



# 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

Posted 05/08/2026 with Town Clerk 10:44; On Website 11:04 a.m.

Amended 05/08/2026.

## 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 May 12, 2026 ~ 5:30 PM Yarmouth Town Hall Hearing Room 1146 Rt. 28, South Yarmouth, MA 02664

This is to formally advise that, as required by M.G.L. Chapter 30A, §§ 18-25, and pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, and extended to March 31, 2027, the Yarmouth Select Board will hold a public meeting on Tuesday, May 12, 2026, at 5:30 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)

**5:30 PM**      **Executive Session:** The Yarmouth Select Board will consider entering into Executive Session pursuant to M.G.L. Chapter 30A, Section 21(a)(3) to discuss strategy with respect to collective bargaining, in regards to proposed Wage Plan applying to SEIU Unit B, which if held in open meeting may have a detrimental effect on the bargaining of the public body and the chair so declares.

**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      Proclamation: Public Works Appreciation Week**

**6:30 PM      Hearing: Parker's River Landing Fees (2<sup>nd</sup> Hearing)**

**6:45 PM      Update: Communication Plan**

**7:05 PM      Update: Mattacheese Utilization Committee**

**7:45 PM      Update: Energy Grant Manager**

**8:05 PM      Discussion/Vote: Special Town Meeting – Petitioned Article (New Library)**

**8:25 PM      Board and Committee Actions**

1. Appointments:
  - a. Recreation Commission: Vicki Fulcher-LeBlanc
  - b. Community Preservation Committee: Paul Huggins, Conservation Commission Representative
  - c. Scholarship Committee: Katie Castano
2. Reappointments:
  - a. Library Board: Helen Niedermeier; Pam Barton; and Angela Carbone
3. Minutes: June 3, 2026 Meeting  
Executive Session Minutes: October 21, 2025 and December 2, 2025
4. Upcoming Agenda Review
5. Individual Items

**8:40 PM      Town Administrator Items**

1. Consent Agenda:
  - a. Eversource Request to Install Underground Cable and Conduit on Andrina Road
  - b. DNR Amendment to Shellfish Regulations (1)
  - c. Approval of Letter to Atty. Tardif regarding Findings of Fact related to Jay Mart Inc. Annual Wine and Malt Beverages Retail License Application Hearing which was held on May 5, 2026
  - d. Donations: Senior Center
2. Town Administrator Updates

**8:55 PM      Adjourn**



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YARMOUTH TOWN CLERK RE  
MAY 8 '26 PM 1:28

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**6:45 PM Update: Communication Plan**

**7:05 PM Update: Mattacheese Utilization Committee**

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  - d. Donations: Senior Center
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# CONSENT AGENDA

**Yarmouth Select Board  
May 12, 2026**

**APPROVED: \_\_\_\_\_**

Posted 05/08/2026 with Town Clerk 10:44; On Website 11:04 a.m.  
Amended 05/08/2026.

YARMOUTH TOWN CLERK RE  
MAY 8 '26 PM 1:18

## Approvals:

- April 21, 2026 Request by NSTAR Electric Company dba Eversource Energy to locate underground cables, conduits and manholes, including the necessary sustaining and protecting fixtures, in, under, along and across Andrina Road in Yarmouth.
- Division of Natural Resources request for approval of Shellfish Regulations:
  1. Amendment to Shellfish Regulations, Recreational Use, SC28.0 Lewis Bay, Quahogs, Effective June 7, 2026 to October 25, 2026, Sunrise to Sunset, on Sundays only.
- Approval of May 12, 2026 Letter to Paul R. Tardif, Esq., regarding the Findings of Fact related to the Jay Mart, Inc. Annual Wine and Malt Beverages Retail License Application Hearing which was held on May 5, 2026.

## Donations:

|                                    |                  |
|------------------------------------|------------------|
| ➤ Senior Center<br>- Miscellaneous | \$ 840.00        |
| <b>TOTAL</b>                       | <b>\$ 840.00</b> |

**AGENDA PACKET**  
**Yarmouth Select Board**  
**May 12, 2026**

- Proclamation for National Public Works Week
- Hearing Packet: Parker's River Landing Fees (2<sup>nd</sup> Hearing)
- 2025 Yarmouth Select Board Goals
- Select Board Spotlight (Volume 6) – May 6, 2026
- Town of Yarmouth Communications Division Monthly Report – April 2026
- May 12, 2026 Mattacheese Final Conceptual Designs PowerPoint Presentation, by the Mattacheese Utilization Committee and BSC Group
- BSC Group's Site Plans/Alternates A, B and C
- BSC Group's May 12, 2026 Mattacheese Utilization Project Report
- May 9, 2026 Memo from Robert Whritenour, Town Administrator, regarding Update on Energy Manager Grant
- April 6, 2026 Job Description: Buildings, Grounds & Energy Management Superintendent
- May 8, 2026 Letter from Mary A. Maslowski, MMC/CMMC, Town Clerk, regarding Petition to Hold a Special Town Meeting, Library Construction, with attachments (*General Law-Part 1, Title VII, Chapter 39, Section 10; Petition for Special Town Meeting with signatures*)
- Town of Yarmouth Special Town Meeting Calendar, Spring 2026
- Appointment to Recreation Commission (1 regular position – Vicki Fulcher-LeBlanc)
- Appointment to Community Preservation Committee (1 regular representative position – Patricia Thomas, Conservation Commission Representative)
- Appointment to Scholarship Committee (1 regular position – Katie Castano)
- Reappointments to Library Board (3 regular positions – Helen Niedermeier; Pam Barton; Angela Carbone)
- June 3, 2025 Yarmouth Select Board Meeting Minutes
- [Yarmouth Select Board Executive Session Minutes for October 21, 2025 and December 2, 2025 sent to Yarmouth Select Board under separate cover]
- Yarmouth Select Board 2026 Projected Agenda Items
- May 2026 Yarmouth Select Board Calendar

# **INFORMATION PACKET**

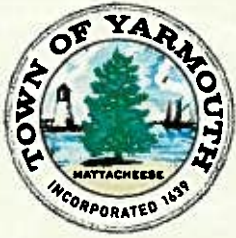
## **Yarmouth Select Board**

**May 12, 2026**

- Flyer from Yarmouth Health Division for Cape Cod Foster Closet's Summer Donation Drive for Cape Cod Children, beginning May 1, 2026 through to May 25, 2026
- Health Division Flyer: 4<sup>th</sup> Annual Good Health & Wellbeing Fair, May 15, 2026, 1:00-3:00 p.m., at the Yarmouth Senior Center
- Flyer from Cape Cod Foster Closet for Presentation on How to Become a Foster Parent, May 28, 2026 at 1:00 p.m. in Town Hall Hearing Room, 1146 Route 28, South Yarmouth
- Town of Yarmouth "We're Hiring" Notice

**AGENDA**

**ITEMS**



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## PROCLAMATION National Public Works Week



*WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life and well-being of the people of the Town of Yarmouth; and,*

*WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,*

*WHEREAS, it is in the public interest for the citizens, civic leaders and children in the Town of Yarmouth to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,*

*WHEREAS, the year 2026 marks the 66<sup>th</sup> annual National Public Works Week sponsored by the American Public Works Association be it now,*

*RESOLVED, we, the Select Board for the Town of Yarmouth, MA, do hereby designate the week May 17-23, 2026 as National Public Works Week;*

*We urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life. Given this Twelfth Day of May, Two Thousand Twenty-Six.*

**The Town of Yarmouth  
Select Board**

\_\_\_\_\_  
*Tracy Post, Chair*

\_\_\_\_\_  
*Dorcas McGurrin*

\_\_\_\_\_  
*Mark Forest*

\_\_\_\_\_  
*Joyce Flynn*

\_\_\_\_\_  
*Elizabeth Argo*

# CAPE COD TIMES

Originally published at capecodtimes.com on 04/21/2026



**TOWN OF YARMOUTH**  
1146 ROUTE 28, SOUTH YARMOUTH,  
MASSACHUSETTS 02664-24451  
Telephone (508) 398-2231, Fax (508) 398-2365

Department of  
Community  
Development

## **TOWN OF YARMOUTH PUBLIC NOTICE FEE HEARING**

Notice is hereby given that two Public Hearings will be held at the Yarmouth Select Board meetings scheduled for Tuesday, May 5, 2026 and Tuesday, May 12, 2026, concerning a new Fee Schedule for the following departments: Administration; Community Development.

The Select Board meetings will begin at 6:00 p.m in the Hearing Room at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA 02664. Written comments will be accepted by the Select Board via email at [selectboard@yarmouth.ma.us](mailto:selectboard@yarmouth.ma.us) until 4:30 p.m., Friday, May 1, 2026. Verbal comment will be accepted at each Public Hearing. Persons interested in these changes are encouraged to attend.

### **Proposed Fee Schedule**

| FEE TYPE   | NON-PROFIT   | FOR PROFIT   |
|--|--------------|--------------|
| APPLICATION FOR USE OF TOWN-OWNED PROPERTY (PARKER'S RIVER LANDING)* | \$50.00      | \$100.00     |
| LICENSE FEE (MAY-OCTOBER)**  | \$900.00/DAY | \$1,800/DAY  |
| LICENSE FEE (NOVEMBER-APRIL)**                                       | \$450.00/DAY | \$900.00/DAY |
| RESERVATION DEPOSIT*   | \$100.00     | \$100.00     |
| SECURITY DEPOSIT***  | \$250.00     | \$250.00     |
|  |              |              |

\*Application fee and Reservation deposit are non-refundable

\*\*License Fee payable within 30 days of executed License Agreement

\*\*\*Security Deposit required for multi-day events. One day events may be required to supply a security deposit based upon review of the application.



# TOWN OF YARMOUTH

Department of  
Community  
Development

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Telephone (508) 398-2231, Fax (508) 398-2365

TO: Select Board  
Robert Whritenour, Town Administrator

FROM: Meggan Eldredge, Director of Community Development

DATE: April 28, 2026

RE: PARKER'S RIVER LANDING EVENT SPACE FEE SCHEDULE

---

After years in the making, Parker's River Landing opened to the public on May 2, 2026. This exciting new park includes a myriad of amenities that are offered to the general public including an onsite restroom, kayak launch, playground, boardwalk and walking trails. In addition to these public spaces, this park was designed to host events of varying types and sizes.

The recently approved Event Space Use Policy provides guidelines to event sponsors in regard to the application process and requirements that will be implemented upon approval. The next step needed before accepting applications for use is the determination of fees.

This space lends itself to large events, typically considered as an event attracting greater than 350 people. Events of this size not only require a thoughtful and thorough review by Town staff, but they also impact the required maintenance and upkeep of the park itself. With this in mind, a review of fee schedules of similar venues across the Commonwealth provided a wide range in user fees from \$25/day to up to \$4000/day.

Considering that each event will at a minimum require an application review with key departments, grounds maintenance including restrooms and refuse, and a post-event site visit, the fee structure is proposed as follows:

| FEE TYPE                                    | NON-PROFIT   | FOR PROFIT   |
|---|--------------|--------------|
| APPLICATION FOR USE OF TOWN-OWNED PROPERTY* | \$50.00      | \$100.00     |
| LICENSE FEE (MAY-OCTOBER)**                 | \$900.00/DAY | \$1,800/DAY  |
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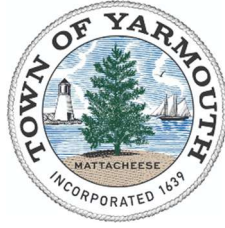
\*\*\*Security Deposit required for multi-day events. One day events may be required to supply a security deposit based upon review of the application.

Using these fees and a conservative approach, I estimate that revenue of approximately \$82,000 could be received each year from events utilizing Parker's River Landing Event Space. This estimate is based on 62 event days per year with half being non-profit.

Additional revenue is possible if marketing the event space increases to attract more for-profit sponsors. Using the fees proposed, I project in excess of \$145,000 is possible based on a total of 100 event days broken into 74 for-profit days and 26 non-profit days. Marketing and oversight of this venue at this rate will likely require additional staff or the use of an outside vendor to manage the space.

Other sources of revenue that will support the operation of this park include the sale of boardwalk planks, the operation of a kayak rental business by a contracted vendor and rental of artist shanty space. The kayak rental request for proposals is anticipated to be released this month and should bring in annual revenues that may cover the cost of maintaining the launch boardwalk, pier and floats. Artist shanty space is unlikely to come to fruition this calendar year, however this activity is being explored for next year.

All funds would be deposited into the Landing's revenue account and available for park maintenance, staff time, or updates. As we gain insight into the desirability and use of this space, these fees should be adjusted accordingly. My goal is to balance the economic benefits of this space with the community use and enjoyment of the park.



## **Town of Yarmouth Select Board**

### **2025 Priority Goals**

1. Reorganization of Community Development and Economic Development functions and support committees for the implementation of the Comprehensive Plan to focus and unite a common vision and strategies in support of tourism and the local economy.

#### **Areas of Focus:**

1. Priority to fill vacant positions for both Community Development and Economic Development, then reorganize Community and Economic Development Committee to unite and support a common vision.
  2. Use data from the “Route 28 Mixed-Use Regulatory Review and Feasibility Study” to form the basis of the economic vision.
  3. Conduct benchmarking to build on experiences of similar communities.
  4. Explore zoning in hospital area for year-round medical/scientific employment.
  5. Streamline the permitting process for small businesses and provide assistance.
  6. Continue “Historic Yarmouth” Initiative to emphasize historical resources.
    - a. Possible app as a gateway for location and information
    - b. Identifying, preserving and protecting historical resources
    - c. Interpretation and signage at key locations
    - d. Promote events and education
- 
2. Continue to maintain a broad vision for Water Quality Protection in our Town, including ponds, lakes, streams, estuaries and embayments, which focusses on public water supply protection and wastewater treatment capacity; Move forward with the development of a public wastewater treatment system.

#### **Areas of Focus:**

1. Continued Implementation of Phase 1 Wastewater Program.
  - A. Use experience from first round of construction to upgrade the traffic management and communications plan for initiating contracts 5 and 6 while completing remainder of all other contracts.

- B. Maintain firm budget control and financial management with focus on funding additional costs for groundwater discharge.
  - C. The Select Board will focus on policy issues.
  - D. Provide regular updates for the Board.
  - E. Initiate financial planning efforts for Wastewater Phase 2 and continue strong advocacy role of the Town for State and federal funding.
2. Continue and expand efforts to analyze PFAS contamination in groundwater emanation from point sources including the Cape Cod Gateway Airport and the Barnstable County Fire Training Academy.
  3. Maintain strong participation in the Barnstable County Freshwater Initiative.
    - A. Involve the Water Resources Advisory Committee (WRAC) in examining results and making recommendations.
  3. Revise communication plan across the board for increased civic engagement that addresses Town cable television production capabilities, all social media and other means for reaching out to the public regarding important topics of public discussion.

**Areas of Focus:**

- A. Implementation of Communications Program
  1. Include all phases of public, education and government (PEG) access, including performance and feasibility of Cape Media to continue in its mission on behalf of the Town.
  2. Define goals and deliverables for communications to include providing regular general updates on local government initiatives and issues of Town importance.
  3. Develop standardized formats for uniform consistency across Townwide messaging.
  4. Consider ways to keep improving all facets of communication.
- 4. Finalize the study and begin implementation of re-use and redevelopment of the Mattacheese Middle School Property.

**Areas of Focus:**

- A. Select Board supports the following compatible uses for the property :
  1. Recreational uses, including possible regional recreational opportunities.
  2. Housing, and specifically, housing opportunities for municipal employees.

3. Focus on completion of study by the Mattacheese Utilization Committee and the submission of recommendations to the Select Board.
  4. Maintain strong messaging and communications with community.
5. Promote staff retention efforts in our Town government

**Areas of Focus:**

1. Retain positive working conditions.
  2. Continue to maintain competitive wages and benefits.
  3. Strive to develop 70% Town contribution for high-deductible HMO plan with Health Savings Account (HSA) for employees.
  4. Develop ways to foster two-way communication with employees.
  5. Plan social opportunities and events for employees to socialize in a relaxed atmosphere.
6. Develop additional recreational facilities and sites

**Areas of Focus:**

1. Complete analysis and planning for upgrade of recreational properties not limited to major facilities.
  2. Use capital improvement program (CIP) to develop a plan to make strategic improvements to expand park and recreational property maintenance.
  3. Coordinate stakeholders including Recreation Division, Parks Division and Department of Public Works for cooperative effort.
7. Analyze regional, combined public safety dispatching

**Areas of Focus:**

1. Plan for a meeting with regional partners to update status and to keep communication strong.
  2. Seek State E-911 funding for project implementation.
8. Initiate Discussions with the Town of Barnstable to discuss issues related to the Cape Cod Gateway Airport.

**Areas of Focus:**

1. Implementation of voluntary flight path recommendations made in detail by the Town's Airport Consultant as part of the Airport Master Plan Update.

2. Initiation of a voting seat on the Airport Commission Board for the Town of Yarmouth.
3. Meet with the Barnstable Town Council.

## **II 2025 Future Agenda Items**

1. Review Energy Manager position for possible conversion to a full-time Sustainability Coordinator; Examine participation in Climate Leader Program.
2. Electronic Voting for Town Meetings.
3. Strengthening participation with the Town of Dennis and the Regional School District for school-related issues; Possible renegotiation of regional agreement.
4. Exploring future solar opportunities to include possible buyout of existing solar systems, carport solar development, Role of CVEC.
5. Move forward with appointment of Public Arts Committee; Discussion of possible future Arts Center.
6. Discussion of ways to stimulate mixed-use affordable housing project in line with the Town's mixed use zoning vision.
7. Discussion of public use of Parkers River Landing gathering space.
8. Explore Creation of Redevelopment Authority.
9. Discuss working with a professional firm for rebranding of Yarmouth marketing efforts.
10. Examine adoption of transfer fee on property sales to support housing or sewer costs.
11. Examine providing incentives to property owners providing year-round rentals.
12. Continue to review changes in plastic storage goods.
13. Explore recreational programming for youth in the winter.

## Select Board Spotlight (Volume 6) – May 6, 2026

*A summary of news and updates from the Select Board meetings. [Click here](#) to subscribe and receive these briefings. You can also sign up for Town news, updates, agendas, alerts, bids, jobs, and calendar notifications at [this link](#).*

The last two weeks were busy with Annual Town Meeting on April 28, 2026, the Parker's River Landing Grand Opening on May 2, 2026 and the Select Board meeting on May 5, 2026.

*For a recap of **Annual Town Meeting**, please view [this link](#).*

*If you haven't done so already, visit the town's newest outdoor attraction – [Parkers River Landing](#)! This exciting new park includes a myriad of amenities that are offered to the general public including an onsite restroom, kayak launch, playground, boardwalk and walking trails. Engraved Boardwalk Planks at Parker's River Landing are for sale. Please visit the [website](#) to order yours today!*

**At the Select Board meeting on May 5, 2026**, Police Chief Kevin Lennon formally introduced two new Yarmouth Police Officers - **Officer Ryan Kulik and Officer Anthony Manfredi** – Congratulations on your swearing-in and welcome to the Town of Yarmouth! The Chief also recognized two newly promoted Police Sergeants - **Sergeant Ryan Brule and Sergeant Justin Haire** - Congratulations on your new positions within the department!

The Board held a hearing and approved a Special Entertainment License **for the [250th Anniversary of Yarmouth Events](#)**. On **Saturday, June 20**, Yarmouth will celebrate its declaration of independence and the 447 Patriots from Old Yarmouth who served in the American Revolution. Events will take place **from 10:00 a.m. to 3:00 p.m. at the Fred Thacher Playground and at Ancient Cemetery both in Yarmouth Port**. There will be an opening ceremony and unveiling of the Revolutionary War monument on the playground, followed by a commemoration honoring Yarmouth's Patriots, and a living history fair with demonstrations at the park.

The Board held a first hearing on proposed **Parker's River Landing Event Fees**. The new park was designed to host events of varying types and sizes. The recently approved Event Space Use Policy provides guidelines to event sponsors regarding the application process and requirements that will be implemented upon approval. The next step before accepting applications for use is the determination of fees. This space lends itself to large events, typically considered as an event attracting greater than 350 people. Events of this size not only require a thoughtful and thorough review by Town staff, but they also impact the required maintenance and upkeep of the park itself. Considering that each event will at a minimum require an application review with key departments, grounds maintenance including restrooms and refuse, and a post-event site visit, the fee structure is proposed as follows:

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| LICENSE FEE (NOVEMBER-APRIL)**              | \$450.00/DAY | \$900.00/DAY |
| RESERVATION DEPOSIT*                        | \$100.00     | \$100.00     |
| SECURITY DEPOSIT***                         | \$250.00     | \$250.00     |
|   |              |              |

\*Application fee and Reservation deposit are non-refundable

**A second hearing on these proposed fees will take place at the Select Board meeting on May 12, 2026 at 6pm.** Please submit written comments to the Board at [selectmen@yarmouth.ma.us](mailto:selectmen@yarmouth.ma.us) prior to the hearing or attend the hearing in person at Yarmouth Town Hall – 1146 Rt 28 – in the Hearing Room.

The Board also heard an update from Dave Condon, Department of Natural Resources Director, Brittany Hoffnagle of the Woods Hole Group and Nicholas Bateman of Tighe & Bond concerning **the Packet Landing Resiliency Project**. The Town has submitted a Grant to the Environment & Climate One Stop Grant Portal seeking funds to construct the newly envisioned Packet Landing Marina. At Annual Town Meeting last week, the Town provided a grant match of \$504,000 through the CPA Fund and awaits grant approval from the Commonwealth. **A final public meeting on the Packet Landing Resiliency Project to share the final designs May 13th, Town Hall- Hearing Room from 5-6:30 pm**

#### **Business Bulletin Board:**

Be on the lookout for new arcade games at **Scally’s Irish Ale House at 585 Route 28 in West Yarmouth**. At the Board meeting this week, a hearing was held and Scally’s was approved for a New Automatic Amusement License to allow arcade games on premise.

Captain Parker’s is expanding! **Captain Parker’s Boathouse** had a hearing and was approved for a New Seasonal Restaurant All Alcohol Liquor License **at 658 Route 28 in West Yarmouth**. Official opening TBD.

#### **Upcoming Select Board Meetings:**

May 12, 2026

June 9, 2026

#### **Upcoming Town Events:**

May 19, 2026 – Annual Town Election

*Save the date* – June 20<sup>th</sup> 250th Anniversary of Yarmouth Events

*Interested in joining a Board, Commission or Committee?* [Click here](#) to view vacancies and [click here](#) to apply!

**Job Openings:** For all Town job postings, please visit [www.yarmouth.ma.us/jobs](http://www.yarmouth.ma.us/jobs)

**For more News & Information visit:**

The [Town of Yarmouth's updated Website](#)

The [Select Board's Webpage](#)

The Town [Calendar](#) and [Agenda Center](#) for meeting information

[Your Yarmouth TV](#)

Town of Yarmouth Communications Dept.  
Monthly Report – April 2026

**Social**

- Posted 38 times in April
- Follower increase:
  - Facebook: 254 new followers
  - Instagram: 49 new followers
  
- Social posts include, **but are not limited to:**
  - Wastewater Detours (x4)
  - Weekly Meeting Schedule (x4)
  - Select Board Agenda (x2)
  - Select Board Spotlight (x1)
  - Podcast episodes:
    - Golf
    - Bob/ATM preview
    - Dr. Marc Smith/Schools & ATM
    - Parker’s River Landing Promotion
  - Bob & Warrant Reading Sit-Down
  - Cape Media Produced PSA on Library Building Warrant Article
  - Library Building Community Meeting & Open House announcements
  - Parker’s River Landing Grand Opening Announcement
  - Affordable Housing Waitlist Open
  - Bass Hole/Gray’s Beach Boardwalk Damage Update

**Podcast**

- Posted Golf (recorded earlier in the year)
- Posted Bob/2026 ATM preview episode
- Recorded/Posted Marc Smith/ATM School Overrides
- Recorded/Posted Amanda & Parker’s River Landing Opening

**Radio Spots**

- Town Meeting
- Community Cleanup
- Parker’s River Landing Opening

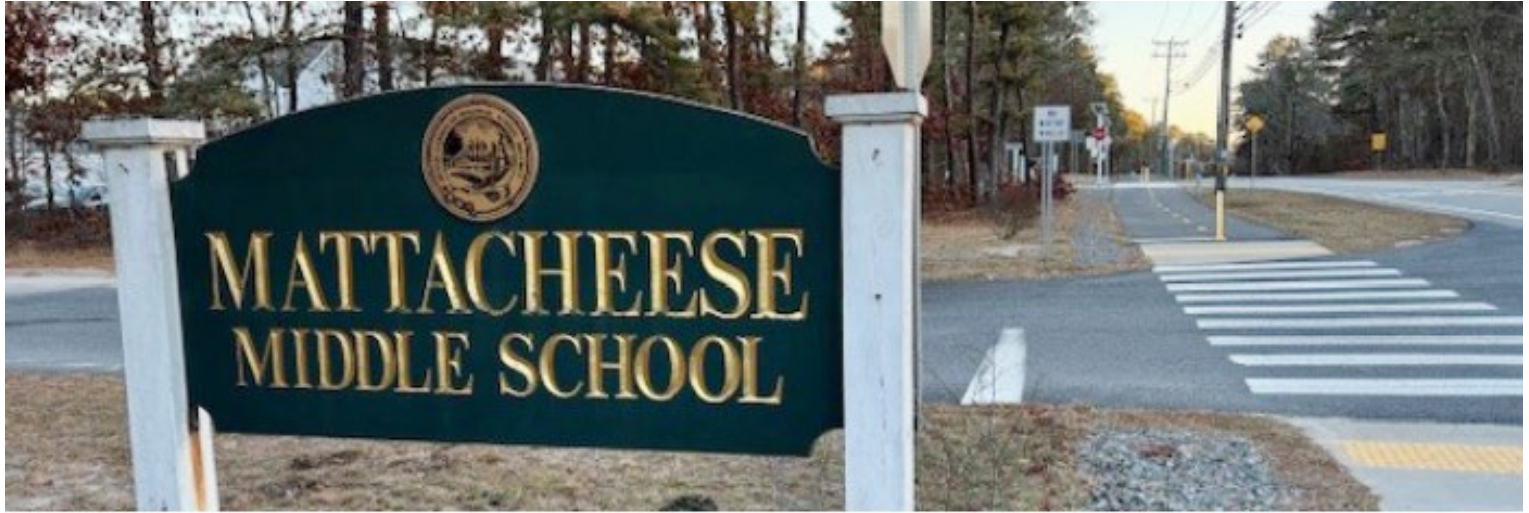
- Affordable Housing Waitlist
- April Vacation: 28's Open
- Library Building Project Open Houses

### **Website:**

- Posted 2025 Annual Report to website for Mary Alice (April 14<sup>th</sup>, 2026)
- Various IT helpdesk tickets

### **Town Meeting Promotion Specifics**

- Posted Annual Town Meeting Warrant on March 25<sup>th</sup>, 2026 (afternoon after Select Board approval)
- Social Media; in this order
  - Facebook cover changed to promote ATM (posted March 12<sup>th</sup>, 2026)
  - Library Building podcast episode (posted March 17<sup>th</sup>, 2026)
  - Save the Date w/ link to warrant (posted March 25<sup>th</sup>, 2026)
  - Library Building Open House events (posted March 26<sup>th</sup>, 2026)
  - Bob reading Town Warrant video (posted April 1<sup>st</sup>, 2026)
  - Library Building Community Meeting @ Senior Center (posted April 3<sup>rd</sup>, 2026)
  - Bob podcast on Town Meeting preview (with link to warrant) (posted April 9<sup>th</sup>, 2026)
  - Cape Media Center PSA on Library Building (posted April 10<sup>th</sup>, 2026)
  - Stick man animation 2-week away mark (with link to warrant) (posted April 14<sup>th</sup>, 2026)
  - 1-week away mark (with link to warrant) (posted April 21<sup>st</sup>, 2026)
  - Dr. Marc Smith podcast episode (with link to warrant) (posted April 22<sup>nd</sup>, 2026)
  - 3-podcast episode promotion (with link to warrant) (posted April 24<sup>th</sup>, 2026)
  - Link to Channel 8 Live Stream of Town Meeting (night of, April 28<sup>th</sup>, 2026)
- Radio Spot
- Red Alert Banner on website



# Mattacheese Final Conceptual Designs

Town of Yarmouth Select Board

May 12, 2026

**MUC Committee Members:**

- Sharon Wimer, Chair
- Andrew Laird, Vice Chair
- Lindsay Pietro, Secretary
- John Anderson
- Barbara Lavoine
- Joe Potzka
- Casey Schmidt
- Roby Whitehouse (Alt)

**BSC GROUP**

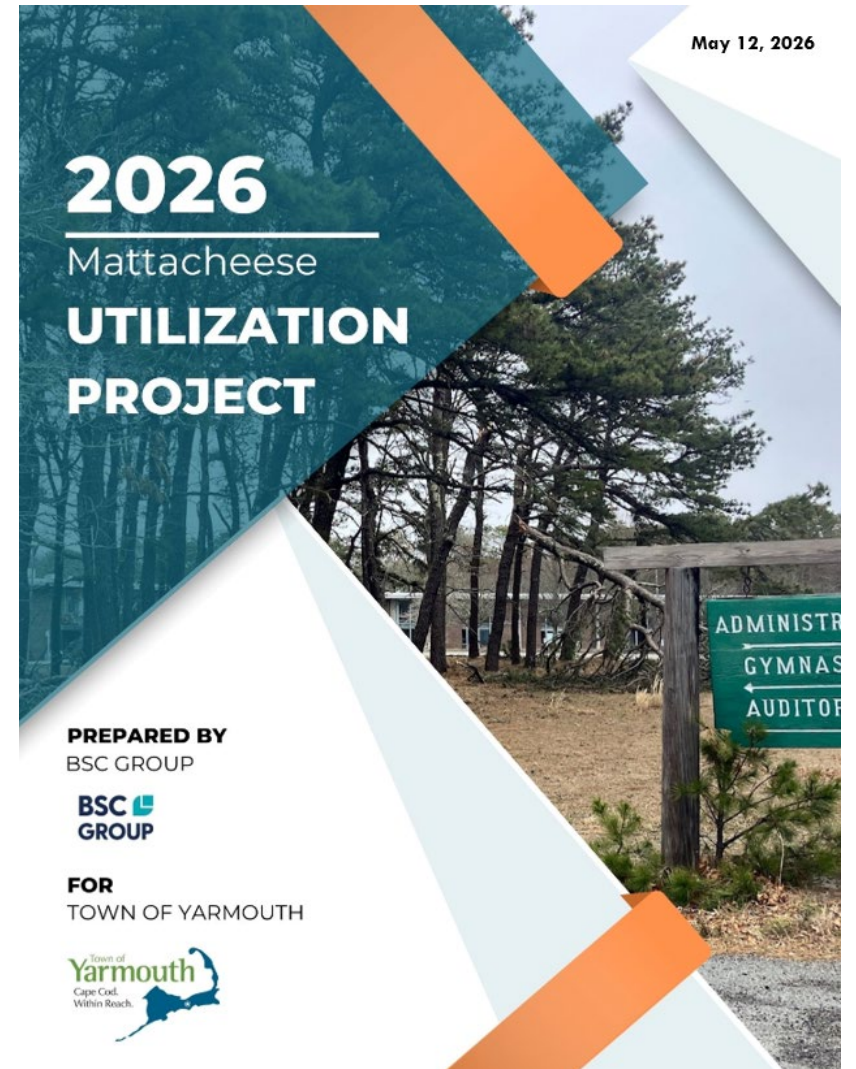
Heather Gould



More Information at:  
<https://www.yarmouth.ma.us/2094/Mattacheese-Utilization-Project>

# MUC – Project Purpose and Planning Process

- Evaluate feasible reuse options for the former Mattacheese Middle School site
- Balance recreation, housing, conservation, fiscal sustainability, and flexibility
- Process informed by technical analysis, benchmarking, and extensive community engagement
- Three conceptual alternatives developed for Select Board consideration



# Site Planning Considerations

- Environmental and conservation considerations include wetlands, protected habitat (NHESP), and aquifer protection
- Existing building conditions and cost analysis support full demolition
- Municipal wastewater infrastructure will be needed to support redevelopment
- Pedestrian connectivity and access integrated throughout concepts
- Renewable energy and sustainability strategies encouraged



SHARED USE PATHWAY ALONG HIGGINS CROWELL ROAD



MATTACHEESE SCHOOL BUILDING

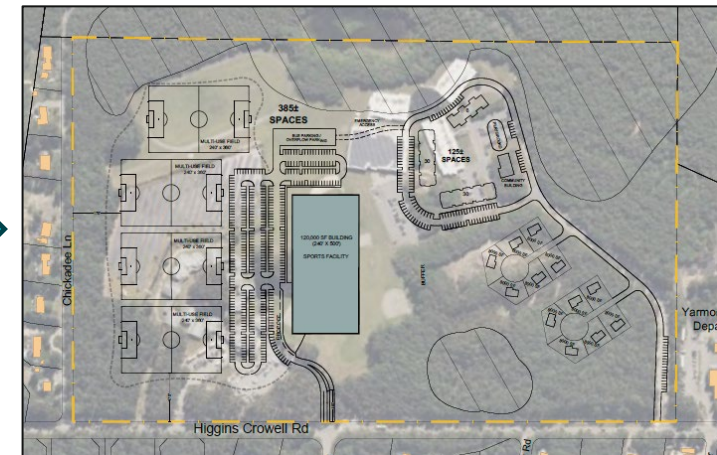
# Development of Conceptual Site Plans

Conceptual site plans evolved through an iterative planning and design process, progressing from:

1. Idea Generation – broad brainstorming of potential uses and redevelopment concepts
2. Bubble Diagrams – mapping relationships between uses such as recreation, housing, conservation, parking, and future school needs
3. Scenario Planning – evaluating tradeoffs between recreation intensity, housing density, flexibility, and open space
4. Benchmarking and Case Studies – informing scale of development and uses, parking requirements, siting, and phasing strategies
5. Site Plan Design – translating preferred scenarios into scaled layouts testing site fit, circulation, parking, phasing, and conservation considerations

# Key Design Development Themes

- Recreation was identified as a primary community priority
- Concepts were designed to support phased development over time
- Conservation and water protection areas guided site design
- Housing was included to support community needs and long-term fiscal sustainability
- Long-term flexibility is maintained for future school/municipal needs



# Alternative A – Balanced, Mixed-Use

*A recreation-centered site anchored by a large indoor sports facility, with a compact residential village component*



SITE PLAN / ALTERNATIVE A

## Key Elements:

- Village-style residential cluster containing 78 housing units
- Indoor recreation/sports facility
- Multipurpose athletic playing fields
- Moderate parking supply (~385 for sports uses, 125 for apartments/townhouses)
- Loop road with pedestrian connections and internal walking trail system throughout the site



SITE PLAN / ALTERNATIVE A

# Alternative B – Flexibility, Future Use

*A recreation campus paired with a strategic reserve area that allows the Town to respond to future needs.*



SITE PLAN / ALTERNATIVE B

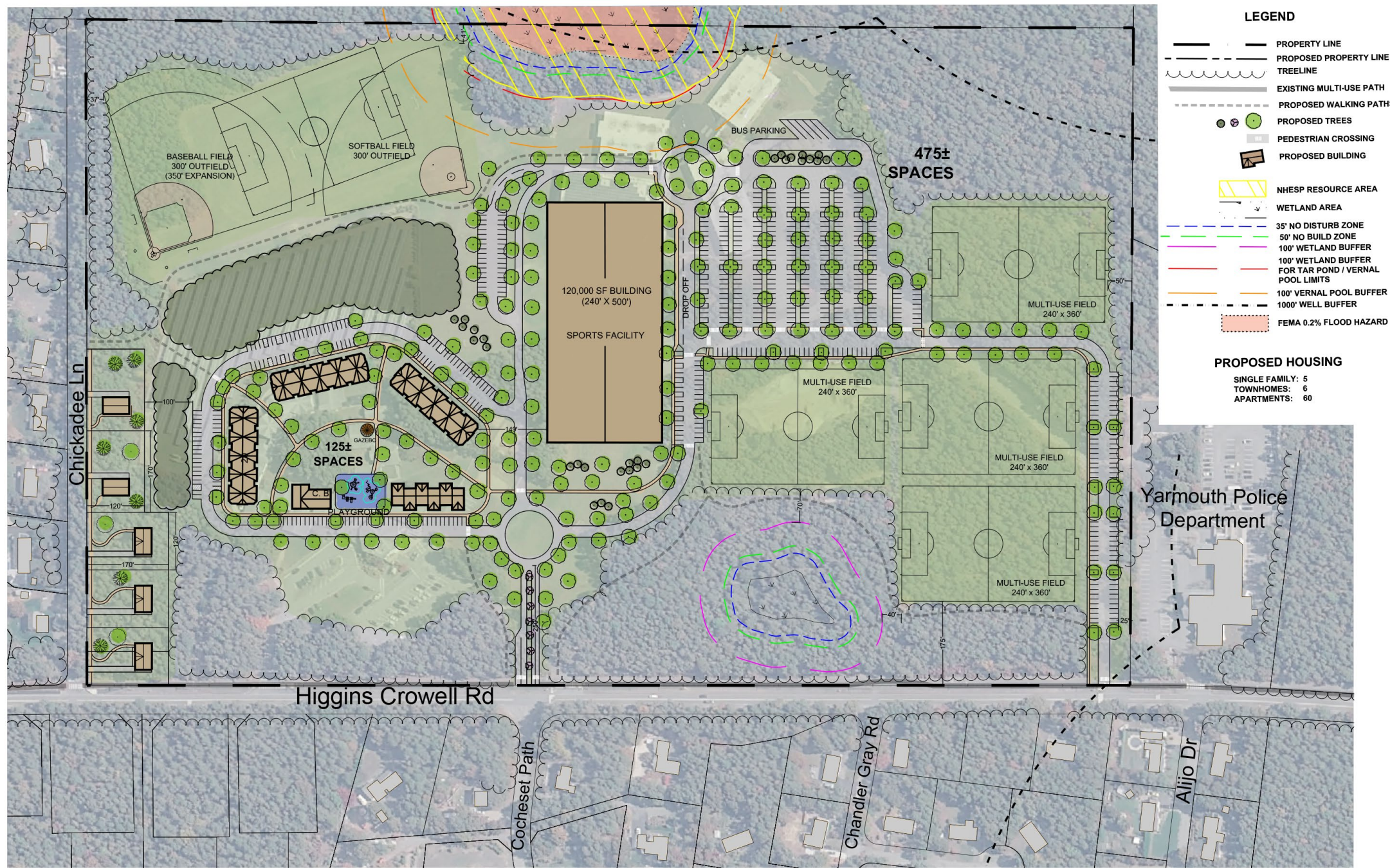
## Key Elements:

- Indoor recreation/sports facility
- Multi-purpose athletic playing fields
- Apartment development with 60 apartments and 6 townhouses
- Moderate parking supply (~480 for sports uses, 125 for apartments/townhouses)
- Six (6) single-family houses along Chickadee Lane
- Dedicated “future school or redevelopment” zone



SITE PLAN / ALTERNATIVE B





SITE PLAN / ALTERNATIVE C

# Recommendations

**Throughout the design development process, the MUC identified other key issues for consideration, that will impact development at the site:**

- Sewer Infrastructure
- Conservation and Water and Environmental Protection
- Sustainability & Solar
- Recreation Department
- Sports Complex Operations and Economic Viability
- Phasing

# Other Considerations

**The Town's decision-making process reflects a convergence of several key principles:**

- Prioritizing long-term flexibility and phased implementation
- Anchoring the site with community-serving recreational uses
- Incorporating housing in a manner that supports both community needs and fiscal sustainability
- Preserving opportunities for future municipal or civic uses
- Ensuring conservation and regulatory requirements are respected
- Acknowledging that concepts offer flexible frameworks and future refinement will determine one preferred development program and phasing.

# Implementation + Near-Term Priorities

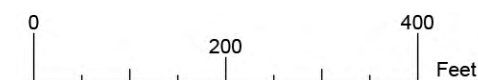
## Next Steps:

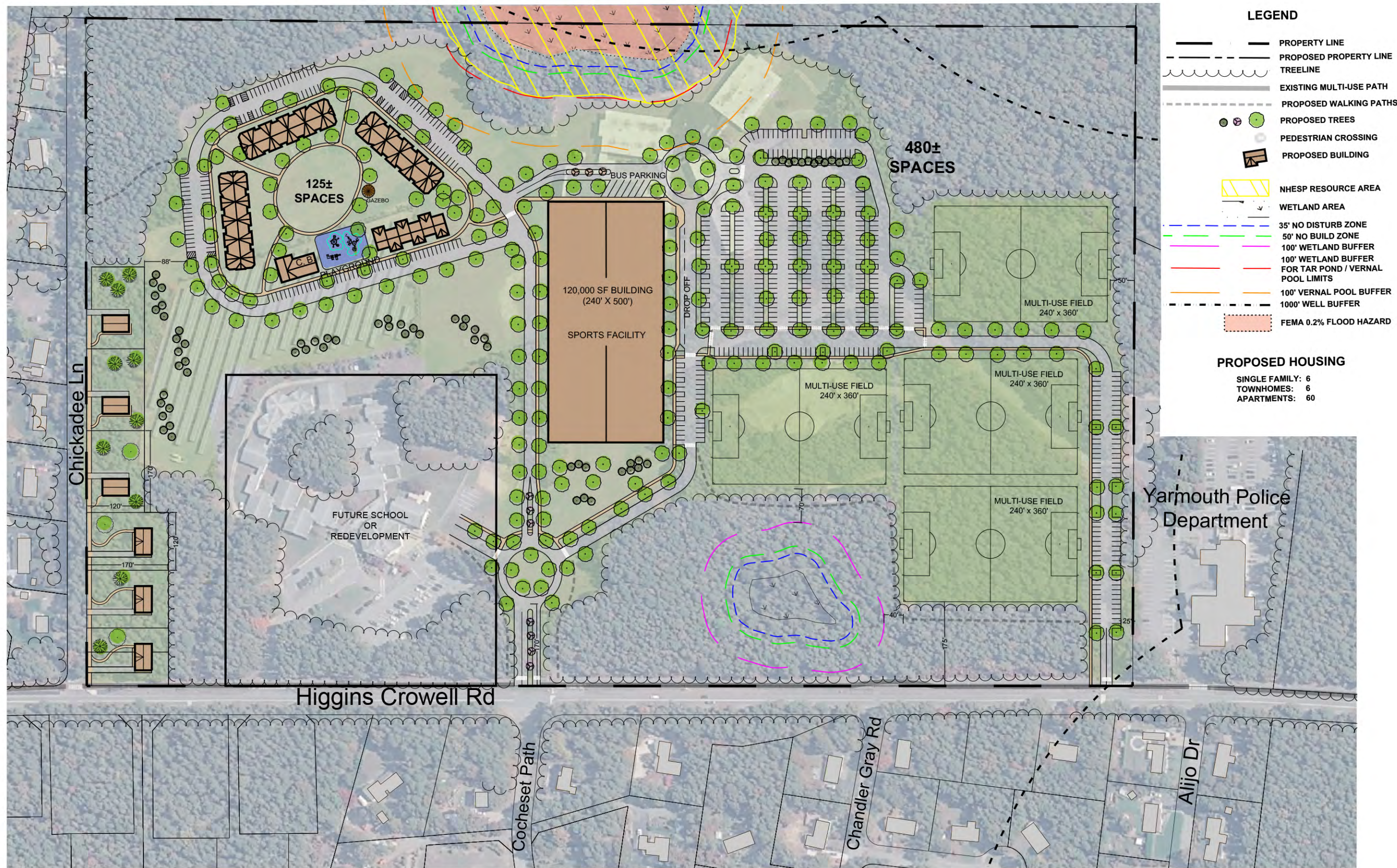
- Advance Site Readiness Grant work in 2026 and 2027.
  - Conduct detailed site feasibility and infrastructure analysis.
  - Complete market and operational analysis for recreation complex.
  - Evaluate zoning, permitting, and wastewater infrastructure needs.
  - Explore public/private partnerships and funding opportunities.
- Continue coordination regarding the M.E. Small School feasibility study.
- Prepare Requests for Proposals (RFP) for redevelopment partners.
- Refine the preferred conceptual site plan and redevelopment strategy.
- Position the Town for future funding and implementation opportunities.



# SITE PLAN / ALTERNATIVE A

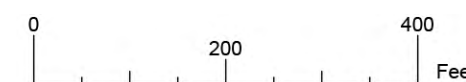
Town of Yarmouth, MA

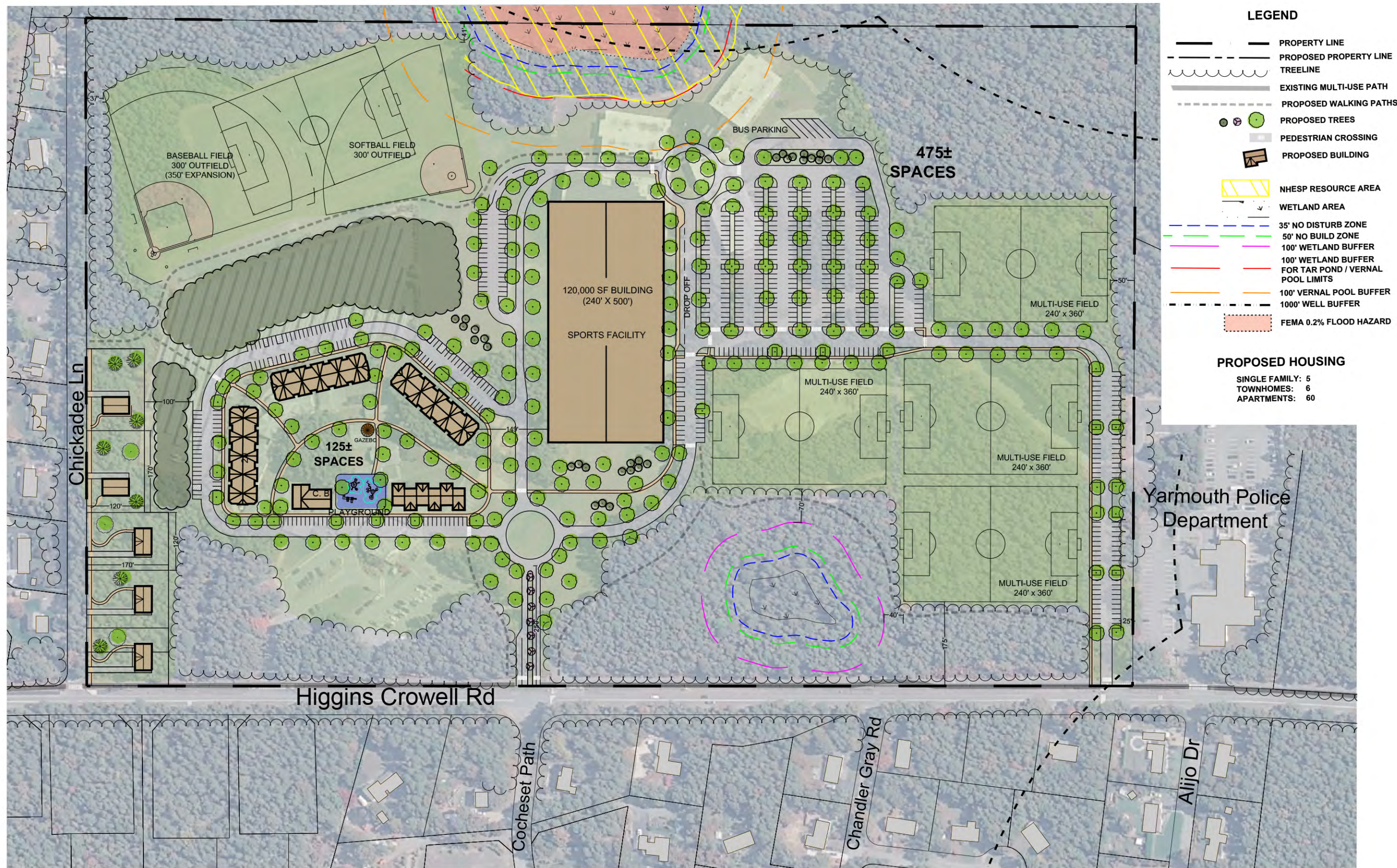




# SITE PLAN / ALTERNATIVE B

Town of Yarmouth, MA





# SITE PLAN / ALTERNATIVE C

Town of Yarmouth, MA



May 12, 2026

# 2026

Mattacheese

# UTILIZATION PROJECT

**PREPARED BY**  
BSC GROUP



**FOR**  
TOWN OF YARMOUTH



# Acknowledgements

## **Town of Yarmouth Staff**

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Brittany DiRienzo, Conservation Administrator  
Laurie Ruszala, Water/Wastewater Superintendent  
Steve Reynolds, Recreation Director

## **Mattacheese Utilization Committee**

Sharon Wimer (Chair)  
Andrew Laird (Vice Chair)  
Barbara Lavoine  
John Anderson  
Joe Potzka  
Casey Schmidt  
Lindsay Pietro  
Roby Whitehouse (Alternate)

## **Town of Yarmouth Select Board**

Tracy Post (Chair)  
Mark Forest  
Dorcas McGurrin  
Joyce Flynn  
Liz Argo

## **Town of Yarmouth Boards/Commissions**

Recreation Commission, Community Housing Committee, Affordable Housing Trust, Community & Economic Development Committee, Historic Commission, Planning Board

## **MUC Land Use Teams**

Economic Development, Education, Housing, Municipal Services, Open Space/Water, Recreation

## **Yarmouth Chamber of Commerce**

Mary Vilbon

## **Cape Cod Chamber of Commerce**

Paul Niedzwiecki

## **Consultant Team**

BSC Group: Heather Gould, Jeff Bagg, Jef Fasser, Tabitha Wilson, Aqsa Butt, Adam Duchesneau, Tomer Rabinowitz, and Rachel Salch  
Catalyst Architects: Todd Carson and Kurt Raber

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- B7. BSC Consultant Scope Memo, April 2025
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- F1. Annual Report Letter (MUC)



# MATTACHEESE MIDDLE SCHOOL



## EXECUTIVE SUMMARY

*This report summarizes the planning process and key findings from the early phases of the Mattacheese Utilization Project, conducted between late 2024 and early 2026. Initiated by the Town of Yarmouth and guided by the Mattacheese Utilization Committee (MUC), this effort was undertaken to evaluate viable reuse strategies for the former Mattacheese Middle School site and to inform future decision-making by the Select Board. Through a structured process that integrated technical analysis, community input, and scenario evaluation, the project identified feasible redevelopment approaches and key considerations for advancing the site toward implementation. Additional project materials and resources are available on the Town’s website:*

*<https://yarmouth.ma.us/2094/Mattacheese-Utilization-Project>.*

### WHAT IS THE MATTACHEESE UTILIZATION PROJECT?

The Town of Yarmouth initiated the Mattacheese Utilization Project to evaluate reuse options for the former Mattacheese Middle School site (the Site) following its closure in 2023. The Mattacheese Utilization Committee (MUC), a Town committee with an established scope of work and budget, was appointed by the Select Board for the purpose of providing a planning process to develop recommendations for the Site for the Select Board, which retains final decision-making authority.

The existing former school building presents ongoing financial and operational challenges for the Town. Building assessments indicate that renovation would require significant investment, comparable to – or potentially exceeding – new construction, while continued vacancy results in ongoing maintenance costs. After numerous MUC conversations relative to the condition of the building, mothballing the building to maintain status quo and/or a “do nothing” approach are not viable options.

The planning process was intentionally structured to move from the generation of broad ideas to further refined concepts through a multi-phase approach involving the MUC, MUC Land Use Teams, the Yarmouth community, existing conditions analysis and benchmarking, and iterative scenario planning and site design. Through public engagement, the community expressed support for community gathering space, a phased, multi-use redevelopment centered on recreation, and housing, while emphasizing land conservation/protection, fiscal responsibility, and long-term public benefits.

***Strong areas of alignment included:***

- Support for a recreation and sports complex, especially with indoor space and tournament potential
- Desire for year-round activity and economic benefit
- Interest in housing, especially workforce/senior units
- Importance of environmental protection and open space
- Interest in flexibility, phasing, and Town control

***Key tensions included:***

- Economic potential vs. traffic/infrastructure/municipal impacts
- Public control vs. public/private partnership
- Density vs. neighborhood compatibility

***Conservation, regulatory, and operational constraints influenced the developable area and feasible uses of the Site, and included:***

- Site + Conservation Considerations – Wetlands, NHESP habitat, aquifer protection, and areas suitable for development
- Building Conditions – Poor condition, ADA/AAB and code issues, and high reinvestment cost
- Regulatory + Operational Constraints – Current zoning limitations, wastewater and sewer, water resource protection, limited funding, coordination with Town Departments

***To evaluate concepts, the MUC contemplated:***

- Community Alignment – Does the concept reflect what was consistently heard from the community conversations?
- Economic & Fiscal Benefit – Does the concept generate revenue? Support year-round activity? Help offset town costs/services?
- Site Fit & Feasibility – Does the concept work within environmental constraints? Avoid overloading infrastructure? Require infrastructure improvements? Allow realistic phasing?
- Flexibility & Long-Term Value – Does the concept allow phasing over time? Preserve future options? Adapt to changing needs?

The MUC was tasked with recommending three alternatives for the reuse of the property. To set a preferred direction through emerging consensus, MUC identified the following alternatives for the Select Board’s consideration:

**Alternative A – Balanced, Mixed-Use**

A balanced, community-oriented plan with moderate housing and strong recreation elements.

**Alternative B – Flexibility, Future Use**

A middle-ground strategy with flexibility for future decisions – school, additional fields, or phased buildout.

**Alternative C – Recreation-Focused**

Maximize the site as a regional sports and economic hub, supported by moderate housing density.

**Key findings from across all alternatives included:**

1. Demolition is necessary. Redevelopment feasibility is strongly influenced by the condition of the existing buildings, with demolition providing greater flexibility, lower long-term cost exposure, and improved site utilization.



FIGURE 1: ALTERNATIVE A



FIGURE 2: ALTERNATIVE B



FIGURE 3: ALTERNATIVE C

2. Recreation is a primary community priority. An indoor recreation center with adjacent outdoor playing fields reflects strong community support for this use.
3. Housing is needed. Housing is included in all concepts to support community needs and long-term fiscal sustainability, with flexibility in density and configuration.
4. Economic development is conditional. While any level of recreation may generate economic activity, feasibility depends on management, partnerships, and year-round programming.
5. Conservation and open space are integral to the redevelopment framework. Environmental protection areas shape the site layout and guide development in ways that support community conservation goals.
6. Flexibility is essential. Given uncertainty around future municipal needs, including potential school use, maintaining flexibility in site design is a key consideration.

### ***Other Recommendations***

In addition to the key findings noted above, the MUC identified other recommendations for consideration by the Select Board.

1. Municipal wastewater infrastructure would need to be extended to the site to support the proposed level of development, with opportunities for the Town to pursue grant funding to help offset infrastructure costs and reduce impacts on taxpayers.
2. Measures need to be taken for water and environmental protection regarding issues such as fertilizer applications, turf choices, stormwater management, landscaping, wetland buffer restoration and cleanup of Tar Pond.
3. As the three concept designs have assumed the removal of the ground mounted solar field and rooftop solar installation on the Mattacheese building, the MUC recommends requiring future development to incorporate renewable energy developers to incorporate renewable energy strategies such as rooftop solar, parking canopy solar installations, and high energy-efficiency building design. In addition, the MUC recommends that the Town support solar installations in other appropriate areas of town and direct any resulting revenue toward supplementing the school budget.

4. With the demolition of the Mattacheese building, the Recreation Department will lose access to the gym and their indoor programming. Investigate other collaborative opportunities with the Dennis-Yarmouth School District to continue some form of indoor programming until a more permanent solution can be devised, such as via a public/private partnership with the sports complex developer to allow for reasonable accommodation for community use.
5. A sports complex can accommodate other uses such as events, conferences and performance space (indoor/outdoor), limited retail /restaurant, and possible synergy with others such as the Cape Cod Baseball League. The future market study and fiscal analysis will assist in determining the type of uses and specific sports needed for financial viability.
6. The M.E. Small Elementary School Feasibility study is ongoing, and it remains uncertain whether the school will remain on the site or relocate elsewhere. Even if a new school is constructed at another location, the existing school building may need to remain in use on the property for several years unless temporary swing space becomes available during construction. As a result, the southern and eastern portions of the property may be available for redevelopment sooner, which could influence the phasing and timing of future site improvements and development constraints.

*Implementation considerations and next steps include:*

Next steps, Phases 6 and 7, include further pre-development and site feasibility analysis, additional market analysis, exploration of public/private partnerships and the use of creative financial incentives, and further refinement of a phased development strategy.

The Town of Yarmouth applied for and was granted assistance to perform these next steps through the Commonwealth of Massachusetts' Community One Stop for Growth, Site Readiness Program. The Site Readiness Program is administered by MassDevelopment, and this next phase of work will be completed in 2026 and 2027.

# INTRODUCTION

## PROJECT BACKGROUND AND CONTEXT

The Mattacheese Middle School opened in 1969 as a public middle school serving the Towns of Yarmouth and Dennis as part of the Dennis-Yarmouth Regional School District. The facility was closed in 2023 when the Dennis-Yarmouth Intermediate School was opened on Station Avenue. Since then, the former middle school site has been essentially vacant with the gymnasium, auditorium, and outdoor sports fields being used by the Town’s Recreation Department. As a Town owned property, the upkeep and maintenance of the building falls on the Town of Yarmouth with approximately \$200,000 budgeted annually for maintenance.

The 70-acre property also contains the M.E. Small Elementary School (MES), which is currently undergoing a comprehensive feasibility study with the Massachusetts School Building Authority (MSBA) to look at renovating/replacing MES, consolidating existing elementary school sites, or using existing infrastructure.

The Mattacheese Utilization Project was initiated by the Town of Yarmouth in 2024 to create a comprehensive reuse plan for the site. Overseen by the Town’s Mattacheese Utilization Committee (MUC), this project employed a multi-pronged approach to explore various alternatives for the property.



FIGURE 4: PHOTOS OF MATTACHEESE SCHOOL TODAY

## PURPOSE & GOALS OF THE MATTACHEESE UTILIZATION PROJECT

The future use of the Mattacheese site has been the subject of much discussion, with particular emphasis placed on balancing community needs, financial considerations, and site constraints. The Mattacheese Utilization Committee (MUC) was established to guide a structured evaluation process and provide recommendations to the Select Board, the town's decision-making authority.

The MUC Charge included evaluating a wide range of potential uses, such as housing, recreation, economic development, education, municipal services, conservation and open space protection, and water protection, in an impartial manner guided by stakeholder and community input and technical data. The MUC is made up of seven voting members including a representative from the Finance Committee and the Capital Budget Committee, and five at-large members of the public.



FIGURE 5: PHOTO - COMMUNITY MEETING

Throughout the process, the MUC has recognized the importance of advancing a feasible and implementable strategy for the site, given the ongoing costs associated with maintaining the existing mostly vacant facility and the Town's broader capital priorities.

The overarching goal of the project was to develop a conceptual plan(s) that repurposes the site to best serve the town and incorporates diverse community interests which can be reasonably implemented over time. This work is bolstered by the Yarmouth Local Comprehensive Plan (LCP), which explicitly identifies the site reuse as an area of potential growth and community enhancement.

By evaluating a range of alternatives grounded in data, public input, and environmental and economic considerations – the MUC aimed to create an effective, forward-looking plan for a successful and community-supported reuse of this important property.

### ROLE OF BSC GROUP AND PROJECT TEAM

BSC Group served as the lead planning and technical consultant for the project, bringing a multidisciplinary approach that integrates planning, civil and transportation engineering, environmental science, GIS analysis, and landscape architecture. This team-based structure allows for a comprehensive evaluation of site conditions, infrastructure capacity, environmental constraints, and development opportunities, ensuring that the identified reuse alternatives are assessed through both technical and community-oriented lenses. BSC Group worked in collaboration with Catalyst Architecture, who provided expertise in building analysis and preliminary cost estimating. Together, the consultant team delivered an integrated, data-informed process that supported decision-making, regulatory feasibility, and clear communication of potential reuse scenarios to stakeholders and the broader community.

### PLANNING PROCESS OVERVIEW

The Mattacheese project followed a phased, community-driven planning process designed to evaluate and advance feasible and implementable conceptual reuse options for this complex municipal site. The planning process integrated technical analysis, stakeholder engagement, and scenario planning. This work was supported by site/building analysis, benchmarking analysis of comparable reuse projects to provide context for potential costs, programmatic scale, and implementation strategies (See Appendix B: Technical Memos).

Public engagement was integrated throughout the process through surveys, workshops, and public meetings, allowing community input to directly inform the conceptual development and refinement of reuse plans.

Based on the analysis and community input, multiple redevelopment scenarios were created. Each scenario explored different combinations of land uses and site configurations and was developed at a conceptual level.

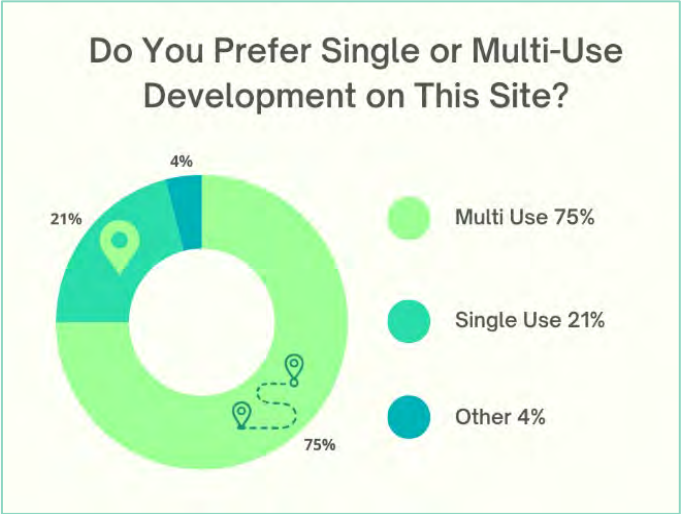


FIGURE 6: EXAMPLE SURVEY RESULT

All this activity was conducted in close coordination with the MUC, Town staff, and elected officials to maintain alignment with the Town’s goals and support informed decision-making at each stage of the process. Regular meetings and presentations provided opportunities for the public to review findings and for the consultant to incorporate policy and operational considerations as concepts advanced.

The purpose of this final report is to document the planning process, technical analysis, and public engagement outcomes, and to present the preferred reuse scenario identified through this collaborative effort. Following the completion of this work, the Town will advance toward implementation through additional feasibility assessment, site readiness efforts, and the identification/ potential procurement of development partners.



FIGURE 7: PHOTO - SHARED USE PATHWAY ALONG HIGGINS CROWELL ROAD

## EXISTING CONDITIONS

### SITE CONDITIONS

The BSC team reviewed the building facility assessment report, Land Use Team Reports, MUC minutes, and demolition study, as well as other information available to understand the current condition of the building and site. (See Appendix B.)

The January 2025 Facility Condition Assessment Report prepared by Axias describes the former Mattacheese Middle School site as a 70-acre, municipally owned site with the Marguerite E. Small Elementary School, including athletic fields, paved parking areas, a ground mounted solar array, roof mounted solar and undeveloped wooded areas.

The site is located within a R-40 Residential zoning district and an Aquifer Protection Overlay District as well as a Zone-II Wellhead Protection Area. Natural resource areas have been identified and include a wetland, vernal pool, and Natural Heritage and Endangered Species (NHESP) Priority Habitat of Rare Species along the eastern edge of the site, as well as a small area of vegetated wetland located in the southwest area of the site. Non-regulatory areas identified as BioMap Components are delineated along the eastern edge of the property and extend into the wooded area adjacent to the existing parking lot of the Middle School. The property conditions are described as “generally poor,” and site conditions range from poor to fair condition. See site conditions maps attached in Appendix A and Appendix B Technical Memos.

The site is generally level in the developed portions, with natural topography and mature vegetation buffering the perimeter and providing separation from surrounding residential neighborhoods. Environmentally sensitive areas limit the developable area and introduce permitting requirements through the Conservation Commission. The site’s location within the R-40 Residential Zoning District and the Aquifer Protection Overlay District constrains allowable uses, densities, and impervious coverage, and may necessitate zoning relief or amendments depending on the proposed program.

Additional considerations include the presence of on-site septic infrastructure, potential need for sewer extension, underground oil tank, and ongoing coordination with the active elementary school on site.

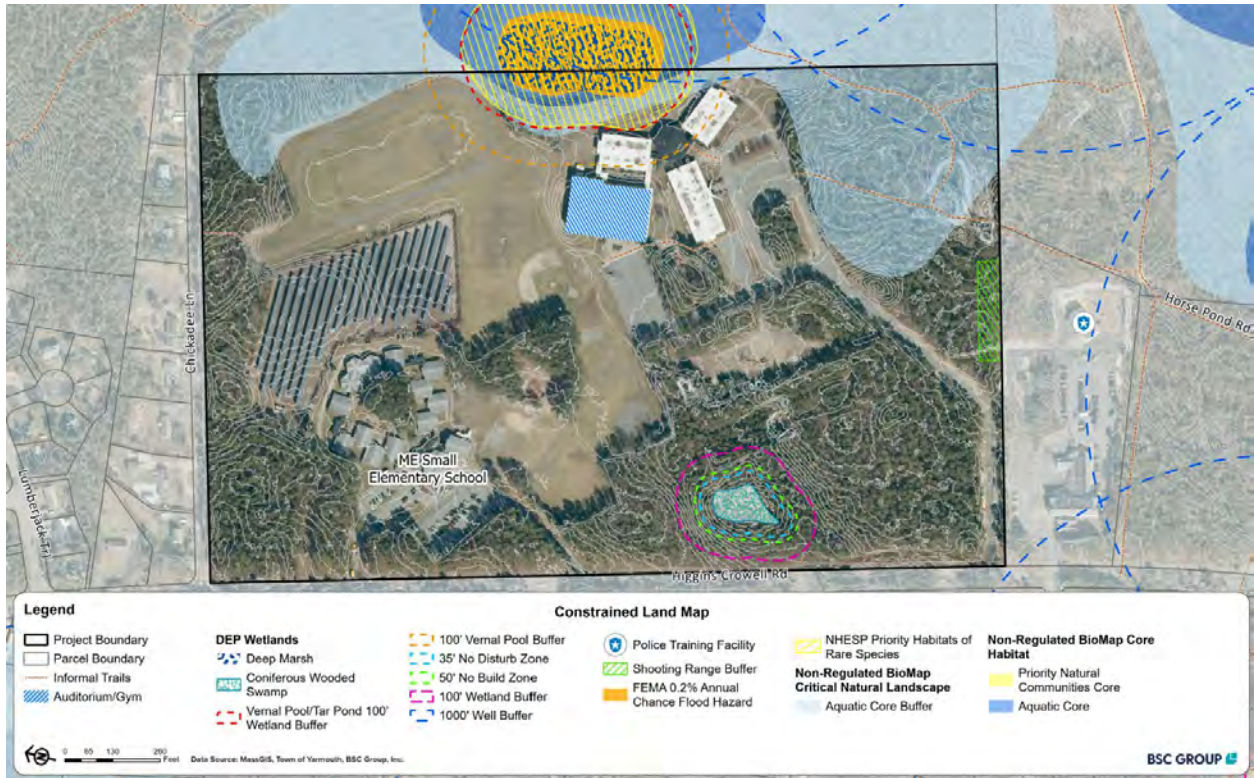


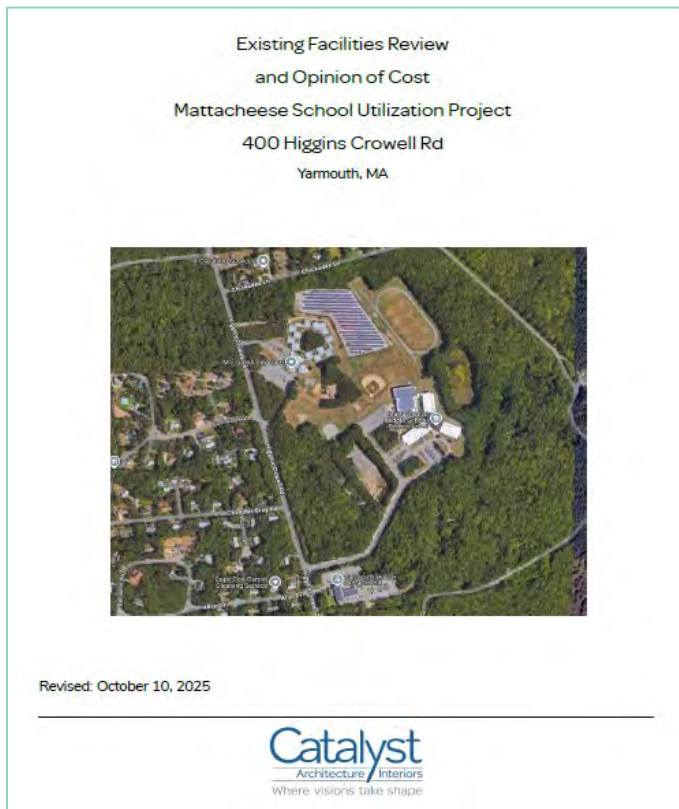
FIGURE 8 CONSTRAINED LAND MAPS – THE FIRST MAP SHOWS THE DETAIL OF THE CONSTRAINTS IDENTIFIED; THE SECOND MAP SHOWS THESE CONSTRAINTS IN ORANGE AS AREAS TO GUIDE DEVELOPMENT AWAY FROM.



In addition to the constraints previously described, the constrained land maps indicate that the most significant environmental limitations are associated with a large wetland system located east of the existing school buildings, as well as a smaller isolated wetland feature in the southwestern portion of the site. These resource areas are surrounded by regulated buffer zones, including a 35-foot no-disturb zone, 50-foot no-build area, 100-foot wetland buffer, and a 100-foot vernal pool buffer. A mapped vernal pool and associated buffer in the eastern portion of the site, along with areas located within the FEMA 0.2% annual chance flood zone, introduce additional regulatory and design considerations.

The map also identifies a 1,000-foot public water supply well buffer across a portion of the property, reinforcing groundwater protection requirements, as well as a shooting range buffer to the south, requested by the Yarmouth Police Department.

### EXISTING BUILDING CONDITIONS



The former Mattacheese Middle School building consists of approximately 115,880 square feet across multiple interconnected wings, including classroom areas, an administrative core, and a gymnasium/ auditorium.

The October 2025 Existing Facilities Review by Catalyst Architects expands upon the January 2025 Facility Condition Assessment Report prepared by Axis and describes the overall condition of the building as generally poor, with widespread deficiencies related to aging materials, obsolete systems, and deferred maintenance. (See Appendix B: Technical memos.)

FIGURE 9: COVER OF CATALYST REPORT (SEE APPENDIX)

The facility predates current building codes and accessibility standards, and significant upgrades would be required to bring the structure into compliance with accessibility, energy, and modern life safety requirements. Documented in the reports are extensive

needs across nearly all building systems, including roofing, mechanical, electrical, and exterior envelope components.

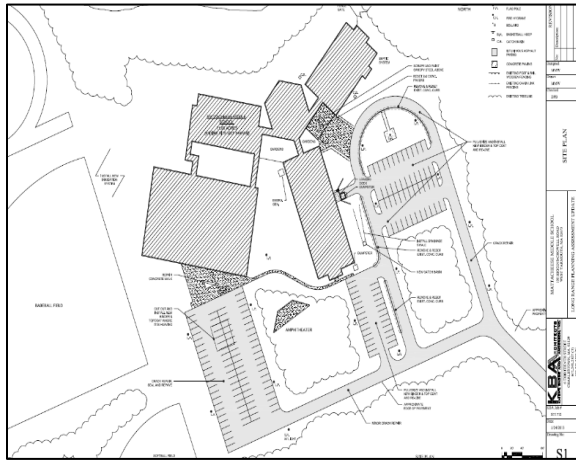


FIGURE 10: SITE PLAN

Interior finishes are heavily worn, and the building does not meet Americans with Disabilities Act (ADA) or Massachusetts Architectural Access Board (AAB) requirements without comprehensive renovation. While the building’s structural frame was generally found to be serviceable, the scale of required system replacements and code-triggered upgrades substantially limits the feasibility of adaptive reuse.

## COST ANALYSIS

High-level cost estimates for the site were developed using a cost-per-square-foot methodology informed by recent facility condition assessments by Catalyst and Axias, demolition and hazardous materials mitigation estimates by Axias, and comparable projects. This approach provides an order-of-magnitude understanding of potential costs associated with reuse, partial demolition, and full redevelopment scenarios without advancing the project to a level of detail consistent with final design or construction documents. The intent of the cost analysis is to support comparative evaluation among alternatives and to inform policy and planning decisions, rather than to establish final project budgets.

For building reuse scenarios, cost estimates were derived from the Existing Facilities Review, which identified the scope of repairs and upgrades necessary to return the existing structure to occupiable condition. Cost-per-square-foot assumptions account for major building systems replacement, code compliance upgrades, accessibility improvements, energy performance requirements, and hazardous materials mitigation. (The Town has hired Vertex Companies to conduct a comprehensive hazardous materials assessment to better refine these abatement numbers). These assumptions were applied consistently across reuse categories to allow for comparison between potential end uses, such as municipal,

recreational, or residential conversion, recognizing that each use type introduces different regulatory triggers and fit-out requirements.

## Existing Facilities Review and Opinion of Cost

|                     | Demolition     | Repairs                                 | Municipal Offices & Gym/Auditorium (Renovated) | Recreation Center (Renovated)                       | Recreation Center (New Building)                                       | Housing (renovated)             | Housing (new construction)                                    |
|---------------------|----------------|---|--|---|--|---------------------------------|---|
| <b>Notes</b>        | All structures | All structures. No ADA, no use "fit up" | Renovation of all structures                   | Renovation of gym and auditorium only plus addition | All new construction. ~18,500 sf                                       | Renovation of classroom wings   | Smaller townhome style buildings (Higher Cost)                |
| <b>Abatement</b>    | \$926,400      | \$926,400                               | \$926,400                                      | \$926,400   | \$926,400  | \$926,400                       | \$926,400   |
| <b>Demolition</b>   | \$3,705,600    |   |  | \$2,598,400   | \$3,705,600  | \$1,107,200                     | \$3,705,600   |
| <b>Construction</b> |                | \$41,539,428                            | \$54,196,428                                   | \$22,146,608  | \$11,895,000   | \$48,209,820*                   | \$26,600,000*   |
| <b>Total</b>        | \$4,632,000    | \$42,465,828                            | \$55,122,828                                   | \$25,671,408  | \$16,527,000   | \$50,243,420                    | \$31,232,000  |
|                     |                |   |  | Includes New HVAC with 3,000 sf addition            | Includes parking/site work, but no new fields, 1 full court/2 practice | *\$837,000 per unit<br>60 units | *\$520,000 per unit<br>60 units<br>Includes parking/site work |

*Builds on cost info from January 2025 Axias Report.  
Costs exclude new athletic fields or upgrades to existing fields.*

FIGURE 11: EXISTING FACILITIES REVIEW & COST TABLE

The table above takes Catalyst’s analysis and compares demolition, repair, renovation, and redevelopment options, with total costs ranging from \$4.6 million (demolition and hazardous materials abatement only, no replacement) to \$55.1 million (full renovation of all structures for municipal use/offices/recreation). The key insights for the MUC include:

- Renovating existing buildings is expensive, often more than new construction.
- New construction tends to be more cost-efficient and predictable.
- “Repair only” is not a low-cost option.
- Housing reuse is significantly more expensive per unit than new construction.
- Demolition is relatively inexpensive but leaves the Town with no programmatic use.

Ultimately Catalyst’s analysis indicated that renovation scenarios – whether for municipal, residential, recreation, or mixed-use purposes – would involve costs comparable to or exceeding new construction, while still constraining site flexibility due to the existing building’s footprint, configuration, and location on the property. Full demolition, by contrast, offers the greatest flexibility for accommodating new uses, addressing

environmental and regulatory constraints, and aligning redevelopment with long-term community objectives, while also eliminating ongoing maintenance liabilities associated with the structure.

This methodology allowed the MUC to weigh the cost effectiveness of investing in existing structures against the opportunities created through demolition and new construction, while acknowledging that more detailed cost refinement would be required as specific site plans, building programs, and permitting pathways are advanced.

For the reasons noted above, the MUC ultimately recommended the existing Mattacheese School Building be fully demolished. They also recommended that the concept designs take into consideration local recreational needs in some fashion and the need to address the solar on the roof of the gymnasium/auditorium.

## EARLY DESIGN DEVELOPMENT

### PROGRAMMATIC FRAMEWORK

Programmatic elements for the Mattacheese Site were developed through a multi-layered, collaborative process led by the Mattacheese Utilization Committee (MUC), and supported by Town staff, stakeholder groups, and the broader public. This approach was intentionally designed to move beyond a traditional top-down planning model by positioning local expertise, community priorities, and technical analysis as co-equal inputs in shaping redevelopment scenarios. At the center of this effort, the MUC served as the coordinating body, responsible for guiding the overall process, ensuring transparency, and synthesizing input into a set of feasible and balanced alternatives.

### DEVELOPMENT OF PROGRAMMATIC ELEMENTS – LAND USE TEAMS

A defining feature of the process was the creation of Land Use Teams. The Town implemented a team-based, proposal-driven framework that engaged existing boards, committees, Town departments, and community organizations organized around key topic areas (e.g., housing, recreation, economic development, conservation/open space/water protection, municipal services, and education). These Teams were tasked with developing programmatic concepts and proposals within their areas of expertise. Individual MUC members served as liaisons to the Land Use Teams to hear ideas firsthand and relay them to the full Committee.

Each Land Use Team followed a structured three-phase process:

- Idea Generation: Broad brainstorming without constraints to surface the full range of possibilities.
- Refinement: Evaluation and narrowing of ideas, including coordination across teams.
- Proposal Development: Preparation of a standardized programmatic concept for consideration by MUC.

This approach was intended to leverage the Town’s internal knowledge base, foster collaboration across disciplines,



FIGURE 12: MUC LAND USE TEAM REPORTS (SEE APPENDIX)

and produce well-informed, “apples-to-apples” programmatic options. It also allowed for cross-pollination between topic areas, resulting in hybrid concepts that reflected multiple community priorities. The following table outlines the main ideas from each Land Use Team:

| Team   | Main Idea – Broad Overview   |
|--|--|
| <b>Economic Development</b>  | <ul style="list-style-type: none"> <li>The ED Team's preferred scenario is a multi-purpose sports complex that can accommodate other types of events. Elements of the "moderate" and "elevated" descriptions for the facility come from the Recreation Land Use Team, with some modifications based on the Economic Development Team's discussions.</li> </ul> |
| <b>Housing</b>   | <ul style="list-style-type: none"> <li>Mixed Use: Residential with community and commercial uses that are compatible with housing (convenience store, coffee shop, childcare). “Moderate” and “elevated” levels of density containing multi-family, affordable homes, and housing for town employees. Moderate level of density preferred.</li> </ul>          |
| <b>Municipal Services<br/>(Ended at Brainstorming)</b>               | <ul style="list-style-type: none"> <li>Town Department Heads noted limitations for their needs along with the poor condition of the school building.</li> </ul>  |
| <b>Recreation</b>  | <ul style="list-style-type: none"> <li>Moderate: Local Sports Facility</li> <li>Elevated: Between a Regional and Tournament Facility</li> </ul>  |
| <b>Conservation and Open Space<br/>(Ended at Three Alternatives)</b> | <ul style="list-style-type: none"> <li>Regulatory for natural resource asset protection</li> <li>Development measures recommendations</li> <li>Natural resource awareness and operations ideas.</li> </ul>   |
| <b>Education</b>   | <ul style="list-style-type: none"> <li>Education will provide approach pending completion of study. MUC report will include one conceptual site plan with space for education.</li> </ul>  |

For more information about the MUC Land Use Teams efforts, see Appendix C: Public Engagement Materials and visit the Town of Yarmouth’s Mattacheese Utilization Project webpage at: <https://www.yarmouth.ma.us/2094/Mattacheese-Utilization-Project>.

After receiving proposals from each Land Use Team, the Committee worked to better understand each idea, and to reconcile, combine, and refine these inputs into cohesive development scenarios, balancing competing objectives and identifying opportunities for synergy across uses. This iterative process enabled the creation of alternatives that are both community-informed and technically grounded.

Public engagement was also embedded throughout the process at multiple levels. Because many Land Use Teams were composed of public boards and committees, their work occurred through open meetings with opportunities for public participation. In addition, the

MUC held public meetings, workshops, and presentations to the Select Board, supplemented by community-wide outreach efforts such as surveys and public forums. This structure ensured that residents could engage through:

- Participation in team and committee meetings,
- Stakeholder groups and constituent networks, and
- Town-wide engagement activities and feedback tools.

Collectively, this layered engagement strategy created an environment in which programmatic elements were not only informed by public input but actively shaped by it.

### **INTEGRATION WITH TECHNICAL ANALYSIS**

To ensure that concepts were based on real-world feasibility, program elements were evaluated against representative data collected. Existing conditions mapping, zoning analysis, aquifer protection requirements, environmental buffers, transportation and mobility (walking paths, bike path, site access). Building condition assessments informed where and how different program elements could be accommodated on the site (See Appendix A: Maps). All were explicitly incorporated into scenario planning and conceptual design development efforts.

As outlined previously, the building condition and cost analysis played an important role in shaping the framework. Comparative evaluations demonstrated that the renovation of the former Mattacheese Middle School buildings would require significantly higher investment than demolition and new construction, influencing assumptions related to site flexibility, phasing, and long-term maintenance obligations. Integrating these findings ensured that scenarios reflect not only community aspirations but also fiscal and operational sustainability.

## SCENARIO EVALUATION

Scenario evaluation is a planning tool used to test and compare multiple potential development approaches under a consistent set of assumptions, helping decision-makers understand tradeoffs and implications before advancing a preferred direction.



FIGURE 13: FROM BRAINSTORMING TO SCENARIO PLANNING TO CONCEPTUAL DESIGN

The community and MUC evaluated reuse scenarios in a comparable manner. Each scenario was developed from the same set of programmatic elements, assumptions, and constraints, allowing differences in outcomes to be clearly understood. Supporting informed decision-making, this approach illustrates how varying priorities – such as a regional recreation facility, housing, or reservation of land for a future school – affect site layout and design, infrastructure needs, costs, and long-term flexibility. This framework allowed scenarios to be tested against uncertainty with a phased strategy, including the timing of a potential new elementary school, availability of funding, and the role of public-private partnerships. By presenting a “menu” of development components rather than a fixed plan, the framework aligns with the MUC’s goal of providing the Select Board with actionable information rather than predetermined conclusions.

## BENCHMARKING AND CASE STUDIES

Benchmarking was undertaken to provide context for the scale, design, and operational characteristics of facilities like those under consideration at Mattacheese, particularly multi-sport complexes, mixed-use municipal sites, and housing developments on publicly owned land. The goal was not to replicate other communities’ solutions, but to understand best practices, common pitfalls, and realistic expectations related to cost, size, needs, programming, and partnerships. This benchmarking effort was especially important in evaluating the feasibility of a regional sports facility, where market demand, tournament capability, year-round utilization, and responsible management are critical to long-term success.

Lessons from comparable projects helped inform assumptions used in the conceptual site plans and clarified the conditions under which such a facility could deliver community and economic benefits. Comparable projects were selected based on similarities in scale, governance, and context, including suburban or small-town settings, public ownership or involvement, and mixed-use programming. Emphasis was placed on projects that integrated recreation with other community-serving needs or that relied on public-private partnerships to reduce municipal financial exposure while maintaining public access. Each case study was reviewed for site size, program mix, amenities, facility scale, parking and circulation strategies, zoning, and operational model. Attention was paid to how projects addressed community needs and access, fiscal sustainability, and flexibility over time – key themes that emerged repeatedly during public engagement and Select Board discussions.

**Mattacheese Conceptual Design – Regional Sports Facilities Research**

| Image  | Facility Name  | Address                                 | Year Opened   | Building Size   | Owner      | Sports Amenities  |
|--|--|---|---|---|------------|---|
|    | Fore Kicks III Indoor and Outdoor Sports Complex (Taunton) | 223 Fremont St., Taunton, MA 02780      | 2014  | 180,000 SF  | Tom Teager | 11 Indoor Sport Fields<br>4 Basketball<br>4 Futsal<br>8 Volleyball Courts<br>Indoor Driving Range<br>4 Outdoor Lighted Turf Game Fields |
| Other Amenities  | Target Audience  | Zoning                                  | Permitting Conditions   | Website   |            |   |
| Pro Shop<br>Fitness Center<br>Conference & Function Center<br>Sports Lounge<br>Family Fun Center<br>Inflatable Indoor Park | All Ages   | Industrial/ Adult Entertainment Overlay | Planning board reviewed the petition, plans, and testimony and found it sufficient with the procedures set forth in the Zoning Ordinance. | <a href="https://www.forekicks.com/taunton/">https://www.forekicks.com/taunton/</a> |            |   |

FIGURE 14: EXAMPLE OF BENCHMARKING MATRIX (SEE APPENDIX)

**APPLICATION TO THE MATTACHEESE SITE**

Findings from benchmarking were applied directly to the MUC framework by providing information on the size and configuration of a potential sports facility, the amount of land needed to preserve future flexibility, permitting required, and the potential of phased development. These insights reinforced the importance of designing scenarios that can evolve over time, respond to changing community needs, and support both Town-led and partnership-based implementation strategies.

## COMMUNITY ENGAGEMENT PROCESS AND FINDINGS

### PUBLIC ENGAGEMENT APPROACH

From the outset, the MUC was committed to exploring a full range of feasible development options informed by data, evaluated for cost implications, and refined through community input. This approach ultimately led to three preferred scenarios that reflect resident priorities and long-term planning objectives.

The process emphasized ongoing engagement – from the Land Use Teams to early benchmarking and surveys to public workshops, concept refinement, and final plan development – fostering a collaborative approach throughout each phase of the project.



FIGURE 15: PHOTO - JULY 16 WORKSHOP

Throughout the process, the MUC maintained an open and iterative engagement approach. Regular public meetings and a series of formal updates to the Select Board (January 2025 through February 2026) provided transparency into evolving concepts, key issues, and decision points. These updates documented how public feedback, technical analysis, and stakeholder input were being integrated into the conceptual design development process.

As concepts advanced, the MUC presented refined programmatic options and conceptual site plans, allowing both the Select Board and the public to evaluate tradeoffs between different approaches, including recreation-focused scenarios, varying levels of housing intensity, and the reservation of land for a potential future school. Feedback at this stage focused on balancing community benefits with fiscal realities and site constraints.

Overall, the engagement process was:

- Early and ongoing, beginning before scenarios were defined and continuing through refinement.

- Multi-format, including surveys, public meetings, workshops, and formal presentations.
- Transparent, with regular reporting to the Select Board and public documentation.
- Influential, directly informing the development and evaluation of programmatic elements and scenarios.

## ONLINE COMMUNITY SURVEY SUMMARY

The MUC conducted a community-wide survey from early May-June 2025. The survey content was informed by preliminary reuse ideas generated by the MUC and Land Use Teams and was structured to better understand community priorities, preferred land uses, housing types, recreational needs, and concerns related to redevelopment. The survey was distributed and promoted through Town communication channels, including the Town’s project website, social media, and paper copies made available to residents to ensure broad accessibility.

The Mattacheese community survey received 656 responses, with strong participation from long-term residents and households across a range of age groups. Most respondents lived within proximity to the site, with over 80% residing within 10 minutes by car, and nearly 72% having lived or worked in Town for more than 10 years. This indicates that the feedback reflects a well-established and locally invested population. (See Appendix C)

Respondents showed strong alignment around a central idea:

- A vibrant, mixed-use community hub is the most desired outcome.
- Emphasis on community-serving uses over single-purpose development.

This vision consistently prioritized community-serving uses, recreation, wellness, and community gathering spaces, with support for housing, education, and culture.

The survey results showed there is overwhelming support for recreation and community-focused uses such as community center (~80%), indoor recreation – sports (69%), outdoor recreation – sports (69%) as well as secondary, but still meaningful support for event/performance space (56%) and academic/education center (47%). Respondents also favored multi-sport complexes (community-scale and regional) and walking trails, gathering spaces, and aquatic facilities.

In terms of housing preferences, there was broad support for including housing, but not as the primary use, with a slight preference for townhouses and single-family homes.

## RESIDENT PREFERENCES

### Recreational Amenities Desired

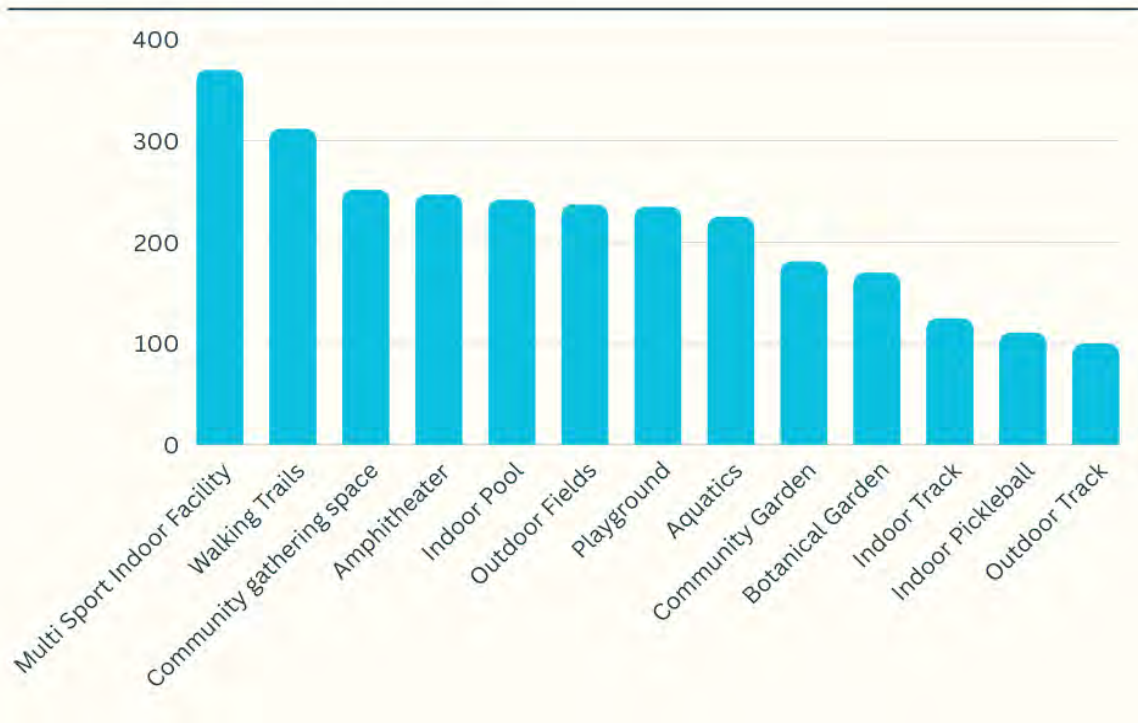


FIGURE 16: ONLINE SURVEY RESULTS - RECREATIONAL AMENITIES DESIRED

Additionally, there was moderate support for higher-density options (apartments, condos). Affordability was the top priority across all housing types. The Town of Yarmouth, like much of Cape Cod, continues to experience a significant need for affordable housing, driven by rising cost burdens and growing gaps in housing affordability. Respondents also expressed some support for mixed-income, workforce, affordable, and senior housing options, reflecting recognition of local housing needs. Finally, it is important to note that some respondents expressed opposition to housing entirely, indicating there is some tension between preservation and growth.

With respect to open space priorities, nearly half of respondents (47%) indicated that recreation/public use and environmental conservation were equally important, while another 30% prioritized recreation and 21% prioritized environmental protection. This

demonstrates a clear desire to balance active public amenities with stewardship of natural resources and water quality. Regarding the existing building, 41% of respondents supported full demolition and new construction, while 35% preferred partial reuse of key spaces such as the gymnasium and auditorium. Only about 19% favored full renovation of the existing structure.

Ownership preferences also skewed toward continued public control, with approximately 61% preferring the Town retain ownership of the site and another 32% favoring a public-private partnership model. The survey results suggest the community is generally supportive, but cost and environmental stewardship are critical considerations.

In summary, the survey shows clear support for transforming the Mattacheese Site into a recreation-centered, mixed-use community hub, with housing as a complementary component. (See survey details in Appendix C).

## WORKSHOPS AND MEETINGS



FIGURE 17: PHOTO - JULY 15 WORKSHOP

In line with the project scope and the MUC charge to ensure broad and inclusive community engagement, a series of public workshops and presentations were held to introduce potential reuse scenarios and facilitate dialogue with residents. Public engagement began with the MUC group process in January 2025, and this effort expanded with a hybrid public community workshop held on July 15, 2025, at Yarmouth Town Hall and via Zoom. The meeting was attended by approximately 50 participants, including roughly 35 in person and

15 online, and was structured to provide both information sharing and interactive feedback opportunities and dig deeper into the results from the Community Survey.

Following a presentation on the Mattacheese Utilization Committee Project, existing conditions analysis, survey results, and planning process, the project team and MUC members facilitated breakout discussions and a scenario planning exercise. Participants were divided into facilitated small breakout groups, both in person and online, to discuss four topic areas: gymnasium and community center, sports facilities, housing, and open space and recreation. Each group was supported by a BSC Group facilitator and a member of the MUC or Town staff, with comments recorded by a designated scribe to ensure that all input was documented for inclusion in the meeting summary (See Appendix C).

Upon completion of the facilitated discussion questions, each breakout group engaged in a scenario planning and bubble sketching exercise to collaboratively explore potential site uses. Using a provided basemap (see Appendix D: Designs), participants sketched conceptual “bubbles” to indicate general locations for preferred activities, amenities, or land uses they would like to see on the site. Proposed uses included, but were not limited to, a new elementary school, housing, athletic fields, a community center, and parking. The mapping exercise included alternatives that preserved the existing gymnasium as well as an option to reserve space for a potential future M.E. Small Elementary School.

In-person participants completed the exercise using trace paper overlays on printed site maps, while online participants used the Zoom whiteboard tool to collaboratively mark up a shared digital map. The resulting diagrams and notes from each group were collected by BSC Group and were used to inform the development of three to five conceptual design scenarios in subsequent phases of the project. Additional detail, representative sketches, and summarized comments from each breakout group are provided in the Community Meeting Summary included in the appendix.

After this meeting, the MUC reconvened with the intent of organizing these trace paper sketches into more formal, computer-generated bubble diagrams of the different site scenarios from the public workshop (See Appendix D).

# Bubble Diagrams

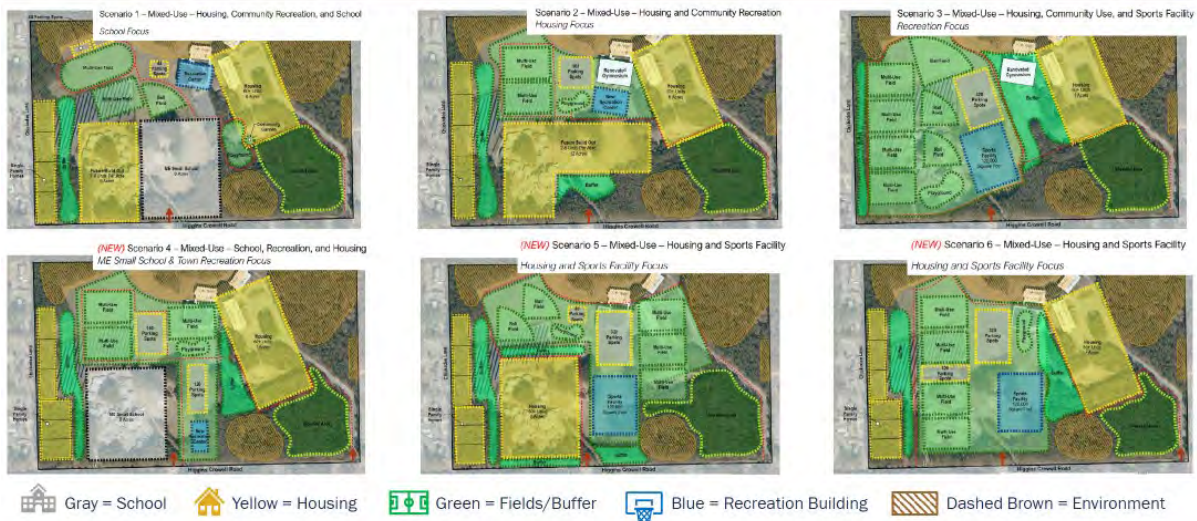


FIGURE 18: BUBBLE DIAGRAMS PRESENTED NOV 4, 2025

These bubble diagrams were presented to the Town at a Select Board meeting November 4, 2026, and showed a mixture of multifamily housing options and outdoor athletic fields, as well as a large indoor sports complex (See Appendix E: Presentations). Feedback from the Select Board was that it was in general alignment with the initial proposed conceptual drawings and was looking forward to seeing further refined concepts. Preliminary concept plans were developed from these bubble diagrams and are outlined later in this report. A community meeting was held on March 11, 2026, to talk about the future uses for the Site. The project team shared an update on the planning process to date and presented conceptual site plans, which was followed by an opportunity for public comment and feedback.

## ROLE IN PUBLIC AND DECISION-MAKER ENGAGEMENT

Benchmarking and case studies played an important role in communicating complex ideas to the public and the Town’s decision-makers. By grounding discussions in real-world examples, the project team was able to move conversations beyond abstract preferences and toward informed discussions about tradeoffs, costs, and long-term impacts. This has supported productive dialogue during community meetings and Select Board presentations and has helped frame the conceptual site plans as tools for decision-making, rather than final designs.

## REFINEMENT OF REUSE SCENARIOS & ADDITIONAL BENCHMARKING

The project design process began with scenario planning and progressed through bubble diagramming to conceptual site plans, with ongoing and facilitated discussion and MUC engagement. This iterative approach culminated in the development of final conceptual plans developed by the BSC team (See Appendix D). The conceptual plans more accurately reflect site elements to scale on a plan to test fit options.

To prepare the final concepts, the project team evaluated and synthesized input received during the public process to identify common themes and key differences among proposed reuse scenarios. In coordination with Town staff and the MUC, BSC refined the concepts into three reuse options, one of which had alternatives (for a total of five for consideration). Options included key information and uses such as site access and circulation, a multipurpose sports complex that can accommodate other events, athletic fields, school, and residential.

To define the size, programmatic requirements, parking, and spatial needs of the proposed sports facility, BSC utilized the earlier benchmarking where the Economic Development Land Use team had evaluated a list of sports and recreation facilities in the region and supplemented this with additional facilities. The results of this analysis are provided in Appendix B. The purpose of the additional benchmarking for a sports complex was to identify appropriate siting, placement, orientation, site and facility amenities, and other details of sports complex developments to help inform the design development. Overall, the regional sports facility landscape shows:

1. *Strong, growing demand for indoor turf and multi-sport complexes.*
2. *Successful sites are large in scale, have multiple amenities, and offer flexible programming.*
3. *Construction costs will vary, depending on complexity, amenities, and size of facility.*
4. *Tournament capability is the key to maximizing economic and operational sustainability.*
5. *Facility use by all ages is essential for year-round utilization.*
6. *Public-private collaboration is common and often necessary.*

## CONCEPTUAL DESIGN ALTERNATIVES

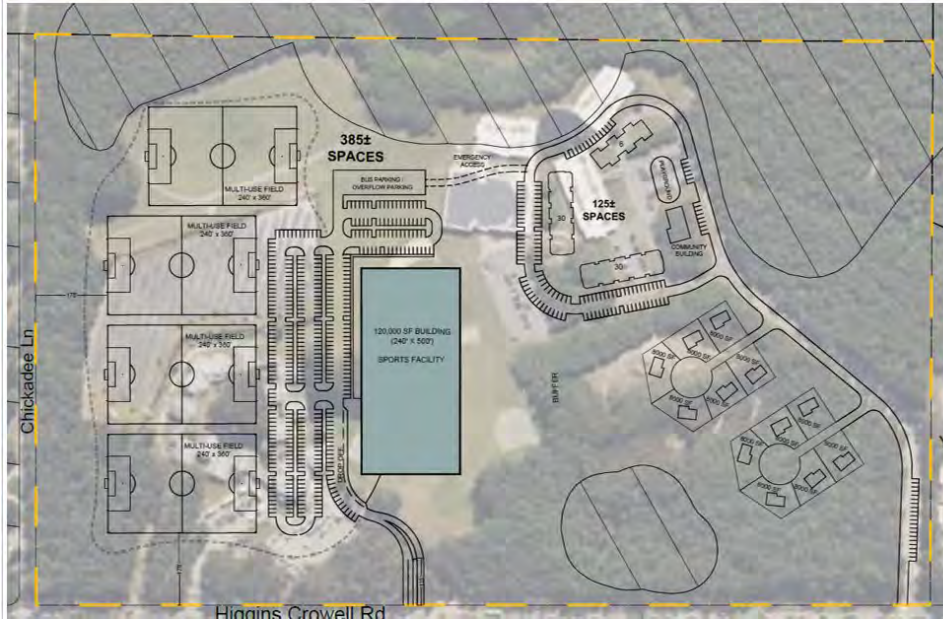
### DESIGN DEVELOPMENT

Design development translates early concepts into more defined solutions, incorporating technical analysis and stakeholder input. Using the information collected throughout the process, the Committee discussed several main points during the design development process:

1. How the site is developed can have meaningful long-term financial implications for the Town of Yarmouth.
2. The integration of sustainability and resilience into the site design is important.
3. There are multiple pathways for providing housing at a range of densities.
4. Multi-use fields have been designed for maximum flexibility and competitive standards and can be used for multiple sports including soccer, lacrosse and field hockey. (The field dimensions can be reduced if deemed necessary.)
5. The concepts provide a flexible menu of site plan elements.
6. Supports phased development over time. The timeline for the resolution of the M.E. Small Elementary School siting and construction will impact the timing of the redevelopment program for a portion of the property.
7. The entire Mattacheese School Building will be demolished.
8. Concept designs encompass uses that would be funded via private development with grant opportunities, due to the large number of pending Town capital improvement projects.

Based on the Land Use Teams, and meetings with MUC, five preliminary conceptual designs were created. They included an Alternative A, B, C-1, C-2, and C-3, and are as follows:

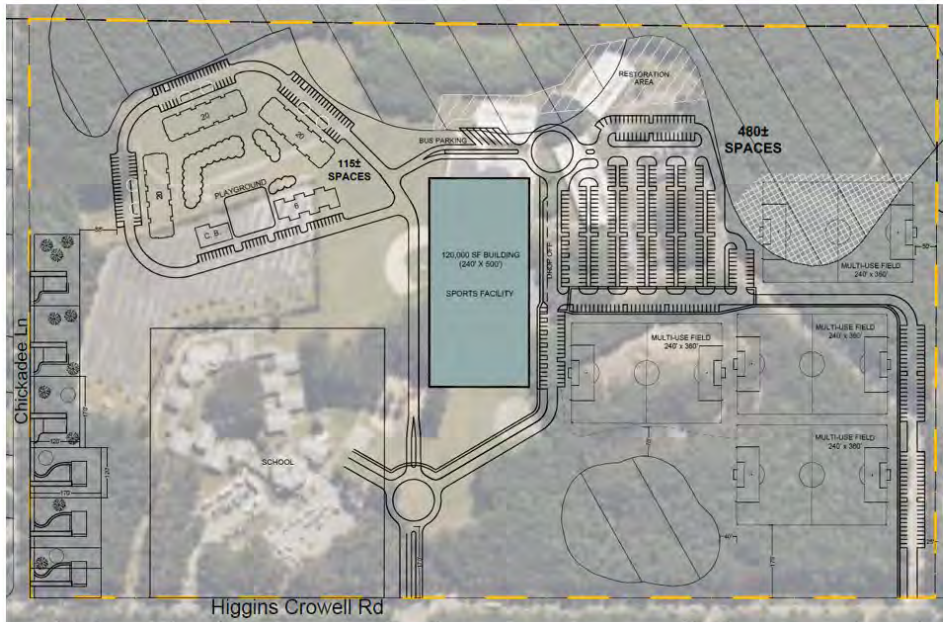
## Alternative A: Sports Facility and Residential (78 Units)



- **Access and Circulation** - Two access roads off Higgins Crowell Rd. Overflow parking lot for police department. Emergency access lane between residential and sports uses.
- **Sports Facility** - 120,000 SF building, 385 +/- parking spaces, includes bus parking.
- **Playing Fields** - 4 multi-use fields. 175-foot buffer from Chickadee Ln. and Higgins Crowell Rd. and a trail for pedestrians.
- **Residential** - Two six lot single-family home subdivisions and a 60-unit apartment development plus 6 townhouses, playground, community building and 125+/- parking spaces.

FIGURE 19: ALTERNATIVE A CONCEPT

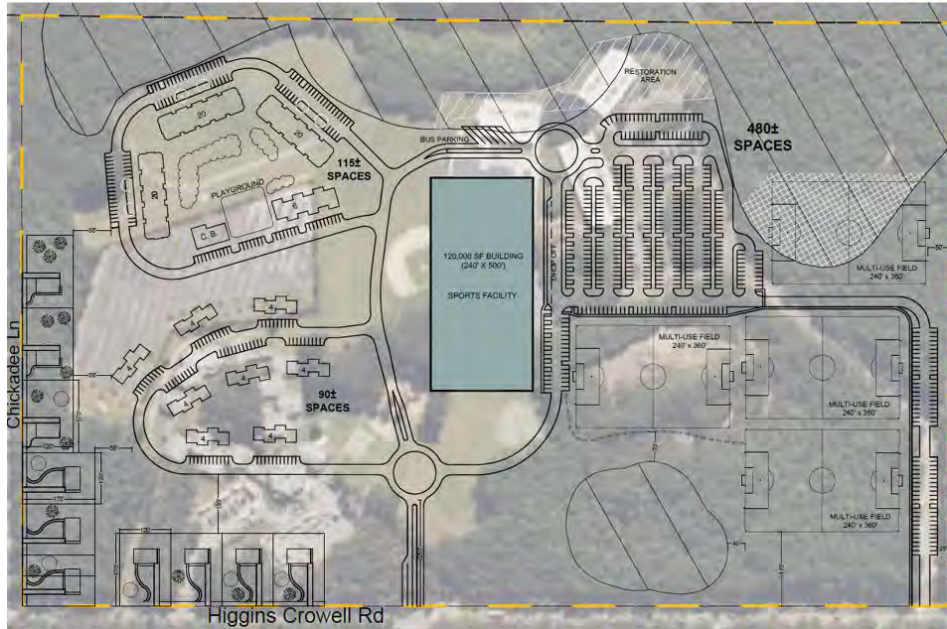
## Alternative B: Sports Facility, School, and Residential (72 Units)



- **Access and Circulation** - Main site access is a roundabout at intersection of Higgins Crowell Rd. and Cocheset Path. Second access to playing fields parking off Higgins Crowell Rd. Overflow parking for police department.
- **Sports Facility** - 120,000 SF, 480 +/- parking spaces, includes bus parking.
- **Playing Fields** - 4 multi-use fields. 175-foot buffer from Chickadee Ln. and Higgins Crowell Rd. and a trail for pedestrians.
- **Residential** - 6 SF houses on Chickadee Ln. A 60-unit apartment development w/6 townhouses, playground, community building and 115+/- parking spaces.
- **School** - 8-acres set aside.

FIGURE 20: ALTERNATIVE B CONCEPT

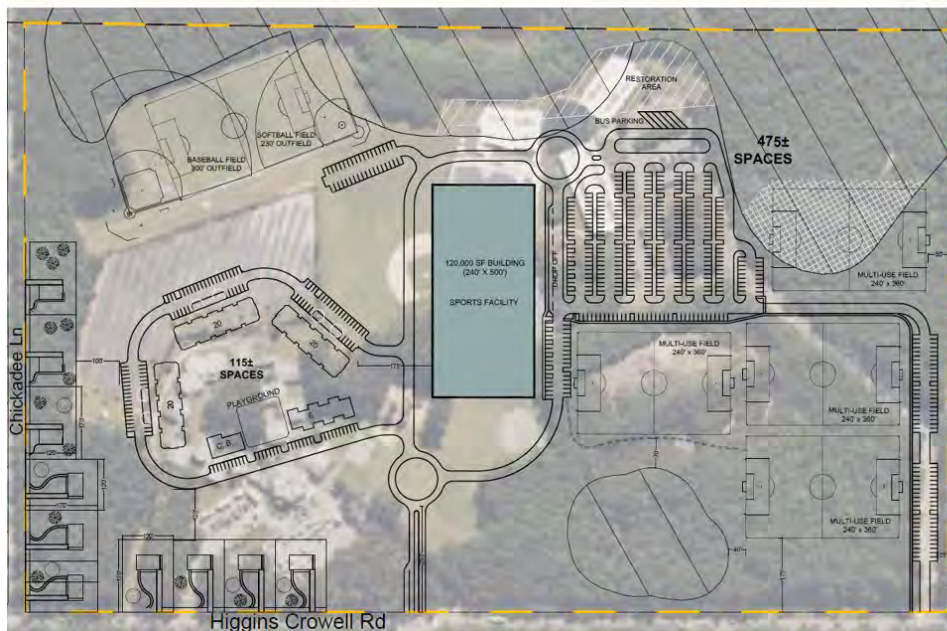
## Alternative C-1: Sports Facility and Residential (108 Units)



- **Access and Circulation** - Main site access is a roundabout at intersection of Higgins Crowell Rd. and Cocheset Path. Second access to playing fields parking off Higgins Crowell Rd. Overflow parking for police department.
- **Sports Facility** - 120,000 SF, 480 +/- parking spaces, includes bus parking.
- **Playing Fields** - 4 multi-use fields, trail for pedestrians and buffer.
- **Residential** - 10 SF houses (6 on Chickadee Ln. and 4 on Higgins Crowell Rd.) A 60-unit apartment development w/6 townhouses, playground, community building and 115+/- parking spaces. A 32-unit townhouse development and 90+/- parking spaces.

FIGURE 21: ALTERNATIVE C1 CONCEPT

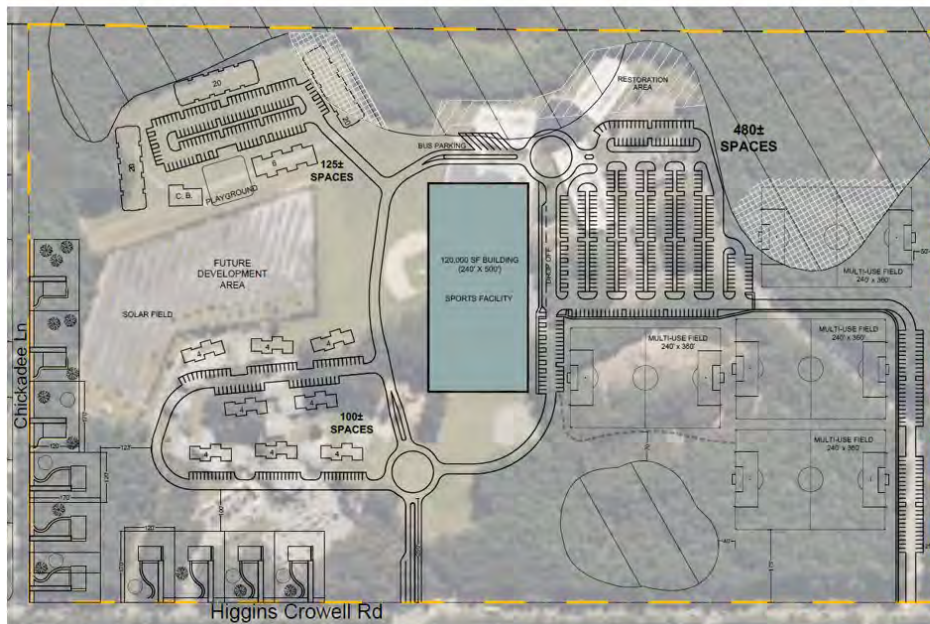
## Alternative C-2: Sports Facility and Residential (76 Units)



- **Access and Circulation** - Main site access is a roundabout at intersection of Higgins Crowell Rd. and Cocheset Path. Second access to playing fields parking off Higgins Crowell Rd. Overflow parking for police department.
- **Sports Facility** - 120,000 SF, 475 +/- parking spaces, includes bus parking.
- **Playing Fields** - 4 multi-use fields, trail for pedestrians and buffer. Additional playing field opportunity (multi-use field or baseball & softball) in the rear of site w/parking.
- **Residential** - 10 SF houses (6 on Chickadee Ln. and 4 on Higgins Crowell Rd.) A 60-unit apartment development w/6 townhouses, playground, community building and 115+/- parking spaces.

FIGURE 22: ALTERNATIVE C2 CONCEPT

## Alternative C-3: Sports, Residential (108 Units), & Future Phase



- **Access and Circulation** - Main site access is a roundabout at intersection of Higgins Crowell Rd. and Cocheset Path. Second access to playing fields parking off Higgins Crowell Rd. Overflow parking for police department.
- **Sports Facility** - 120,000 SF, 480 +/- parking spaces, includes bus parking.
- **Playing Fields** - 4 multi-use fields, trail for pedestrians and buffer.
- **Residential** - 10 SF houses (6 on Chickadee Ln. and 4 on Higgins Crowell Rd.) A 60-unit apartment development w/6 townhouses, playground, community building and 115+/- parking spaces. A 32-unit townhouse development and 90+/- parking spaces.
- **Future Development Area** - Solar Field

FIGURE 23: ALTERNATIVE C3 CONCEPT

### FINAL DESIGN CONCEPTS

The three final conceptual design alternatives for the Mattacheese site (See Appendix D) are intended to illustrate a range of feasible redevelopment scenarios that balance community benefit, long-term flexibility, and financial sustainability. The Mattacheese site is recognized as a significant municipal asset, and the concepts were developed to demonstrate how different combinations of uses could be accommodated over time while preserving future decision-making options. Rather than advancing a single predetermined outcome, the concepts function as a menu of development elements that can inform policy direction, public dialogue, and subsequent implementation planning. Each redevelopment scenario can be phased, and there is flexibility to move forward with any future development at the site.

Across all alternatives, a regional indoor sports facility serves as the primary organizing element of the site. The proposed 120,000-square-foot facility is designed to support year-round, multi-generational use and tournament-level programming. Outdoor multi-use athletic fields complement the indoor facility and are arranged to maximize flexibility while maintaining appropriate buffers from surrounding neighborhoods. Together, these recreational uses establish a strong activity anchor that supports both community use and

regional economic activity. It is important to note that both the sports facility and the dimensions of the outdoor multipurpose playing fields can be scaled down if a smaller size building or field is deemed more appropriate.

Residential development is incorporated in each concept as a supporting use, with variations in density and configuration to test different development outcomes. Housing types include a mix of single-family homes, townhouses, and apartments, allowing the Town to evaluate how different residential intensities interact with traffic, open space, and fiscal performance. In one alternative, land is also reserved for future civic or infrastructure uses, such as a potential school site or solar field, reinforcing the importance of maintaining long-term adaptability as community needs evolve.

Access, circulation, and parking strategies were developed to safely accommodate multiple user groups while promoting efficient site operations. Shared parking, defined access points, emergency circulation, and pedestrian connections are consistently integrated across the concepts. Sustainability and resilience considerations, including buffering, trail connectivity, and opportunities for phased development were incorporated throughout the design process to support environmentally responsible redevelopment and long-term site viability.

Collectively, these conceptual alternatives provide a framework for evaluating tradeoffs between programmatic priorities, development intensity, and future flexibility. They are not intended to represent final site plans, but rather to guide discussion and identify a preferred reuse scenario that aligns with the Town's goals and implementation capacity.

## **DESIGN BASIS AND KEY ASSUMPTIONS**

The designs assume phased redevelopment over time. All concepts assume that future development would be subject to applicable zoning standards and building code provisions in effect at the time of permitting, and that modifications such as zoning relief or overlay provisions will likely be required depending on the selected reuse scenario.

## **EVALUATION AND SELECTION PROCESS**

Following Select Board and MUC direction, all scenarios were refined into final rendered plans. These plans, attached to Appendix D, include a more detailed description of site

programming and preliminary infrastructure needs. It is important to note that at the start of the Project, the MUC was asked to prepare one conceptual design that incorporated up to 8 acres of the site for a new Marguerite E. Small (MES) school.

Currently, the Dennis-Yarmouth Regional School District is in the early stages of a feasibility study in partnership with the MA School Building Authority (MSBA). This multi-year effort will consider options such as renovating/replacing MES. On the recommendation of the Town Administrator, an 8-acre area was held in the location of the current MES in one of the final designs.

At the MUC meeting on March 19, 2026, the Committee evaluated all the proposed options, acknowledging that the biggest unknown is what is going to happen to the school site and the timing of any redevelopment. The Committee also discussed the solar panels present on site and agreed that if the solar panels are removed to make way for future development, there should be a condition for any developer to incorporate renewable energy into their site design, particularly because Yarmouth is a designated Green Community.

The three conceptual site designs being presented by MUC to the Select Board detailed on the following pages include:

1. Alternative A – Recreation + Village Cluster (Balanced Mixed-Use)
2. Alternative B – Recreation Hub + Future Flex and/or School Use
3. Alternative C – Moderate Density Housing + Expanded Recreation Hub

## Alternative A – Recreation + Village Cluster (Balanced Mixed-Use)

Core idea: A recreation-centered site anchored by a large indoor sports facility, with a compact residential village component integrated into the southern portion of the site.



### SITE PLAN / ALTERNATIVE A

Town of Yarmouth, MA



FIGURE 24: FINAL CONCEPT A

Key elements of Alternative A to consider include:

- Ability to develop a Village-style residential cluster while the M.E. Small Elementary School is still in use
  - Two subdivisions containing six single-family homes each (12 total houses) and an apartment-style development with two 3-story 30-unit apartment buildings (60 apartments) and six townhouses with amenities such as playground, community building, a gazebo, and a public gathering space
  - Total Alt A residential units = 78
- Large indoor sports facility (120,000 SF) as the central anchor

- Multiple (4) outdoor multi-purpose athletic fields to accompany the indoor sports facility, sized to accommodate multiple sports
- Moderate parking supply (385 spaces plus bus parking for sports uses and 125 spaces for apartments/townhouses)
- Loop road with pedestrian connections for the residential development with an emergency access gate to connect to the sports complex development
- Internal walking trails to connect to the existing multi-use path on Higgins Crowell Road

### Alternative B – Recreation Hub + Future Flex/Municipal Use

*Core idea: A recreation campus paired with a strategic reserve area that allows the Town to respond to future needs.*



### SITE PLAN / ALTERNATIVE B

Town of Yarmouth, MA



FIGURE 25: FINAL CONCEPT B

Key elements of Alternative B to consider include:

- Large indoor sports facility (120,000 SF) as the central anchor; developable while the M.E. Small School is in use.
- Multiple (4) outdoor athletic fields, sized to accommodate multiple sports, with a large parking area (with bus parking) for sports uses (~480+ spaces)
- Apartment development – three 2-story buildings (20 units each for a total of 60 units) and six townhouses with amenities such as playground, community building, a gazebo, public gathering space, and ~125 parking spaces
- Six (6) single-family houses along Chickadee Lane
  - Total Alt B residential units = 72 units
- Dedicated “future school or redevelopment” zone
- Internal walking trails to connect to the existing multi-use path on Higgins Crowell Road

### **Alternative C – Moderate Density Housing + Expanded Recreation Hub**

*Core idea: A mixed-use recreation district delivered in phases, starting with a recreation campus and integrating residential development over time.*

Key elements of Alternative C include:

- Large indoor sports facility (120,000 SF) as the central anchor
- Multiple (4) outdoor athletic fields, sized to accommodate multiple sports, with a large parking area (with bus parking) for sports uses (~475+ spaces); future sports use expansion includes a fifth multi-purpose playing field and a full-size baseball field and softball field
- Apartment development – three 2-story buildings (20 units each for a total of 60 units) and six townhouses with amenities such as playground, community building, a gazebo, public gathering space, and ~125 parking spaces
- Five (5) single-family houses along Chickadee Lane

- Total Alt C residential units = 71 units
- Internal walking trails to connect to the existing multi-use path on Higgins Crowell Road



SITE PLAN / ALTERNATIVE C  
Town of Yarmouth, MA

FIGURE 26: FINAL CONCEPT C

### OTHER RECOMMENDATIONS:

Throughout the design development process, the MUC identified other key issues for consideration by the Select Board as they work towards a final development concept for the site.

- Sewer Infrastructure: Municipal Wastewater needs to be brought to the site to allow for the proposed level of redevelop included in the concept designs. The Town should pursue grant opportunities for infrastructure improvements.
- Conservation + Water and Environmental Protection: Measures need to be taken moving forward to protect our water supply such as fertilizer application procedures; careful selection of materials for artificial turf fields if allowed; enhanced stormwater

management systems; use of native drought resistance landscaping; restoration of vegetation within the buffers of regulated resource areas; and removing debris and eliminating roof discharge into Tar Pond.

- Sustainability + Solar: The three Concept Designs have assumed the removal of the ground mounted solar field as well as the solar on the roof of the Mattacheese Building. The existing leases extend into 2032 . Consider offering other Town properties suitable for solar. Future Mattacheese development should incorporate renewable energy strategies such as building mounted solar, parking solar canopy installations, and high energy-efficiency building design.
- Recreation Department: The Recreation Department has developed robust recreational programming using the former Mattacheese gym and auditorium area. With the demolition of the Mattacheese building, these programs will be impacted. The Town should continue to explore collaborative opportunities with the Dennis-Yarmouth School District and potential public/private partnerships to maintain reasonable community access to indoor recreation programming during future transition and redevelopment phases.
- Sports Complex Operations and Economic Viability: A Sports Complex could also accommodate various other uses such as events, conferences and performance space (indoor/outdoor), limited retail/restaurant, possible synergy with others such as the Cape Cod Baseball League. However, the Market Study and fiscal analysis will assist in determining the type of uses and specific sports needed for financial viability.
- Phasing: The ongoing M.E. Small Elementary School Feasibility Study creates uncertainty regarding the long-term role of the school on the site. Even if a new school is constructed elsewhere, the existing school building may need to remain operational on the property for several years unless temporary swing space becomes available. As a result, redevelopment may need to occur in phases, with portions of the southern and eastern areas of the site potentially available for earlier implementation depending on future school-related decisions and operational constraints.

## CONCLUSIONS

The Mattacheese Utilization Project represents a comprehensive, community-driven effort to determine a feasible and forward-looking reuse strategy for a significant municipal asset. Through a structured process that integrated technical analysis, stakeholder input, and iterative design, the Town of Yarmouth, guided by the Mattacheese Utilization Committee (MUC), arrived at a preferred direction grounded in both data and community values.

A central outcome of this process was the shared understanding that the existing school building presents substantial financial and regulatory challenges for reuse. Building assessments and cost analyses consistently demonstrated that renovation would require investment comparable to or exceeding new construction, while limiting long-term site flexibility. As a result, stakeholders broadly supported redevelopment scenarios that assume demolition and enable a more adaptable and financially sustainable site plan.

Equally important to the decision-making process was the extensive public engagement effort. Survey results, workshops, and MUC Team input revealed strong and consistent community priorities: the desire for a multi-use community destination, expanded recreational opportunities, and the inclusion of housing, particularly with a focus on affordability. Residents also emphasized the importance of environmental stewardship, fiscal responsibility, and maintaining public ownership or control of the site. These values served as a guiding framework for evaluating alternatives.

The final conceptual design options (Alternatives A, B, and C) each explored different ways to balance these priorities while responding to site constraints and opportunities. All three concepts incorporate a regional indoor recreation/sports facility and outdoor athletic fields as primary anchors, reflecting strong public support and findings from benchmarking analysis. However, they differ in how they allocate land for complementary uses.

- **Alternative A** emphasizes a balanced mixed-use approach, integrating recreation with community-oriented development and options for housing clusters.
- **Alternative B** introduces a higher degree of long-term flexibility by reserving land for a potential future school or redevelopment.

- **Alternative C** expands outdoor recreational programming, including baseball and softball fields, reinforcing the site’s role as a regional sports destination.

Through evaluation of these alternatives, Town stakeholders, including the MUC, Town staff, Select Board, and the public, were able to understand key tradeoffs related to land use intensity, flexibility, cost, and community benefit. This comparative framework allowed decision-makers to move beyond abstract preferences and toward informed choices grounded in real-world implications.

The Town’s decision-making process reflects a convergence of several key principles:

- Prioritizing long-term flexibility and phased implementation,
- Anchoring the site with community-serving recreational uses,
- Incorporating housing in a manner that supports both community needs and fiscal sustainability,
- Preserving opportunities for future municipal or civic uses, and
- Ensuring conservation and regulatory requirements are respected.

The preferred direction emerging from this work is not a fixed endpoint, but rather a strategic roadmap. It positions the Town to advance into the next phase of site readiness with a clear understanding of community priorities, site constraints, and development opportunities.

## NEXT STEPS

Building on the planning process and preferred conceptual direction, the Town is well-positioned to advance the Mattacheese site into the next phase of implementation. Through the Commonwealth’s Community One Stop for Growth program, the Town has secured a Site Readiness Grant that will support a comprehensive predevelopment effort focused on reducing uncertainty, refining the development program, and positioning the site for successful redevelopment. This work will include detailed due diligence such as site survey, environmental assessment, and utility capacity analysis, as well as traffic evaluation and infrastructure planning to better understand the physical and regulatory constraints of the site.

In parallel, the next phase will advance zoning and permitting strategies necessary to realize the preferred concept, including evaluation of overlay zoning options and coordination with state and regional permitting frameworks.

Additional targeted market analysis will be conducted to better understand regional demand, utilization rates, and competitive positioning for a potential sports complex at the site. This effort will be complemented by a feasibility assessment evaluating operational considerations, revenue potential, and long-term financial sustainability to determine the viability of this use as part of the overall redevelopment strategy and management assessment.

The Town will also undertake order-of-magnitude cost estimating and development feasibility analysis to align the vision with financial realities. Importantly, this phase will culminate in the preparation of a Request for Proposals (RFP) to guide the disposition and redevelopment of the site, providing a clear roadmap, evaluation criteria, and implementation framework for potential development partners.

Together, these efforts represent a critical transition from planning to implementation – ensuring that the Mattacheese site is not only guided by a clear vision, but also supported by the technical, regulatory, and financial groundwork necessary to bring that vision to fruition.

In closing, the end goal of this planning process was to propose a realistic and feasible approach and make it actionable. Advancing a preferred redevelopment strategy will require timely decision-making to reduce ongoing maintenance costs and position the Town to pursue additional funding, partnerships, and implementation opportunities.



# TOWN OF YARMOUTH

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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.  
ASST. TOWN ADMINISTRATOR  
Amy M. Frigulietti

May 9, 2026

**TO:** Tracy Post, Chairman, and members of the Select Board  
**FROM:** Robert Whritenour, Town Administrator  
**RE:** Update on Energy Manager Grant

As you know, the Town was awarded a three-year grant from National Grid for a part-time Energy Manager position, funded at the rate of \$45,600 per year. After a difficult recruitment process to locate a part-time person qualified to provide professional services under the grant, we made an appointment that unfortunately did not work out for the Town. This opportunity did allow us to fully engage DPW, Facilities and our Engineering Department in building the capacity to initiate and manage energy conservation projects. As a result of this experience, we learned that the energy conservation part of our facilities management program would have to be a fully professional and permanent position with significant responsibility to effectively initiate and manage long-term energy management projects with success.

At this same time, working with the DPW, we were ready after studying the condition and maintenance of our key public buildings to fill a professional Facilities Manager position to oversee our building maintenance and improvement program. This created the perfect opportunity to combine the energy management component into the facilities manager position to create a full-time, permanent in-house capacity to oversee building maintenance and to study and initiate energy conservation measures. We have shared this strategy with our grant management team coordinated through the NEED Project, National Grid and Mass Save, and they have expressed their initial support for leveraging additional Town resources to make this a full-time, permanent position. Funds are in place to fill this position in the current fiscal year, and the position has been fully funded for FY 2027.

Attached please find a copy of the job description for the Facilities Manager/ Energy Manager. We are meeting with the Personnel Board to complete the review on this job description on Monday, May 11. This will be an especially important addition to our Town staff to manage our building infrastructure and provide leadership for energy conservation improvements moving forward. The position will reside in the Department of Public Works.

**Town of Yarmouth, Massachusetts**  
**Job Description**

|                        |   |                     |            |
|------------------------|---|---------------------|------------|
| <b>Position Title:</b> | Buildings, Grounds & Energy Management Superintendent | <b>Grade Level:</b> | SEIU B - 3 |
| <b>Department</b>      | Public Works  | <b>Date:</b>        | 4/6/2026   |
| <b>Reports to:</b>     | Assistant Director of Public Works                    | <b>FLSA Status</b>  | Exempt     |

**Statement of Duties:** The Building, Grounds & Energy Management Superintendent directs and manages the daily operations, maintenance repair and oversees the construction of assigned Town of Yarmouth buildings, property, equipment and related activities of the Buildings & Grounds Division within the Department of Public Works and manages, develops, coordinates and implements energy projects, programs, and policies. Performs other related work and responsibilities as follows and as required.

**Supervision Required:** Under the administrative direction of the Assistant Director of Public Works, the Buildings, Grounds & Energy Superintendent manages the Building and Grounds Division (Facilities, Parks, Cemeteries) of the Town in accordance with department policies and objectives; establishes short and long-range goals and objectives, employee performance standards, and assumes direct accountability for results. The employee consults with supervisor when clarification, interpretation, or exception to municipal policy may be required. The employee exercises control in the development of Building & Grounds Division policies, goals, objectives. The employee is also expected to resolve all conflicts that arise and coordinate with others as necessary.

**Supervisory Responsibility:** The Buildings, Grounds & Energy Superintendent, as a regular and continuing part of the job, is accountable for the quality and quantity of work done by up to fifteen (15) full-time employees and up to twenty (20) seasonal subordinate employees and assures the accomplishment of the assigned work in the prescribed manner. Supervisory functions typically consist of most of the following: plans, schedules and coordinates work operations to meet schedules, deadlines and priorities; revises work schedules to meet changes in workload or availability of manpower; recommends and justifies to higher levels of management changes in the organization of work, work methods or assignment of functions to positions that may affect staffing patterns, costs, work standards, etc.; assigns work based on varying capabilities of employees; assures that completed work meets the required standard of quality, timeliness and cost, taking corrective actions as necessary, including rejecting the work; recommends promotions, reassignments, pay increases or other personnel actions; oversees attendance and leave, typically including approval of ordinary sick and vacation schedules; advises employees of performance requirements and prepares formal evaluations of performance; gives advice and instruction on both administrative and work matters; informs subordinates of organizational policies, goals and procedures; resolves employee complaints and effects disciplinary actions, such as oral warnings and reprimands; has substantial responsibility for technical soundness of subordinates' work. Substantial numbers of employees are dispersed to many widely separated locations on a continuing basis.

**Confidentiality:** In accordance with the State Public Records Law, the employee has regular access at the divisional level to a wide variety of confidential information, including official personnel files, client records, and lawsuits.

Public Works Department  
Buildings, Grounds & Energy Management Superintendent  
4/9/2026

**Town of Yarmouth, Massachusetts**  
**Job Description**

**Accountability:** Duties include responsibility for technical processes, service delivery, and contribution to municipal wide plans and objectives and fiscal responsibility for the Building & Grounds division including buildings, equipment and staffing utilization. Consequences of errors missed deadlines, or poor judgment may jeopardize operations, monetary loss, labor/materials costs, personal injury, and/or legal repercussions.

**Judgment:** Work is performed based on administrative or municipal policies, general principles, legislation, or directives that pertain to a specific functional area. Extensive judgment and ingenuity are required to develop new or adapt existing methods and approaches to accomplish objectives and/or to deal with new or unusual requirements within the limits of established guidelines, practices, or policies. The employee is recognized as the functional area's authority in interpreting the guidelines, in determining how they should be applied, and in developing operating policies

**Complexity:** Work consists of employing many different concepts, theories, principles, techniques, and practices relating to an administrative field. Assignments typically concern such matters as studying trends in the field for application to the work; assessing services and recommending improvements; planning long range projects; devising new techniques for application to the work, recommending policies, standards or criteria.

**Work Environment:** Working conditions involve the performance of work in an office environment as well as outdoors often during inclement weather conditions where the employee is exposed to intermittent machine or related noise or a combination of unpleasant elements such as odors, chemical fumes, dust, smoke, heat, cold, toxins or fumes, traffic, electricity, oil dirt, explosive materials or grease. Work may also involve mental stress, such as completing several unrelated tasks within a relatively short period of time. Employee is regularly required to work beyond normal business hours to attend evening meetings, emergency situations or planned events.

**Nature and Purpose of Public Contact:** The employee has constant interaction with co-workers, the public and with groups and/or individuals who have conflicting opinions or objectives, diverse points of view or differences where skillful negotiating and achieving compromise is required to secure support, concurrence and acceptance or compliance; or one-on-one relationships with a person who may be under severe stress, where gaining a high degree of persuasion may be required to obtain the desired effect. The employee may represent to the public a functional area of the Town on matters of procedures or policy where perceptiveness is required to analyze circumstances to act appropriately

**Occupational Risk:** Duties generally do not present occupational risks to the employee. A personal injury could occur, however, through employee failure to properly follow safety precautions or procedures. Examples of injury include bruises from falls, cuts or burns, or muscular strains when conducting inspections out in the field or from lifting or carrying equipment and/or materials. Special safety precautions, training, or protective clothing such as gowns, coats, gloves, glasses, hard hats or boots may be required.

Public Works Department  
Buildings, Grounds & Energy Management Superintendent  
4/9/2026

**Town of Yarmouth, Massachusetts**  
**Job Description**

**Essential Functions:**

*The essential functions or duties listed below are intended only as illustrations of the various type of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.*

The Superintendent shall make him or herself available to provide guidance, direction and expertise to labor staff who are in the field addressing emergency and non-emergency related issues. Additionally, the Superintendent may also be required to triage after hours emergency service calls. If immediate action is required after hours, the Superintendent will make arrangements for labor to be called in for service.

Assigns, plans, schedules and supervises Building & Grounds Division personnel in the maintenance, and repair of public buildings and mechanical systems, including Town beaches, parks, athletic fields, and cemeteries. Prepares preventive maintenance plans. Sets priorities for seasonal, weekly and daily work of Division staff.

Plans for, orders, and tracks supplies and materials.

Monitors energy use at the public buildings and implements energy conservation improvements.

Plays a lead role in oversight of building and grounds projects:

- Develops funding sources for projects including from the operating budget or submitting a capital improvement project. Funding may include pursuing grants and administering grants through project duration.
- Investigates energy savings opportunities through Cape Light Compact, MassSave and other and manages those efforts including inspections, contracts, etc.
- Prepares specifications and solicits bids or quotations for smaller projects with input from facility users and project team and with support of administrative staff;
- Participates in design development for larger projects including review of architectural and engineering plans to affect changes that reduce construction cost, improve durability and/or reduce maintenance costs of the asset;
- Coordinates procurement process;
- Serves as general contractor for smaller projects when such services are not included in a bid;
- Monitors construction to assure timely progress and compliance with bid specifications;
- Facilitates construction process by coordinating repair work with operational needs of Town departments, by supplying materials and by addressing unforeseen needs;
- Maintains detailed records for each project including funding sources, procurement documents, and documentation of work completed as required to process project invoices.

Reviews and prioritizes capital repairs related to building and grounds repair and improvements;  
Prepares annual operating budget for Buildings & Grounds Division.

Oversees care and maintenance of Buildings & Grounds Division vehicles and equipment.

Public Works Department  
Buildings, Grounds & Energy Management Superintendent  
4/9/2026

**Town of Yarmouth, Massachusetts**  
**Job Description**

Supervises Buildings & Grounds Division personnel, provides direction, support and discipline as needed; prepares performance evaluations.

Performs skilled manual labor in support of construction and building maintenance activities.

Supports the goals of the Public Works Director and Assistant Director through creative problem solving, decision-making, a commitment to customer service, and by taking initiative to improve the efficiency and effectiveness of the Town. Provides instruction and mentoring to subordinate employees. Provides advice and support to supervisors.

Is subject to call out to respond to emergencies after normal working hours.

Performs similar or related work as required or as the situation dictates;

Uses municipal experience to coordinate with the Regional School department to provide guidance on pursuing and administering grants for their facilities for energy efficiency. When feasible, provide services to administer grants with Regional Schools.

Manage and track energy and carbon savings projects for all municipal and school buildings.

Provide quarterly and annual reporting, complete trainings, manage outreach efforts, conduct meetings and other functions as part of the National Grid Municipal Energy Manager grant requirements.

Maintain compliance with Green Communities designation from MA DOER for school and other municipal facilities, streetlights, vehicle fleet including grant management, annual reporting, and maintenance of municipal Mass Energy Insight profile.

Act as staff liaison to municipal energy committee

**Recommended Minimum Qualifications:**

**Education and Experience:** Bachelor's degree in Environmental Science, Planning, Engineering, or an equivalent master craftsman level of trade knowledge; with a minimum of seven to ten (7-10) years progressively responsible work experience in working with buildings, grounds, and maintenance, of mechanical, electrical, facilities and or energy efficiency; and project management; energy management; as well as experience with the supervision of staff and private contractors; or any equivalent combination of education, training and experience. Experience preferred on administrating energy efficiency projects.

Possesses MCPPO certification or demonstrates thorough knowledge of Massachusetts procurement statutes (M.G.L. c. 30B, c. 149, c. 30 §39M, and related regulations), with the ability to prepare, issue, and manage procurement documents—such as IFBs, RFPs, contracts, and addenda—ensuring compliance with all state procurement thresholds and requirements.

**Special Requirements:** Massachusetts Class D Motor Vehicle Driver's License required. MA

Public Works Department  
Buildings, Grounds & Energy Management Superintendent  
4/9/2026

**Town of Yarmouth, Massachusetts**  
**Job Description**

Unrestricted Construction Supervisor's License required. As a condition of employment, the employee must be CORI certified.

**Knowledge, Abilities and Skill**

**Knowledge:** Thorough knowledge of the materials, methods, tools, equipment, and techniques of building repair and construction and maintenance of mechanical systems; Working knowledge of the hazards and safety precautions common to facility maintenance and care and maintenance of municipal properties; Understanding of building code, environmental, disabled access and other related regulations pertaining to public facilities. Knowledge of the principles and practices pertaining to the administration of municipal operating and capital budgets, State procurement laws, and the maintenance of public records.

**Ability:** Ability to follow and give clear written and oral instruction; ability to work with a team to accomplish objectives; ability to read and direct safety procedures; ability to supervise, plan, and assign crews and projects; ability to work for long hours; ability to handle some physical labor; ability to work efficiently and effectively with minimal supervision; ability to deal with personnel issues and monitor contractors; ability to communicate effectively with others; ability to read site plans;

**Skill:** Skill in supervising personnel and in planning and prioritizing work; skill in developing positive working relations with unions, vendors, and the public. Excellent project management skills, with the ability to manage multiple projects simultaneously and deliver results on time and within budget. Strong communication, interpersonal, and customer service skills, both written and verbal, with the ability to communicate effectively with diverse stakeholders. Ability to work independently and collaboratively in a team environment. Strong problem-solving skills. Strong analytical skills to analyze energy performance data and identify improvement opportunities. Familiarity with Microsoft Office Suite. Experience with budgets, financial record keeping, and tracking assets.

**Physical and Mental Requirements**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodation may be provided to enable individuals with disabilities to perform the position's essential functions.*

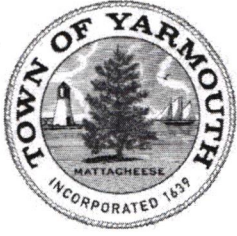
**Physical Demands:** Moderate physical effort generally required to perform supervisory work in the office and in the field with some exposure to varied weather conditions. Intermittent driving, standing and walking, reaching arms and occasional heavy lifting. Employee may be required to traverse rough or uneven territory.

**Motor Skills:** Duties may involve assignments requiring close hand and eye coordination and physical dexterity. Examples include the operation of a motor vehicle, department pumps, motors, and other equipment, or a personal computer.

**Town of Yarmouth, Massachusetts**  
**Job Description**

**Visual/Auditory Skills:** The employee is required to constantly read documents, personal computer screens and written reports, maps and surveys for general understanding and routinely for analytical purposes. The employee must have the auditory ability to listen and comprehend. The employee is routinely required to determine color differences and is constantly required to read non-written materials (e.g. maps or blueprints).

*This job description does not constitute an employment agreement between the employer and employee, and is subject to change by the employer, as the needs of the employer and requirements of the job change.*



# TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-4463  
Telephone (508) 398-2231, ext. 1213, Fax (508) 760-4842  
www.yarmouth.ma.us

Mary A. Maslowski,  
MMC/CMMC  
TOWN CLERK

Susan M. Regan  
Assistant Town Clerk

Stephanie Wright  
Principal Office Assistant

Samantha Bergman  
Principal Office Assistant

May 8, 2026

Hon. Tracy Post, Chair  
And Members  
Select Board  
1146 Route 28  
South Yarmouth, MA 02664

RE: Petition to Hold a Special Town Meeting  
Library Construction

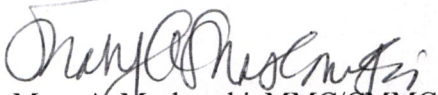
Dear Ms. Post and Members:

Please be advised that we have received the attached petition to hold a Special Town Meeting for the purpose of the Library Construction. This petition was filed pursuant to M.G.L. Chapter 39, Section 10, a copy of which is attached for your convenience. The pertinent language is highlighted. This petition was filed on Monday, May 4, 2026, at which time the Town Clerk's Office certified Two Hundred Seventy-Two (272) signatures of registered voters, exceeding the 200 signature minimum required to call a Special Town Meeting for the purpose indicated.

At this time, I would ask that you set the date for the Special Town Meeting and declare the last day for submission of articles to be included on the warrant for said meeting. Both Cape Media and the DY Intermediate School Auditorium are available on June 22, 23, and 24<sup>th</sup>. We are required to complete our posting requirements fourteen (14) days in advance of a Special Town Meeting. Keeping those dates in mind, we would need to complete the posting requirements on or before June 8, 2026.

I have also attached a copy of the petition for your information and convenience. If you have any questions, please don't hesitate to ask.

Very truly yours,

  
Mary A. Maslowski, MMC/CMMC  
Town Clerk

Cc: Robert Whritenour, Town Administrator  
Jennifer Mullen, Finance Director

**Part I** ADMINISTRATION OF THE GOVERNMENT**Title VII** CITIES, TOWNS AND DISTRICTS**Chapter 39** MUNICIPAL GOVERNMENT**Section 10** WARRANT; ISSUANCE; CONTENTS

Section 10. Every town meeting or town election, except as hereinafter provided, shall be called in pursuance of a warrant, under the hands of the selectmen, notice of which shall be given at least seven days before the annual meeting or an annual or special election and at least fourteen days before any special town meeting. The warrant shall be directed to the constables or to some other persons, who shall forthwith give notice of such meeting in the manner prescribed by the by-laws, or, if there are no by-laws, by a vote of the town, or in a manner approved by the attorney general. The warrant for all town meetings shall state the time and place of holding the meeting and the subjects to be acted upon thereat. The town meeting may be held in one or more places; provided, that if it is held in more than one place, the places are connected by means of a public address system and loud speakers so that the proceedings in all such places may be heard and participated in by all the voters present therein. Whenever the moderator determines that voters are being excluded from the town meeting because there is no room for them in the places provided or that voters in attendance are being deprived of the

opportunity to participate therein for any reason whatsoever, he shall either, on his own motion recess the meeting for any period during the day of the meeting or, after consultation with the members of the board of selectmen then present, adjourn the same to another date, not later than fourteen days following the date of said meeting, when places and facilities sufficient to accommodate all voters attending and to enable them to participate therein shall be available. The selectmen shall insert in the warrant for the annual meeting all subjects the insertion of which shall be requested of them in writing by ten or more registered voters of the town and in the warrant for every special town meeting all subjects the insertion of which shall be requested of them in writing by one hundred registered voters or by ten per cent of the total number of registered voters of the town whichever number is the lesser. The selectmen shall call a special town meeting upon request in writing, of two hundred registered voters or of twenty per cent of the total number of registered voters of the town, whichever number is the lesser; such meeting to be held not later than forty-five days after the receipt of such request, and shall insert in the warrant therefor all subjects the insertion of which shall be requested by said petition. No action shall be valid unless the subject matter thereof is contained in the warrant. Two or more distinct town meetings for distinct purposes may be called by the same warrant.

The written requests of registered voters for the insertion of subjects in town meeting warrants shall not be valid unless the required number of registered voters not only sign their names but also state their residence, with street and number, if any. The selectmen shall submit such written requests to the board of registrars of voters or the board of election commissioners who shall check and forthwith certify the number of

signatures so checked which are names of voters in the town, and only names so checked and certified shall be counted. A greater number of names than are required in each case need not be certified.

# PETITION FOR A SPECIAL TOWN MEETING

Pursuant to General laws, Chapter 39, section 10.

TOWN: Yarmouth

**SUBJECT OR SUBJECTS REQUESTED FOR ACTION AT THE MEETING:** (To be filled in by petitioners.  
 If space is insufficient attach an additional page of description to each petition form before signatures are gathered)

**ARTICLE #-: Library Construction:** To see if the Town will vote to raise and appropriate the sum of \$35,706,091 (thirty-five million seven hundred six thousand ninety-one dollars) for the design, bidding and construction of a Town Library to be used as a free public library under MGL, Chapter 78, and for the payment of all other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Select Board, is hereby authorized to borrow said amount under and pursuant to, Chapter 44, Section 7 of the Massachusetts General Laws, or any other enabling authority, and to issue bonds and notes of the Town therefor, and further to authorize the Select Board and/or Town Administrator to apply for, accept and expend grant funding from the Massachusetts Public Library Construction Program as well as any other Federal, State, County or other funds that may be available for this purpose and to enter into Intermunicipal or other Agreements for acceptance and expenditure of any such grants or funds which shall be used to offset the total appropriation authorized herein, provided however that any such borrowing shall be contingent upon the voters' passage of a so-called debt exclusion under G.L. c. 59, §21C, or to take any other action relative thereto.

**EXPLANATION:** This Article authorizes the Town to construct a new Library facility located at 1175 Route 28 in South Yarmouth as recommended in the Town of Yarmouth Capital Improvement Program. The Town has participated in a library feasibility study funded by Yarmouth Town Meeting and a Massachusetts Board of Library Commissioners (MBLC), Massachusetts Public Library Construction Program (MPLCP) Planning & Design grant. After detailed study and design development, the Town submitted plans for a new library that have been accepted into the Commonwealth's Library Construction Grant program which will provide a grant award to the Town of \$13,438,478 (thirteen million four hundred thirty-eight thousand four hundred seventy-eight dollars) which is 41.77% of 23 eligible project costs and requires this appropriation to access the grant funding. With this grant, the obligation to the Town is \$22,267,613 (twenty-two million two hundred sixty-seven thousand six hundred thirteen dollars). This project is also eligible for an MBLC Green Library Incentive grant in the amount of \$403,154 (four hundred three thousand one hundred fifty-four dollars), which would be provided after the building is constructed. Since 1999 the Town has engaged in studies identifying deficiencies in our current library facilities in meeting the demand for services from a modern library facility. In March of 2024 the Town completed a detailed Library Building Program and Community Needs Assessment which identified specific problems including the impacts of space limitations at our current libraries which restrict program offerings and community engagement. Building limitations also impact Americans with Disability Act requirements for accessibility, staff job functions, children's programming, shelf space for the library's collection, opportunities for inclusion, and the expansion of digital resources and technology for public use.

### INSTRUCTIONS TO SIGNERS

For your signature to be valid, you must be a registered voter in the town named above and your signature should be written substantially as registered.

If you are prevented by physical disability from writing you may authorize some person to write your name and residence in your presence.

### SIGNER'S STATEMENT

We, the undersigned, are qualified voters of the Town of Yarmouth, an in accordance with the provisions of law request a special town meeting for the purposes stated above

SIGNER INFORMATION

|    | CHECK | I SIGNATURE to be made in person with name substantially as registered (except in case of physical disability as stated above) | II NOW REGISTERED AT (street, number and apartment number, if any) (city or town will be the same as stated above) | PRECINCT |
|----|-------|--|--|----------|
| 1  | ✓     | <u>Linda Burton</u>  | <u>7 LEEDWARD RUN, So YARMOUTH</u>   | <u>2</u> |
| 2  | ✓     | <u>Dungate Ring</u>  | <u>60 Payson Path, W Yarmouth</u>  |          |
| 3  | ✓     | <u>Ken ...</u>   | <u>25 Bunting Ln W Yarmouth</u>  |          |
| 4  | ✓     | <u>Latoya Uuchi Fulcher-Joe</u>  | <u>9 Captain Noyes Rd. S. Yarmouth</u>   |          |
| 5  | ✓     | <u>Mj ...</u>  | <u>154 Captain Small Rd S Yarmouth</u>   |          |
| 6  | ✓     | <u>Elise Medeiros</u>  | <u>154 Captain Small Rd S. Yarmouth</u>  |          |
| 7  | ✓     | <u>Mabel Amacho</u>  | <u>38 narrow Ln W. Yarmouth.</u>   |          |
| 8  | ✓     | <u>[Signature]</u>   | <u>46 Pebble Beach Way S. Yarm</u>   |          |
| 9  | ✓     | <u>[Signature]</u>   | <u>1 Jefferson Ave W. Yarmouth</u>   |          |
| 10 | ✓     | <u>[Signature]</u>   | <u>2 Roberta Drive W. Yarmouth</u>   |          |
| 11 | ✓     | <u>Middle Care</u>   | <u>23 Capt. Nickerson Rd S. Yarmouth</u>   |          |
| 12 | ✓     | <u>Lucy na Goncalves</u>   | <u>74 pond ST. S. Yarmouth</u>   |          |
| 13 | ✓     | <u>Alan ...</u>  | <u>55 North Rd W. Yarmouth</u>   |          |
| 14 | ✓     | <u>[Signature]</u>   | <u>18 Nicole Ave W. Yarmouth</u>   |          |
| 15 | ✓     | <u>[Signature]</u>   | <u>243 W. Broad Yarmouth Port</u>  |          |
| 16 | ✓     | <u>[Signature]</u>   | <u>243 W. Broad Western, Yarmouth</u>  | <u>2</u> |
| 17 | ✓     | <u>Mary Ineco</u>  | <u>28 Charles St</u>   | <u>2</u> |

ATTENTION VOTERS: Before signing, read signer information on other side.

Yarmouth  
TOWN

ATTENTION REGISTRARS: Before certifying signatures, see instructions to registrars below

| CHECK | I SIGNATURE to be made in person with name substantially as registered (except in case of physical disability as stated above) | II NOW REGISTERED AT<br>(street, number and apartment number, if any)<br>(city or town will be the same as stated above) | PRECINCT |
|-------|--|--|----------|
| ✓     | Tom Byle   | 22 CHAS E BARBER LN 02675  |          |
| ✓     | <del>Kathleen</del>  | 44 N Main St   |          |
| ✓     | <del>Mary</del>  | 110 Sisters Cir, 02675   |          |
| ✓     | Melissa Barone   | 33 Boxberry Lane West Yarmouth   |          |
| ✓     | Vanessa Ramalho  | 56 Greenland Cir. Yarmouthport   |          |
| ✓     | Courtney Brunelle  | 35 Barnacle Rd Yarmouth port   |          |
| ✓     | Lori Albero  | 1107 Alewife Circle  |          |
| ✓     | Liz Wops   | 935 Rte 6A Yarmouth port   |          |
| ✓     | Caitlin Shores   | 15 Autumn Drive South Yarmouth   |          |
| ✓     | LEONARDO P CALVO   | 3 BALDWIN LANE WEST YARMOUTH   |          |
| ✓     | Victoria Ostrom  | 37 Liverpool Dr Yarmouth port  |          |
| ✓     | Faythe Coggeshall  | 51 Army lane Yarmouth port   |          |
| ✓     | Lauren Haley   | 15 Captain Noyes S. Yarmouth   |          |
| ✓     | Kerry Harrington   | 7 Touraine Way S. Yarmouth   |          |
| ✓     | Sean Harwood   | 7 Touraine way S. Yarmouth   |          |
| ✓     | Joseph Rose  | 25 Beverly Rd W. Yarmouth  |          |
| ✓     | Butch  | 48 Shaker House Rd. Yarmouth   |          |
| ✓     | Melina   | 48 Shaker House Rd Yarmouth  |          |
| ✓     | Gracy Duffy  | 80 Cranberry Ln. S. Yarmouth   |          |
| ✓     | Arthur Duffy   | 80 CRANBERRY LN. S YARM  |          |
| ✓     | John Glick   | 29 Charles Street  |          |
| ✓     | Helen P. Craghton  | 10 Homer Ave.  |          |
| ✓     | Karen F. Arnold  | 32 Prince Rd. W. Yarm  |          |

WARNING - criminal penalty for unlawfully signing, altering, defacing, mutilating, destroying or suppressing this petition: fine of up to \$1,000 or imprisonment for up to 1 year.

REGISTRAR INFORMATION

INSTRUCTIONS TO REGISTRARS

- You must time stamp or write in date and time these papers are received
- Check this ✓ against the name of each qualified voter to be certified. For names not certified use the code at the right.
- Draw a line through any blank spaces not containing signatures.
- Each sheet must be certified by at least three registrars. A facsimile stamp is acceptable.
- For names not certified use the code to the right.

N - No such registered voter at that address

S - unable to identify signature or address as that of voter because form of signature or address

T - already signed this petition

CERTIFICATION OF NAMES

At least three registrars names must be signed or stamped below.

TOWN OF YARMOUTH

MAY - 4 2026

town

month and day

We certify that 35 thirty five number of names use numbers and words

above signatures checked this ✓ are the names of qualified voters from this town.

\_\_\_\_\_  
Mary A. Maslowski  
\_\_\_\_\_  
Linda Marie Kelley  
\_\_\_\_\_  
Robert J. Chapman

Registrars of voters or TOWN OF YARMOUTH Election commissioners of \_\_\_\_\_ town

# PETITION FOR A SPECIAL TOWN MEETING

Pursuant to General laws, Chapter 39, section 10.

TOWN: Yarmouth

**SUBJECT OR SUBJECTS REQUESTED FOR ACTION AT THE MEETING:** (To be filled in by petitioners. If space is insufficient attach an additional page of description to each petition form before signatures are gathered)

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SIGNER INFORMATION

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|-------|--|--|----------|
| 1     | <input checked="" type="checkbox"/> <u>Richard M. McHugh</u>   | <u>14 Bass River Rd So. Yarmouth</u>   |          |
| 2     | <input checked="" type="checkbox"/> <u>Stephen G. Parker</u>   | <u>26 Bass River So Yarmouth</u>   |          |
| 3     | <input checked="" type="checkbox"/> <u>Madeira Pippin</u>  | <u>26 Bass River So Yarmouth</u>   |          |
| 4     | <input checked="" type="checkbox"/> <u>THIS IS MY SIGNATURE</u>  | <u>19 Turner Lane S. Yarmouth, MA 02664</u>  |          |
| 5     | <input checked="" type="checkbox"/> <u>Billy Shaw</u>  | <u>8 TURNER LANE</u>   |          |
| 6     | <input checked="" type="checkbox"/> <u>Lois Ann Brown</u>  | <u>21 HENRY TOWN LANE</u>  |          |
| 7     | <input checked="" type="checkbox"/> <u>Charlotte D. Dewar</u>  | <u>14 Georgetown Landing Rd, So. Y.</u>  |          |
| 8     | <input checked="" type="checkbox"/> <u>Marie C. McHugh</u>   | <u>14 Bass River Road</u>  |          |
| 9     |  |  |          |
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ATTENTION VOTERS: Before signing, read signer information on other side.

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Yarmouth  
TOWN

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| 37    |  |  |          |
| 38    |  |  |          |
| 39    |  |  |          |
| 40    |  |  |          |

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TOWN OF YARMOUTH

MAY - 4 2026

town

month and day

We certify that 8 Eight number of names use numbers and words

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Mary A. Mastowski  
Leah Marie Kelley  
Robert J. Chapman

Registrars of voters or  
 Election commissioners of TOWN OF YARMOUTH  
 town

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|----|-------|--|--|----------|
| 1  | ✓     | <u>Miranda E. Duff</u>   | <u>15 RISEKNOX PARK Y. PORT</u>  |          |
| 2  | ✓     | <u>Mary Jo Jollett</u>   | <u>10 Crab Creek Lane, Yarmouth Port</u>   |          |
| 3  | ✓     | <u>Judith Jollett</u>  | <u>10 CRAB CREEK LANE, Yarmouthport, MA</u>  |          |
| 4  |       |  |  |          |
| 5  |       |  |  |          |
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| 16 |       |  |  |          |
| 17 |       |  |  |          |

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Yarmouth  
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**REGISTRAR INFORMATION**

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T – already signed this petition

**CERTIFICATION OF NAMES**

MAY - 4 2026

town

month and day

We certify that 3 three number of names use numbers and words

above signatures checked this  are the names of qualified voters from this town.

At least three registrars names must be signed or stamped below.

Mary A. Mastowski  
Leah Marie Kelley  
Robert J. Chapman

Registrars of voters or **TOWN OF YARMOUTH**  
Election commissioners of \_\_\_\_\_ town

# PETITION FOR A SPECIAL TOWN MEETING

Pursuant to General laws, Chapter 39, section 10.

TOWN: Yarmouth

**SUBJECT OR SUBJECTS REQUESTED FOR ACTION AT THE MEETING:** (To be filled in by petitioners.  
 If space is insufficient attach an additional page of description to each petition form before signatures are gathered)

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 If you are prevented by physical disability from writing you may authorize some person to write your name and residence in your presence.

**SIGNER'S STATEMENT**

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|-------|--|--|----------|
| ✓     | Nataliya TRENOSKA  | 12 Johnson Lane W. Yarmouth MA 02673   |          |
| ✓     | Aleksandar VENKOV  | 12 Johnson Ln, W. Yarmouth, MA   |          |
| ✓     | Haley Bernard  | 22 Chase Garden Lane, Yarmouth Port  |          |
| ✓     | Jim Sherman  | 9 Follies Rd Rd Yarmouth port MA   |          |
| ✓     | Lisa Sherman   | 9 Follies Pond Rd Yarmouth Port  |          |
| ✓     | Eric LAVU  | 40 Wren Way S Yarmouth   |          |
| ✓     | Tsveti MARON   | 46 Wren Way S Yarmouth   |          |
| ✓     | Adam McNeil  | 72 Diane ave. S. Yarmouth, MA  |          |
| ✓     | Sandra Curran  | 5 Fulverton S. W. Yarmouth   |          |
| ✓     | Michael Newton   | 4 Sullivan Rd. Yarmouth  |          |
| ✓     | John Sweet   | 4 Sullivan Rd W Yarmouth, MA   |          |
| ✓     | Elizabeth Madaus   | 33 West Yarm Courtland Way MA  |          |
| ✓     | Eileen Jamney  | 24 Egg Harbor Rd. W. Yarmouth MA   |          |
| ✓     | Kenneth Jamney   | 24 Egg Harbor Rd W. Yarmouth MA  |          |
| ✓     | Margaret Pussem  | 2 Berwick Rd W. Yarmouth, MA   |          |
| ✓     | John G. Ford   | 47 Holly Ln. S. Yarmouth, MA   |          |
| ✓     |  | 5 DUFFY Rd W Yarmouth  |          |

ATTENTION VOTERS: Before signing, read signer information on other side.

ATTENTION REGISTRARS: Before certifying signatures, see instructions to registrars below

YARMOUTH  
TOWN

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|----|-------|--|--|----------|
| 18 | ✓     | <i>[Signature]</i> Justin Ingold   | 112 S. Shore Dr. S. Yarmouth, MA 02664   |          |
| 19 | ✓     | Petya BRATANOVA  | 24 Raymond Ave, MA 02664   |          |
| 20 | ✓     | Aleksandar MITEOVIC  | 24 Raymond Ave, MA 02664   |          |
| 21 | ✓     | Christina Klemens  | 9 HOMER Ave, MA 02664  |          |
| 22 | ✓     | Georgi Vargov  | 26 Witchwood Rd, Yarmouth  |          |
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CERTIFICATION OF NAMES

TOWN OF YARMOUTH

MAY - 4 2026

town

month and day

At least three registrars names must be signed or stamped below.

Theresa A. Maslowski  
Leah Marie Kelley  
Robert J. Chapman

We certify that 21 twenty One number of names use numbers and words

above signatures checked this ✓ are the names of qualified voters from this town.

Registrars of voters or Election commissioners of TOWN OF YARMOUTH town

# PETITION FOR A SPECIAL TOWN MEETING

Pursuant to General laws, Chapter 39, section 10.

TOWN: Yarmouth

**SUBJECT OR SUBJECTS REQUESTED FOR ACTION AT THE MEETING:** (To be filled in by petitioners.  
If space is insufficient attach an additional page of description to each petition form before signatures are gathered)

**ARTICLE #-: Library Construction:** To see if the Town will vote to raise and appropriate the sum of \$35,706,091 (thirty-five million seven hundred six thousand ninety-one dollars) for the design, bidding and construction of a Town Library to be used as a free public library under MGL, Chapter 78, and for the payment of all other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Select Board, is hereby authorized to borrow said amount under and pursuant to, Chapter 44, Section 7 of the Massachusetts General Laws, or any other enabling authority, and to issue bonds and notes of the Town therefor, and further to authorize the Select Board and/or Town Administrator to apply for, accept and expend grant funding from the Massachusetts Public Library Construction Program as well as any other Federal, State, County or other funds that may be available for this purpose and to enter into Intermunicipal or other Agreements for acceptance and expenditure of any such grants or funds which shall be used to offset the total appropriation authorized herein, provided however that any such borrowing shall be contingent upon the voters' passage of a so-called debt exclusion under G.L. c. 59, §21C, or to take any other action relative thereto.

**EXPLANATION:** This Article authorizes the Town to construct a new Library facility located at 1175 Route 28 in South Yarmouth as recommended in the Town of Yarmouth Capital Improvement Program. The Town has participated in a library feasibility study funded by Yarmouth Town Meeting and a Massachusetts Board of Library Commissioners (MBLC), Massachusetts Public Library Construction Program (MPLCP) Planning & Design grant. After detailed study and design development, the Town submitted plans for a new library that have been accepted into the Commonwealth's Library Construction Grant program which will provide a grant award to the Town of \$13,438,478 (thirteen million four hundred thirty-eight thousand four hundred seventy-eight dollars) which is 41.77% of 23 eligible project costs and requires this appropriation to access the grant funding. With this grant, the obligation to the Town is \$22,267,613 (twenty-two million two hundred sixty-seven thousand six hundred thirteen dollars). This project is also eligible for an MBLC Green Library Incentive grant in the amount of \$403,154 (four hundred three thousand one hundred fifty-four dollars), which would be provided after the building is constructed. Since 1999 the Town has engaged in studies identifying deficiencies in our current library facilities in meeting the demand for services from a modern library facility. In March of 2024 the Town completed a detailed Library Building Program and Community Needs Assessment which identified specific problems including the impacts of space limitations at our current libraries which restrict program offerings and community engagement. Building limitations also impact Americans with Disability Act requirements for accessibility, staff job functions, children's programming, shelf space for the library's collection, opportunities for inclusion, and the expansion of digital resources and technology for public use.

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### SIGNER'S STATEMENT

We, the undersigned, are qualified voters of the Town of Yarmouth, an in accordance with the provisions of law request a special town meeting for the purposes stated above

SIGNER INFORMATION

|    | CHECK | I SIGNATURE to be made in person with name substantially as registered (except in case of physical disability as stated above) | II NOW REGISTERED AT (street, number and apartment number, if any) (city or town will be the same as stated above) | PRECINCT |
|----|-------|--|--|----------|
| 1  | ✓     | <u>Victoria Egan</u>   | 82 Helmsman Drive, Yarmouth Port, 02675  |          |
| 2  | ✓     | <u>Samuel Zinck</u>  | 114 Webbers Path, W. Yarmouth, MA 02673  |          |
| 3  | ✓     | <u>Emily Zinck</u>   | 252 Buck Island Rd W Yarmouth MA 02673   |          |
| 4  | ✓     | <u>Daniel Zinck</u>  | 252 Buck Island Rd, W Yarmouth MA 02673  |          |
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TOWN OF YARMOUTH

MAY - 4 2026

town

month and day

We certify that 3 three number of names use numbers and words

above signatures checked this  are the names of qualified voters from this town.

At least three registrars names must be signed or stamped below.

Mary A. Maslowski  
Robert J. Chapman  
Robert J. Chapman

Registrars of voters or **TOWN OF YARMOUTH**  
Election commissioners of \_\_\_\_\_ town

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Pursuant to General laws, Chapter 39, section 10.

TOWN: Yarmouth

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|----|-------|--|--|----------|
| 1  | ✓     | <u>Maile Stone</u>   | <u>31 Augusta Way S. Yarmouth</u>  |          |
| 2  | ✓     | <u>Leann Rockwell</u>  | <u>36 Aron Rd Yarmouth Port MA 02675</u>   |          |
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TOWN OF YARMOUTH

MAY - 4 2026

town

month and day

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Mary A. Maslowski

Robert M. Kelly

Robert J. Desjardins

We certify that 2 two number of names use numbers and words

above signatures checked this  are the names of qualified voters from this town.

Registrars of voters or Election commissioners of TOWN OF YARMOUTH town

YARMOUTH TOWN CLERK RE  
MAY 1 12:05

# PETITION FOR A SPECIAL TOWN MEETING

Pursuant to General laws, Chapter 39, section 10.

TOWN: Yarmouth

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**II NOW REGISTERED AT**  
(street, number and apartment number, if any)  
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PRECINCT

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|----|-------|--|--|----------|
| 1  | ✓     | Susan V. Fryd  | 29 Gingsbread Lane Yarmouth Port 02675   |          |
| 2  | ✓     | Rahna C. Ch...   | 24 Gingsbread Lane Yarmouth Port 02675   |          |
| 3  | ✓     | Elena Rangelova  | 45 Seaward Rd, Yarm. Port 02675  |          |
| 4  | ✓     | Vasilina J. Juranova   | 45 Baker's Path, South Yarmouth 02664  |          |
| 5  | ✓     | YOANA DOKLEVA  | 45 Baker's Path, South Yarmouth 02664  |          |
| 6  | ✓     | Piser Todarov  | 45 Baker's Path, S. Yarmouth   |          |
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YARMOUTH  
TOWN

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| CHECK | I SIGNATURE to be made in person with name substantially as registered (except in case of physical disability as stated above) | II NOW REGISTERED AT<br>(street, number and apartment number, if any)<br>(city or town will be the same as stated above) | PRECINCT |
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N – No such registered voter at that address

S – unable to identify signature or address as that of voter because form of signature or address

T – already signed this petition

**CERTIFICATION OF NAMES**

**TOWN OF YARMOUTH**      **MAY - 4 2026**

town

month and day

We certify that 6 Six number of names use numbers and words

above signatures checked this  are the names of qualified voters from this town.

At least three registrars names must be signed or stamped below.

Mary A. Maslowski

Robert J. Chapman

Robert J. Chapman

Registrars of voters or **TOWN OF YARMOUTH**  
Election commissioners of \_\_\_\_\_ town

# PETITION FOR A SPECIAL TOWN MEETING

Pursuant to General laws, Chapter 39, section 10.

TOWN: Yarmouth

**SUBJECT OR SUBJECTS REQUESTED FOR ACTION AT THE MEETING:** (To be filled in by petitioners.  
 If space is insufficient attach an additional page of description to each petition form before signatures are gathered)

**ARTICLE #-: Library Construction:** To see if the Town will vote to raise and appropriate the sum of \$35,706,091 (thirty-five million seven hundred six thousand ninety-one dollars) for the design, bidding and construction of a Town Library to be used as a free public library under MGL, Chapter 78, and for the payment of all other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Select Board, is hereby authorized to borrow said amount under and pursuant to, Chapter 44, Section 7 of the Massachusetts General Laws, or any other enabling authority, and to issue bonds and notes of the Town therefor, and further to authorize the Select Board and/or Town Administrator to apply for, accept and expend grant funding from the Massachusetts Public Library Construction Program as well as any other Federal, State, County or other funds that may be available for this purpose and to enter into Intermunicipal or other Agreements for acceptance and expenditure of any such grants or funds which shall be used to offset the total appropriation authorized herein, provided however that any such borrowing shall be contingent upon the voters' passage of a so-called debt exclusion under G.L. c. 59, §21C, or to take any other action relative thereto.

**EXPLANATION:** This Article authorizes the Town to construct a new Library facility located at 1175 Route 28 in South Yarmouth as recommended in the Town of Yarmouth Capital Improvement Program. The Town has participated in a library feasibility study funded by Yarmouth Town Meeting and a Massachusetts Board of Library Commissioners (MBLC), Massachusetts Public Library Construction Program (MPLCP) Planning & Design grant. After detailed study and design development, the Town submitted plans for a new library that have been accepted into the Commonwealth's Library Construction Grant program which will provide a grant award to the Town of \$13,438,478 (thirteen million four hundred thirty-eight thousand four hundred seventy-eight dollars) which is 41.77% of 23 eligible project costs and requires this appropriation to access the grant funding. With this grant, the obligation to the Town is \$22,267,613 (twenty-two million two hundred sixty-seven thousand six hundred thirteen dollars). This project is also eligible for an MBLC Green Library Incentive grant in the amount of \$403,154 (four hundred three thousand one hundred fifty-four dollars), which would be provided after the building is constructed. Since 1999 the Town has engaged in studies identifying deficiencies in our current library facilities in meeting the demand for services from a modern library facility. In March of 2024 the Town completed a detailed Library Building Program and Community Needs Assessment which identified specific problems including the impacts of space limitations at our current libraries which restrict program offerings and community engagement. Building limitations also impact Americans with Disability Act requirements for accessibility, staff job functions, children's programming, shelf space for the library's collection, opportunities for inclusion, and the expansion of digital resources and technology for public use.

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|-------|--|--|----------|
| ✓     | <u>Nathan O. Glass</u>   | 33 TOURAINE WAY, SO. YARMOUTH, MA  | 2        |
| ✓     | <u>Susan A. Glass</u>  | 33 Touraine way, So. Yarmouth, MA  | 2        |
| ✓     | <u>TEODORA R. ALEXANDROVA</u>  | 159 OLD MAIN ST., SO. YARMOUTH, MA   |          |
| N     | <u>Shannon Zink</u>  | 252 Buck Island Rd. W. Yarmouth MA   |          |
| ✓     | <u>Brittany Payne</u>  | 101 Phyllis Dr., So. Yarmouth, MA  |          |
| ✓     | <u>Konstantin B. Aleksandrov</u>   | 159 Old Main St. S. Yarmouth MA  |          |
| ✓     | <u>STOYAN PAPADEV</u>  | 107 SKTUCKET RD. YARMOUTH PORT, MA   |          |
| ✓     | <u>Elena Nikolova</u>  | 107 Sktucket Rd, Yarmouth Port MA  |          |
| ✓     | <u>Maria Todorova</u>  | 37 Cottage Dr., W. Yarmouth  |          |
| ✓     | <u>STEFAN KOSTADINOV</u>   | 37 Cottage DR., W. YARMOUTH  |          |
| ✓     | <u>Arsiniya Graves</u>   | 22 Yeoman Dr., W. Yarmouth   |          |
| ✓     | <u>Chris Graves</u>  | 22 yeoman Dr. W, yarmouth  |          |
| N     | <u>Brian Sharp</u>   | 30 Pine St, Yarmouth Port  |          |
| ✓     | <u>Sarah Sharp</u>   | 30 Pine St. Yarmouth Port  |          |
| ✓     | <u>CYNTHIA LONG</u>  | 45 SEAVIEW AVE So. YARMOUTH, MA  |          |
| ✓     | <u>James O'Reilly</u>  | 23 Skipper Lane Yarmouth Port  |          |
| ✓     | <u>Aristen O'Reilly</u>  | 23 Skipper Lane Yarmouth Port  |          |



# PETITION FOR A SPECIAL TOWN MEETING

Pursuant to General laws, Chapter 39, section 10.

TOWN: Yarmouth

**SUBJECT OR SUBJECTS REQUESTED FOR ACTION AT THE MEETING:** (To be filled in by petitioners.  
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### SIGNER'S STATEMENT

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SIGNER INFORMATION

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|       | L  |  |          |
| ✓     | Linda Reid Warren  | 496 Rte 6A Yarmouth Port MA 02675  |          |
| ✓     | Jamie L. Warren  | 496 Rte 6A Yarmouth Port MA 02675  |          |
| ✓     | Robert C. Tarrow   | 22 Copper Brook Rd   |          |
| ✓     | Judy Connors Tarrow  | 22 Copper Brook Rd   |          |
| ✓     | Elizabeth J. ARGO  | 219 Setucket Rd. Yport   |          |
| ✓     | David Bejnsten   | 2 Wisteria Rd W.Y.   |          |
| ✓     | Angela Cuban   | 2 Wisteria Rd, W Yarmouth  |          |
| ✓     | Debbie Gagnon  | 73 Indian Memorial Dr. S. Yarmouth   |          |
| ✓     | Heather R. Hathaway  | 11 Aunt Ediths Rd. South Yarmouth  |          |
| ✓     | John Frost   | 11 Aunt Ediths Rd. South Yarmouth  |          |
| ✓     | John P. Sears Jr   | 73 Indian Memorial Dr.   |          |
| ✓     | Ruby Whitehouse  | 99 CENTER ST Y. PORT   | 1        |
| ✓     | South Wilchynski   | 9 Marys Way, S Yarmouth  |          |
| ✓     | agaw   | 23 Windswept Path, Yarmouth Port   |          |
| ✓     | Mark D. Hornak   | 625 W. Yarmouth rd   |          |
| ✓     | Mark Hornak  | 16 Sunset Pines, S Yarmouth  |          |
| ✓     | Mark Hornak  | 16 Sunset Pines, S Yarmouth  |          |

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ATTENTION REGISTRARS: Before certifying signatures, see instructions to registrars below

Yarmouth  
TOWN

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|-------|--|--|----------|
| ✓     | Elena Schweener  | 44 Traders Lane  |          |
| ✓     | Robert Boring  | 17 Point of Rocks Rd   |          |
| ✓     | William Boring   | 91 Captain Small Road  |          |
| ✓     | Tom Horgan   | 21 Crest Circle W. Yarmouth  |          |
| N     | <del>STANTON</del>   | 15 Hudson Rd   |          |
| ✓     | Robert Steere  | 117 Baxton Ave W.Y.  |          |
| ✓     | Karlene Steere   | 77 Baxter Ave W.Y.   |          |
| ✓     | Kahl Pico  | 55 Umherguck Tr.   |          |
| ✓     | John Pico  | 55 Lumbajelle Rd   |          |
| ✓     | Jessica Puhlin   | 64 Clifford Street S. Yarmouth   |          |
| N     | <del>EMERSON</del>   | 490 W YARMOUTH RD  |          |
| ✓     | Don C. Fu  | 7 Puff Rd. West Yarmouth   |          |
| ✓     | Christina Burney   | 137 Craberry Ln S. Yarmouth  |          |
| N     | <del>COLEEN</del>  | 37 Lewis Street. Yarmouth  |          |
| ✓     | Denise Bessette  | 25 Bliscott Ave S. Yarmouth  |          |
| ✓     | Ray Bessette   | 25 Bliscott Ave Yarmouth   |          |
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**CERTIFICATION OF NAMES**

TOWN OF YARMOUTH  
MAY - 4 2026  
town month and day

At least three registrars names must be signed or stamped below.

Mary A. Maslowski  
Robert J. Chapman  
Robert J. Chapman

We certify that 29 number of names use numbers and words

Registrars of voters or TOWN OF YARMOUTH  
Election commissioners of town

above signatures checked thus ✓ are the names of qualified voters from this town.

YARMOUTH TOWN CLERK  
MAY 4 '26 PM 12:05

# PETITION FOR A SPECIAL TOWN MEETING

Pursuant to General laws, Chapter 39, section 10.

TOWN: Yarmouth

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|-------|--|--|----------|
| 1     | <u>Clutter Wein</u>  | 15 Railroad Ave Yarmouth Port  |          |
| 2     | <u>Alexia Lyle</u>   | 10 Great Western Rd South Yarmouth   |          |
| 3     | <u>Christine Johnson</u>   | 1374 Bridge St Sy. #17   |          |
| 4     | <u>Paul Latta</u>  | 25 Bunting Ln W Yarmouth   |          |
| 5     | <u>John Zito</u>   | 161 Station Ave  |          |
| 6     | <u>Dohy Silva</u>  | 161 Station Ave  |          |
| 7     | <u>Ch...</u>   | 57 Camp St W Y   |          |
| 8     | <u>Rachel Collard</u>  | 57 Camp St. West Yarmouth MA 02625   |          |
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Yarmouth  
TOWN

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**TOWN OF YARMOUTH**

**MAY - 4 2026**

town

month and day

At least three registrars names must be signed or stamped below.

*Mary A. Maslowski*

*Robert J. Chapman*

*Robert J. Chapman*

We certify that 7 Seven number of names use numbers and words

above signatures checked this  are the names of qualified voters from this town.

Registrars of voters or Election commissioners of **TOWN OF YARMOUTH** town

# PETITION FOR A SPECIAL TOWN MEETING

Pursuant to General laws, Chapter 39, section 10.

TOWN: Yarmouth

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|-------|--|--|----------|
| ✓     | <u>Pamela F Pendleton</u>  | <u>420 Long Pond Dr. S. Yarmouth</u>   | <u>3</u> |
| ✓     | <u>Edmond Thomas Pendleton</u>   | <u>420 Long Pond Dr S. Yarmouth</u>  | <u>3</u> |
| ✓     | <u>Janice Sears</u>  | <u>5 Karen Way S. Yarmouth</u>   |          |
| ✓     | <u>Kevin O'Donnell</u>   | <u>24 Braun Rd W. Yarmouth</u>   |          |
| ✓     | <u>Valerie O'Donnell</u>   | <u>24 Braun Rd W. Yarmouth</u>   |          |
| ✓     | <u>Joellen Cademartori</u>   | <u>20 Kelley Rd S. Yarmouth</u>  |          |
| ✓     | <u>Gregory Allen Helen</u>   | <u>82 Sullivan Rd W. Yarmouth</u>  |          |
| ✓     | <u>Chester</u>   | <u>43 Eldridge Rd. S. Yarmouth</u>   |          |
| ✓     | <u>Donna Harrington</u>  | <u>5 Oyster Cove Rd So Yarmouth</u>  |          |
| ✓     | <u>Dana Roche</u>  | <u>27 Bakws Path S. Y</u>  |          |
| ✓     | <u>John Licelli</u>  | <u>925 West Yarmouth Rd</u>  |          |
| ✓     | <u>Stephen A. Brady</u>  | <u>156 Swan Lake Rd</u>  |          |
| ✓     | <u>Bob Ryan</u>  | <u>26 Nicole A. W. Yarmouth</u>  |          |
| ✓     | <u>Bob Sheehy</u>  | <u>481 Buck Island Rd 15e</u>  |          |
| ✓     | <u>James</u>   | <u>74 RIVER ST.</u>  |          |
| ✓     | <u>Emily</u>   | <u>39 Cottonwood St</u>  |          |
| ✓     |  | <u>34 Cottonwood St</u>  |          |

ATTENTION VOTERS: Before signing, read signer information on other side.

YARMOUTH

ATTENTION REGISTRARS: Before certifying signatures, see instructions to registrars below

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|-------|--|--|----------|
| ✓     | Deborah Zink Deborah Zink  | 39 Bernard Street, South Yarmouth, MA 02664  |          |
| ✓     | JB Jonathan Zink   | 39 BERNARD ST SOUTH YARMOUTH, MA 02664   |          |
| ✓     | Rob Elert ROBERT W. EBERT  | 43 ANASTASIA RD. WEST YARMOUTH MA  |          |
| ✓     | Curtis Y S Dygg  | 310 Long Pond Dr S Yarmouth  | 3        |
| ✓     | Nella Thompson   | 21 Crest Cir   |          |
| ✓     | Conor Clifford   | 14 Murrymount Rd, Yarmouth   |          |
| ✓     | Patricia K Daviau  | 1 Moushops Path W. Yarmouth Ma   |          |
| ✓     | Daniche Clifford   | 14 Murrymount Rd Yarmouth, MA  |          |
| ✓     | Desmond Clifford   | 14 Murrymount Rd W. Yarmouth   |          |
| ✓     | Colleen Murphy   | 5 Mary Dore Rd, Yarmouth MA  | MA       |
| ✓     | Aianne T. Hagenstene   | 94 Sullivan Rd. W. YARMOUTH  | MA       |
| ✓     | Maureen Moyle  | 24 SPINNING BROOK RD   | MA       |
| ✓     | Maureen Bishop   | 62 Camer Rd. W. Yarmouth   |          |
| ✓     | Joe Delaney  | 51 Station Ave SY 02664  | 8        |
| ✓     | Danica Carter  | 48 Evergreen St SY 02664   | 8        |
| ✓     | Bob Carter   | 48 Evergreen ST S.Y 02664  |          |
| ✓     | Steph Crum   | 33 FONTNEAU RD   |          |
| ✓     | Deborah Benassi  | 200 Pleasant St SY 02664   |          |
| ✓     | Hantine Xenacopoulos   | 24 Frothingham Way, S. Yarmouth  |          |
| ✓     | David Xenacopoulos   | 24 FROTHINGHAM WAY S. YARMOUTH   |          |
| ✓     | [Signature]  | 16 LEGEND DRIVE  |          |
| ✓     | [Signature]  | 16 LEGEND DR S.Y.  |          |
| ✓     | Erin Sullivan  | 213 Old Main St  |          |

WARNING - criminal penalty for unlawfully signing, altering, defacing, mutilating, destroying or suppressing this petition: fine of up to \$1,000 or imprisonment for up to 1 year.

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S - unable to identify signature or address as that of voter because form of signature or address

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CERTIFICATION OF NAMES

At least three registrars names must be signed or stamped below.

TOWN OF YARMOUTH

MAY - 4 2026

town

month and day

Theresa A. Mastowski

Debbie Marie Kelley

Robert J. Chapman

We certify that 40 Forty number of names use numbers and words

Registrars of voters TOWN OF YARMOUTH Election commissioners of \_\_\_\_\_ town

above signatures checked this ✓ are the names of qualified voters from this town.

# PETITION FOR A SPECIAL TOWN MEETING

Pursuant to General laws, Chapter 39, section 10.

TOWN: Yarmouth

**SUBJECT OR SUBJECTS REQUESTED FOR ACTION AT THE MEETING:** (To be filled in by petitioners.  
 If space is insufficient attach an additional page of description to each petition form before signatures are gathered)

**ARTICLE #-: Library Construction:** To see if the Town will vote to raise and appropriate the sum of \$35,706,091 (thirty-five million seven hundred six thousand ninety-one dollars) for the design, bidding and construction of a Town Library to be used as a free public library under MGL, Chapter 78, and for the payment of all other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Select Board, is hereby authorized to borrow said amount under and pursuant to, Chapter 44, Section 7 of the Massachusetts General Laws, or any other enabling authority, and to issue bonds and notes of the Town therefor, and further to authorize the Select Board and/or Town Administrator to apply for, accept and expend grant funding from the Massachusetts Public Library Construction Program as well as any other Federal, State, County or other funds that may be available for this purpose and to enter into Intermunicipal or other Agreements for acceptance and expenditure of any such grants or funds which shall be used to offset the total appropriation authorized herein, provided however that any such borrowing shall be contingent upon the voters' passage of a so-called debt exclusion under G.L. c. 59, §21C, or to take any other action relative thereto.

**EXPLANATION:** This Article authorizes the Town to construct a new Library facility located at 1175 Route 28 in South Yarmouth as recommended in the Town of Yarmouth Capital Improvement Program. The Town has participated in a library feasibility study funded by Yarmouth Town Meeting and a Massachusetts Board of Library Commissioners (MBLC), Massachusetts Public Library Construction Program (MPLCP) Planning & Design grant. After detailed study and design development, the Town submitted plans for a new library that have been accepted into the Commonwealth's Library Construction Grant program which will provide a grant award to the Town of \$13,438,478 (thirteen million four hundred thirty-eight thousand four hundred seventy-eight dollars) which is 41.77% of 23 eligible project costs and requires this appropriation to access the grant funding. With this grant, the obligation to the Town is \$22,267,613 (twenty-two million two hundred sixty-seven thousand six hundred thirteen dollars). This project is also eligible for an MBLC Green Library Incentive grant in the amount of \$403,154 (four hundred three thousand one hundred fifty-four dollars), which would be provided after the building is constructed. Since 1999 the Town has engaged in studies identifying deficiencies in our current library facilities in meeting the demand for services from a modern library facility. In March of 2024 the Town completed a detailed Library Building Program and Community Needs Assessment which identified specific problems including the impacts of space limitations at our current libraries which restrict program offerings and community engagement. Building limitations also impact Americans with Disability Act requirements for accessibility, staff job functions, children's programming, shelf space for the library's collection, opportunities for inclusion, and the expansion of digital resources and technology for public use.

### INSTRUCTIONS TO SIGNERS

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|-------|--|--|----------|
| 1     |  | 41 SUNSET DR. So YARMOUTH MA   |          |
| 2     |  | 41 Sunset Dr. So Yarmouth MA   |          |
| 3     |  | 82 DRIVING TEE CIR S. YARMOUTH MA  |          |
| 4     |  | 289 Old Main Street South Yarmouth MA  |          |
| 5     |  | 19 Fontneau Rd South Yarmouth, MA  |          |
| 6     |  | 95 Old Main Street, SOUTH YARMOUTH MA  |          |
| 7     |  | 95 Old Main Street, SY 02664   |          |
| 8     |  | 21 BOB-D-LINK CANE, W. YARMOUTH  |          |
| 9     |  | 21 Runestone Rd. S. Yarmouth   |          |
| 10    |  | 20 Congfellow Dr. Yarmouth Pt  |          |
| 11    |  | 42 River St S Yarmouth   |          |
| 12    |  | 92 River St. S. YARMOUTH   |          |
| 13    |  | 245 Blue Rock Rd S Yarmouth  |          |
| 14    |  | 245 Blue Rock Rd So. Yarmouth  |          |
| 15    |  | 33 Fontneau Rd So. Yarmouth  |          |
| 16    |  | 21 Nautical Ln So. Yarmouth  |          |
| 17    |  | 21 Nautical Dr, S. Yarmouth  |          |

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Yarmouth

ATTENTION REGISTRARS: Before certifying signatures, see instructions to registrars below

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|-------|--|--|----------|
| ✓     | Helen L. Niedermeyer   | 25 Campion Rd, Yarmouth Port   | 7        |
| ✓     | Barbara C. Brandt  | 20 Hillcrest Rd, Yarmouth Port   | 7        |
| ✓     | <del>M. Phillips-Rockess</del>   | 82 Driving Lee Cir. South Yarmouth   |          |
| ✓     | Timothy Scudlar  | 32 Sunset Drive Yarmouth   | 85       |
| ✓     | Lynne Byle   | 56 Diane Ave. South Yarmouth   | 2        |
| ✓     | Angie Barle  | 56 Diane Ave South Yarmouth  | 2        |
| ✓     | Alice Bowen  | 30 hovee, Brook Rd   |          |
| N     | Dorothy Halwin   | 10 Salt Marsh Ln W Yarmouth  |          |
| ✓     | C. J. Buscardis  | 9 Midstream Dr. S Yarmouth   | 2        |
| ✓     | <del>Edward F. Lawey</del>   | 9 Midstream Dr. S Yarmouth   | 2        |
| ✓     | Edward F. Lawey  | 112 Captain Noyes Rd S. Yarmouth   |          |
| ✓     | Margaret R. McNamara   | 243 Old Main St. S. Yarmouth   |          |
| ✓     | Joan M. Merrill  | 26 Foursome Way S Yarmouth   | 2        |
| ✓     | <del>Kim Wilson</del>  | 243 OLD MAIN ST. SOUTH YARMOUTH  |          |
| ✓     | <del>Muff</del>  | 21 Runestone Rd, South Yarmouth  | 2        |
| ✓     | Lu P. Brea   | 414 Weir Rd, Yarmouth Port   |          |
| ✓     | Betsy M. Gardner   | 46 Ice House Rd South Yarmouth   |          |
| ✓     | John Lawey   | 112 Captain Noyes Rd South Yarmouth  |          |
| ✓     | Ruthleen Holmes  | 45 Legend Dr So. Yarmouth  | 2        |
| ✓     | Sandra Amore   | 260 Long Pond Dr. S. Yarmouth  |          |
| ✓     | David Amore  | 260 Long Pond Dr. S. Yarmouth  |          |
| ✓     | Diane Willcox  | 20 Turtle Cove Rd., S. Yarmouth  |          |
| ✓     | Nancy L. Doughted  | 20 Turtle Cove Rd. S. Yarmouth   |          |

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**CERTIFICATION OF NAMES**

At least three registrars' names must be signed or stamped below.

TOWN OF YARMOUTH MAY - 4 2026

town month and day

Theresa A. Maslowski

Leah Marie Kelley

Robert J. Simpson

We certify that 39 thirty nine number of names use numbers and words

Registrars of voters or Election commissioners of TOWN OF YARMOUTH town

above signatures checked this ✓ are the names of qualified voters from this town.

# PETITION FOR A SPECIAL TOWN MEETING

Pursuant to General laws, Chapter 39, section 10.

TOWN: Yarmouth

**SUBJECT OR SUBJECTS REQUESTED FOR ACTION AT THE MEETING:** (To be filled in by petitioners.  
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**ARTICLE #-: Library Construction:** To see if the Town will vote to raise and appropriate the sum of \$35,706,091 (thirty-five million seven hundred six thousand ninety-one dollars) for the design, bidding and construction of a Town Library to be used as a free public library under MGL, Chapter 78, and for the payment of all other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Select Board, is hereby authorized to borrow said amount under and pursuant to, Chapter 44, Section 7 of the Massachusetts General Laws, or any other enabling authority, and to issue bonds and notes of the Town therefor, and further to authorize the Select Board and/or Town Administrator to apply for, accept and expend grant funding from the Massachusetts Public Library Construction Program as well as any other Federal, State, County or other funds that may be available for this purpose and to enter into Intermunicipal or other Agreements for acceptance and expenditure of any such grants or funds which shall be used to offset the total appropriation authorized herein, provided however that any such borrowing shall be contingent upon the voters' passage of a so-called debt exclusion under G.L. c. 59, §21C, or to take any other action relative thereto.

**EXPLANATION:** This Article authorizes the Town to construct a new Library facility located at 1175 Route 28 in South Yarmouth as recommended in the Town of Yarmouth Capital Improvement Program. The Town has participated in a library feasibility study funded by Yarmouth Town Meeting and a Massachusetts Board of Library Commissioners (MBLC), Massachusetts Public Library Construction Program (MPLCP) Planning & Design grant. After detailed study and design development, the Town submitted plans for a new library that have been accepted into the Commonwealth's Library Construction Grant program which will provide a grant award to the Town of \$13,438,478 (thirteen million four hundred thirty-eight thousand four hundred seventy-eight dollars) which is 41.77% of 23 eligible project costs and requires this appropriation to access the grant funding. With this grant, the obligation to the Town is \$22,267,613 (twenty-two million two hundred sixty-seven thousand six hundred thirteen dollars). This project is also eligible for an MBLC Green Library Incentive grant in the amount of \$403,154 (four hundred three thousand one hundred fifty-four dollars), which would be provided after the building is constructed. Since 1999 the Town has engaged in studies identifying deficiencies in our current library facilities in meeting the demand for services from a modern library facility. In March of 2024 the Town completed a detailed Library Building Program and Community Needs Assessment which identified specific problems including the impacts of space limitations at our current libraries which restrict program offerings and community engagement. Building limitations also impact Americans with Disability Act requirements for accessibility, staff job functions, children's programming, shelf space for the library's collection, opportunities for inclusion, and the expansion of digital resources and technology for public use.

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|-------|--|--|----------|
| ✓     | <u>Stephen A. Truesen</u>  | <u>416 New Rd. Yarmouth Port, MA 02675</u>   |          |
| ✓     | <u>Debra Stone</u>   | <u>134 Old Stage St #123 S Yarmouth</u>  |          |
| ✓     | <u>Brendan P. Keely</u>  | <u>12 Skyline DR. W. YARMOUTH-</u>   |          |
| ✓     | <u>Cathleen H. Roach</u>   | <u>19 Fontaine Rd Yarmouth MA 02664</u>  |          |
| ✓     | <u>Mary E. Delgado</u>   | <u>730 Willow St. Yarmouth</u>   | 8        |
| ✓     | <u>Esther M. Delgado</u>   | <u>28 Warbler Ln W. Yarmouth</u>   | 5        |
| ✓     | <u>John York</u>   | <u>28 Verbena Lane W. Yarmouth</u>   | 5        |
| ✓     | <u>Catalyn Pratt</u>   | <u>78 River St. South Yarmouth</u>   |          |
| ✓     | <u>Barbara J. Young</u>  | <u>78 River St South Yarmouth</u>  |          |
| ✓     | <u>Janeice J. Cooke</u>  | <u>20 River Dr South Yarmouth</u>  |          |
| ✓     | <u>Martha Edwards</u>  | <u>30 Raymond Ave, S. Yarmouth</u>   |          |
| ✓     | <u>Robert L. Troup</u>   | <u>35 Astor Way S. Yarmouth</u>  |          |
| ✓     | <u>Raymond T. Roach</u>  | <u>20 RIVER DR S. YARMOUTH, MA</u>   |          |
| ✓     | <u>Susan Rebb</u>  | <u>730 Willow St S. Yarmouth MA</u>  | 8        |
| ✓     | <u>Alice Rebb</u>  | <u>7 Akin Ave S. Yarmouth MA</u>   |          |
| ✓     | <u>Annmarie Jaoum</u>  | <u>7 AKIN AVE S. YARMOUTH MA</u>   |          |
| ✓     | <u>Linda A. Callahan</u>   | <u>1 West Woods Y P 02675</u>  |          |
| ✓     |  | <u>15 Charles St, SY</u>   | 2        |

ATTENTION VOTERS: Before signing, read signer information on other side.

Yarmouth

TOWN

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|-------|--|--|----------|
| ✓     | Edward Morassi   | 6 Pollock Rip Road   |          |
| ✓     | Christie Morassi   | 6 Pollock Rip Road   |          |
| ✓     | Maria Morassi  | 75 Wianno Rd   |          |
| ✓     | [Signature]  | 40 FAIRWAY ROAD  |          |
| ✓     | Nicole Hurland   | 208 Kates Path   |          |
| ✓     | John W. [Signature]  | 18 Boxwood Circle  |          |
| ✓     | [Signature]  | 233 Pleasant St, SY  |          |
| ✓     | James [Signature]  | 233 PLEASANT ST. SY  |          |
| ✓     | Maurice C. Keefer  | 237 North Plain St Apt 107 - SoYas   |          |
| ✓     | Jerome J. Medermei   | 25 Campion Rd, YARMOUTH PORT, MA   |          |
| ✓     | Ivanva Koleva  | 28 Witchwood Rd  |          |
| ✓     | Jui Ferrer   | <del>188 So</del> 231 Mill Ln.   |          |
| ✓     | Perrone  | 12 Pleasant St.  |          |
| ✓     | [Signature]  | 22 Stillbrook Rd   |          |
| ✓     | Louise Houston   | 15 Pleasant St   |          |
| ✓     | Tom Murphy   | 36 Greyhampton Road  |          |
| ✓     | John J. Dunklee  | 24 Par 3 Drive   |          |
| ✓     | [Signature]  | 18 KENRICK WAY. S. YARMOUTH, MA 02664  |          |
| ✓     | Dennis R. Banerjee   | 29 POLLOCK RIP RD. S. YARMOUTH   |          |
| ✓     | Diane M. Banerjee  | 29 POLLOCK RIP RD. S. YARMOUTH   |          |
| ✓     | Margaret Rice  | 11ushing Brook Rd. South Yarmouth  |          |
| ✓     | [Signature]  | 280 Old Main St. S. Yarmouth   |          |
| ✓     | [Signature]  | 280 Old Main St. S. Yarmouth   |          |

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TOWN OF YARMOUTH MAY - 4 2026

town

month and day

[Signature: Mary A. Mastowski]  
 [Signature: Leah Marie Kelley]  
 [Signature: Robert J. Chapman]

We certify that 39 thirty nine number of names use numbers and words

Registrars of voters or TOWN OF YARMOUTH Election commissioners of \_\_\_\_\_ town

above signatures checked this ✓ are the names of qualified voters from this town.

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TOWN: Yarmouth

**SUBJECT OR SUBJECTS REQUESTED FOR ACTION AT THE MEETING:** (To be filled in by petitioners.  
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|----|-------|--|--|----------|
| 1  | ✓     | <u>Heidi A Ganni</u>   | <u>7 LIEFS LN. SO. YARMOUTH</u>  |          |
| 2  | ✓     | <u>[Signature]</u>   | <u>23 NARROWS LANE. S. YARMOUTH</u>  |          |
| 3  | ✓     | <u>Carol Lampson CAROL LAMPSON</u>   | <u>33 Bent Bluff Lane Yarmouth Port</u>  |          |
| 4  | ✓     | <u>Ann Potts</u>   | <u>16 Tupelo Rd South Yarmouth</u>   |          |
| 5  | ✓     | <u>Elizabeth Evans</u>   | <u>27 Salt Box Road, South Yarmouth</u>  |          |
| 6  | ✓     | <u>Pam Burton</u>  | <u>41 SKYLIN DR. W. YARMOUTH</u>   |          |
| 7  |       |  |  |          |
| 8  |       |  |  |          |
| 9  |       |  |  |          |
| 10 |       |  |  |          |
| 11 |       |  |  |          |
| 12 |       |  |  |          |
| 13 |       |  |  |          |
| 14 |       |  |  |          |
| 15 |       |  |  |          |
| 16 |       |  |  |          |
| 17 |       |  |  |          |



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**SIGNER'S STATEMENT**

We, the undersigned, are qualified voters of the Town of Yarmouth, an in accordance with the provisions of law request a special town meeting for the purposes stated above

|    | CHECK | I SIGNATURE to be made in person with name substantially as registered (except in case of physical disability as stated above) | II NOW REGISTERED AT (street, number and apartment number, if any) (city or town will be the same as stated above) | PRECINCT |
|----|-------|--|--|----------|
| 1  | ✓     | <u>Maryann Burns</u>   | <u>8 WIANNO RD, YARMOUTH PORT, MA 02675</u>  |          |
| 2  | ✓     | <u>Pat Valenzuela</u>  | <u>51 SKYLINE DR. W. Yarmouth,</u>   |          |
| 3  |       |  |  |          |
| 4  |       |  |  |          |
| 5  |       |  |  |          |
| 6  |       |  |  |          |
| 7  |       |  |  |          |
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| 9  |       |  |  |          |
| 10 |       |  |  |          |
| 11 |       |  |  |          |
| 12 |       |  |  |          |
| 13 |       |  |  |          |
| 14 |       |  |  |          |
| 15 |       |  |  |          |
| 16 |       |  |  |          |
| 17 |       |  |  |          |

ATTENTION VOTERS: Before signing, read signer information on other side.

ATTENTION REGISTRARS: Before certifying signatures, see instructions to registrars below

Yarmouth  
TOWN

| CHECK | I SIGNATURE to be made in person with name substantially as registered (except in case of physical disability as stated above) | II NOW REGISTERED AT<br>(street, number and apartment number, if any)<br>(city or town will be the same as stated above) | PRECINCT |
|-------|--|--|----------|
| 18    |  |  |          |
| 19    |  |  |          |
| 20    |  |  |          |
| 21    |  |  |          |
| 22    |  |  |          |
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| 37    |  |  |          |
| 38    |  |  |          |
| 39    |  |  |          |
| 40    |  |  |          |

**WARNING – criminal penalty for unlawfully signing, altering, defacing, mutilating, destroying or suppressing this petition: fine of up to \$1,000 or imprisonment for up to 1 year.**

**REGISTRAR INFORMATION**

**INSTRUCTIONS TO REGISTRARS**

- You must time stamp or write in date and time these papers are received
  - Check this  against the name of each qualified voter to be certified. For names not certified use the code at the right.
  - Draw a line through any blank spaces not containing signatures.
  - Each sheet must be certified by at least three registrars. A facsimile stamp is acceptable.
  - For names not certified use the code to the right.
- N – No such registered voter at that address  
 S – unable to identify signature or address as that of voter because form of signature or address  
 T – already signed this petition

**CERTIFICATION OF NAMES**

**TOWN OF YARMOUTH**  
 \_\_\_\_\_  
 town

**MAY - 4 2026**  
 \_\_\_\_\_  
 month and day

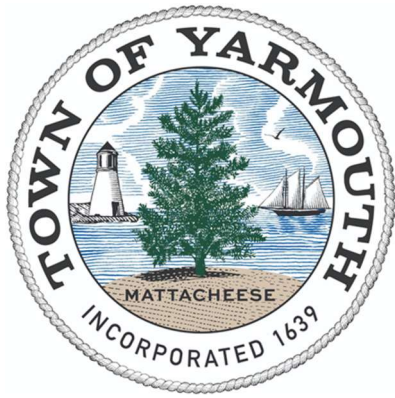
At least three registrars names must be signed or stamped below.

Mary A. Maslowski  
 \_\_\_\_\_  
Robin Marie Kelley  
 \_\_\_\_\_  
Robert J. Chapman  
 \_\_\_\_\_

We certify that 2 TWO  
 number of names use numbers and words

above signatures checked this  are the names of qualified voters from this town.

Registrars of voters or  
 Election commission  
**TOWN OF YARMOUTH**  
 \_\_\_\_\_  
 town



***Town of Yarmouth  
Special Town Meeting Calendar  
Spring 2026***

|  |                        |
|--|------------------------|
| Board of Selectmen Receives Town Meeting Petition                  | May 12, 2026           |
| Deadline for the Submission of Special Town Meeting Articles       | _____                  |
| Final Draft of Special Town Meeting Warrant                        | _____                  |
| Deadline for the Submission of Finance Committee Recommendations   | _____                  |
| Potential Meeting with Planning Board if there are Zoning Articles | _____                  |
| Deadline for Execution of Special Town Meeting Warrant             | _____                  |
| Deadline for Notice of Warrant to be submitted to Newspaper        | _____                  |
| Special Town Meeting Notice of Warrant Newspaper Publication       | _____                  |
| Deadline for Posting Special Town Meeting Warrant                  | 14 Days Before Meeting |
| Special Town Meeting Date  | _____                  |
| Forty-Five Days From Receipt of Petition                           | June 26, 2026          |

**BOARD  
AND  
COMMITTEE  
ACTIONS**

**TO:** SELECT BOARD

**FROM:** Joyce Flynn  
Appointments Chairman



**SUBJECT:** Recreation Commission – Appointment

**DATE:** May 6, 2026

---

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

**Number of Interviewers:**

\_\_\_\_\_ Select Board member

\_\_\_\_\_ Commission/Committee Members

**Numerical Evaluation of Candidates**

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

| <b>APPLICANT</b> | <b>COMMISSION<br/>RATING</b> | <b>SELECTMEN<br/>RATING</b> | <b>AVG.<br/>RATING</b> |
|------------------|------------------------------|-----------------------------|------------------------|
|------------------|------------------------------|-----------------------------|------------------------|

Vicki Fulcher-LeBlanc

**RECOMMENDATION** To appoint (current alternate) Ms. Fulcher-LeBlanc as a regular member of the Recreation Commission. This appointment is for a three-year term to run through July 2029.

**TO:** SELECT BOARD

**FROM:** Joyce Flynn  
Appointments Chairman



**SUBJECT:** Community Preservation Committee –  
Conservation Commission Representative –  
Appointment

**DATE:** May 6, 2026

---

**OPENINGS:** 1 regular representative position (1-year term to run through May 2027)

**Number of Interviewers:**

\_\_\_\_\_ Select Board member

\_\_\_\_\_ Commission/Committee Members

**Numerical Evaluation of Candidates**

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

| <b>APPLICANT</b> | <b>COMMISSION<br/>RATING</b> | <b>SELECTMEN<br/>RATING</b> | <b>AVG.<br/>RATING</b> |
|------------------|------------------------------|-----------------------------|------------------------|
| Paul Huggins     |                              |                             |                        |

**RECOMMENDATION** To appoint Mr. Huggins as the Conservation Commission's representative to the Community Preservation Committee. This appointment is for a one-year term, running through May 2027.

**TO:** SELECT BOARD

**FROM:** Joyce Flynn  
Appointments Chairman



**SUBJECT:** Scholarship Committee – Appointment

**DATE:** May 7, 2026

---

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

**Number of Interviewers:**

  1   Select Board member

  1   Commission/Committee Members

**Numerical Evaluation of Candidates**

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

| <b>APPLICANT</b> | <b>COMMISSION<br/>RATING</b> | <b>SELECTMEN<br/>RATING</b> | <b>AVG.<br/>RATING</b> |
|------------------|------------------------------|-----------------------------|------------------------|
|------------------|------------------------------|-----------------------------|------------------------|

Katie Castano

**RECOMMENDATION** To appoint Ms. Castano as a member of the Scholarship Committee. This appointment is for a three-year unexpired term, running through February 2028.

Katie Castano's parents and grandparents attended Yarmouth schools, a family tradition that her children continue. She pursued a career in education, studying speech pathology and psychology at Syracuse University and receiving a master's from MGH Institute of Health Sciences. Her past volunteer work includes the Mattacheese School Council as the parent representative and Parents of Dolphins parent advocate at DYRHS. Katie works as a speech pathologist in the Truro schools and describes herself as "fully invested in the lives of young people."

# TOWN OF YARMOUTH TALENT BANK FORM

The Board of Selectmen would like your experience and expertise to serve on a Committee, Board or Special Study Group. Please complete this form and file it with the Town Administrator's Office at Town Hall, 1146 Route 28, S. Yarmouth, MA 02664 if you are interested or call 508-398-2231 ext. 1270.

Name Kathleen (Katie) Castaro Date 3/17/2026

Address \_\_\_\_\_ Precinct No. # 1

Phone # \_\_\_\_\_ Email \_\_\_\_\_

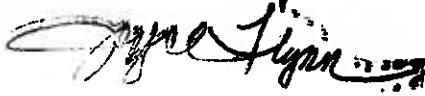
Residency: Full Time  Part Time \_\_\_\_\_ None/Business Owner \_\_\_\_\_

Indicate below the areas you are especially interested in:

- |   |  |
|---|--|
| <input type="checkbox"/> Board of Appeals                       | <input type="checkbox"/> Energy Committee                      |
| <input type="checkbox"/> Board of Assessors                     | <input type="checkbox"/> Finance/Capital/Investment*           |
| <input type="checkbox"/> Board of Health                        | <input type="checkbox"/> Golf Enterprise Committee             |
| <input type="checkbox"/> Cable Advisory Committee               | <input type="checkbox"/> Historical/Old King's Highway         |
| <input type="checkbox"/> Charter Committee                      | <input type="checkbox"/> Library Board                         |
| <input type="checkbox"/> Community & Economic Development Comm. | <input type="checkbox"/> Open Space Committee                  |
| <input type="checkbox"/> Community Housing Committee            | <input type="checkbox"/> Personnel Board                       |
| <input type="checkbox"/> Community Preservation Committee       | <input type="checkbox"/> Planning Board                        |
| <input type="checkbox"/> Conservation Commission                | <input type="checkbox"/> Recycling & Waste Management          |
| <input type="checkbox"/> Council on Aging                       | <input type="checkbox"/> Recreation Commission                 |
| <input type="checkbox"/> Cultural Council                       | <input checked="" type="checkbox"/> Scholarship Fund Committee |
| <input type="checkbox"/> Design Review Committee                | <input type="checkbox"/> Waterways/Shellfish Advisory          |
| <input type="checkbox"/> Disability Commission                  | <input type="checkbox"/> Other _____                           |

Please complete the reverse side of this application with more detailed information about yourself.

\* Not appointed by the Board of Selectmen

**TO:** SELECT BOARD  
**FROM:** Joyce Flynn  
Appointments Chairman   
**SUBJECT:** Library Board – Reappointments  
**DATE:** May 6, 2026

---

**OPENINGS:** 3 regular positions (3-year unexpired terms to run through February 2027, and February 2028)

**Number of Interviewers:**

\_\_\_\_\_ Select Board member

\_\_\_\_\_ Commission/Committee Members

**Numerical Evaluation of Candidates**

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

| <b>APPLICANT</b>  | <b>COMMISSION<br/>RATING</b> | <b>SELECTMEN<br/>RATING</b> | <b>AVG.<br/>RATING</b> |
|-------------------|------------------------------|-----------------------------|------------------------|
| Helen Niedermeier |                              |                             |                        |
| Pam Barton        |                              |                             |                        |
| Angela Carbone    |                              |                             |                        |

**RECOMMENDATION** To reappoint Ms. Niedermeier and Ms. Barton to the Yarmouth Town Library Board as regular members. These appointments are for a three-year unexpired term, running through February 2027.

To reappoint Ms. Carbone as a regular member on the Yarmouth Town Library Board. This appointment is for a three-year, unexpired term, running through February 2028.

Dr. George Bovino  
Yarmouth Town Library Board Chairperson  
41 Sunset Drive, South Yarmouth MA 02664

To : Ms Joyce Flynn, Chairperson of Committee Appointments

Dear Ms Flynn,

Please accept this letter as my recommendation to reappoint Helen Niedermeier and Pam Barton to the Yarmouth Town Library Board through 2027. Additionally , the reappointment of Angela Carbone to The Yarmouth Town Library Board through 2028.

All three members have and continue to serve the Board in both a dedicated and professional manner. We are fortunate to have these community members willing to serve on the Board. I recommend their reappointment without hesitation.

Thank you and the Select Board in advance for your attention to this request.

Sincerely,

A handwritten signature in black ink, appearing to read "G. A. Bovino", with a long horizontal flourish extending to the right.

George A. Bovino Ed.D  
Yarmouth Library Board Chairperson

**APPROVAL**  
**OF**  
**MINUTES**



## Yarmouth Select Board Select Board Meeting Minutes June 3, 2025

*The Yarmouth Select Board regular meeting was called to order at approximately 5:30 p.m. by Chair Dorcas McGurrin. Select Board Members present: Dorcas McGurrin, Tracy Post, Mark Forest, Joyce Flynn, and Liz Argo. Also attending: Town Administrator Robert L. Whritenour, Jr. and Assistant Town Administrator William Scott.*

Chair McGurrin welcomed everyone to the meeting and explained that the information was on the Town's website for those who would like to watch the meeting via Zoom. She then led everyone in the Pledge of Allegiance.

### Swearing in of Elected Officials

Town Clerk Mary Maslowski swore in Dorcas McGurrin and Liz Argo to the Select Board.

**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 tentative collective bargaining agreement with IAFF Local 2122 as the Chair declares that an open meeting may have a detrimental effect on the negotiation position of the public body.**

**Motion by: Tracy Post**

**Seconded by: Liz Argo**

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

The Chair declared that the Board was in Executive Session at approximately 5:35 p.m.

At approximately 6:15 p.m., Chair McGurrin called the Public Meeting to order.

### 1. Announcements

Select Board Member Flynn offered two announcements. First, she expressed her sincere thanks to Tracy Post, Bob Lawton, and David Aiken ("Deacon Dave") for organizing and participating in the recent Memorial Day service, noting that it was beautifully done. Second, Ms. Flynn shared information about an upcoming opportunity through the Cape Media Center. She explained that the Center was beginning a new cycle of training courses starting June 4 at 6:00 p.m., Membership would provide access not only to training in video, audio, production, and field editing, but also to Cape Media Center facilities and the ability to produce and air content, such as podcasts, on Channel 9. She added that memberships were reasonably priced, with options available for individuals, families, and nonprofits. Those interested could visit the Cape Media Center website for more information.

Select Board Member Argo raised concerns about ongoing traffic safety issues at the intersection of Station Avenue and Wood Road. She stated that a fatality occurred previously at that location and that another serious incident resulting in hospitalization happened the previous week. She stated that the

Police Department had been notified and emphasized that steps would be taken to improve safety at the intersection. Ms. Argo also announced that there were vacancies on the Recreation Commission and on the Zoning Board of Appeals and encouraged residents to volunteer.

Chair McGurrin announced that the Library Building Committee would be holding a public meeting regarding site selection on June 12 beginning at approximately 6:00 p.m., though the location was still being finalized. The information would be posted on the Town's website. Assistant Town Administrator Scott explained that the Committee would be reviewing the site selection report on June 5, followed by the June 12 meeting, during which public input would be solicited to help inform the evaluation of potential sites that had been under discussion for several years. The Chair noted her interest in receiving public comments at that time.

Select Board Member Post then offered an additional announcement and requested permission to read a Certificate of Achievement in honor of Sally Kilgallon's 100<sup>th</sup> birthday into the record.

"Be it know that the Town of Yarmouth hereby recognized Sally Kilgallon on the attainment of a hundred years well-lived and further be it known that the Town of Yarmouth wishes her the happiest of birthdays on June 27<sup>th</sup>, 2025, and extends its sincere congratulations and thanks in allowing all of us to share in this impressive milestone. 'Beautiful young people are accidents of nature, but beautiful old people are works of art,' said Eleanor Roosevelt. This certificate is approved by the Yarmouth Select Board on the third day of June, 2925, and it is signed by the entire Board."

Ms. Post concluded by wishing Ms. Kilgallon, a Yarmouth resident, a very happy 100th birthday.

## **2. Public Comments**

Recreation Director Steve Reynolds addressed the Board to express his appreciation to Community Visions on behalf of the Recreation Division for its \$25,000 donation, which was on the evening's Consent Agenda. He thanked those who worked to raise the funds as well as all donors who contributed. Mr. Reynolds stated that the donation would have a lasting impact on the Town's sailing program and the Flax Pond summer camp and expressed his sincere gratitude for Community Visions' efforts and support.

Resident Jerry O'Connell addressed the Board to convey concerns he had heard from residents regarding the ongoing condition of Route 28. He described the roadway as unsafe, particularly during the summer months when children were riding scooters, often without helmets and at speeds exceeding vehicle traffic. He raised concerns about the ability of police and fire vehicles to safely navigate or pursue vehicles on Route 28 given the current road conditions and noted the resulting wear and tear on public safety vehicles. Mr. O'Connell questioned whether the terms and conditions of the roadway contract were being met and asked whether the existing "washboard" conditions would persist through the summer. He emphasized that the situation posed safety risks and negatively affects local businesses.

Curt Sears spoke next, echoing concerns regarding severe traffic congestion along Route 28, citing bumper-to-bumper traffic from Seaview Avenue past the CVS in South Yarmouth earlier that day. He characterized the project as a failure and raised concerns about flagging operations, including misinformation being given to motorists about business closures. He described the roadway conditions as dangerous and criticized lane markings and project execution. Mr. Sears also questioned the reallocation of funds related to CEDC projects and expressed concern about the Town's relationship with the Chamber of Commerce. He further raised safety concerns regarding scooter use, including J-1 workers riding

improperly and ignoring traffic laws, warning that a serious accident was likely if conditions did not improve. He concluded by stating that residents and businesses were avoiding Route 28 altogether, raising concerns about long-term economic impacts and project financing, and urged the Town to take corrective action.

Cheryl Ball who addressed the Board remotely via Zoom. Ms. Ball called for the immediate resignation of State Representative Chris Flanagan and requested that the Yarmouth Select Board publicly support that call. She cited Mr. Flanagan's April 11 arrest and federal indictment on multiple counts, as well as prior findings of campaign finance violations by the Massachusetts Office of Campaign and Political Finance. Ms. Ball stated that she believed Mr. Flanagan had broken the trust of his constituents, failed to fulfill his duties, and had become a distraction and liability. She further expressed concern over reports that his resignation could be used as leverage in plea negotiations, which she characterized as an inappropriate use of public office. Ms. Ball concluded by urging the Board to advocate for his resignation so that Yarmouth residents might receive representation marked by integrity and accountability.

### **3. Reorganization of the Select Board**

**MOTION: To nominate Tracy Post as Chair.**

**Motion by: Joyce Flynn**

**Seconded by: Mark Forest**

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

**MOTION: To nominate Dorcas McGurrin as Vice Chair.**

**Motion by: Tracy Post**

**Seconded by: Joyce Flynn**

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

**MOTION: To nominate Mark Forest as Clerk.**

**Motion by: Joyce Flynn**

**Seconded by: Liz Argo**

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

**MOTION: To nominate Tracy Post as Licensing Chair.**

**Motion by: Dorcas McGurrin**

**Seconded by: Liz Argo**

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

**MOTION: To nominate Joyce Flynn as Appointments Chair.**

**Motion by: Dorcas McGurrin**

**Seconded by: Mark Forest**

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

**MOTION: To nominate Dorcas McGurrin as Ambulance Waiver Administrator.**

**Motion by: Tracy Post**

**Seconded by: Joyce Flynn**

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

**MOTION: To nominate Tracy Post as DY Liaison.**

**Motion by: Liz Argo**

Ms. Post declined due to being Chair of the Select Board and Licensing Chair. Ms. Flynn stated that she would be willing to take the position.

**MOTION: To nominate Joyce Flynn as DY Liaison Representative.**

**Motion by: Dorcas McGurrin Seconded by: Liz Argo**

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

**MOTION: To nominate Tracy Post as DY Contract Negotiator.**

**Motion by: Dorcas McGurrin Seconded by: Liz Argo**

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

**MOTION: To nominate Dorcas McGurrin for Scholarship Committee Representative.**

**Motion by: Liz Argo Seconded by: Joyce Flynn**

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

**MOTION: To nominate Mark Forest for the Affordable Housing Trust.**

**Motion by: Dorcas McGurrin Seconded by: Liz Argo**

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

**MOTION: To nominate Liz Argo for the Alternate Airport Representative.**

**Motion by: Tracy Post Seconded by: Dorcas McGurrin**

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

**MOTION: To nominate Mark Forest for Clean Water Trust Managing Board Representative.**

**Motion by: Dorcas McGurrin Seconded by: Joyce Flynn**

**Vote: 5 ayes; 0 nays. Motion carried unanimously.**

**MOTION: To nominate Joyce Flynn for the Public Access Media Center.**

**Motion by: Dorcas McGurrin Seconded by: Liz Argo**

**Vote: 5 ayes; 0 nays. Motion carried unanimously.**

**MOTION: To nominate Bob Lawton to continue on the Regional Transit Authority.**

**Motion by: Mark Forest Seconded by: Liz Argo**

**Vote: 5 ayes; 0 nays. Motion carried unanimously.**

**MOTION: To continue to have Liz Argo as the Select Board Representative for the MPO.**

**Motion by: Dorcas McGurrin Seconded by: Mark Forest**

**Vote: 5 ayes; 0 nays. Motion carried unanimously.**

**MOTION: To keep Dennis Prebensen as the Cape Cod Commission Representative.**

**Motion by: Liz Argo Seconded by: Dorcas McGurrin**

**Vote: 5 ayes; 0 nays. Motion carried unanimously.**

**4. Hearing: Special Entertainment License (June and October dates)  
– Salty Witch Market Events at Ritual, parking lot of 23 Whites Path,  
Unit L, South Yarmouth, MA, Holly Lemieux, Owner**

Licensing Chair Post read the public notice into the record.

“Town of Yarmouth Select Board Entertainment License Hearing. The Yarmouth Select Board, acting as the Local Licensing Authority, has received an application from Ritual, Holly Lemieux, owner, for a

Special Entertainment License for Salty Witch Market Event, a vendor market located within the parking lot of 23 Whites Path, Unit L, South Yarmouth, Mass. 02664, on Saturday, June 21<sup>st</sup> from 4:00 p.m. to 10:00 p.m., and October 26, 2025 from 11:00 a.m. to 5:00 p.m. Holly Lemieux is listed as the person in charge of the event. Entertainment will include amplification under 60 decibels and recorded music by a DJ. The hearing will be held on Tuesday, June 3<sup>rd</sup>, 2025 at Town Hall, 1146 Route 28, Yarmouth. The Select Board meeting begins at 6:00 p.m. Written comments will be accepted until 4:30 on Friday, May 30<sup>th</sup> in the Select Board's Office. It could be submitted electronically to public comment at Yarmouth.ma.us. Verbal comments will be accepted at the Hearing."

The Town Administrator confirmed that there were no electronic comments received.

Mis Lemieux explained that the event was held successfully the prior year despite cold weather, drawing approximately 300 patrons, and that she hoped to expand this year to about 500 attendees, with 30 vendors already signed up. She described the market's focus on original, handmade art and goods, emphasizing that vendors would only sell items they personally created. She highlighted the market's role in supporting local artists and launching micro-businesses, particularly women-owned, LGBTQIA-owned, and BIPOC-owned businesses, helping participants supplement income and build sustainable livelihoods on Cape Cod. The request for entertainment was limited to playing music to create a pleasant atmosphere during the event. It was confirmed that the application packet included an affidavit of abutter notification, fire prevention and setup information. The certificate of insurance was to be submitted to the Licensing Administrator. No members of the public spoke in favor or opposition.

**MOTION: To close the public portion of the hearing**

**Motion by: Dorcas McGurrian**

**Seconded by: Liz Argo**

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

Board members expressed support for the event, noting the suitability of the location and its parking capacity, and commended Ms. Lemieux for finding a welcoming home for the market. No substantive concerns were raised.

**MOTION: To approve the Special Entertainment License application.**

**Motion by: Dorcas McGurrian**

**Seconded by: Joyce Flynn**

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

## **5. Hearing: Weekday and Sunday Entertainment Licenses – Lobster Boat Restaurant, 681 Route 28, West Yarmouth, MA, Angela Asimakipoulos, Co-owner/Manager**

The Licensing Chair opened the hearing by reading the legal notice into the record.

"Town of Yarmouth Select Board Hearing, Weekday and Sunday Entertainment Licenses. The Yarmouth Select Board, acting as the Local Licensing Authority, has received an application from The Lobster Boat Restaurant located at 681 Route 28, West Yarmouth, Mass. 02673, by Angela Asimakopoulos, Co-owner and Manager. The Lobster Boat Restaurant proposes to offer indoor and outdoor entertainment Monday through Saturday from 12:00 p.m. to 1:00 a.m., and Sundays from 10:00 a.m. to 12:00 a.m. to include both recorded and live music, as well as occasional performances for the enjoyment of their patrons during regular business hours. These performances may include, but are not limited to, musical sets, vocal acts, small ensemble performances, comedy acts, magic shows or other casual family-friendly entertainment suitable for a restaurant setting. Additionally, they are seeking an exemption to the

required four live musicians to allow up to six performers for occasional special events such as weddings, birthday parties, christenings, or other private celebrations to provide an enhanced experience for their customers. Use of an amplification system is also requested. The hearing will be held in person on Tuesday, June 3<sup>rd</sup>, 2025, at Town Hall, 1146 Route 28, South Yarmouth. The Select Board meeting begins at 6:00 p.m. Written comments will be accepted until 4:30 p.m., Friday, May 30<sup>th</sup>, 2025 in the Select Board Office at Town Hall or can be submitted electronically to public comment at Yarmouth.ma.us and verbal comments will be accepted at the hearing.”

The Town Administrator confirmed that there was no written correspondence received regarding the hearing.

Attorney. Paul Tardif, representing the owners, Azzaro Yarmouth, LLC, told the Board that the restaurant had operated at this location since 2004 and held a Section 12 liquor license in good standing for 21 years. With a seating capacity of approximately 334, it was one of the larger restaurants in town and served both seasonal visitors and tour groups. The establishment had not previously held an entertainment license and sought approval to offer modest live and recorded entertainment as an added amenity for patrons. As noted, the application sought indoor and outdoor entertainment seven days a week, with recorded and live music and occasional family-friendly performances. During the hearing, the applicants amended their request to reduce hours and scale:

- Outdoor entertainment: All seven days, 12:00 p.m. to 8:00 p.m. only.
- Indoor entertainment:
  - Weekdays: 12:00 p.m. to 1:00 a.m.
  - Sundays: 10:00 a.m. to 12:00 a.m.
- Live performers: Reduced from a requested maximum of six to no more than four musicians.
- Use of amplification was requested.
- The focus would remain on modest, restaurant-style entertainment rather than large events.

The applicants clarified they were not seeking nightclub-style operations or large private events and that the request was intended to be comparable to entertainment allowed at other nearby restaurants. There had been concerns raised about whether the entertainment could trigger a “nightclub” classification under building and fire codes, which could require additional life-safety upgrades such as sprinklers. Attorney Tardif relayed discussions he had with the Building Commissioner, explaining that most nightclub criteria would not apply because The Lobster Boat was a full-service, well-lit restaurant with defined seating and aisles. The remaining concerns involved evening operating hours and the possibility of dancing. Ms. Asimakopoulos stated the restaurant was not planning to have a dance floor. The Board agreed to include conditions in the approval to address these issues.

One member of the public, Jerry O’Connell, spoke in support of the application. No opposition was voiced.

**MOTION: To close the public portion of the hearing.**

**Motion by: Joyce Flynn**

**Seconded by: Dorcas McGurrian**

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

The Board also discussed a procedural issue where certified mail green return cards to abutters were not received due to a mailing error, although notices were sent in good faith and in a timely manner. The Board accepted this explanation and allowed the hearing to proceed.

**MOTION: To approve the entertainment licenses with the following conditions:**

1. Outdoor entertainment limited to 12 p.m. to 8 p.m.;
2. Maximum of four (4) live performers;
3. No dance floor permitted;
4. Approval is contingent on the approval by the Building Commissioner.

**Motion by: Dorcas McGurrian**

**Seconded by: Liz Argo**

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

## **6. Request for Use of Town Property – Lobster and Crab Sales, Jon Tolley, Applicant**

The Select Board considered a request from Mr. Tolley to use Town-owned property at 544 Route 28 (corner of West Yarmouth Road and Route 28) for temporary summertime lobster and crab sales. Town Administrator Whritenour explained that Mr. Tolley had previously been selling lobsters from his home, which led to a zoning complaint. The Planning Board had been working with him on potential zoning changes that could allow such sales in the future, but those changes would not be in place until a fall Town Meeting. To address the interim period for the current season, the Select Board authorized outreach to Mr. Tolley about relocating sales to a Town-owned site. Mr. Whritenour reported that Mr. Tolley submitted a Use of Town Property application, which was reviewed by relevant Town departments, and described him as cooperative and easy to work with throughout the process. The request was for permission to sell lobsters (and crabs) at the site daily from 4:00 p.m. to 6:30 p.m., between June 4 and October 31, contingent on product availability. Mr. Tolley confirmed the requested time period and had no additional comments.

**MOTION: To permit John Tolley to sell lobsters (and crabs) at 544 Route 28 daily from 4:00 p.m. to 6:30 p.m. between June 4 and October 31, contingent on product availability.**

**Motion by: Dorcas McGurrian**

**Seconded by: Liz Argo**

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

## **7. Mattacheese Utilization Committee Status Update**

The Mattacheese Utilization Committee (MUC) was before the Board to provide its second update since the initial January 7 update. Chair Sharon Wimer introduced Committee members and summarized their backgrounds, emphasizing experience in real estate/project management, education/technology, municipal and youth sports, finance, transportation administration, and federal government policy leadership. The Committee's charge was to develop an effective reuse plan for the 70-acre Mattacheese Middle School site, considering multiple alternatives and balancing economic, cultural, recreational, tourism, social, housing, parks/community center, and educational needs, using technical support from the consultant.

Ms. Wimer described the Assistant Town Manager's structured process to gather ideas from multiple boards, committees, departments, and stakeholders. The approach required participating groups to complete three phases: (1) brainstorming with unrestricted idea generation; (2) reconciliation narrowing multiple ideas down to three; and (3) preferred program submission at two levels (an "elevated" version and a "medium" version). Ms. Wimer emphasized that the working groups and staff carried the bulk of the early work and that MUC intentionally "stepped aside" to let those groups lead their respective discussions.

To support the process and reduce consultant costs early on, the Town developed and expanded a Mattacheese webpage with extensive background materials, including context and base maps, zoning

and land use constraints, prior building assessments, a new January 2025 building assessment with a cost estimate to bring the building up to current standards, and links to relevant Town and regional plans (including housing, open space/recreation, and Cape Cod Commission materials). A video tour of the Mattacheese building was also added.

Across the participating topic areas, brainstorming produced 64 total ideas. Economic development brainstorming (CEDC and the Chamber) generated a large set of concepts including sports/tournament uses, housing, commercial/retail, medical, municipal uses, and trade school concepts. Housing brainstorming generated multiple housing and mixed-use ideas. Municipal brainstorming generated a set of potential municipal facility permutations but did not proceed to reconciliation, because municipal facilities were described as the Select Board's purview rather than an independent committee-driven land-use team. In the reconciliation phase, each group reduced multiple concepts down to three:

- **Economic development:** Variants centered on an indoor/outdoor sports complex, an events-oriented sports complex, and mixed-use development including retail.
- **Housing:** Variants centered on mixed residential types and densities, including affordable housing, and mixed residential/community use with a village-center concept.
- **Recreation:** Variants ranged from a tournament-level complex with regional draw, to a narrower regional tournament center, to a community-focused facility.
- **Open space/water supply/conservation:** Focused on regulatory, resource protection, and operational ideas rather than a comparable three-option program set.
- **Education:** Remained dependent on the school district's timing; the committee anticipated including at least one education-related option once further information is available.

The Committee reported that preferred programs were recently submitted and posted, marking a transition point where MUC would begin analyzing and integrating the preferred options:

- **Economic development preferred:** A multi-purpose sports complex capable of hosting other events.
- **Housing preferred:** A mixed-use residential concept incorporating community and small commercial uses (e.g., coffee shop/convenience-type services), with multifamily and single-family components, affordable housing, and an expressed priority for town-employee housing.

The Committee framed these as inputs to be evaluated, compared, and refined, not final selections.

The Committee referenced the Town's allocation of \$225,000 for MUC work and noted that key items were already spent or encumbered, including mapping, reports, consultant contracts, and contingencies. The new building assessment cost estimate to bring the building up to code was discussed as approximately \$41 million. The consultant contract was described as covering two consultant functions under one agreement, including a landscape architect subcontract for renderings. The committee also noted additional planning support obtained through a Barnstable County pilot program providing planning hours from the Bartlett Planning Group, used in the housing work, reducing reliance on paid consultant time.

BSC Group, represented by Ms. Heather Gould, described the public survey which was currently live through an ArcGIS Survey123 platform. The survey included ranking questions, yes/no questions, multi-select questions, and an open-ended comment section. It was posted on the Town's Mattacheese webpage and was promoted via a flyer with a clickable link. A shortcut link was also provided publicly. The

survey would be open until June 30 and was configured to prevent resubmission once completed. Paper copies would be available at Town Hall, libraries, and the Senior Center. Completed paper surveys would be scanned to BSC and entered into the electronic system to ensure inclusion in analysis. A public workshop was announced to be held on July 15 at Town Hall in the Hearing Room, with hybrid participation available. The workshop would include small-group facilitated discussions informed by survey results. The consultant and Committee planned to spend the summer reviewing concepts and public input, refining three reuse alternatives, with multiple “touch points” for Select Board participation, and an anticipated final presentation to take place in early 2026 identifying a preferred scenario after vetting the three concepts.

Board members praised the Committee’s work and emphasized that the survey and outreach phase was critical and must be widely promoted using Town communications resources. The Board reiterated that the process should be open and not exclude municipal possibilities. Specific municipal-related points raised included: the Library Building Committee was already evaluating Mattacheese among multiple potential sites; Recreation had submitted a detailed facility concept; Public Safety needs were partially accounted for given police proximity and fire response considerations; and a new DPW building was noted. One member suggested that the idea of holding Town Meeting again at Mattacheese should remain on the table as part of broad consideration.

The Board requested additional linkage and clarity regarding prior library/community center studies, with a request that such studies be linked or easily accessible. Town staff stated the library had a webpage with its studies and that the Town would be posting site assessments for seven library sites, including ERR-level environmental review assessments. The Library Building Committee planned a public meeting on June 12 to discuss the assessments, rule out sites, and narrow down remaining options. Staff also noted a parallel athletic field study underway to quantify field needs, and how that data should assist in Mattacheese property planning. A Board member also raised the need to understand the status and value of the solar field on the Mattacheese site, including production and value.

The Board raised some concerns about making reuse decisions before clearer outcomes were known regarding the M.E. Small School feasibility process and broader school planning, including whether West Yarmouth should retain school presence. The Chair expressed concern that if Mattacheese was repurposed, and later the district sought an expensive new school, the Town might regret not pursuing Mattacheese redevelopment as a school solution, given the stated cost estimate to bring the existing building to code. Committee and staff responses emphasized that the school project operated on a separate timetable and that the MUC process could not be paused indefinitely. Instead, coordination was occurring to stay aligned with the schools. The Committee reported receiving a letter from the Superintendent requesting that six to eight acres be set aside on the Mattacheese site to preserve a potential school option, and the Committee indicated that it intended to identify where that reserved parcel would be. Board members emphasized that the question of whether Mattacheese could be a cost-effective educational option should be placed on the list of key questions for the consultants and the Committee to help answer, while acknowledging that broader school feasibility work with the regional district and state would ultimately drive the details. Board members also noted that the final outcome might allow multiple uses on the overall 70 acres, with school use potentially occupying only a portion.

## **8. Discussion/Vote: M.E. Small Building Committee – Select Board Representative**

Chair Post said a building committee had been convened, and the Town Administrator had been appointed on it, however, it was important to have a Select Board Representative on it as well.

**MOTION: To nominate Mark Forest as the M.E. Small Building Committee Representative.**  
**Motion by: Dorcas McGurrin Seconded by: Joyce Flynn**  
**Vote: 5 ayes; 0 nays. The motion carried unanimously.**

Chair Post indicated that a letter would be sent to the Committee confirming the appointment and thanking them for including a Select Board representative.

Select Board Member Forest outlined the concerns he intended to bring forward, including avoiding overdevelopment on Station Avenue due to traffic and safety issues, and the importance of not losing a community school asset in West Yarmouth. He noted that many students attending Marguerite E. Small School came from West Yarmouth and emphasized that this area of Town often felt overlooked in past decisions. He stressed the need to involve the community and to consider reusing existing buildings wherever possible. Chair Post responded that, from the Board's perspective, the original plan had been to expand the Station Avenue complex rather than construct a new school, and that traffic and safety had consistently been central concerns. She stated that she had not heard strong community sentiment specifically calling for a school to remain in West Yarmouth and emphasized that the Board's focus should be on finding an affordable and safe option. Select Board Member Argo agreed with Select Board Member Forest regarding traffic and safety concerns and expressed a preference for keeping any development smaller to avoid added complexity. Select Board Member McGurrin added that there were multiple parameters to be evaluated, including site limitations at Station Avenue, and that no options should be ruled out at this stage.

The discussion concluded with general agreement that affordability, safety, and community involvement should guide the process. Chair Post reiterated that she had confidence that Select Board Member Forest would effectively represent the Board's concerns.

## **9. Discussion/Vote: Plastic Reduction Bylaw Task Force – Select Board Representative**

Town Administrator Whritenour introduced the item and reviewed the background of the Plastic Reduction Bylaw, noting that concerns from the business community and the original petitioner led to postponement of the January 1, 2025 enforcement date and the creation of a task force. The task force was charged with researching alternatives and potentially developing a Board of Health regulation or other substitute approach that would achieve plastic reduction goals while being workable and enforceable for businesses, with recommendations to return to the Select Board for possible Town Meeting action.

Mary Vilbon, Executive Director of the Yarmouth Chamber of Commerce, and Jamie Viera, Chair of the Task Force, expressed appreciation for the process and stated that the business community wants to be part of a solution that addressed health and environmental concerns. Mr. Viera asked for clarification that the Task Force had flexibility to craft a new or substitute framework rather than simply revising the existing bylaw. Chair Post confirmed that the Board was open to whatever approach the Task Force recommended and emphasized that any outcome would ultimately require Town Meeting action.

Select Board Member Flynn said she had expected amendments to the existing bylaw rather than starting over, while Select Board Members Post, Forest, and McGurrin stressed that the current bylaw was not enforceable and that the Task Force should focus on developing a workable, enforceable solution, potentially through a Board of Health regulation. Former Yarmouth Health Director Jay Gardiner underscored that good intentions alone did not make good public health policy and emphasized the need

for enforceability, education, and environmental protection, noting that the Falmouth regulations provided a strong template.

The Board discussed urgency and timelines, with Town Administrator Whritenour stating that a proposal would need to be ready by September in order to place an article on the Fall Town Meeting warrant. Members agreed the Task Force should proceed with a sense of urgency while keeping an open mind as to whether the result should be a new bylaw or a regulation.

The Board then addressed the appointing of a Select Board Representative. Select Board Member Flynn declined to continue due to other commitments. Select Board Member Argo being chosen was discussed but concerns were raised about her strong advocacy potentially limiting her ability to represent the full Board's range of views. Select Board Member Forest volunteered to serve.

In closing, Mr. Gardiner commended Mr. Whritenour for driving the process while maintaining transparency and public engagement, noting that although progress might appear slow, the issue has had his full attention.

**MOTION: To nominate Mark Forest as the Select Board Representative to the Plastic Reduction Bylaw Task Force.**

**Motion by: Dorcas McGurrian**

**Seconded by: Tracy Post**

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

## **10. Board and Committee Actions**

### **1. Resignation**

**MOTION: To accept Stephen O'Neil's resignation from the Community and Economic Development Committee with thanks.**

**Motion by: Tracy Post**

**Seconded by: Joyce Flynn**

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

### **2. Appointments**

**MOTION: To appoint current alternate member Chris Peterson as a full regular member on the Recreation Commission for one year.**

**Motion by: Liz Argo**

**Seconded by: Dorcas McGurrian**

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

### **3. Reappointments**

**MOTION: To reappoint Pat Armstrong as the Yarmouth Representative for the Community Action Committee.**

**Motion by: Mark Forest**

**Seconded by: Tracy Post**

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

### **4. Minutes**

**MOTION: To accept the minutes for April 9, 2024, as a matter of necessity.**

**Motion by: Dorcas McGurrian**

**Seconded by: Mark Forest**

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

**MOTION: To accept the minutes for November 12, 2024, as a matter of necessity.**

**Motion by: Dorcas McGurrin**

**Seconded by: Mark Forest**

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

## **5. Upcoming Agenda Review**

The Select Board reviewed upcoming agenda items and noted the addition of a Saturday Goals Workshop in July. Town Administrator Whritenour proposed using a new facilitator, Warren Rutherford, a former town manager and management consultant, citing his experience in strategic planning and local accessibility. The Board agreed that changing facilitators was a good idea and supported the proposal.

For the June 24 meeting, Chair Post outlined planned items including the Scholarship Committee's presentation of scholarship awards, a special entertainment license for the libraries, a quarterly update from the Economic and Community Development Committee, a Gateway Fiber item, and a Packet Landing Resiliency Project update. Assistant Town Administrator Scott added that the Library Building Committee would likely present potential site options at that meeting.

Select Board Member Flynn raised a question about her presentation on committee appointments, which had dropped off the agenda. The Board agreed to move it to July, after the Board's workshop/retreat, and to handle it initially through circulation for review, with the intent to place it on the consent agenda unless members requested discussion. The Board reviewed open meeting law requirements for circulating drafts, agreeing that materials could be sent to all members, but any comments must be directed only to Ms. Flynn and not copied to the full Board to avoid deliberation outside a meeting.

Members discussed July scheduling, noting a proposed July 8 meeting with items such as a Yarmouth Housing Authority appearance and a Cape Media Center update, and the need to confirm whether two business meetings were required under the Charter. The Board tentatively targeted a later July meeting, potentially July 22, for Select Board Member Flynn's item, allowing time for advance circulation and review.

Mr. Whritenour agreed to confirm the July 8 agenda and scheduling details, and the Board concluded the agenda review.

## **6. Individual Items**

Select Board Member Argo raised the possibility of meeting with the Energy Committee, in her capacity as a Select Board member, to discuss potential solar canopies at Parkers River Landing and to explore grant opportunities. Chair Post said the Board had not yet provided directions on this and suggested placing the topic on a future agenda before any outreach occurred. Staff cautioned that the site was heavily permitted and located in a flood zone, and that any vertical construction would require careful review. Select Board Member Forest suggested also informing the Drive-In Site Utilization Committee, which remained involved in oversight of the area.

Chair Post offered congratulations to Select Board Members McGurrin and Argo and to Dennis-Yarmouth graduates. She then raised concerns about traffic and safety at the intersection of Station Avenue and Wood Road. She expressed frustration that the issue was pending with MassDOT despite being a Town road and urged faster action. Town Administrator Whritenour reported that MassDOT had approved and would fund fabrication of lighted emergency four-way stop signage, with the installation to

be done under Town supervision. He said detour changes were expected soon and requested the matter be placed on the next agenda for a full update with visuals. Board members agreed the intersection and traffic situation should be a future agenda item. Chair Post suggested additional interim warning signage.

Town Administrator Whritenour also proposed adding a broader agenda discussion on the significant impacts of road construction on local businesses. He said he had reached out to the state senator's office to explore potential grant funding for mitigation, noting the Town currently had no dedicated funds to offset business losses. Select Board Member Forest supported an agenda item on business impacts, noting he had contacted the Chamber for input and suggested exploring whether transportation mitigation models or local funding authority could apply, given the unusual scale and disruption of the project. Members discussed possibly involving the legislative delegation and MassDOT, especially with upcoming Bass River Bridge work compounding impacts.

The Board discussed public concerns about sewer and roadway construction, with Select Board Member Argo relaying that residents wanted a formal forum in order to be updated and heard. Town Administrator Whritenour said a wastewater project update was being planned for an upcoming Select Board meeting, potentially in early July, and that the Wastewater Resources Advisory Committee (WRAC) met monthly and served as a community liaison. Members emphasized directing residents and businesses to the Town's ombudsman, Ryan Chase, and improving communication by publicizing his contact information and upcoming update opportunities. Members suggested including the ombudsman in the wastewater update and advertising the session prominently on the Town website. Staff also recommended compiling frequently asked questions to address recurring concerns. The Board agreed that while public venting might be helpful, staff should be the first point of contact to resolve issues.

Chair Post briefly explained that she had requested a review of outdoor entertainment licenses following a prior hearing, noting it proved to be a non-issue.

Finally, Select Board Member Forest cited the Charter requirement that the Select Board hold at least two regular meetings per month. The Board confirmed a July 8 meeting date, discussed minimizing summer meetings where possible, and agreed to ensure compliance with the Charter while scheduling workshops and business meetings for July and August.

## **11. Town Administrator Items**

### **1. Consent Agenda**

Chair Post stated that the request for Community and Economic Development Committee (CEDC) funds should be separated from the other items on the Consent Agenda because it involved a Robert B. Our contract, and she would need to abstain on that vote to avoid a conflict of interest.

**MOTION: To approve the Consent Agenda without the Parkers River Landing Tourism Revenue Preservation Fund item as part of it.**

**Motion by: Dorcas McGurrin**

**Seconded by: Mark Forest**

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

**MOTION: To accept the request by CEDC to confirm support for funding allocations through the TRPF (Tourism Revenue Preservation Fund).**

**Motion by: Dorcas McGurrin**

**Seconded by: Joyce Flynn**

**Vote: 4 ayes; 0 nays; 1 abstention (Tracy Post). The motion carried.**

**2. Town Administrator Updates**

There were no updates.

**12. Adjourn**

**MOTION: To adjourn.**

**Motion by: Dorcas McGurrin                      Seconded by: Tracy Post**

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

The meeting adjourned at approximately 9:20 p.m.

Respectfully submitted,

*Gina Gonsalves*

Gina Gonsalves



**TOWN OF YARMOUTH  
SELECT BOARD  
PROJECTED 2026 AGENDA ITEMS**

**\*PLEASE NOTE: ALL ITEMS ARE TENTATIVE UNTIL POSTED ON AN AGENDA**

| <b>MEETING DATE</b> |                                      | <b>BUDGET SCHEDULE DUE DATES</b> | <b>REGULAR YSB AGENDA ITEMS</b>  |
|---------------------|--------------------------------------|----------------------------------|--|
| <b>MAY 5</b>        |                                      |                                  | <ul style="list-style-type: none"> <li>• INTRODUCTION OF TWO NEW POLICE OFFICERS; SWEARING IN OF TWO NEW SERGEANTS</li> <li>• HEARING: NEW AUTOMATIC AMUSEMENT LICENSE – SCALLY’S, 585 ROUTE 28, WEST YARMOUTH</li> <li>• HEARING: NEW ANNUAL MALT/WINE PACKAGE STORE LICENSE – JAY MART INC., 1282 ROUTE 28, SOUTH YARMOUTH</li> <li>• HEARING: NEW SEASONAL RESTAURANT ALL ALCOHOL LIQUOR LICENSE –CAPTAIN PARKER’S BOATHOUSE, 658 ROUTE 28, WEST YARMOUTH</li> <li>• HEARING: SPECIAL ENTERTAINMENT LICENSE – 250<sup>TH</sup> ANNIVERSARY OF YARMOUTH EVENTS</li> <li>• HEARING: PARKER’S RIVER LANDING FEES (1<sup>ST</sup> HEARING)</li> <li>• UPDATE: PACKET LANDING RESILIENCY PROJECT</li> <li>• ANNUAL TOWN MEETING REVIEW</li> <li>• TOWN ADMINISTRATOR EVALUATION</li> </ul> |
| <b>MAY 12</b>       |                                      |                                  | <ul style="list-style-type: none"> <li>• <i>EXECUTIVE SESSION: SEIU UNIT B WAGE PLAN</i></li> <li>• PROCLAMATION: NATIONAL PUBLIC WORKS WEEK</li> <li>• HEARING: PARKER’S RIVER LANDING FEES (2<sup>ND</sup> HEARING)</li> <li>• UPDATE: COMMUNICATION PLAN</li> <li>• UPDATE: MATTACHEESE UTILIZATION COMMITTEE</li> <li>• UPDATE: ENERGY GRANT MANAGER</li> <li>• DISCUSSION/VOTE: SPECIAL TOWN MEETING – PETITIONED ARTICLE (NEW LIBRARY)</li> </ul>  |
| <b>MAY 19</b>       | <b>ANNUAL TOWN ELECTION</b>          |                                  | <ul style="list-style-type: none"> <li>• NO MEETING</li> </ul>   |
| <b>MAY 26</b>       | <b>MEMORIAL DAY HOLIDAY – MAY 25</b> |                                  | <ul style="list-style-type: none"> <li>• NO MEETING</li> </ul>   |



**TOWN OF YARMOUTH  
SELECT BOARD  
PROJECTED 2026 AGENDA ITEMS**

***\*PLEASE NOTE: ALL ITEMS ARE TENTATIVE UNTIL POSTED ON AN AGENDA***

| <b>MEETING DATE</b>  |  | <b>BUDGET SCHEDULE DUE DATES</b> | <b>REGULAR YSB AGENDA ITEMS</b>  |
|----------------------|--|----------------------------------|--|
| <b>JUNE 9</b>        |  |                                  | <ul style="list-style-type: none"> <li>• SWEARING IN OF ELECTED OFFICIALS</li> <li>• REORGANIZATION OF THE SELECT BOARD</li> <li>• DOG HEARING COMPLAINT AGAINST PETER BLEAU – MR./MRS. MICHAEL WEISBERG</li> <li>• HEARING: CHANGE OF HOURS – THE MUSIC ROOM</li> <li>• HEARING: CHANGE OF OWNERSHIP &amp; STOCK INTEREST – LONGFELLOW’S PUB</li> <li>• HEARING: CHANGE OF MANAGER AND DIRECTORS – MOOSE LODGE</li> <li>• UPDATE: PFAS</li> </ul> |
| <b>JUNE 23</b>       |  |                                  | <ul style="list-style-type: none"> <li>• HEARING: PLEDGE INVENTORY/COLLATERAL – OLIVER’S</li> <li>• YARMOUTH SCHOLARSHIP COMMITTEE PRESENTATION OF SCHOLARSHIPS</li> <li>• (TENTATIVE) WAYS TO WATER REPORT</li> </ul>   |
| <b>JULY 7</b>        |  |                                  | <ul style="list-style-type: none"> <li>•</li> </ul>  |
| <b>SAT., JULY 18</b> |  |                                  | <ul style="list-style-type: none"> <li>• (TENTATIVE) SELECT BOARD GOALS – AT SIMPKINS’ SCHOOL RESIDENCES AUDITORIUM</li> </ul>   |
| <b>JULY 21</b>       |  |                                  | <ul style="list-style-type: none"> <li>• PROCLAMATION - 2<sup>ND</sup> ANNUAL EVELYN M. BEAL IMPACT AWARD</li> </ul>   |
| <b>AUGUST 11</b>     |  |                                  | <ul style="list-style-type: none"> <li>•</li> </ul>  |
| <b>AUGUST 25</b>     |  |                                  | <ul style="list-style-type: none"> <li>•</li> </ul>  |
| <b>SEPTEMBER 1</b>   |  |                                  | <ul style="list-style-type: none"> <li>• (TENTATIVE) WATERWAYS/SHELLFISH ADVISORY COMMITTEE REPORT</li> <li>•</li> </ul>   |
| <b>SEPTEMBER 15</b>  |  |                                  | <ul style="list-style-type: none"> <li>• (TENTATIVE) HEARING: ANNUAL TAX CLASSIFICATION</li> </ul>   |



**TOWN OF YARMOUTH  
SELECT BOARD  
PROJECTED 2026 AGENDA ITEMS**

***\*PLEASE NOTE: ALL ITEMS ARE TENTATIVE UNTIL POSTED ON AN AGENDA***

| MEETING DATE | BUDGET SCHEDULE DUE DATES | REGULAR YSB AGENDA ITEMS  |
|--------------|---------------------------|---|
| OCTOBER 6    |                           | <ul style="list-style-type: none"> <li>• (TENTATIVE) VOTE: TO APPROVE ELECTION WARRANT AND OLD KING'S HIGHWAY ELECTION MEETING WARRANT</li> </ul> |
| OCTOBER 20   |                           | <ul style="list-style-type: none"> <li>•</li> </ul>   |
| NOVEMBER 3   |                           | <ul style="list-style-type: none"> <li>•</li> </ul>   |
| NOVEMBER 17  |                           | <ul style="list-style-type: none"> <li>•</li> </ul>   |
| DECEMBER 1   |                           | <ul style="list-style-type: none"> <li>•</li> </ul>   |
| DECEMBER 15  |                           | <ul style="list-style-type: none"> <li>• (TENTATIVE) CAPITAL IMPROVEMENT PROGRAM (CIP) PRESENTATION</li> </ul>                                    |

- |   |
|---|
| <ul style="list-style-type: none"> <li>• POSSIBILITY OF HISTORICAL MUSEUM</li> <li>• STATE REPRESENTATIVE/SENATOR UPDATE</li> <li>• MASSDOT UPDATE – ROUTE 28 CONSTRUCTION PROJECT</li> <li>• BRIEFING ON THE BILL TO EXTEND DEPOSIT TO NIPS IN BOTTLE BILL</li> <li>• REVIEW OF USE OF TOWN PROPERTY PROCEDURES FOR EVENTS</li> <li>• ECONOMIC DEVELOPMENT STRATEGY – ROUTE 28 CORRIDOR</li> <li>• ELECTRONIC VOTING</li> <li>• PESTICIDE FORUM</li> <li>• SAGAMORE BRIDGE UPDATE</li> </ul> |
|---|

# May 2026

## Yarmouth Select Board Calendar

| May 2026 |    |    |    |    |    |    | June 2026 |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|-----------|----|----|----|----|----|----|
| Su       | Mo | Tu | We | Th | Fr | Sa | Su        | Mo | Tu | We | Th | Fr | Sa |
| 3        | 4  | 5  | 6  | 7  | 1  | 2  | 7         | 1  | 2  | 3  | 4  | 5  | 6  |
| 10       | 11 | 12 | 13 | 14 | 8  | 9  | 14        | 8  | 9  | 10 | 11 | 12 | 13 |
| 17       | 18 | 19 | 20 | 21 | 15 | 16 | 21        | 15 | 16 | 17 | 18 | 19 | 20 |
| 24       | 25 | 26 | 27 | 28 | 22 | 23 | 28        | 22 | 23 | 24 | 25 | 26 | 27 |
| 31       |    |    |    |    | 29 | 30 |           | 29 | 30 |    |    |    |    |

| SUNDAY   | MONDAY  | TUESDAY  | WEDNESDAY | THURSDAY  | FRIDAY  | SATURDAY  |
|--|---|--|-----------|---|---|---|
| Apr 26   | 27  | 28<br>Annual Town Meeting  | 29        | 30  | May 1   | 2<br>10:00am Coastal Resiliency Fair & Parker's River Landing Grand Opening |
| 3  | 4   | 5<br>6:00pm Yarmouth Select Board Meeting (Hearing Room, Yarmouth Town Hall, | 6         | 7<br>11:00am Funeral for Sgt. Tom Hennessey (Saint Pius X Church, Station Avenue, | 8   | 9   |
| 10   | 11  | 12<br>5:30pm Executive Session and Yarmouth Select Board Public Meeting      | 13        | 14  | 15<br>1:00pm 4th Annual Good Health & Wellbeing Fair (Yarmouth Senior | 16  |
| 17<br>2:00pm The Friday Club's 125th Anniversary (The Friday Club, 365 | 18  | 19<br>Town Elections   | 20        | 21  | 22  | 23  |
| 24   | 25<br>11:00am Memorial Day Ceremony (Yarmouth Town Hall, 1146 Route 28, South | 26   | 27        | 28<br>11:00am Cape Cod Foster Closet Presentation (Hearing Room, Yarmouth         | 29  | 30  |
| 31   | Jun 1   | 2  | 3         | 4   | 5   | 6<br>DY High School Graduation  |

**CONSENT  
AGENDA  
ITEMS**

PETITION FOR  
UNDERGROUND CABLE AND CONDUIT LOCATIONS  
WO# 25212495

CONSENT  
AGENDA

Barnstable County, Massachusetts

April 21, 2026

TO THE SELECT BOARD FOR THE TOWN OF YARMOUTH, MASSACHUSETTS

**NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY**

request permission to locate underground cables, conduits and manholes, including the necessary sustaining and protecting fixtures, in, under, along and across the following public way or ways:

**Andrina Road**

**Install 42' +/- of 1-4" conduit**

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to install and maintain underground cables, conduits, and manholes, together with such sustaining and protecting fixtures as it may find necessary, said underground cables, conduits, and manholes to be installed in accordance with the plan files herewith marked **Plan No. 25212495** **date April 8, 2026.**

NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY

By Marissa Jackson

Marissa Jackson - Right of Way Agent

**FORM OF ORDER FOR  
UNDERGROUND CABLE AND CONDUIT LOCATIONS  
WO# 25212495**

TO THE SELECT BOARD FOR THE TOWN OF YARMOUTH, MASSACHUSETTS

Notice having been given and a public hearing held, as provided by law,

IT IS HEREBY ORDERED:

that the **NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY** be and it is hereby granted a location for and permission to install and maintain underground cables, conduits and manholes, together with such sustaining and protecting fixtures as said Company may deem necessary, in, under, along and across the public way or ways hereinafter referred to, as requested in petition of said Company dated the **21st day of April, 2026**.

All construction under this order shall be in accordance with the following conditions:

Cables, conduits, and manholes shall be installed substantially at the point indicated upon the plan marked **Plan No. 25212495 dated April 8, 2026**, filed with said petition. The following are the public ways or parts of ways under, along and across which the cables above referred to may be installed under this order.

**Andrina Road**

**Install 42' +/- of 1-4" conduit**

I hereby certify that the foregoing order was adopted at a meeting of the Select Board of the Town of Yarmouth, Massachusetts held on the \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Select Board Clerk

\_\_\_\_\_, Massachusetts \_\_\_\_\_ 2026.

Received and entered in the records of location orders of the Town of Yarmouth,  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Attest:

\_\_\_\_\_  
Town Clerk

We hereby certify that on \_\_\_\_\_ 2026, at \_\_\_\_\_ o'clock,  
\_\_\_\_\_ M. at \_\_\_\_\_ a public hearing was held on the  
petition of the

NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY

for permission to install and maintain the underground cables, conduits, manholes and fixtures described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to install underground cables, conduits, manholes and fixtures under said order. And that thereupon said order was duly adopted.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Select Board of the Town of Yarmouth,  
Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the Select Board of the Town of Yarmouth, Massachusetts, on the \_\_\_\_\_ day of \_\_\_\_\_ 2026, and recorded with the records of location orders of said Town, Book \_\_\_\_\_, Page \_\_\_\_\_.

This certified copy is made under the provisions of MGL Chapter 166 sec 22 of General Laws and any additions thereto or amendments thereof.

Attest:

\_\_\_\_\_  
Town Clerk



484 Willow Street, West Yarmouth, Massachusetts 02673

*April 21, 2026*

*Town of Yarmouth  
Select Board  
99 Buck Island Road  
West Yarmouth, MA 02575*

*Dear Select Board Members,*

*Enclosed you will find one (1) petition covering the installation of 42 +/- of 1-4" conduit in the right of way of Andrina Road.*

*The purpose of this construction is to accommodate new underground service to 2 Andrina Road.*

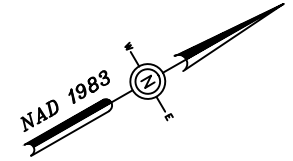
*Favorable action on the part of the Select Board will be greatly appreciated.*

*Best,*

*Marissa Jackson  
Right-of-Way-Agent  
(508) 790-9001*

*enc.*

Plan to accompany petition of EVERSOURCE ENERGY  
to install 42'± of 1-4" conduit from existing HH 167/H1 in the Right  
of Way of Andrina Rd.



17/43  
15 ANDRINA RD  
N/F  
HUDSON KIRK

APPROX R<sub>L</sub>

YARMOUTH

APPROX R<sub>L</sub>

APPROX 105' TO  
LEWIS BAY RD

17/45  
3 ANDRINA RD  
N/F  
BERCICHEVSKY  
DMITRY & MARINA

APPROX ROW

APPROX ROW

167/H1

167/1  
(JO-ES)

APPROX EOP

APPROX EOP

ANDRINA RD

PROPOSED CONDUIT  
1-4" TL=42'

APPROX EOP

APPROX ROW

APPROX ROW

APPROX. PT.  
OF PICKUP

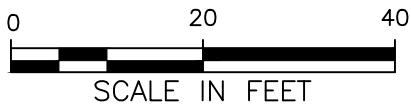
17/47  
40 LORENA RD  
N/F  
BROWN MARILYN &  
SOUTHWORTH FRANK

APPROX R<sub>L</sub>

17/46  
2 ANDRINA RD  
N/F  
HALEY MARK & JULIE

LEGEND

- Proposed Conduit
- Existing Pole
- ⊠ Existing Handhole
- ⊕ Proposed Handhole



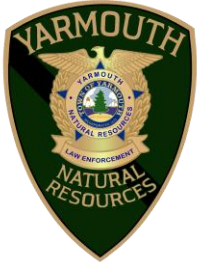
BY YOUR USE OF THE INFORMATION CONTAINED IN THIS MAP, YOU AGREE THAT NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, IS GIVEN WITH RESPECT TO THE INFORMATION. NEITHER NSTAR ELECTRIC COMPANY, NSTAR GAS COMPANY NOR ITS PARENTS, AFFILIATES, OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES OR AGENTS (COLLECTIVELY THE "NSTAR ENTITIES") SHALL BE LIABLE FOR ANY LOSS OR INJURY CAUSED IN WHOLE OR IN PART BY USE OF THIS INFORMATION OR IN RELIANCE UPON IT, TO THE MAXIMUM EXTENT ALLOWED BY LAW, YOU AGREE BY YOUR ACCEPTANCE OF THE INFORMATION TO RELEASE, INDEMNIFY AND HOLD THE NSTAR ENTITIES HARMLESS FROM ANY SUCH LOSS OR INJURY.

THE INFORMATION MAY NOT REPRESENT A SURVEY, MAY NOT BE THE MOST COMPLETE AND IS SUBJECT TO CHANGE WITHOUT NOTICE. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION, EITHER EXPRESSED OR IMPLIED. UNAUTHORIZED ATTEMPTS TO MODIFY THE INFORMATION OR USE THE INFORMATION FOR OTHER THAN ITS INTENDED PURPOSES ARE PROHIBITED.

MASS. LAW

REQUIRES 72 HOURS ADVANCE NOTICE TO UTILITY COMPANIES  
BEFORE DIGGING BY ANYONE. CALL DIG-SAFE 1-888-344-7233

|                      |          |  |
|----------------------|----------|--|
| Plan #               | 25212495 | <p><b>EVSOURCE</b><br/>d/b/a<br/>1165 MASSACHUSETTS AVE. DORCHESTER, MASS. 02125</p> |
| Ward #               |          |  |
| Work Order #         | 25212495 |  |
| Surveyed by:         | N/A      | Plan of ANDRINA ROAD   |
| Research by:         | VT       | YARMOUTH   |
| Plotted by:          | VT       | Showing PROPOSED CONDUIT LOCATION  |
| Proposed Structures: | VT       |  |
| Approved:            | K RICE   | Scale 1"=20' Date APRIL 8, 2026  |
| P#                   |          | SHEET 1 of 1   |



# TOWN OF YARMOUTH

DEPARTMENT OF COMMUNITY SERVICES

Natural Resources Division

424 Route 28, West Yarmouth, MA 02763

Telephone (508) 760-4800 Fax (508) 760-4805




David Condon

Director

AMENDMENT TO SHELLFISH REGULATIONS

## CONSENT AGENDA

### RECREATIONAL USE

|  |   |                   |
|--|---|-------------------|
|  | <b>SC28.0 Lewis Bay</b>   |                   |
|  | The Quahog Relay Area extends from Shore Road, westerly to Colonial Acres Beach near the mouth of Mill Creek. |                   |
|  | <b>OPEN DATE</b>  | <b>CLOSE DATE</b> |
|  | June 7, 2026  | October 25, 2026  |
| Sunrise to Sunset, on Sundays only.  |   |                   |

**Parking:** Rotating parking bans may be in effect. Parking is limited, drop-offs and carpooling are encouraged. Passenger vehicles are prohibited from parking in spaces reserved for trailers/boats. Be mindful of “No Parking” signs, violators may be subject to citations.

**Safety:** Stay alert to boat traffic in this area.

| PERMITTED SPECIES | HARVEST LIMIT  | LEGAL SIZE                         |
|-------------------|--|------------------------------------|
| Quahog            | One (1) level ten-quart (10QT) wire basket per permit per week | No hinge less than one inch (1.0") |

*This amendment supersedes all other Recreational Quahog Regulation Amendments.*

**Per Order of the Select Board:**

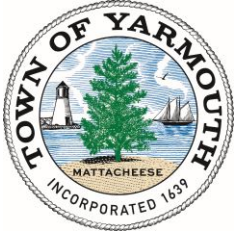
Tracy Post: \_\_\_\_\_

Joyce Flynn: \_\_\_\_\_

Mark Forest: \_\_\_\_\_

Dorcas McGurrin: \_\_\_\_\_

Liz Argo: \_\_\_\_\_



# 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.  
ASST. TOWN ADMINISTRATOR  
Amy M. Frigulietti

May 12, 2026

Paul R. Tardif, Esq.  
Attorney for Applicant.  
Jay Mart, Inc.  
1282 Route 28  
South Yarmouth, MA 02664  
In re: Application of Jay Mart

**CONSENT  
AGENDA**

## **DECISION**

The Town of Yarmouth Select Board, sitting as the Local Licensing Board (“the Board”), hereby submits the following findings and statement of reasons upon which the Board’s based it’s denial of the application of Jay Mart, Inc. for an annual wine and malt beverages retail application under G.L. c. 138, § 26. Based upon the testimony at hearing on May 5, 2026, and the knowledge of the Board members based upon their personal observations as set forth in the record, the Board makes the following findings of fact.

## **FINDINGS OF FACT**

- 1) The proposed Jay Mart is located at 1282 Route 28 in South Yarmouth, Massachusetts, and is currently under construction as a gas station and convenience store, replacing a former gas station and convenience store which existed at the same location for many years without the sale of alcohol.
- 2) The Jay Mart has submitted an application for a new wine and malt beverage license under G.L. c. 138, § 15;
- 3) The Mini Mart does not have any known history of violations;
- 4) Historically, with one known exception, licenses for retail sales of alcohol have not been issued to mini-marts in the Town of Yarmouth;

- 5) The applicant did not demonstrate a public need for an additional license in that location. Rather, it was stated by the applicant at the hearing that the sale of other products at the Jay Mart, such as gasoline, would allow customers to purchase alcohol without going to the other established alcohol sales stores already existing in the immediate area.
- 6) In the surrounding area on Route 28 in Yarmouth there are already several other licensed premises for the retail sale of alcohol, including three within half of a mile of the convenience store location, with one of those almost directly across the street. Attached is a map showing existing licenses and their proximity to the applicant's premises. The map also shows nearby schools and churches.
- 7) The potential negative impacts on the existing licensed establishments which solely sell alcoholic beverages and do not have the benefit of gasoline and other product sales for revenue were not given consideration by the applicant at the hearing. The addition of another alcohol license in the immediate vicinity of the other established licensees may have a negative economic impact on the existing licensees.

Sincerely,

Robert L. Whritenour, Jr.,  
Town Administrator

# CONSENT AGENDA

TO: The Honorable Select Board  
FROM: Nicole M.N. Bohane *Nicole mn Bohane*  
Administrative Assistant  
CC: Dianne Kane  
DATE: May 7, 2026  
SUBJECT: CONSENT AGENDA – Donations to Senior Center

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At your convenience, this is a request for Donation Approval to be used at the discretion of the Director of Senior Services, for Senior Activities.

## **DONATIONS**

MEMORIAL:

VAN:

MISCELLANEOUS: \$840.00

AARP TAX PREP:

**TOTAL: 840.00**

Thank you for your attention in this matter.

# **INFORMATION ITEMS**



4th Annual  
**GOOD HEALTH & WELLBEING FAIR**

May 15, 2026

1:00 - 3:00 PM

Yarmouth Senior Center

528 Forest Road

West Yarmouth MA 02673

**Health Care**  
**Fitness**  
**Insurance**  
**Legal Services**

Screenings  
Dental Care  
Ask a Pharmacist  
Travel

**Exhibits**  
**Food**  
**Prizes**  
**Giveaways**

Your Health and Wellbeing Mean a Great Deal To Us!

Learning more about Cape Cod Foster Closet, including volunteer opportunities or how to become a foster parent.

Presentation by DCF Recruiter - Courtney Davis and Ali Geroche, Executive Director - Cape Cod Foster Closet

**May 28, 2026 at 1:00 p.m.** in the Hearing Room at  
Town Hall, 1146 Route 28, South Yarmouth

While registration is not required, we kindly ask that you let us know if you plan to attend so we can anticipate the number of participants. You may register by contacting the Health Department at 508-398-2231 Ext 1241



All attendees will receive helpful materials and learn how to get involved with Cape Cod Foster Closet.

**We look forward to seeing you there!**

# Yarmouth Health Department × Cape Cod Foster Closet

Working together for local children and families



## INFORMATION

# SUMMER DONATION DRIVE FOR CAPE COD CHILDREN

The Yarmouth Health Department is proud to partner with **Cape Cod Foster Closet** for their “Celebrate Summer” event.

## STARTING MAY 1




**DROP-OFF LOCATION:** Yarmouth Health Department

1146 Route 28, South Yarmouth, MA 02664



**DEADLINE: MAY 25**

### Donate **NEW** (with tags) **Summer Items:**

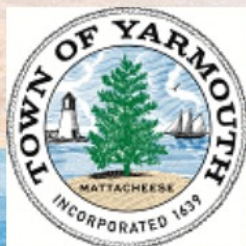
-  **Swimsuits** (infant through adult large; one-piece for girls)
-  **Beach towels**
-  **Flip-flops** (all sizes)

### Why It Matters:

Your donation helps children in foster care across Cape Cod enjoy the summer with essential items.



For questions, contact **Sara Provos: 508-398-2231 x 1241**



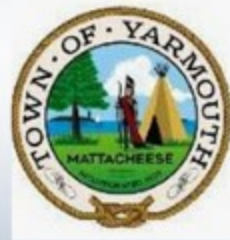
**we want you!**

# **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:

