



TOWN OF YARMOUTH

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

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

TOWN ADMINISTRATOR
Robert L. Whritenour, Jr.

ASSISTANT
TOWN ADMINISTRATOR
Amy M. Frigulietti

PUBLIC MEETING

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

Yarmouth Select Board May 5, 2026 ~ 6:00 PM Yarmouth Town Hall Hearing Room 1146 Rt. 28, South Yarmouth, MA 02664

This is to formally advise that, as required by M.G.L. Chapter 30A, §§ 18-25, and pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, and extended to March 31, 2027, the Yarmouth Select Board will hold a public meeting on Tuesday, May 5, 2026, at 6:00 p.m. in the Hearing Room, Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA 02664. The public is welcome to attend either in-person or via the alternative public access provided below.

Zoom Meeting information for alternative public access

To join on a computer:

<https://us02web.zoom.us/j/89782032669?pwd=VWVydXRmUk5jdUFmekhyaUICWXpFQT09>

Passcode: 732611

To join on One tap mobile:

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

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

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782

or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 897 8203 2669

Meeting Agenda (all times are approximate)

6:00 PM **Announcements**

6:05 PM **Public Comments**

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

- 6:15 PM** Introduction of New Police Officers (Ryan Kulik and Anthony Manfredi) and Swearing in of Police Sergeants (Ryan Brule and Justin Haire)
- 6:30 PM** Hearing: New Automatic Amusement License – Scally’s Irish Ale House, 585 Route 28, West Yarmouth
- 6:45 PM** Hearing: New Annual Wine & Malt Package Store License – Jay Mart Inc., 1282 Route 28, South Yarmouth, Essam Hermina, Manager
- 7:05 PM** Hearing: New Seasonal Restaurant All Alcohol Liquor License – Captain Parker’s Boathouse LLC dba Captain Parker’s Boathouse, 658 Route 28, West Yarmouth, Catherine N. Kasser, Manager
- 7:25 PM** Hearing: Special Entertainment License – 250th Anniversary of Yarmouth Events
- 7:45 PM** Hearing: Parker’s River Landing Fees (1st Hearing)
- 8:05 PM** Update: Packet Landing Resiliency Project
- 8:25 PM** Annual Town Meeting Review
- 8:45 PM** Town Administrator Review

Board and Committee Actions

- 1. Resignation:
 - a. Myra Suchenicz from the Affordable Housing Trust
- 2. Appointments:
 - a. Board of Appeals: Richard Scali
 - b. Public Art Committee: Patricia Thomas
 - c. Community and Economic Development Committee: Meggan Eldredge
- 3. Reappointments:
 - a. Open Space Committee: Heather McElroy; Christine Brantley; Jeff Senecal; Beth Conway
- 4. Minutes: May 13, 2025 and April 28, 2026 Meetings
- 5. Upcoming Agenda Review
- 6. Individual Items

9:30 PM **Town Administrator Items**

- 1. Consent Agenda:
 - a. Yarmouth Police Relief Association’s Annual Request for Special Alcohol and Special Entertainment Licenses for 5K Road Race
 - b. Cape Cod Children’s Place Annual Request for Special Alcohol License for Family Fun Fair Event
 - c. Recreation Division’s Annual Request for Annual Weekday and Sunday Entertainment License at Flax Pond Recreation Center
 - d. Community Development Request to Approve 5 Pole Banners Along Route 6A
 - e. Grant of Easement on 170 South Shore Drive for Boston Gas Company
 - f. Grant of Easement on 99 Buck Island Road for Boston Gas Company
 - g. Donation: Peace Pole from Rotary Club of Yarmouth
 - h. Donations: Recreation Division; Senior Center
- 2. Town Administrator Updates

9:45 PM **Adjourn**



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YARMOUTH TOWN CLERK RE
MAY 1 '26 AM 10:54

PUBLIC MEETING

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Webinar ID: 897 8203 2669

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- 6:30 PM** **Hearing: New Automatic Amusement License – Scally’s Irish Ale House, 585 Route 28, West Yarmouth**
- 6:45 PM** **Hearing: New Annual Wine & Malt Package Store License – Jay Mart Inc., 1282 Route 28, South Yarmouth, Essam Hermina, Manager**
- 7:05 PM** **Hearing: New Seasonal Restaurant All Alcohol Liquor License – Captain Parker’s Boathouse LLC dba Captain Parker’s Boathouse, 658 Route 28, West Yarmouth, Catherine N. Kasser, Manager**
- 7:25 PM** **Hearing: Special Entertainment License – 250th Anniversary of Yarmouth Events**
- 7:45 PM** **Hearing: Parker’s River Landing Fees (1st Hearing)**
- 8:05 PM** **Update: Packet Landing Resiliency Project**
- 8:25 PM** **Annual Town Meeting Review**
- 8:45 PM** **Town Administrator Review**

Board and Committee Actions

- 1. Resignation:
 - a. Myra Suchenicz from the Affordable Housing Trust
- 2. Appointments:
 - a. Board of Appeals: Richard Scali
 - b. Public Art Committee: Patricia Thomas
 - c. Community and Economic Development Committee: Meggan Eldredge
- 3. Reappointments:
 - a. Open Space Committee: Heather McElroy; Christine Brantley; Jeff Senecal; Beth Conway
- 4. Minutes: May 13, 2025 and April 28, 2026 Meetings
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 - g. Donation: Peace Pole from Rotary Club of Yarmouth
 - h. Donations: Recreation Division; Senior Center
- 2. Town Administrator Updates

9:45 PM **Adjourn**

CONSENT AGENDA

YARMOUTH TOWN CLERK RE
MAY 1 '26 AM 10:54

Yarmouth Select Board
May 5, 2026

APPROVED: _____

Approvals:

- May 5, 2026 memo from Amy Harwood, Licensing Administrator, requesting approval of Yarmouth Police Relief Association's annual Special Alcohol and Special Entertainment Licenses for their annual 5k Road Race event outside The Skipper Restaurant, 152 South Shore Drive, South Yarmouth, on Sunday, May 17, 2026 from 11:00 a.m. to 3:30 p.m. A fee waiver is also requested.
- May 5, 2026 memo from Amy Harwood, Licensing Administrator, requesting approval of Cape Cod Children's Place annual Special Entertainment License for their annual Family Fun Fair event at the Flax Pond Recreation Center, 31 Dupont Avenue, South Yarmouth, on May 17, 2026 from 11:00 a.m. to 3:30 p.m.
- May 5, 2026 memo from Amy Harwood, Licensing Administrator, requesting approval of the Recreation Division's annual request for their annual Weekday and Sunday Entertainment License at Flax Pond Recreation Center, 31 Dupont Avenue, South Yarmouth.
- April 28, 2026 email from Meggan Eldredge, Director, Community Development, requesting approval of installation of five (5) pole banners along Route 6A, to celebrate Yarmouth's contribution to the American Revolution, marking the Town's 250th Anniversary.
- DPW's request for approval of Grant of Easement at 170 South Shore Drive, South Yarmouth for Boston Gas Company.
- DPW's request for approval of Grant of Easement at 99 Buck Island Road, West Yarmouth for Boston Gas Company.

Donations:

- Rotary Club of Yarmouth – Peace Pole for
Installation at Parker's River Landing \$ 340.00 approx. value
- Recreation Division
- Nicholas G. Xiarhos Memorial Foundation Fund
The Cape Cod Foundation \$ 1,000.00
- Senior Center
- Van \$ 475.25
- AARP Tax Prep. \$ 655.00

TOTAL \$ 2,470.25

AGENDA PACKET
Yarmouth Select Board
May 5, 2026

- Public Comment: Harris Contos – Draft Letter regarding Initiative Petition (25-14) for a Law to Improve Access to Public Records
- Hearing Packet: New Automatic Amusement License – Scally’s Irish Ale House, 585 Route 28, West Yarmouth
- Hearing Packet: New Annual Wine & Malt Package Store License – Jay Mart Inc., 1282 Route 28, South Yarmouth, Essam Hermina, Manager
- Hearing Packet: New Seasonal Restaurant All Alcohol Liquor License – Captain Parker’s Boathouse LLC dba Captain Parker’s Boathouse, 658 Route 28, West Yarmouth, Catherine N. Kasser, Manager
- Hearing Packet: Special Entertainment License – Legacy of Liberty Events at Fred Thacher Park and Ancient Cemetery, 460 Route 6A, Yarmouth Port
- Hearing Packet: Parker’s River Landing Fees (1st Hearing)
- May 5, 2026 Packet Landing Marina Resiliency Project PowerPoint Presentation by Tighe & Bond, Woods Hole Group
- April 7, 2026 Letter from Chris Peterson, regarding Resignation from Affordable Housing Trustee position
- Appointment to Board of Appeals (1 alternate position – Richard Scali)
- Appointment to Public Art Committee (1 regular position – Patricia Thomas)
- Appointment to Community and Economic Development Committee (1 regular position – Meggan Eldredge)
- Reappointments to Open Space Committee (4 regular positions – Heather McElroy; Christine Brantley; Jeff Senecal; Beth Conway)
- May 13, 2025 Yarmouth Select Board Meeting Minutes
- April 28, 2026 Yarmouth Select Board Meeting Minutes
- Yarmouth Select Board 2026 Projected Agenda Items

INFORMATION PACKET

Yarmouth Select Board

May 5, 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
- 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
- Use of Town Property and Information regarding Race Cancer Foundation's "Tour de Barnstable" bicycle event on May 31, 2026
- May 1, 2026 Cape Cod Healthcare Media Release: *Cape Cod Healthcare Announces May Blood Drives*
- April 27, 2026 Cape Cod Healthcare Media Release: *Cape Cod Healthcare Announces Closure of Seasonal Urgent Care in Osterville, Location Will Transition to Orthopedics Practice*
- Town of Yarmouth "We're Hiring" Notice

AGENDA

ITEMS

Copies to: House Speaker Mariano and Senate President Spilka

Copies to: Senator Julian Cyr, Representative Kip Diggs, Representative Christopher Flanagan

[Body of letter]

Re: Initiative Petition (25-14) for a Law to Improve Access to Public Records

Initiative Petition 25-14, calling for making most records held by the Legislature and the Office of the Governor public records under the Massachusetts Public Records Law – recently deemed the worst in the nation by the Society of Professional Journalists “Black Hole” Award for 2026 – has been certified to be on the November 3, 2026 ballot.

The Yarmouth Board of Selectmen recently conveyed to you deep concerns over the troubling lack of transparency and disregard for the public’s right know from Question 1 of November 2024, calling for the authority of the State Auditor to extend to the Legislature and to the Executive Office – approved by 70% of Yarmouth voters, 72% statewide – being shunted to the courts by the Legislative leadership.

As the matter of the public’s right to know appears again in the form of 25-14 this November, this board unequivocally reiterates to you that we and the voters in Yarmouth believe transparency in government is essential for a healthy, vibrant, functioning, and engaged government. We owe it to our constituency to make their wishes abundantly clear to their representatives on Beacon Hill regarding improvement over “worst in nation” status of the Massachusetts Public Records Law. A recent Suffolk University Political Research Center/Boston Globe poll finds 83.6% of sampled voters supporting the petition, more so than with Question 1.

We trust that you concur with their position. To that end, we ask that you respond to this letter within 14 days of receipt for us to post on the town website, informing our voters where you stand on this vital matter, for them to make informed decisions in the ~~ballot~~ booth come this November.

voting

Sincerely yours,



TOWN OF YARMOUTH

AMY HARWOOD, LICENSING ADMINISTRATOR

1146 Route 28, South Yarmouth MA 02664

508.398.2231 x1268 aharwood@yarmouth.ma.us

SELECT BOARD

Tracy Post, Chair

Doreas McGurrin

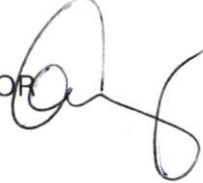
Mark Forest

Joyce Flynn

Elizabeth Argo

MEMORANDUM

TO: SELECT BOARD

FR: AMY HARWOOD, LICENSING ADMINISTRATOR 

DA: MAY 5, 2026

RE: SCALLY'S IRISH ALE HOUSE (585 RTE 28) – AUTO AMUSEMENT APPLICATION

I received the attached Application for Additional Auto Amusements from Scally's Irish Ale House (585 Route 28, West Yarmouth). Due to the significant increase in the number of games, the Applicant was required to notify abutters within 300' and amend the Weekday and Sunday Entertainment Licenses to reflect the additional hours during which the games will be operating (11AM – 1AM). The hours for live music with up to two musicians on the existing Entertainment Licenses are from 5-7 PM or 6-8 PM.

Attached are the following documents to support the request:

- Legal Advertisement
- Application for Automatic Amusement License
- Application for Annual Weekday Entertainment Amendment
- Application for Annual Sunday Entertainment Amendment
- Floor Plan (followed by an email with descriptive narrative)
- Certificate of Insurance
- Department Comment Sheets
- Abutters Notification
- Memo from Applicant – Request to Amend Abutter Notification Policy For Automatic Amusement Licenses

I have the return receipts from the mailing. I'm happy to answer any questions you may have.

CAPE COD TIMES

Public Notices

Originally published at capecodtimes.com on 04/22/2026

LEGAL ADVERTISEMENT

TOWN OF YARMOUTH

SELECT BOARD

AUTOMATIC AMUSEMENT LICENSE HEARING

The Yarmouth Select Board, acting as the Local Licensing Authority, has received an Application from Red Face Jack's dba Scally's Irish Ale House for a new Automatic Amusement License located at 585 Route 28, West Yarmouth, MA 02673. The License is for fifteen (15) devices in the hallway leading to the restrooms. They will be placed against the wall on opposing sides of the room with space to walk in between to go to restrooms and back door in case of emergency. Applications for Amended Weekday and Sunday Entertainment Licenses have also been received to include the machines, with no other changes.

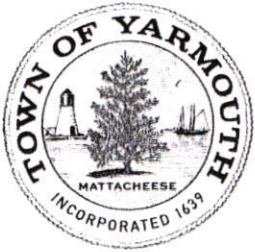
The Hearing will be held on Tuesday, May 5, 2026 at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA 02664. The Select Board's meeting begins at 6:00 pm.

Written comments will be accepted until 4:30 pm, Friday, May 1, 2026, in the Select Board's Office at Town Hall or can be submitted electronically to:

publiccomment@yarmouth.ma.us

Verbal comments will be accepted at the hearing.

4/22/2026



TOWN OF YARMOUTH

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LICENSING ADMINISTRATOR

Amy Harwood

APPLICATION FOR AUTOMATIC AMUSEMENT LICENSE

The undersigned hereby applies for a license in accordance with the provisions of Massachusetts General Laws, Chapter 140, s. 177A.

1.) APPLICANT INFORMATION

THIS IS YOUR PERSONAL CONTACT INFORMATION, DO NOT PUT YOUR BUSINESS INFORMATION HERE.

Applicant Name: Kerry Nealon Applicant Title: Manager

Applicant Address: 10 Corporation Rd

Applicant Email: _____ Applicant Phone #: _____

2.) BUSINESS INFORMATION

THIS IS WHERE YOUR LICENSE WILL BE VALID, DO NOT PUT YOUR PERSONAL INFORMATION HERE.

Business Name: Red face Jack's DBA (if applicable): Scally's Irish Ale House

Business Address: 585 Main St West Yarmouth MA 02673

Business Email: lockmn56@yahoo.com Business Phone #: 508 711 5225

F.I.D. #: _____ OR S.S. #: _____
If you're an INC. you must provide your F.I.D. # If you're not an INC. you must provide your S.S. #

3.) AUTOMATIC AMUSEMENT INFORMATION

Hours of Operation: 11 AM - midnight

Is this application for an Annual or Seasonal business, or is this a one-time license for an event?

Annual Seasonal One-Time

<input checked="" type="checkbox"/> Video Game	# of Machines:	<u>10</u>
<input checked="" type="checkbox"/> Pinball Machine	# of Machines:	<u>3</u>
<input checked="" type="checkbox"/> Other	# of Machines:	<u>2</u>
Total Number of Machines:		<u>15</u>

Describe the locations of the Amusement Devices within the premises:

The Hallway leading to the restrooms. Against the wall and on the opposite side with room to walk in between to go to restrooms and back door in case of emergency

Pursuant to the provisions of M.G.L. Chapter 152, s. 25C §6, the Town of Yarmouth requires that you provide a workers compensation insurance certificate (COI) upon application submittal.

Documents Required

- Certificate of Insurance showing Workers Compensation Insurance, with the Town of Yarmouth listed as the Certificate Holder.
 - If you have no employees, please check this box and request an affidavit.
- Detailed Floor Plan of Amusements (showing egress, room dimensions, amusement set-up, seating, tables, etc.)

Fees to the Town of Yarmouth

- Hearing Fee: \$65.00
- License Fee: \$80.00 Per Machine
- Legal Ad Fee: To be determined once the legal ad has been placed.

Applicant Responsibilities

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

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

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

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

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



SIGNATURE OF APPLICANT

3/23/2026

DATE OF SIGNATURE



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LICENSING ADMINISTRATOR
Amy Harwood

APPLICATION FOR ANNUAL WEEKDAY ENTERTAINMENT AMENDMENT

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

Business Name: Red Face Jack's Inc.dba Scally's Irish Ale House

Business Address: 585 Route 28, West Yarmouth, MA 02673

Applicant Name: Kerry Nealon **Applicant Title:** Manager

Applicant Email: _____ **Applicant Telephone:** _____

Manager Name (if applicable): _____

Hours of Entertainment: 11:00 AM - 1:00 AM

Days of Entertainment: Mon-Sat

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

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

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

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

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

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

Amplification System Low Lighting Music Above Normal Sound Levels Nighttime Operation

Clearly Defined Aisles Dance Floor Limited Food Service

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

DETAILED DESCRIPTION OF ENTERTAINMENT:

Live band with up to two musicians 5-9 PM. Recorded music and game room (see auto amusement license).

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

YES NO

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

DOCUMENTS REQUIRED:

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

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

Town of Yarmouth Fees:

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

Applicant Responsibilities

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

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

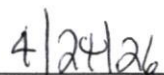
The applicant is responsible for paying all legal ads that run in conjunction with this application, including reschedules and cancellations.

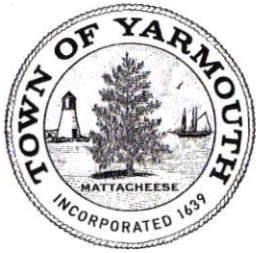
The applicant is responsible for paying all fees before any licenses or permits are issued or any new applications can be submitted. Licenses are not valid until they are on the licensed premises.

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

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


SIGNATURE OF APPLICANT


DATE OF SIGNATURE



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SELECT BOARD

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LICENSING ADMINISTRATOR

Amy Harwood

APPLICATION FOR ANNUAL SUNDAY ENTERTAINMENT AMENDMENT

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

Business Name: Red Face Jack's Inc. dba Scally's Irish Ale House

Business Address: 585 Route 28, West Yarmouth MA 02673

Applicant Name: Kerry Nealon **Applicant Title:** Manager

Applicant Address: _____

Email Address: _____ **Applicant Telephone:** _____

Manager Name(s) (if applicable): _____

Hours of Entertainment: 11:00AM - 1:00 AM

Days of Entertainment: Sunday

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

Does Location have a fire Protection System? YES NO

If YES, what type? Sprinkler System Fire Alarm System

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

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

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

Amplification System Low Lighting Music Above Normal Sound Levels Nighttime Operation

Clearly Defined Aisles Dance Floor Limited Food Service

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

DETAILED DESCRIPTION OF ENTERTAINMENT:

Live music 5 - 8 PM. Recorded music and game room (see auto amusement license)

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

YES NO

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

DOCUMENTS REQUIRED:

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

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

Town of Yarmouth Fees:

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

Commonwealth of MA Fees:

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

Applicant Responsibilities

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

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

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

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

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

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



SIGNATURE

4/24/26

DATE

All machines 24 inches - 30 inches wide
 - Pinball 28-30 inches wide

2- Claw Machine
 33 inches

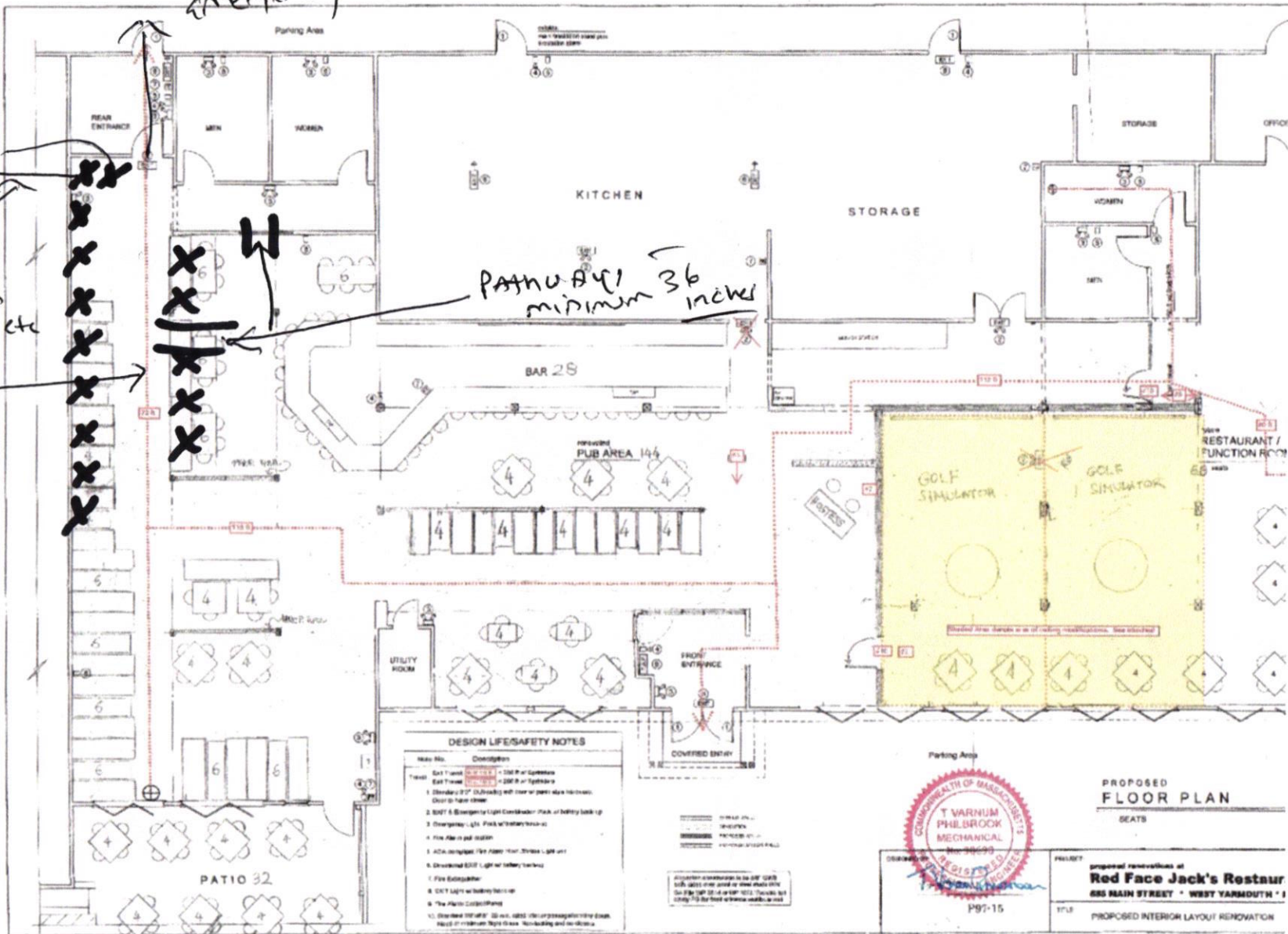
Pinball
 55 inches long

Other games
 33 inches from
 wall etc

(60 inches)
 5 feet
 with people

ALL
 plugged
 in
 separately

Emergency Exit with Alarm BAR



DESIGN LIFESAFETY NOTES

Note No.	Description
1	Exit 1 door: 36" x 80" x 200# of egress
2	Exit 2 door: 36" x 80" x 200# of egress
3	Secondary 30" door with fire or panic alarm hardware. Door to rear stairs.
4	EXIT 3: Egress by Light Coordinator. Peak of battery back up.
5	Emergency Light: Peak of battery back up.
6	Fire Alarm in pub area.
7	ADA compliant 18" x 60" floor. Slope 1:48 max.
8	Structural EXIT Light w/ battery back up.
9	Fire Extinguisher.
10	EXIT Light w/ battery back up.
11	The Alarm Control Panel.
12	Standard 100 AMP 240 volt. 100% clear of obstruction in the back. Must be in proper Rpt. Case. No stacking and no clutter.

Parking Area

COMMONWEALTH OF MASSACHUSETTS
T VARNUM PHELDBROOK MECHANICAL
 REG. 31515
 P97-15

PROPOSED FLOOR PLAN
 SEATS

PROJECT: proposed renovations at
Red Face Jack's Restaurant
 685 MAIN STREET • WEST YARMOUTH • MA

DATE: PROPOSED INTERIOR LAYOUT RENOVATION


Re: SCALLY'S - 585 RTE 28 - NEW AUTO AMUSEMENT APPLICATION

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

Date Thu 4/9/2026 11:32 AM

To Grylls, Mark <mgrylls@yarmouth.ma.us>; Bearnse, Matt <MBearnse@yarmouth.ma.us>

Cc Barnes, Pam <PBarnes@yarmouth.ma.us>; Doc Nealon <dockmn56@yahoo.com>; Renaud, Philip <PRenaud@yarmouth.ma.us>

 1 attachment (315 KB)

Scan04092026113015_001.pdf;

Hi Mark and Matt,

The applicant just stopped by and left the attached updated floor plan indicating where the machines are located.

All machines will have dedicated plugs/receptacles directly in the wall.

The pathway between the machines when people are using them is 60".

The doorways from the bar area to the game room and to the bathrooms are 36" minimum.

The emergency exit has an alarm bar.

All machines are 24-30 inches wide.

Video games are 33 inches deep from the wall

Pinball games are 28-30" wide x 55 inches deep

Claw machines (listed as "Other" on the application) 33 inches deep

Let me know if you need further clarification.

Thanks!

Amy

From: Grylls, Mark <mgrylls@yarmouth.ma.us>

Sent: Thursday, March 26, 2026 11:29 AM

To: Harwood, Amy <AHarwood@yarmouth.ma.us>; Renaud, Philip <PRenaud@yarmouth.ma.us>; Bearnse, Matt <MBearnse@yarmouth.ma.us>

Cc: Barnes, Pam <PBarnes@yarmouth.ma.us>; Doc Nealon <dockmn56@yahoo.com>

Subject: RE: SCALLY'S - 585 RTE 28 - NEW AUTO AMUSEMENT APPLICATION

A	Liquor Liability				08/12/25	08/12/26	each occurrence aggregate	1,000,000 2,000,000
---	------------------	--	--	--	----------	----------	------------------------------	------------------------

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

OUTSIDE DINING IS ALLOWED UNDER THE GL

TOWN OF YARMOUTH
1146 RTE 28
SOUTH YARMOUTH MA 02664

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



CERTIFICATE HOLDER

CANCELLATION

ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

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TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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

SELECT BOARD

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

LICENSING ADMINISTRATOR

Amy Harwood

DEPARTMENT COMMENT SHEET

IN REGARD TO:

BUSINESS NAME	Scally's Irish Ale House
BUSINESS ADDRESS	585 Route 28

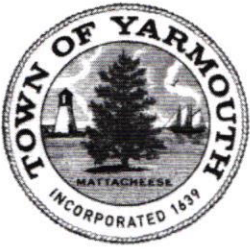
DATE OF SELECT BOARD MEETING	May 5th
------------------------------	---------

_____ Fire Department	Comments: Extension cords and strip plugs (power taps) shall not be used as permanent wiring for the amusement machines; each machine shall be plugged into a receptacle as per state electrical code.
-----------------------	---

Steps required to be taken prior to issuance of license:

--

Signature: *Lt. Matthew Bearse* Date: 3-26-26
Print Name: Lt. Matthew Bearse Title: Lt./Fire Inspector



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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

SELECT BOARD
Tracy Post, Chair
Dorcas McGurrian
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**LICENSING
ADMINISTRATOR**
Amy Harwood

DEPARTMENT COMMENT SHEET

IN REGARD TO:

BUSINESS NAME	Scally's Irish Ale House
BUSINESS ADDRESS	585 Route 28

DATE OF SELECT BOARD MEETING	May 5th
------------------------------	---------

_____Health_____Department	Comments: Seating: 154 Dining Room 94 Bar area Health Department has no issues with this application.

Steps required to be taken prior to issuance of license:

--

Signature: Philip Renaud Date: 3-30-26
Print Name: Philip Renaud Title: Health Inspector



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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

SELECT BOARD

Tracy Post, Chair
Dorcas McGurrin
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LICENSING ADMINISTRATOR

Amy Harwood

DEPARTMENT COMMENT SHEET

IN REGARD TO:

BUSINESS NAME	Scally's Irish Ale House
BUSINESS ADDRESS	585 Route 28

DATE OF SELECT BOARD MEETING	May 5th
------------------------------	---------

Building Department	Comments: Attached email indicates that location and aisles meet the standard required by 521 CMR – Architectural Access Code
---------------------	--

Steps required to be taken prior to issuance of license:

Inspection required prior to operation

Signature: _____

Date: _____

4/9/2026

Print Name: _____

Mark Grylls

Title: _____

Bld. Commissioner

PLEASE RETURN COMMENTS BY APRIL 13, 2026

Abutting Properties for
585 ROUTE 28 WEST YARMOUTH, MA
02673
32/ 12/ C2/ /
(300 Feet)

Location:
31/ 181/ / /
2 LEONARD AVE
Owner:
BICHEKAS DIMITRA TR
2 LEONARD AVE
WEST YARMOUTH, MA 02673

Location:
31/ 188/ / /
6 BLACK THORNE WAY
Owner:
SALEH YASER F
HASSAN ELHAM F ALI
50 GRAY TERR
BRAintree, MA 02184

Location:
31/ 184.1/ / /
19 BLACK THORNE WAY
Owner:
STIEFEL EDWARD
SCHULTZ DEBORAH A
4265 WEST GULF DR
SANIBEL, FL 33957

Location:
32/ 193/ / /
4 IROQUOIS BLVD
Owner:
OCONNOR THOMAS R
111 OSBOURNE TERR
SPRINGFIELD, MA 01104

Location:
32/ 194/ / /
10 IROQUOIS BLVD
Owner:
MENDONCA ELEONORA C TRS
10 IROQUOIS BLVD
WEST YARMOUTH, MA 02664

Location:
31/ 191/ / /
42 SOUTH SEA AVE
Owner:
MMSJ INVESTMENTS LLC
34 WARDS LN
NORTHBRIDGE, MA 01534

Location:
32/ 6/ / /
17 IROQUOIS BLVD
Owner:
LOGAN RICHARD G
LOGAN SIMONE S
5 EARNEST RD
WEST YARMOUTH, MA 02673

Location:
32/ 7/ / /
11 IROQUOIS BLVD
Owner:
CAMPBELL CHRISTOPHER W
11 IROQUOIS BLVD
WEST YARMOUTH, MA 02673

Location:
31/ 180/ / /
8 LEONARD AVE
Owner:
HARGAN BETTY
HARGAN DONALD W
8 LEONARD AVE
WEST YARMOUTH, MA 02673

Location:
31/ 187/ / /
14 BLACK THORNE WAY
Owner:
STIEFEL EDWARD P
SHULTZ DEBORAH A
P O BOX 1066
WEST YARMOUTH, MA 02673

Location:
31/ 183/ / /
5 BLACK THORNE WAY
Owner:
SALEH ABEYA F TR
FIVE BLACK THORNE WAY RLTY TR
7302 BURGESS DR
LAKE WORTH, FL 33467

Location:
32/ 8/ / /
24 SOUTH SEA AVE
Owner:
FRAZIER CAROL V
24 SOUTH SEA AVE
WEST YARMOUTH, MA 02673

Location:
31/ 192/ / /
50 SOUTH SEA AVE
Owner:
GALVIN MARTIN J JR
GALVIN PAULA F
50 SOUTH SEA AVE
WEST YARMOUTH, MA 02673

Location:
31/ 190/ / /
38 SOUTH SEA AVE
Owner:
LACI INVESTMENTS LLC
110 BREEDS HILL RD UNIT 5
HYANNIS, MA 02601

Location:
32/ 4/ / /
8 NAVAJO RD
Owner:
ST AMAND BRIAN P
P O BOX 471
WEST SPRINGFIELD, MA 01090

Location:
32/ 195/ / /
16 IROQUOIS BLVD
Owner:
MENDONCA ELEONORA C TRS
10 IROQUOIS BLVD
WEST YARMOUTH, MA 02673

Location:
31/ 179/ / /
12 LEONARD AVE
Owner:
DONOVAN JOHN J
DONOVAN HELEN J
12 LEONARD AVE
WEST YARMOUTH, MA 02673

Location:
31/ 186.1/ / /
20 BLACK THORNE WAY
Owner:
STIEFEL EDWARD
SCHULTZ DEBORAH A
PO BOX 337
SANIBEL, FL 33957

Location:
32/ 192/ / /
12 SOUTH SEA AVE
Owner:
CONROY THOMAS J TRS
WILDER MARY BETH TRS
19 EMERSON RD
MILTON, MA 02186

Location:
32/ 9/ / /
28 SOUTH SEA AVE
Owner:
PACHECO BARBARA E TR
PACHECO FAMILY TRUST
28 SOUTH SEA AVE
WEST YARMOUTH, MA 02673

Location:
32/ 11/ / /
36A & 36B SOUTH SEA AVE
Owner:
LACI INVESTMENTS LLC
110 BREEDS HILL RD UNIT 5
HYANNIS, MA 02601

Location:
32/ 10/ / /
34 SOUTH SEA AVE
Owner:
34 SOUTH SEA AVENUE LLC
380 LOWELL ST SUITE 101
WAKEFIELD, MA 01880

Location:
32/ 3/ / /
12 NAVAJO RD
Owner:
12 NAVAJO LLC
159 OLD MAIN ST
SOUTH YARMOUTH, MA 02664

Location:
31/ 104/ / /
WEST YARMOUTH RD
Owner:
TOWN OF YARMOUTH
CEMETERY
1146 ROUTE 28
SOUTH YARMOUTH, MA 02664-4463

Location:
31/ 133/ / /
573 ROUTE 28
Owner:
MAA GAYATRI MARINER LLC
573 ROUTE 28
SOUTH YARMOUTH, MA 02664

Location:
31/ 106/ / /
9 RUBY ST
Owner:
IVANOV DIMITAR
YORDANOV DANIEL
9 RUBY ST
WEST YARMOUTH, MA 02673

Location:
32/ 14/ / /
15 WINSLOW GRAY RD
Owner:
CALLE JENNIFER
15 WINSLOW GRAY RD
WEST YARMOUTH, MA 02673

Location:
31/ 105/ / /
572 ROUTE 28
Owner:
RICHARDS SUSAN J TRS
RICHARDS PAUL K JR
PO BOX 90
ESSEX, MA 01929-0002

Location:
32/ 64/ / /
12 WINSLOW GRAY RD
Owner:
GREAT ISLAND PLAZA LLC
C/O NUTTER MCLENNEN FISH
1268 ROUTE 28
SOUTH YARMOUTH, MA 02664

Location:
32/ 191/ / /
601 ROUTE 28
Owner:
601 MAIN STREET LLC
16 E MAIN ST
WESTBOROUGH, MA 01581

Location:
32/ 65/ / /
590 & 604 ROUTE 28
Owner:
GREAT ISLAND PLAZA LLC
C/O SASSOON & CYMROT LLP
1268 ROUTE 28
SOUTH YARMOUTH, MA 02664

Location:
31/ 131/ / /
10 & 10A RUBY ST
Owner:
ABASOV ANAR
23 GENERAL PATTON DR
HYANNIS, MA 02601

Location:
32/ 13/ / /
9 WINSLOW GRAY RD
Owner:
MUSHNIC ALLAN S
MUSHNICK RAYNA J
PO BOX 57
WEST YARMOUTH, MA 02673

Location:
32/ 12/ C1/ /
589 ROUTE 28
Owner:
BARNHILL PROPERTIES INC
PO BOX 112
YARMOUTH PORT, MA 02675

Location:
32/ 67/ / /
TWIN OAKS COURT
Owner:
GREAT ISLAND CONDOS LLC
618 ROUTE 28
WEST YARMOUTH, MA 02673

Location:
31/ 107/ / /
5 MCGEE ST
Owner:
THORPE GARRY
THORPE DOMINIC
5 MCGEE ST
WEST YARMOUTH, MA 02673


Location:
32/ 27/ / /
4 MOLLY RD
Owner:
KOEHLER DAVID A
BARNES CLAUDINE E
258 MAIN ST
SOUTH DENNIS, MA 02660

Location:
31/ 132/ / /
582 ROUTE 28
Owner:
KESARIS JOHN A TR
KESARIS REALTY TRUST
28 MILFORD DR
PEMBROKE, MA 02359

Location:
32/ 12/ C2/ /
585 ROUTE 28
Owner:
ZAMBELIS EVANGELIA K TRS
WHY ME REALTY TRUST
585 ROUTE 28
WEST YARMOUTH, MA 02673

Location:
32/ 66/ / /
606 & 610 ROUTE 28
Owner:
GREAT ISLAND PLAZA LLC
C/O SASSOON & CYMROT LLP
1268 ROUTE 28
SOUTH YARMOUTH, MA 02664

Please use this signature to certify this list of properties
abutting within 300' of the parcel located at:
585 Route 28, West Yarmouth, MA 02673
Assessors Map 32, Lot 12C2



Andy Machado, Director of Assessing
April 22, 2026

Date: 4/25/2026

To: Yarmouth Select Board

Attn: Town Administrator's Office

Address: 1146 Route 28, South Yarmouth, MA 02664

Sent via: Hand-delivery

RE: Request to Amend Abutter Notification Policy for Automatic Amusement Licenses

Dear Members of the Select Board,

I am writing to formally request a review and amendment of the town's current notification requirements for **Automatic Amusement Device Licenses** (M.G.L. c. 140, § 177A).

Currently, the town requires applicants to notify all abutters via **Certified Mail, Return Receipt Requested**. While I understand the importance of public notice, this specific requirement has become an outdated and disproportionate burden for small business owners for the following reasons:

1. **Administrative Inconsistency:** The town's existing *Entertainment License Policy* already allows for the use of First-Class Mail for renewals of outdoor entertainment. Applying a more stringent and expensive "Return Receipt" standard to simple indoor amusement devices (like arcade games or digital jukeboxes) creates an unnecessary double standard.
2. **Financial & Labor Burden:** For businesses in high-density areas, the cost of certified mail for dozens of abutters—combined with the time required to track "green cards"—is a significant barrier to entry for minor equipment upgrades. For example, preparing 40 letters required more than an hour, certifying them at the Post Office incurred a fee of \$243.20 and took an additional hour to complete.
3. **Proof of Service Alternatives:** Using a **Certificate of Mailing (PS Form 3817)** provides the town with official USPS proof that the notice was sent, satisfying legal transparency requirements without requiring a recipient signature or the higher "Return Receipt" fee.

The Proposal:

I respectfully request that the Select Board update the Licensing Department's application checklist to allow for **First-Class Mail** or **Certificate of Mailing** as the standard for abutter notification for Automatic Amusement Devices.

I would appreciate the opportunity to discuss this briefly at an upcoming Select Board meeting. Thank you for your time and for your ongoing support of Yarmouth's business community.

Sincerely,

Kerry "Doc" Nealon

Red Face Jack's d/b/a Scally's Irish Ale House

508-648-4656

dockmn56@yahoo.com

ABUTTERS NOTIFICATION

TOWN OF YARMOUTH SELECT BOARD AUTOMATIC AMUSEMENT LICENSE HEARING

The Yarmouth Select Board, acting as the Local Licensing Authority, has received an Application from Red Face Jack's dba Scally's Irish Ale House for a new Automatic Amusement License located at 585 Route 28, West Yarmouth, MA 02673. The License is for fifteen (15) devices in the hallway leading to the restrooms. They will be placed against the wall on opposing sides of the room with space to walk in between to go to restrooms and back door in case of emergency. Applications for Amended Weekday and Sunday Entertainment Licenses have also been received to include the machines, with no other changes.

The Hearing will be held on Tuesday, May 5, 2026 at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA 02664. The Select Board's meeting begins at 6:00 pm.

Written comments will be accepted until 4:30 pm, Friday, May 1, 2026, in the Select Board's Office at Town Hall or can be submitted electronically to:
publiccomment@yarmouth.ma.us

Verbal comments will be accepted at the hearing.



TOWN OF YARMOUTH

AMY HARWOOD, LICENSING ADMINISTRATOR

1146 Route 28, South Yarmouth MA 02664

508.398.2231 x1268 aharwood@yarmouth.ma.us

SELECT BOARD

Tracy Post, Chair

Dorcas McGurrin

Mark Forest

Joyce Flynn

Elizabeth Argo

MEMORANDUM

TO: SELECT BOARD

FR: AMY HARWOOD, LICENSING ADMINISTRATOR *West*

DA: MAY 5, 2026

RE: JAY MART INC. (1282 RTE 28) – New Annual Wine & Malt Package Store License

I received the attached Application for a New Annual Wine & Malt Package Store License from Jay Mart Inc. (1282 Route 28, South Yarmouth) through Attorney Paul Tardiff. Essam Hermina of South Yarmouth will be the Manager. The building is still under construction so I do not yet have certificates of insurance for workers comp or liquor liability and I am awaiting the receipt of TIPS Certification from Mr. Hermina. I respectfully request the License be granted on the condition that those be provided along with the Certificates of Inspection from the Building, Fire and Health Departments before its release.

Attached are the following documents to support the request:

- Legal Advertisement
- Application for a New License
- CORI Request Forms, Reports & Proof of Citizenship
- Essam Hermina Resume & Liquor Sales Hours
- Floor Plan
- Articles of Organization & Business Certificate
- Lease
- ZBOA Decision on Petition #5055 Certificate of Granting a Special Permit
- Evidence of Property Insurance
- Department Comment Sheets
- Abutters Notification

I have the return receipts from the mailing. I'm happy to answer any questions you may have.

CAPE COD TIMES

Public Notices

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

TOWN OF YARMOUTH

ABCC NEW ANNUAL WINE & MALT BEVERAGES PACKAGE STORE RETAIL LICENSE

JAY MART INC. – 1282 ROUTE 28, SOUTH YARMOUTH, MA

The Town of Yarmouth Select Board, acting as the Local Licensing Authority, has received an application for a New Annual Wine & Malt Package Store license from Paul Tardiff, Esq. representing Jay Mart Inc., 1282 Route 28, South Yarmouth, MA 02664. The Manager will be Essam Hermina.

The convenience store to be licensed is a single tenant retail establishment consisting of one floor. The premises is on the ground level of the building and contains one main retail sales & coffee shop area, two storage/utility rooms, two offices and two restrooms, for a total of seven rooms on the floor. The main retail area contains shelving, refrigerated display units, cashier counter space, and aisles for customer access. The storage/backroom area is used for inventory storage and employee use only. The restroom is designated for employee and customer use. There are no upper or lower floors included in the licensed area. The licensed premises include no outdoor seating areas, patios, sidewalks, parking lots, or exterior sales/display areas. The license is limited strictly to the enclosed interior space of the store.

A Hearing will be held on Tuesday, May 5, 2026 in the Hearing Room at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA. The Select Board meeting begins at 6:00 PM.

Written comments will be accepted until 4:30 PM, Friday, May 1, 2026 in the Select Board's office at Town Hall or can be submitted electronically to:

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

April 21,2026 12255226



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

APPLICATION FOR A NEW LICENSE

Municipality

Yarmouth

1. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES

TYPE

CATEGORY

CLASS

Off-Premises

§15 Package Store

Wine and Malt Beverages

Annual

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

Jay Mart Inc is seeking a Beer and Wine License for a convenience store operation that will offer a limited selection of packaged beer and wine for off-premises consumption only. The sale of alcoholic beverages will be strictly incidental to the primary business, which is the retail sale of convenience goods (groceries, snacks, beverages, household items and other necessities.

Is this license application pursuant to special legislation?

Yes

No

Chapter

Acts of

2. BUSINESS ENTITY INFORMATION

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

Entity Name Jay Mart Inc.

FEIN:

DBA

Manager of Record

Jay Imad

Street Address

1282 Route 28, South Yarmouth MA 02664

Phone:

Email:

savoncc@gmail.com

Alternative Phone:

Website:

3. DESCRIPTION OF PREMISES

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

The convenience store to be licensed is a single tenant retail establishment consisting of one floor. The premises is on the ground level of the building and contains one main retail sales & coffee shop area, two storage/utility rooms, two offices and two restrooms, for a total of seven rooms on the floor.
(continued in the additional information section)

Total Square Footage: 1305

Number of Entrances: 2

Seating Capacity: n/a

Number of Floors: 1

Number of Exits: 2

Occupancy Number: 22

4. APPLICATION CONTACT

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

Name: Paul R. Tardif, Esq.

Phone:

Title: Attorney for Applicant

Email:

ptardif@tardiflaw.com

APPLICATION FOR A NEW LICENSE

5. CORPORATE STRUCTURE

Entity Legal Structure	<input style="width:95%;" type="text" value="Corporation"/>	Date of Incorporation	<input style="width:95%;" type="text" value="5/16/2000"/>
State of Incorporation	<input style="width:95%;" type="text" value="Massachusetts"/>	Is the Corporation publicly traded?	<input type="radio"/> Yes <input checked="" type="radio"/> No

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

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

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

Name of Principal	Residential Address	SSN	DOB
<input style="width:95%;" type="text" value="Jay Imad"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text" value="1967"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input style="width:95%;" type="text" value="President"/>	<input style="width:95%;" type="text" value="100%"/>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Additional pages attached? Yes No

CRIMINAL HISTORY

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

APPLICATION FOR A NEW LICENSE

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

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

Name	License Type	License Name	Municipality

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

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

Name	License Type	License Name	Municipality

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

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

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

7. OCCUPANCY OF PREMISES

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

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

Please indicate by what means the applicant will occupy the premises

Lease

Landlord Name

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date

Rent per Month

Lease Ending Date

Rent per Year

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

Yes No

APPLICATION FOR A NEW LICENSE

8. FINANCIAL DISCLOSURE

A. Purchase Price for Real Estate	0.00
B. Purchase Price for Business Assets	0.00
C. Other * (Please specify below)	
D. Total Cost	

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

SOURCE OF CASH CONTRIBUTION

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

Name of Contributor	Amount of Contribution
Jay Imad - personal savings	
Total: \$	

SOURCE OF FINANCING

Please provide signed financing documentation.

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

FINANCIAL INFORMATION

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

Liquor inventory to be funded from applicant's savings

9. PLEDGE INFORMATION

Please provide signed pledge documentation.

Are you seeking approval for a pledge? Yes No

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

To whom is the pledge being made? n/a

10. MANAGER APPLICATION

A. MANAGER INFORMATION

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

Proposed Manager Name Date of Birth SSN

Residential Address

Email Phone

Please indicate how many hours per week you intend to be on the licensed premises

B. CITIZENSHIP/BACKGROUND INFORMATION

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

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

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

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

Date	Municipality	Charge	Disposition

C. EMPLOYMENT INFORMATION

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

Start Date	End Date	Position	Employer	Supervisor Name
03/01/2014	n/a	Manager	Jay Mart Inc	Jay Imad
	see	attached		

D. PRIOR DISCIPLINARY ACTION

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

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

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

Manager's Signature Date

11. MANAGEMENT AGREEMENT

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

Yes No

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

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

11A. MANAGEMENT ENTITY

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

Entity Name	Address	Phone
<input type="text"/>	<input type="text"/>	<input type="text"/>

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

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

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

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

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

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

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

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

CRIMINAL HISTORY

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

Yes No

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

LICENSE

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

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

Name	License Type	License Name	Municipality

11C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

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

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

Name	License Type	License Name	Municipality

11D. PREVIOUSLY HELD MANAGEMENT AGREEMENT

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

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

Licensee Name	License Type	Municipality	Date(s) of Agreement

11E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

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

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

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

11F. TERMS OF AGREEMENT

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

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

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

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

ABCC Licensee Officer/LLC Manager

Management Agreement Entity Officer/LLC Manager

Signature:

Signature:

Title:

Title:

Date:

Date:

ADDITIONAL INFORMATION

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

Continued from Description of Premises section...

The main retail area contains shelving, refrigerated display units, cashier counter space, and aisles for customer access. The storage/backroom area is used for inventory storage and employee use only. The restroom is designated for employee and customer use. There are no upper or lower floors included in the licensed area. The licensed premises include no outdoor seating areas, patios, sidewalks, parking lots, or exterior sales/display areas. The license is limited strictly to the enclosed interior space of the store.

Additional Information: Jay Mart Inc is committed to operating a Convenience Store in full compliance with all state and local laws governing the sale of beer and wine. We understand the responsibility that comes with holding an alcohol license and have implemented strict policies to ensure safe, legal, and responsible sales always.

All employees will complete required alcohol sales training and will be trained to carefully verify identification for every customer who appears under the age of 40. We utilize a point-of-sale system that prompts ID verification on all alcohol transactions to help prevent underage sales. Clear signage regarding age restrictions will be posted, and management will routinely monitor compliance procedures.

Our store will be well lit, equipped with security cameras, and staffed during all operating hours to ensure a safe shopping environment. We will maintain a clean, organized retail space and have established strong relationships within the community. Beer and wine sales will be limited to approved hours and displayed in accordance with regulatory guidelines.

We believe that offering beer and wine will better serve our customers by providing convenience while maintaining a controlled, responsible retail environment. We are fully prepared to comply with inspections and any additional requirements set forth by the licensing authority.

Thank you for considering our application.

APPLICANT'S STATEMENT

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

of
Name of the Entity/Corporation

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

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

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

Signature:

Date:

Title:

ENTITY VOTE

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

For the following transactions (Check all that apply):

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

“VOTED: To authorize
Name of Person

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

“VOTED: To appoint
Name of Liquor License Manager

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

A true copy attest,

For Corporations ONLY

A true copy attest,



Corporate Officer /LLC Manager Signature



Corporation Clerk's Signature

Jay Imad

(Print Name)

Jay Imad

(Print Name)

ADDENDUM A

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

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

Entity Name

Percentage of Ownership in Entity being Licensed
(Write "NA" if this is the entity being licensed)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CRIMINAL HISTORY

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

 Yes No



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

JEAN M. LORIZIO, ESQ.
CHAIRMAN

CORI REQUEST FORM

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

ABCC LICENSE INFORMATION

ABCC NUMBER: <small>(IF EXISTING LICENSEE)</small>		LICENSEE NAME:	JAY MART, INC.	CITY/TOWN:	SOUTH YARMOUTH
---	--	----------------	----------------	------------	----------------

APPLICANT INFORMATION

LAST NAME:	HERMINA	FIRST NAME:	ESSAM	MIDDLE NAME:	M			
MAIDEN NAME OR ALIAS (IF APPLICABLE):		PLACE OF BIRTH:	EGYPT					
DATE OF BIRTH:	'1982	SSN:		ID THEFT INDEX PIN (IF APPLICABLE):				
MOTHER'S MAIDEN NAME:	GHABRIAL	DRIVER'S LICENSE #:		STATE LIC. ISSUED:	Massachusetts			
GENDER:	MALE	HEIGHT:	5	7	WEIGHT:	190	EYE COLOR:	BROWN
CURRENT ADDRESS:								
CITY/TOWN:	SOUTH YARMOUTH	STATE:	MA	ZIP:	02664			
FORMER ADDRESS:	1282 ROUTE 28							
CITY/TOWN:	SOUTH YARMOUTH	STATE:	MA	ZIP:	02664			

PRINT AND SIGN

PRINTED NAME:	essam hermina	APPLICANT/EMPLOYEE SIGNATURE:	E.H.
---------------	---------------	-------------------------------	------

NOTARY INFORMATION

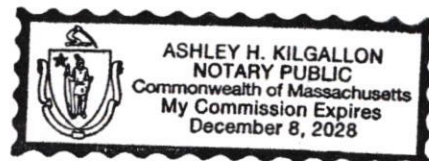
On this March 26, 2026 before me, the undersigned notary public, personally appeared ESSAM HERMINA
(name of document signer), proved to me through satisfactory evidence of identification, which were Drivers License
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Ashley H. Kilgallon
NOTARY

DIVISION USE ONLY

REQUESTED BY:	
SIGNATURE OF CORI-AUTHORIZED EMPLOYEE	

The DCJI Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCJI. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCJI via mail or by fax to (617) 620-4514.





**THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY
Department of Criminal Justice Information Services**
200 Arlington Street, Suite 2200, Chelsea, MA 02150
TEL: 617-660-4640 | TTY: 617-660-4606 | FAX: 617-660-5973
MASS.GOV/CJIS



SUBJECT INFORMATION

Please complete this section using the information of the person whose CORI you are requesting.
The fields marked with an asterisk (*) are required fields.

* First Name: ESSAM Middle Initial: _____
 * Last Name: HERMINA Suffix (Jr., Sr., etc.): _____
 Former Last Name 1: _____
 Former Last Name 2: _____
 Former Last Name 3: _____
 Former Last Name 4: _____
 * Date of Birth (MM/DD/YYYY): 01-19-1982 Place of Birth: EGYPT
 * Last **SIX** digits of Social Security Number: _____ No Social Security Number
 Sex: M Height: 5 ft. 7 in. Eye Color: BROWN Race: WHITE
 Driver's License or ID Number: _____ State of Issue: MA
 Father's Full Name: _____
 Mother's Full Name: _____

Current Address

* Street Address: _____
 Apt. # or Suite: _____ *City: S. YARMOUTH *State: MA *Zip: 02664

SUBJECT VERIFICATION

The above information was verified by reviewing the following form(s) of government-issued identification:
DRIVERS LICENSE

Verified by:

ESSAM HERMINA
 Print Name of Verifying Employee

E.H.
 Signature of Verifying Employee

031026
 Date



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

JEAN M. LORIZIO, ESQ.
CHAIRMAN

CORI REQUEST FORM

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

ABCC LICENSE INFORMATION

ABCC NUMBER: <small>(IF EXISTING LICENSEE)</small>		LICENSEE NAME: JAY MART, INC.	CITY/TOWN: SOUTH YARMOUTH
---	--	-------------------------------	---------------------------

APPLICANT INFORMATION

LAST NAME: IMAD	FIRST NAME: JAY	MIDDLE NAME: N
MAIDEN NAME OR ALIAS (IF APPLICABLE):	PLACE OF BIRTH: LEBANON	
DATE OF BIRTH: /1967	SSN:	ID THEFT INDEX PIN (IF APPLICABLE):
MOTHER'S MAIDEN NAME: SFEIR	DRIVER'S LICENSE #:	STATE LIC. ISSUED: Massachusetts
GENDER: MALE	HEIGHT: 5 8	WEIGHT: 175 EYE COLOR: BROWN
CURRENT ADDRESS:		
CITY/TOWN: SOUTH YARMOUTH	STATE: MA	ZIP: 02664
FORMER ADDRESS:		
CITY/TOWN: YARMOUTH PORT	STATE: MA	ZIP: 02675

PRINT AND SIGN

PRINTED NAME: JAY IMAD	APPLICANT/EMPLOYEE SIGNATURE: <i>[Signature]</i>
------------------------	--

NOTARY INFORMATION

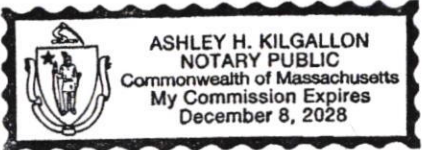
On this March 26, 2026 before me, the undersigned notary public, personally appeared JAY IMAD
(name of document signer), proved to me through satisfactory evidence of identification, which were DRIVERS LICENSE
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Ashley H. Kilgallon
NOTARY

DIVISION USE ONLY

REQUESTED BY:	SIGNATURE OF CORI-AUTHORIZED EMPLOYEE
---------------	---------------------------------------

The DCJ Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identity Theft PIN Number by the DCJ. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCJ via mail or by fax to (617) 660-4614.





**THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY
Department of Criminal Justice Information Services**
200 Arlington Street, Suite 2200, Chelsea, MA 02150
TEL: 617-660-4640 | TTY: 617-660-4606 | FAX: 617-660-5973
MASS.GOV/CJIS



SUBJECT INFORMATION

Please complete this section using the information of the person whose CORI you are requesting.
The fields marked with an asterisk (*) are required fields.

* First Name: JAY Middle Initial: N
 * Last Name: IMAD Suffix (Jr., Sr., etc.): _____
 Former Last Name 1: _____
 Former Last Name 2: _____
 Former Last Name 3: _____
 Former Last Name 4: _____
 * Date of Birth (MM/DD/YYYY): _____ Place of Birth: LEBANON
 * Last **SIX** digits of Social Security Number: _____ No Social Security Number
 Sex: M Height: 5 ft. 8 in. Eye Color: BROWN Race: WHITE
 Driver's License or ID Number: _____ State of Issue: MA
 Father's Full Name: NABIL IMAD
 Mother's Full Name: MARGUERITTE IMAD

Current Address

* Street Address: _____
 Apt. # or Suite: _____ *City: SOUTH YARMOUTH *State: MA *Zip: 02664

SUBJECT VERIFICATION

The above information was verified by reviewing the following form(s) of government-issued identification:
DRIVERS LICENSE

Verified by:

JAY IMAD

Print Name of Verifying Employee

[Handwritten Signature]

Signature of Verifying Employee

3-10-2026

Date



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY
Department of Criminal Justice Information Services
200 Arlington Street, Suite 2200, Chelsea, MA 02150, MASS.GOV/CJIS
TEL: 617-660-4640 | TTY: 617-660-4606 | FAX: 617-660-5973



Massachusetts Criminal Offender Record Information (CORI)

To Whom It May Concern:

The Massachusetts Department of Criminal Justice Information Services (DCJIS) has conducted a computerized search of the Criminal Offender Record Information database.

The attached is a true copy of matching information from the CORI database for IMAD, JAY and date of birth 1/19/1967.

Signed under the penalties of perjury this 11th day of March 2026.

Jamison R. Gagnon
Commissioner
Massachusetts Department Criminal Justice Information Services



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY
Department of Criminal Justice Information Services
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Massachusetts Criminal Offender Record Information (CORI)

The information provided within this response contains only Massachusetts criminal offender record information and is based on the statutory access of the requestor. Unauthorized access, use or dissemination of this information is prohibited under Massachusetts General Law.

This information is not fingerprint-supported and may not actually relate to the person whose information you are seeking. Individuals who believe there may be a discrepancy within this record should contact the Department of Criminal Justice Information Services (DCJIS).

This Massachusetts CORI was generated on 03/11/2026 11:57 as the response to your request submitted on 03/10/2026 12:37 with the following details:

Request Details

Request ID: __	Request Date/Time: 03/10/2026 12:37
Name: IMAD, JAY	
Former Last Name(s):	
Date of Birth: 02/18/1967	SSN: ***
Sex: MALE	Race: White
Parent 1:	Parent 2:

Response Summary

NO AVAILABLE CORI

This response is the result of a search of the iCORI database using the subject's name and date of birth as submitted by the requestor. To ensure accuracy, it is the responsibility of the requestor to compare the information shown in the Request Details Section above to the subject's personal identifying information.

The DCJIS is not liable for any errors or omissions in the CORI results based on a requestor's entry of inaccurate, incorrect, or incomplete subject information.



Massachusetts Criminal Offender Record Information (CORI)

The information contained in this response is the result of an exact match of the subject's name, date of birth, and last six digits of his or her social security number (if applicable), as submitted by the requestor, to information contained in the Massachusetts CORI database. In its discretion, the DCJIS may use the information provided by the requestor to match to other fields on the iCORI report including, but not limited to, a former name or alias field. The requestor is responsible for verifying the subject's identifying information with an acceptable type of government-issued identification at the time of its submission to the DCJIS, as well as for verifying that the identifying information contained in this record relates to the subject.

This report contains only criminal offender record information that is maintained in the Massachusetts CORI database and does not contain criminal offender record information from other states or sources. This response contains only that CORI to which the requestor is statutorily entitled, based on information provided by the requestor at the time of request.

The information contained in this CORI report is created and provided by entities other than the DCJIS. The DCJIS is not responsible for incorrect or incomplete information contained herein, or for any omissions from the contributing entities.

This CORI report is confidential. Any unauthorized access to, or dissemination of this document or the information contained therein is subject to the civil penalties set forth in M.G.L. c. 6, §168, and the criminal penalties set forth in M.G.L. c. 6, §178. Civil penalties include suspension or revocation of CORI access and monetary fines up to \$5,000 for each violation. Criminal penalties include monetary fines up to \$50,000, incarceration in a house of correction for up to one year, or both a fine and incarceration.



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TEL: 617-660-4640 | TTY: 617-660-4606 | FAX: 617-660-5973



Massachusetts Criminal Offender Record Information (CORI)

To Whom It May Concern:

The Massachusetts Department of Criminal Justice Information Services (DCJIS) has conducted a computerized search of the Criminal Offender Record Information database.

The attached is a true copy of matching information from the CORI database for HERMINA, ESSAM and date of birth 1982.

Signed under the penalties of perjury this 10th day of March 2026.

Jamison R. Gagnon
Commissioner
Massachusetts Department Criminal Justice Information Services



Massachusetts Criminal Offender Record Information (CORI)

The information provided within this response contains only Massachusetts criminal offender record information and is based on the statutory access of the requestor. Unauthorized access, use or dissemination of this information is prohibited under Massachusetts General Law.

This information is not fingerprint-supported and may not actually relate to the person whose information you are seeking. Individuals who believe there may be a discrepancy within this record should contact the Department of Criminal Justice Information Services (DCJIS).

This Massachusetts CORI was generated on 03/10/2026 12:38 as the response to your request submitted on 03/10/2026 12:37 with the following details:

Request Details

Request ID:	_____	Request Date/Time:	03/10/2026 12:37
Name:	HERMINA, ESSAM		
Former Last Name(s):			
Date of Birth:	/1982	SSN:	***
Sex:	MALE	Race:	White
Parent 1:		Parent 2:	

Response Summary

NO AVAILABLE CORI

This response is the result of a search of the iCORI database using the subject's name and date of birth as submitted by the requestor. To ensure accuracy, it is the responsibility of the requestor to compare the information shown in the Request Details Section above to the subject's personal identifying information.

The DCJIS is not liable for any errors or omissions in the CORI results based on a requestor's entry of inaccurate, incorrect, or incomplete subject information.



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Massachusetts Criminal Offender Record Information (CORI)

The information contained in this response is the result of an exact match of the subject's name, date of birth, and last six digits of his or her social security number (if applicable), as submitted by the requestor, to information contained in the Massachusetts CORI database. In its discretion, the DCJIS may use the information provided by the requestor to match to other fields on the iCORI report including, but not limited to, a former name or alias field. The requestor is responsible for verifying the subject's identifying information with an acceptable type of government-issued identification at the time of its submission to the DCJIS, as well as for verifying that the identifying information contained in this record relates to the subject.

This report contains only criminal offender record information that is maintained in the Massachusetts CORI database and does not contain criminal offender record information from other states or sources. This response contains only that CORI to which the requestor is statutorily entitled, based on information provided by the requestor at the time of request.

The information contained in this CORI report is created and provided by entities other than the DCJIS. The DCJIS is not responsible for incorrect or incomplete information contained herein, or for any omissions from the contributing entities.

This CORI report is confidential. Any unauthorized access to, or dissemination of this document or the information contained therein is subject to the civil penalties set forth in M.G.L. c. 6, §168, and the criminal penalties set forth in M.G.L. c. 6, §178. Civil penalties include suspension or revocation of CORI access and monetary fines up to \$5,000 for each violation. Criminal penalties include monetary fines up to \$50,000, incarceration in a house of correction for up to one year, or both a fine and incarceration.

THE UNITED STATES OF AMERICA

CERTIFICATE OF



NATURALIZATION

No. _____

Personal description of holder
as of date of naturalization:

INS Registration No. _____

Date of birth: _____

I certify that the description given is true, and that the photograph affixed
hereto is a likeness of me.

Sex: MALE

Height: 5 feet 08 inches

Marital status: DIVORCED

Country of former nationality:
LEBANON

Jihad Nabil Imad
(Complete and true signature of holder)

Be it known that, pursuant to an application filed with the Attorney General
at BOSTON, MA

The Attorney General having found that
JIHAD NABIL IMAD

COPY



then residing in the United States, intends to reside in the United States when so
required by the Naturalization Laws of the United States, and had in all other
respects complied with the applicable provisions of such naturalization laws and was
entitled to be admitted to citizenship, such person having taken the oath of allegiance
in a ceremony conducted by the

U.S. DISTRICT COURT
FOR THE MASSACHUSETTS DISTRICT

at BOSTON, MA

on JUL 13 1995

that such person is admitted as a citizen of the United States of America.

IT IS PUNISHABLE BY U. S. LAW TO COPY,
PRINT OR PHOTOGRAPH THIS CERTIFICATE,
WITHOUT LAWFUL AUTHORITY.

Haris Meissner

Commissioner of Immigration and Naturalization

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT DEPARTMENT

Barnstable Division

Docket No. BA04C0063CA-1

I, Anastasia Welsh-Perrino, Esquire, Register of Probate for said County of Barnstable, hereby certify, that at the Probate Court held at Barnstable in and for said County on **the 15th Day Of September, 2004** upon application, and after due public notice thereof, satisfactory to said Court, the name of was changed as follows:

Jihad N. Imad

to

Jay Nabil Imad

which said **petitioner** shall thereafter bear as **their** legal name.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of said Court, this **21st Day of January, 2022**

Anastasia Welsh-Perrino

Anastasia Welsh-Perrino, Register





No. _____

DECLARATION OF

NATURALIZATION

*Personal description of holder
as of date of naturalization:*

USCIS Registration No. _____

Date of birth: _____ 1982

*I certify that the description given is true, and that the photograph affixed
hereto is a likeness of me.*

Sex: **MALE**

ESSAM hermina

(Complete and true signature of holder)

Height: **5 feet 7 inches**

*Be it known that, pursuant to an application filed with the Secretary of
Homeland Security*

Marital status: **MARRIED**

Country of former nationality:
EGYPT

at: **BOSTON, MASSACHUSETTS**

The Secretary having found that:

ESSAM MOKHLES KAMAL HERMINA

residing at: **SOUTH YARMOUTH, MASSACHUSETTS**



ESSAM MOKHLES KAMAL HERMINA

*having complied in all respects with all of the applicable provisions of the
naturalization laws of the United States, being entitled to be admitted as
a citizen of the United States, and having taken the oath of allegiance at a
ceremony conducted by*

U.S. DISTRICT COURT - DISTRICT OF MASSACHUSETTS

at: **MALDEN, MASSACHUSETTS**

on: **SEPTEMBER 25, 2017**

such person is admitted as a citizen of the United States of America.

James W. McManus

U. S. Citizenship and Immigration Services

ESSAM HERMINA

South Yarmouth, MA 02664

Professional Summary

Dedicated and reliable retail and gas station professional with over a decade of experience in operations management, inventory control, and customer service. Proven ability to oversee daily business functions, ensure compliance with regulations, and maintain efficient store and fuel station operations.

Work Experience

Jay Mart Inc

1282 Route 28, South Yarmouth, MA

May 2012 – Present

Convenience Store & Gas Station Manager / Attendant

Key Responsibilities:

- Manage daily operations of a gas station and convenience store
 - Oversee product ordering and maintain optimal inventory levels
 - Conduct inventory control and stock management to minimize loss
 - Ensure compliance with local, state, and safety regulations
 - Provide customer service and support as a gas attendant
 - Supervise store organization, cleanliness, and merchandising
 - Handle cash transactions and maintain accurate financial records
-

Skills

- Inventory Management
- Retail Operations
- Customer Service
- Regulatory Compliance
- Cash Handling & POS Systems
- Problem Solving
- Time Management

LIQUOR SALES HOURS OF OPERATION:

MONDAY THROUGH SATURDAY – 8:00 AM – 11:00 PM

SUNDAY – 10:00 AM – 11:00 PM

I HAVE CONTACTED THE INSURANCE AGENCY TO DRAFT A LETTER REGARDING THE INSURANCE THAT WILL BE IN PLACE WHEN BUSINESS IS OPERATIONAL.

ASSISTANT MANAGER: JAY IMAD OR PENDING

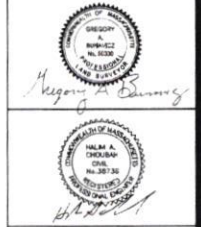


CEG
CONSULTING PROFESSIONAL ENGINEERS
112 STATE ROAD, ROUTE 28A
SOUTH YARMOUTH, MA 01977
TEL: 508-875-0500 FAX: 508-875-0500
www.cec-engineers.com

PROJECT:
PROPOSED GASOLINE FILLING
STATION WITH ASSOCIATED
CONVENIENCE STORE & DRIVE
THRU AND A 4 UNIT
RESIDENTIAL BUILDING AT
1272, 1276 & 1282 ROUTE 28
SOUTH YARMOUTH, MA

PREPARED FOR:
1282 ROUTE 28
SOUTH YARMOUTH, MA

PLAN REFERENCES:
Plan # 81-151
Plan # 88-97
Plan # 110-125
Plan # 110-142
Plan # 157-87
Plan # 370-8
PLAN ENTITLED PROPOSED PARKING
LAYOUT PREPARED FOR JAY IMAG
PREPARED BY J.C. ENGINEERING, P.C.
DATED JUNE 19, 2019

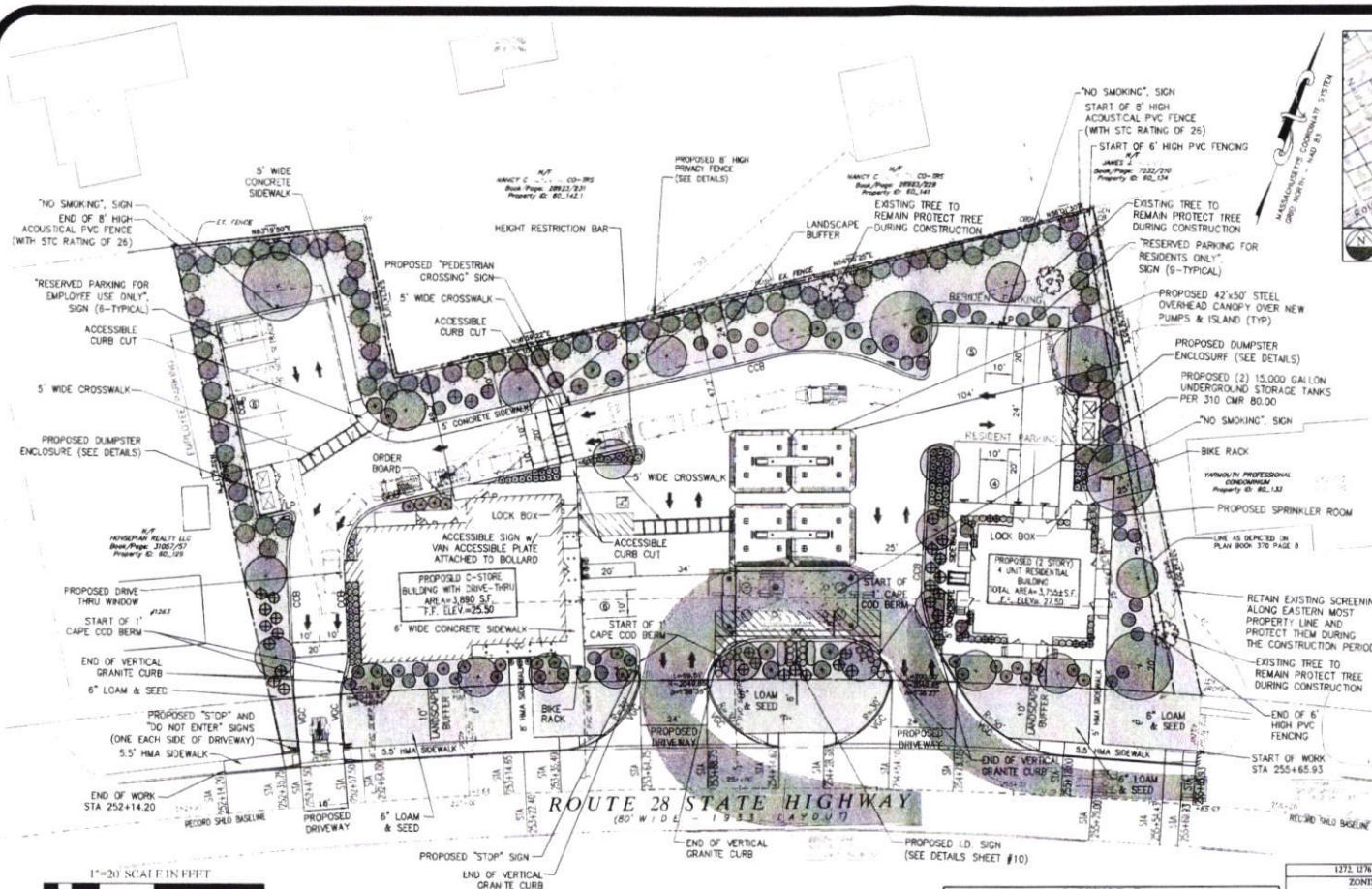


Issue Date: 04/02/2024
Revisions:

No.	Date	Description
1	07/15/2024	Addressed Per Rev. Comments
2	08/28/2024	Addressed M&D/T Plan Comments
3	09/12/2024	Addressed M&D/T Plan Comments
4	10/18/2024	Addressed M&D/T Plan Comments
5	10/21/2024	Addressed M&D/T Plan Comments

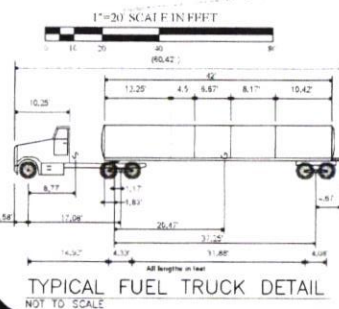
Project Number: 20-556
Scale: AS SHOWN
Designed By: CMS
Drawn By: CMS
Checked By: HC
Sheet Title:

SITE LAYOUT & FUEL TRUCK ACCESS PLAN



LEGEND

SYMBOL	DESCRIPTION
(---)	EXIST. CONTOUR
(---)	PROP. CONTOUR
(---)	EXISTING SPOT GRADE
(---)	PROPOSED SPOT GRADE
(---)	EASEMENT LINE
(---)	PROPERTY LINE
(---)	PROP. UTILITY POLE
(---)	EXIST. LIGHT POLE
(---)	SINGLE PROP. LIGHT POLE
(---)	DOUBLE PROP. LIGHT POLE
(---)	EXIST. EDGE OF PAVEMENT
(---)	PROP. EDGE OF PAVEMENT
(---)	EXIST. VERTICAL GRANITE CURB
(---)	PROP. VERTICAL GRANITE CURB
(---)	CONCRETE CURB
(---)	PROP. FENCE
(---)	PROP. PYLON SIGN
(---)	EXIST. DATE
(---)	MA HIGHWAY BOUND
(---)	NUMBER OF PARKING SPACES
(---)	TEST PIT
(---)	GROUND CLEANOUT
(---)	EXIST. CATCH BASIN
(---)	PROP. CATCH BASIN
(---)	EXIST. ELECTRIC MANHOLE
(---)	PROP. ELECTRIC MANHOLE
(---)	EXIST. SEWER MANHOLE
(---)	PROP. SEWER MANHOLE
(---)	PROP. ELECTRIC MANHOLE
(---)	PROP. SHOW STORAGE AREA



SITE DATA:
ADDRESS: 1272, 1276 & 1282
ROUTE 28, YARMOUTH, MA
ZONING DISTRICT:
(B-2) BUSINESS-2 DISTRICT &
(HM0D-1) HOTEL/MOTEL OVERLAY
DISTRICT 1
1282 ROUTE 28 = 16,117 S.F.
1276 ROUTE 28 = 21,780 S.F.
1272 ROUTE 28 = 11,936 S.F.
TOTAL AREA: 49,833 S.F. 1.14 ACRES
OWNER ON RECORD:
JAY MAD, TR.
USE: MIXED-USE BUILDING WITH
GASOLINE FILLING STATION
AND DRIVE-THRU

SIGNAGE TABLE
PER YARMOUTH MA ZONING BYLAWS

SIGN TYPE	(#) SIZE ALLOWED	PROPOSED
PRESTANDING SIGNS	(1) 24 SF	(1) 24 SF
LD SIGN	(1) 24 SF	(1) 24 SF
ATTACHED WALL SIGNS	(2) 7' HKT/3' WALL LENGTH	(1) 2' X 8'
C-STORE LOGO	(1) 2' X 8'	(1) 2' X 8'
CO-BRAND LOGO	(1) 2' X 8'	(1) 2' X 8'
CANOPY LOGO	(1) 1' X 10'	(1) 1' X 10'
DRIVE THRU MENU SIGNS	(1) / 88 SF MAX	(1) 88 SF MAX
MENU BOARD	(1) 36 SF	(1) 36 SF

NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY AND JOB SAFETY ON THE SITE. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH "OSHA" AND THE LOCAL MUNICIPALITY CONSTRUCTION STANDARDS.
2. ALL EXISTING UTILITIES WATER, GAS, DRAINS & ELECTRIC LINES SHALL BE PROPERLY PROTECTED AND MAINTAINED DURING THE CONSTRUCTION PERIOD

PARKING DATA

ASSEMBLY USE, (H-10)
COFFEE SHOP
(1) SPACE PER THREE (3) OCCUPANTS
PER SECTION 301.5 TABLE OF PARKING DEMAND
1,200 S.F. BUILDING / 10C = 12 OCCUPANTS
12 OCCUPANTS / 3 = 4 SPACES

MERCANTILE USES (GROUP M):
(1) SPACE PER SEVEN (7) OCCUPANTS
PER SECTION 301.5 TABLE OF PARKING DEMAND
2,690 S.F. BUILDING / 60 = 45 OCCUPANTS
45 OCCUPANTS / 7 = 7 SPACES

RESIDENTIAL MULTIFAMILY:
APARTMENTS
(1) 5) SPACES PER UNIT
4 UNITS X 1.5 = 6 SPACES

TOTAL PARKING REQUIRED:
= 17 SPACES
PARKING PROVIDED:
= 21 SPACES

1272, 1276 & 1282 ROUTE 28, SOUTH YARMOUTH, MA
ZONING ANALYSIS TABLE (B-2) BUSINESS-2 & (HM0D-1) HOTEL/MOTEL OVERLAY DISTRICT 1

ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 S.F.	49,833 S.F.	49,833 S.F.
MIN. FRONTAGE	125' (4)	340'	340'
MIN. FRONT SETBACK	30' (2)	3.1' (CANOPY)	10'
MIN. SIDE SETBACK	25'	25.4'	25'
MIN. REAR SETBACK	20'	6.8'	47.2'
MAX. BUILDING COVERAGE	25% (3)	13.2%	15.9%
IMPERVIOUS LOT COVERAGE (INCLUDING BUILDINGS)	70% (MAX.)	53.6%	63.3%
MAX. BUILDING HEIGHT	35'	20' 4"	31.5'
MAX. SHAPE FACTOR	22	23.4	23.4

N. LOT WIDTH SHALL AT LEAST MEET THE MINIMUM FRONTAGE FOR A DEPTH OF ONE HUNDRED (100) FEET.
L. THE DEVELOPED FOOTPRINT OF IMPERVIOUS SURFACES (STRUCTURES, PAVEMENT, ETC.) INCLUDING ANY IMPAVED PARKING AREAS, SHALL NOT EXCEED 70% OF THE TOTAL FOOTPRINT OF ANY LOT. PREVIOUS PARKING SHALL BE COVERED AS IMPERVIOUS IN LOT IMPERVIOUS COVERAGE CALCULATIONS.
R. CORNER LOTS ARE CONSIDERED TO HAVE TWO FRONT YARD SETBACKS AND TWO SIDE YARD SETBACKS. THE FRONT YARD FOR CORNER LOTS MAY BE REDUCED TO 25' TO ACCOMMODATE PARKING IN THE REAR OR SIDE OF THE BUILDING. IF THE CORNER LOT HAS A CURVED PARKING ALONG THE FRONTAGE ON A PUBLIC WAY, THE FRONT YARD SETBACK MAY BE REDUCED TO 20' AT THE CORNER ONLY.

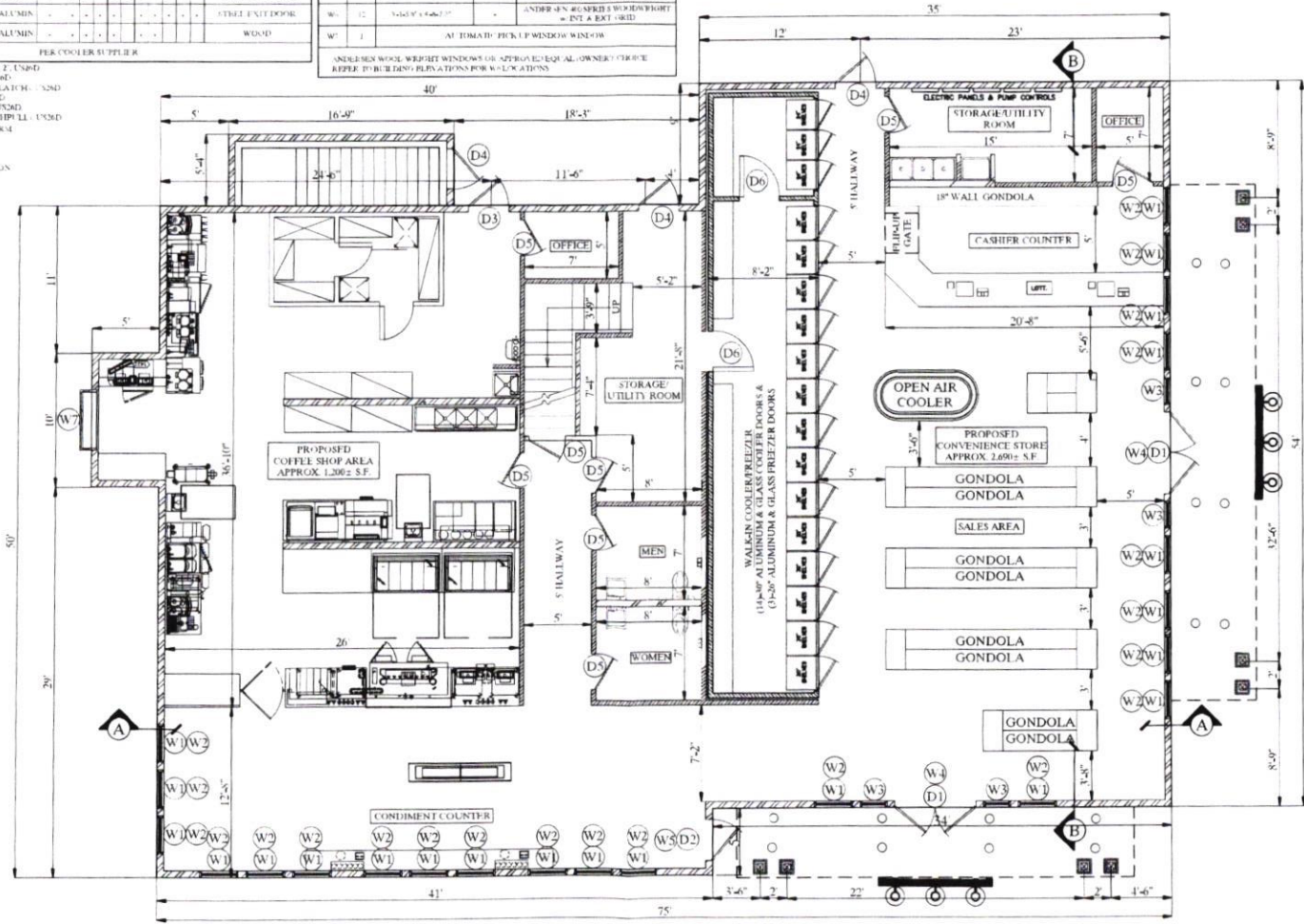
DOOR, FRAME & HARDWARE SCHEDULE																					
NO.	QTY.	LOCATION	DOOR DATA		FRAME DATA		HARDWARE DATA			REMARKS											
			SIZE (W x H) (F.T.)	MAT.	MAT.	GA.	BY STD. (S)	BY STD. (L)	BY STD. (R)		BY STD. (T)	BY STD. (B)									
20	2	EXTERIOR	6'-0" x 7'-0" x 10'-0"	ALUM. GLASS	ALUMIN.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GLASS STOREFRONT
21	1	EXTERIOR	8'-0" x 7'-0" x 10'-0"	ALUM. GLASS	ALUMIN.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GLASS STOREFRONT
23	1	EXTERIOR	8'-0" x 7'-0" x 10'-0"	ALUM. METAL	ALUMIN.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	STEEL EXIT DOOR
24	3	EXTERIOR	3'-0" x 7'-0" x 10'-0"	ALUM. METAL	ALUMIN.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	STEEL EXIT DOOR
25	2	INTERIOR	6'-0" x 10'-0" x 10'-0"	WOOD	ALUMIN.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	WOOD

FIRST & SECOND FLOOR WINDOW SCHEDULE											
NO.	QTY.	WINDOW DATA	MODEL	REMARKS							
				ANDERSON #	SERIES	WOODWEIGHT	TRANSOM	INT.	EXT.	GRID	
W1	2	3'-2" x 5'-6" x 7'-0" x 10'-0"	WPK 302	ANDERSON #	30	SERIES	WOODWEIGHT	TRANSOM	INT.	EXT.	GRID
W2	22	3'-0" x 7'-0" x 10'-0"	WPK 302	ANDERSON #	30	SERIES	WOODWEIGHT	TRANSOM	INT.	EXT.	GRID
W3	4	7'-0" x 7'-0" x 10'-0"	WPK 302	ANDERSON #	30	SERIES	WOODWEIGHT	TRANSOM	INT.	EXT.	GRID
W4	2	1'-0" x 1'-0" x 10'-0"	WPK 302	ANDERSON #	30	SERIES	WOODWEIGHT	TRANSOM	INT.	EXT.	GRID
W5	1	7'-0" x 11'-0" x 10'-0"	WPK 302	ANDERSON #	30	SERIES	WOODWEIGHT	TRANSOM	INT.	EXT.	GRID
W6	12	3'-0" x 5'-0" x 7'-0" x 10'-0"	WPK 302	ANDERSON #	30	SERIES	WOODWEIGHT	TRANSOM	INT.	EXT.	GRID
W7	1	ALL DIMENSIONS PICK UP WINDOW WINDOW									

WALL LEGEND	
	PROPOSED 2x6 EXTERIOR LUMBER WALLS WITH CELLULOSE FIBER INSULATION
	PROPOSED 2x4 EXTERIOR LUMBER WALLS
	PROPOSED 2x4 INTERIOR LUMBER WALLS
	PROPOSED INSULATED COOLER WALLS

NOTES:
 1. WINDOW & DOOR STYLE AS SHOWN ON PLANS
 2. VERIFY ALL ROOM OPENINGS WITH SUPPLIER PRIOR TO FABRICATION
 3. USE 1/2" x 1/4" x 1/8" LINES FOR ALL HEADERS AND BEAMS UNLESS OTHERWISE SPECIFIED

RUTTS - EXTERIOR STANLEY #180 (NBP) 44-2-6641 P. US20D
 RUTTS - INTERIOR STANLEY #180 (NBP) 44-2-6641 P. US20D
 LOCKSETS - GRADUATOR ADAMS RITE #4716 (D) ADAMS RITE - US20D
 LOCKSETS - PROTECT - SCHLAGE D465 SPARTAN US20G
 LOCKSETS - ENTRANCE - SIFILOR EMPE SPARTAN US20D
 PUSH/PULL - ADAMS RITE 4500 - FAPOLE 4993 LATCHPI LL US20D
 CLOSER - 1" x 1/8" ALUM. CUSHION TOP STATE PARALLEL ARM
 WALL STOP PIES #10 US20D
 GROUNDWAY VIEWER FOR #96 #240
 LOCK OF HARD PIES 10" #9
 WEATHERSTRIPPING - HEAD JAMB # SILL PROTECTORS
 INSULATING THRESHOLD BY DOOR MAT



PROPOSED FLOOR LAYOUT
 SCALE: 1/4" = 1'-0"



Project:
 PROPOSED GASOLINE FILLING STATION WITH ASSOCIATED CONVENIENCE STORE & DRIVE THRU AND 4 UNIT RESIDENTIAL BUILDING AT 127.2, 127.6 & 128.2 ROUTE 28 SOUTH YARMOUTH, MA

Prepared For:
 PK & TTT
 1202 ROUTE 28 SOUTH YARMOUTH, MA



Issue Date: 11/03/2025		
No.	Date	Revision

Project Number: 25-506
 Scale: AS SHOWN
 Designed By: C. MS
 Drawn By: CMS Checked By: HC
 Sheet Title:

PROPOSED FLOOR LAYOUT
 Sheet Number: 4 OF 20

D

The Commonwealth of Massachusetts

William Francis Galvin

Secretary of the Commonwealth

One Ashburton Place, Boston, Massachusetts 02108-1512

ARTICLES OF ORGANIZATION

(General Laws, Chapter 156B)

ARTICLE I

The exact name of the corporation is:

JAY MART, INC.

ARTICLE II

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

A:

To inspect, repair, deal in, sell, operate and let for hire automobiles, trucks, motorcycles, and motor vehicles of every kind, nature and description, including the sale of oil, gasoline, diesel fuel and petro chemicals of any nature.

To build, maintain and operate buildings, storage houses, and garages for the storing, caring for, and keeping for hire therein of automobiles, trucks, motorcycles, and motor vehicles of every kind, nature and description, and gasoline, diesel fuel and petro chemicals of any nature.

Generally to buy, sell and deal in all goods, ware and merchandise necessary or incidental to the operation, repair or equipment of automobiles, trucks, motorcycles, or motor vehicles of any and all kinds, manufactures and descriptions.

And for the purpose of carrying on the business aforesaid to buy, sell and convey property, both real and personal, as the same shall be necessary, and generally to do all things that may be necessary to the conducting of said business.

B:

To maintain a market for the purchase, sale and delivery of groceries and foodstuffs of every kind and description; to buy, sell and otherwise deal in sundries and notions of every kind and description. To sell and deliver wines and malt beverages, to buy, sell, lease and otherwise deal in fixtures, equipment and furnishings to carry in a general merchandising business. To purchase, lease or hire such offices and stores necessary and convenient for carrying on the aforementioned activities.

C:

To carry on any business or other activity which may be lawfully carried on by a corporation organized under the Business Corporation Law of the Commonwealth of Massachusetts, whether or not related to those referred to in the foregoing paragraphs.

00237031

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

Examiner

Name Approved

C
P
M
R.A.

P.C.

6

ARTICLE III

State the total number of shares and par value, if any, of each class of stock which the corporation is authorized to issue.

WITHOUT PAR VALUE		WITH PAR VALUE		
TYPE	NUMBER OF SHARES	TYPE	NUMBER OF SHARES	PAR VALUE
Common:	12,500	Common:		
Preferred:		Preferred:		

ARTICLE IV

If more than one class of stock is authorized, state a distinguishing designation for each class. Prior to the issuance of any shares of a class, if shares of another class are outstanding, the corporation must provide a description of the preferences, voting powers, qualifications, and special or relative rights or privileges of that class and of each other class of which shares are outstanding and of each series then established within any class.

Not applicable

ARTICLE V

The restrictions, if any, imposed by the Articles of Organization upon the transfer of shares of stock of any class are:

See 5A attached hereto

ARTICLE VI

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

See 6A attached hereto

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

Note: The preceding six (6) articles are considered to be permanent and may ONLY be changed by filing appropriate Articles of Amendment.

5A

ARTICLE V

The restrictions, if any, imposed by the Articles of Organization upon the transfer of shares of stock of any class are as follows:

Any stockholder, including the heirs, assigns, executors or administrators of a deceased stockholder, desiring to sell or transfer such stock owned by him or them, shall first offer it to the corporation through the Board of Directors, in the manner following:

He shall notify the Director of his desire to sell or transfer by notice in writing, which notice shall contain the price at which he is willing to sell or transfer and the name of one arbitrator. The Director shall, within thirty days thereafter, either accept the offer, or by notice to him in writing, name a second arbitrator, and these two shall name a third. It shall then be the duty of the arbitrators to ascertain the value of the stock, and if any arbitrator shall neglect or refuse to appear at any meeting appointed by the arbitrators, a majority may act in the absence of such arbitrator.

After the acceptance of the offer, or the report of the arbitrators as to the value of the stock, the Director shall have thirty days within which to purchase the same at such valuation; but if at the expiration of thirty days the corporation shall not have exercised the right so to purchase, the owner of the stock shall be at liberty to dispose of the same in any manner he may see fit.

No shares of stock shall be sold or transferred on the books of the corporation until these provisions have been complied with; but the Board of Directors may, in any particular instance, waive the requirements.

ARTICLE VI

Other lawful provisions for the conduct and regulation of the business and affairs of the corporation, for its voluntary dissolution, or for limiting, defining or regulating the powers of the corporation, or of its directors or stockholders, or any class of stockholders:

(a) The Directors may make, amend or repeal the By-Laws in whole or in part, except with respect to any provisions thereof which by law or the By-Laws require action by the stockholders.

(b) Meetings of the stockholders may be held anywhere in the United States.

(c) The corporation may be a partner in any business enterprise it would have power to conduct by itself.

(d) The Directors shall have the power to fix from time to time their compensation. No person shall be disqualified from holding any office by reason of any interest. In the absence of fraud, any director, officer or stockholder of this corporation individually, or any individual having any interest in any concern which is a stockholder of this corporation, or any concern in which any such directors, officers, stockholders or individuals have any interest, may be a party to, or may be pecuniary or otherwise interested in, any contract, transaction or other act of this corporation, and

[1] Such contract, transactions or act shall not be in any way invalidated or otherwise affected by that fact;

[2] No such director, officer, stockholder or individual shall be liable to account to this corporation for any profit or benefit realized through any such contract, transaction or act;

[3] Any such director of this corporation may be counted in determining the existence of a quorum at any meeting of the directors or of any committee thereof which shall authorize any such contract, transaction or act, and may vote to authorize the same;

the term "interest" including personal interest and interest as a director, officer, stockholder, shareholder, trustee, member or beneficiary or any concern; and

the term "concern" meaning any corporation, association, trust, partnership, firm, person or other entity other than this corporation.

ARTICLE VII

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

ARTICLE VIII

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

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

1282 Route 28, South Yarmouth, MA 02664

b. The name, residential address and post office address of the directors and officers of the corporation are as follows:

	NAME	RESIDENTIAL ADDRESS	POST OFFICE ADDRESS
President:	Jihad Imad		Yarmouthport, MA 02675
Treasurer:	Jihad Imad		Yarmouthport, MA 02675
Clerk:	Jihad Imad		Yarmouthport, MA 02675
Directors:	Jihad Imad		Yarmouthport, MA 02675

c. The fiscal year (i.e., tax year) of the corporation shall end on the last day of the month of:

December 31st of each year.

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

Not Applicable.

ARTICLE IX

By-laws of the corporation have been duly adopted and the president, treasurer, clerk and directors whose names are set forth above, have been duly elected.

IN WITNESS WHEREOF AND UNDER THE PAINS AND PENALTIES OF PERJURY, I/we, whose signature(s) appear below as incorporator(s) and whose name(s) and business or residential address(es) are *clearly typed or printed* beneath each signature do hereby associate with the intention of forming this corporation under the provisions of General Laws, Chapter 156B and do hereby sign these Articles of Organization as incorporator(s) this 22nd day of MAY, ~~XXX~~ 2000.


JIHAD IMAD

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

706163

THE COMMONWEALTH OF MASSACHUSETTS

ARTICLES OF ORGANIZATION
(General Laws, Chapter 156B)

I hereby certify that, upon examination of these Articles of Organization, duly submitted to me, it appears that the provisions of the General Laws relative to the organization of corporations have been complied with, and I hereby approve said articles; and the filing fee in the amount of _____ having been paid, said articles are deemed to have been filed with me this 16th day of MAY 2000.

Effective date: _____



WILLIAM FRANCIS GALVIN
Secretary of the Commonwealth

SECRETARY OF
THE COMMONWEALTH
00 MAY 16 AM 11:49
CORPORATION DIVISION

FILING FEE: One tenth of one percent of the total authorized capital stock, but not less than \$200.00. For the purpose of filing, shares of stock with a par value less than \$1.00, or no par stock, shall be deemed to have a par value of \$1.00 per share.

TO BE FILLED IN BY CORPORATION
Photocopy of document to be sent to:

Richard J. Harb, Esquire

Easton, MA 02375

Telephone: _____



**THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF YARMOUTH
BUSINESS CERTIFICATE RENEWAL APPLICATION**

Date Filed: October 20, 2023 Certificate Type: Renewal
 Expiration Date: October 19, 2027 Certificate Fee:
 Certificate Number: _____ Original Filing Date: 12/27/2019

In conformity with the provisions of Chapter One Hundred Ten (110), Section Five (5) of the Massachusetts General Laws, as amended, the undersigned hereby declare(s) that a business is conducted under the title of:

Business Title: Jay Mart, Inc
 Business Address: 1282 Route 28
South Yarmouth, MA 02664
 Business Type: Gas Station

Business Owner(s): Jay Imad Owner(s) Address: West Yarmouth, MA 02673

SS / Tax ID #:

Signature(s):

In Accordance with the provision of Chapter 337 of the Acts of 1985 and Chapter 110, Section 5, of Mass General Laws, business certificates shall be in effect for four (4) years from the date of issue and shall be renewed each four (4) years thereafter. A statement under oath must be filed with the town clerk upon discontinuing, retiring, or withdrawing from such business or partnership.

Copies of such certificates shall be available at the address at which such business is conducted and shall be furnished on request during regular business hours to any person who has purchased goods or services from such business.

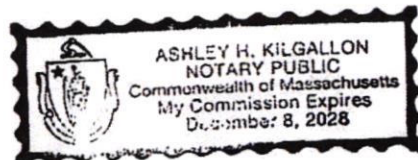
Violations are subject to a fine of not more than three hundred (\$300.00) and no/100 dollars for each month during which such violation continues.

On September 21, 2023 the above named person(s) personally appeared before me and made an oath that the foregoing statement is true.

Notary Public

Clerk: Stephanie J. Cappello

Commission Expiration Date: December 8, 2028



LEASE

Date: March 26, 2026

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

1. PARTIES:

JAV Realty LLC, a Massachusetts limited liability company with an address of _____ est Yarmouth, MA 02673, hereinafter "Landlord" hereby leases to

Jay Mart Inc., a Massachusetts corporation with an address of 1282 Route 28, South Yarmouth, MA 02664, hereinafter called "Tenant" and Tenant hereby hires from Landlord the Leased Premises described in Paragraph 2. Any reference in this lease as to the tenant in the singular shall include plural and any reference to the male gender shall include the female gender.

2. LEASED PREMISES

The Leased Premises consist of the dwelling located at:

1305 square feet of first floor commercial space, located at 1282 Route 28, South Yarmouth, Massachusetts

3. TERM

This Lease shall be for a term of one (1) year, beginning on July 1, 2026 and ending June 30, 2036. The Commencement date may be amended based on the issuance of a Certificate of Occupancy.

4. RENT

Tenant agrees to pay rent to Landlord at the rate of _____ per month as this Lease is in force and effect. All rent shall be paid to Landlord by check at the address of Landlord set forth above or as otherwise directed in writing by Landlord **TO BE RECEIVED BY LANDLORD ON THE 1st DAY OF EACH MONTH.**

4a. Tenant hereby acknowledges that neither a security deposit nor last month's rent was paid to landlord.

5. REAL ESTATE TAXES

The TENANT shall pay all real estate taxes assessed to the property.

6. CONDITION OF PREMISES

Tenant shall keep the Leased Premises in a clean condition and Tenant shall be

responsible for the proper storage and the final collection or ultimate disposal of all garbage and rubbish. Tenant shall not permit the Leased Premises to be overloaded, damaged, stripped or defaced, nor suffer any waste, and shall obtain the written consent of Landlord before erecting any sign of the Leased Premises.

7. GROUND

Tenant shall be responsible for normal grounds maintenance. Tenant responsible for snow removal and shall keep all walkways and stairs free of ice and snow.

9. INSURANCE

Tenant understands and agrees that it shall be its own obligation to insure its personal property. Should Landlord secure general liability insurance for the Premises, Tenant agrees to immediately remit any and all sums paid therefor to the Landlord.

10. COMPLIANCE WITH LAWS

Tenant shall not make or permit any use of the Leased Premises which will be unlawful, improper or contrary to any applicable law or municipal ordinance (including without limitation all zoning, building or sanitary statutes, codes, rules, regulations, or ordinances) or which will make voidable or increase the cost of any insurance maintained on the Leased Premises by Landlord.

11. ADDITIONS OR ALTERATIONS

Tenant shall not make any additions or alterations to the Leased Premises without Landlord's prior written consent obtained in each instance. For purposes of this Lease, additions or alterations include but are not necessarily limited to changes in paint, and changes to existing window blinds:

12. SUBLETTING, NUMBER OF OCCUPANTS

Tenant shall not assign or sublet any part or the whole of the Leased Premises nor shall he permit the Leased Premises to be occupied for a period longer than a temporary visit by anyone except the entity specifically named in the first paragraph of this Lease during the Term of this Lease or any extension or renewal thereof, without first obtaining on each occasion the consent in writing of Landlord. Notwithstanding any such consent, Tenant shall remain unconditionally and principally liable to Landlord for the payment of all rent and for the full performance of the covenants and conditions of this Lease.

13. UTILITIES

Tenant shall promptly pay all bills for fuel, heat, and other utilities furnished to the Leased Premises during the Term of this Lease with the exception of the water which shall be supplied by the Landlord at its expense. Upon request of Landlord, Tenant shall promptly deliver adequate proof of the payment of utility bills to Landlord.

14. ENTRY

Tenant shall permit Landlord to enter the Leased Premises prior to the termination of this Lease to inspect the same, to make repairs thereto (although nothing contained in this

Paragraph shall be construed to require Landlord to make any such repairs) or to show the same to prospective Tenants, purchasers, or mortgagees. Landlord shall also be entitled to enter the Leased Premises if they appear to have been abandoned by Tenant or otherwise as permitted by Law. Any person entitled to enter the Leased Premises in accordance with this paragraph may do so through his duly-authorized representative. Wherever possible, Tenant shall be informed in advance of any proposed entry hereunder. At any time within three (3) months before the expiration of the term of this Lease, Landlord may affix to any suitable part of the Leased Premises a notice for letting or selling the same and keep such notice so affixed without hindrance or molestation.

15. KEYS AND LOCKS

Locks shall not be changed, altered, or replaced nor shall new locks be added by Tenant without the written permission of Landlord. Any locks so permitted to be installed shall become the property of Landlord and shall not be removed by Tenant. Tenant shall promptly give a duplicate key to any such changed, altered, replaced or new lock to Landlord and upon termination of this Lease, Tenant shall deliver all keys to the Leased Premises to Landlord.

16. REPAIRS

Subject to applicable law, Tenant shall keep and maintain the Leased Premises and all equipment and fixtures thereon or used therewith repaired, whole and of the same kind, quality and description and in such good repair, order and condition as the same are at the beginning of the Term of this Lease or may be put in thereafter, reasonable and ordinary wear and tear and damage by fire and other unavoidable casualty only excepted. If Tenant fails within a reasonable time to make such repairs or makes them improperly, then in any such event or events, Landlord may (but shall not be obligated to) make such repairs and Tenant shall reimburse Landlord for the reasonable cost of such repairs in full as additional rent upon demand.

17. LOSS OR DAMAGE

Tenant shall indemnify Landlord against all liabilities, damages and other expense, including reasonable attorney's fees, which may be imposed upon, incurred by or asserted against Landlord by reason of (a) any failure on the part of Tenant to perform or comply with any covenant required to be performed or complied with by Tenant under this Lease or (b) any injury to person or loss of or damage to property sustained or occurring on the Leased Premises on account of or based upon the act, omission, fault, negligence or misconduct of any person whomsoever other than Landlord.

18. EMINENT DOMAIN

If the Leased Premises or any part thereof, shall be taken for any purpose by exercise of the power of eminent domain or condemnation or shall receive any direct or consequential damage for which Landlord or Tenant shall be entitled to compensation by reason of anything lawfully done in pursuance of any public authority, then this Lease shall terminate at the option of Landlord or Tenant and such option may be exercised in case of any such taking, notwithstanding that the entire interest of Landlord may have

been divested by such taking. If this Lease is not so terminated, then in case of any such taking of the Leased Premises rendering the same or any part thereof unfit for use and occupancy a just and proportionate abatement of rent shall be made. Any termination of this Lease pursuant to this Paragraph shall be effective as of the date on which Tenant is required by the taking authority to vacate the Leased Premises or any part thereof provided however that Landlord shall have the option to make such termination effective upon, or at any time following the date on which said taking becomes legally effective.

19. FIRE, OTHER CASUALTY

Should a substantial portion of the Leased Premises be substantially damaged by fire or other casualty, Landlord may elect to terminate this Lease. When such fire, casualty or taking renders the Leased Premises or any part thereof unfit for use and occupancy, a just and proportionate abatement of rent shall be made and Tenant may elect to terminate this Lease if Landlord fails to give written notice within thirty (30) days after said fire or other casualty of his intention to restore Leased Premises or if Landlord fails to restore the Leased Premises to a condition substantially suitable for use and occupancy within ninety (90) days after said fire or other casualty provided however that nothing contained in this Paragraph shall be construed to require Landlord to make such restoration.

20. DEFAULT

If Tenant shall fail to comply with any lawful term, condition, covenant, obligation or agreement expressed herein or implied hereunder or if a petition in bankruptcy has been filed by or against Tenant or if Tenant shall be adjudicated bankrupt or insolvent according to law or any assignment of Tenant's property shall be made for the benefit of creditors or if the Leased Premises appear to be abandoned, then, and in any of the said cases and notwithstanding any license or waiver of any prior breach of any of the said terms, conditions, covenants, obligations or agreements, the Landlord without necessity or requirement of making any entry may (subject to the Tenant's rights under applicable law) terminate this Lease by:

20a. A seven (7) day written notice to Tenant to vacate the Leased Premises in case of any breach except only for non-payment of rent or

20b. A fourteen (14) day written notice to Tenant to vacate the Leased Premises upon the neglect or refusal of Tenant to pay the rent as herein provided.

Any termination under this section shall be without prejudice to any remedies, which might otherwise be used for arrears of rent or preceding breach of any of the said terms, conditions, covenants, obligations or agreements.

21. COVENANTS IN EVENT OF TERMINATION

Tenant covenants that in case of any termination of this Lease by reason of the default of Tenant, then

21a. Tenant will forthwith pay to Landlord as damages hereunder a sum equal to the amount by which the rent and other payments called for hereunder for the

remainder of the term or any extension or renewal thereof exceed the fair value of said Leased Premises for the remainder of the Term or any extension or renewal thereof and

- 21b. Tenant covenants that he will furthermore indemnify Landlord from and against any loss and damage sustained by reason of any termination caused by the default of or the breach by Tenant. Landlord's damages hereunder shall include but shall not be limited to any loss of rents, accrued but unpaid to termination, reasonable attorney's fees, reasonable broker's commission for the re-letting of the Leased Premises, advertising costs, the reasonable cost incurred in cleaning and repainting the Leased Premises in order to re-let the same and moving and storage charges incurred by Landlord in moving Tenant's belongings pursuant to eviction proceedings.
- 21c. At the option of Landlord, however, Landlord's cause of action under this Section shall accrue when a new tenancy or Lease Term first commences subsequent to a termination under this Lease, in which event Landlord's damages shall be limited to any and all damages sustained by Landlord prior to said new tenancy or lease date.

Landlord shall also be entitled to any and all other remedies provided by law. All rights and remedies are to be cumulative and not exclusive.

22. SURRENDER

Upon the termination of this Lease, Tenant shall deliver upon the Leased Premises in as good order and condition as the same were in at the commencement of the Term, reasonable and ordinary wear and tear and damage by fire and other unavoidable casualty only excepted. Neither the vacating of the Leased Premises by Tenant nor the delivery of keys to Landlord shall be deemed a surrender or an acceptance of surrender of the Leased Premises unless so stipulated in writing by Landlord.

23. ATTACHED FORMS

The forms, if any, attached hereto are incorporated herein by reference.

24. NOTICES

Notice from one party to the other shall be deemed to have been properly given if mailed by registered or certified mail, postage prepaid, return receipt requested to the other party (a) in the case of Landlord, at the address set forth in the first paragraph in this Agreement and a copy to Landlord's attorney, Paul R. Tardif, Esq., 490 Main Street, Yarmouth Port, MA 02675 and (b) in the case of Tenant at the Leased Premises or if said notice is delivered or left in or on any part thereof provided that there is actual or presumptive evidence that the other part or someone on his behalf received said notice. Notwithstanding the foregoing, notice by either party to the other shall be deemed adequate if given in any other manner provided or recognized by law.

25. LIABILITY

In the event that Landlord is a corporation, trustee or partner, no such officer, trustee or partner nor any beneficiary nor any shareholder of said corporation or trust nor any partner of such partnership shall be personally liable to anyone under any term, condition, obligation or agreement expressed herein or implied hereunder or for any claim of damage or cause at law or in equity arising out of the occupancy of the Leased Premises, the use or maintenance of said building or its approaches and equipment. In the event that there are multiple Tenants named herein, their obligations hereunder shall be joint and several.

26. DEFINITIONS

The words "Landlord" and "Tenant" as used herein shall include their respective heirs, legates, devisees, executors, administrators, successors, personal representatives and assigns and the words "he", "his", and "him" where applicable shall apply to Landlord or

Tenant regardless of sex, number, corporate entity, trust or other body. If more than one party signs as Landlord or Tenant hereunder, the conditions and agreements herein of Landlord or Tenant shall be joint and several obligations of each such party.

27. WAIVER

The waiver of one breach of any term, condition, covenant, obligation or agreement of this Lease shall not be considered to be a waiver of any other term, condition, covenant, obligation or agreement or of any subsequent breach thereof.

28. SEPARABILITY CLAUSE

If any provision of this Lease or portion of such provision or the application thereof to any person or circumstance is held invalid, the remainder of the Lease (or the remainder of such provision) and the application thereof to other persons or circumstances shall not be affected thereby.

29. PARKING

THE LANDLORD SPECIFICALLY DENIES ANY RESPONSIBILITY FOR PERSONAL DAMAGE OR THEFT OF TENANT'S VEHICLES, GUEST'S VEHICLES, OR CUSTOMER VEHICLES.


30. RUBBISH REMOVAL

Tenant responsible to have rubbish removed from property on a weekly basis.

EXECUTED as an instrument under seal in duplicate on the day and date first written above and Tenant as an individual states under penalty of perjury that he/she is at least eighteen (18) years of age.

LANDLORD:

JAV Realty LLC



By: Jay Imad, Manager

TENANT:

Jay Mart, Inc.



By: Jay N. Imad, President and Treasurer



N O T T O W N O F Y A R M O U T H N O T
A N B O A R D O F A P P E A L S A N
O F F I C I A L D E C I S I O N O F F I C I A L
C O P Y C O P Y

N O T N O T
A N A N
F I L E D W I T H T O W N C L E R K I N N O V E M B E R 2 9 , 2 0 2 3 F I C I A L
C O P Y C O P Y

PETITION NO: 5055

HEARING DATE: October 26, 2023

PETITIONER: Ekaterina & Family LLC / Jay Imad, Trustee of the Cedars of Lebanon Trust

PROPERTY: 1272, 1276 & 1282 Route 28, South Yarmouth, MA
Map 60, Parcels 130, 131 and 132
Zoning District: B-2, HMOD-1 and R.O.A.D.
Title: Book 34755, Page 26, Book 21043, Page 13 and Book 20629, Page 48

MEMBERS PRESENT AND VOTING: Vice Chair Sean Igoe, Dick Neitz, John Mantoni, Anthony Panebianco and Barbara Murphy

Notice of the hearing has been given by sending notice thereof to the Petitioner and all those owners of property as required by law, and to the public by posting notice of the hearing and publishing in *The Cape Cod Times*, the hearing opened and held on the date stated above.

The Applicant seeks a Special Permit pursuant to Section 411 (R.O.A.D.) for H2, H6, H10 and A12 use to redevelop the property and demolish all existing 8 buildings on site and construct a gasoline filling station with 4 dispensers, overhead steel canopy, 2 fuel storage tanks, and a 3,890 sq ft mixed use building with a coffee shop and convenience store, with drive-thru, and a separate and detached building housing 4 residential apartments on two floors.

The three currently separate abutting properties, to be combined (the "Property") are located in the B2, HMOD-1 and the Revitalization Overlay Architectural District (R.O.A.D.) Zoning Districts. The first lot is at 1272 Route 28, which until recently was improved with pottery store, built in approximately 1930 and which lot contains 11,936 sf. The structure was recently removed from the property and the lot graded, as there were trees growing through the roof of the building. The second lot is the parcel at 1276 Route 28, which is improved with 5 separate residential structures scattered throughout the lot, built in approximately 1936, and positioned so that 4 of the houses encroach into the rear setback of the property. The lot contains 21,780 sf and the houses are rented and have been for many years. Of the 5 residential units on the site, one is a 2 bedroom and 4 are one bedroom dwellings, for a total of 6 bedrooms.

The third lot is the property at 1282 Route 28 which is currently improved with a gas station/convenience store and canopy (built in 1942), and which contains 16,117 sf. The canopy over the 2 gas pumps is 3.1 feet from Route 28. The lots containing the rentals and gas station were created by a plan dated 1953 and the property at 1272 does appear on a plan in 1981, but the description is historical dating back to 1945.

N O T

N O T

The existing collective structures encroach into the front yard setback and sit 3.1 feet from Route 28, and into the rear setback in several locations, with one structure located 6.8 feet from the rear residential zone. The property totals 49,833 square feet of area, lot coverage is 12.2% and the height of the tallest structure on site is approximately 20 feet. There are currently 5 separate septic systems on the combined properties, and 4 curb cuts from Route 28. Overall, these lots are poorly designed for today's standards, and the dated buildings are not attractive or very functional.

The proposal is to combine the three lots into one lot. The old pottery store has already been demolished, and the existing gas station/convenience store and canopy, and the 5 rental units, will be razed and replaced with a new less non-conforming canopy, a building containing a coffee shop with a drive through lane (H10 use), convenience store (H2 use) and a gas station (H6 use), and a detached separate two-story dwelling containing four two-bedroom dwelling units (A12 use). New gas tanks on site will consist of two double-walled fiberglass fuel storage tanks. Building coverage will be 15.9% (from 12.2%), lot coverage will increase to 63.3% (from 52.6%), rear setback will be 47.2 feet (instead of 6.8), front setback will be 10 feet (instead of 3.1), and one curb cut will be eliminated.

The project has been presented and approved by the Site Plan Review team on June 6, 2023, the Community and Economic Development Committee on August 2, 2023, the Design Review Committee on July 18, 2023, and a recommendation of the Planning Board that the plan be presented to the Zoning Board of Appeals, voted on August 16, 2023.

Development of the project is being proposed under Bylaw Section 411, the R.O.A.D. bylaw, which allows for zoning flexibility in exchange for a high standard of site and building design. The Planning Board acted as the Design Review Authority for R.O.A.D. projects and was responsible for ensuring the project substantially adhered to the Yarmouth Architectural and Site Design Standards (Design Standards).

First, Section 411.3.2 of the Zoning Bylaw applies to this project as it is located in the B2 Zoning District and is south of Route 6. Second, the Zoning Board of Appeals may grant R.O.A.D. District Development Special Permit approval, with or without conditions, and within said Special Permit, the Board of Appeals may waive any portion of zoning bylaw sections 202, 203, 301, 303, 402 and 407 if the applicant:

1. Submits in accordance with Section 411;
2. Meets the criteria for the grant of a Special Permit as set forth in Section 103.2;
3. Completes the process of Site Plan Review as set forth in Section 103.3;
4. Meets the criteria for approval pursuant to section 411.5, and
5. Received approval of the Planning Board pursuant to section 411.6.

Regarding item 4 above, the Board considers the general criteria pursuant to Bylaw Section 411.5(1), although a proposal need not necessarily satisfy all criteria in order to receive the approval. The general criteria include the following:

O F F I C I A L
C O P Y C O P Y

- A. site plan review objectives pursuant to section 103.3.1;
- B. the criteria, standards and objectives of design review pursuant to section 103.3.3.1;
- C. the goals, purpose and objectives of this section 411;
- D. the economic benefits of the proposed development;
- E. the recommendations of the Site Plan Review team and the Community and Economic Development Committee; and
- F. supplementary R.O.A.D. District standards, including:

- (1.) architectural styles. Site, elevation, landscape, and sign plans (plans shall be drawn in the context of one (or a mixture of) the following styles: Historic, Seaside Village, Colonial, and/or Old Cape Cod (style) which shall have their common and ordinary meaning. Portions of the overall plans may include contemporary design where necessary for public health and safety or to eliminate architectural barriers;
- (2.) design. Plans shall be evaluated in the context of the findings, objectives and criteria set forth in this section 411;
- (3.) intrinsic or reproduction style value and significance;
- (4.) aesthetic and/or artistic quality of the style;
- (5.) balance and mixture within the general style design of factors to include, but not limited to: a. relative size and setting; b. color; c. material, and; d. arrangement;
- (6.) respect for the need to balance economic well-being and stability, economic growth, and employment with protection of the natural environment.
- (7.) balance. The benefits of the R.O.A.D. District development plan shall outweigh its detriments. Further, the benefits of any deviation or relief from the underlying zoning bylaw shall outweigh any detriments as determined by the Planning Board.

The Board then considers the Mandatory Criteria of Section 411.5(2), which are as follows:

- A. those criteria as set forth for the grant of a Special Permit pursuant to section 103;
- B. that the goals, purpose and objectives of the R.O.A.D. district bylaw will be accomplished;
- C. that the project as a whole substantially accomplishes the purposes of the underlying zoning bylaw;
- D. that the benefits to the neighborhood, district and Town from the R.O.A.D. District development's approval under this bylaw section 411 outweigh the effects of any deviation or relief from the requirements of the underlying zoning bylaw, and;
- E. the architectural and site designs of the proposed development plan is as previously approved by the Planning Board, pursuant to 411.6.

The Board listened to the applicant and counsel for an immediate abutter explain the genesis of this process, and agreed that projects under Section 411 must demonstrate not only a balance between providing a high standard of site and building architectural review in exchange for zoning flexibility, but also to balance the interests of abutting residentially zoned property

owners and to promote business opportunities for owners of commercial lots and to encourage redevelopment and upgrade of those properties.

O F F I C I A L O F F I C I A L

Residential abutters to the north of the Property appeared in opposition to the project, listing as objections the noise, traffic, light, potential gasoline odors, and the risk of hazards that the project will bring. Specifically, the location of the drive-through stacking lane to 49.7 feet of the residential zone or use was a major concern. In addition, arguments were made that the project does not comply with the requirements of Bylaw Section 411 because the structures do not comply with the Yarmouth Architectural and Site Design Standards, the design standard used by the Planning Board and the Zoning Board of Appeals in the Town of Yarmouth.

Although understandable that the abutters are concerned with the proposed commercial operation in proximity to their historically residential use, the Board finds that the applicant has designed the project in such a manner so as to minimize the typical points of friction between a business zoning district and a residential zoning district. The Board is often confronted with these arguments, especially for projects in the B2 zoning district along Route 28, and asked to reconcile the differing needs of the parties. In this case, the Board and the applicant have made strides to resolve those needs, but not by an outright denial of the project in a business zone. In reality, the residential neighborhood to the immediate north of the Property is not only bound by properties in the B2 zoning district to the south, but is actually bound by B1 properties to the east as well, many of which have been utilized for residential uses, but still available for business uses. The Board also discussed other R.O.A.D. projects, previously approved, and found the design of this project to be not only equal to, but better, than those projects. In addition, the need to attract a vibrant and attractive commercial base for the Town of Yarmouth is inherently the purpose of Bylaw Section 411. Weighing the needs of abutting residential uses is always considered. However, in this case, the Board found that the benefits to the Town and neighborhood, coupled with the numerous accommodations made by the applicant to address noise, light, and general congestion concerns, weigh in favor of the applicant's project. This project is precisely the kind of redevelopment that Zoning Bylaw Section 411 seeks.

The Board analyzed the relief for which the applicant has applied, both in terms of a R.O.A.D. Special Permit, as follows:

1. Building front setback, section 203.5
2. Parking within front setback – 301.4.1
3. Only 2 in-lot trees, section 301.4.6
4. Drive-through buffer distance to residential zone of 100'. Section 301.8.
5. Front landscape buffer, section 301.4.4.
6. A12, Multifamily Use in the B2 Zoning District, section 202.5 and 411
7. H6, Gas Station Use in the B2 Zoning District, section 202.5
8. Signs on front and right-side elevations, section 303.5.5

As it relates to the R.O.A.D. application, the Board finds that the applicant has submitted the application for relief in accordance with Section 411, completed the process of Site Plan Review, and received approval of the Planning Board. The Board also finds that the applicant has met the criteria for approval pursuant to Section 411.5, which states that a proposal need not necessarily

satisfy all criteria in order to receive the approval of any of the reviewing boards or authorities. However, this Board finds that the applicant has demonstrated that the proposal meets the objectives of site plan review with site improvements, addressing internal circulation and egress, improving parking, buffers, fire access, drainage and utilities, and landscaping. In addition, per site plan review comments, the applicant's counsel stated that the applicant plans to file a Stormwater Management application with the Conservation Commission. The applicant also meets the goals and objectives of design review, based on the improved aesthetic quality of the buildings and siting, as evidenced from the meeting with the Design Review Committee, as well as the Yarmouth Planning Board, which acted as the Design Review Committee for purposes of recommending the plan to this Board. In addition, this Board independently agrees that the Design Standards have been met with this project.

The project further meets the goals, purposes and objectives of Section 411, by promoting business opportunities through the use and reuse of business properties while preserving and enhancing the ambiance of our historic community. In addition, the Board finds that there are economic benefits that the project will bring to the Town of Yarmouth, by way of increased taxes, jobs, environmental upgrades, and much needed housing. The Site Plan Review team and the Community and Economic Development Committee have reviewed and approved the project. Finally, the Board finds that the project has met the requirements for the issuance of a R.O.A.D. Special Permit, in that the project will not result in undue nuisance, hazard or congestion and that there will be no substantial harm to the established or future character of the neighborhood or town.

Overall, the drive-through component of the project is not only consistent with relief granted to other businesses in the B2 Zoning District, including the present site of McDonald's restaurant and the Dunkin Donuts on the corner of Forest Road and Route 28, but is a better plan based on the distance to residential zones. In addition, the applicant's project for the Property is similar to the R.O.A.D. project approved by this Board in 2006 for the Walgreen's pharmacy, regarding the number of requests for relief and a drive-through. The difference between those projects is found in the parking at the Walgreen's project is located fully in front of the building and the drive-through is located within 35 feet of a residential property.

Accordingly, a motion was made by Mr. Manton, seconded by Mr. Neitz, to grant the request for the Special Permit, as requested, with the following conditions:

1. Lighting shall be contained on the property;
2. Within one year following the issuance of a Certificate of Occupancy, the Applicant shall appear before the Board of Appeals to report the results of a sound measurement study, solely to review the effectiveness of the acoustical fence to be installed along the northerly boundary between the property and the residential lot to the north;
3. Hours of operation shall be limited as follows: Drive-through lane shall be open from 6:00 am to 8:00 pm, and the retail stores and sale of gasoline shall be from 6:00 am to 10:00 pm;
4. Landscaping of the entire site will be in compliance with the plans submitted to the Zoning Board of Appeals;

5. A four foot tall, black coated chain link fence will be installed in the dividing island between the residential building and the entrance travel lanes to prevent passage of residents through that vegetated buffer, and said fence shall run from the southerly tip of the most westerly parking space closest to the residential building and extend southerly, along the edge of the buffer and the sidewalk, perpendicular to Route 28, to the point where the sidewalk turns at a 90-degree angle;
6. Applicant shall comply with the conditions recited in the Planning Board Certificate of Approval of a R.O.A.D. Plan, dated August 30, 2023, which said conditions are as follows:
 - The 8' acoustical fence shall have an STC (sound transmission class) rating of 26; and
 - Maximum 60 decibel reading 4 feet from the order speaker.

The members voted unanimously in favor of the motion.

No permit shall issue until 20 days from the filing of this decision with the Town Clerk. Appeals from this decision shall be made pursuant to MGL c40A section 17 and must be filed within 20 days after filing of this notice/decision with the Town Clerk. Unless otherwise provided herein, the Special Permit shall lapse if a substantial use thereof has not begun within 24 months. (See bylaw §103.2.5, MGL c40A §9)



Sean Igoe, Vice Chair

CERTIFICATION OF TOWN CLERK

I, Mary A. Maslowski, Town Clerk, Town of Yarmouth, do hereby certify that 20 days have elapsed since the filing with me of the above Board of Appeals Decision #5055 that no notice of appeal of said decision has been filed with me, or, if such appeal has been filed it has been dismissed or denied. All appeals have been exhausted.

Mary A. Maslowski, CMC



Petition #: 5055

COMMONWEALTH OF MASSACHUSETTS
TOWN OF YARMOUTH
OFFICIAL BOARD OF APPEALS
OFFICIAL COPY

NOT AN OFFICIAL COPY
NOT AN OFFICIAL COPY
Date: December 20, 2023

Certificate of Granting of a Special Permit
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Yarmouth Massachusetts hereby certifies that a Special Permit has been granted to:

Ekaterina & Family LLC / Jay Imad, Trustee of the Cedars of Lebanon Trust

Affecting the rights of the owner with respect to land or buildings at: **1272, 1276 & 1282 Route 28, South Yarmouth, MA; Map 60, Parcels 130, 131 and 132; Zoning District: B-2, HMOD-1 and R.O.A.D.; Title: Book 34755, Page 26, Book 21043, Page 13 and Book 20629, Page 48** and the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said Special Permit, and copies of said decision, and of all plans referred to in the decision, have been filed.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) and Section 13, provides that no Special Permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the Town Clerk that twenty (20) days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the Registry of Deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.

Sean Igoe, Vice Chair

BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

3/24/2026

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

AGENCY The Baldwin Group Northeast LLC 20 Independence Drive Hyannis, MA 02601		PHONE (A/C, No, Ext): 781-208-8400	COMPANY Acadia Insurance Company P.O. Box 9010 Westbrook, ME 04098	
FAX (A/C, No):		E-MAIL ADDRESS: sbc.northeast@baldwin.com		
CODE:		SUB CODE:		
AGENCY CUSTOMER ID:		LOAN NUMBER		POLICY NUMBER
INSURED Ekaterina & Family LLC Cedars of Lebanon Trust; JAV Realty, LLC 381 Camp Street West Yarmouth MA 02673		EFFECTIVE DATE 03/17/2026	EXPIRATION DATE 03/17/2027	<input type="checkbox"/> CONTINUED UNTIL <input type="checkbox"/> TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION
 Loc: 1282 Route 28, South Yarmouth, MA 02664

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

COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	PERILS INSURED				AMOUNT OF INSURANCE	DEDUCTIBLE
	BASIC	BROAD	X	SPECIAL		
Scheduled Jobsites:						
Loc#1: 1282 Route 28 - Apartments, South Yarmouth, MA 02664					\$2,500,000	\$5,000
Loc#2: 1282 Route 28 - Gas Station, South Yarmouth, MA 02664					\$3,500,000	\$5,000
Combined Catastrophe Limit					\$6,100,000	\$5,000
Additional Debris Removal Expenses					\$250,000	\$5,000
Emergency Removal Expenses					\$25,000	\$5,000
Fraud And Deceit					\$25,000	\$5,000
Limited Fungus Coverage					\$25,000	\$5,000
Waterborne Property					\$100,000	\$5,000
Sewer Backup					\$250,000	\$5,000
Personal Property					\$50,000	\$5,000
Transit					\$500,000	\$5,000
Trees, Shrubs, And Plants					\$100,000	\$5,000
Equipment Breakdown and Testing Schedule: Property Damage					\$6,100,000	\$5,000

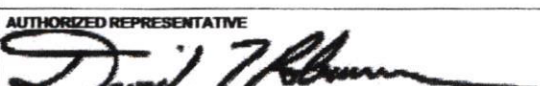
REMARKS (Including Special Conditions)

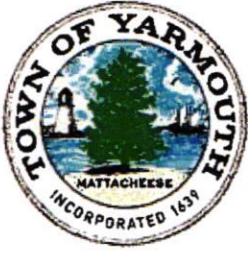
Rockland Trust Company is Listed as Mortgagee and Loss Payee with respect to above mentioned Equipment per Forms to Follow.

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS Rockland Trust Company ISAOA / ATIMA PO Box 1418 Middleboro,, MA 02346	ADDITIONAL INSURED <input checked="" type="checkbox"/> MORTGAGEE	LENDER'S LOSS PAYABLE	<input checked="" type="checkbox"/> LOSS PAYEE
	LOAN #		
AUTHORIZED REPRESENTATIVE 			



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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

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

LICENSING ADMINISTRATOR
Amy Harwood

DEPARTMENT COMMENT SHEET

IN REGARD TO:

BUSINESS NAME	JAY-MART INC.
BUSINESS ADDRESS	1282 Route 28, SY

DATE OF SELECT BOARD MEETING	May 5th
------------------------------	---------

Building Department	Comments: Building under construction
---------------------	--

Steps required to be taken prior to issuance of license:

Will require a Certificate of Occupancy

Signature:

Date:

4/10/2026

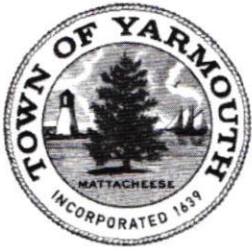
Print Name:

Mark Grylls

Title:

Bld. Commissioner

PLEASE RETURN COMMENTS BY APRIL 27, 2026



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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

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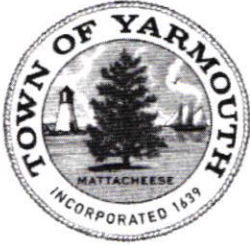
Health Department	Comments:
----------------------	-----------

Steps required to be taken prior to issuance of license:

Health Inspector must inspect prior to opening.

Signature: *Philip Renaud* Date: 4-13-26
Print Name: Philip Renaud Title: Health Inspector

PLEASE RETURN COMMENTS BY APRIL 27, 2026



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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

SELECT BOARD

Tracy Post, Chair
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Joyce Flynn
Elizabeth Argo

LICENSING ADMINISTRATOR

Amy Harwood

DEPARTMENT COMMENT SHEET

IN REGARD TO:

BUSINESS NAME	JAY-MART INC.
BUSINESS ADDRESS	1282 Route 28, SY

DATE OF SELECT BOARD MEETING	May 5th
------------------------------	---------

Fire Department	Comments: No issues
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Steps required to be taken prior to issuance of license:

None

Signature:

Lt. Matthew B. Bearse

Date:

April 13, 2026

Print Name:

Lt. Matthew Bearse

Title:

Lt./Inspector

PLEASE RETURN COMMENTS BY APRIL 27, 2026

Yarmouth Police Department

Excellence in Policing

REVIEW FOR NEW LIQUOR LICENSEES OR MANAGERS

Premises Name and Location: Jay Mart
Manager: Say Imad / Essam Hermina

owner →

Experience in restaurant/alcohol operations or service:

← manager

None -

New: Licensee Manager: Both:

Persons Representing Applicant at Review Say Imad

Officer Conducting Review: Lt. Kal Boghdan Date: 3-31-26

MASSACHUSETTS STATUTES/ABCC REGULATIONS:

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

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

YARMOUTH LIQUOR REGULATIONS


1. TRAINING REQUIREMENT.

All:

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

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

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

A Revised Yarmouth Policy - 3-31-26 

Copies Provided →

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

Closing at 11pm

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

- Reviewed Rules & Regs 3/31/26 KR

ABUTTERS NOTIFICATION

TOWN OF YARMOUTH

ABCC NEW ANNUAL WINE & MALT BEVERAGES PACKAGE STORE RETAIL LICENSE JAY MART INC. – 1282 ROUTE 28, SOUTH YARMOUTH, MA

The Town of Yarmouth Select Board, acting as the Local Licensing Authority, has received an application for a New Annual Wine & Malt Package Store license from Paul Tardiff, Esq. representing Jay Mart Inc., 1282 Route 28, South Yarmouth, MA 02664. The Manager will be Essam Hermina.

The convenience store to be licensed is a single tenant retail establishment consisting of one floor. The premises is on the ground level of the building and contains one main retail sales & coffee shop area, two storage/utility rooms, two offices and two restrooms, for a total of seven rooms on the floor. The main retail area contains shelving, refrigerated display units, cashier counter space, and aisles for customer access. The storage/backroom area is used for inventory storage and employee use only. The restroom is designated for employee and customer use. There are no upper or lower floors included in the licensed area. The licensed premises include no outdoor seating areas, patios, sidewalks, parking lots, or exterior sales/display areas. The license is limited strictly to the enclosed interior space of the store.

A Hearing will be held on Tuesday, May 5, 2026 in the Hearing Room at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA. The Select Board meeting begins at 6:00 PM.

Written comments will be accepted until 4:30 PM, Friday, May 1, 2026 in the Select Board's office at Town Hall or can be submitted electronically to:
publiccomment@yarmouth.ma.us

Verbal comments will be accepted at the hearing.

###

60/ 132/ / /
IMAD JAY TR
C/O JAV REALTY LLC
381 CAMP ST
WEST YARMOUTH, MA 02673

60/ 133/ C1/ /
PICCIONE JOSEPH A
1292 ROUTE 28 UNIT 1
SOUTH YARMOUTH, MA 02664

60/ 133/ C2/ /
APKISSELL PROPERTIES LLC
1292 ROUTE 28 UNIT 2
SOUTH YARMOUTH, MA 02664-4452

60/ 133/ C3/ /
BOGARA LLC
116 INDIAN TR
DENNIS PORT, MA 02639

60/ 133/ C4/ /
BIEGA JOHN
BIEGA JULIANA
1292 ROUTE 28 UNIT 4
SOUTH YARMOUTH, MA 02664-4452

60/ 133/ C5/ /
BOGARA LLC
116 INDIAN TRAIL
DENNIS PORT, MA 02639

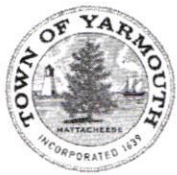
60/ 133/ C6/ /
BOGARA LLC
16 INDIAN TRAIL
DENNIS PORT, MA 02639

60/ 133/ C7/ /
1292 ROUTE 28 LLC
1292 ROUTE 28 UNIT 7
SOUTH YARMOUTH, MA 02664

60/ 133/ C8/ /
STONE MICHAEL F TRS
1292 ROUTE 28 UNIT 8
SOUTH YARMOUTH, MA 02664-4452

Please use this signature to certify this list of properties directly abutting the parcel located at:
1282 Route 28, South Yarmouth, MA 02664
Assessors Map 60, Lot 132

Andy Machado
Andy Machado, Director of Assessing
April 14, 2026



TOWN OF YARMOUTH

AMY HARWOOD, LICENSING ADMINISTRATOR

1146 Route 28, South Yarmouth MA 02664

508.398.2231 x1268 aharwood@yarmouth.ma.us

SELECT BOARD

Tracy Post, Chair

Doreas McGurrian


Mark Forest

Joyce Flynn

Elizabeth Argo

MEMORANDUM

TO: SELECT BOARD

FR: AMY HARWOOD, LICENSING ADMINISTRATOR 

DA: MAY 5, 2026

RE: CAPTAIN PARKER'S BOATHOUSE LLC (658 RTE 28) – New Seasonal Restaurant All Alcohol Liquor License

I received the attached Application for a New Seasonal Restaurant All Alcohol Liquor License from Captain Parker's Boathouse LLC dba Captain Parker's Boathouse (658 Route 28, West Yarmouth). Catherine N. Kasser will be the new manager. The building is still under construction so I respectfully request the License be granted on the condition that Certificates of Inspection from the Building, Fire and Health Departments are issued before its release.

Attached are the following documents to support the request:

- Legal Advertisement
- Captain Parker's Boathouse Concept, Hours, Management Team & Menu
- Application for a New License
- CORI Request Forms & Passports
- Catherine Kasser resume
- Floor Plan
- ServeSafe and TIPS Certifications
- Certification of Organization
- Commercial Lease
- Department Comment Sheets
- Abutters Notification

I have the return receipts from the mailing. I'm happy to answer any questions you may have.

CAPE COD TIMES

Beer & Liquor Licenses

Originally published at capecodtimes.com on 04/22/2026

RESTAURANT ALL-ALCOHOL RETAIL LICENSE

CAPTAIN PARKER'S BOATHOUSE – 658 ROUTE 28, WEST YARMOUTH

The Town of Yarmouth Select Board, acting as the Local Licensing Authority, has received an application for a New Seasonal All-Alcohol Restaurant license from Captain Parker's Boathouse LLC dba Captain Parker's Boathouse, Gerry Manning, LLC Manager, 658 Route 28, West Yarmouth, MA 02673. The Manager will be Catherine N. Kasser.

The Premises includes a basement, 1st and 2nd floors and outdoor decks. Restaurant with bar area on 1st floor has 18 seats and 14 table seats with 8 seats on front deck and 8 seats on rear deck for a total of 48 seats. The first floor is 1,640 sq. ft. and consists of the restaurant and bar, kitchen, prep area and one men's H/C bath and one women's H/C bath with 4 means of egress. The second floor is 849 sq. ft. with office, storage area, two mechanical rooms and a bathroom. The basement is 1,630 sq. ft. of storage space.

A Hearing will be held on Tuesday, May 5, 2026 in the Hearing Room at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA. The Select Board meeting begins at 6:00 PM.

Written comments will be accepted until 4:30 PM, Friday, May 1, 2026 in the Select Board's office at Town Hall or can be submitted electronically to:

publiccomment@yarmouth.ma.us

Verbal comments will be accepted at the hearing.

12266434 4/22/26

Captain Parker's Boathouse Concept

Captain Parker's Boathouse is intended to be a fast-casual, takeout-focused extension of Captain Parker's Pub, a long-standing, family-friendly restaurant with a proven history of responsible food and alcohol service. The concept is designed to offer a streamlined menu of high-quality, prepared foods featuring signature items such as New England clam chowder, sandwiches, and classic Cape Cod fare served efficiently in a counter-service format.

The operation is primarily food-driven, with alcohol service intended to complement the experience rather than serve as a primary focus. We envision guests enjoying an alcoholic beverage on-premise while they browse the menu and wait for their order to be completed. Alcohol offerings will be limited to beer, wine and limited cocktails and will be available in compliance with all state and local regulations. Any alcohol service will be conducted by trained staff, with strict adherence to ID verification procedures and responsible service practices.

The layout and service model are designed to support a controlled, orderly environment, with clearly defined areas for food preparation, order pickup, and alcohol storage and service. The establishment will maintain a clean, well-supervised setting, with management present during all hours of operation.

As preferences have shifted towards a fast-casual and takeout/delivery-focused experience, Captain Parker's Boathouse is aiming to capture this segment of the market that Captain Parker's Pub currently struggles to service. This concept is intended to serve individuals and families seeking a convenient, high-quality takeout option, and is not designed to function as a bar or late-night drinking destination. The focus remains on providing a safe, family-oriented environment backed by the experience and reputation of an established operator.

Service Model:

- Mostly takeout with limited seating for on-site consumption.
- Counter service with the option for self-service ordering at a kiosk.
- Orders will be accepted in-person, online, and via an app (Toast Local, DoorDash). Orders including alcohol will only be accepted in-person.

Hours/Days of Operation

Mid-May through Mid-October, Food Service & Alcohol Service:

- Monday 11:30 AM – 9:00 PM
- Tuesday 11:30 AM – 9:00 PM
- Wednesday 11:30 AM – 9:00 PM
- Thursday 11:30 AM – 9:00 PM
- Friday 11:30 AM – 10:00 PM
- Saturday 11:30 AM – 10:00 PM
- Sunday 11:30 AM – 9:00 PM

Management

- Gerald Manning, Owner
- Catherine Kasser, Operations
- Alysson Generoso, Kitchen Manager
- Karl Mussman, Executive Chef
- Lauren Wicke, Manager

Proposed Menu: Captain Parker's Boathouse

Anticipating 95% food sales, 5% alcohol sales compared to approximately 85% food sales and 15% alcohol sales at Captain Parker's Pub (full-service restaurant with two bars).

World Famous, Triple Crown New England Clam Chowder

- Cup
- Bowl
- Bread Bowl
- Quart To Go - available hot or cold
- Quart of Base

Appetizers

Onion Rings

hand-cut and fried to order

Stuffed Quahog

a local quahog stuffed with our homemade chorizo and linguica stuffing

Chicken Wings and Tenders

choose between our jumbo bone-in wings or our hand-cut tenders. Plain or with a choice of sauce: buffalo with celery and blue cheese, sweet Thai-chili, teriyaki, garlic parmesan, Mike's Hot Honey, or bourbon sauce

Bavarian Pretzel Sticks

warm pretzels dusted with sea salt served with a honey mustard sauce for dipping

Fried Mozzarella

breaded mozzarella deep-fried and served with marinara sauce

Coconut Shrimp

succulent shrimp encrusted with shaved coconut and panko crumbs, lightly fried and served with a spicy orange dipping sauce

Scallops Wrapped in Bacon

a half-dozen plump sea scallops wrapped in applewood smoked bacon

Fried Calamari

lightly breaded and fried calamari rings tossed with diced tomatoes and banana pepper rings, finished with a balsamic reduction drizzle

Chowder Combo

a bowl of our New England clam chowder + your choice of either 1 stuffed quahog or 2 codfish cakes

Cod Fish Cakes

two homemade cod fish cakes, deep-fried and drizzled with lemon-dill aioli

Salads

Garden Salad

mixed greens topped with cucumbers, grape tomatoes, carrots, and red onions, served with your choice of dressing

Classic Caesar

crisp romaine tossed with shaved parmesan and croutons in a creamy Caesar dressing

Cranberry, Apple, Walnut Salad

a bed of greens topped with roasted walnuts, candied cranberries, bleu cheese crumbles, slices of green apples, grape tomatoes, red onions, and cucumbers, served with a cranberry vinaigrette

Captain Parker's Classics

served with coleslaw, tartar sauce, lemon, and french fries

Lobster Salad Roll

lobster meat mixed with mayonnaise, celery, and onions served on a New England split-top brioche roll

Warm-Buttered Lobster Roll

lobster meat tossed in melted butter served on a New England split-top brioche roll

Fisherman's Platter

golden-fried cod, shrimp, scallops, and clam strips.

Fish and Chips Your Way

- **Traditional** – a native cod filet classically prepared with traditional batter and deep-fried
- **Crunchy** – battered in cornflake crumb

Golden-Fried Seafood

- Fried Whole Belly Clams
- Fried Clam Strips
- Fried Scallops
- Fried Shrimp

Burgers and Sandwiches

served with french fries and pickles

Captain Burger

our half-pound burger grilled to your liking served on a brioche roll with lettuce, tomato, and onion

Cape Cod Turkey Burger

a seared turkey burger topped with cheddar cheese, sliced apples, and bacon served on a brioche roll

Avocado Veggie Burger

grilled veggie burger topped with avocado and roasted red peppers served on a brioche roll

Chipotle Chicken Sandwich

your choice of a grilled or fried chicken breast topped with lettuce, tomato, red onion, and chipotle mayonnaise served on a brioche roll

Chicken Caesar Wrap

grilled or blackened chicken breast mixed with romaine lettuce, and shaved parmesan, tossed with creamy Caesar dressing and rolled in a garlic-herb tortilla

Corned Beef Reuben

thin-sliced corned beef topped with sauerkraut layered on marble rye with melted swiss cheese and thousand island dressing

Short Rib Cheddar Melt

slow braised short rib, caramelized onions, and melted cheddar cheese served on grilled multi-grain

Steak Bomb

thin-shaved top sirloin grilled with onions, peppers, and mushrooms, served on a toasted sub roll with American cheese

Crispy Coastal Po'Boy

deep-fried shrimp served on a toasted sub roll with shredded iceberg lettuce, pickles, and a spicy Louisiana remoulade sauce

Fish Tacos

fresh cod breaded and deep-fried, served in a flour tortilla with shredded lettuce, cotija, mango salsa, and chipotle crema, served with french fries (two tacos per order)

Shrimp Tacos

deep-fried shrimp, served in a flour tortilla with shredded lettuce, cotija, mango salsa, and chipotle crema, served with french fries (two tacos per order)

Fish Sandwich Your Way

a fried cod filet served on a brioche roll with lettuce

- **Traditional** – a native cod filet classically prepared with traditional batter and deep-fried
- **Crunchy** – battered in cornflake crumb

Entrées

served with sauteed vegetables and your choice of garlic mashed potato, rice pilaf, roasted red bliss potatoes, jasmine rice, or french fries

Baked Cod

local cod baked and topped with sherry-Ritz cracker crumbs

Atlantic Salmon

a fresh Atlantic salmon filet either grilled or blackened

Bourbon Steak Tips

tender steak tips grilled to your liking slathered with a sweet + spicy bourbon sauce

Broiled Scallops

sea scallops broiled and seasoned with sherry- Ritz cracker crumbs

Baked Stuffed Shrimp

jumbo shrimp stuffed with our famous seafood stuffing and baked in lemon, white wine, and butter

Children's Menu

Mac & Cheese

Grilled Cheese

American cheese melted on country white bread served with french fries

Grilled Chicken Breast

served with fresh vegetables and mashed potato

Chicken Tenders

served with french fries

Fish & Chips

served with french fries and tartar sauce

Pizza

Assorted specialty pizzas and build-your-own options



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

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
 MONETARY TRANSMITTAL FORM

APPLICATION FOR A NEW LICENSE

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

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

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

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

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN STATE ZIP CODE

For the following transactions (Check all that apply):

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

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

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



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

APPLICATION FOR A NEW LICENSE

Municipality

Yarmouth

1. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES	TYPE	CATEGORY	CLASS
On-Premises	§12 Restaurant	All Alcoholic Beverages	Seasonal

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

See Attached "Captain Parker's Boathouse Concept"

Is this license application pursuant to special legislation?

Yes No

Chapter

Acts of

2. BUSINESS ENTITY INFORMATION

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

Entity Name: Captain Parker's Boathouse LLC FEIN:

DBA: Captain Parker's Boathouse Manager of Record: Catherine N. Kasser

Street Address: 658 Main Street, West Yarmouth, MA 02673

Phone: Email:

Alternative Phone: Website:

3. DESCRIPTION OF PREMISES

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

Premises includes a basement, 1st and 2nd floors and outdoor decks. Restaurant with bar area on 1st floor has 18 bar seats and 14 table seats with 8 seats on front deck and 8 seats on rear deck for a total of 48 seats. The first floor is 1,640 sf and consists of the restaurant and bar, kitchen, prep area and one men's H/C and one woman's H/C bath with 4 means of egress. (continued on separate page)

Total Square Footage: 4119 Number of Entrances: 2 Seating Capacity: 48

Number of Floors: 3 Number of Exits: 4 Occupancy Number: TBD

4. APPLICATION CONTACT

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

Name: Gerald Manning Phone:

Title: LLC Manager Email:

3. Description of Premises continued

The second floor is 849 sf. with office, storage area, two mechanical rooms and a bathroom.
The basement is 1,630.00 sf. of storage space

APPLICATION FOR A NEW LICENSE

5. CORPORATE STRUCTURE

Entity Legal Structure	<input style="width:95%;" type="text" value="LLC"/>	Date of Incorporation	<input style="width:95%;" type="text" value="03/31/26"/>
State of Incorporation	<input style="width:95%;" type="text" value="Massachusetts"/>	Is the Corporation publicly traded?	<input type="radio"/> Yes <input checked="" type="radio"/> No

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

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

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

Name of Principal	Residential Address	SSN	DOB
<input style="width:95%;" type="text" value="Gerald Manning"/>	<input style="width:95%;" type="text" value="S Yarmouth, MA 02664"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text" value="/49"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input style="width:95%;" type="text" value="LLC Manager/Member"/>	<input style="width:95%;" type="text" value="100"/>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
<input style="width:95%;" type="text"/>	<input style="width:95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Additional pages attached? Yes No

CRIMINAL HISTORY

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

APPLICATION FOR A NEW LICENSE

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

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

Name	License Type	License Name	Municipality
Gerald Manning	restaurant all alcohol	Captain Parker's Pub, Inc.	Yarmouth

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

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

Name	License Type	License Name	Municipality

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

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

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation
1985	Captain Parker's Pub, Inc.	Yarmouth	overcrowding

7. OCCUPANCY OF PREMISES

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

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

Please indicate by what means the applicant will occupy the premises

Lease

Landlord Name Captain Parker's 558, LLC

Landlord Phone

Landlord Email

Landlord Address South Yarmouth, MA 02664

Lease Beginning Date May 1, 2026

Rent per Month

Lease Ending Date April 30, 2029

Rent per Year

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

Yes No

APPLICATION FOR A NEW LICENSE

8. FINANCIAL DISCLOSURE

A. Purchase Price for Real Estate	0
B. Purchase Price for Business Assets	0
C. Other * (Please specify below)	
D. Total Cost	\$

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

SOURCE OF CASH CONTRIBUTION

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

Name of Contributor	Amount of Contribution
Gerald Manning) startup costs
Total:	

SOURCE OF FINANCING

Please provide signed financing documentation.

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

FINANCIAL INFORMATION

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

Start up costs contributed by Gerald Manning. Bank statements are attached.

9. PLEDGE INFORMATION

Please provide signed pledge documentation.

Are you seeking approval for a pledge? Yes No

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

To whom is the pledge being made?

10. MANAGER APPLICATION

A. MANAGER INFORMATION

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

Proposed Manager Name **Catherine N. Kasser** Date of Birth **/90** SSN

Residential Address **Sandwich, MA 02563**

Email Phone

Please indicate how many hours per week you intend to be on the licensed premises **50**

B. CITIZENSHIP/BACKGROUND INFORMATION

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

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

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

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

Date	Municipality	Charge	Disposition

C. EMPLOYMENT INFORMATION

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

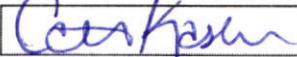
Start Date	End Date	Position	Employer	Supervisor Name
2019	present	Operations	Captain Parker's Pub & Captain Parker's Chowder Co.	Gerald Manning
2016	2019	Marketing Event Planner	Air Worldwide	Gabriella Gallinelli, Director of Events
2015	2016	Client Services Coordinator	FM&A Events	Faith Moore, Owner
2015	2015	Executive Meeting Manager	Copley Square Hotel	Kim Richards, Director of Sales

D. PRIOR DISCIPLINARY ACTION

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

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

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

Manager's Signature  Date **4/8/2026**

11. MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement?

Yes No

If yes, please fill out section 11.

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

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

11A. MANAGEMENT ENTITY

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

Entity Name	Address	Phone		
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>		
Name of Principal	Residential Address	SSN	DOB	
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?

Yes No

If yes, attach an affidavit providing the details of any and all convictions.

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

LICENSE

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

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

Name	License Type	License Name	Municipality

11C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

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

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

Name	License Type	License Name	Municipality

11D. PREVIOUSLY HELD MANAGEMENT AGREEMENT

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

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

Licensee Name	License Type	Municipality	Date(s) of Agreement

11E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

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

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

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

11F. TERMS OF AGREEMENT

a. Does the agreement provide for termination by the licensee? Yes No

b. Will the licensee retain control of the business finances? Yes No

c. Does the management entity handle the payroll for the business? Yes No

d. Management Term Begin Date

e. Management Term End Date

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

\$ per month/year (indicate amount)

% of alcohol sales (indicate percentage)

% of overall sales (indicate percentage)

other (please explain)

ABCC Licensee Officer/LLC Manager

Management Agreement Entity Officer/LLC Manager

Signature:

Signature:

Title:

Title:

Date:

Date:

C. EMPLOYMENT INFORMATION

State Date	End Date	Position	Employer	Supervisor
2013	2015	Sales, Marketing & Catering Coordinator	Mandarin Oriental Hotel	Andy Ross, Director of Sales
2012	2013	Sales Coordinator	Ocean Properties Ltd Hotels & Resorts	Diane Dow, Director of Sales

APPLICANT'S STATEMENT

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

of Captain Parker's Boathouse LLC
Name of the Entity/Corporation

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

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

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

Signature: Gerald Manning

Date: 4-8-26

Title: LLC Manager

ENTITY VOTE

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

For the following transactions (Check all that apply):

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

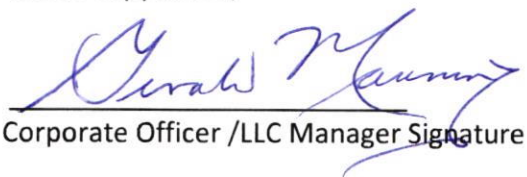
"VOTED: To authorize Gerald Manning
Name of Person

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

"VOTED: To appoint Catherine N. Kasser
Name of Liquor License Manager

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

A true copy attest,


Corporate Officer / LLC Manager Signature

Gerald Manning, Manager
(Print Name)

For Corporations ONLY

A true copy attest,

Corporation Clerk's Signature

(Print Name)



JEAN M. LORIZIO, ESQ.
CHAIRMAN

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

CORI REQUEST FORM

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

ABCC LICENSE INFORMATION

ABCC NUMBER: <small>(IF EXISTING LICENSEE)</small>		LICENSEE NAME:	Captain Parker's Boathouse LLC	CITY/TOWN:	Yarmouth
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APPLICANT INFORMATION

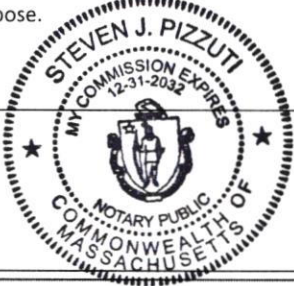
LAST NAME:	Manning	FIRST NAME:	Gerald	MIDDLE NAME:	
MAIDEN NAME OR ALIAS (IF APPLICABLE):		PLACE OF BIRTH:	Boston, MA		
DATE OF BIRTH:	'1949	SSN:		ID THEFT INDEX PIN (IF APPLICABLE):	
MOTHER'S MAIDEN NAME:	Gallagher	DRIVER'S LICENSE #:		STATE LIC. ISSUED:	Massachusetts
GENDER:	MALE	HEIGHT:		WEIGHT:	
EYE COLOR:		CURRENT ADDRESS:			
CITY/TOWN:					
South Yarmouth	STATE:	MA	ZIP:	02664	
FORMER ADDRESS:					
CITY/TOWN:					
Orleans	STATE:	MA	ZIP:	02653	

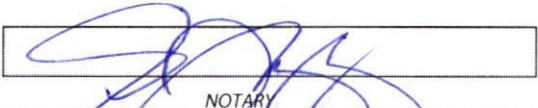
PRINT AND SIGN

PRINTED NAME:	Gerald Manning	APPLICANT/EMPLOYEE SIGNATURE:	<i>Gerald Manning</i>
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NOTARY INFORMATION

On this 4/8/2020 before me, the undersigned notary public, personally appeared Gerald Manning
(name of document signer), proved to me through satisfactory evidence of identification, which were MA Driver's license
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.




NOTARY

DIVISION USE ONLY

REQUESTED BY:	
	SIGNATURE OF CORI AUTHORIZED EMPLOYEE

The DCJ Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identify Theft PIN Number by the DCJ. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCJ via mail or by fax to (617) 660-4614.



JEAN M. LORIZIO, ESQ.
CHAIRMAN

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

CORI REQUEST FORM

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

ABCC LICENSE INFORMATION

ABCC NUMBER: <small>(IF EXISTING LICENSEE)</small>		LICENSEE NAME:	Captain Parker's Boathouse LLC	CITY/TOWN:	Yarmouth
---	--	----------------	--------------------------------	------------	----------

APPLICANT INFORMATION

LAST NAME:	Kasser	FIRST NAME:	Catherine	MIDDLE NAME:	
MAIDEN NAME OR ALIAS (IF APPLICABLE):	Manning	PLACE OF BIRTH:	Cambridge, MA		
DATE OF BIRTH:	*/1990	SSN:		ID THEFT INDEX PIN (IF APPLICABLE):	
MOTHER'S MAIDEN NAME:	Roycroft	DRIVER'S LICENSE #:		STATE LIC. ISSUED:	Massachusetts
GENDER:	FEMALE	HEIGHT:		WEIGHT:	
CURRENT ADDRESS:					
CITY/TOWN:	Sandwich	STATE:	MA	ZIP:	02563
FORMER ADDRESS:					
CITY/TOWN:	Osterville	STATE:	MA	ZIP:	02655

PRINT AND SIGN

PRINTED NAME:	Catherine Kasser	APPLICANT/EMPLOYEE SIGNATURE:	
---------------	------------------	-------------------------------	--

NOTARY INFORMATION

On this 4/8/26 before me, the undersigned notary public, personally appeared Catherine Kasser
 (name of document signer), proved to me through satisfactory evidence of identification, which were MA Driver's license
 to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

NOTARY

DIVISION USE ONLY

REQUESTED BY:	
	<small>SIGNATURE OF CORI AUTHORIZED EMPLOYEE</small>

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CATHERINE KASSER

CONTACT



Cape Cod, MA

catherine@captainparkers.com

www.CaptainParkers.com

EDUCATION & CERTIFICATION

BOSTON UNIVERSITY

BS Hospitality Management
2008-2012

CMP DESIGNATION

SERVSAFE CERTIFICATION

TIPS ON-PREMISE CERTIFICATION

BASIC LIFE SUPPORT FUNDAMENTALS

LEADERSHIP & SKILLS

- **YARMOUTH CHAMBER OF COMMERCE**
Board of Directors (2022 - 2025)
- **YARMOUTH CHAMBER OF COMMERCE**
Governance Committee (2024 - 2025)
- **JUNIOR LEAGUE OF BOSTON**
Community Grant Committee (2016 - 2018)
- **CORE SKILLS:**
Operations Management, Team Leadership,
Event Strategy, Marketing & Promotions,
Customer Experience, Process Improvement

ABOUT ME

Hospitality and events professional with 10+ years of experience across luxury hotels, corporate event strategy, and high-volume restaurant operations. Currently leads a 170-seat, multi-generational restaurant with ~100 seasonal employees, driving operational excellence, revenue growth, and brand expansion, including a successful retail product line distributed across major New England supermarkets. Certified Meeting Professional (CMP) known for strong leadership, guest experience, and execution at scale with an interest in corporate social responsibility.

PROFESSIONAL EXPERIENCE

CAPTAIN PARKER'S PUB & CAPTAIN PARKER'S CHOWDER CO.

2019 - PRESENT

- Oversee operations for a 170-seat, high-volume restaurant with ~100 peak-season staff
- Lead all hiring, training, onboarding and team development
- Manage P&L, including cost controls, vendor negotiations, and inventory
- Drive revenue through strategic promotions, events, and merchandising
- Play a role in the growth of Captain Parker's brand and Captain Parker's Chowder Company, a retail product line sold in major supermarket chains across New England
- Maintain exceptional guest experience standards, contributing to strong repeat business and brand loyalty
- Balance modernization and growth with preservation of a well-established, legacy brand

AIR WORLDWIDE (NOW VERISK) - MARKETING EVENT PLANNER

December 2016 - May 2019

- Planned and executed conferences, client events, and internal programs end-to-end
- Managed budgets, vendor negotiations, logistics, and registration platforms
- Developed event strategy, timelines, and attendee experiences
- Improved systems and processes to increase efficiency and service quality
- Chaired the corporate social responsibility initiatives, including partnerships and fundraising

FM&A EVENTS - CLIENT SERVICES COORDINATOR

July 2015 - December 2016

- Managed client relationships and event execution from proposal through post-program evaluation
- Developed RFP responses, contracts, and detailed event itineraries
- Led on-site logistics, vendor coordination, and staff management

COPLEY SQUARE HOTEL - EXECUTIVE MEETING MANAGER

January 2015 - July 2015

- Contracted and executed meetings, events, and group bookings
- Managed client relationships, vendor coordination, and event delivery
- Supported sales efforts and contributed to revenue goals

MANDARIN ORIENTAL HOTEL, BOSTON - SALES, MARKETING & CATERING COORDINATOR

February 2013 - January 2015

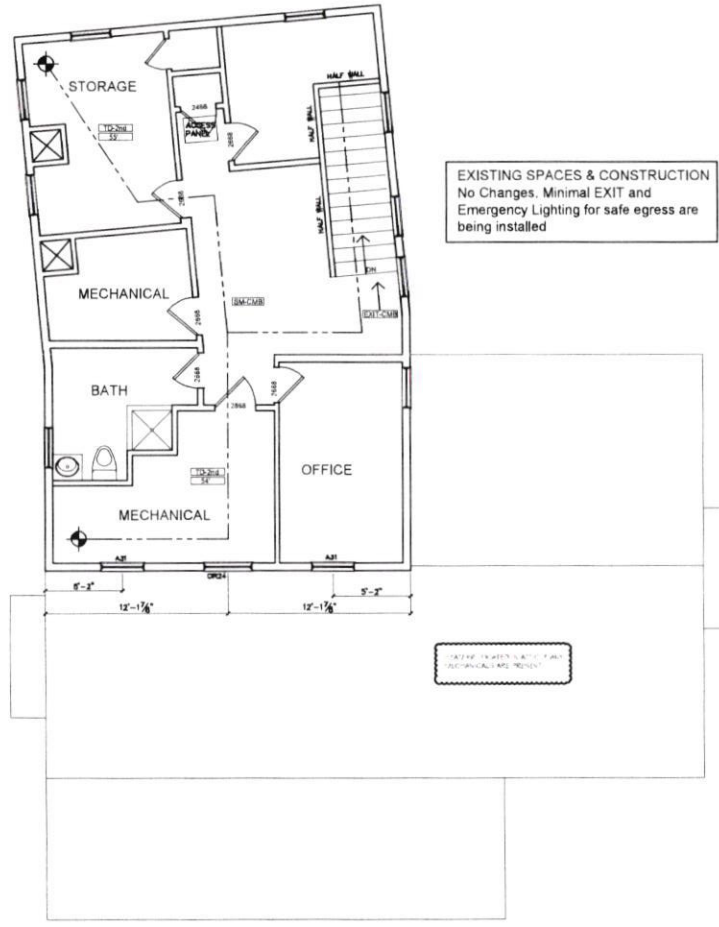
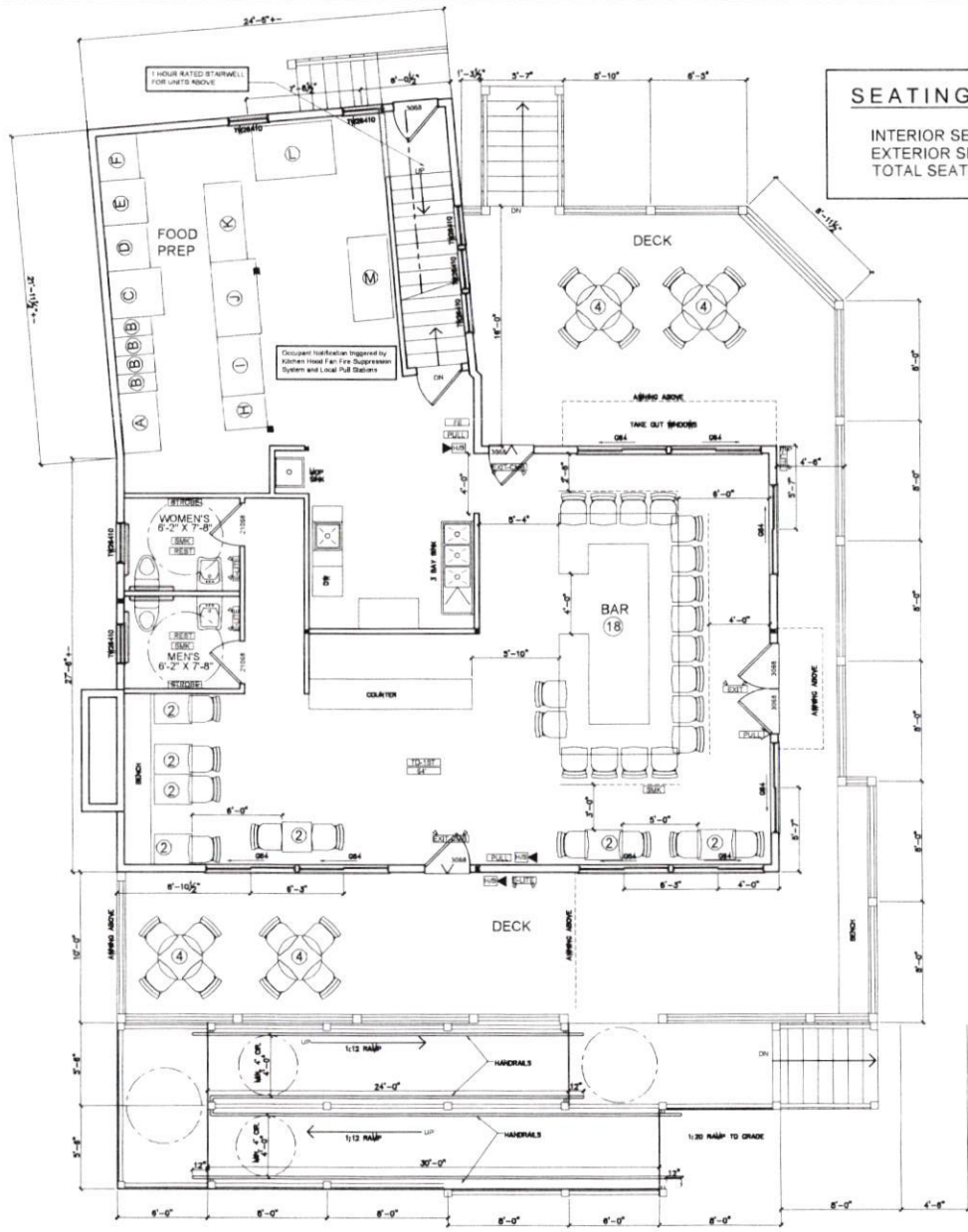
- Supported sales, catering, and PR operations within a luxury hotel environment
- Managed CRM systems, reporting, and database accuracy
- Produced marketing communications reaching 15,000+ recipients

OCEAN PROPERTIES LTD. HOTELS & RESORTS - SALES COORDINATOR

July 2012 - February 2013

- Supported multi-property sales operations, reporting, and contract preparation
- Managed sales systems, lead distribution, and performance tracking

SEATING PLAN
 INTERIOR SEATS = 32
 EXTERIOR SEATS = 16
 TOTAL SEATS = 48



EXISTING SPACES & CONSTRUCTION
 No Changes. Minimal EXIT and
 Emergency Lighting for safe egress are
 being installed

PROPOSED SECOND LEVEL PLAN
 ENCLOSED FLOOR AREA = 848 SF

- EMERGENCY SYMBOL KEY**
- [Symbol] CARBON MONOXIDE DETECTOR
 - [Symbol] EXIT LIGHT PACK W/ BATTERY BACK-UP
 - [Symbol] EXIT EMERGENCY LIGHT COMBINATION PACK W/ BATTERY BACK-UP
 - [Symbol] EMERGENCY LIGHT PACK W/ BATTERY BACK-UP
 - [Symbol] RESTROOM REQUIRES 75 CFM FLOW (MFC) ON LIGHT ACTIVATING CIRCUIT
 - [Symbol] 1 HR RATED 36 X 68 SELF-CLOSING DOOR, IN-SWING OR OUT-SWING
 - [Symbol] 1 1/2 HR RATED 36 X 68 SELF-CLOSING DOOR, IN-SWING OR OUT-SWING
 - [Symbol] FIRE EXTINGUISHER
 - [Symbol] HORN/STROBE ANNUNCIATOR
 - [Symbol] MFR-HORN OR SOUNDER
 - [Symbol] FIRE PULL STATION
 - [Symbol] FAN USE - 58 OR 75 CFM FOR CONSTANT OCCUPANCY OR INTERMITTENT USE ADA COMPLIANT-HORIZONTAL MIRROR, TP HOLD, DR
 - [Symbol] BOTTLE TO ATTIC, MIN 2" X 36"
 - [Symbol] BAKES/COMBINATION CO DETECTOR
 - [Symbol] IMAGE PHOTOELECTRIC
 - [Symbol] SPACE UNDER STAIRS, 1 HR RATED CONSTRUCTION CEILING AND WALLS (MINIMUM 2" MIN. SEAL PENETRATIONS)
 - [Symbol] STROBE ANNUNCIATOR
 - [Symbol] EXIT EGRESS TRAVEL DISTANCE (1ST FLOOR) 50 OR 64'
 - [Symbol] EXIT EGRESS TRAVEL DISTANCE (2ND FLOOR) 54 OR 61'
 - [Symbol] EXIT EGRESS TRAVEL DISTANCE (BASEMENT) 64'

REVISIONS

FOR **GARY A. ELLIS**
N.S.B.C., INC.
 141 Main Street
 Yarmouthport, Massachusetts
 508-362-9802

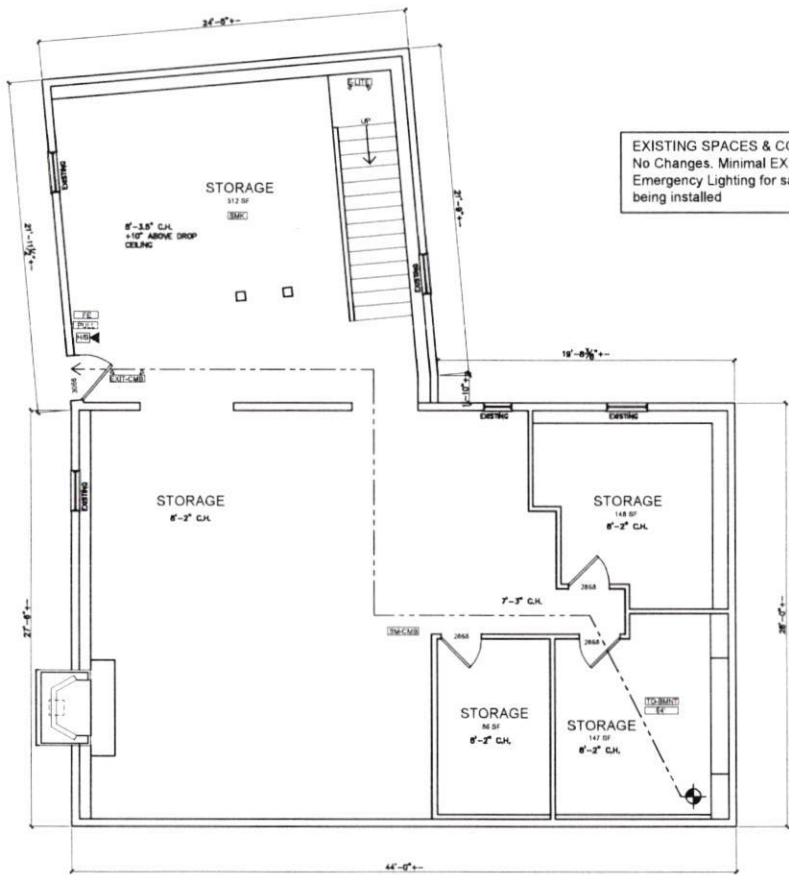
PROJECT **PROPOSED RECONSTRUCTION OF THE BOATHOUSE**
688 MAIN STREET, ROUTE 28, WEST YARMOUTH, MA 02873

TITLE **FIRST & SECOND LEVEL FLOOR PLANS**

DATE 03/17/25

SCALE 1/8" = 1'-0"

DRAWING # **A-4**



EXISTING SPACES & CONSTRUCTION
 No Changes. Minimal EXIT and
 Emergency Lighting for safe egress are
 being installed

PROPOSED LOWER LEVEL PLAN
 ENCLOSED FLOOR AREA = 1630 SF

EMERGENCY SYMBOL KEY

- CARBON MONOXIDE DETECTOR
- EXIT LIGHT PACK W/ BATTERY BACK-UP
- EXIT EMERGENCY LIGHT COMBINATION PACK W/ BATTERY BACK-UP
- EMERGENCY LIGHT PACK W/ BATTERY BACK-UP
- RESTROOM REQUIRES 75 CFM FIXTURE (WC) ON LIGHT ACTIVATING CIRCUIT
- 1 HR RATED 36 X 68 SELF CLOSING DOOR, OUT-SWING
- 1.5 HR RATED 28 X 68 SELF CLOSING DOOR, IN-SWING OR OUT-SWING
- FIRE EXTINGUISHER
- HORN/STROBE ANNUNCIATOR
- MINI-HORN OR BUZZER
- FIRE PULL STATION
- FAN USE - 58 OR 75 CFM FOR CONSTANT OCCUPANCY OR INTERMITTENT USE ADA COMPLIANT HANDRAILS, MIRROR, TP HOLDER
- SCUTTLE TO ATTIC, MIN 22" X 30"
- SMOKE COMBINATION CO DETECTOR
- SMOKE - PHOTOELECTRIC
- SPACE UNDER STAIRS, 1 HR RATED CONSTRUCTION CEILING AND WALLS (MINIMUM 5" DBL SEAL PENETRATIONS
- STROBE ANNUNCIATOR
- EXIT EGRESS TRAVEL DISTANCE (1ST FLOOR) 54 OR 64
- EXIT EGRESS TRAVEL DISTANCE (2ND FLOOR) 33 OR 43
- EXIT EGRESS TRAVEL DISTANCE (BASEMENT) 36 OR 64

REVISIONS

FOR GARY A. ELLIS
 N.S.B.C., INC.
 141 Main Street
 Yarmouthport, Massachusetts
 508-362-9802

PROJECT proposed renovations at
THE BOATHOUSE
 658 MAIN STREET, ROUTE 28, WEST YARMOUTH, MA 02873

TITLE LOWER LEVEL FLOOR PLAN

DATE 08/3/22

SCALE 1/8" = 1'-0"

DRAWING #

A-3

ServSafe
National Restaurant Association

ServSafe® CERTIFICATION

CATHERINE KASSER

for successfully completing the standards set forth for the ServSafe® Food Protection Manager Certification Examination, which is accredited by the ANSI (American National Standards Institute) National Accreditation Board (ANAB)–Conference for Food Protection (CFP).

CERTIFICATE NUMBER

6/17/2025

DATE OF EXAMINATION

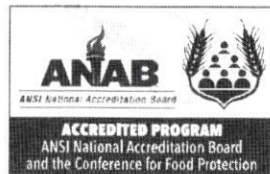
Local laws apply. Check with your local regulatory agency for recertification requirements.

5727

EXAM FORM NUMBER

6/17/2030

DATE OF EXPIRATION



#0655

A handwritten signature in black ink that reads "Sherman L. Brown".

Sherman Brown
Executive Vice President, Business Services



This is your official TIPS certification card. Carry it with you as proof of your TIPS certification.

Congratulations!

This card certifies that you have successfully completed the TIPS (Training for Intervention ProcedureS) program. We value your participation and dedication to the responsible sale, service, and consumption of alcohol.

By using the techniques you have learned, you will help to provide a safer environment for your patrons, peers, and colleagues and reduce the tragedies resulting from intoxication, underage drinking, and drunk driving.

If you have any information you think would enhance the TIPS program, or if we can assist you in any way, please contact us at 800-438-8477.



A 360 TRAINING COMPANY

CapX

ID #:

Name: CATHERINE KASSER

Exam Date: 06/12/2023 Expiration Date: 06/11/2026



TIPS On-Premise

CERTIFIED

Issued: 06/12/2023 Expires: 06/11/2026

ID #:

CATHERINE KASSER

668 RT 28

W YARMOUTH, MA 02673

For service visit us online at www.gettips.com

TIPS Trainer: Thomas Murphy, 62450

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

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

Certificate of Organization

(General Laws, Chapter 156C, Section 12)

Filing Fee: \$

Identification Number: _____ (number will be assigned)

1. The exact name of the limited liability company is:
CAPTAIN PARKER'S BOATHOUSE LLC

2. The address in the Commonwealth where the records will be maintained:
Number and street: 658 MAIN STREET
Address 2:
City or town: WEST YARMOUTH State: MA Zip code: 02673
Country: UNITED STATES

3. The general character of business (if the limited liability company is organized to render professional service, this form must be filed by fax, mail or in person):
OWN AND OPERATE A RESTAURANT AND ALL OTHER LAWFUL BUSINESS.

4. The latest date of dissolution, if specified: (mm/dd/yyyy)

5. The name and address of the Resident Agent:
Agent name: GERALD MANNING
Number and street: 658 MAIN STREET
Address 2:
City or town: WEST YARMOUTH State: MA Zip code: 02673

I GERALD MANNING,
resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Name	Address
MANAGER	GERALD MANNING	658 MAIN STREET WEST YARMOUTH, MA 02673 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Name	Address

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Name	Address
REAL PROPERTY	GERALD MANNING	658 MAIN STREET WEST YARMOUTH, MA 02673 USA

9. Additional matters:

10. This certificate is effective at the time and on the date approved by the Division, unless a later effective date not more than ninety (90) days from the date of filing is specified:

Later Effective Date (mm/dd/yyyy): Time (HH:MM)

SIGNED UNDER THE PENALTIES OF PERJURY, this 31 Day of March, 2026,

GERALD MANNING

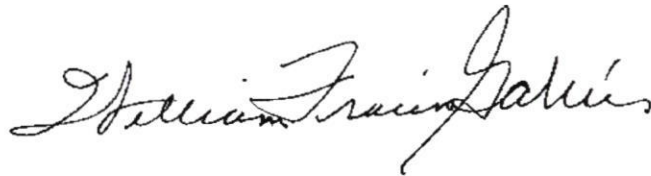
, Signature of Authorized Signatory.

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

March 31, 2026 03:00 PM

A handwritten signature in cursive script that reads "William Francis Galvin". The signature is written in black ink and is centered on the page.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

Jana Lefavor

From: CorpNotice@sec.state.ma.us
Sent: Tuesday, March 31, 2026 3:25 PM
To: Jana Lefavor
Subject: NOTICE OF APPROVAL - CAPTAIN PARKER'S BOATHOUSE LLC



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Corporations Division

CAPTAIN PARKER'S BOATHOUSE LLC
658 MAIN STREET
WEST YARMOUTH, MA 02673

DATE: 3/31/2026

NOTICE OF APPROVAL

To: CAPTAIN PARKER'S BOATHOUSE LLC

The organizational document for the above-named LLC is approved and now on the public record of the Corporations Division. We are sending out this notification to inform you of some of the possible filing obligations for the LLC.

ANNUAL REPORT:

Each LLC owes an annual report on or before the anniversary date of its organization. The annual report may be filed using our online filing system, using the below CID and PIN. Please maintain this CID and PIN for your use when filing online.

CID: _____
PIN: _____

DUE DATE: 03/31/2027

BOI REPORT:

Please be advised that your entity may have a filing obligation with the Federal Government. You may need to file a **Beneficial Ownership Information Report (BOI Report)** with the U.S. Treasury's Financial Crimes Enforcement Network (FinCEN). Updates or corrections to reports must be submitted within 30 days of becoming aware of the

change. Go to <https://www.fincen.gov/boi> for more information and to submit your electronic report. **DO NOT SUBMIT THESE REPORTS TO THIS OFFICE.**

Contact information for FinCEN:

Email: FRC@fincen.gov

Phone Number: 1-800-767-2825

Website: <https://www.fincen.gov/contact>

One Ashburton Place, 17th Floor • Boston, Massachusetts 02108 • 617-727-9640
www.sec.state.ma.us/cor

COMMERCIAL LEASE

1. Captain Parkers 558, LLC of _____ South Yarmouth, MA 02664, LESSOR, which expression shall include its heirs, successors, and assigns where the context so admits, does hereby lease to Captain Parker's Boathouse LLC, of 658 Route 28, West Yarmouth, MA 02673, which expression shall include his successors, executors, administrators, and assigns where the context so admits; and

2. The LESSEE hereby leases the following described premises:

The land and building located at 658 Route 28, Hyannis, Massachusetts.

3. The term of this lease shall be for THREE (3) YEARS, commencing on May 1, 2026 and ending mid-night on April 30, 2029 ("Initial Term").

4. The LESSEE shall pay to the LESSOR Minimum Annual Rent annual rent in the amount of _____ (\$_____,000.00) dollars payable in equal monthly installments of _____ (\$_____) dollars on or before the first day of each month until the expiration of the Initial Term.

The rent shall be payable within seven (7) days of LESSEE's receipt of the above-stated expenses.

5. The LESSOR shall not require the LESSEE to pay a security deposit.

6. (a) The LESSEE shall set up accounts and pay all periodic for electricity and all other utilities including but not limited gas, cable telephone that are furnished to the Premises and presently separately metered.

(b) The LESSEE further agrees to pay all costs of maintenance and upkeep of the buildings and furnishings which shall included any necessary capital improvements to maintain the premises in the same condition as on the first day of the tenancy, reasonable wear and tear excluded.

(c) The LESSEE shall during the tenancy also pay all premiums for fire and casualty insurance associated currently with the property. The LESSEE shall maintain with respect to the leased premises and the property of which the leased premises are a part comprehensive public liability insurance in the amount of ONE MILLION dollars with property damage insurance in limits as currently exists in responsible companies qualified to do business in Massachusetts and in good standing therein insuring the LESSOR, as well as LESSEE against injury to persons or damage to property as provided. In addition, LESSEE shall maintain minimum statutory coverage for workers compensation insurance THE LESSEE shall deposit with the LESSOR certificates for such insurance at or prior to the commencement of the term, and thereafter within thirty (30) days prior to

the expiration of any such policies. All such insurance certificates shall provide that such policies shall not be canceled without at least ten (10) days prior written notice to each insured named therein including the LESSOR.

(d) The LESSOR shall have no obligation to provide utilities or equipment other than the utilities and equipment within the premises as of the commencement date of this lease. In the event LESSEE required additional utilities or equipment, the installation and maintenance thereof shall be the LESSEE's sole obligation, provided that such installation shall be subject to the written consent of the LESSOR.

(e) The LESSEE shall at his expense provide snow removal (if open during winter months) and maintain the lawn and grounds.

7. The LESSEE acknowledges that no trade or occupation shall be conducted in the leased premises or use made thereof which will be unlawful, improper, noisy or offensive or contrary to any law or any municipal by-law or ordinance in force in the city or town in which the premises are situated.

8. The LESSEE shall not permit any use of the leased premises which will make voidable any insurance on the property of which the leased premises are a part or on the contents of said property or which shall be contrary to any law or regulation from time to time established by the New England Fire Insurance Rating Association, or any similarly body succeeding to its powers. The LESSEE shall on demand reimburse the LESSOR, and all other tenants, all extra insurance premises caused by the LESSEE's use of the premises.

9. The LESSEE agrees to maintain the leased premises in good condition, damage by fire and other casualty only excepted, and whenever necessary, to replace plate glass and other glass therein, acknowledging that the leased premises are now in good order and the glass whole. The LESSEE shall not permit the leased premises to be overloaded, damaged, stripped, or defaced, nor suffer any waste. LESSEE shall obtain written consent of LESSOR before erecting any sign on the premises.

10. The LESSEE shall not make structural alterations or additions to the leased premises, but may make non-structural alterations provided the LESSOR consents thereto in writing, which consent shall not be unreasonably withheld or delayed. All such allowed alterations shall be at LESSEE's expense and shall be in quality at least equal to the present construction. LESSEE shall not permit any mechanics' liens, or similar liens, to remain upon the leased premises for labor and material furnished to LESSEE or claimed to have been furnished to LESSEE in connection with work of any character performed or claimed to have been performed at the direction of LESSEE and shall cause any such lien to be released of record forthwith without cost to LESSOR. Any alterations or improvements made by the LESSEE shall become the property of the LESSOR at the termination of occupancy as provided herein.

11. The LESSEE shall not assign or sublet the whole or any part of the leased premises without LESSOR's prior written consent which may be withheld for any reason or no reason.

Notwithstanding such consent, LESSEE shall remain liable to LESSOR for the payment of all rent and for the full performance of the covenants and conditions of this lease.

12. This lease shall be subject and subordinate to any and all mortgages, deeds of trust and other instruments in the nature of a mortgage, now or at any time hereafter, on the property of which the leased premises are a part and the LESSEE shall, when requested, promptly execute and deliver such written instruments as shall be necessary to show the subordination of this lease to said mortgages, deeds of trust or other such instruments in the nature of a mortgage. The LESSOR hereby notifies the LESSEE that it is in the process of securing a refinance of the lease premises and such a instrument of subordination might be required by the LESSOR'S lender.

13. The LESSOR or agents of the LESSOR may, at reasonable times, enter to view the leased premises and may remove placards and signs not approved and affixed as herein provided, and make repairs and alterations as LESSOR should elect to do and may show the leased premises to others, and at any time within three (3) months before the expiration of the term, may affix to any suitable part of the leased premises a notice for letting or selling the leased premises or property of which the leased premises are a part and keep the same so affixed without hindrance or molestation.

14. The LESSEE shall save the LESSOR harmless from all loss and damage occasioned by the use or escape of water or by the bursting of pipes, as well as from any claim or damage resulting from neglect in not removing snow and ice from the roof of the building or from the sidewalks, bordering upon the premises so leased, or by any nuisance made or suffered on the leased premises, unless such loss is caused by the neglect of the LESSOR. The removal of snow and ice from the sidewalks bordering upon the leased premises shall be the LESSEES responsibility.

15. Should a substantial portion of the leased premises, or of the property of which they are a part, be substantially damaged by fire or other casualty, or be taken by eminent domain, the LESSOR may elect to terminate this lease. When such fire, casualty, or taking renders the leased premises substantially unsuitable for their intended use, a just and proportionate abatement of rent shall be made, the LESSEE may elect to terminate this lease if:

- (a) the LESSOR fails to give written notice within thirty (30) days of intention to restore leased premises, or
- (b) the LESSOR fails to restore the leased premises to a condition substantially suitable for their intended use within ninety (90) days of said fire, casualty or taking.

The LESSOR reserves, the LESSEE grants to the LESSOR, all rights which the LESSEE may have for damages or injury to the leased premises for any taking by eminent domain, except for damage to the LESSEE's fixtures, property or equipment.

16. In the event that:

- a. the LESSEE shall default in the payment of any installment of rent or other sum herein specified and such default shall continue for ten (10) days after written notice thereof; or

- b. The LESSEE shall default in the observance or performance of any other of the LESSEE's covenants, agreements, or obligations hereunder and such default shall not be corrected within thirty (30) days after written notice thereof; or
- c. The LESSEE shall be declared bankrupt or insolvent according to law, or, if any assignment shall be made of LESSEE's property for the benefit of creditors,

then the LESSOR shall have the right thereafter, while such default continues, to re-enter and take complete possession of the leased premises, to declare the term of this lease ended, and remove the LESSEE's effects, without prejudice to any remedies which might be otherwise used for arrears of rent or other default. The LESSEE shall indemnify the LESSOR against all loss of rent and other payment which the LESSOR may incur by reason of such termination during the residue of the term.

IF the LESSEE shall default, after reasonable notice thereof, if the observance or performance of any conditions or covenants on LESSEE's part to be observed or performed under or by virtue of any of the provisions in any article of this lease, the LESSOR, without being under any obligation to do so and without thereby waiving such default, may remedy such default for the account and at the expense of the LESSEE. IF the LESSOR makes any expenditures or incurs any obligations for the payment of money in connection therewith, including but not limited to, reasonable attorney's fees in the payment of money in connection therewith, including but not limited, to, reasonable attorney's fees in instituting, prosecuting or demanding any action or proceeding, such sums paid or obligations incurred, with interest at the rate of _____ per cent per annum and costs, shall be paid to the LESSOR by the LESSEE as additional rent.

17. Any notice from the LESSOR to the LESSEE relating to the leased premises or to the occupancy thereof, shall be deemed duly served, if left at the leased premises addressed to the LESSEE, or if mailed to the leased premises, registered or certified mail, return receipt requested, postage prepaid, addressed to the LESSEE. Any notice from the LESSEE to the LESSOR relating to the leased premises or to the occupancy thereof, shall be deemed duly served, if mailed to the LESSOR by registered or certified mail, return receipt requested, postage prepaid, addressed to the LESSOR at such address as the LESSOR may from time to time advise in writing. All rent notices shall be paid and sent to the LESSOR at 121 Mayflower Terrace, South Yarmouth, MA 02664.

18. The LESSEE shall at the expiration or other termination of this lease remove all LESSEE's goods and effects from the leased premises (including, without hereby limiting the generality of the foregoing, all signs and lettering affixed or painted by the LESSEE, either inside or outside the leased premises). LESSEE shall deliver to the LESSOR the leased premises and all keys locks thereto and other fixtures connected therewith and all alterations and additions made to or upon the leased premises, in good condition, damage by fire or other casualty only excepted. In the event of the LESSEE's failure to remove any of the LESSEE's property from the premises, LESSOR is hereby authorized, without liability to LESSEE for loss or damage thereto, and at the sole risk of LESSEE, to remove and store any of the property at LESSEE's expense or to retain same under LESSOR's control or to sell at public or private sale, without notice any or all of the property not so removed and to apply the net proceeds of such sale to the payment of any sum due hereunder, or to destroy such property.

19. There is no Real Estate Broker involved in this transaction.

20. It is also understood and agreed that the LESSOR may include in this lease certain furniture, fixtures and equipment. In the event that furniture, fixtures and equipment owned by the LESSOR is used by the LESSEE, then the same shall be returned at the expiration of the term of this lease in the same condition said furniture, fixtures and equipment is in at the commencement of the lease, reasonable wear and tear, excluded.

21. This Lease shall automatically renew under the same terms and conditions for Two additional three (3) year term ending June 14, 2032 unless the LESSEE gives the LESSOR at least thirty (30) days written notice of termination. As the election of LESSOR, the Minimum Annual Rent may be increased up to 6) percent per year of each additional year of each Extended Term.

IN WITNESS WHEREOF, the said parties hereunto set their hands and seals this _____ day of April, 2026.

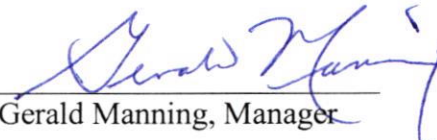
(LESSOR)

Captain Parkers 558, LLC

By: 
Gerald Manning, Manager

(LESSEE)

Captain Parker's Boathouse LLC

By: 
Gerald Manning, Manager



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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

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

LICENSING ADMINISTRATOR
Amy Harwood

DEPARTMENT COMMENT SHEET

IN REGARD TO:

BUSINESS NAME	Captain Parker's Boathouse
BUSINESS ADDRESS	658 Route 28, WY

DATE OF SELECT BOARD MEETING	May 5th
------------------------------	---------

Building Department	Comments: Requires Certificate of Occupancy after inspection
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Steps required to be taken prior to issuance of license:

Receive Certificate of Inspection

Signature:

Date:

4/10/2026

Print Name:

Mark Grylls

Title:

Bld. Commissioner

PLEASE RETURN COMMENTS BY APRIL 27, 2026



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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

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**LICENSING
ADMINISTRATOR**
Amy Harwood

DEPARTMENT COMMENT SHEET

IN REGARD TO:

BUSINESS NAME	Captain Parker's Boathouse
BUSINESS ADDRESS	658 Route 28, WY

DATE OF SELECT BOARD MEETING	May 5th
-------------------------------------	----------------

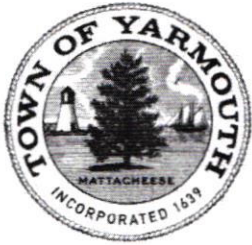
Health Department	Comments: 49 Seats
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Steps required to be taken prior to issuance of license:

Requires a Food Establishment License Application and inspection prior to opening.

Signature: *Philip Renaud* Date: 4-13-26
Print Name: Philip Renaud Title: Health Inspector

PLEASE RETURN COMMENTS BY APRIL 27, 2026



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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

SELECT BOARD
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LICENSING ADMINISTRATOR
Amy Harwood

DEPARTMENT COMMENT SHEET

IN REGARD TO:

BUSINESS NAME	Captain Parker's Boathouse
BUSINESS ADDRESS	658 Route 28, WY

DATE OF SELECT BOARD MEETING	May 5th
------------------------------	---------

Fire Department	Comments: No issues
-----------------	------------------------

Steps required to be taken prior to issuance of license:

None

Signature: Lt. Matthew B Date: April 13, 2026
Print Name: Lt. Matthew Bearse Title: Lt./Inspector

PLEASE RETURN COMMENTS BY APRIL 27, 2026



Yarmouth Police Department

Excellence in Policing

REVIEW FOR NEW LIQUOR LICENSEES OR MANAGERS

Premises Name and Location: Captain Parker's

Manager: Catherine Kasser

Experience in restaurant/alcohol operations or service:

15 Years

New: Licensee Manager: Both:

Persons Representing Applicant at Review Same

Officer Conducting Review: Renzi Date: 4/17

MASSACHUSETTS STATUTES/ABCC REGULATIONS:

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

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

YARMOUTH LIQUOR REGULATIONS

1. TRAINING REQUIREMENT.

All:

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

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

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

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

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

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

ABUTTERS NOTIFICATION

TOWN OF YARMOUTH

ABCC NEW SEASONAL RESTAURANT ALL-ALCOHOL RETAIL LICENSE CAPTAIN PARKER'S BOATHOUSE – 658 ROUTE 28, WEST YARMOUTH

The Town of Yarmouth Select Board, acting as the Local Licensing Authority, has received an application for a New Seasonal All-Alcohol Restaurant license from Captain Parker's Boathouse LLC dba Captain Parker's Boathouse, Gerry Manning, LLC Manager, 658 Route 28, West Yarmouth, MA 02673. The Manager will be Catherine N. Kasser.

The Premises includes a basement, 1st and 2nd floors and outdoor decks. Restaurant with bar area on 1st floor has 18 seats and 14 table seats with 8 seats on front deck and 8 seats on rear deck for a total of 48 seats. The first floor is 1,640 sq. ft. and consists of the restaurant and bar, kitchen, prep area and one men's H/C bath and one women's H/C bath with 4 means of egress. The second floor is 849 sq. ft. with office, storage area, two mechanical rooms and a bathroom. The basement is 1,630 sq. ft. of storage space.

A Hearing will be held on Tuesday, May 5, 2026 in the Hearing Room at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA. The Select Board meeting begins at 6:00 PM.

Written comments will be accepted until 4:30 PM, Friday, May 1, 2026 in the Select Board's office at Town Hall or can be submitted electronically to:
publiccomment@yarmouth.ma.us

Verbal comments will be accepted at the hearing.

###

32/ 92/ / /
MARITIME HERITAGE RESEARCH LABS
16 MACMILLAN WHARF
PROVINCETOWN, MA 02657

32/ 88/ / /
JERRYS ICE CREAM LLC
121 MAYFLOWER TERRACE
SOUTH YARMOUTH, MA 02664

32/ 89/ / /
CAPTAIN PARKERS 558 LLC
121 MAYFLOWER TERR
SOUTH YARMOUTH, MA 02664

32/ 90/ / /
MIDDLE LAND LLC
121 MAYFLOWER TERR
SOUTH YARMOUTH, MA 02664

Please use this signature to certify this list of properties
directly abutting the parcel located at:
658 Route 28, West Yarmouth, MA 02673
Assessors Map 32, Lot 89

Andy Machado
Andy Machado, Director of Assessing
April 17, 2026



TOWN OF YARMOUTH

AMY HARWOOD, LICENSING ADMINISTRATOR

1146 Route 28, South Yarmouth MA 02664

508.398.2231 x1268 aharwood@yarmouth.ma.us

SELECT BOARD

Tracy Post, Chair

Dorcas McGurrin

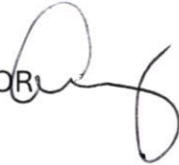
Mark Forest

Joyce Flynn

Elizabeth Argo

MEMORANDUM

TO: SELECT BOARD

FR: AMY HARWOOD, LICENSING ADMINISTRATOR 

DA: MAY 5, 2026

RE: LEGACY OF LIBERTY (460 Route 6A) – Special Entertainment License

I received the attached Application for a Special Entertainment License from Meggan Eldredge, Director of Community Development for the Dedication and Living History Fair at Fred Thacher Park and Ancient Cemetery located at 460 Route 6A in Yarmouth Port, MA.

Attached are the following documents to support the request:

- Legal Advertisement
- Application for Special Entertainment License
- Application for Use of Town-Owned Property
- Site Map
- Department Comment Sheet
- 4/30/26 Meeting Notes
- Abutters Notification & Affidavit of Mailing
- Fee Waiver Request

I'm happy to answer any questions you may have.

CAPE COD TIMES

Public Notices

Originally published at capecodtimes.com on 04/22/2026

LEGAL ADVERTISEMENT

TOWN OF YARMOUTH

SELECT BOARD

SPECIAL ENTERTAINMENT LICENSE

LEGACY OF LIBERTY

MONUMENT DEDICATION & LIVING HISTORY FAIR

The Yarmouth Select Board, acting as the Local Licensing Authority, has received an Application for a Special Entertainment License from Meggan Eldredge, Yarmouth Community Development Department for a Dedication and Living History Fair at Fred Thacher Park and Ancient Cemetery on 460 Route 6A, Yarmouth Port, MA. The free event is open to the public and will be held on Saturday, June 20, 2026 from 10:00 AM – 3:00 PM. There will be a dedication of Yarmouth's Revolutionary War Monument at Thacher Park and grave markers for Revolutionary War soldiers at the Ancient Cemetery. The event will commemorate the 250th anniversary of Yarmouth declaring its independence from Great Britain and will include a fife and drum corps that will present music. Other activities for the whole family include food trucks, colonial trades demonstrations and a living history fair.

The Hearing will be held on Tuesday, May 5, 2026 at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA. The Select Board's meeting begins at 6:00 pm.

Written comments will be accepted until 4:30 pm, Friday, May 1, 2026, in the Select Board's Office at Town Hall or can be submitted electronically to:

publiccomment@

yarmouth.ma.us

Verbal comments will be accepted at the hearing.

4/22/26 #12258843



TOWN OF YARMOUTH

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

BOARD OF
SELECTMEN

LICENSING
ADMINISTRATOR
Amy Harwood

APPLICATION FOR SPECIAL ENTERTAINMENT

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

Business Name:	Town of Yarmouth
Business Address:	1146 Route 28, South Yarmouth, MA 02664
Applicant Name:	Meggan Eldredge
Applicant Address:	1146 Route 28, South Yarmouth, MA 02664
Applicant Email:	meldredge@yarmouth.ma.us
Applicant Telephone:	508-398-2231

Event Location:	Fred Thacher Park/Ancient Cemetery
Event Dates:	June 20, 2026
Event Hours:	8:00 - 4:00
Is the Event Indoors or Outdoors?	Does the Event have Alcohol Service?
<ul style="list-style-type: none">Indoors: <input type="checkbox"/>Outdoors: <input checked="" type="checkbox"/>	<p>If yes - please fill out a Special Alcohol License Application https://www.yarmouth.ma.us/DocumentCenter/View/21567/Special-Alcohol-Application-2026</p>

Number of Guests at Event:	700
-----------------------------------	-----

Does Event Location have a fire Protection System?	Outdoor event
<ul style="list-style-type: none">Sprinkler System: <input type="checkbox"/>Fire Alarm System: <input type="checkbox"/>	

Please Check All That Apply:	
1. Dancing: By Patrons <input type="checkbox"/> By Entertainers <input type="checkbox"/> No Dancing <input checked="" type="checkbox"/>	
2. Music: Recorded <input type="checkbox"/> Live Band <input checked="" type="checkbox"/> Number of Musicians <u>25</u> Amplification System <input checked="" type="checkbox"/> DJ <input type="checkbox"/> No Music <input type="checkbox"/>	
Low Lighting <input type="checkbox"/> Music Above Normal Sound Levels <input type="checkbox"/> Nighttime Operation <input type="checkbox"/> Clearly Defined Aisles <input type="checkbox"/>	
Dance Floor <input type="checkbox"/> Limited Food Service <input checked="" type="checkbox"/>	
3. Shows: Theatre <input type="checkbox"/> Movies <input type="checkbox"/> Floor Show <input type="checkbox"/> Light Show <input type="checkbox"/> Public Show <input type="checkbox"/> No Show <input checked="" type="checkbox"/>	

Detailed Description of Entertainment:	Legacy of Liberty town event. Dedication of new Revolutionary War monument at Fred Thacher Park and of grave markers at Ancient Cemetery. Living history fair with demonstrations of colonial trades and a militia encampment. Living history interpreters describing life in Yarmouth during the American Revolution. The event will include a concert by a fife and drum band.
---	--

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

- Yes
- No

This license issued by this application is valid for the calendar year 202_ through 202_ provided the type of entertainment specified above does not change. In the event of a change in type of entertainment different than indicated above, a new application will be required, and a new license issued.

Documents Required:

- Detailed Floor Plan of Event (Showing egress, tables, seating, dance floor, food setup, where entertainment will be set up, emergency lighting, etc.)
- Certificate of Insurance naming the Town of Yarmouth as the additional insured.

Fees:


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

Hearing Required

Legal Ad Required (posted 10 days prior to hearing)

Abutter Notices (sent 10 days prior to hearing)

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



Signature of Applicant



Date



TOWN OF YARMOUTH APPLICATION FOR USE OF TOWN-OWNED PROPERTY

Applicant Yarmouth Historical Commission

Affiliation or Group Yarmouth Historical Commission

Telephone Number 508-398-2231
ext. 1292

Mailing Address 1146 Route 28
South Yarmouth, MA 02664

Email Address: Isherman@yarmouth.ma.us

Town Property to be used (Include specific area): Fred Thacher Park and Ancient Cemetery

Describe Use and purpose: Yarmouth Patriot Dedication and Living History Fair. Dedicate Yarmouth's Revolutionary War monument. Dedicate grave markers for Revolutionary War soldiers. Commemorate the 250th anniversary of Yarmouth declaring its independence from Great Britain. To include fife and drum Corp for music.

Beginning Date and Time of Event: 7:00 AM June 20, 2026

Ending Date and Time of Event: 6:00 PM June 20, 2026

Date and Time you need Location for Set Up: 8:00 AM June 19, 2026

Total Guests/Participants Expected: 300 Will alcohol be served? Yes No

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

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

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

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

Will food be served or sold? Yes No
If Yes to food, please describe where food is being prepared and what is being served 2 food trucks:

Veterans Lunch Box and JP's Twisted BBQ

IMPORTANT

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

Action by Town Administrator:

_____ *Approved as submitted*

_____ *Approved with the following condition(s):* _____

_____ *Disapproved for the following reasons:* _____

Town Administrator's Signature *Date*

Department	Comments/Conditions Permits/Inspections Required
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Building	Sign permits issued.
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DPW	03/11/2026 - J.Colby email -No issues
-----	--

Golf	
------	--

Historic Commission/ OKH/ HSOY	Use of Town Property Form submitted by L.Sherman
--------------------------------------	--

Licensing	Special Entertainment License Hearing scheduled for 05/05/2026
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Police	04/14/2026 - A.O'Malley email -To contact Erin Forristall for detail hiring details
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Senior Services	
-----------------	--

Department	Comments/Conditions Permits/Inspections Required
------------	---

Conservation	
--------------	--

Fire	03/10/26 - M.Bearse email -Food trucks: must operate in accordance with fire code and NFPA standards. -Drawing of locations of trucks and proposed road closures would be helpful.
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Health	
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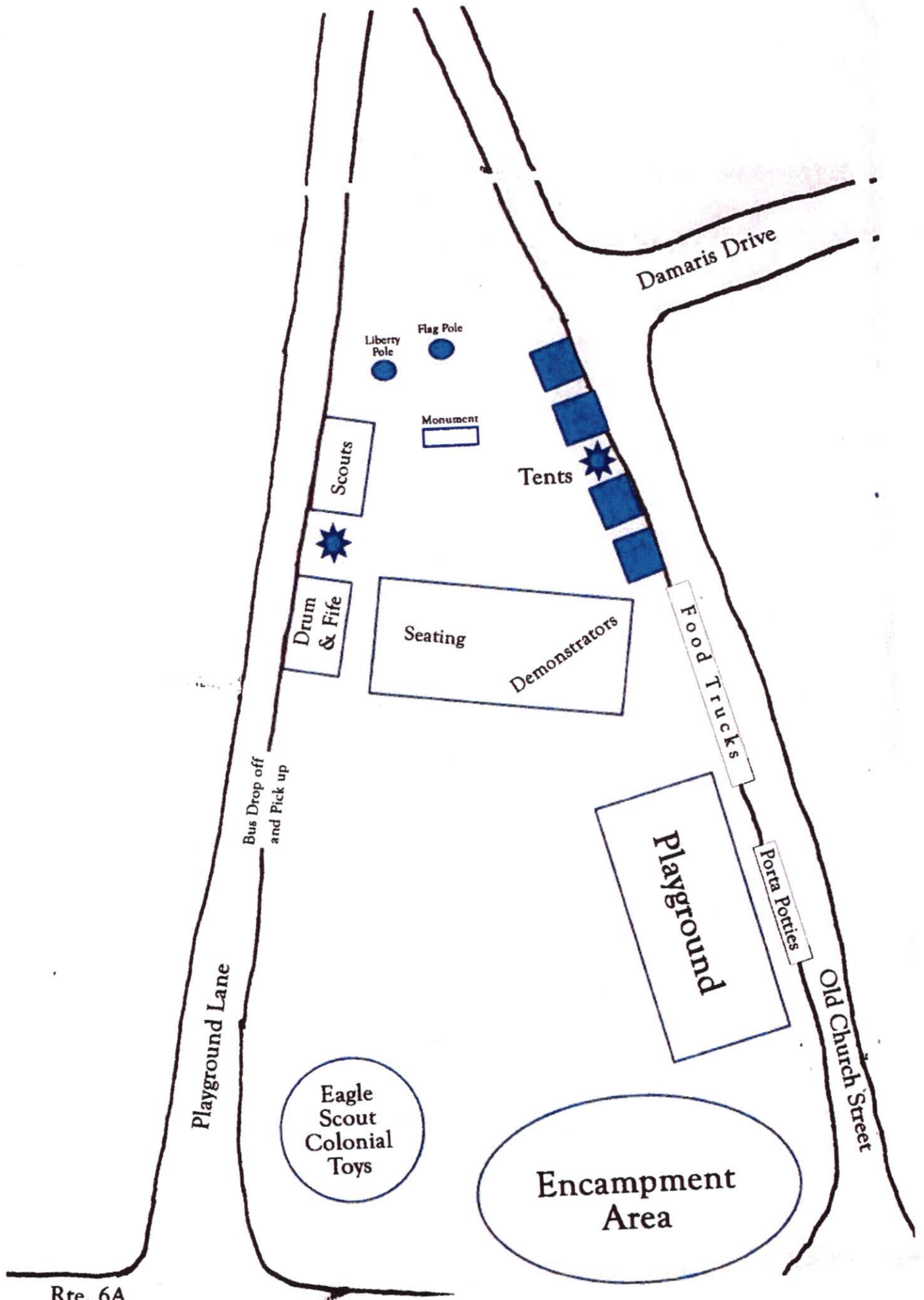
Library	
---------	--

Natural Resources	
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Recreation and Beach	
----------------------	--

Town Clerk	
------------	--

*See 04/30/2026 Meeting Notes



Rte. 6A

SCHEDULE OF EVENTS

Admission: FREE

**10:00 am* | Town Revolutionary War Monument
Dedication ~ Thacher Park/Yarmouth Port
Playground (GPS) 10-20 Old Church Street**

Learn about the history of Yarmouth and experience the unveiling and dedication of the new Town Revolutionary War monument

**11:30 am* | Honoring our Patriots
Commemoration ~ Yarmouth Port Ancient
Cemetery (7 minute walk from Playground)**

Join the SAR, DAR, Scouts and local Historians to honor those Patriots buried in the Ancient Cemetery
Interact with living history interpreters to meet the Patriots who served

**11:00 am-3:00 pm | Living History Fair ~ Thacher
Park/Yarmouth Port Playground**

Experience colonial era arts demonstrations including militia encampments and period music performances

*NOTE: This event includes live musket salutes using blank charges. Loud noises will occur.



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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

SELECT BOARD

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

LICENSING ADMINISTRATOR

Amy Harwood

DEPARTMENT COMMENT SHEET

IN REGARD TO:

BUSINESS NAME	Legacy of Liberty Dedication (Thacher Park)
BUSINESS ADDRESS	460 Route 6A

DATE OF SELECT BOARD MEETING	May 5 th
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Building Department	Comments: <i>TENTS + SIGNS REQUIRE PERMITS, FOOD TRUCKS REQUIRE TEMP. C.O.</i>
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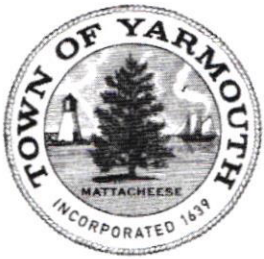
Steps required to be taken prior to issuance of license:

<i>APPLY FOR PERMITS - FEES ASSUMABLY WAIVED</i>
--

Signature: *[Signature]* Date: 4/30/26

Print Name: MARK GAYLES Title: BUILDING COMMISSIONER

PLEASE RETURN COMMENTS BY MAY 1, 2026



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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

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DEPARTMENT COMMENT SHEET

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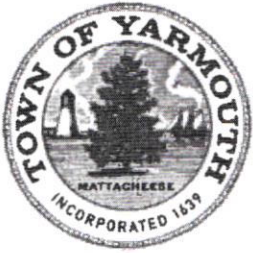
Fire Department	Comments: Maintain access for fire and ambulance Food trucks should be positioned and operated in accordance to fire code regulations
-----------------	---

Steps required to be taken prior to issuance of license:

--

Signature: Lt. Matt Bearse Date: 4/28/2026
Print Name: Lt. Matt Bearse Title: Lt./Insp.

PLEASE RETURN COMMENTS BY MAY 1, 2026



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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

SELECT BOARD
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DEPARTMENT COMMENT SHEET

IN REGARD TO:

BUSINESS NAME	Legacy of Liberty Dedication (Thacher Park)
BUSINESS ADDRESS	460 Route 6A

DATE OF SELECT BOARD MEETING	May 5 th
------------------------------	---------------------

_____ Health _____ Department	Comments: All food trucks must be licensed and inspected by the Health Department.
-------------------------------	---

Steps required to be taken prior to issuance of license:

--

Signature: *Philip Renaud* Date: 5-1-26

Print Name: Philip Renaud Title: Health Inspector

PLEASE RETURN COMMENTS BY MAY 1, 2026

MEETING

April 30, 2026, Hearing Room, 2:00 p.m.

Re: Yarmouth's 250th Anniversary Events

Present: Meggan Eldredge (Community Development);
Amy Harwood (Administration/Licensing);
Chief Kevin Lennon (Police);
Mark Grylls (Building);
MaryAlice Florio (Administration);
Jeff Colby (DPW)
Roby Whitehouse (DPW)

Notes by MaryAlice Florio:

Events will take place Saturday, June 20, 2026 (the actual day of the 250th anniversary) 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 monument on the playground. The monument location is by the flagpole. There will be a tent set up on the pavement (basketball court area) where the speeches will take place. The Governor and other local dignitaries have been invited. Discussion on where the dignitaries could possibly park – possible use of cemetery to park some vehicles.

There will be five shuttles continuously running from 7:30 a.m. to 4:00 p.m. between the DY Intermediate Middle School parking lot and the playground. There will be limited parking for vendors and staff at the event location. A temporary drop-off plan will be set up.

There will be six details. Old Church Street and Playground Lane will allow thru-traffic only. Detour and road closure signs will be placed in appropriate locations. There should be some “outreach” to the nearby residents to let them know.

Important to note, the beach will be open.

Chairs will be on site and set up on Friday. Possible camera could be set up to be used for security? The militia group plans to drop off some of their things on Friday and stay overnight (tent?) and can also act as security.

Signage – permits issued.

Banners on utility poles – approved by Historic and will be up for the calendar year.

There will be a designated area for living history demonstrations (candlemaker; printer; spinner; etc.)

Food trucks – over at gravel parking area – possible pop rails of fencing to park closer?
Golf cars – 4 person – ask in advance

Perhaps Rotarians can volunteer to assist. There is a place on the website where volunteers can sign up.

After speeches there will be a procession to the cemetery. There will be living history interpreters at each of the revolutionary gravesites.

Sons of Revolution markers.

Small tent set up for speeches.

Drum and fife band and other entertainment/children's events.

Events wrap up at 3:00 p.m.

Discussion about painting the flagpole. DPW will take care of replacing flag.

Discussion about painting the fence. (Big job so DPW would not be able to do it – would require bidding.)

Fire and Health inspectors would need to inspect the food trucks.

Trash barrels at site and at cemetery. Dumpster on site or perhaps placed at gas station.

Digital signs.

Communications: advanced publicity. Will bring podium.

Four hundred seventy-seven (477) names will be engraved on monument.

ABUTTERS NOTIFICATION

TOWN OF YARMOUTH
SELECT BOARD
SPECIAL ENTERTAINMENT LICENSE
LEGACY OF LIBERTY MONUMENT DEDICATION & LIVING HISTORY FAIR

The Yarmouth Select Board, acting as the Local Licensing Authority, has received an Application for a Special Entertainment License from Meggan Eldredge, Yarmouth Community Development Department for a Dedication and Living History Fair at Fred Thacher Park and Ancient Cemetery on 460 Route 6A, Yarmouth Port, MA. The free event is open to the public and will be held on Saturday, June 20, 2026 from 10:00 AM – 3:00 PM. There will be a dedication of Yarmouth's Revolutionary War Monument at Thacher Park and grave markers for Revolutionary War soldiers at the Ancient Cemetery. The event will commemorate the 250th anniversary of Yarmouth declaring its independence from Great Britain and will include a fife and drum corps that will present music. Other activities for the whole family include food trucks, colonial trades demonstrations and a living history fair.

The Hearing will be held on Tuesday, May 5, 2026 at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA. The Select Board's meeting begins at 6:00 pm.

Written comments will be accepted until 4:30 pm, Friday, May 1, 2026, in the Select Board's Office at Town Hall or can be submitted electronically to:
publiccomment@yarmouth.ma.us

Verbal comments will be accepted at the hearing.

Abutting Properties for
460 ROUTE 6A YARMOUTH PORT, MA
02675
124/ 38/ / /
(300 Feet)

Location:
123/ 60/ / /
20 CENTER ST
Owner:
TOORAEN ERIKA L
11 COS COB AVE APT C
COS COB, CT 06807

Location:
124/ 32/ / /
11 PLAYGROUND LN
Owner:
WHELDON EDWARD F
417 NORTH DENNIS RD
YARMOUTH PORT, MA 02675

Location:
123/ 63/ / /
438 ROUTE 6A
Owner:
AUDETTE JOSEPH F
BAILEY ALLISON
285 RANDALL FARM RD
NORTH CONWAY, NH 03860

Location:
133/ 1/ / /
37 OLD CHURCH ST
Owner:
SINGER MICHAEL S TRS
ASEFZADEH BAHARAK TRS
37 OLD CHURCH ST
YARMOUTH PORT, MA 02675

Location:
124/ 39/ / /
28 OLD CHURCH ST
Owner:
COLOMBO DAVID L TR
5 OPEN SPACE DR
SANDWICH, MA 02563

Location:
124/ 56/ / /
6 OLD CHURCH ST
Owner:
HAYDON CHRISTOPHER K TR
6 OLD CHURCH ST
YARMOUTH PORT, MA 02675

Location:
124/ 54/ / /
10 OLD CHURCH ST
Owner:
MERE MARIO B
MERE SALLIE H
10 OLD CHURCH ST
YARMOUTH PORT, MA 02675-1328

Location:
123/ 124/ / /
441 ROUTE 6A
Owner:
441 PARSONAGE LLC
9 CIDER MILL RD
FRAMINGHAM, MA 01701

Location:
123/ 59/ / /
24 CENTER ST
Owner:
HUTCHINSON LYNNE MARIE
24 CENTER ST
YARMOUTH PORT, MA 02675

Location:
123/ 65/ / /
446 ROUTE 6A
Owner:
COX JOSEF PAUL
COX D MELISSA
446 ROUTE 6A
YARMOUTH PORT, MA 02675

Location:
124/ 35/ / /
23 PLAYGROUND LN
Owner:
SELEMON PATRICIA A
PINNEY STEPHEN C
23 PLAYGROUND LN
YARMOUTH PORT, MA 02675-1331

Location:
124/ 38/ / /
460 ROUTE 6A
Owner:
TOWN OF YARMOUTH
1146 ROUTE 28
SOUTH YARMOUTH, MA 02664-4463

Location:
133/ 50/ / /
32 OLD CHURCH ST
Owner:
DAFONTE FRANCISCO C TR
DAFONTE KAREN M TR
32 OLD CHURCH ST
YARMOUTH PORT, MA 02675

Location:
124/ 58/ / /
478 ROUTE 6A
Owner:
WAGNER DEBRA J
478 ROUTE 6A
YARMOUTH PORT, MA 02675

Location:
124/ 53/ / /
16 OLD CHURCH ST
Owner:
MCDONALD KRISTEN B
ANDERSON MICHAEL V
16 OLD CHURCH ST
YARMOUTH PORT, MA 02675

Location:
123/ 123/ / /
441A ROUTE 6A
Owner:
KELLEY STERLING R
KELLEY JEAN
441A ROUTE 6A
YARMOUTH PORT, MA 02675

Location:
123/ 58/ / /
30 CENTER ST
Owner:
GREENLAW DAVID T TR
LOEFFLER GRETCHEN L
368 MAIN ST
SALEM, NH 03079

Location:
124/ 33.1/ / /
17 PLAYGROUND LN
Owner:
PAOLINI LINDSEY MARIE
17 PLAYGROUND LN
YARMOUTH PORT, MA 02675

Location:
133/ 2/ / /
39 OLD CHURCH ST
Owner:
CASH ALFRED RAY
MARCELLA KIM F
39 OLD CHURCH ST
YARMOUTH PORT, MA 02675-1337

Location:
124/ 57/ / /
476 ROUTE 6A
Owner:
NICK AND JAY ENTERPRISES INC
381 CAMP ST
WEST YARMOUTH, MA 02673

Location:
124/ 55/ / /
8 OLD CHURCH ST
Owner:
KOELSCH SUSAN ANN TR
SUSAN ANN KOELSCH REV TRUST
8 OLD CHURCH ST
YARMOUTH PORT, MA 02675

Location:
124/ 59/ / /
482 ROUTE 6A
Owner:
DAVIS ROBERT M III
DAVIS TAYLORJAE N T
482 ROUTE 6A
YARMOUTH PORT, MA 02675

Location:
124/ 52/ / /
15 DAMARIS DR
Owner:
SHILLINGLAW ROBERT F
SHILLINGLAW BETTINA AND SARAH B
14623 FERNLAKE CT
NAPLES, FL 34114

Location:
124/ 16/ / /
8 VILLAGE LN
Owner:
MCVEIGH HELEN
P O BOX 646
YARMOUTH PORT, MA 02675

Location:
124/ 17/ / /
2 VILLAGE LN
Owner:
WELSH DAVID
MACROBERTS SHANNON N
2 VILLAGE LN
YARMOUTH PORT, MA 02675

Location:
124/ 20/ / /
455 ROUTE 6A
Owner:
HUGHES DIANE OWEN
P O BOX 2
YARMOUTH PORT, MA 02675-0002

Location:
124/ 122/ / /
477 ROUTE 6A
Owner:
HANNON NEAL D TR
COACH HOUSE CORNER NOMINEE
TRUST
28020 CAVENDISH CT #5204
BONITA SPRINGS, FL 34135

Location:
124/ 31/ / /
450 ROUTE 6A
Owner:
WILKES DEBORAH TR
450 ROUTE 6A
YARMOUTH PORT, MA 02675

Location:
124/ 40/ / /
12 DAMARIS DR
Owner:
OLIVER DUNCAN B TRS
OLIVER CAROL A
12 DAMARIS DRIVE
YARMOUTH PORT, MA 02675

Location:
123/ 122/ / /
447 ROUTE 6A
Owner:
LAST KIM
LAST JENNIFER
675 WEST END AVE #7A
NEW YORK, NY 10025

Location:
124/ 18/ / /
467 ROUTE 6A
Owner:
BULLOCK CHARLES E
467 ROUTE 6A
YARMOUTH PORT, MA 02675

Location:
124/ 123/ / /
10 UNION ST
Owner:
SHAFFER DAVID C
SHAFFER THOMANDA M
10 UNION ST
YARMOUTH PORT, MA 02675

Location:
123/ 64/ / /
444 ROUTE 6A
Owner:
PASTIGLIONE JAMIE L
444 ROUTE 6A
YARMOUTH PORT, MA 02675

Location:
124/ 21/ / /
1020 WEST YARMOUTH RD
Owner:
MORSE VIRGINIA M
P O BOX 432
ROCK HILL, NY 12775

Location:
123/ 121/ / /
1021 WEST YARMOUTH RD
Owner:
LEVANDOSKI STEPHANIE TR
STEPHANIE LEVANDOSKI LIVING
TRUST
1021 WEST YARMOUTH RD
YARMOUTH PORT, MA 02675

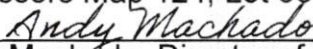
Location:
124/ 19/ / /
463 ROUTE 6A
Owner:
BABIN ROBERT C JR TR
BABIN MARY ELLEN TR
463 ROUTE 6A
YARMOUTH PORT, MA 02675

Location:
124/ 36/ / /
21 OLD CHURCH ST
Owner:
DOBEREINER NIGEL O
DOBEREINER CATHY A
15 CLARK RD
FISKDALE, MA 01518

Location:
133/ 52/ / /
49 MINNETUXET WAY
Owner:
SIMON CYNTHIA S TR
SIMON PAUL S TR
14 BRACKETT ST
NEEDHAM, MA 02492

Location:
124/ 22/ / /
1016 WEST YARMOUTH RD
Owner:
RORTY PHILIP C
RORTY NANCY F
1016 WEST YARMOUTH RD
YARMOUTH PORT, MA 02675

Please use this signature to certify this list of properties
abutting within 300' of the parcel located at:
460 Route 6A, Yarmouth Port, MA 02675
Assessors Map 124, Lot 38



Andy Machado, Director of Assessing
April 17, 2026

TOWN OF YARMOUTH

AFFIDAVIT OF MAILING OF NOTICE

FOR SECTION 14 SPECIAL ALCOHOL LICENSE APPLICATION

AND/OR SPECIAL ENTERTAINMENT APPLICATION

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

Signed under the penalties of perjury this 22nd day of April 2026.

Signature:

Lisa Sherman

Lisa Sherman
Print Name



TOWN OF YARMOUTH

Department of
Community
Development

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

Memorandum

TO: Select Board
Robert Whritenour, Town Administrator

FROM: Meggan Eldredge, Community Development Director

DATE: April 30, 2026

RE: Special Entertainment License for June 20th Legacy of Liberty Event and
Fee Waiver Request

On behalf of the hard-working staff and volunteers who have coordinated this event, I am respectfully requesting approval of a Special Entertainment License for Saturday, June 20, 2026 for the Legacy of Liberty Monument Dedication & Living History Fair.

After more than a year of design, construction and installation, the Revolutionary War Monument will be unveiled at Thatcher Park as part of a living history fair and dedication to the 447 Yarmouth Patriots who served during the American Revolution. This event marks the Town's 250th anniversary of independence and will include a ceremony rich in history and acknowledgements. Starting at 10 am, the monument dedication and welcoming remarks will take place at Thacher Park followed by a procession to the Ancient Cemetery for the dedication of Sons of the American Revolution grave markers. At the cemetery, living history re-enactors will be engaging the public with tales from lives of the soldiers and their wives who have been laid to rest there. Folks are welcomed back to Thacher Park for colonial arts demonstrations, period music by the Bristol County Fifes and Drums and militia exhibitions. Food trucks and vendors will be on-site as well.

Town Staff have reviewed the application for Use of Town Property and provided comments. Traffic and parking are the top issues staff has identified. The Yarmouth Police Department have put together a detailed traffic management plan. Road closures/detours will be in place around the playground to maintain the safety of the pedestrians in the area.

With limited parking available on site, we have arranged free continuous shuttles from the Intermediate School on Station Avenue. There will be no parking allowed at Thacher Park or the Ancient Cemetery; all attendees are required to park off-site.

I am also requesting that all municipal fees related to this event be waived. Anticipated fees include the Special Entertainment License, tent permit, sign permit.

Thank you for your consideration, this event is sure to be well attended and a wonderful representation of Yarmouth's dedication to history and culture.

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 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.

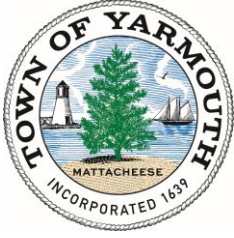
Proposed Fee Schedule

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

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

TO: Select Board
Robert Whritenour, Town Administrator

FROM: Meggan Eldredge, Director of Community Development

DATE: 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
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.

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.

Tighe & Bond

WOODS HOLE GROUP
A C&S COMPANY



Packet Landing Marina Resiliency Project

Selectboard Meeting

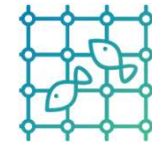
May 5, 2026



Packet Landing Marina



Functions



Commercial
Fishing



Emergency
Response



Recreational
Boating



Packet Landing Marina

Challenges

Flooding from periodic storm and extreme water level events

- Restrict Access
- Wear and tear on infrastructure and equipment
- Decrease economic benefits

Setting the Stage

2019 WOODS HOLE GROUP FOR CLS



Town of Yarmouth
Community Resilience Building Workshop Summary of Findings

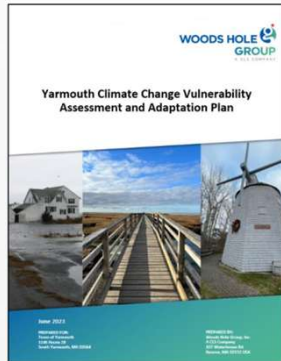
Top Recommended Action
Infrastructure Vulnerability Assessment and Repair

2023-2024



2022-2023

Town Wide
Climate Change Vulnerability Assessment and Adaptation Plan



High Risk Priority Asset Strategies

Packet Landing Marina

Packet Landing is a small marina and dock on the Bass River and is critical for several town services: recreation, commercial fishing, and marine emergency response.

It has a paved parking lot and is where Town emergency vessels are docked. The site includes both a fixed dock with a winch and a floating dock with slips, accessible via a ramp and gangway. The site is already affected by sunny day flooding caused by interacting river and tidal dynamics.

To enhance the resilience of docks, piers, and boardwalks in Yarmouth, several recommendations can be considered:

1. **Raise the pilings** supporting floating docks to withstand high floodwaters and prevent detachment or damage during storms.
2. **Elevate the hinge points** in dock structures to adapt to changing water levels, reducing structural damage and improving stability.
3. **Raise the elevation of utilities** (lighting fixtures, cameras) associated with the docks to protect them from floodwaters and maintain functionality during storms, enhancing safety and security.

WOODS HOLE GROUP
A CLS COMPANY

Packet Landing Resiliency Alternatives Analysis

Funded by: FY24 Coastal Zone Management Coastal Resiliency Grant

MASSACHUSETTS OFFICE OF COASTAL ZONE MANAGEMENT

ALTERNATIVE 2: Elevate

- Add four new Parking Spaces
- Remove three Parking Spaces
- Elevate Parking Lot within current footprint
- Raise Timber Wharf by 1.2 feet

June 2024
PREPARED FOR:
Town of Yarmouth
Department of Natural Resources
424 Route 28
West Yarmouth, MA 02673

Where we are now!

COASTAL RESILIENCE GRANT PROGRAM FY25 RFR ENV 25 CZM 02

Applicant: Town of Yarmouth

Applicant address: 1146 Route 28, West Yarmouth, MA 02673 (Town Hall)

Project manager:

Name: Bill Bonnetti

Department: Division of Natural Resources

Email: BBonnetti@yarmouth.ma.us

Phone: (505) 760-4800



Project title: Packet Landing Resiliency Design and Permitting

Primary type of coastal resilience project:

- Detailed Risk and Vulnerability Assessment
- Public Outreach
- Proactive Planning
- Retrofit and Relocation
- Shoreline Restoration

Is this a regional or multi-jurisdictional project? Yes No

Project Site Address (if applicable): 6 Pleasant St, South Yarmouth, MA 02664

Budget:

	Grant funds requested	Match	Total project costs (Grant + Match columns)
FY25	\$178,754	\$15,437	\$194,191
FY26	\$76,629	\$13,001	\$89,630
Total	\$255,383	\$28,438	\$283,821



UPDATE: Packet Landing Marina Resiliency Planning

Funded by: FY25 Coastal Zone Management Coastal Resiliency Grant



PROJECT AREA & PROPOSED CHANGE

Parking Lot
During extreme water levels and storm conditions, the existing parking lot floods. To reduce flooding, the parking lot will be raised to elevation 7 with fill and be expanded by 734 sq feet allowing for a net increase of parking by 2 spaces.

Bulkhead
The existing bulkhead on the southern portion of the project area is failing and becomes flooded during extreme water levels. Therefore, a 360 ft steel pile bulkhead with tiebacks will be installed landward of the existing water overbank.



PROJECT AREA & PROPOSED CHANGE

Timber Wharf and Pier
The existing low timber wharf is subject to flooding and is showing signs of degradation. The timber wharf and pilings will be replaced and elevated to elevation 4.7, which is an increase of 1.2 feet from the existing elevation.

PERMITTING APPLICATIONS

- Once the Packet Landing design plans were completed in late May of 2025, a series of permit applications were developed. The project type and location of Packet Landing triggered the following permitting requirements:
- Conservation Commission Order of Conditions: The preferred alternative involves working on a coastal bank, coastal beach, sand under water and waterways, the riverbank area and estimated habitat for rare wildlife deeming it necessary to file a Notice of Intent.
 - MassDEP Chapter 91 Minor Modification: The Town of Yarmouth holds MassDEP Chapter 91 licenses for the existing water dependent infrastructure at Packet Landing and requires administrative approval to modify the current licensed structures.
 - US Army Corps General Permit: The preferred alternative involves work in navigable waters of the U.S. and therefore requires a US Army Corps of Engineers Permit issued under Section 10 of the Rivers and Harbors Act of 1899.

Due to limited space and site constraints, the project team will be requesting variances for mitigation plantings related to increased coverage and zoning requirements for parking spaces (lots of 20 spaces or more).

NEXT STEPS

The Notice of Intent application for the local Yarmouth Conservation Commission was submitted on June 18th, 2025. The Yarmouth Commissioners conducted a site walk on Monday, June 30, 2025, in preparation for the Conservation Commission hearing on July 3, 2025. Once the Order of Conditions is issued for Packet Landing Marina, Chapter 91 and US Army Corp permit applications will be submitted. The submittal of these permits will complete the obligations of Year 1 of the 2-year Coastal Resiliency Grant.

- Coming up in Year 2:
- Response to comments from the permit application phase
 - Final design and construction documents
 - Final public meeting
 - Exploiting funding opportunities for construction phase



- 2025
- Continued Field Investigations
- Develop Design Plans (60%)
- Develop and Submit Permit Applications
 - Conservation Commission Notice of Intent
 - MassDEP Chapter 91 Administrative Review
 - US Army Corps of Engineers: PCN Permit
 - Zoning Board of Appeals



Where we are now!

2026

Permit Application Follow-Up - Response to Comments

Received all necessary
permits by Sept 30th .



Maura T. Healey
Governor
Kimberley Driscoll
Lieutenant Governor



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 - Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #083-2489
eDEP Transaction #1909421
City/Town: YARMOUTH

September 16, 2025

Town of Yarmouth
c/o Woods Hole Group
Attn: Jessica Cullinan
107 Waterhouse Road
Bourne, MA 02532

RE: Minor Project Modification to DEQE License No. 938
Bass River, Packet Landing Marina, Yarmouth

Dear Ms. Cullinan:

The Department has reviewed your request on behalf of the Town of Yarmouth to modify the above refer Chapter 91 License. The modification involves the installation of a new sheet pile bulkhead landward existing bulkhead / stone revetment, extending the bulkhead on the south side of the site, placement of raise the parking lot, and installation of a gangway for access to the floating docks. The project serves to er

Bk 37161 Pg131 #35352
09-03-2025 @ 08:36a

YARMOUTH TOWN CLERK RE
AUG 1 25 AM 11:14



TOWN OF YARMOUTH
BOARD OF APPEALS
DECISION

FILED WITH TOWN CLERK: August 1, 2025
PETITION NO: 5184
HEARING DATE: July 24, 2025
PETITIONER & PROPERTY OWNER: Town of Yarmouth
PROPERTY: 6 Pleasant Street, South Yarmouth, MA
Map 61, Parcel 77.1
Zoning District: B-2
Title: Book 493, Page 297

MEMBERS PRESENT AND VOTING: Chairman Sean Igoe, Dick Martin, Jay Fraprie, John Manton, and Barbara Murphy

Notice of the hearing was given by sending notice thereof to the Petitioner and all those owners of property as required by law, and to the public by posting notice of the hearing and publishing in *The Cape Cod Times*. The hearing opened and was held on the date stated above.

application and presented at the public hearing, this Commission finds that the areas in which work is proposed significant to the following interests of the Wetlands Protection Act.

Check all that apply:

a. <input checked="" type="checkbox"/> Public Water Supply	b. <input checked="" type="checkbox"/> Land Containing Shellfish	c. <input checked="" type="checkbox"/> Prevention of Pollution
d. <input checked="" type="checkbox"/> Private Water Supply	e. <input checked="" type="checkbox"/> Fisheries	f. <input checked="" type="checkbox"/> Protection of Wildlife Habitat
g. <input checked="" type="checkbox"/> Ground Water Supply	h. <input checked="" type="checkbox"/> Storm Damage Prevention	i. <input checked="" type="checkbox"/> Flood Control

2. Commission hereby finds the project, as proposed, is:

Approved subject to:

a. The following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.

Denied because:

b. The proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect interests of the Act, and a final Order of Conditions is issued. A description of the performance standards which the proposed work cannot meet is attached to this Order.

c. The information submitted by the applicant is not sufficient to describe the site, the work or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued.



DEPARTMENT OF THE ARMY
US ARMY CORPS OF ENGINEERS
NEW ENGLAND DISTRICT
696 VIRGINIA ROAD
CONCORD MA 01742-2751

September 30, 2025

Regulatory Division
File Number: NAE-2025-01893

David Condon
Town of Yarmouth
424 Route 28
West Yarmouth, Massachusetts 02673
Email: dcondon@yarmouth.ma.us

Dear David Condon:

This letter is in regard to your preconstruction notification submitted to the U.S. Army Corps of Engineers (USACE) to permanently impact 1,328 square feet of subtidal and intertidal area below the mean high water (MHW) mark for the purposes of reconstructing an existing wharf, installing a new pier, and installing riprap. The project is located in Bass River at 6 Pleasant Street and 1377 Route 28, South Yarmouth, Massachusetts 02664 at site coordinates: 41.665745, -70.183070. The work is shown on the enclosed plans titled "TO ELEVATE AND MAINTAIN THE WHARF, PIER, BULKHEAD, PARKING LOT, AND REVETMENT IN THE BASS RIVER," on a total of 6 sheets, and dated "JULY 11, 2025."

Specifically, the project involves the following activities, which will result in the discharge of dredged or fill material within waters of the United States:

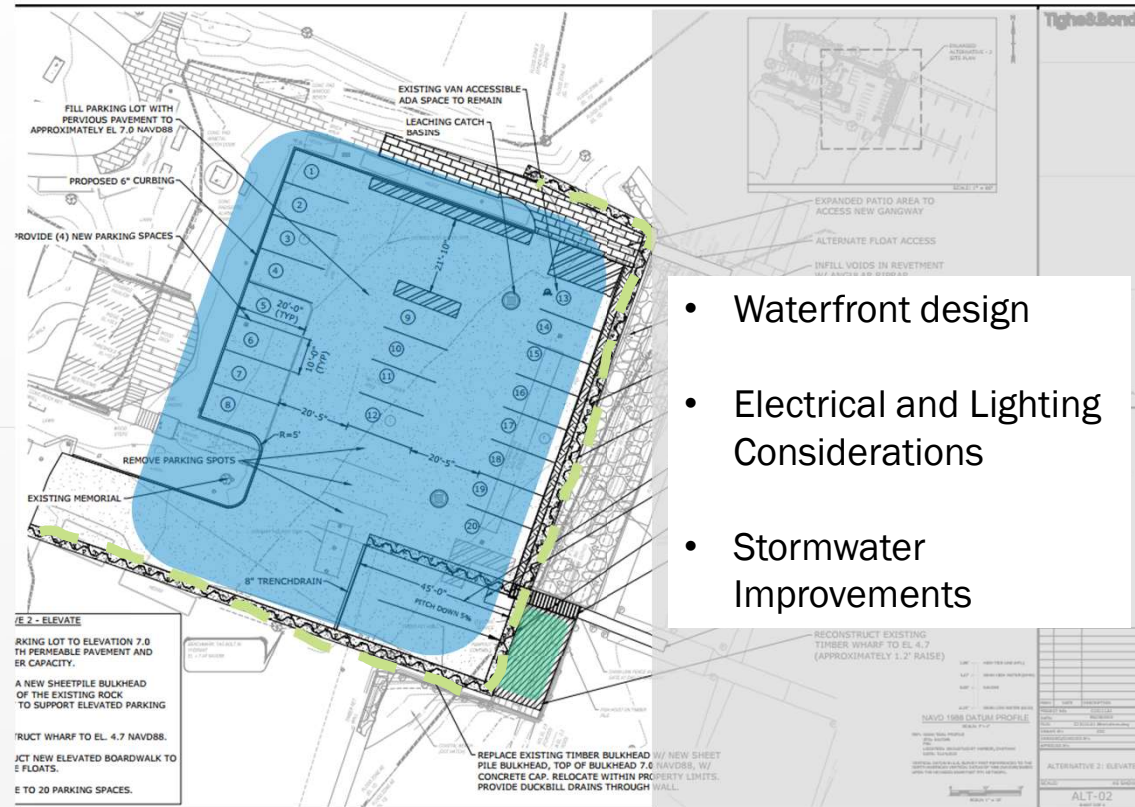
Where we are now!

2026

Finalize Design Plans (100%)

Develop and Finalize Construction Documents

Deliverable for this stage of the CZM Grant will be **Stamped Engineering Plans and Technical Specifications and Final Opinion of Construction Costs.**



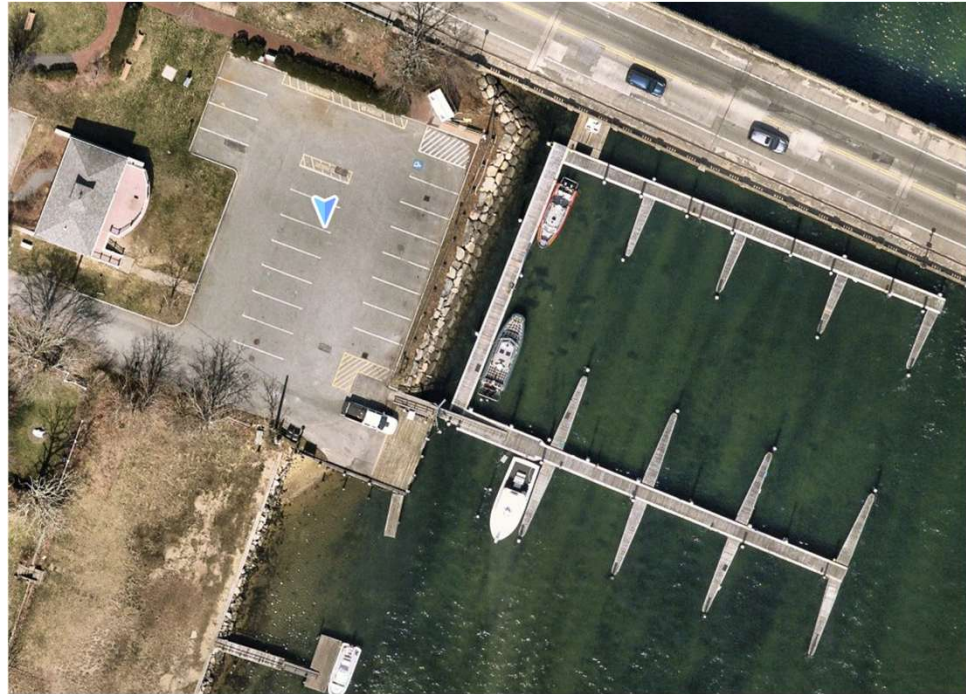
**Tighe &
Bond**

Partnership
with purpose

Packet Landing Marina
Engineering Design Updates

Design Updates from 60%

- Utility Coordination
- Landscaping
- Lighting
- Waterfront Structures



Utility Coordination

Site Electrical

- Coordination with Eversource for new consolidated service and demolition of existing marina service
- Coordination with RT 28 bridge electrical and new underground service
- Coordination with site lighting

Dock Electrical

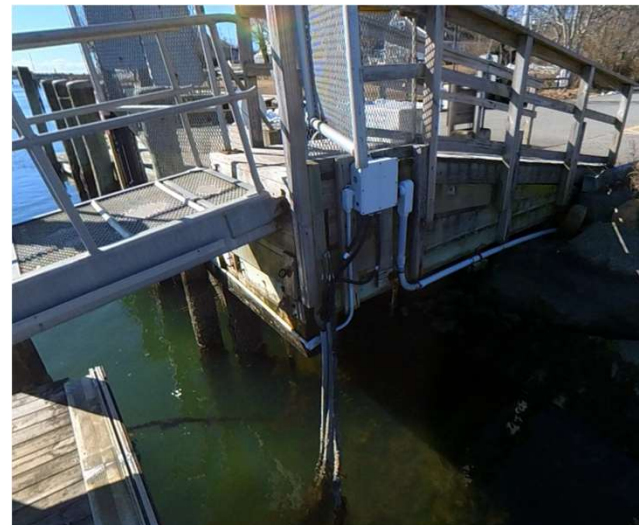
- Coordination with Yarmouth Electrical Inspector for mandatory upgrades to marina floating docks
- Design of replacement dock feeds (8 individual feeds)

Water

- Coordination with Yarmouth Water & Wastewater and Fire Department on relocated hydrant and marina domestic water line

Wastewater

- Reconnection of pump-out station to holding tank
- Incorporating infrastructure for future consolidation of wastewater between the Park and Marina and connection to future sewer



Landscaping

Planting Plan

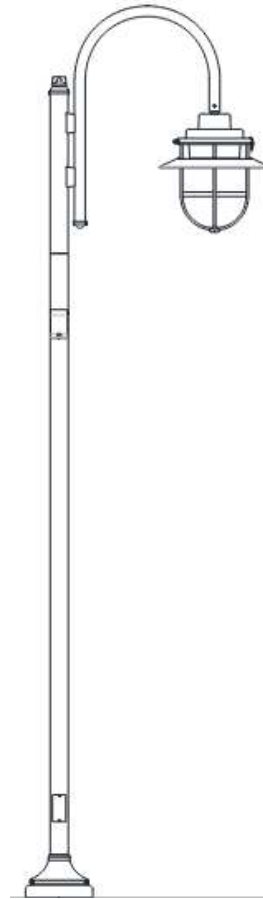
- Advanced permit-level plan to construction-level
- Met with Conservation Commission administration to review plant list and incorporated feedback



Lighting

Lighting Design

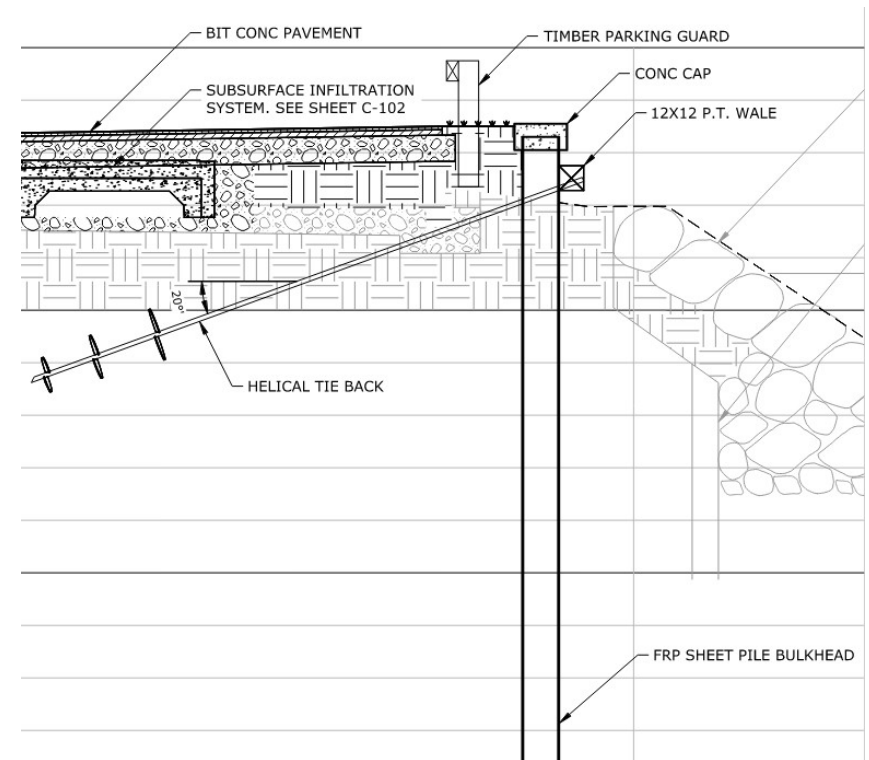
- Performed photometric analysis of site
- Parking lot fixtures specification in progress (location and type) to avoid conflicts with the park, but maintain regulations
- Flood lights for docks



Waterfront Structures

Waterfront Design

- Advanced waterfront structures design to include foundation and framing plans, sections, and details
- Coordination with electrical design for elevated dock feeds



Where we are headed!

Submitted a Grant to the Environment & Climate One Stop (ECO one Stop) Grant Portal. Commonwealths' **NEW** grant portal for all climate and environmental resilience Projects

Seeking funds to construct the newly envisioned Packet Landing Marina via CZM, MVP and/or Dams and Seawalls Grant Agencies

Town provided a grant match of \$504,000 through the CPA Fund
- *Town Council Meeting approved funds on April 28th, 2026.*

Continuing and Enhancing community partnerships and outreach
- *Friends of Bass River, DY Regional Highschool, Mass Oyster Project*

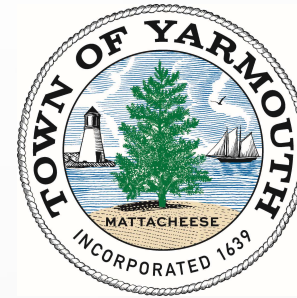
Display Results and Chosen Alternative at the Coastal Resiliency Fair
May 2nd, Parkers River Landing

Final Public Meeting to share the final designs
May 13th, Town Hall- Hearing Room 5-6:30 pm





Thank you



Dave Condon
Department of Natural Resources
Dcondon@yarmouth.ma.us

Brittany Hoffnagle
Woods Hole Group
bhoffnagle@woodsholegroup.com

Nicholas Bateman
Tighe & Bond
nbateman@tighebond.com



**BOARD
AND
COMMITTEE
ACTIONS**

Select Board

February 6, 2026

Robert Whritenour, Chair
Yarmouth Affordable Housing Trust

Dear Bob,

Please accept this letter of resignation from the position of Affordable Housing Trustee, effective today.

I have enjoyed serving on this board. The Town is fortunate in having such thoughtful and knowledgeable Trustees working to advance affordable housing in Yarmouth. I wish you all the best!

Yours truly,

Myra Suchenicz

c: Mary Maslowski, Town Clerk

THE YARMOUTH AFFORDABLE HOUSING TRUST

RESIGNATION OF TRUSTEE

The undersigned hereby resigns her position as Trustee of THE YARMOUTH AFFORDABLE HOUSING TRUST, under a declaration of Trust dated February 26, 2013, registered with the Barnstable County Registry District of the Land Court as Document No. 1,218,410 and recorded with the Barnstable County Registry of Deeds in Book 27284, Page 206.

WITNESS my hand and seal the 6th of February, 2026

Myra Suchenicz
Myra Suchenicz

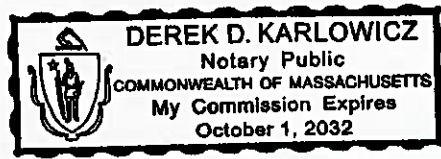
State of Massachusetts
County of Barnstable

On this 6th day of February, 2026, before me, the undersigned Notary Public, personally appeared Myra Suchenicz, proved to me through satisfactory evidence of identification which were MA driver's # 582458367, to be the person whose name is signed on the preceding or attached document, and who swore to me that the contents of the document are truthful and accurate to the best of her knowledge and belief, and acknowledged to me that she signed it as her free act and deed.

Attach official seal here



Derek Karlowicz
Notary Public:
My commission expires:



TO: SELECT BOARD
FROM: Joyce Flynn
Appointments Chairman
SUBJECT: Board of Appeals - Appointment
DATE: April 30, 2026



OPENINGS: 1 alternate position (1-year term to run through January 2027)

Number of Interviewers:

___1___ Select Board member

___1___ Commission/Committee Members

Numerical Evaluation of Candidates

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

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

Richard Scali

RECOMMENDATION To appoint Mr. Scali as an alternate member of the Board of Appeals. This appointment is for a one-year term to run through January 2027.

Mr. Scali brings double qualifications to the Zoning Board of Appeals: decades of experience as a municipal attorney in Cambridge and ten years as Consumer Affairs/Licensing Director in Barnstable. His work as a housing inspector has brought him face to face with the issues faced by the ZBA.

Barnes, Pam

From: noreply@civicplus.com
Sent: Monday, March 22, 2021 11:28 AM
To: Barnes, Pam
Subject: Online Form Submittal: Interested in joining a Committee, Commission or Board?

Interested in joining a Committee, Commission or Board?

The Board of Selectmen would like your experience and expertise to serve on a committee, board or special study group.

Please complete this form to enter your information into our database. You may also call 508-398-2231, Ext. 1270, with any questions.

Contact Information

First Name: Richard
Last Name: Scali
Street Address 1:
Street Address 2: *Field not completed.*
City/Town: West Yarmouth
State: MA
ZIP: 02673
Phone Number:
Email:
Residency: *Full-time*

I Am Interested In Serving On The Following Board(s) Board of Appeals, Board of Health, Community and Economic Development Committee, Conservation Commission, Cultural Council, Historical Commission, Old King's Highway Committee

Please enter more detailed information about yourself

Work Experience/Occupation: I am a recently retired municipal attorney who worked for the Town of Barnstable for 10 years. I was the Consumer Affairs/Licensing Director

Educational Studies: BA from Boston College and JD from NE School of Law

Community Service Record: I have worked in all kinds of community activities in Cambridge and Barnstable including organizing a licensee advisory board; president of the Municipal Licensing Group; organizing a taxi drivers school; certified as a weights and measures inspector

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

State briefly why you are interested in serving the Town in the area(s) of government indicated: Being recently retired I would like to participate and give back to my community.

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

7/20/22 Historical Comm - email about inv. date/times

7/21/22 " Confirmed intv for 7/28 @ 10³⁰.

7/28/22 " " Withdrew @ this time

1/8/2025 Bd of Appeals - emailed about 1/21 interview.

1/9/2025 " not able to attend 1/21 - another date?

1/10/2025 " " emailed about 1/22 "11³⁰? N/A

1/10/2025 " Confirmed 1/22 @ 12³⁰ / re-meet 1/29 @ 11 AM

1/28/2025 " " " withdrew, with regret, at this time
(due to death in family)

4/8/2026 " " emailed about Bd of Appeals interest

4/9/2026 " " interested in membership - set-up intv. date

4/13/2026 " " - Confirmed intv for 4/21 @ 4³⁰ pm.

TO: SELECT BOARD

**FROM: Joyce Flynn
Appointments Chairman**



SUBJECT: Public Art Committee - Appointment

DATE: April 30, 2026

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

Number of Interviewers:

 1 Select Board member

 1 Commission/Committee Members

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

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

Patricia Thomas

RECOMMENDATION To appoint Ms. Thomas as a regular member of the Public Art Committee. This appointment is for a three-year term to run through December 2028.

Ms. Thomas is an artist as well as the owner of a South Yarmouth café that displays the works of local artists. She graduated from Manhattanville College with a degree in fine arts and has been involved in bringing young people into contact with art and the process of making art. Her enthusiasm and her experience in running a small business will make her a valuable addition to the Public Art Committee.

From: noreply@civicplus.com
Sent: Monday, February 16, 2026 8:54 AM
To: Barnes, Pam
Subject: Online Form Submittal: Interested in joining a Committee, Commission or Board?

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

Interested in joining a Committee, Commission or Board?

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

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

Contact Information

First Name: Patricia

Last Name: Thomas

Street Address 1:

Street Address 2:

City/Town: South Yarmouth

State: MA

ZIP: 02664

Phone Number:

Email:

Residency: Full-time

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

Community and Economic Development Committee,
Community Preservation Committee, Conservation
Commission, Energy Committee, Historical Commission, Land
Use Disposition Committee, Library Board, Library Planning
Committee, Mattacheese Utilization Committee, Mid-Cape
Cultural Council, Open Space Committee, Recreation
Commission, Recycling and Solid Waste Advisory Committee,
Waterways/Shellfish Advisory Committee, Water Resources
Advisory Committee, Other

Please enter more detailed information about yourself

Work

Experience/Occupation:

I am an educator, artist, and small business owner based in Yarmouth. I co-own and operate Caffè Gelato Bertini and Fox Den Coffee, where I manage daily operations, community partnerships, and public-facing programming. My work centers on community engagement, local economic development, and creating welcoming spaces that support residents and visitors alike.

Educational Studies:

I hold a Master's degree in Education with training in mindfulness, social-emotional learning, and trauma-informed practices. I also hold certifications in yoga, wellness education, and permaculture, with a focus on sustainable systems, ecological design, and community-based environmental practices.

Community Service
Record:

I have facilitated arts, wellness, and educational workshops for children, adults, and educators, both independently and in collaboration with community organizations. My work emphasizes creativity, environmental awareness, and well-being, with a strong commitment to inclusive and accessible programming.

Personal History:
(Optional)

I have strong personal and professional ties to Yarmouth and am deeply invested in the long-term health of the community, its environment, and its cultural life.

State briefly why you are
interested in serving the
Town in the area(s) of
government indicated:

I am interested in serving the Town of Yarmouth to contribute my background in education, small business, and permaculture-based sustainability. I bring a systems-thinking approach and value thoughtful planning that balances environmental stewardship, community well-being, and economic vitality. I am motivated to support initiatives that strengthen Yarmouth for current and future residents.

3/4/2026 CEDC - emailed about 3/10 intro.
3/24/2026 " was away still interested
4/6/2026 " emailed about 4/7 or 4/14 availability
4/7/2026 " confirmed 4/14 @ 3pm.

TO: SELECT BOARD

**FROM: Joyce Flynn
Appointments Chairman**



**SUBJECT: Community and Economic Development Committee –
Appointment**

DATE: April 30, 2026

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

Number of Interviewers:

 1 **Select Board member**

 Commission/Committee Members

Numerical Evaluation of Candidates

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


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

Meggan Eldredge

RECOMMENDATION To appoint Ms. Eldredge, Director of Community Development, to the Community and Economic Development Committee as the committee's Chair. This appointment is for a three-year term to run through July 2029.

TO: SELECT BOARD

**FROM: Joyce Flynn
Appointments Chairman**



SUBJECT: Open Space Committee - Reappointments

DATE: April 28, 2026

OPENINGS: 4 regular positions (3-year, staggered terms to run through December 2028/December 2029)

Number of Interviewers:

_____ **Select Board member**

_____ **Commission/Committee Members**

Numerical Evaluation of Candidates

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

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

Heather McElroy
Christine Brantley
Jeff Senecal
Beth Conway

RECOMMENDATION To reappoint Ms. McElroy and Mr. Senecal as regular members of the Open Space Committee. These appointments are for a three-year term to run through December 2029.

To reappoint Ms. Brantley and Ms. Conway as regular members of the Open Space Committee. These terms are for a three-year, unexpired term and will run through December 2028.

APPROVAL
OF
MINUTES



Yarmouth Select Board
Select Board Meeting Minutes
May 13, 2025

The Yarmouth Select Board regular meeting was called to order at approximately 5:15 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.

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

MOTION: That the Yarmouth Select Board will consider entering into Executive Session pursuant to Massachusetts General Law Chapter 30A, Section 21(a)(6) to consider the purchase exchange, lease or value of real property pertaining to pump station number two, as the Chair declares that an open meeting may have a detrimental effect on the negotiation position of the public body.

Motion by: Dorcas McGurrin

Seconded by: Joyce Flynn

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 5:45 p.m., Chair McGurrin called the Public Meeting to order and invited everyone to join in the pledge of allegiance. She then announced that some items on the agenda would be taken out of order.

1. Board and Committee Actions

1. Resignation

Select Board Member Argo announced that Elly Tierney has submitted her resignation from the Library Building Committee, so that she could focus more attention on her responsibilities as a member of the Conservation Commission.

MOTION: To accept the resignation of Elly Tierney from the Library Building Committee with thanks.

Motion by: Tracy Post

Seconded by: Joyce Flynn

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

2. Appointments

MOTION: To approve the appointment of Timothy Scanlan as an alternate member to the Zoning Board of Appeals. This is a one-year term running through January 2026.

Motion by: Tracy Post

Seconded by: Joyce Flynn

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

MOTION: To approve the appointment of Richard Chwastiak as an alternate member to the Zoning Board of Appeals. This is a one-year term running through January 2026.

Motion by: Joyce Flynn

Seconded by: Tracy Post

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

3. Upcoming Agenda Review

Select Board Member Post asked that the Board place School Building Committee appointments on a future agenda, noting that the School Committee had already made its selections and that the Select Board should appoint its own representative. She expressed interest in serving but emphasized that the full Board should decide. Chair McGurrin agreed and was pleased to see Board representation confirmed, as this had not been clear earlier.

Select Board Member Argo then raised a question about the new Public Art Committee, noting that its draft charge did not include a Select Board liaison. She reported that the Town Administrator advised her to bring the issue to the Board. Select Board Member Post clarified that, as an advisory committee, a liaison was not required. Such committees would bring their recommendations directly to the Board. Members agreed that, regardless of whether a liaison was assigned, committee members must still be appointed, reviewed, and sworn in.

Select Board Member Argo also noted that Select Board Member Flynn currently served as the Select Board representative to the Plastics Reduction Bylaw Task Force, but that she and Ms. Flynn had discussed Ms. Argo taking over the role. Members agreed this change should be addressed formally on a future agenda, along with a review of the committee's mission and charge. The Plastics Reduction Bylaw Task Force had requested time on the June 3 agenda, and the Board agreed to include them if space allowed.

The Board briefly reviewed other items scheduled for June 3, including the swearing-in of elected officials, Board reorganization, a special entertainment hearing, a request to use Town property for lobster sales, parks and buildings management, and planning for the goal-setting workshop. The Town Administrator added that the Mattacheese Utilization Committee had requested a time-sensitive update on the same date, which the Board agreed to accommodate.

Looking ahead, Select Board Member Flynn suggested inviting the Cape Media Center to present an update in July. Chair McGurrin, who was the liaison, agreed. Select Board Member Argo also asked about the status of the planned review of hiring practices, which had dropped off the agenda list. The Town Administrator confirmed it could be reinstated at any time. The Board agreed to review the Appointments Committee's policies and procedures, currently being updated by Ms. Flynn, at the June 24 meeting. Members also noted that "Arts Committee Discussion" still appeared on the working list. Since the Public Art Committee charge had already been approved, the remaining step was to appoint its members at a future meeting.

Select Board Member Argo announced that the Public Art Committee was seeking new members and invited interested residents to apply. She also noted that the Zoning Board of Appeals needed alternate members, and that both the Energy Committee and the Historical Commission were looking for participants. She encouraged those interested in serving to complete the online interest form or to contact the Board.

2. Town Administrator Items

1. Consent Agenda

The Consent Agenda contained a request by Eversource to extend power lines to provide electricity to the new Water Resources Recovery Facility, and the annual request by the Yarmouth Police Relief Association for Special Alcohol/Special Entertainment Licenses for its 5K road race.

MOTION: To approve the Consent Agenda.

Motion by: Liz Argo

Seconded by: Joyce Flynn

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

2. Town Administrator Updates

Mr. Whritenour informed the Board that no bids were received for the Housing Authority's Forest Avenue project. He noted that this was not uncommon for affordable housing proposals, which often required substantial preliminary discussion with developers. He added that the lack of bids provided an opportunity for renewed dialogue with the Housing Authority, particularly given the Board's ongoing concerns about potential impacts to nearby public water supply wells, nitrogen loading and other emerging contaminants, and significant stormwater and groundwater challenges in an area with high groundwater levels. He reiterated that these issues were not fully addressed in the RFP (Request For Proposals) and should be discussed before the project was re-advertised. Select Board Member Post asked whether an executive session would be appropriate, but Mr. Whritenour recommended continuing the discussion publicly and inviting the Housing Authority to a future meeting. Ms. Post requested that the matter be scheduled as soon as possible, emphasizing the need for timely communication before the Authority proceeded further. She also expressed doubt about the site's suitability and suggested exploring alternatives, including possible land exchanges. Board members supported inviting the Housing Authority, and Chair McGurrian proposed the first July meeting for that discussion. In response to a question from Select Board Member Flynn, Mr. Whritenour confirmed that the Housing Authority did not issue an RFP addendum addressing the Board's previously identified stormwater and groundwater concerns.

Town Administrator Whritenour then updated the Board regarding the lobster sales issue. The Planning Board recently held a productive meeting with the lobsterman to discuss potential future zoning amendments that could allow seasonal seafood sales in residential areas. The vendor was also seeking a short-term solution for this season and had identified the former Chez Lenor site as a possible temporary location. Mr. Whritenour said the Town had begun the required Use of Town Property process, including insurance documentation, and the matter was scheduled for the Board's next meeting.

Mr. Whritenour also reported on the kickoff meeting of the Plastics Reduction Bylaw Task Force, noting that the Bylaw represented a major change for businesses and the community and that a collaborative approach would be essential. The committee planned to meet with the Board at its next meeting.

3. Announcements

Select Board Member Flynn provided information on how residents could view the recent Yarmouth Candidates Forum, featuring the three Select Board candidates. The forum was moderated by the League of Women Voters at the Cape Media Center. The forum was available on the Town's YouTube channel and could also be viewed directly through the Cape Media Center website at capemedia.org by navigating through their menu. In addition, rebroadcasts were airing on Channel 26, the Cape Media channel, as well as on the Town's cable channel; however, she cautioned that the rebroadcast schedule was not precise.

4. Public Comments

Resident Chris George addressed the Board regarding their recent decision to place a statue at Fred Thacher Playground. He asked the Board to reconsider the matter and, if possible, to support relocating the statue to a different site. He stated that playgrounds should remain dedicated play spaces and expressed concern that the process leading to the statue's approval did not meaningfully involve parents or children, particularly those who regularly used the playground. He described difficulty in participating in the Historic Commission's review due to meeting scheduling, including one meeting which was announced just before the holidays. He felt the timing limited public involvement. Mr. George also referenced a child safety incident the previous year in which a child was lured behind a bathroom at Old Townhouse Park and assaulted. He noted that parents with whom he had spoken also worried that the statue structure might encourage additional non-play activity within a children's play area. He further described challenges in trying to comment at the recent Town Meeting, stating that the handling of the amendment vote prevented him from speaking before the vote was taken. He asked the Board to consider ways it might intervene, whether through its approval authority, by reconsidering the project's placement, or by helping return the question to Town Meeting for clearer review as a standalone item. He noted that he had already submitted written comments to the Town Administrator and the Historic Commission and was available to continue the discussion.

Mr. Jerry O'Connell, a Yarmouth Port resident, raised concerns he had heard from neighbors whose properties abut conservation land. Following a fire in Yarmouth Port last fall, many residents were uneasy about the accumulation of brush on adjacent conservation parcels. Some homeowners had voluntarily trimmed and removed brush themselves as a precaution, but disposing of this material at the transfer station incurred fees. He asked whether the Town could consider allowing residents to dispose of conservation-area brush at no cost, given that they were assisting the Town by reducing potential fire hazards and maintaining land that was not their own. He expressed appreciation for those residents who took pride in their surroundings and asked the Board to explore a possible accommodation.

5. District Update by DA Galibois

District Attorney Robert Galibois delivered his annual update and began by offering condolences on the recent passing of Attorney Michael Stone, who also had been the Yarmouth Select Board Chair.

District Attorney Galibois reported that the new Child Emergency Response Team (CERT) had launched six to seven weeks prior and was already active, with two large training courses completed and five child-victim cases handled through coordinated response among prosecutors, police, the Department of Children and Families (DCF), and Children's Cove.

He summarized progress on human trafficking initiatives, noting that last year's \$97,000 grant funded regional trainings and that his office secured an additional \$100,000 to host a statewide two-day conference in April. The event drew 214 participants and 38 presenters, including federal partners, and planning was underway for a possible New England-wide conference next year.

District Attorney Galibois highlighted continued efforts to combat fentanyl trafficking, reiterating his policy of seeking to hold traffickers without bail using the dangerousness statute. Judges had supported the approach, and overdose data from 2023–2024 showed non-fatal overdoses were down 25% and fatal overdoses were down 35%.

The District Attorney then described a new partnership with Cape Cod Healthcare, which awarded his office \$1 million to expand the Critical Incident Management System (CIMS), a regional platform for tracking overdose responses. The funding would bring remaining Cape Cod, Martha's Vineyard, and Nantucket departments into the system and broaden its capabilities to track additional public safety and wellness indicators.

He next addressed the surge in elder-fraud cases, noting that Barnstable alone logged 393 calls between January and early October 2024, with only a small fraction leading to charges due to limited resources. His office was seeking \$586,500 in state funding to hire a dedicated team of forensic examiners, prosecutors, and victim-witness assistants, and he requested the Board's support. Select Board Member Post asked that a support letter be added to the next consent agenda, and Board members agreed.

District Attorney Galibois thanked the Board and recognized the Yarmouth Police Department for its leadership in elder-fraud enforcement.

6. Proclamation: Public Works Appreciation Week

Chair McGurrin read the following Proclamation into the record:

"Whereas, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and wellbeing of the people of Town of Yarmouth; and,

"Whereas, these infrastructures, 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 Town of Yarmouth to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities; and,

"Whereas, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association, be it now,

"Resolved, we, the Select Board for the Town of Yarmouth, Mass., do hereby designate the week, May 18th to May 24th, 2025, as National Public Works Week;

"I urge all citizens to join with representatives of the American Public Works Association/Canadian 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 Thirteenth Day of May, Two Thousand Twenty-Five."

Jeff Colby, DPW Director, and Roby Whitehouse, Assistant DPW Director, accepted the honor. Ms. Whitehouse noted that, as in past years, the Department of Public Works would conduct a food collection drive for the Yarmouth Food Pantry at the Town's disposal area. She explained that the Department traditionally filled a truck during this effort as a way of giving back to the community. The collection would take place during Public Works Week, beginning on May 18th. Board members thanked her for the update and for the Department's continued service.

7. Proclamation: Jack Braginton-Smith Day

Prior to the Chair reading the proclamation, Select Board Member Forest spoke on behalf of the Braginton-Smith family, who were unable to attend. He reflected on the life and legacy of Jack Braginton-Smith, noting that this year on May 25th, the Town would mark what would have been Jack's 100th birthday. Mr. Forest described Jack as a uniquely colorful and iconic figure in Yarmouth Port, fondly remembered by many as the unofficial "mayor" of the village. Jack Braginton-Smith was well known for his ownership of the Sandy Pond Club and, most famously, Jack's Outback, the beloved local restaurant known for its humor, its "Go Away" sign, and its good-natured banter. Customers often came for the food but stayed for the laughs, from being told to "get your own coffee" to enduring the restaurant's playful insults, always leaving with a smile. Mr. Forest said Jack was many things: an entrepreneur, an artist, and a historian. Beneath his gruff exterior was a man with tremendous heart who deeply loved Yarmouth Port and its people. Mr. Forest emphasized that Jack enriched the lives of countless residents and had a lasting impact on the community. For these reasons, he said, it was fitting and meaningful for the Board to honor him by designating May 25th as Jack Braginton-Smith Day in the Town of Yarmouth.

Chair McGurrin read the following Proclamation into the record:

"Whereas, John Braginton-Smith, known to all as Jack, who formerly ran the original, legendary Jack's Outback restaurant off Route 6A in Yarmouth Port for twenty-three years with his partner Bob Edwards, allowing his devoted customers to write their own order slips, pour their own coffee, wipe down their own tables, and save their personal mugs on the restaurant shelf;

"Whereas, Jack, who, according to the Cape Cod Times "Cheers and Jeers" column (July, 2005), in his younger days would preside over "The Sandy Pond Club" in the back woods of Yarmouth, serving huge pots of spaghetti or his famous stuffed quahogs, and playing chess with whoever dared challenge him;

"Whereas, Jack, who was part of a tightly knit community of unique characters, including artist/author Edward Gorey, Parnassus Book Service owner Ben Muse, and set designers Herbert Senn and Helen Pond, and who faithfully served the community in his capacity as village antiquarian, donating many historic town documents throughout his life in his beloved Yarmouth Port, and did tirelessly volunteer his services to raise funds for the Library and Friday Club with much good cheer and village camaraderie;

"Whereas, Jack, who was known for his crotchety sense of humor, and was considered the unofficial mayor of Yarmouth Port;

"Therefore, the Yarmouth Select Board is honored to officially designate Jack's 100th birthday, the 25th of May, Two Thousand Twenty-Five, as Jack Braginton-Smith Day."

MOTION: To designate May 25th as "Jack Braginton-Smith Day."

Motion by: Mark Forest

Seconded by: Joyce Flynn

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

8. Discussion/Vote: Jack Braginton-Smith Memorial Bench

The Board reviewed an application submitted by Dianna Braginton-Smith, daughter of the late Jack Braginton-Smith, requesting approval to place a memorial bench on the Yarmouth Port Common in her father's honor. The packet included details regarding the style of the bench, the materials, and the proposed location. It was noted that the bench would be privately purchased by Ms. Braginton-Smith.

Mr. Forest expressed his support for the request. He stated that while some logistical matters remained, such as coordination with the Department of Public Works regarding placement and finalizing the required reviews by the Old King's Highway Historic District Committee, the proposal appeared well

prepared. He recommended that the Board approve the application subject to any necessary conditions or sign-offs from Town staff and relevant regulatory bodies. The Board agreed to move the application forward under those terms.

MOTION: To approve the placement of the memorial bench in honor of Jack Braginton-Smith on the Yarmouth Port Common.

Motion by: Mark Forest

Seconded by: Joyce Flynn

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

9. Hearing: Fees Update (2nd Hearing)

The Board reviewed the Planning Board's proposed updates to various subdivision and permitting fees. Planning Board approval was not required at this stage, as the proposal involved eliminating several fee categories that had been highlighted in pink in the packet. Among the items discussed were preliminary plan fees, which were currently \$250 for plans with three or fewer lots, plus \$75 for each additional lot. The proposed update suggested increasing these to \$550 for up to three lots, with \$105 per additional lot. The discussion also reviewed how the cost to notify abutters, currently assessed at \$5 per abutter, would be incorporated into the permit fee structure under the proposed changes. Likewise, the cost of legal advertisements, currently billed at actual cost, was proposed to be included directly in the permit fees rather than billed separately. Subdivision rescission fees were also noted. Existing fees were \$350 plus \$175 per changed lot, while the proposed update had recommended adjusting these to \$550 plus \$250 per changed lot. Board members clarified that these proposed revisions were being eliminated at this time, with the expectation that the Planning Board might revisit and resubmit fee recommendations at a later date.

When opened to public comment, resident Tom Nickinello addressed the Board regarding the Planning fee update discussion. He stated that after reviewing the numbers, the Town was currently collecting approximately \$6,000 in related fees, whereas the proposed fee structure would generate roughly \$8,500. He noted that this represented an increase of about 40 percent and suggested that this information was important for the Board to consider.

As items had been taken out of order, and it was earlier than the posted hearing time of 7:15 p.m., it was decided, before closing the public portion of the hearing, to continue on to the next New Alcohol Licensing Hearing and return to the Fees Hearing at 7:15 p.m.

10. Hearing: New Section 12 Restaurant On-Premises Alcohol License – One Hope Inc. dba Heavenly Restaurant, 194 Route 28, West Yarmouth, MA, Leeje Young, Owner/Manager

Licensing Chair Tracy Post read the legal notice into the record:

"The Yarmouth Select Board acting as the Local Licensing Authority, has received an application from One Hope Inc. doing business as Heavenly Restaurant, Leeje Young, owner/manager, for a new Section 12 Restaurant On-Premises Alcohol License to sell and serve wine, malt, and cordial beverages at 194 Route 28, West Yarmouth, Mass., 02673. The restaurant is one level with two dining rooms that have a combination of booths and tables. There are two bathrooms, one storage room, one kitchen, and an enclosed outdoor patio with nine tables. The total square footage is 9,398 square feet. Hearing to be held Tuesday, May 13th, 2025 in the Hearing Room, 1146 Route 28, South Yarmouth, Mass. 02664. The Select

Board meeting begins at 6:00 p.m. Written comments will be accepted until 4:30, Friday, May 9th, 2025 at the Select Board's office, or can be submitted electronically to publiccomment@yarmouth.ma.us."

Ms. Young explained that Heavenly Restaurant has operated for eight years and received approval for a liquor license in 2019, but she had not moved forward due to the pandemic. She now sought the license to reopen for dinner service, to expand hours, and to hire additional evening staff. Proposed serving hours were Mondays through Saturdays, 8:00 a.m. to 9:00 p.m., and Sundays, 10:00 a.m. to 9:00 p.m. Ms. Young outlined her alcohol service plan, noting that she was TIPS certified, and that she would ensure all staff, including seasonal employees, would receive TIPS training. She reviewed carding procedures, refusal protocols, documentation, and managerial oversight, emphasizing her commitment to responsible service and community safety.

Board members discussed the enclosed patio, which was accessible from the parking lot. Ms. Young stated that the patio would have a dedicated manager to prevent alcohol from leaving the licensed area and that at least one manager, often more, would be onsite during operating hours. Questions about abutter notifications were addressed. Since green cards had not yet been returned, receipts of mailing were provided.

No public comments were offered. Board members thanked Ms. Young for her preparation and thorough management plan and expressed support and well wishes for her expanded operations.

MOTION: To close the Public Hearing

Motion by: Mark Forest

Seconded by: Joyce Flynn

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

MOTION: To approve the application as presented with the stipulation that Ms. Young meet with the alcohol liaison from the Police Department prior to service.

Motion by: Mark Forest

Seconded by: Joyce Flynn

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

11. Summer Season Program Update – Recreation

Steve Reynolds, Director of Recreation, updated the Board on summer season preparations and introduced the new Assistant Recreation Director, Jack Judd. Mr. Reynolds reported that Flax Pond Summer Camp was fully staffed with counselors, junior counselors, directors, and a health/safety supervisor. Camp was scheduled to begin June 23rd, and nearly all sessions were already full. Only thirty-two spots remained across all grade levels, with most openings limited to early grades.

Mr. Reynolds reported that lifeguard staffing was also complete. Six new lifeguards and four new junior lifeguards had been hired. Swim evaluations were underway at the YMCA and training was set to begin in early June. Mr. Reynolds also reviewed the Red Cross certification requirements.

The sailing program was fully staffed except for a launch tender operator. Recruitment was continuing with a backup plan available. Youth and adult sailing classes still had openings.

Mr. Reynolds outlined an expanded slate of summer programs. The basketball league had grown to include girls', younger boys', and older co-ed divisions, with clinics and open gym sessions returning. Beach soccer at Smuggler's Beach would also resume, led by Mr. Judd. To increase early-childhood

offerings, the division was adding a toddler multi-sport program for ages two to seven, which would introduce a different sport or activity each week. Additional programs included Tai Chi by the Sea at Smuggler's Beach, morning yoga at Seaview Beach, swim lessons for ages four to twelve (now two days per week, with the same number of total sessions), and the return of the summer painting series at Mattacheese. Roller skating programs continued to grow in partnership with Skate Cape Cod. It was expanded to include adult fitness and dance skating, with a roller derby component in development. Pickleball remained highly popular, with approximately 450 members and a waiting list. Pickleball instruction would continue at Flax Pond.

The junior lifeguard program remained a strong pipeline for staff recruitment, especially now that the Red Cross allowed certification at age fifteen. Mr. Reynolds told the Board that many of the new applicants were siblings of returning guards, marking a major recovery from the staffing shortages observed two years ago. Lifeguard deployment would mirror last year, with guards stationed along the south side, at Gray's Beach, Seagull Beach, and at Flax Pond during camp hours. Budget limitations prevented weekend pond coverage. Mr. Reynolds emphasized proactive safety practices to prevent the need for rescues.

Mr. Reynolds closed by praising the Flax Pond camp staff, many of whom progressed through the program from campers to junior counselors to paid counselors. Board members expressed appreciation and enthusiasm for the upcoming season.

12. DNR Overview of the Town Ways to Water Assessment

David Condon, the new Director of the Division of Natural Resources (DNR), and Mr. Julian Mallett, Chair of the Waterways and Shellfish Advisory Committee, presented an overview of the Town's new Town Ways to Water Assessment. Mr. Condon explained that these access points had long fallen between departments, which became evident when staff requested Community Preservation funding to repair Driftwood Lane and the Community Preservation Committee (CPC) instead recommended a Town-wide study. Driftwood Lane received temporary safety repairs while the broader assessment continued. Staff, working with Horsley Witten, identified more than sixty access sites of varying types, from simple dead-end roads to improved ramps and piers. The project would produce a complete inventory, condition and use assessments, a permitting "handbook" for future improvements, and an interactive GIS map for the Town website. A major component was confirming legal access and ownership through detailed deed research, which was roughly halfway complete. The project might add or remove sites based on findings.

Mr. Condon said that public engagement would include two hybrid meetings on May 29 and June 10, followed by July field visits to document conditions, signage, parking, and use patterns. An online survey would remain open throughout the summer to capture resident feedback. A final report which would show priority sites and conceptual improvements was expected by year's end, and Mr. Condon planned to return to the Board once the project was nearly complete. A small steering group with representation from Waterways, Conservation, Engineering, and DNR would guide the effort and provide regular updates.

Board members expressed their strong support. Select Board Member Forest emphasized the historic importance of safeguarding public access and the need for ongoing management to prevent encroachments. Select Board Member Post praised the project, highlighted outreach needs, and supported clear mapping and QR-linked signage. Select Board Member Flynn raised parking concerns and asked how the Board could assist as issues emerged. Select Board Member Argo noted safety and trash problems at certain sites and encouraged adding waste infrastructure and coordinating with walking-trail planning. Chair McGurrian thanked staff and CPC for funding a study that would guide future capital requests and praised the timing of summer fieldwork for capturing peak-season use. Mr. Mallett added

that encroachment issues were common and reinforced the need for systematic monitoring. Mr. Condon stated that CPC viewed the assessment as essential foundation work for maintaining and improving public water access.

13. Hearing: Fees Update (2nd Hearing) - Continued

Chair McGurran wanted to give anyone who had not had an opportunity before to speak on the proposed fee increases. No one present or on Zoom had any comments.

MOTION: To close the public portion of the hearing.

Motion by: Joyce Flynn

Seconded by: Liz Argo

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

MOTION: To approve the fees as presented.

Motion by: Liz Argo

Seconded by: Joyce Flynn

Discussion: Select Board Member Post returned to a point raised earlier by Mr. Nickinello, noting that the proposed fee increases, which were approximately 40%, were significant. She stressed that such sizable adjustments occurred largely because fees had not been reviewed regularly. To avoid steep increases in the future, she recommended that the Board establish a consistent, annual fee review process. She referenced the Town's golf operations, which followed a policy limiting annual fee increases to no more than 5%, and suggested that a similar approach be applied across Town departments to ensure predictable, incremental adjustments rather than large jumps after long intervals. While she supported the current updates, she emphasized that fee-setting "should not be an every-year shock." Chair McGurran agreed, stating that January, the start of a new calendar year, was the most appropriate time for an annual review. The Board reached consensus to direct the Town Administrator to place a comprehensive fee review on the agenda every January, ensuring annual evaluation of all Town departmental fees going forward.

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

14. Adjourn

MOTION: To adjourn.

Motion by: Mark Forest

Seconded by: Tracy Post

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

The meeting adjourned at approximately 7:40 p.m.

Respectfully submitted,

Gina Gonsalves

Gina Gonsalves



Yarmouth Select Board
Public Session
April 28, 2026

The Yarmouth Select Board entered into an open session at approximately 5:00 p.m., conducted in person at the Dennis-Yarmouth Intermediate/Middle School, Conference Room 1 (B103), 286 Station Avenue, South Yarmouth.

In attendance were Select Board members Tracy Post, Mark Forest, Joyce Flynn, and Liz Argo. Also present were Town Counsel Attorneys Jay Talerma and Kayla Venckauskas, Town Administrator Robert Whritenour, Assistant Town Administrator Amy Frigulietti, and Town Moderator Ken Mudie. Select Board member Dorcas McGurrin joined the meeting at approximately 5:20 p.m.

Chair Post called the meeting to order at approximately 5:00 p.m.

1. Discussion on Annual Town Meeting Articles

Chair Post stated that she wanted to ensure the residents knew that Town's portion of the budget met the requirements of Proposition 2½ and would be passed, even if amendments were made. Town Administrator Whritenour noted that the school motions were reworked by Town Counsel so were "excellent." The amounts appropriated by the Town were listed separately from the additional amounts being requested by the schools for the overrides. Atty. Talerma explained what would happen if the override votes did not pass. The school could possibly accept the lower amount or, if not, could come back with a new assessment to be considered at another Special Town Meeting. Ultimately, even if it failed to pass again, statutory obligations could still allow the school to get the money requested. If that happened, the Town would need to cut their budget.

Differences between the Dennis-Yarmouth (DY) override request and the Cape Cod Regional Technical High School override request were briefly discussed. Cape Cod Tech's increase was based on the increased enrollment of Yarmouth students. Other towns had lower enrollments, so their assessments had gone down.

Even if the overrides passed at Town Meeting, it would be possible they could lose in the ballot vote. There was a citizen's group putting out signs encouraging residents to "vote no" for all items on the ballot.

Moderator Mudie stated that for any item requiring a 2/3 vote, he intended to have people stand and hold up their cards. Town Administrator Whritenour noted that Article 22 should be a 2/3 majority vote, although it had not been printed in the Warrant.

It was planned that the Chair of the DY School Committee would make the motion for the School District's budget. Town Administrator Whritenour intended on giving both school district representatives the most recent updated motions to read, since they had older versions. Mr. Whritenour wanted the Board member assigned to the school budget motions to be prepared to step in to cover reading the new motions, just in case.

Article 1 was discussed. The snow budget amount included costs for the removal of trees that had fallen during the blizzard. If extra funds became available through the state for reimbursement, Town Administrator Whritenour said that receipts had been kept and documented and were ready for submittal.

CPA funding articles were reviewed briefly. There was one pertaining to Packet Landing's resiliency project, and a brief discussion took place on whether it qualified. Town Administrator Whritenour stated that CPA funds had been used for parks in the past.

2. Recess for Annual Town Meeting

MOTION: To recess until the beginning of the Annual Town Meeting.

Motion by: Tracy Post

Seconded by: Dorcas McGurrian

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

The Board recessed at 5:35 p.m. and proceeded into the auditorium for the Annual Town Meeting which was to begin at 6:00 p.m.

3. Adjournment

With the conclusion of the Annual Town Meeting, the Select Board adjourned at 10:53 p.m.

Respectfully submitted,



MaryAlice Florio



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

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

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



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

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

MEETING DATE		BUDGET SCHEDULE DUE DATES	REGULAR YSB AGENDA ITEMS
JUNE 9			<ul style="list-style-type: none"> • SWEARING IN OF ELECTED OFFICIALS • REORGANIZATION OF THE SELECT BOARD • DOG HEARING COMPLAINT AGAINST PETER BLEAU – MR./MRS. MICHAEL WEISBERG • HEARING: CHANGE OF HOURS – THE MUSIC ROOM • HEARING: CHANGE OF OWNERSHIP & STOCK INTEREST – LONGFELLOW’S PUB • HEARING: CHANGE OF MANAGER AND DIRECTORS – MOOSE LODGE • HEARING: SPECIAL ENTERTAINMENT – YARMOUTH LIBRARIES, TINY REN FAIRE • UPDATE: PFAS
JUNE 23			<ul style="list-style-type: none"> • HEARING: PLEDGE INVENTORY/COLLATERAL – OLIVER’S • YARMOUTH SCHOLARSHIP COMMITTEE PRESENTATION OF SCHOLARSHIPS
JULY 7			<ul style="list-style-type: none"> •
SAT., JULY 18			<ul style="list-style-type: none"> • (TENTATIVE) SELECT BOARD GOALS – AT SIMPKINS’ SCHOOL RESIDENCES AUDITORIUM
JULY 21			<ul style="list-style-type: none"> •
AUGUST 11			<ul style="list-style-type: none"> •
AUGUST 25			<ul style="list-style-type: none"> •
SEPTEMBER 1			<ul style="list-style-type: none"> •



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

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

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



**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
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- **POSSIBILITY OF HISTORICAL MUSEUM**
- **STATE REPRESENTATIVE/SENATOR UPDATE**
- **MASSDOT UPDATE – ROUTE 28 CONSTRUCTION PROJECT**
- **BRIEFING ON THE BILL TO EXTEND DEPOSIT TO NIPS IN BOTTLE BILL**
- **REVIEW OF USE OF TOWN PROPERTY PROCEDURES FOR EVENTS**
- **ECONOMIC DEVELOPMENT STRATEGY – ROUTE 28 CORRIDOR**
- **ELECTRONIC VOTING**
- **PESTICIDE FORUM**
- **SAGAMORE BRIDGE UPDATE**

**CONSENT
AGENDA
ITEMS**



TOWN OF YARMOUTH

AMY HARWOOD, LICENSING ADMINISTRATOR

1146 Route 28, South Yarmouth MA 02664

508.398.2231 x1268 aharwood@yarmouth.ma.us

SELECT BOARD

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

CONSENT AGENDA

MEMORANDUM

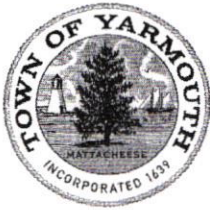
CONSENT AGENDA

TO: SELECT BOARD
FR: AMY HARWOOD, LICENSING ADMINISTRATOR
DA: MAY 5, 2026
RE: YARMOUTH POLICED RELIEF ASSOCIATION (THE Skipper – 152 South Shore Drive)

The Yarmouth Police Relief Association is requesting its annual permission for a Special Alcohol and Special Entertainment licenses for their annual 5k Road Race event and beer station with lunch served outside The Skipper Restaurant (152 South Shore Drive, South Yarmouth) on Sunday, May 17, 2026. Event hours 11:00 am – 3:30 pm. A fee waiver is requested.

The event will be held in the same manner as last year. Attached are the following application materials:

- Applications for Special Entertainment and Alcohol
- Site Plan
- Certificate of Insurance
- TIPS Certificates
- Department Comments
- Request for Fee Waiver from Lt. Diana R Wells



TOWN OF YARMOUTH

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

BOARD OF
SELECTMEN
LICENSING
ADMINISTRATOR
Amy Harwood

APPLICATION FOR SPECIAL ENTERTAINMENT

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

Business Name: YARMOUTH POLICE RELIEF ASSOCIATION
Business Address: 340 Higgins Crowell, West Yarmouth, MA 02673
Applicant Name: Diana Wells
Applicant Address: MA 02635
Applicant Email: dwells@yprarelief.org
Applicant Telephone: 508-398-2231

Event Location: THE SKIPPER RESTAURANT - 152 S SHORE DR, SY
Event Dates: SUNDAY, MAY 17, 2026
Event Hours: 11:00 AM - 3:30 PM
Is the Event Indoors or Outdoors? <ul style="list-style-type: none">Indoors: <input type="checkbox"/>Outdoors: <input checked="" type="checkbox"/>
Does the Event have Alcohol Service? If yes - please fill out a Special Alcohol License Application https://www.yarmouth.ma.us/DocumentCenter/View/21567/Special-Alcohol-Application-2026
Number of Guests at Event: 600-800

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

Detailed Description of Entertainment: Event is YPRA 5K Road Race. There will be race announcements and a DJ over an amplified sound system. There will be limited food available and alcohol served.
--

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

- Yes
- No

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

Documents Required:

- Detailed Floor Plan of Event (Showing egress, tables, seating, dance floor, food setup, where entertainment will be set up, emergency lighting, etc.)
- Certificate of Insurance naming the Town of Yarmouth as the additional insured.

Fees:

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

Hearing Required

Legal Ad Required (posted 10 days prior to hearing)

Abutter Notices (sent 10 days prior to hearing)

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

Diana R Wells

Digitally signed by Diana R Wells
Date: 2026.04.15 09:43:02 -0400

4/14/26

Signature of Applicant

Date



TOWN OF YARMOUTH

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

BOARD OF
SELECTMEN
LICENSING
ADMINISTRATOR
Amy Harwood

APPLICATION FOR SPECIAL ALCOHOL LICENSE

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

Business Name: Yarmouth Police Relief Association
Business Address: 340 Higgins Crowell Road, West Yarmouth, MA 02673
Applicant Name: Diana Wells
Applicant Address: _____, Cotuit, MA 02635
Applicant Email: d. _____
Applicant Telephone: _____

Event Location: The Skipper Restaurant - 152 S Shore Drive, South Yarmouth, MA 02664
Event Date: Sunday, May 17, 2026
Event Hours: 11:00 AM - 3:30 PM
Is the Event Indoors or Outdoors? <ul style="list-style-type: none">Indoors: <input type="checkbox"/>Outdoors: <input checked="" type="checkbox"/>
Number of Guests at Event: 600-800
Does Event Location have a fire Protection System? <ul style="list-style-type: none">Sprinkler System: <input type="checkbox"/>Fire Alarm System: <input checked="" type="checkbox"/>

Please Check All That Apply:

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

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

Detailed Description of Alcohol Service: WE WILL HAVE A BEER STATION SET UP OUTSIDE TO BE SERVED WITH LUNCH.

Documents Required:

- Detailed Floor Plan of Event (Showing egress, tables, seating, dance floor, food setup, where entertainment will be set up, emergency lighting, etc.)
- Certificate of Insurance (Liquor Liability) naming the Town of Yarmouth as the additional insured.
- TIPS Certifications for anyone handling the alcohol.

Fees:

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

Hearing Required

Legal Ad Required (posted 10 days prior to hearing)

Abutter Notices (sent 10 days prior to hearing)

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

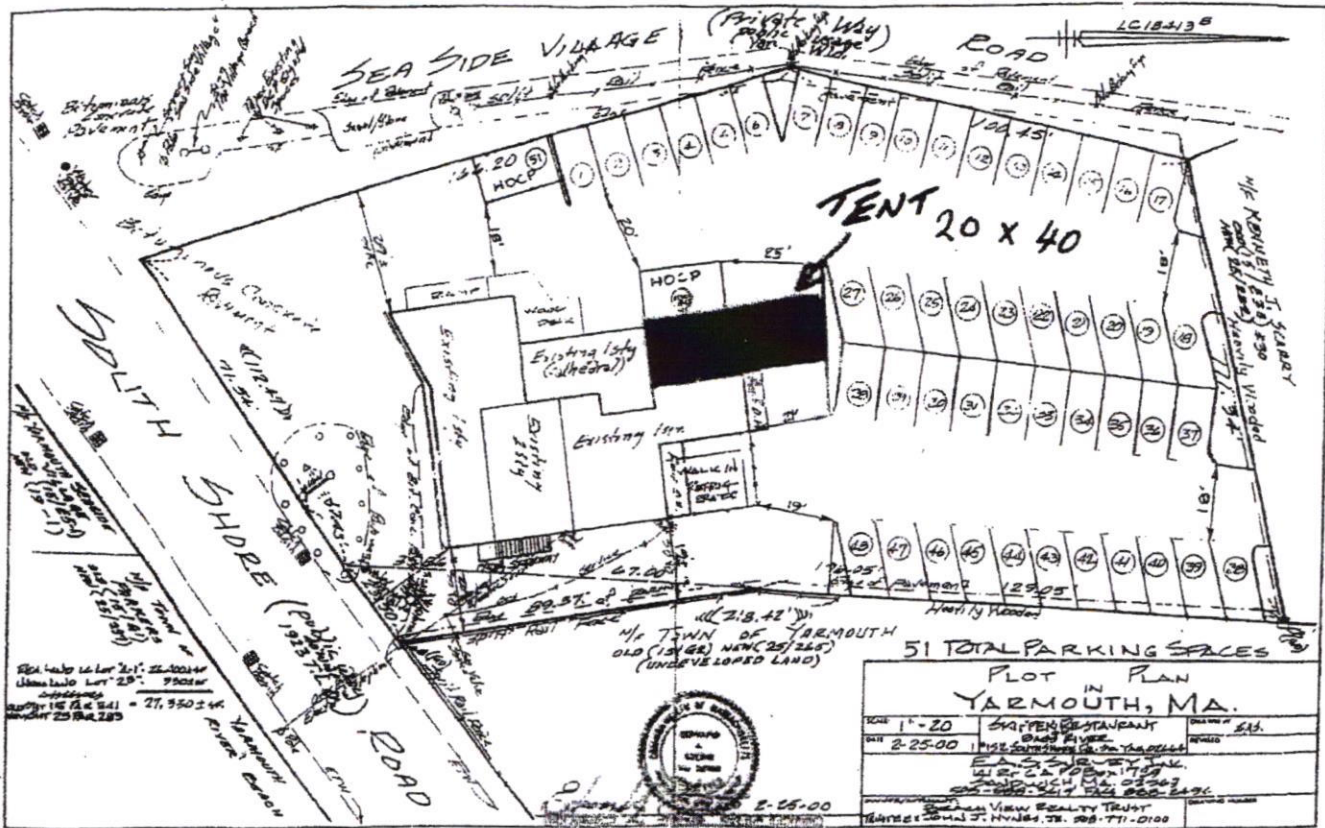
Diana R Wells

Digitally signed by Diana R Wells
Date: 2026.04.15 09:42:12
-04'00'

4/14/26

Signature of Applicant

Date



SEA SIDE VILLAGE LOT 201 - 22,000 sq ft
 SOUTH SHORE LOT 202 - 7,500 sq ft
 TOTAL - 29,500 sq ft
 201 & 202 - 27,950 sq ft
 203 - 1,550 sq ft

1/4 TOWN OF YARMOUTH
 OLD (13/22) NEW (25/265)
 (UNDEVELOPED LAND)



51 TOTAL PARKING SPACES

PLOT IN PLAN
 YARMOUTH, MA.

SCALE	1" = 20'	OWNER/RESTAURANT	DATE OF PLAN
DATE	2-25-00	BASE PRICE	REVISED
		100% SCHEDULED ON THE TAXROLL	
		PLANNED BY	
		101 BR. O.A. P.O. BOX 1175	
		YARMOUTH, MA. 02553	
		201 - 22,000 sq ft	
		202 - 7,500 sq ft	
		203 - 1,550 sq ft	
		TOTAL - 29,500 sq ft	
		201 & 202 - 27,950 sq ft	
		203 - 1,550 sq ft	
		TOTAL - 29,500 sq ft	

SEALAN VIEW REALTY TRUST
 101 BR. O.A. P.O. BOX 1175
 YARMOUTH, MA. 02553



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/16/2026

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

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

PRODUCER RogersGray, A Baldwin Risk Partner 410 University Ave Westwood MA 02090 License#: PC-514062	CONTACT NAME: PHONE (A/C, No, Ext): 800-553-1801	FAX (A/C, No): 877-816-2156	
	E-MAIL ADDRESS: mail@rogersgray.com		
INSURED Beach View Inc dba The Skipper Restaurant 152 South Shore Drive South Yarmouth MA 02664 License#: PC-514062 BEACVIE-02	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Arbella Protection Insurance C		41360
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		

COVERAGES

CERTIFICATE NUMBER: 455303157

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			11/12/2025	11/12/2026	EACH OCCURRENCE	\$ 1,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
						MED EXP (Any one person)	\$ 5,000
						PERSONAL & ADV INJURY	\$ 1,000,000
						GENERAL AGGREGATE	\$ 2,000,000
						PRODUCTS - COMP/OP AGG	\$ 2,000,000
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRE AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident)	\$
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE	\$
						AGGREGATE	\$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A			PER STATUTE	OTH-ER
						E.L. EACH ACCIDENT	\$
						E.L. DISEASE - EA EMPLOYEE	\$
						E.L. DISEASE - POLICY LIMIT	\$
A	Liquor Liability Liquor Liability			11/12/2025	11/12/2026	Each Occurrence	1,000,000
						Annual Aggregate	2,000,000

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

Skipper Restaurant 152 South Shore Drive South Yarmouth MA 02664

For Yarmouth Road Race for Yarmouth Police Department Relief Association use of parking lot for event 05/17/2026 Certificate holder is listed as additional insured

CERTIFICATE HOLDER**CANCELLATION**

Town of Yarmouth
 1145 Route 28
 South Yarmouth MA 02664
 United States

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.



CERTIFICATE OF COMPLETION

This certifies that

Milan Maravic

is awarded this certificate for

TIPS On-Premise Alcohol Server Training

Hours
3.00

Completion Date
06/05/2024

Expiration Date
06/05/2027

Certificate #

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

8504 Bridge Point Parkway, Suite 100 / Austin, TX 78722 | www.360training.com

[CUT HERE]

[CUT HERE]



Issued: 06/05/2024
Certificate #

Milan Maravic
48 Eliza rd
West Yarmouth, MA 02673

CERTIFIED

Expires: 06/05/2027



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

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

Signature



CERTIFICATION NUMBER:

N 00000

ALCOHOL INTERVENTION METHODS
CERTIFIES:

AIDAN DELANEY

CAMPBELL TRENT
508.756.8542

EXPIRES:
JUN 12 2027



CERTIFICATION NUMBER:

Nr 00000

ALCOHOL INTERVENTION METHODS
CERTIFIES:

Amy Delaney

CAMPBELL TRENT
508.756.8542

EXPIRES:
JUN 12 2027

Re: 5K Use of Town Property Form

From Colby, Jeff <jcolby@yarmouth.ma.us>

Date Wed 4/15/2026 12:11 PM

To Florio, Mary Alice <MFlorio@yarmouth.ma.us>; Grylls, Mark <mgrylls@yarmouth.ma.us>; Whitehouse, Roby <RWhitehouse@yarmouth.ma.us>; Harwood, Amy <AHarwood@yarmouth.ma.us>; Omalley, Andrew <aomalley@yarmouth.ma.us>; Bearse, Matt <MBearse@yarmouth.ma.us>; Renaud, Philip <PRenaud@yarmouth.ma.us>; Lewis, Barry <BLewis@yarmouth.ma.us>

Cc Wells, Diana <DWells@yarmouth.ma.us>; Podurgiel, Justine <JPodurgiel@yarmouth.ma.us>

DPW has no issues with this request. We will work with the contractor to have the route and parking areas available.

Jeffrey S. Colby, P.E.

DPW Director

Town of Yarmouth
74 Town Brook Road
West Yarmouth, MA. 02673

(508)775-2516 or
(508)398-2231 x1291



From: Florio, Mary Alice <MFlorio@yarmouth.ma.us>

Sent: Wednesday, April 15, 2026 11:27 AM

To: Grylls, Mark <mgrylls@yarmouth.ma.us>; Colby, Jeff <jcolby@yarmouth.ma.us>; Whitehouse, Roby <RWhitehouse@yarmouth.ma.us>; Harwood, Amy <AHarwood@yarmouth.ma.us>; Omalley, Andrew <aomalley@yarmouth.ma.us>; Bearse, Matt <MBearse@yarmouth.ma.us>; Renaud, Philip <PRenaud@yarmouth.ma.us>; Lewis, Barry <BLewis@yarmouth.ma.us>

Cc: Wells, Diana <DWells@yarmouth.ma.us>; Podurgiel, Justine <JPodurgiel@yarmouth.ma.us>

Subject: FW: 5K Use of Town Property Form

Good morning.

Would you please review the attached Use of Town Property Form for the Yarmouth Police Relief Association's 5K Road Race that is scheduled to take place on May 17th? Please let me know if you

YPD 5K

run for a reason

Dear Members of the Board of Selectmen,

I am writing on behalf of the Yarmouth Police Relief Association to respectfully request a waiver of all fees associated with the permits required to host our annual YPD 5K Road Race.

This event is a nonprofit initiative organized to benefit community-focused programs and charitable efforts supported by the Yarmouth Police Relief Association. The race has become a valued tradition within the community, bringing residents together while promoting health, wellness, and public safety engagement.

As a nonprofit organization, we strive to direct as much of the event's proceeds as possible toward these charitable causes. Waiving the associated permit fees would greatly assist us in maximizing the positive impact of the event for the community we serve.

We appreciate your continued support and consideration, and we are happy to provide any additional information if needed.

Thank you for your time and attention to this request.

Respectfully,

Diana R Wells, Lieutenant
Yarmouth Police Department
508-901-1284
Dwells@yarmouth.ma.us



TOWN OF YARMOUTH
APPLICATION FOR USE OF TOWN-OWNED PROPERTY

Applicant Diana Wells

Affiliation or Group Yarmouth Police Relief Association

Telephone Number 508-901-1284

Mailing Address 340 Higgins Crowell Road
West Yarmouth, MA 02673

Email Address: dwells@yarmouth.ma.us

Town Property to be used (Include specific area): S Shore Dr./South St./ River St. and Parker's River Beach Lot

Describe Use and purpose: YPD 5k Road Race will be run starting on S Shore Dr to South St to River St and back. Portable bathrooms will be staged in the parkin lot of Parker's River Beach off to the side.

Beginning Date and Time of Event: May 17, 2026 10am

Ending Date and Time of Event: May 17, 2026 3:30pm

Date and Time you need Location for Set Up: May16th 3p

Total Guests/Participants Expected: 800 Will alcohol be served? [X] Yes [] No

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

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

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

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

Will food be served or sold? [X] Yes [] No
If Yes to food, please describe where food is being prepared and what is being served Hot dogs and clam chowder will be prepared by the Skipper Restaurant in the restaurant and served outside.

IMPORTANT

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

Action by Town Administrator:

Approved as submitted

Approved with the following condition(s):

Disapproved for the following reasons:

Town Administrator's Signature Date

Department	Comments/Conditions Permits/Inspections Required
------------	--

Building	04/15/26-M.Grylls email -Tents may require permits, depending on size. Signs/banners likely require permits (no fee)
----------	--

DPW	04/15/26-J.Colby email -No issues. -Will work with contractor to have route and parking areas available.
-----	--

Golf	
------	--

Historic Commission/ OKH/ HSOY	
--------------------------------------	--

Licensing	-Special Entertainment and Special Alcohol Licenses required. -Scheduled for May 5th Consent Agenda.
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Police	
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Senior Services	
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Department	Comments/Conditions Permits/Inspections Required
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Conservation	
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Fire	
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Health	04/15/26-P.Renaud email -No concerns.
--------	--

Library	
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Natural Resources	
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Recreation and Beach	
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Town Clerk	
------------	--



TOWN OF YARMOUTH

AMY HARWOOD, LICENSING ADMINISTRATOR

1146 Route 28, South Yarmouth MA 02664

508.398.2231 x1268 aharwood@yarmouth.ma.us

SELECT BOARD

Tracy Post, Chair

Dorcas McGurrin

Mark Forest

Joyce Flynn


Elizabeth Argo

CONSENT AGENDA

MEMORANDUM

CONSENT AGENDA

TO: SELECT BOARD

FR: AMY HARWOOD, LICENSING ADMINISTRATOR 

DA: MAY 5, 2026

RE: CAPE COD CHILDREN'S PLACE SPECIAL ENTERTAINMENT
(Flax Pond Recreation Center-31 Dupont Avenue)

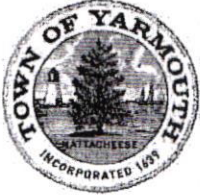
Cape Cod Children's Place is requesting its annual permission for a Special Entertainment License for their annual event at the Flax Pond Recreation Center (31 Dupont Avenue, South Yarmouth) on Sunday, May 17, 2026. Event hours 11:00 am – 3:30 pm.

The event will be held in the same manner as last year. Attached are the following application materials:

- Applications for Special Entertainment and Use of Town-Owned Property
- Site Plan
- Certificate of Insurance
- Fire Department Comments

The Applicant has been informed that clearance from Building and Health will be needed prior to the release of the License.

I'm happy to answer any questions you may have.



TOWN OF YARMOUTH

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

BOARD OF
SELECTMEN
LICENSING
ADMINSTRATOR
Amy Harwood

APPLICATION FOR SPECIAL ENTERTAINMENT

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

Business Name:	Cape Cod Children's Place
Business Address:	10 Ballwic Road, Eastham 02651
Applicant Name:	Liz Dempsey
Applicant Address:	10 Ballwic Road, Eastham
Applicant Email:	liz@capecodchildrensplace.com
Applicant Telephone:	508-398-2210

Event Location:	Flax Pond Recreation Center
Event Dates:	May 16, 2026
Event Hours:	10:00-12:00
Is the Event Indoors or Outdoors?	Does the Event have Alcohol Service?
<ul style="list-style-type: none"> Indoors: <input checked="" type="checkbox"/> Outdoors: <input checked="" type="checkbox"/> 	<p>If yes - please fill out a Special Alcohol License Application</p> <p><small>https://www.yarmouth.ma.us/DocumentCenter/View/21567/Special-Alcohol-Application-2026</small></p>

Number of Guests at Event: _____ guests will come and go throught the morning 250-300 participants total but not at the same time

Does Event Location have a fire Protection System?

- Sprinkler System:
- Fire Alarm System:

Please Check All That Apply:

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

2. **Music:** Recorded Live Band Number of Musicians 1 Amplification System DJ No Music

Low Lighting Music Above Normal Sound Levels Nighttime Operation Clearly Defined Aisles

Dance Floor Limited Food Service

3. **Shows:** Theatre Movies Floor Show Light Show Public Show No Show

Detailed Description of Entertainment: A singer performing for children/families, face painting, craft class, photo booth, other family friendly activities, as well as a firetruck and sherrif's car to explore.

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

- Yes
- No

This license issued by this application is valid for the calendar year 202_ through 202_ provided the type of entertainment specified above does not change. In the event of a change in type of entertainment different than indicated above, a new application will be required, and a new license issued.

Documents Required:

- Detailed Floor Plan of Event (Showing egress, tables, seating, dance floor, food setup, where entertainment will be set up, emergency lighting, etc.)
- Certificate of Insurance naming the Town of Yarmouth as the additional insured.

Fees:

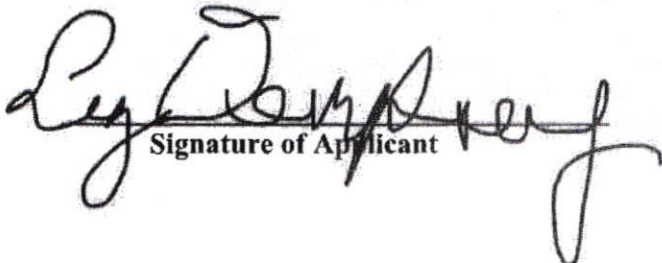
- Hearing Fee: \$65
- License Fee: \$55
- Legal Ad Fee: To be determined once legal ad is placed.
- Abutter Notice Mailing is paid by the applicant.

Hearing Required

Legal Ad Required (posted 10 days prior to hearing)

Abutter Notices (sent 10 days prior to hearing)

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


Signature of Applicant

4/16/26

Date



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

Applicant Liz Dempsey

Affiliation or Group Cape Cod Children's Place

Telephone Number 508-270-5510

Mailing Address 10 Ballwic Road, Eastham

Email Address: _____

Town Property to be used (Include specific area): Flax Pond

Describe Use and purpose: Cape Cod Children's Place Community Event/Family Fun Fair

Beginning Date and Time of Event: May 16, 2026 10:00am

Ending Date and Time of Event: May 16, 2026 12:00pm

Date and Time you need Location for Set Up: 8:00am

Total Guests/Participants Expected 300 simultaneous Will alcohol be served? Yes No

Will a fee be charged? Yes No

Amount(s): \$ 0

Will an auction or raffle be held? Yes No

Will signs/banners be posted? Yes No

Will Traffic Control be needed? Yes No

Will music/amusement devices be at event? Yes No

Will tents be erected? Yes No

Will sanitary facilities be provided? Yes No

Will food be served or sold? Yes No

If Yes to food, please describe where food is being prepared and what is being served _____

individual snack bags, water, ice cream truck

*****IMPORTANT*****

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

Action by Town Administrator:

_____ *Approved as submitted*

_____ *Approved with the following condition(s):* _____

_____ *Disapproved for the following reasons:* _____

Town Administrator's Signature

Date

Department	Comments/Conditions Permits/Inspections Required
------------	--

Building	04/08/26 - M.Grylls Email -May require permit for signs. Special Event signs do not require fee.
----------	---

DPW	
-----	--

Golf	
------	--

Historic Commission/ OKH/ HSOY	
--------------------------------------	--

Licensing	Scheduled for Consent Agenda 05/05/26: Special Entertainment License
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Police	
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Senior Services	
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Department	Comments/Conditions Permits/Inspections Required
------------	--

Conservation	
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Fire	04/13/26 - M.Bearse Email -No Issues
------	---

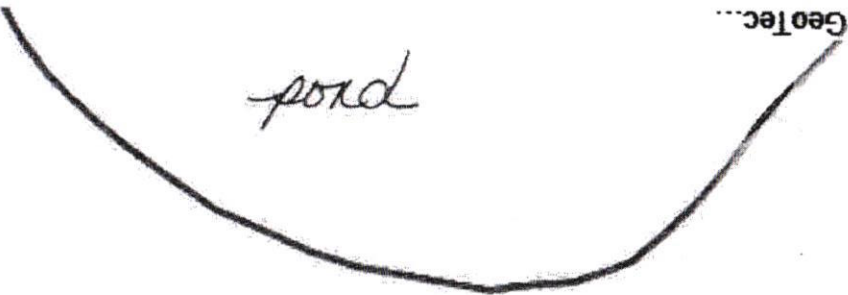
Health	04/09/26 - P.Renaud Email -Ice Cream Truck must be licensed and inspected by Health
--------	--

Library	
---------	--

Natural Resources	
-------------------	--

Recreation and Beach	Use of Town Property Form forwarded from Recreation.
----------------------	--

Town Clerk	
------------	--



pond

Face painting
and tattoos
at the covered
picnic tables

Story
time w/
guest
reader



small
group activity,
at the covered
picnic tables

small
group
activity



Basketball
court area
w/ tables
w/ community
resources

Basketball
area

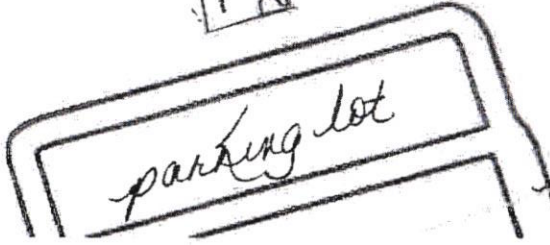
ice cream
tent
just past
the gazebo

Bathrooms

picnic
area

gazebo
w/ our
musician

Photo
Booth



parking lot

Harmouth Fire truck / Sheriff's car



Outlook

Re: Use of Town Property - Flax Pond - Cape Cod Children's Place

From Elizabeth Dempsey <edempsey@capecodchildrensplace.com>

Date Wed 4/15/2026 10:15 AM

To Bearnse, Matt <MBearnse@yarmouth.ma.us>; Florio, Mary Alice <MFlorio@yarmouth.ma.us>; Grylls, Mark <mgrylls@yarmouth.ma.us>; Colby, Jeff <jcolby@yarmouth.ma.us>; Whitehouse, Roby <RWhitehouse@yarmouth.ma.us>; Harwood, Amy <AHarwood@yarmouth.ma.us>; Omalley, Andrew <aomalley@yarmouth.ma.us>; Renaud, Philip <PRenaud@yarmouth.ma.us>; Lewis, Barry <BLewis@yarmouth.ma.us>

Cc Reynolds, Steve <SReynolds@yarmouth.ma.us>; Norman, Nick <NNorman@yarmouth.ma.us>

 2 attachments (283 KB)

Floor plan.pdf; permit Application and insurance.pdf;

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

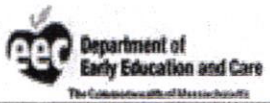
Good Morning Amy! Yes, it is a public event.
I've included the permit and other necessary documents.
Thank you!
Liz

Liz Dempsey, Groups Coordinator

Cape Cod Children's Place

508-240-3310

www.capecodchildrensplace.com



From: Bearnse, Matt <MBearnse@yarmouth.ma.us>

Sent: Monday, April 13, 2026 4:05 PM

To: Florio, Mary Alice <MFlorio@yarmouth.ma.us>; Grylls, Mark <mgrylls@yarmouth.ma.us>; Colby, Jeff <jcolby@yarmouth.ma.us>; Whitehouse, Roby <RWhitehouse@yarmouth.ma.us>; Harwood, Amy <AHarwood@yarmouth.ma.us>; Omalley, Andrew <aomalley@yarmouth.ma.us>; Renaud, Philip <PRenaud@yarmouth.ma.us>; Lewis, Barry <BLewis@yarmouth.ma.us>

Cc: Elizabeth Dempsey <edempsey@capecodchildrensplace.com>; Reynolds, Steve <SReynolds@yarmouth.ma.us>; Norman, Nick <NNorman@yarmouth.ma.us>

Subject: RE: Use of Town Property - Flax Pond - Cape Cod Children's Place

The fire dept. has no issues with the event.



TOWN OF YARMOUTH

AMY HARWOOD, LICENSING ADMINISTRATOR

1146 Route 28, South Yarmouth MA 02664

508.398.2231 x1268 aharwood@yarmouth.ma.us

SELECT BOARD

Tracy Post, Chair

Doreas McGurrin

Mark Forest

Joyce Flynn

Elizabeth Argo

CONSENT AGENDA MEMORANDUM

CONSENT AGENDA

TO: SELECT BOARD

FR: AMY HARWOOD, LICENSING ADMINISTRATOR 

DA: MAY 5, 2026

RE: YARMOUTH RECREATION DEPARTMENT – Weekday & Sunday Entertainment Licenses
(Flax Pond Recreation Center-31 Dupont Avenue)

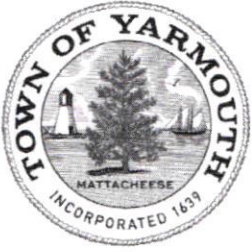
Steve Reynolds, Director of Recreation is requesting the Department's annual Weekday and Sunday Entertainment License at the Flax Pond Recreation Center (31 Dupont Avenue, South Yarmouth).

Programs and events will be held in the same manner as last year. Attached are the following application materials:

- Applications for Weekday and Sunday Entertainment

The Applicant has been informed that clearance from Building, Fire and Health will be needed prior to the release of the License.

I'm happy to answer any questions you may have.



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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

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

LICENSING ADMINISTRATOR

Amy Harwood

RENEWAL APPLICATION FOR ANNUAL SUNDAY ENTERTAINMENT 2026

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

Business Name: Town of Yarmouth Recreation **DBA:** _____

Business Address: 31 Dupont, South Yarmouth, MA 02664

Applicant Name: Steve Reynolds **Applicant Title:** Director

Applicant Email: sreynolds@yarmouth.ma.us **Applicant Telephone:** 508-398-2231 x1524

Manager Name (if applicable): _____

Hours of Entertainment: 9:00am - 9:00pm

Days of Entertainment: Sunday

Is the Entertainment Indoors or Outdoors? Indoor Entertainment Outdoor Entertainment

Does Location have a fire Protection System? YES NO

Sprinkler System Fire Alarm System

Check All That Apply

1.) DANCING: By Patrons By Entertainers No Dancing

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

Amplification System Low Lighting Music Above Normal Sound Levels Nighttime Operation

Clearly Defined Aisles Dance Floor Limited Food Service

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

DETAILED DESCRIPTION OF ENTERTAINMENT:

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

YES NO

This license issued by this application is valid for the calendar year 1/1/2026 through 12/31/2026 provided the type of entertainment specified above does not change. In the event of a change in the type of entertainment different than indicated above, a new application will be required, and a new license will be issued.

Documents Required:

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

Town Fees:

- Regular Hours (1PM-12AM): \$15.00
- Special Hours (Before 1PM): \$25.00

Commonwealth of MA Fees:

- Regular Hours (1PM-12AM): \$50.00
- Special Hours (Before 1PM): \$100.00

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



SIGNATURE

4/27/2026

DATE



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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

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

LICENSING ADMINISTRATOR

Amy Harwood

RENEWAL APPLICATION FOR ANNUAL WEEKDAY ENTERTAINMENT 2026

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

Business Name: Town of Yarmouth Recreation **DBA:** _____

Business Address: 31 Dumont Avenue, West Yarmouth, MA 02664

Applicant Name: Steve Reynolds **Applicant Title:** Director

Applicant Email: sreynolds@yarmouth.ma.us **Applicant Telephone:** 508-398-2231 x1524

Manager Name (if applicable): _____

Hours of Entertainment: 9:00am - 9:00pm

Days of Entertainment: Monday - Saturday

Is the Entertainment Indoors or Outdoors? Indoor Entertainment Outdoor Entertainment

Does Location have a fire Protection System? YES NO

Sprinkler System Fire Alarm System

Check All That Apply

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

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

Amplification System Low Lighting Music Above Normal Sound Levels Nighttime Operation

Clearly Defined Aisles Dance Floor Limited Food Service

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

DETAILED DESCRIPTION OF ENTERTAINMENT:

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

YES NO

This license issued by this application is valid for the calendar year 1/1/2026 through 12/31/2026 provided the type of entertainment specified above does not change. In the event of a change in the type of entertainment different than indicated above, a new application will be required, and a new license will be issued.

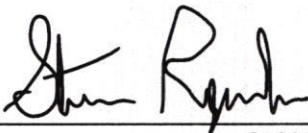
Documents Required:

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

Fees:

- License Renewal - \$105.00

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



SIGNATURE

4/27/2027

DATE

Florio, Mary Alice

From: Eldredge, Meggan
Sent: Tuesday, April 28, 2026 8:55 AM
To: Florio, Mary Alice
Cc: Susan Flack; Sherman, Lisa
Subject: Roadway Banner Sign Application
Attachments: Rt 6A banner application 4.28.26.pdf

**CONSENT
AGENDA**

Follow Up Flag: Follow up
Flag Status: Completed

Good morning Mary Alice,

Attached please find the application to the Select Board to install 5 pole banners along Route 6A. The Old Kings Highway Commission approved the banners last night.

Please let me know if this will be heard on the May 5th or 12th Select Board meeting.

Thank you!

*Meggan Eldredge
Community Development Director
Town of Yarmouth
1146 Rt 28
South Yarmouth, MA 02664*



Town of Yarmouth Roadway Banner Sign Application



Applicant Information

Applicant: Meggan Eldredge

Date: April 28, 2026

Affiliation or Group: Town of Yarmouth Community Development

Mailing Address: 1146 Route 28
Street Address

Apartment/Unit #

South Yarmouth
City

MA
State

02664
ZIP Code

Phone: 508-398-2231 ext 1278

Email: meldredge@yarmouth.ma.us

Banner Information

Purpose of Banners: To celebrate Yarmouth's contribution to the American Revolution, marking our 250th anniversary # of Banners: 5

Banner Material Composition: sunbrella

Please attach a mockup of the banners, with sizes, design, and materials specified

Installation Information

Install Date: Approximately May 11, 2026

Removal Date: On or before December 31, 2026

Location of Proposed Banners*:

Location	Pole Number	Pole owner
168 Route 6A	1-34	NSTAR dba Eversource Energy
161 Route 6A	994-1	NSTAR dba Eversource Energy
152/156 Route 6A	1-31	NSTAR dba Eversource Energy
134 Route 6A	1-27	NSTAR dba Eversource Energy

125/133 Route 6A	1046-1	NSTAR dba Eversource Energy
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*Please attach an aerial map showing pole locations & identify who owns each pole

*Please note that the bottom of all the banners must be at least 8 feet above the ground as per section 5 of the Yarmouth Civic Banner Policy. The Building Department reserves the right to remove any banners that are not in compliance with this policy.

Agreement & Signature

I have carefully read the Town of Yarmouth's policy on banners and fully understand. I accept responsibility for compliance with all parts of the policy, including mounting, removal, and maintenance of the banners and hardware according to the policy and this application.

Name of Applicant: Meggan Eldredge

Applicant Signature:  Date: 4-28-2026

Internal Use Only

Yarmouth Police Approval: _____ Date: _____

DPW Approval of Location: _____ Date: _____

Building Department Approval: _____ Date: _____

Required Submissions:

1. This application (completed, signed and dated by Applicant).
2. Aerial map showing banner locations, utility pole numbers (if applicable), and who owns each pole.
3. Information on banner hardware.
4. A mockup of each banner and information on banner design, size, and material.
5. Written approval to locate banners on utility or light poles from the appropriate state or local agencies and/or utility companies.
6. Submit an electronic .pdf version of application and supporting materials to the Town Administrator's Office.

DATE

4/14/2026
12:01:15 PM

PROOF

VERSION: 1 2 3 4 5
E-Mailed Called NO PROOF REQUIRED

CUSTOMER INFO

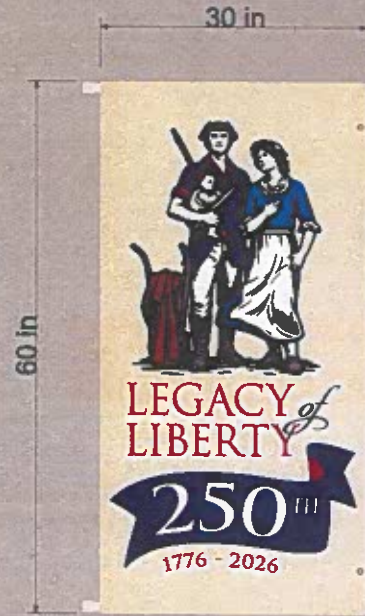
COMPANY:
CONTACT PERSON:
STREET:
CITY: STATE: ZIP:

CONTACT INFO

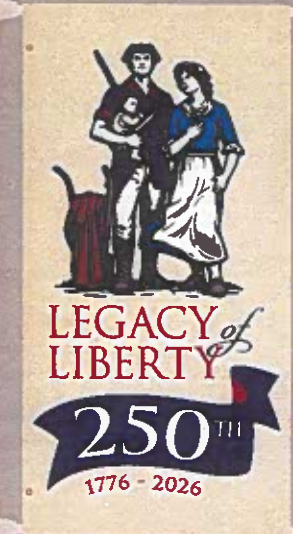
PHONE:
FAX:
EMAIL:

DESCRIPTION

File Name: Town_of_Yarmouth_LEGACY_OF_LIBERTY_pole_banners.fs
Folder Name: \\Hp-backup\BACKUP\FLEXI_FILES\YARMOUTH_TOWN OF YARMOUTH_



FRONT SIDE



BACK SIDE

← Approx. Seam location for pole pockets

Old King's Highway
Historic District

MAR 27 2026

RECEIVED

© COPYRIGHT 2026, SIGNARAMA, Inc.

THIS RENDERING IS INTENDED AS A SAMPLE ONLY. COLOR, TEXTURE, MEASUREMENTS, AND ACTUAL APPEARANCE MAY VARY SLIGHTLY FROM COMPLETED WORK AND IS CONSIDERED NORMAL & USUAL.

Please check layout (artwork, spelling, dimensions) and fax back with signature. Production cannot begin until written approval is received. Additional charges will be applied for any changes that are needed after approval is received. SIGN* A* RAMA is not responsible for any errors in spelling, layout, or dimensions that have been approved by the customer. This proof is for listed items only. Any changes or deletions by the customer not shown or charged herein will be billed separately. **50% DEPOSIT DUE AT TIME OF ORDER** (full amount if under \$100), balance due upon time of installation. **I HAVE READ AND AGREE TO ALL TERMS.** INITIAL _____

Signarama
The way to grow your business.
12 Whites Path - Suite 6, South Yarmouth, MA 02664
Phone: 508-398-9100 Fax: 508-398-1760
Email: ccsar@verizon.net
www.signarama-syarmouth.com

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED AND APPROVE THIS PROJECT TO BEGIN
CUSTOMER APPROVAL SIGNED BY: _____
PRINT: _____ **DATE:** _____

THIS ORIGINAL DESIGN AND ALL INFORMATION CONTAINED THEREIN IS THE PROPERTY OF SIGN* A* RAMA AND ITS USE IN ANY WAY OTHER THAN AS AUTHORIZED IS EXPRESSLY FORBIDDEN. THIS PROPERTY MAY NOT BE REPRODUCED OR DUPLICATED WITHOUT WRITTEN PERMISSION OF SIGN* A* RAMA OR THROUGH PURCHASE



FibreFlex II

FibreFlex II Single Base System: (For Banners 30" x 60" and larger)

This system may be mounted to either metal, fiberglass or wooden poles. The wide base is especially adaptable to wooden poles where either strapping or bolts can secure the base to the pole. Note: Wooden poles require more strapping.

- Non rusting solid cast aluminum base
- Heavy duty construction
- Canted arms keep banners taut
- Engineered to deflect wind from poles
- Attaches with 3/4" banding and buckles
- 13/16" fiberglass rods
- Pre-drilled holes for lagging into wooden poles
- Can be upgraded to FibreFlex III system
- Rods pinned at base for easy removal
- Can be painted

Includes:

- Two - 3 1/8" x 7 1/8" aluminum bases
- Two - 13/16" removable cantilevered rod arms
- "D" clips to hold rod in place
- 10' - 3/4" stainless steel banding with buckles
- Two - cable ties to secure banner to base

*Banding tool required for installation with 3/4" banding material

Banding Tool*
(Required on FibreFlex systems I, II & III)



WARRANTY

All FibreFlex Bannerware is warranted for **EIGHT FULL YEARS** when installed according to approved methods under normal conditions.

Route 6A Banner Locations

Write a description for your map

Legend

Utility Poles



Banner Attachment License

At the request of the Town of Yarmouth (the "Town"), NSTAR Electric Company d/b/a Eversource Energy (the "Company") hereby grants permission to the Town to affix decorative banners, 28" x 60" in size on eight (8) utility poles (one banner per pole), located on or along the following poles in Yarmouth, Massachusetts:

In the Yarmouth Town Hall Area along Route 28:

- 200-27
- 200-26
- 200-25
- 200-24.5
- 200-25S

In the Route 6a village center area:

- 1-27
- 1046-1
- 1-31
- 994-1
- 1-34

In consideration of such permission, the Town hereby releases, discharges, and, to the extent permitted by law, will defend and hold harmless the Company from all actions, suits, claims, damages, losses, costs and liability whatsoever that the Company may hereafter incur or suffer, whether sounding in tort or otherwise, and that arise out of, or result from any actions related to the affixing, maintenance, presence, or removal of such banners by the Town, or on its behalf, or by reason of the proximity of such postings to the facilities of other parties attached to such utility poles.

Such banner attachments shall be permitted from May 2022 until January 2030 and shall thereafter be removed from the utility poles and properly disposed by the Town. The Company makes no representation or warranty as to the suitability of the poles for such attachments, or the condition of the poles, or any attachments thereto. This permission shall in no way affect or diminish the Company's right and ability to use its poles in the normal course of its business.

Executed as a sealed instrument by duly authorized representatives as of the 25 day of April 2022.

NSTAR ELECTRIC COMPANY
d/b/a Eversource Energy

By: 

Name: BRIAN SULLIVAN

Title: MANAGER, ELEC OPS

TOWN OF YARMOUTH

By: 

Name: Robert Whitehouse

Title: Town Administrator

Property Address: 170 South Shore Drive, South Yarmouth, MA 02664 (BARNSTABLE COUNTY)

GRANT OF EASEMENT

THIS EASEMENT, made this ____ day of _____, 2026, by the **TOWN OF YARMOUTH**, a Massachusetts municipal corporation, acting by and through its Select Board, having a principal place of business of 1146 Route 28, South Yarmouth, Massachusetts (hereinafter referred to as “Grantor”), being the owner of certain land located in South Yarmouth, Barnstable County, Massachusetts, more particularly described in Confirmatory Order of Taking of Land in Yarmouth, Barnstable County, Massachusetts dated May 1, 1984, recorded with Barnstable County Registry of Deeds (the “Registry”) in Book 4096, Page 162, and Order of Taking dated May 21, 1917 recorded with the Registry in Book 356, Page 206; being also shown as Lot 3 on a Plan of Land recorded with the Registry in Plan Book 371, Page 76; and plan recorded in Plan Book 1, Page 60 (the “Grantor’s Land”), for the benefit of **BOSTON GAS COMPANY**, a corporation duly organized and existing under and by virtue of the laws of the Commonwealth of Massachusetts, having its principal office at 170 Data Drive, Waltham, Massachusetts 02451 (hereinafter referred to as “Grantee”).

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

WR# R100034136

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

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

00401 YARMMA GEN

Said easement herein granted includes the following rights and privileges:

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

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

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

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

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

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

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

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

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

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

[Signature page follows]

For Grantor's title see Confirmatory Order of Taking of Land dated May 1, 1984, recorded with the Registry in Book 4096, Page 162 and Order of Taking of Land dated May 21, 1917, recorded with the Registry in Book 356, Page 206.

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

TOWN OF YARMOUTH

By and through its Select Board

By: Tracy Post, Chair

By: Mark Forest

By: Dorcas McGurrin

By: Joyce Flynn

By: Elizabeth Argo

Commonwealth of Massachusetts

County of _____, ss.

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

Signature of Notary Public

Printed Name of Notary

My Commission Expires _____

Place Notary Seal and/or Any Stamp Above

Property Address: 99 Buck Island Road, Yarmouth, MA 02673 (Barnstable County)

CONSENT AGENDA

GRANT OF EASEMENT

THIS EASEMENT, made this _____ day of _____, 2026, by **the TOWN OF YARMOUTH**, a municipal corporation having an address of 1146 Route 28, South Yarmouth, Massachusetts 02664 (hereinafter referred to as “Grantor”), being the owner of certain land in Yarmouth, Barnstable County, Massachusetts, more particularly described in a deed dated April 20, 1977, being filed with Barnstable County Land Registration Office (the “Registry”) as Document No. 220721 with Certificate of Title No. 70615, being also shown as Lot 2 on a Plan of Land filed with the Registry as Plan No. 33985-A with Certificate of Title No. 61152 and as Lot 2, Lot 3 and Lot 4 on a Plan of Land filed with the Registry as Plan No. 34728-A with Certificate of Title No. 64026, (the “Grantor’s Land”) for the benefit of **BOSTON GAS COMPANY**, a corporation duly organized and existing under and by virtue of the laws of the Commonwealth of Massachusetts, having its principal office at 170 Data Drive, Waltham, Massachusetts 02451 (hereinafter referred to as “Grantee”).

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

R100031912

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

After recording return to:
Christina Klein
National Grid USA
Service Company, Inc.
170 Data Drive
Waltham, MA 02451

00404 YARMMA GEN

Said easement herein granted includes the following rights and privileges:

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

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

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

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

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

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

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

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

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

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

For Grantor's title, see deed dated April 20, 1977, being filed with Barnstable the Registry as Document No. 220721 with Certificate of Title No. 70615.

IN WITNESS WHEREOF, The Town of Yarmouth acting by and through its Select Board has caused its corporate seal to be hereto affixed on this _____ day of _____, 2026.

TOWN OF YARMOUTH
By Its Select Board

By: Joyce Flynn
Its:

By: Mark Forest
Its:

By: Dorcas McGurrin
Its:

By: Tracy Post
Its:

By: Elizabeth Argo
Its:

Commonwealth of Massachusetts

County of _____ } ss.

On this the _____ day of _____, 2026, before me, the undersigned Notary Public, personally appeared _____, proved to me through satisfactory evidence of identity, which was/were _____, to be the persons whose names are signed on the preceding Grant of Easement, and acknowledged to me that they signed it voluntarily for its stated purpose, as the Select Board of the Town of Yarmouth.

Signature of Notary Public

Printed Name of Notary

My Commission Expires _____

Place Notary Seal and/or Any Stamp Above



ROTARY CLUB OF YARMOUTH

P.O. BOX 448, S. YARMOUTH, MA 02664

WWW.YARMOUTHROTARY.ORG



April 10, 2026

Amanda Lima PE
Town Engineer
Yarmouth Town Hall
1146 Route 28
South Yarmouth, MA 02664

CONSENT AGENDA

Donation of a Peace Pole:

On behalf of the Rotary Club of Yarmouth, I am pleased to formally offer the donation of a **Peace Pole** to the Town of Yarmouth, intended for permanent installation at the newly revitalized **Parker's River Landing Park**.

The Purpose

The Peace Pole is an internationally recognized symbol of the hopes and dreams of the entire human family. By installing this monument, the Rotary Club aims to provide a quiet space for reflection within our community and to align with Rotary International's commitment to peacebuilding and conflict resolution.

Project Details

- **Location:** We propose a site within Parker's River Landing, specifically at an intersection of two paths, one from the road and between the Art Shanties and Playground, to ensure it is accessible to all residents and visitors as discussed with you and a member of the Design Team.
- **Design:** The pole will be handcrafted and weather-resistant, standing approximately 7 feet tall. It will feature the phrase "**May Peace Prevail on Earth**" in multiple languages, including those reflective of our local community and heritage.
- **Graphics & Branding:** The pole will feature high-quality, custom graphics provided by the Rotary Club of Yarmouth, including the official Rotary emblem, signifying our ongoing partnership with the town in enhancing our public spaces.

THE FOUR-WAY TEST "Of the things we think, say or do"

1st Is it the TRUTH? 2nd Is it FAIR to all concerned? 3rd Will it build GOODWILL and BETTER FRIENDSHIPS? 4th Will it be BENEFICIAL to all concerned?

Installation & Maintenance

The Rotary Club of Yarmouth is prepared to fund the full cost of the monument and the custom graphics. We look forward to collaborating with the Yarmouth Department of Public Works (DPW) regarding the installation to ensure all safety and aesthetic standards are met.

The Rotary Club of Yarmouth has a long history of investing in our Town's gardens and beach clean-ups and recently a Flag Pole at the Parkers River Landing. We believe this Peace Pole will serve as a lasting landmark of unity for everyone who enjoys the beauty of Parker's River.

Thank you for your consideration of this gift to the Town of Yarmouth.

Sincerely,

A handwritten signature in blue ink that reads "Joe Potzka". The signature is stylized with a large, sweeping flourish at the end.

Joe Potzka

Director International Services

Rotary Club of Yarmouth

joepotzka@gmail.com

CC Mary Alice Florio - Executive Assistant to Town Administrator

The Global Rotary Peace Pole Project

History of Peace Poles

It is believed that there have been over 200,000 peace poles planted over the years. The first poles were planted in Ishikawa, Japan after the bombing of Hiroshima in WWII. The message of "May Peace Prevail on Earth" has resonated on every continent and in every major city in the world.

Why Plant a Peace Pole?

Planting a Peace Pole is a way of bringing communities together to inspire, awaken and uplift the human consciousness. It is an uplifting project for any community, organization or your home. Peace Poles are now recognized as the most prominent international symbol and monument to peace. They remind us to think, speak and act in the spirit of peace and harmony. They stand as a silent visual for peace to prevail on our planet.

There is now a Peace Pole in EVERY COUNTRY on Earth

The District 5100 Rotary Peace Pole Project

Three year ago, on the International Day of Peace, Rotary District 5100 set out to plant 100 Peace Poles in Northern Oregon and Southern Washington. In actuality, 128 Peace Poles were planted that day. At the end of 2023, over 500 Peace Poles have been installed.

The Peace Pole Ceremony



McMinnville OR HS



Hawaii



Linfield University



Rotary International Headquarters



Wascher Elementary Lafayette Oregon



Timore-Leste



Peace Pole-Peace Officers



Russia



Kalamazoo-Pushkin Sister Cities

With this Peace Pole planted in Timore-Leste, there is now a Peace Pole in EVERY COUNTRY on earth!

Popular Locations for Rotary Peace Poles:

Public/Private Schools/ Universities/Colleges/Libraries/ Museums/Police Stations/ Corporate Offices/Churches/ Synagogues/Mosques/City Halls/Court Houses/Hospitals/Fire Houses/Military Bases/Stadiums

An important part of the Peace Pole planting is the Peace Pole Ceremony. The ceremonial gathering brings the community together and can include interfaith peace activities, concerts, tree plantings, exhibitions, speeches, picnics and activities for children.

Larry Strober
 Rotary Peace Pole Project
 lsstrober@gmail.com
 (415) 720-8262

Florio, Mary Alice

From: Lima, Amanda
Sent: Thursday, April 30, 2026 9:09 AM
To: Florio, Mary Alice; Joe Potzka
Subject: Re: Rotary Club Donation

Hi Mary Alice, Joe shared the value is \$340. Thank you! Amanda

From: Florio, Mary Alice <MFlorio@yarmouth.ma.us>
Sent: Thursday, April 30, 2026 9:06:17 AM
To: Joe Potzka <joepotzka@gmail.com>
Cc: Lima, Amanda <Alima@yarmouth.ma.us>
Subject: RE: Rotary Club Donation

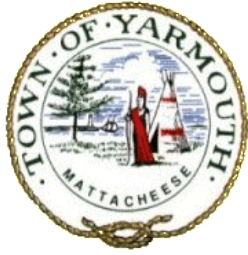
Good morning.

I still have not received an approximate value for the donation of the peace pole. Would someone please provide a value so that I can include it in the Consent Agenda for approval?

Thank you so much.

MaryAlice Florio
Executive Assistant to the Town Administrator
Town of Yarmouth
1146 Route 28
South Yarmouth, MA 02664
508-398-2231, ext. 1271





**TOWN OF YARMOUTH
RECREATION DEPARTMENT**

424 Route 28

West Yarmouth, MA. 02673

Telephone (508) 398-2231 x-1520

Fax (508) 790-9152

Email: recreation@yarmouth.ma.us

MEMORANDUM

**CONSENT
AGENDA**

TO: Honorable Select Board
FROM: Ruth D. Nee, Administrative Assistant
DATE: April 16, 2026
RE: Donations – Recreation Department

Please accept the following donation to the Town of Yarmouth Recreation Scholarship Program to be used for the youth summer camp program:

Nicholas G. Xiarhos Memorial Foundation Fund	\$1,000.00
The Cape Cod Foundation	

Thank you.

CONSENT AGENDA

TO: The Honorable Select Board
FROM: Nicole M.N. Bohane *Nicole mn Bohane*
Administrative Assistant
CC: Dianne Kane
DATE: April 30, 2026
SUBJECT: CONSENT AGENDA – Donations to Senior Center

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

DONATIONS

MEMORIAL:

VAN: \$475.25

MISCELLANEOUS:

AARP TAX PREP: \$655.00

TOTAL: 1,130.25

Thank you for your attention in this matter.

INFORMATION ITEMS

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:

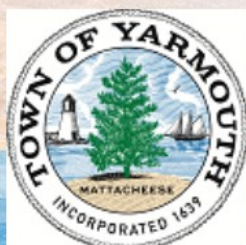
-  **Swimsuits** (infant through adult large; one-piece for girls)
-  **Beach towels**
-  **Flip-flops** (all sizes)

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**



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!



INFORMATION

TOWN OF YARMOUTH
APPLICATION FOR USE OF TOWN-OWNED PROPERTY

Applicant PETER BENSON

Affiliation or Group Race Cancer Foundation

Telephone Number 774-212-5711

Mailing Address 45 Prospect Street
Cambridge, MA 02139

Email Address: peter@racecancer.org

Town Property to be used (include specific area) Town Roads

Describe Use and purpose Bicycle touring event "Tour de Barnstable"

Beginning Date and Time of Event: May 31, 2026 app. 0900 am

Ending Date and Time of Event: May 31, 2026 app. 12 pm

Date and Time you need Location for Set Up N. set up required

Total Guests/Participants Expected: 300-400 Will alcohol be served? [] Yes [X] No

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

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

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

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

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

IMPORTANT

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

Action by Town Administrator:

[X] Approved as submitted

Approved with the following condition(s):

Disapproved for the following reasons:

Town Administrator's Signature Date 4/22/26

DESCRIPTIONS (Continued from Page 1)

The General Liability policy includes a blanket automatic additional insured endorsement that provides additional insured status to any person or organization if required by a written contract or agreement provided such contract or agreement was executed prior to the occurrence or offense. Please see attached endorsement CG 20 26 (12/2019).

Event Number: 2026-15875
Event Name: Tour de Barnstable
Event Location: Hyannis, MA
Event Date(s): 05-31-2026

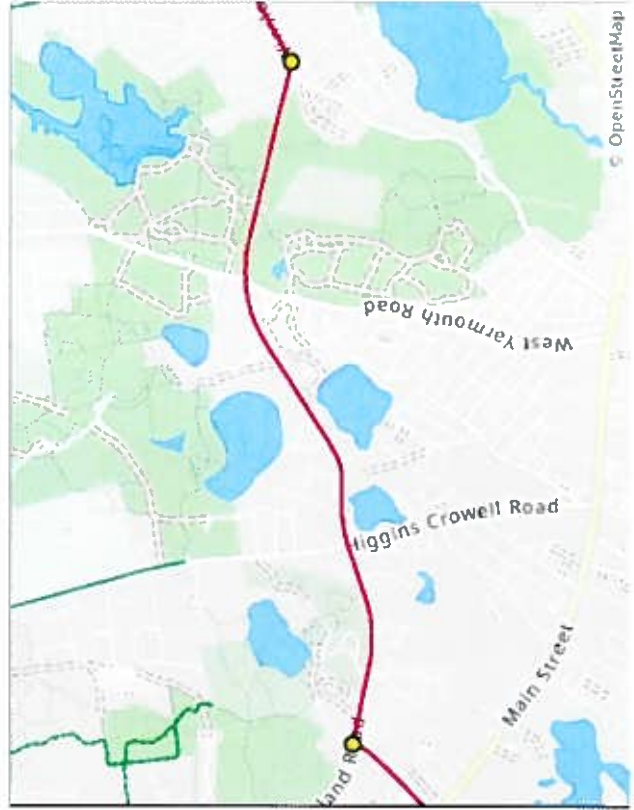
Num	Dist	Prev	Type	Note	Next
11.	3.4	0.1	→	R onto Highland St	0.0
12.	3.5	0.0	←	L onto Park Ave	0.3
13.	3.8	0.3	←	L onto Glenwood St	0.4
14.	4.1	0.4	←	2nd Rd turns slightly L and becomes Harbor Rd	0.1
15.	4.2	0.1	←	L onto Baxter Ave	0.6
16.	4.8	0.6	→	R onto Main St CAUTION - BUSY ROAD	0.2
17.	5.0	0.2	←	L onto Town Brook Rd CAUTION - DANGEROUS LEFT TURN	0.3

1.6 miles. +28/-20 feet

Num	Dist	Prev	Type	Note	Next
18.	5.3	0.3	→	R onto Buck Island Rd	2.0
19.	7.3	2.0	←	Slight L onto Winslow Gray Rd	0.4

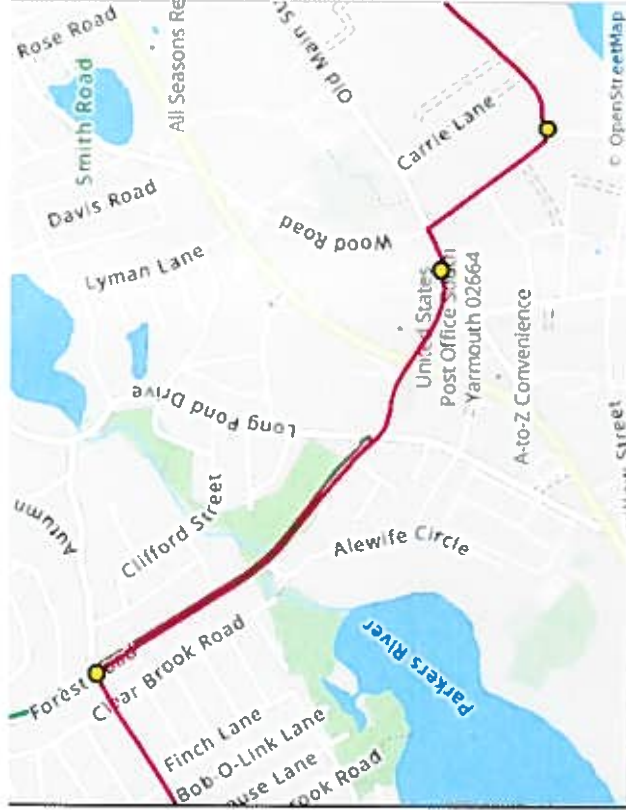
2.3 miles. +29/-37 feet

TENTATIVE



Num	Dist	Prev	Type	Note	Next
20.	7.7	0.4	→	R onto Forest Rd	0.8
21.	8.4	0.8	→	R	0.3
22.	8.7	0.3	←	L onto Pleasant St	0.9

1.4 miles. +16/-22 feet



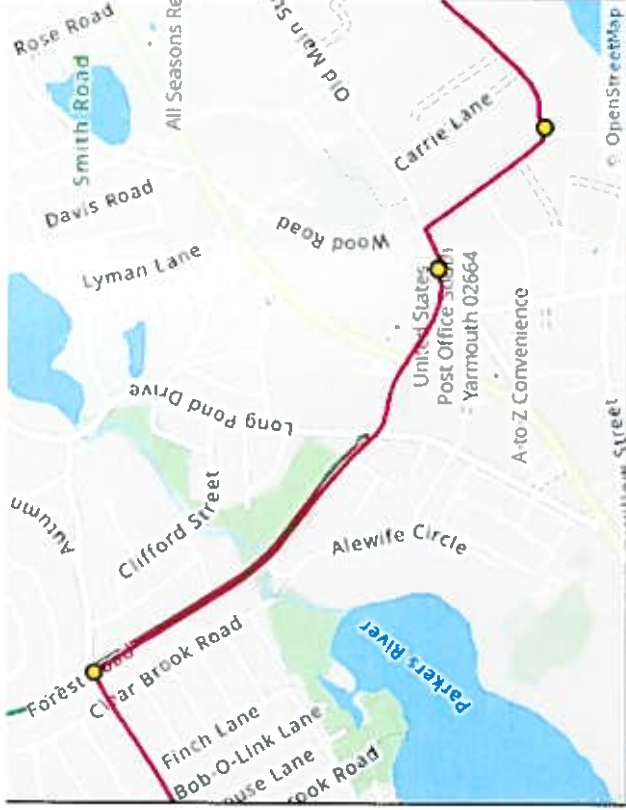
Num	Dist	Prev	Type	Note	Next
23.	9.6	0.9	→	R onto Union St	0.0
24.	9.7	0.0	←	L onto Pleasant St	0.1
25.	9.7	0.1	→	R onto Main St	0.2
26.	9.9	0.2	→	R onto Uncle Barneys Rd	0.5
27.	10.4	0.5	←	L onto Old Field Rd	0.2
28.	10.6	0.2	←	L onto Buckley Rd	0.0
29.	10.6	0.0	→	R onto Loring Ave	0.6
30.	11.3	0.6	↑	Enter the traffic circle	0.2
31.	11.5	0.2	↑	Continue onto Lighthouse Rd	0.2

2.8 miles. +17/-21 feet



TENTATIVE

Num	Dist	Prev	Type	Note	Next
20.	7.7	0.4	→	R onto Forest Rd	0.8
21.	8.4	0.8	→	R	0.3
22.	8.7	0.3	←	L onto Pleasant St	0.9



1.4 miles. +16/-22 feet

Num	Dist	Prev	Type	Note	Next
23.	9.6	0.9	→	R onto Union St	0.0
24.	9.7	0.0	←	L onto Pleasant St	0.1
25.	9.7	0.1	→	R onto Main St	0.2
26.	9.9	0.2	→	R onto Uncle Barneys Rd	0.5
27.	10.4	0.5	←	L onto Old Field Rd	0.2
28.	10.6	0.2	←	L onto Buckley Rd	0.0
29.	10.6	0.0	→	R onto Loring Ave	0.6
30.	11.3	0.6	↑	Enter the traffic circle	0.2
31.	11.5	0.2	↑	Continue onto Lighthouse Rd	0.2

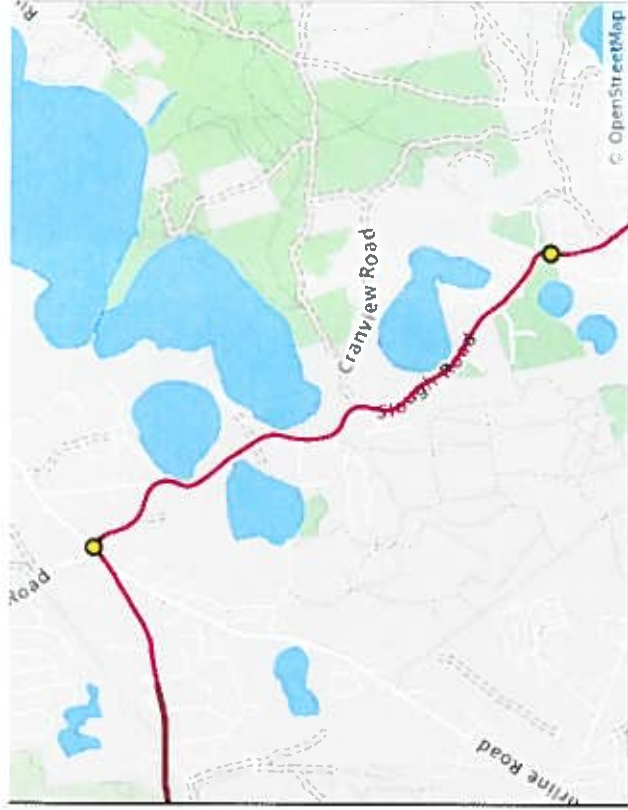


2.8 miles. +17/-21 feet

TENTATIVE

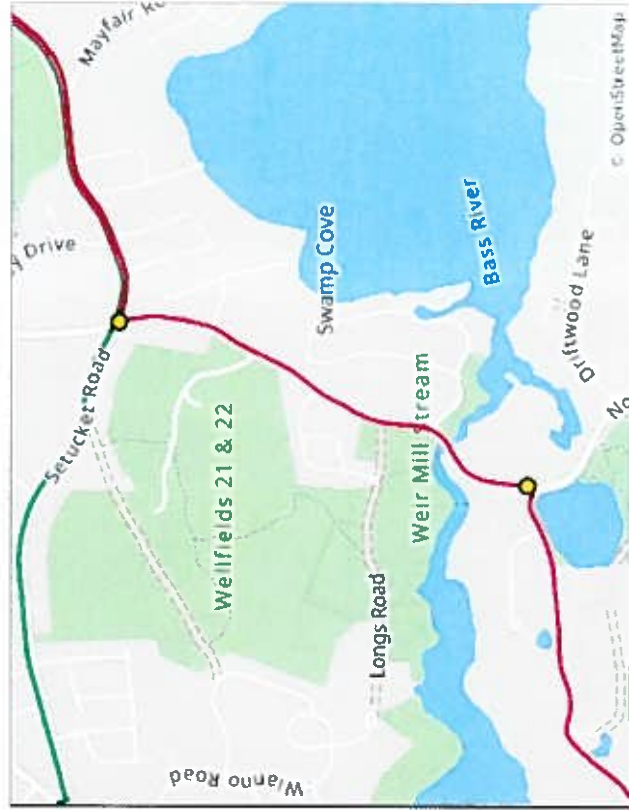
Num	Dist	Prev	Type	Note	Next
42.	19.9	1.0	↑	Continue onto Slough Rd	1.7
43.	21.6	1.7	←	L onto Setucket Rd	3.0

2.7 miles. +110/-87 feet



Num	Dist	Prev	Type	Note	Next
44.	24.6	3.0	←	L onto N Dennis Rd	0.6
45.	25.3	0.6	→	R onto Weir Rd	1.7

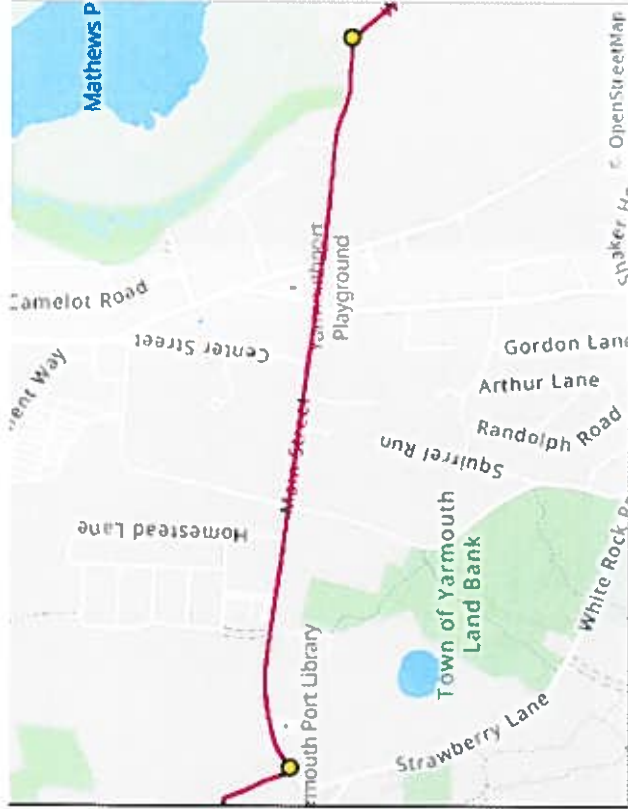
3.7 miles. +12/-54 feet



TENTATIVE

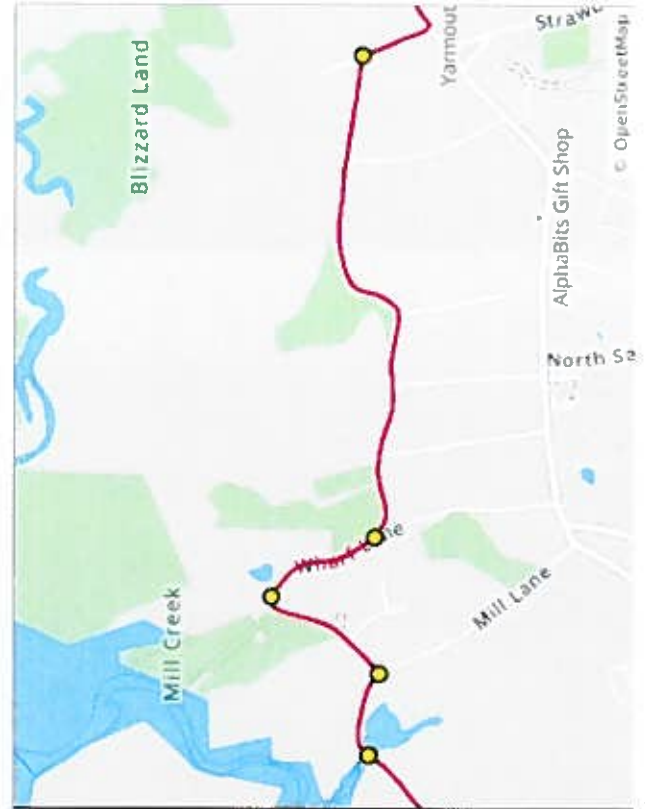
Num	Dist	Prev	Type	Note	Next
46.	27.0	1.7	←	L onto Main St	1.0
47.	28.0	1.0	→	R onto Church St	0.1

2.8 miles. +45/-12 feet



Num	Dist	Prev	Type	Note	Next
48.	28.1	0.1	←	L onto Thacher Shore Rd	0.7
49.	28.9	0.7	↑	Continue onto Wharf Ln	0.2
50.	29.1	0.2	↑	Continue onto Water St CAUTION - SHARP LEFT	0.2
51.	29.3	0.2	→	R onto Mill Ln	0.1
52.	29.4	0.1	↑	Continue onto Keveney Ln	0.5

1.3 miles. +23/-51 feet



TENTATIVE



CAPE COD HEALTHCARE

For Immediate Release

Contact: Lisa Connors
e. lconnors@capecodhealth.org

Cape Cod Healthcare Announces May Blood Drives

(Hyannis, May 1) Cape Cod Hospital and Falmouth Hospital are in urgent need of blood donations. Numerous blood drives are being held across Cape Cod in May to benefit Cape Cod Healthcare (CCHC). Cape Cod Hospital and Falmouth Hospital must have at least one week's worth of blood on hand at all times. Since each unit collected or purchased only lasts 42 days, it is a constant challenge to maintain sufficient supply. All the blood collected at Cape Cod Healthcare blood drives help our families, friends and neighbors.

All donors to CCHC blood drives in May will receive a custom umbrella.

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

May 2026 CCHC Blood Drives

- **May 2:** 7:30 a.m. – 2:30 p.m., Cape Cod Hospital, Nicholas G. Xiarhos Blood Donor Center, 27 Park St., Hyannis
- **May 4:** 9:40 a.m. – 4 p.m., Orleans Police Department, 99 Eldredge Park Way, Orleans
- **May 5:** 10:40 a.m. – 5 p.m., Harwich Police Department, 183 Sisson Road, Harwich
- **May 8:** 10:40 a.m. – 5 p.m., Falmouth Hospital, Burwell Conference Room, 100 Ter Heun Drive, Falmouth
- **May 12:** 10:30 a.m. – 4 p.m., Barnstable Police Department/Hyannis Youth & Community Center, 141 Bassett Lane, Hyannis
- **May 13:** 9:40 a.m. – 4 p.m., Falmouth Hospital, Burwell Conference Room, 100 Ter Heun Drive, Falmouth
- **May 14:** 10:40 a.m. – 5 p.m., Stoneman Outpatient Center, 2 Jan Sebastian Drive, Sandwich
- **May 15:** 8:40 a.m. – 3 p.m., YMCA, 2245 Iyannough Road, West Barnstable
- **May 18:** 9:40 a.m. – 4 p.m., Cape Cod Church, 1205 Nathan Ellis Highway, East Falmouth
- **May 19:** 9:40 a.m. – 4 p.m., Christ the King Church, 3 Jobs Fishing Road, Mashpee
- **May 20:** 11:10 a.m. – 5:30 p.m., Monomoy Regional High School, 75 Oak St., Harwich
- **May 21:** 9:40 a.m. – 4 p.m., Mt. Horeb Masonic Lodge, 242 Old Bass River Road, Dennis
- **May 26:** 9:40 a.m. - 4 p.m., John Wesley United Methodist Church, 270 Gifford St., Falmouth
- **May 27:** 9:40 a.m. - 4 p.m., Cape Cod 5 Headquarters, 1500 Iyannough Road, Hyannis
- **May 28:** 9:40 a.m. – 4 p.m., Orleans Police Department, 99 Eldredge Park Way, Orleans

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

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

About Cape Cod Healthcare

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



For Immediate Release

Contact: Julie Badot
e. jjbadot@capecodhealth.org

Cape Cod Healthcare Announces Closure of Seasonal Urgent Care in Osterville

Location Will Transition to Orthopedics Practice

(Hyannis, April 27, 2026) Cape Cod Healthcare (CCHC) has announced its urgent care center in Osterville will not reopen for the 2026 summer season.

Located in Osterville village in the John and Marjorie McGraw Medical Complex at 770 Main Street, the urgent care center opened in 2021 as a seasonal site, offering enhanced access to urgent care services for residents, summer residents and visitors during the peak months of May to September.

With its fifth season completed in 2025, the demand for services in that location has remained low compared to CCHC's other urgent care centers across Cape Cod and in Plymouth, with nearby centers in Hyannis and Sandwich able to absorb this volume.

The seasonal center's closure creates opportunities for increased specialty care access for the community. Cape Cod Healthcare Orthopedic Surgery will move into the available space from its current location at 1220 Iyannough Road in Hyannis. Opening late May 2026, the practice offers comprehensive orthopedic services with a team of board-certified orthopedic surgeons and advanced practice clinicians.

A new specialty care practice, Cape Cod Healthcare Plastic, Reconstructive & Hand Surgery – Hyannis, will open in the former orthopedic space in June 2026.

Cape Cod Healthcare Urgent Care services are available at six locations across Cape Cod in Falmouth, Hyannis, Harwich, Orleans (seasonal) and Sandwich, and in Plymouth at The Pinehills. Please visit www.capecodhealth.org/urgent-care to learn more.

###

About Cape Cod Healthcare

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

we want you!

We're Hiring

Interested in getting involved with the Town?

The Town of Yarmouth has both paid and unpaid opportunities!

Scan to review and apply for a paid position here



Scan to complete a talent bank form to volunteer here:



SCAN ME



SCAN ME