows]

For Grantor's title, see Taking, dated March 4, 1946, recorded with the Registry in Book 642, Page 106.

IN WITNESS WHEREOF, the Town of Yarmouth has caused its municipal seal to be hereto affixed, and these presents to be signed in its name and behalf by its Select Board, being thereto duly authorized this _____day of _____, 2026.

TOWN OF YARMOUTH

By and through its Select Board

By: Tracy Post, Chair

By: Mark Forest

By: Dorcas McGurrin

By: Joyce Flynn

By: Elizabeth Argo

Commonwealth of Massachusetts

County of Barnstable, ss.

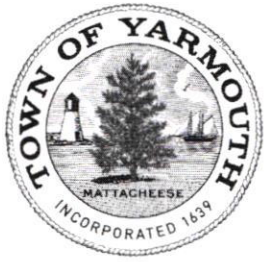
On this the _____ day of _____, 2026, before me, the undersigned Notary Public, personally appeared Tracy Post, Mark Forest, Dorcas McGurrin, Joyce Flynn and Elizabeth Argo proved to me through satisfactory evidence of identity, which was/were _____, to be the persons whose names are signed on the preceding Grant of Easement and acknowledged to me that they signed it voluntarily for its stated purpose, as duly authorized members of the Select Board of the Town of Yarmouth, MA.

Signature of Notary Public

Printed Name of Notary

My Commission Expires: _____

Place Notary Seal and/or Stamp Above



TOWN OF YARMOUTH

SELECT BOARD
Tracy Post, Chair
Doreas 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

MEMORANDUM

CONSENT AGENDA

TO: Select Board

FR: Amy Harwood, Licensing Administrator 

DA: June 9, 2026

RE: **CONSENT AGENDA**

Sea Gull Beach (125 Seagull Beach, West Yarmouth)

West Yarmouth Congregational Church Ecumenical Sunday Services

– July 5, 12, 19, 26, August 2 & 9, 2026 6:45 AM – 7:45 AM

Special Sunday Entertainment Application

Rev. Charles K. Soule of West Yarmouth Congregational Church has applied for a Special Entertainment License for the annual summer Sunday services taking place at Sea Gull Beach, West Yarmouth, MA. The services will take place on Sundays, July 5th, 12th, 19th, 26th, August 2nd & 9th, 2026 from 6:45 AM – 7:45 AM. The program is the same as past events.

Attached are the following materials:

- Applications
- Site Plan
- Certificate of Insurance
- Fee Waiver Request
- Department Comments

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TOWN OF YARMOUTH

1146 ROUTE 28, South Yarmouth, Massachusetts 02664
Telephone (508) 398-2231, ext. 1268, Fax (508) 398-2365

BOARD OF
SELECTMEN
LICENSING
ADMINISTRATOR
Amy Harwood

APPLICATION FOR SPECIAL 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: West Yarmouth Congregational Church
Business Address: 383 Route 28, West Yarmouth MA 02673
Applicant Name: Rev. Charles K. Soule
Applicant Address: (Same as above)
Applicant Email: CSoule@comcast.net
Applicant Telephone:

Event Location: Sea Gull Beach
Event Dates: Sundays July 5, July 12, July 19, July 26, Aug. 2 + Aug. 9
Event Hours: 6:45 am - 7:45 am

Is the Event Indoors or Outdoors? • Indoors: <input type="checkbox"/> • Outdoors: <input checked="" type="checkbox"/>	Does the Event have Alcohol Service? No If yes - please fill out a Special Alcohol License Application <small>https://www.yarmouth.ma.us/DocumentCenter/View/21567/Special-Alcohol-Application-2026</small>
--	--

Number of Guests at Event: Approx 50
--

Does Event Location have a fire Protection System? • Sprinkler System: <input type="checkbox"/> • Fire Alarm System: <input type="checkbox"/> N/A
--

Please Check All That Apply: 1. Dancing: By Patrons <input checked="" type="checkbox"/> By Entertainers <input type="checkbox"/> No Dancing <input checked="" type="checkbox"/> 2. Music: Recorded <input checked="" type="checkbox"/> Live Band <input checked="" type="checkbox"/> Number of Musicians <u>1</u> Amplification System <input type="checkbox"/> DJ <input type="checkbox"/> No Music <input type="checkbox"/> Low Lighting <input type="checkbox"/> Music Above Normal Sound Levels <input type="checkbox"/> Nighttime Operation <input type="checkbox"/> Clearly Defined Aisles <input type="checkbox"/> Dance Floor <input type="checkbox"/> Limited Food Service <input type="checkbox"/> 3. Shows: Theatre <input type="checkbox"/> Movies <input type="checkbox"/> Floor Show <input type="checkbox"/> Light Show <input type="checkbox"/> Public Show <input type="checkbox"/> No Show <input type="checkbox"/>
--

Detailed Description of Entertainment: Solo saxophone player
--

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 202_ through 202_ provided the type of entertainment specified above does not change. In the event of a change in type of entertainment different than indicated above, a new application will be required, and a new license 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 naming the Town of Yarmouth as the additional insured.

Fees:


- Hearing Fee: \$65
- License Fee: \$55
- Legal Ad Fee: To be determined once legal ad is placed.
- Abutter Notice Mailing is paid by the applicant.

Hearing Required

Legal Ad Required (posted 10 days prior to hearing)

Abutter Notices (sent 10 days prior to hearing)

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



Signature of Applicant



Date



**TOWN OF YARMOUTH
APPLICATION FOR USE OF TOWN-OWNED PROPERTY**

Applicant Rev. Charles K. Sade Affiliation or Group West Yarmouth Congregational Church
 Telephone Number _____ Mailing Address 383 Route 28
 _____ West Yarmouth, MA
 _____ 02473
 Email Address: CSade@Comcast.net

Town Property to be used (Include specific area): Ice Full Beach - next to Boardwalk

Describe Use and purpose: Ecumenical Religious Service

Beginning Date and Time of Event: 7/5 - 7^{am} - 6⁴⁵ Sundays

Ending Date and Time of Event: 8/9

Date and Time you need Location for Set Up: 6:45^{am}

Total Guests/Participants Expected: 50 Will alcohol be served? Yes No

Will a fee be charged? Yes No Amount(s): \$ _____

Will an auction or raffle be held? Yes No Will signs/banners be posted? Yes No

Will Traffic Control be needed? Yes No Will music/amusement devices be at event? Yes No

Will tents be erected? Yes No Will sanitary facilities be provided? Yes No

Will food be served or sold? Yes No
 If Yes to food, please describe where food is being prepared and what is being served _____

*****IMPORTANT*****

Certificate of liability insurance must be submitted to cover the event prior to granting permission for use of Town property.

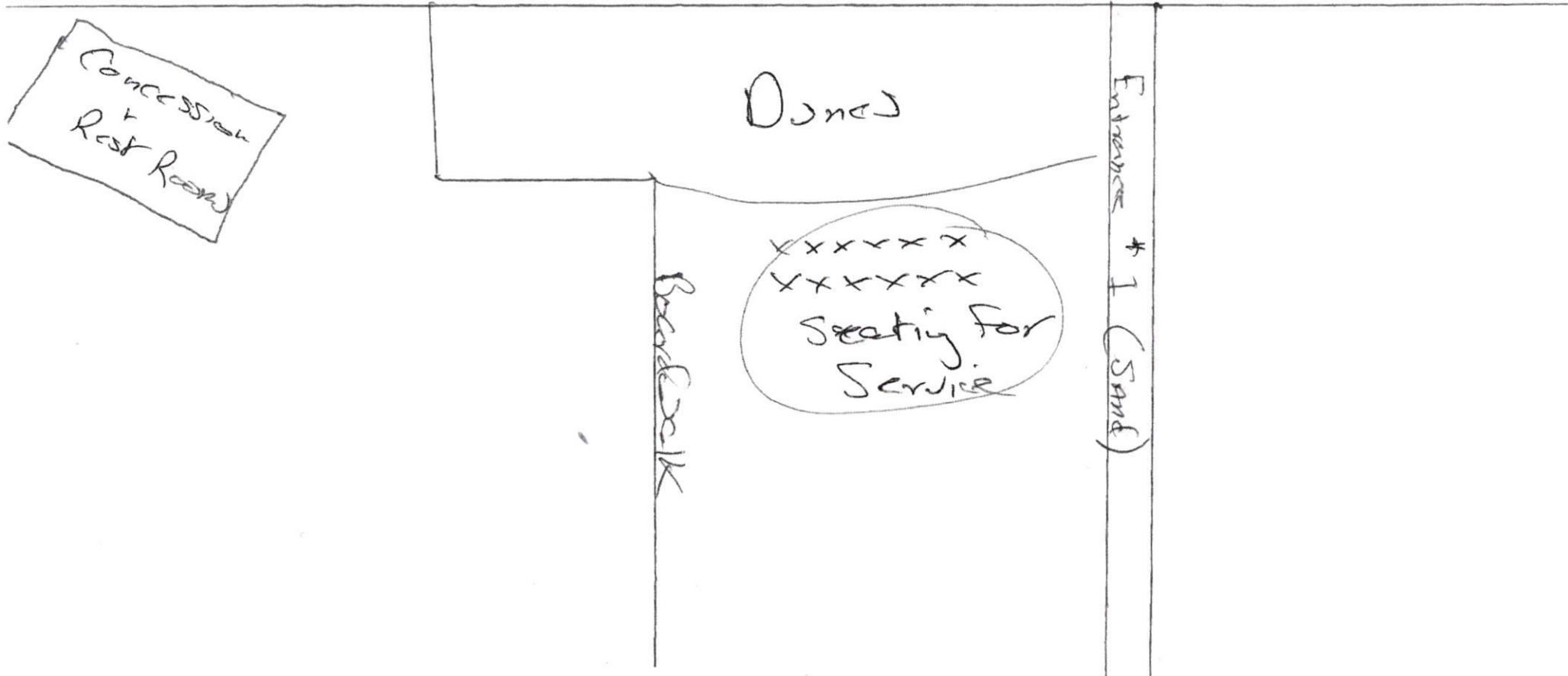
Action by Town Administrator:

_____ Approved as submitted

_____ Approved with the following condition(s): _____

Floorplan For WYCC

Main Parking Lot



Board of Selectmen
Town of Yarmouth, Massachusetts
1146 Route 28
South Yarmouth, MA 02664

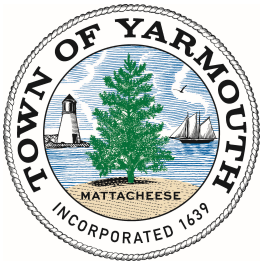
June 4, 2026

Dear Members of the Board,

I am writing to you to request a waiver of fees for the use of Sea Gull Beach for a series of six (6) worship services in July and August, 2026. The services will begin on Sunday July 5 at 7:00 am. and will continue each Sunday at 7:00 am. (weather permitting) concluding on Sunday August 9. The services are approximately 45 minutes in length and all attendees without town-issued beach stickers will leave the parking lot prior to the beach opening at 8:00 am. The area we will use for the service will be on the beach opposite the second access walkway; we will not impede use of the boardwalk for access from the parking lot. The service is an ecumenical Christian service and is open to the public, there will be no solicitation taking place during the service. We will not be serving any refreshments and there will be no amplified music. We acknowledge the need to respect the areas designated as Piping Plover nesting areas and we will remain outside any fenced off areas. Thank you for your consideration in this matter and please feel free to contact me if you have any questions or concerns.

Sincerely,

Rev. Charles K. Soule
Pastor
West Yarmouth Congregational Church
383 Route 28
West Yarmouth, MA 02673



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

CONSENT AGENDA

TO: Select Board

FR: Amy Harwood, Licensing Administrator

DA: June 9, 2026

RE: Yarmouth Library Renaissance Faire – July 11, 2026
Simpkins Field / Joshua Sears Memorial Playground (1175 Route 28)
Special Entertainment Application

Mindy Herrington of Yarmouth Public Library has applied for a Special Entertainment License for the Annual Renaissance Faire that will take place on Saturday, July 11, 2026 from 10 AM – 4 PM. The event will be a diverse offering of entertainment for the whole family.

There have been no comments from the public received.

Attached are the following materials from the application:

- Legal Advertisement
- Applications – Special Entertainment & Use of Town Property
- Site Plan
- Abutters Notification
- Affidavit of Mailing
- Request for Fee Waiver
- Department Comments

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CAPE COD TIMES

Public Notices

Originally published at capecodtimes.com on 05/24/2026

TOWN OF YARMOUTH
SELECT BOARD
SPECIAL ENTERTAINMENT LICENSE
RENAISSANCE FAIRE

The Yarmouth Select Board, acting as the Local Licensing Authority, has received an Application for a Special Entertainment License from Mindy Herrington, Yarmouth Town Libraries for a Renaissance Faire at Simpkins Field / Joshua Sears Memorial Playground located at 1175 Route 28, South Yarmouth, MA 02664. The free event is open to the public and will be held on Saturday, July 11, 2026 from 11:00 AM – 4:00 PM.

The Hearing will be held on Tuesday, June 9, 2026 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, Friday, June 5, 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.

May 24,2026 12346432



TOWN OF YARMOUTH
APPLICATION FOR USE OF TOWN-OWNED PROPERTY

Applicant Mindy Herington
Telephone Number 508-760-4820 x1316

Affiliation or Group YarmouthTown Libraries
Mailing Address 312 Old Main St.
South Yarmouth, MA 02537

Email Address: mherington@clamsnet.org

Town Property to be used (Include specific area): Simpkins Field

Describe Use and purpose: The property would be used for the second annual Tiny Ren Faire.

Beginning Date and Time of Event: Saturday, July 11, 2026 @ 11:00 a.m.

Ending Date and Time of Event: Saturday, July 11, 2026 @ 4:00 p.m.

Date and Time you need Location for Set Up: Friday, July 10, 2026

Total Guests/Participants Expected: 400+ Will alcohol be served? [] Yes [x] No

Will a fee be charged? [] Yes [x] No Amount(s): \$

Will an auction or raffle be held? [] Yes [x] No Will signs/banners be posted? [x] Yes [] No

Will Traffic Control be needed? [] Yes [x] No Will music/amusement devices be at event? [x] Yes [] No

Will tents be erected? [x] Yes [] No Will sanitary facilities be provided? [x] Yes [] No

Will food be served or sold? [x] Yes [] No
If Yes to food, please describe where food is being prepared and what is being served
There will be four food trucks in at
attendance we are awaiting conformation from the Family Table Collaborative, Press Ahead Coffee, Sub-Zero Ice Cream and Junior Betts BBQ.

IMPORTANT

Certificate of liability insurance must be submitted to cover the event
prior to granting permission for use of Town property.

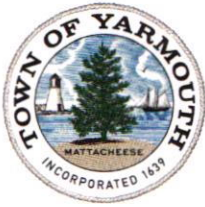
Action by Town Administrator:

Approved as submitted

Approved with the following condition(s):

Disapproved for the following reasons:

Town Administrator's Signature Date



TOWN OF YARMOUTH

1146 ROUTE 28, South Yarmouth, Massachusetts 02664
Telephone (508) 398-2231, ext. 1268, Fax (508) 398-2365

BOARD OF
SELECTMEN

LICENSING
ADMINISTRATOR
Amy Harwood

APPLICATION FOR SPECIAL 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: Yarmouth Town Libraries

Business Address: 312 Old Main St. South Yarmouth, MA 02664

Applicant Name: Mindy Herington

Applicant Address: 312 Old Main St South Yarmouth, MA 02664

Applicant Email: mherington@yarmouth.ma.us

Applicant Telephone: 508-760-4820

Event Location: Fields at Mattacheese Middle School

Event Dates: July 11, 2026

Event Hours: 10- 4

Is the Event Indoors or Outdoors?

- Indoors:
- Outdoors:

Does the Event have Alcohol Service?

If yes - please fill out a Special Alcohol License Application

<https://www.yarmouth.ma.us/DocumentCenter/View/21567/Special-Alcohol-Application-2026>

Number of Guests at Event: 450

Does Event Location have a fire Protection System?

- Sprinkler System:
- Fire Alarm System:

Please Check All That Apply:

- Dancing:** By Patrons By Entertainers No Dancing
- Music:** Recorded Live Band Number of Musicians 3-4 Amplification System DJ No Music
Low Lighting Music Above Normal Sound Levels Nighttime Operation Clearly Defined Aisles
Dance Floor Limited Food Service
- Shows:** Theatre Movies Floor Show Light Show Public Show No Show

Detailed Description of Entertainment: At the Renaissance Faire, there will be a diverse offering of entertainment. Some of the entertainment offered is wandering minstrels (2-4, no amplification), comedy acts, Archery with the Scouts, crafts with the Girl Scouts, the Cotuit Art Bus, inflatable hatchet throwing, storytimes, foam pool noodle jousting, stilt walkers, jugglers, and a play.

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 202_ through 202_ provided the type of entertainment specified above does not change. In the event of a change in type of entertainment different than indicated above, a new application will be required, and a new license 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 naming the Town of Yarmouth as the additional insured.

Fees:

- Hearing Fee: \$65
- License Fee: \$55
- Legal Ad Fee: To be determined once legal ad is placed.
- Abutter Notice Mailing is paid by the applicant.

Hearing Required

Legal Ad Required (posted 10 days prior to hearing)

Abutter Notices (sent 10 days prior to hearing)

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

Mindy B. Herington

Signature of Applicant

3/6/26

Date

Shaws Lot
P₃

Town Hall Lot
P₂

Route
28

School Lot
P₁

Simpkins School
Residences



ONE WAY

ONE WAY

Court Stage

Cub Scouts

Knights Arena

Fairy Forest

Center Stage

Activity Stalls

Market Stalls

ENTRANCE & CHECK-IN

Axe Alley

A

B

C

Tavern Snacks



Old Main St



ABUTTERS NOTIFICATION

TOWN OF YARMOUTH
SELECT BOARD
SPECIAL ENTERTAINMENT LICENSE
RENAISSANCE FAIRE

The Yarmouth Select Board, acting as the Local Licensing Authority, has received an Application for a Special Entertainment License from Mindy Herrington, Yarmouth Town Libraries for a Renaissance Faire at Simpkins Field / Joshua Sears Memorial Playground located at 1175 Route 28, South Yarmouth, MA 02664. The free event is open to the public and will be held on Saturday, July 11, 2026 from 11:00 AM – 4:00 PM.

The Hearing will be held on Tuesday, June 9, 2026 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, Friday, June 5, 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

AFFIDAVIT OF MAILING OF NOTICE

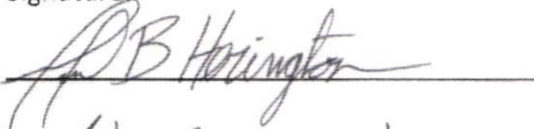
FOR SECTION 14 SPECIAL ALCOHOL LICENSE APPLICATION

AND/OR SPECIAL ENTERTAINMENT APPLICATION

I, Mindy Herington, the undersigned person, hereby attest and affirm that on or before the date of signature below, I personally mailed notice of this Application to each of the abutters on the attached list by First Class Mail, postage prepaid.

Signed under the penalties of perjury this May day of 29, 2026.

Signature:



Mindy B. Herington

Print Name

Dear Select Board Members,

The Yarmouth Town Libraries respectfully request that permit fees for the Yarmouth Town Libraries Renaissance Faire be waived.

As a municipal department of the Town of Yarmouth, the library exists to serve residents and visitors through educational, cultural, and community programming. Requiring one town department to pay permit fees to another does not create new revenue for the town; it simply shifts limited public funds away from services and programs that directly benefit the community.

In addition, the Renaissance Faire is supported through a Yarmouth Tourism Revenue Preservation Fund grant. The grant budget was carefully developed to support performers, educational activities, accessibility measures, supplies, and visitor experiences. There is no room within the grant budget to absorb permit fees without reducing programming or other event elements. The purpose of the grant is to bring visitors to Yarmouth and create a positive economic impact, not to redirect funds back into municipal permitting costs.

Last year's Renaissance Faire grew into a significant community event that attracted over 450 residents and visitors from across Cape Cod and beyond. Those visitors support local businesses, dine in local restaurants, shop in local stores, and contribute to the local economy. The event showcases Yarmouth as a destination for innovative, family-friendly programming and helps advance the same tourism goals that the grant program was designed to support.

Most importantly, the Renaissance Faire is offered free of charge to the public. Our goal is to create an accessible community event where families can learn, create, and engage with one another regardless of their financial circumstances. Every dollar spent on permit fees is a dollar that cannot be used to support local performers, local artists, educational activities, accessibility initiatives, or community experiences.

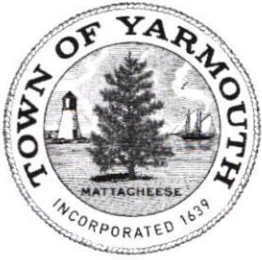
Waiving the permit fees would allow the library to maximize the impact of both municipal and grant funding while continuing to provide a free, high-quality event that benefits residents, visitors, local businesses, and the Town of Yarmouth as a whole.

Sincerely,

Mindy B. Herington

Youth Services Librarian & Supervisor

mherington@yarmouth.ma.us



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
Doreas McGurrin
Mark Forest
Joyce Flynn
Elizabeth Argo

**LICENSING
ADMINISTRATOR**
Amy Harwood

MEMORANDUM

TO: Select Board
FR: Amy Harwood, Licensing Administrator 
DA: June 9, 2026
RE: **CONSENT AGENDA**
Sea Dog Brew Pub (23 White's Path)
Big Nick's Ride Fundraiser – July 17, 18, 19, 2026
Special Alcohol & Special Entertainment Applications

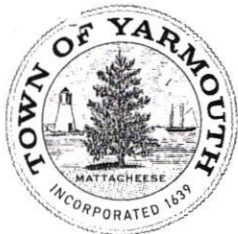
**CONSENT
AGENDA**

Matthew Barry of Sea Dog Brew Pub has applied for Special Alcohol and Special Entertainment Licenses for the Annual event taking place at 23 White's Path, South Yarmouth, MA. The event will take place on Friday, July 17th from 5:00 PM – 11:00 PM, Saturday, July 18th from 11:00 AM – 11:00 PM and Sunday July 19th from 10:00 AM – 5:00 PM.

Attached are the following materials:

- Applications
- Site Plan
- ServSafe Certificate
- Certificate of Insurance
- Department Comments

###



TOWN OF YARMOUTH

1146 ROUTE 28, South Yarmouth, Massachusetts 02664
Telephone (508) 398-2231, ext. 1268, Fax (508) 398-2365

BOARD OF
SELECTMEN
LICENSING
ADMINISTRATOR
Amy Harwood

APPLICATION FOR SPECIAL ALCOHOL LICENSE

For the Sale of Alcoholic Beverages, to be drunk on the premises under Chapter 138 Section 14 of the MA General Law.

Business Name:	Sea Dog Brew Pub
Business Address:	23 Whites Path S. Yarmouth MA 02664
Applicant Name:	Matthew Barry
Applicant Address:	23 Whites Path S. Yarmouth MA 02664
Applicant Email:	
Applicant Telephone:	

Event Location:	23 Whites Path South Yarmouth, MA
Event Date:	July 17, July 18, July 19
Event Hours:	5:00 pm - 11:00 pm, 11:00 am - 11:00 pm, 10:00 am - 5:00 pm
Is the Event Indoors or Outdoors?	<ul style="list-style-type: none">Indoors: <input type="checkbox"/>Outdoors: <input checked="" type="checkbox"/>
Number of Guests at Event:	1000 +
Does Event Location have a fire Protection System?	<ul style="list-style-type: none">Sprinkler System: <input checked="" type="checkbox"/>Fire Alarm System: <input checked="" type="checkbox"/>

Please Check All That Apply:

- Type of License: All Alcohol Wine & Malt Wine Only Malt Only
- Non-Profit or For Profit: Non-Profit For Profit
- Event Includes: Low Lighting Music Above Normal Sound Levels Nighttime Operation Clearly Defined Aisles Dance Floor Limited Food Service

Please Note: All Alcohol licenses can only be obtained by a Non-Profit Organization. Anyone holding a Special license must purchase alcoholic beverages from a licensed wholesaler. Alcoholic beverages **cannot** be purchased from a package store. LICENSE WILL BE VALID FOR THREE (3) - FOUR (4) DAYS TO ALLOW PROPER DELIVERY, STORAGE AND DISPOSAL OF ALCOHOLIC BEVERAGES. See attached informational sheet.

Detailed Description of Alcohol Service: Big Nick's Ride annual fundraiser, music and beer/malt beverages in a closed off area of the parking lot. Served by restaurant staff.

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 202_ through 202_ provided the type of entertainment specified above does not change. In the event of a change in type of entertainment different than indicated above, a new application will be required, and a new license 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 naming the Town of Yarmouth as the additional insured.

Fees:


- Hearing Fee: \$65
- License Fee: \$55
- Legal Ad Fee: To be determined once legal ad is placed.
- Abutter Notice Mailing is paid by the applicant.

Hearing Required

Legal Ad Required (posted 10 days prior to hearing)

Abutter Notices (sent 10 days prior to hearing)

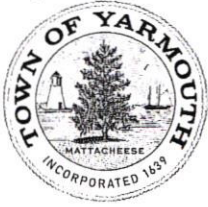
By signing this application, the applicant certifies that they have read Chapter 272 Section 29-31 of the Massachusetts General Law.



Signature of Applicant

3/17/2026

Date



TOWN OF YARMOUTH

1146 ROUTE 28, South Yarmouth, Massachusetts 02664
Telephone (508) 398-2231, ext. 1268, Fax (508) 398-2365

BOARD OF
SELECTMEN
LICENSING
ADMINISTRATOR
Amy Harwood

APPLICATION FOR SPECIAL 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:	Sea Dog Brew Pub
Business Address:	23 Whites Path S. Yarmouth MA 02664
Applicant Name:	Matthew Bamy
Applicant Address:	23 Whites Path S. Yarmouth MA 02664
Applicant Email:	
Applicant Telephone:	

Event Location:	23 Whites Path South Yarmouth, MA
Event Dates:	July 17, July 18, July 19
Event Hours:	5:00pm - 11:00pm, 11:00am - 11:00pm, 10:00am - 5:00pm
Is the Event Indoors or Outdoors?	<ul style="list-style-type: none"> Indoors: <input type="checkbox"/> Outdoors: <input checked="" type="checkbox"/>
Does the Event have Alcohol Service?	yes
If yes - please fill out a Special Alcohol License Application https://www.yarmouth.ma.us/DocumentCenter/View/21567/Special-Alcohol-Application-2026	

Number of Guests at Event:	1,000 +
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Does Event Location have a fire Protection System?	<ul style="list-style-type: none"> Sprinkler System: <input checked="" type="checkbox"/> Fire Alarm System: <input checked="" type="checkbox"/>
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Please Check All That Apply:	
1. Dancing: By Patrons <input checked="" type="checkbox"/> By Entertainers <input type="checkbox"/> No Dancing <input type="checkbox"/>	
2. Music: Recorded <input checked="" type="checkbox"/> Live Band <input checked="" type="checkbox"/> Number of Musicians <u>5</u> Amplification System <input checked="" type="checkbox"/> DJ <input type="checkbox"/> No Music <input type="checkbox"/>	
Low Lighting <input type="checkbox"/> Music Above Normal Sound Levels <input checked="" type="checkbox"/> Nighttime Operation <input checked="" type="checkbox"/> Clearly Defined Aisles <input checked="" type="checkbox"/>	
Dance Floor <input type="checkbox"/> Limited Food Service <input type="checkbox"/>	
3. Shows: Theatre <input type="checkbox"/> Movies <input type="checkbox"/> Floor Show <input type="checkbox"/> Light Show <input type="checkbox"/> Public Show <input type="checkbox"/> No Show <input type="checkbox"/>	

Detailed Description of Entertainment:	Big Nick's Ride annual fundraiser, music and alcohol in sectioned off area outside. Different bands will play on Friday night, Saturday afternoon, Saturday night, and Sunday afternoon.
--	--

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 (Liquor Liability) naming the Town of Yarmouth as the additional insured.
- TIPS Certifications for anyone handling the alcohol.

Fees:


- Hearing Fee: \$65
- License Fee: \$65
- Legal Ad Fee: To be determined once legal ad is placed.
- Abutter Notice Mailing is paid by the applicant.

Hearing Required

Legal Ad Required (posted 10 days prior to hearing)

Abutter Notices (sent 10 days prior to hearing)

By signing this application, the applicant certifies that they have read Chapter 138 Section 14 of the Massachusetts General Law.



Signature of Applicant

3/17/2026

Date

Bank ~

← Parking Lot →
↓

Service Station


Enclosed Alcohol Area
(Green Area)

stage

sidewalk

Front Door

Street

Parking Lot

Patio

Sea Dog
Restaurant

Sho & Show.



ServSafe
National Restaurant Association



ID #

CARD #

ServSafe Alcohol[®] CERTIFICATE

MATTHEW BARRY

NAME

3/13/2026

DATE OF EXAMINATION

Card expires three years from the date of examination. Local laws apply.





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	Sea Dog Pub
BUSINESS ADDRESS	23 Whites Path

**DATE OF SELECT BOARD MEETING
(Consent Agenda)**

April 14th

Yarmouth Police Department	Comments: No concerns
----------------------------	--------------------------

Steps required to be taken prior to issuance of license:

--

Signature: _____ Date: _____

Print Name: _____ Title: _____

PLEASE RETURN COMMENTS BY April 8, 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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Elizabeth Argo

LICENSING ADMINISTRATOR

Amy Harwood

DEPARTMENT COMMENT SHEET

IN REGARD TO:

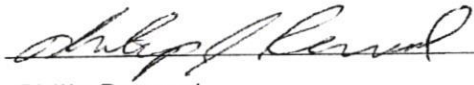
BUSINESS NAME	Sea Dog Pub
BUSINESS ADDRESS	23 Whites Path

DATE OF SELECT BOARD MEETING (Consent Agenda)	April 14 th
--	------------------------

_____Health_____Department	Comments: 130 seats; 18 Bar stools
----------------------------	---------------------------------------

Steps required to be taken prior to issuance of license:

Health Department has no concerns with this application.

Signature:  Date: 4-7-26
Print Name: Philip Renaud Title: Health Inspector

PLEASE RETURN COMMENTS BY April 8, 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 McGurrin
Mark Forest
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Elizabeth Argo

**LICENSING
ADMINISTRATOR**
Amy Harwood

DEPARTMENT COMMENT SHEET

IN REGARD TO:

BUSINESS NAME	Sea Dog Pub
BUSINESS ADDRESS	23 Whites Path

DATE OF SELECT BOARD MEETING (Consent Agenda)	April 14 th
--	------------------------

Building Department	Comments: As of 4/1/26. FA cutoff system not installed. Must be installed prior to this event as discussed with restaurant owner.
---------------------	--

Steps required to be taken prior to issuance of license:

Install system as required by 780 CMR Section 432 (attached)

Signature: _____

Date: 4/01/2026

Print Name: _____

Mark Grylls

Title: Building
Commissioner

PLEASE RETURN COMMENTS BY April 8, 2026

2.00: continued

DESIGN FLOOD. See Base Flood.

DESIGN FLOOD ELEVATION. See Base Flood Elevation.

ELECTRIC VEHICLE SERVICE EQUIPMENT (EVSE) Level -2 (220 - 240V). The conductors, including the ungrounded, grounded, and equipment grounding conductors, and the Electric Vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle. Informational note: defined as in 527 CMR 12 section 625.2.

FIRE AREA. The aggregate area of a building, regardless of subdivisions by fire barriers, fire walls, or horizontal assemblies.

FLOOD HAZARD AREA. The greater of the following two areas:

1. The area within a flood plain subject to a 1-percent or greater chance of flooding in any year as identified on a community's current effective Flood Insurance Rate Map ("FIRM") or Flood Hazard Boundary Map ("FHBM"), whichever is applicable.
2. If a community has received preliminary FIRM and Flood Insurance Study ("FIS") from FEMA, and has been issued a Letter of Final Determination ("LFD") from FEMA, the area designated as a flood hazard area on the community's preliminary FIRM, and FIS as of the date of the LFD.

HIGH-RISE BUILDING. A building more than 70 feet in height above grade plane.

HIGHER EDUCATION LABORATORY. Laboratories in Group B occupancies used for educational purposes above the 12th grade. Storage, use and handling of chemicals in such laboratories shall be limited to purposes related to testing, analysis, teaching, research or developmental activities on a nonproduction basis.

JURISDICTION. The Board of Building Regulations and Standards.

LABORATORY SUITE. A fire-rated, enclosed laboratory area providing one or more laboratory work areas within a occupancy that includes ancillary uses such as offices, bathrooms and corridors that are contiguous with the laboratory area, and are constructed in accordance with Section 428. Laboratory suites are classified within the occupancy group that contains similar uses having similar hazards and risks to building occupants. Interchangeable with the term "laboratory unit".

LABORATORY WORK AREA. A room or space for testing, analysis, research, instruction, or similar activities that involve the use of chemicals.

LODGING HOUSE. A one-family dwelling with five or fewer guest rooms where one or more occupants are primarily permanent in nature and compensation is provided for the guest rooms. A building licensed as a "lodging house" in accordance with M.G.L. c. 140, §§ 22 through 31 shall comply with 780 CMR requirements according to its appropriate use and occupancy classification.

NATIVE LUMBER. Native lumber is wood processed in the Commonwealth of Massachusetts by a mill registered in accordance with 780 CMR 110.R4. Such wood may be ungraded but is stamped or certified in accordance with 780 CMR 110.R4.

NIGHT CLUB. An assembly occupancy with a high occupant load density that is generally characterized by at least two of the following: low lighting levels; music generating above-normal sound levels; nighttime operating hours; tables and seating that create ill-defined aisles; a specific area designated for dancing; or service facilities for beverages with limited food service. For night club construction requirements see section 432.

SECTION 431: SUMMER CAMPS FOR CHILDREN

431.1 New and Existing Occupancies. This section shall apply to existing and new summer camps for children. The use of such accommodations for purposes of inspection and certification shall be considered as being similar to a dormitory in Use Group R-2.

431.2 Means of Egress. All one-story, one-room buildings having 1,000 ft.2 or fewer and having 25 occupants or fewer shall require only one means of egress provided that: 1. the length of travel does not exceed 50 feet from any point in the building to the outside at grade; and 2. the minimum width for aisles and corridors shall be three feet.

431.2.1 Emergency Escape. Every sleeping room shall have at least one exterior door or openable window to permit emergency exit or rescue; the windows shall conform to the following requirements: 1. shall be openable from the inside without the use of separate tools; 2. the sill height shall not be more than 36 inches above the finish floor and with a maximum six foot drop from the window sill to grade below the window; and 3. provide a minimum net clear opening area 5.7 ft.2. The minimum net clear opening dimensions shall be 20 X 24 inches in either direction.

431.3 Fire Protection. Smoke detectors shall be required for existing and new residential units in accordance with section 907. When applicable, carbon monoxide ("CO") detectors shall be required in summer camps for children. In new construction of summer camps for children, and where applicable, CO detectors shall be hard-wired and interconnected or otherwise be of an acceptable wireless type and conform to location requirements and listing requirements as set

forth in 780 CMR, 527 CMR 1.00: Chapter 13 or 248 CMR: Board of State Examiners of Plumbers and Gas Fitters, as applicable (*See* 248 CMR 5.09(7)). For existing summer camps for children undergoing alterations, additions, etc., refer to 780 CMR34.00: *Existing Buildings Code*.

For existing day care centers, located on the premises of summer camps for children, CO detectors shall conform to the requirements of 780 CMR, 527 CMR: *Board of Fire Prevention Regulations* or 248 CMR: *Board of State Examiners of Plumbers and Gas Fitters*, as applicable.

EXCEPTION: Tents and other temporary shelters which are designed to sleep less than eight persons and which have an open side consisting of greater than 1/6 of the perimeter of the shelter or which have built-in provisions for emergency escape.

431.4 Mechanical. If camps are heated, then the building shall conform to all applicable code sections and specialized codes.

431.5 Enforcement and Inspections. Enforcement shall be by the *building official* who shall inspect and certify the summer camps yearly, prior to season opening.

SECTION 432: NIGHTCLUBS

432.1 General. All buildings containing a nightclub with an occupant load 50 or greater shall comply with the provisions of this section and other applicable provisions of 780 CMR.

432.2 Sprinkler Protection. An approved automatic sprinkler system shall be provided throughout buildings containing a nightclub in accordance with section 903.3.1.1.

432.3 Foam Plastics and Interior Finishes. Foam plastics shall not be used in nightclubs as interior finish except as provided in section 803.4 and shall not be used as interior trim except as provided in sections 806.5 or 2604.2. This section shall apply both to exposed foam plastics and to foam plastics used in conjunction with a textile or vinyl facing or cover.

432.4 Entertainment System Response. The activation of any fire protection system element (signaling system, detection, sprinklering, etc.) shall automatically cause immediate:

4.00: continued

1. illumination of all areas and components of the required means of egress, and additionally;
2. full activation of all other house lighting; and
3. stopping of any and all sounds and visual distractions (public address systems, entertainment and dance lighting, music, etc.) that conflict/compete with the fire protective signaling system.

432.5 Main Exit. The main entrance egress system shall be sized such that the width of all required means of egress elements is a minimum of 72 inches (nominal) or as determined by section 1029.2, whichever is greater. The main entrance/exit door system shall consist of a pair of side-hinged swinging type doors without a center mullion and shall be equipped with panic hardware.

432.5.1 Alternative Egress. The *building official* may allow an alternative means of compliance where conditions exist which would preclude the installation of a 72-inch egress system. This approval is contingent upon the submission of an egress analysis from a registered design professional which determines that there is adequate means of egress. As a condition of an alternative egress approach, low level exit pathway marking shall be provided in accordance with sections 1024.2 through 1024.5.

SECTION 433: INDOOR AGRICULTURE FOR CANNABIS

433.1 Scope. The provisions of this section shall apply to buildings or structures defined as indoor agriculture or portions thereof containing indoor agriculture with relation to Cannabis. This section shall not be deemed to impose, impact, or override any requirements on buildings or structures or portions thereof not utilized for Cannabis Cultivation or Extraction.

433.2 Definitions.

CANNABIS. The plant or any product derived from the plant, of the family *cannabaceae*; also known as marijuana or hemp, as further defined by M.G.L. c. 94G, § 1 and M.G.L. c. 128, §§ 116 through 123.

CULTIVATION. To prepare, or prepare and use, soil or another growing medium for the raising of crops.

EXTRACTION. The process by which a substance is withdrawn from another substance by physical or chemical means.

EXTRACTION ROOM. A room where extraction occurs.

INDOOR AGRICULTURE. The science or practice of farming, including cultivation for the growing of crops, and/or the rearing of animals to provide food, wool, and/or other products, conducted within a building or structure.

433.3 Cannabis Cultivation or Extraction. Indoor agriculture buildings used for cannabis cultivation or extraction shall comply with this section and other codes, as explicitly referenced.

433.3.1 Fire Protection and Life Safety Systems. Fire protection and life safety systems shall be provided in accordance with Chapter 9 for Group F-1 unless otherwise modified in this section, excluding greenhouse classified as Group U.

CONSENT AGENDA

From: Holcomb, Michael (SEN) <Michael.Holcomb@masenate.gov>
Sent: Tuesday, 26 May 2026 16:22:07
To: Whritenour, Robert <RWhritenour@yarmouth.ma.us>
Cc: Post, Tracy <TPost@yarmouth.ma.us>; Cyr, Julian (SEN) <Julian.Cyr@masenate.gov>
Subject: S.2712 - An Act relative to the town of Yarmouth Division of Natural Resources employees

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.

Good afternoon, Bob,

I hope that you are doing well. Senat Counsel has contacted our office regarding S.2712, *An Act relative to the town of Yarmouth Division of Natural Resources employees*, to share a series of edits for the Town's review. I have attached a Word document with those changes reflected in track changes and explanatory comments, entered in my name, shared by Senate Counsel staff.

The changes are there to ensure that the text formatting style of the General Court and the General Laws is reflected in the bill text, one edit as to the precise name of the Natural Resources Division in Town, alterations to text formatting as relates to citations to the General Laws, and the addition of language to clarify the intent of the Home Rule Petition. Please review the suggested edits. If there are any questions or suggested alternatives, please share them with me so I can relay them to Counsel's Office. If the edits are acceptable, these changes would require approval by the Select Board before they can be made via amendment in the Senate.

Please share any and all questions you may have with me. I will be glad to get you answers promptly.

Warm regards,
Michael Holcomb

Michael Holcomb | Legislative Director
Office of State Senator Julian Cyr
Cape & Islands District
State House, Room 111
Boston, MA 02133
www.SenatorCyr.com | [Newsletter](#)
he/him/his

SENATE No. 2712

The Commonwealth of Massachusetts

PRESENTED BY:

Julian Cyr and Kip A. Diggs

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act relative to the town of Yarmouth Division of Natural Resources employees.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	
<i>Julian Cyr</i>	<i>Cape and Islands</i>	
<i>Steven George Xiarhos</i>	<i>5th Barnstable</i>	<i>12/1/2025</i>

SENATE No. 2712

By Mr. Cyr and Mr. Diggs of Barnstable, a joint petition (accompanied by bill, Senate, No. 2712) of Julian Cyr (by vote of the town) for legislation relative to the town of Yarmouth Division of Natural Resources employees. Public Service. [Local Approval Received.]

The Commonwealth of Massachusetts

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

An Act ~~relativ~~providing for the retirement status of ~~e~~to employees of the division of natural resources of the town of Yarmouth ~~Division of Natural Resources employees~~.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. ~~E~~In the town of Yarmouth, ~~e~~employees of the ~~n~~Natural ~~r~~Resources ~~d~~Division
2 of the town of Yarmouth ~~e~~employees who ~~o~~operate in a law enforcement capacity and are certified
3 police officers pursuant to ~~M.G.L. e~~chapter. 6E of the General Laws, shall be Group 4 employees
4 pursuant to ~~M.G.L. e~~clause (g) of subdivision (2) of section 3 of chapter 32- ~~§ 3(2)(g) of the~~
5 General Laws. Notwithstanding ~~a~~ny provision in M.G.L. sections 1 to 28, inclusive, of said
6 ~~chapter. 32, § 1-28, inclusive to the contrary~~, all prior credible service rendered before the
7 effective date of this ~~a~~ct ~~r~~endered by ~~a~~n employee of the ~~n~~Natural ~~r~~Resources ~~d~~Division
8 ~~e~~mployees ~~o~~perating in a law enforcement capacity as of the date of this act will be considered
9 Group 4 service.

10 SECTION 2. This act shall take effect upon its passage, ~~o~~r take any other action relative
11 ~~t~~hereto.

Commented [MH2]: Revision to align language of bill text with intent of the Home Rule Petition.

Commented [MH3]: Revision to align text with required style formatting..

Commented [MH4]: Revision in line with comment directly above.

Commented [MH5]: Revisions in line with first two comments to 1) align with style formatting and 2) align bill text with Home Rule Petition intent.

Commented [MH6]: Revision to remove superfluous text.

SENATE No. 2712

The Commonwealth of Massachusetts

PRESENTED BY:

Julian Cyr and Kip A. Diggs

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act relative to the town of Yarmouth Division of Natural Resources employees.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	
<i>Julian Cyr</i>	<i>Cape and Islands</i>	
<i>Steven George Xiarhos</i>	<i>5th Barnstable</i>	<i>12/1/2025</i>

SENATE No. 2712

By Mr. Cyr and Mr.Diggs of Barnstable, a joint petition (accompanied by bill, Senate, No. 2712) of Julian Cyr (by vote of the town) for legislation relative to the town of Yarmouth Division of Natural Resources employees. Public Service. [Local Approval Received.]

The Commonwealth of Massachusetts

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

An Act providing for the retirement status of employees of the division of natural resources of the town of Yarmouth.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. Employees of the natural resources division of the town of Yarmouth who
2 operate in a law enforcement capacity and are certified police officers pursuant to chapter 6E of
3 the General Laws, shall be Group 4 employees pursuant to clause (g) of subdivision (2) of
4 section 3 of chapter 32 of the General Laws. Notwithstanding sections 1 to 28, inclusive, of said
5 chapter 32, all prior credible service rendered before the effective date of this act by an employee
6 of the natural resources division operating in a law enforcement capacity as of the date of this act
7 will be considered Group 4 service.

8 SECTION 2. This act shall take effect upon its passage.

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



For Immediate Release

Contact: Lisa Connors
e. lconnors@capecodhealth.org

Cape Cod Healthcare Announces June Blood Drives

(Hyannis, May 27) Cape Cod Hospital and Falmouth Hospital are in urgent need of blood donations. Numerous blood drives are being held across Cape Cod in June to benefit Cape Cod Healthcare (CCHC). Cape Cod and Falmouth hospitals must have at least one week's worth of blood on hand at all times. Since each unit collected or purchased only lasts 42 days, it is a constant challenge to maintain sufficient supply. All the blood collected at Cape Cod Healthcare blood drives help our families, friends and neighbors.

All donors to CCHC blood drives in June will receive an insulated tote.

Cape Cod Healthcare blood drives are scheduled in the coming weeks, including:

June 2026 CCHC Blood Drives

- **June 1:** 9:40 a.m. - 4 p.m., Massachusetts Maritime Academy, 101 Academy Drive, Buzzards Bay
- **June 2:** 10:40 a.m. – 5 p.m., Harwich Police Department, 183 Sisson Road, Harwich
- **June 4:** 9:40 a.m. - 4 p.m., 1st Congregational Church, 200 Main St., Wellfleet
- **June 5:** 10:00 a.m. – 4:00 p.m., Eastham Library, 190 Samoset St., Eastham
- **June 6:** 8:40 a.m. – 3:00 p.m., Christ Reformed Bible Church, 100 Laurel St., East Bridgewater
- **June 8:** 10:10 a.m. – 4:30 p.m., Dellbrook JKS, 15 Research Road, E. Falmouth
- **June 9:** 9:40 a.m. – 4 p.m., St. Anthony's Fatima Hall - part of St. Joseph Guardian of the Holy Family Parish, 167 East Falmouth Highway – East Falmouth
- **June 11:** 10:40 a.m. – 5 p.m., Brewster Police Department, 631 Harwich Road, Brewster
- **June 12:** 9:40 a.m. – 4 p.m., Coca-Cola, 370 Route 130, Sandwich
- **June 15:** 9:40 a.m. – 4 p.m., Barnstable Family and Probate Court, 3195 Main St., Barnstable
- **June 16:** 8:40 a.m. – 3 p.m., Cotuit Federated Church, 40 School St., Cotuit
- **June 17:** 9:40 a.m. – 4 p.m., WHOI, Clark Lab, 360 Woods Hole Road, Woods
- **June 19:** 9:40 a.m. – 4 p.m., Falmouth Hospital, 100 Ter Heun Drive, Falmouth
- **June 22:** 9:40 a.m. – 4 p.m., Christ the King Church, 3 Jobs Fishing Road, Mashpee
- **June 23:** 8:40 a.m. – 3 p.m., Hyannis Fire Department, 95 High School Road Extension, Hyannis
- **June 24:** 9:40 a.m. – 4 p.m., Orleans Police Department, 99 Eldredge Park Way, Orleans
- **June 26:** 10:40 a.m. – 5 p.m., The Market, 6 Purchase St., Plymouth
- **June 29:** 9:40 a.m. - 4 p.m., John Wesley United Methodist Church, 270 Gifford St., Falmouth

To make an appointment for one of the drives listed above, please visit the Blood Donor Portal - <https://srt.capecodhealth.org/donorportal/>

Donations can also be made at the Nicholas G. Xiarhos Blood Donor Center at Cape Cod Hospital. The Donor Center is open Monday through Friday from 8 a.m. to 4 p.m. To make an appointment for the Nicholas G. Xiarhos Blood Donor Center, please call us at 508-862-5663.

About Cape Cod Healthcare

Cape Cod Healthcare is the leading provider of healthcare services for residents and visitors of Cape Cod. With more than 600 providers, over 5,000 employees and over 250 volunteers, Cape Cod Healthcare is comprised of two acute care hospitals, a Level III trauma center, the Cape's leading provider of homecare and hospice services (VNA), seven urgent care centers, a primary and specialty care network, a skilled nursing and rehabilitation facility, an assisted living facility and numerous health services and programs. For more information, visit the Cape Cod Healthcare website at www.capecodhealth.org.



CAPE COD HEALTHCARE

For Immediate Release

Contact: Julie Badot
e. jjbadot@capecodhealth.org

Cape Cod Healthcare Announces Reopening of Seasonal Urgent Care Center in Orleans for the 2026 Summer Season

(Hyannis, MA – May 14, 2026): As Cape Cod prepares for its annual influx of summer visitors, the Cape Cod Healthcare Urgent Care Center in Orleans will be reopening for the summer season on **Monday, May 18, 2026**. The facility is located at 42 Route 6A at the Jean P. Buchanan Medical Building.

In addition to this seasonal location, Cape Cod Healthcare (CCHC) Urgent Care centers provide convenient access across the region, with year-round facilities in Falmouth, Harwich, Hyannis, Sandwich and Plymouth. The centers offer high-quality, full-service walk-in care for non-life-threatening conditions, including minor injuries, infections and common illnesses, and provide on-site X-ray and IV administration. Staffed by board-certified emergency room providers, all six centers are open Monday through Friday from 8 a.m. to 6 p.m., and weekends from 8 a.m. to 4 p.m.

CCHC Urgent Care services are a cost-saving care option available to all patients, even if a patient's primary care provider (PCP) and other specialists are affiliated with another healthcare system.

“Our urgent care centers deliver the kind of expert, efficient care patients need—right when they need it. Our teams are equipped to assess and treat a wide range of minor illnesses and injuries, and most patients are seen in under an hour,” said Dr. Michael Hall, Chief of Emergency Medicine at Cape Cod Hospital.

More information about when to seek urgent care is available on the web at www.capecodhealth.org/urgent-care

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Cape Cod Healthcare is the leading provider of healthcare services for residents and visitors of Cape Cod. With more than 600 providers, over 5,000 employees and over 250 volunteers, Cape Cod Healthcare is comprised of two acute care hospitals, a Level III trauma center, the Cape's leading provider of homecare and hospice services (VNA), six urgent care centers, a primary and specialty care network, a skilled nursing and rehabilitation facility, an assisted living facility, and numerous health services and programs. For more information, visit the Cape Cod Healthcare website at www.capecodhealth.org. For the latest in relevant and credible healthcare news, visit www.capecodhealthnews.com.

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:

