



# 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 April 14, 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, April 14, 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=VWVydXRmUk5jdUFmekhyaUICWXPFT09>

Passcode: 732611

To join on One tap mobile:

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

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

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

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

Webinar ID: 897 8203 2669

#### Meeting Agenda (all times are approximate)

**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 Discussion: Nicotine Free Generation – Board of Health**
- 6:35 PM Hearing: Change of Manager – From Mindi Lynne Lawrence to Jamison Roy, RCR Management Inc. dba Longfellow’s Pub, 182 Old Townhouse Road, South Yarmouth**
- 6:50 PM Discussion/Vote: New Shellfish Aquaculture Lease Application – Christian Hayes dba East Bar Oyster Company, for proposed Aquaculture Lease in Cape Cod Bay**
- 7:10 PM Discussion/Vote: Annual Town Election Warrant, and Designation of Police Assignments to the Police Chief and the Town Clerk**
- 7:25 PM Town Meeting Preview**
- 7:45 PM Assignment of Motions**
- 8:00 PM Board and Committee Actions**
1. Resignations:
    - a. Chris Peterson from the Recreation Commission
  2. Minutes: April 22, 2025 Housing Workshop Meeting and May 6, 2025 Meeting
  3. Upcoming Agenda Review
  4. Individual Items
- 8:15 PM Town Administrator Items**
1. Consent Agenda:
    - a. Special Alcohol/Entertainment Licenses for Lighthouse Keepers Pantry
    - b. Special Entertainment License for Yarmouth Chamber of Commerce Concert Series and Fee Waiver Request
    - c. Fee Waiver Request for Special Entertainment License for Parker’s River Landing Grand Opening and Coastal Resiliency Fair
    - d. Fee Waiver Request for Tent Fee for Yarmouth Port Library Book Sale
    - e. Shellfish Regulations (4)
  2. Town Administrator Updates
- 8:30 PM Adjourn**



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YARMOUTH TOWN CLERK RE  
APR 10 '26 AM 8:34

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    - e. Shellfish Regulations (4)
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# CONSENT AGENDA

**Yarmouth Select Board  
April 7, 2026**

YARMOUTH TOWN CLERK RE  
APR 10 '26 AM 8:34

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

## Approvals:

- April 14, 2026 Memorandum and Information Packet from Amy Harwood, Licensing Administrator, regarding Lighthouse Keeper's Pantry's 4<sup>th</sup> annual Special Entertainment and Special Alcohol License event request. The "Pickle Party" event will take place at 173 Route 6A, Yarmouth Port on Saturday, April 25, 2026 from 3:00 p.m. to 5:00 p.m.
- April 14, 2026 Memorandum and Information Packet from Amy Harwood Licensing Administrator, regarding Yarmouth Chamber of Commerce's Annual Summer Concert Series Special Entertainment License request. The events will take place on Mondays (July 6, July 13, July 20, July 27, August 3, August 10, August 17, August 24, August 31, 2026), from 6:00 p.m. to 7:30 p.m. at Parker's River Beach on South Shore Drive. As in past years, President/CEO Mary Vilbon requests the Entertainment License Fee to be waived.
- April 1, 2026 Memorandum from Meggan Eldredge, Director of Community Development, requesting that the fees (Special Entertainment License, Tent and Sign Permits) affiliated with the Parker's River Landing Grand Opening to be held on Saturday, May 2, 2026, be waived.
- April 1, 2026 Letter from Dinah G. Wolff, Trustee, Yarmouth Library Association, requesting a waiver of the tent fee for its annual book sale at the Yarmouth Port Library.
- Division of Natural Resources request for approval of Shellfish Regulations:
  1. Amendment to Shellfish Regulations, Commercial Use, SC35.7 Bass River North area, Quahogs, Effective May 15, 2026 to November 30, 2026, Sunrise to Sunset, Monday through Saturday.
  2. Amendment to Shellfish Regulations, Recreational Use, SC34.1 Bass River area, Quahogs and Soft-Shell Clams, Effective May 3, 2026 to May 31, 2026, Sunrise to Sunset, on Sundays only.
  3. Amendment to Shellfish Regulations, Commercial Use, SC28.0 Lewis Bay area, Quahogs, Effective May 15, 2026 to November 30, 2026, Sunrise to Sunset, Monday through Saturday.
  4. Amendment to Shellfish Regulations, Recreational Use, CCB27.0 Chase Garden Creek area, Quahogs, Effective May 6, 2026 to June 10, 2026, Sunrise to Sunset, on Wednesdays only.

**AGENDA PACKET**  
**Yarmouth Select Board**  
**April 14, 2026**

- Nicotine-Free Generation (NFG) Information Sheet
- Hearing Packet: Change of Manager – From Mindi Lynne Lawrence to Jamison Roy, RCR Management Inc. dba Longfellow's Pub, 182 Old Townhouse Road, South Yarmouth
- April 14, 2026 Memo from David Condon, Director of Natural Resources, regarding Christian Hayes d/b/a East Bar Oyster Company Aquaculture Lease License Issuance, with attachments (*Shellfish Aquaculture Lease License; Location Maps*)
- Commonwealth of Massachusetts, Town of Yarmouth Annual Town Election Warrant, May 19, 2026
- April 8, 2026 Letter from Town Clerk Mary A. Maslowski, MMC/CMMC, regarding 2026 Annual Town Election Matters
- April 28, 2026 Annual Town Meeting Warrant (executed March 24, 2026)
- Assignment of Warrant Articles Listing
- April 7, 2026 Email from Chris Peterson, regarding Resignation from Recreation Commission Position
- April 22, 2025 Yarmouth Select Board Housing Workshop Minutes
- May 6, 2025 Yarmouth Select Board Meeting Minutes
- Yarmouth Select Board 2026 Projected Agenda Items

# **INFORMATION PACKET**

## **Yarmouth Select Board**

**April 14, 2026**

- Flyer from the Conservation Division and the Department of Public Works regarding Yarmouth Community Cleanup Day, Saturday, April 25, 2026
- Flyer for Coastal Resiliency Fair & Parker's River Landing Grand Opening
- Flyer from the Brazilian Resource Center regarding Community Connection Program
- Town of Yarmouth "We're Hiring" Notice

**AGENDA**

**ITEMS**

## **Nicotine-Free Generation (NFG)**

The Nicotine-Free Generation (NFG) approach is a public health strategy designed to prevent future generations from becoming addicted to nicotine. It establishes a forward-looking sales standard in which individuals born on or after January 1, 2006 are not eligible to purchase nicotine products within the municipality.

The focus is on those who are not yet of legal purchasing age. It does not affect anyone who can currently purchase nicotine.

### **How the Approach Works**

- The regulation uses the fixed birth year of 2006
- This avoids the need to increase the legal sales age annually (for example, from 21 to 22, then 23, and so on)
- Retailers continue to check identification as they do now; the standard simply includes date of birth eligibility
- Enforcement remains consistent with existing tobacco sales compliance systems

### **Public Health Purpose**

Nicotine addiction typically begins in adolescence and young adulthood. The NFG approach is based on well-established public health principles:

- Prevention is more effective than treatment
- Nicotine exposure at a young age increases the likelihood of long-term dependence
- Even with multiple existing measures, youth initiation has not been eliminated

Current measures already in place include:

- Education and public awareness efforts
- Minimum legal sales age laws (21+)
- High excise taxes that increase the cost of nicotine products
- Restrictions on where smoking and vaping are allowed

The NFG approach builds on these efforts by addressing the remaining pathway to addiction: legal retail access for future generations.

### **Examples of Community Impacts**

Reducing nicotine addiction over time is associated with measurable community benefits, including:

- Lower rates of a multitude of diseases, including heart disease, stroke, lung disease, and cancer

- Fewer cases of nicotine dependence among young adults
- Reduced exposure to secondhand smoke and aerosol
- Decreased demand on local healthcare services
- Lower overall healthcare costs borne by taxpayers
- Fewer tobacco-related absences affecting workplaces and families

These effects develop gradually but contribute to long-term improvements in population health, community well-being, and longer life expectancy.

### **Role of the Board of Health**

In Massachusetts, local Boards of Health are authorized to adopt regulations to protect public health. The NFG approach is a preventive measure, consistent with existing local authority used for tobacco control and other health protections.

### **Impact on the Retail Environment**

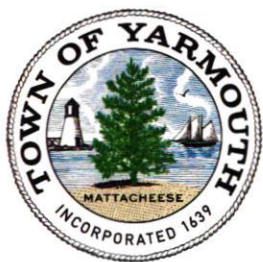
- The approach is gradual and predictable
- Current adult customer base is not affected

Because the policy begins with individuals born in 2006, the effects unfold over decades, allowing for long-term planning and adjustment.

### **Summary**

- Prevents future addiction by restricting sales to those born in 2006 or later
- Preserves current legal access for existing adults
- Uses a clear and consistent sales standard that does not change year to year
- Builds on existing public health measures already in place
- Produces gradual, long-term benefits to individuals and the community

It is a forward-thinking policy designed to improve health outcomes over time while allowing for a measured and predictable transition.



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## SELECT BOARD

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

## LICENSING ADMINISTRATOR

Amy Harwood

## MEMORANDUM

TO: SELECT BOARD

FROM: AMY HARWOOD, LICENSING ADMINISTRATOR

DATE: April 14, 2026

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

Attached are the following materials with respect to Longfellow's Pub Change of Manager Application submitted by Jamison Roy, Director/Manager, RCR Management Inc. dba Longfellow's Pub, 182 Old Townhouse Road, South Yarmouth on March 31, 2026. Neither a legal ad or abutters notification is required.

- Amendment-Change of Manager Application
- Entity Vote
- CORI Application with proof of citizenship
- Resume
- TIPS Certification
- Certificate of Insurance showing Liquor Liability, Workers Comp, and General Liability Coverage
- List of Managers
- Department Comments and current Certificate of Inspection
- Confirmation from YPD of contact made with the manager

Mr. Roy will be in attendance to introduce himself and answer any questions.

###



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

**AMENDMENT-Change of Manager**

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) 06983-RF-1518

ENTITY/ LICENSEE NAME RCR Management INC dba Longfellow's Pub

ADDRESS 182 Old Town House road

CITY/TOWN South Yarmouth

STATE MA

ZIP CODE 02664

For the following transactions (Check all that apply):

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

**AMENDMENT-Change of Manager**

Change of License Manager

**1. BUSINESS ENTITY INFORMATION**

Entity Name	Municipality	ABCC License Number
Long Fellows Pub	Yarmouth	06983-RS-1518

**2. APPLICATION CONTACT**

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

Name	Title	Email	Phone
Jamison Roy	Mr.	jamochiproxy@gmail.com	508-221-4817

**3A. MANAGER INFORMATION**

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

Proposed Manager Name	Date of Birth	SSN
Jamison Roy	1/2001	
Residential Address	South Yarmouth, MA, 02664	
Email	Phone	
Please indicate how many hours per week you intend to be on the licensed premises	Last-Approved License Manager	
60	Mindi Lawerene	

**3B. 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, 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

**3C. EMPLOYMENT INFORMATION**

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

Start Date	End Date	Position	Employer	Supervisor Name
12/5/22	2/12/26	Assistant Director	Latham Centers Inc	Taylor Burns
4/1/17	10/1/20	Manager	Saltys	Raymond Roy

**3D. 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
	3/30/26

**APPLICANT'S STATEMENT**

I, J. P. [Signature] the:  sole proprietor;  partner;  corporate principal;  LLC/LLP manager  
Authorized Signatory

of RCP Management Inc  
Name of the Entity/Corporation

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

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

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

Signature: [Signature]

Date: 3/17/2026

Title: Manager

**ENTITY VOTE**

The Board of Directors or LLC Managers of RER management inc  
Entity Name

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

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on 3/17/2026  
Date of Meeting

For the following transactions (Check all that apply):

Change of Manager

Other


"VOTED: To authorize Jamison Roy  
Name of Person

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

"VOTED: To appoint Jamison Roy  
Name of Liquor License Manager

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

A true copy attest,

  
\_\_\_\_\_  
Corporate Officer / LLC Manager Signature

Jamison Roy  
(Print Name)

For Corporations ONLY

A true copy attest,

  
\_\_\_\_\_  
Corporation Clerk's Signature

Jamison Roy  
(Print Name)



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

JEAN M. LORIZIO, ESQ.  
CHAIRMAN

CORI REQUEST FORM

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

**ABCC LICENSE INFORMATION**

ABCC NUMBER: 06983-RS-K10 (IF EXISTING LICENSEE) LICENSEE NAME: RCE Management Inc CITY/TOWN: South Yarmouth

**APPLICANT INFORMATION**

LAST NAME: Roy FIRST NAME: Jamison MIDDLE NAME: Chip  
 MAIDEN NAME OR ALIAS (IF APPLICABLE): \_\_\_\_\_ PLACE OF BIRTH: Hyannis  
 DATE OF BIRTH: 12001 SSN: \_\_\_\_\_ ID THEFT INDEX PIN (IF APPLICABLE): \_\_\_\_\_  
 MOTHER'S MAIDEN NAME: Judy Chiumento DRIVER'S LICENSE #: \_\_\_\_\_ STATE LIC. ISSUED: MA   
 GENDER: Male  HEIGHT: 5  9  WEIGHT: 190lbs EYE COLOR: Brown  
 CURRENT ADDRESS: \_\_\_\_\_  
 CITY/TOWN: South Yarmouth STATE: MA ZIP: 02664  
 FORMER ADDRESS: \_\_\_\_\_  
 CITY/TOWN: South Yarmouth STATE: MA ZIP: 02664

**PRINT AND SIGN**

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

**NOTARY INFORMATION**

On this March 30, 2026 before me, the undersigned notary public, personally appeared Jamison Roy  
 (name of document signer), proved to me through satisfactory evidence of identification, which were MADL  
 to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he)(she) signed it voluntarily for its stated purpose.  
 \_\_\_\_\_  
 NOTARY



**DIVISION USE ONLY**

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



# Jamison Roy

South Yarmouth, MA 02664 | Phone: (508) 833-1111 | Email: jamisonroy@jamisonroy.com

Willing to relocate to: South Yarmouth, MA

## Work Experience

### Assistant Director

**Latham Centers** | Brewster, MA

December 2022 to Present

- Built strong relationships with our clients
- Lead and manage supervisors
- Ensure that the company is well staffed
- Complete payroll on time
- Host meetings with staff
- Great attention to detail
- Supervise all daily tasks
- Ready to jump in whenever needed
- Incredible time management
- Extremely organized
- Able to work under pressure

### Office Manager

**Custom Crafted Homes** | South Yarmouth, MA

August 2021 to Present

- Point person for maintenance, mailing, shipping, supplies, equipment, bills, and errands
- Organize and schedule meetings and appointments
- Organize day to day office operations and procedures
- Manage relationships with clients, vendors, service providers, and landlord, ensuring that all items are invoiced and paid on time
- Responsible for creating and updating spread sheets
- Follow up with current and potential clients
- Manage all social media accounts

### Owner

**Dawn Oak Window Cleaning** | South Yarmouth, MA

May 2022 to May 2024

- Team player and great contributor
- Ability to manage multiple priorities at one time
- Expertise in finance and business management
- Manage all social media accounts
- Performed hiring, firing, and managing of employees
- Managed marketing, bookkeeping, payroll, and advertising functions

## **Restaurant Manager**

**SALTYS** | West Yarmouth, MA

April 2019 to August 2021

- Teaches through leadership
- Middle man between staff / clients to owner
- Schedule staff meetings, give input on how to improve restaurant profitability
- In charge of hiring and firing staffing
- Making sure the inventory is always stocked
- Coordinate scheduling
- Manage a team of 15 consisting of cooks, servers, hosts and back of house
- Able to step in for any and all positions when necessary

## **Education**

### **Business (Completed one college year of Business)**

Arizona State University-Tempe | Tempe, AZ

August 2019 to May 2020

### **High school diploma**

Dennis-Yarmouth Reg High School | South Yarmouth, MA

September 2015 to June 2019

## **Skills**

**Bookkeeping Quick Learner Office Management Computer skills Business Management  
Microsoft Excel Payroll Google Docs Communication skills Microsoft Outlook Social Media  
Management Social listening Bartending Leadership Microsoft Word Sales Public Relations  
Digital Marketing Email Marketing Branding QuickBooks Restaurant Management**

## **Certifications and Licenses**

### **CPR Certification**



## CERTIFICATE OF COMPLETION

This certifies that

**Jamison Roy**

is awarded this certificate for

**TIPS On-Premise Alcohol Server Training**



Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78750 | [www.360training.com](http://www.360training.com)

(CUT HERE)

(CUT HERE)



Issued: 12/30/2025  
Certificate

Jamison Roy

MA 02664

**CERTIFIED**

Expires: 12/29/2028



Phone: 800-438-8477  
[www.gettips.com](http://www.gettips.com)

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

Signature \_\_\_\_\_



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/02/2025

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

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

<b>PRODUCER</b> The Oceanside Insurance Group  52 West Main Street Hyannis MA 02601	<b>CONTACT NAME:</b> Christian Barber, CIC <b>PHONE (A/C, No, Ext):</b> (508) 775-0500 <b>E-MAIL ADDRESS:</b>	<b>FAX (A/C, No):</b> (508) 790-7955
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> RCR Management Inc., DBA Longfellow's Pub 182 Old Town House Rd  West Yarmouth MA 02673-1531	<b>INSURER A:</b> Hartford Underwriters Insurance Company	<b>NAIC #</b> 30104
	<b>INSURER B:</b> Hartford Insurance Company of the Midwest	<b>NAIC #</b> 37478
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
<b>INSURER F:</b>		

**COVERAGES**

CERTIFICATE NUMBER: CL254210884

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 LIMITS AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:				05/11/2025	05/11/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Employment Practices \$ 25,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below				05/11/2025	05/11/2026	<input type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Liquor Liability				05/11/2025	05/11/2026	Aggregate \$2,000,000 Occurrence \$1,000,000

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

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

**CERTIFICATE HOLDER****CANCELLATION**

Town of Yarmouth 1146 Rte 28  S Yarmouth MA 02664	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
--	--

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# Longfellows Pub List of Managers 2026

Jamison Roy - Managers

Raymond Roy - Assistant Manager

---

**RE: Longfellow's Pub (182 Old Townhouse Rd) - Change Manager**

---

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

**Date** Wed 4/1/2026 9:32 AM

**To** Harwood, Amy <AHarwood@yarmouth.ma.us>; Bearse, Matt <MBearse@yarmouth.ma.us>; Renaud, Philip <PRenaud@yarmouth.ma.us>

**Cc** Renzi, Steve <SRenzi@yarmouth.ma.us>; Barnes, Pam <PBarnes@yarmouth.ma.us>

Building has no issues.

**MARK GRYLLES**  
**DIRECTOR OF INSPECTIONAL SERVICES / BUILDING COMMISSIONER**  
**TOWN OF YARMOUTH**  
**(508) 398-2231 x 1260**

---

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

**Sent:** Tuesday, March 31, 2026 1:56 PM

**To:** Grylls, Mark <mgrylls@yarmouth.ma.us>; Bearse, Matt <MBearse@yarmouth.ma.us>; Renaud, Philip <PRenaud@yarmouth.ma.us>

**Cc:** Renzi, Steve <SRenzi@yarmouth.ma.us>; Barnes, Pam <PBarnes@yarmouth.ma.us>

**Subject:** Longfellow's Pub (182 Old Townhouse Rd) - Change Manager

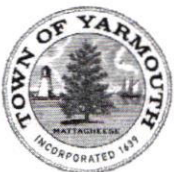
Hello!

Attached is an application for amendment to change the manager at Longfellow's and a blank Department Comment Sheet for you to fill out and return to me. I gave Jamison Sgt. Renzi's email to contact for a new manager interview prior to the informal hearing scheduled for April 14th.

Please let me know if you have questions or concerns.

Thanks,

Amy



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

HELPFUL LINKS:

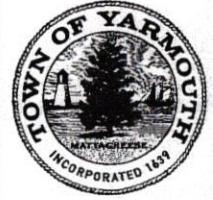
[Town of Yarmouth Licensing Website](#)

## Alcoholic Beverages Control Commission FAQ

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



The Commonwealth of Massachusetts  
**Town of  
 YARMOUTH**



**New and Renewal Certification of Inspection**

In accordance with the Massachusetts State Building Code, Section 110.7

<b>Issued to</b>	<b>Identify Name of Establishment</b>			<b>Certificate No.</b>
	Business Name: Longfellow's Pub Trade Name: Longfellow's Pub			BCOI-23-1764
<b>Located at</b>	<b>Identify property address including street number, name, city or town, and county</b>			<b>Certificate Expiration</b>
	182 OLD TOWNHOUSE RD SOUTH YARMOUTH, MA 02664			December 31, 2026
<b>Use Group Classification(s)</b>	<u>Floor</u> 01st Floor	<u>Occupancy</u> 66	<u>Use Group</u> A-2 Restaurants, Night Clubs, or similar uses	<u>Other</u> 20-Bar Stools 6-Standing 40-Main Dining Room
<b>Allowable Occupant Load</b>				

This certificate of inspection is hereby issued by the undersigned to certify that the premise, structure, or portion thereof as herein specified has been inspected for general fire and line safety features. This certificate shall be framed behind clear glass and/or laminated and posted in a conspicuous place within the space as directed by the undersigned. *Failure to post or tampering with the contents of the certificate is strictly prohibited.*

Name of Municipal Chief	Enrique Arrascue	Name of Municipal Building Commissioner	Mark Grylls	Date of Inspection	9/29/25
Signature of Municipal Fire Chief		Signature of Municipal Building Commissioner		Date of Issuance	9/30/25

---

**RE: Longfellow's Pub (182 Old Townhouse Rd) - Change Manager**

---

**From** Renaud, Philip <PRenaud@yarmouth.ma.us>

**Date** Wed 4/1/2026 9:34 AM

**To** Grylls, Mark <mgrylls@yarmouth.ma.us>; Harwood, Amy <AHarwood@yarmouth.ma.us>; Bearse, Matt <MBearse@yarmouth.ma.us>

**Cc** Renzi, Steve <SRenzi@yarmouth.ma.us>; Barnes, Pam <PBarnes@yarmouth.ma.us>

Health Department has no issues with this.

Thanks,

Philip Renaud  
Health Inspector  
Town of Yarmouth  
Tel: 508-398-2231 Ext. 1242

---

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

**Sent:** Wednesday, April 1, 2026 9:33 AM

**To:** Harwood, Amy <AHarwood@yarmouth.ma.us>; Bearse, Matt <MBearse@yarmouth.ma.us>; Renaud, Philip <PRenaud@yarmouth.ma.us>

**Cc:** Renzi, Steve <SRenzi@yarmouth.ma.us>; Barnes, Pam <PBarnes@yarmouth.ma.us>

**Subject:** RE: Longfellow's Pub (182 Old Townhouse Rd) - Change Manager

Building has no issues.

**MARK GRYLLES**  
**DIRECTOR OF INSPECTIONAL SERVICES / BUILDING COMMISSIONER**  
**TOWN OF YARMOUTH**  
**(508) 398-2231 x 1260**

---

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

**Sent:** Tuesday, March 31, 2026 1:56 PM

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**Cc:** Renzi, Steve <SRenzi@yarmouth.ma.us>; Barnes, Pam <PBarnes@yarmouth.ma.us>

**Subject:** Longfellow's Pub (182 Old Townhouse Rd) - Change Manager

Hello!

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Please let me know if you have questions or concerns.

Thanks,

Amy



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

**HELPFUL LINKS:**

[Town of Yarmouth Licensing Website](#)

[Alcoholic Beverages Control Commission FAQ](#)

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# Yarmouth Police Department

— Excellence in Policing —

## REVIEW FOR NEW LIQUOR LICENSEES OR MANAGERS

Premises Name and Location: Long Fellows Pub

Manager: Jamison Roy

Experience in restaurant/alcohol operations or service:

10

New: Licensee  Manager:  Both:

Persons Representing Applicant at Review: Jamison Roy

Officer Conducting Review: Renzi Date: 4/11

### 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.....  M/A
7. Pouring License post Drunk Driving and Sale to Minor Laws.....
8. No discrimination ( sex, sexual orientation, race, ethnicity etc.).....
9. Must allow entry and provide information to any ABCC Investigator or Agent of the Yarmouth Licensing Authority.....
10. May not cease to conduct business under license w/o notice to LLA.....
11. Dangerous conditions are a crime and license violation:

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

YARMOUTH LIQUOR REGULATIONS

1. TRAINING REQUIREMENT.

All:

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

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

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

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

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

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



# TOWN OF YARMOUTH

## DEPARTMENT OF COMMUNITY SERVICES

### Natural Resources Division

424 Route 28, West Yarmouth, MA 02763

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



David T. Condon

Director

## MEMO

Date: April 14, 2026

To: Yarmouth Selectboard

From: David Condon, Director of Natural Resources

Subject: Christian Hayes D/B/A East Bar Oyster Company Aquaculture Lease License Issuance

This memo provides a summary of the actions taken by aquaculture lease applicant Christian Hayes in connection with the approval of a Aquaculture Lease License. Mr. Hayes has satisfied all applicable procedural, environmental, and regulatory requirements at the local, state, and federal levels.

At the local level, Mr. Hayes appeared before the Selectboard at a duly noticed public hearing, during which his application for an aquaculture grant was considered and provided pre-approval. The official minutes of this meeting serve as documentation of the Selectboard's authorization. In accordance with state requirements, Mr. Hayes also completed and submitted the Massachusetts Aquaculture Description Form, providing a comprehensive overview of the proposed operation, including site characteristics, the species to be cultivated, and the methods and equipment to be employed.

The Massachusetts Division of Marine Fisheries (MADMF) certified that a biological survey of the proposed lease area was conducted, confirming that the site is suitable for aquaculture purposes. A cumulative impacts analysis was submitted to assess potential environmental effects in relation to surrounding aquaculture activities. Additionally, Mr. Hayes secured approval from the local Conservation Commission. This approval, documented in official meeting minutes, demonstrates compliance with the Massachusetts Wetlands Protection Act and related local regulations.

Compliance with the Massachusetts Environmental Policy Act (MEPA) has also been demonstrated through either proof of filing under the Special Review Procedure (SRP) or a MEPA Certificate, along with submission of all relevant agency comment letters generated during the MEPA review process, reflecting comprehensive environmental review and interagency coordination. At the federal level, Mr. Hayes obtained the requisite permit from the U.S. Army Corps of Engineers, authorizing the proposed aquaculture activities within federally regulated waters and confirming compliance with applicable statutes governing navigable waters and submerged lands.

A professional survey of the proposed lease area has been completed, including clearly defined boundary points and mapping documentation, ensuring accurate delineation of the lease site and consistency with regulatory and spatial requirements.

Based on the above, Christian Hayes has fulfilled all necessary legal and regulatory prerequisites associated with the aquaculture lease application and related grant approval. The record reflects a complete application process, demonstrating adherence to all relevant local, state, and federal standards governing aquaculture operations.



# TOWN OF YARMOUTH

DEPARTMENT OF COMMUNITY SERVICES

**Natural Resources Division**

---

424 Route 28, West Yarmouth, MA 02763

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



**David T. Condon**

---

**Director**

I respectfully request that the Select Board approve the Aquaculture Lease License before you for Christian Hayes, doing business as East Bar Oyster Company.

This license shall commence on April 14, 2026 and end on April 14, 2031 and shall be subject to the Town of Yarmouth Shellfish Regulations.



# TOWN OF YARMOUTH

DEPARTMENT OF COMMUNITY SERVICES

Natural Resources Division

424 Route 28, West Yarmouth, MA 02763

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



David T. Condon

Director

## SHELLFISH AQUACULTURE LEASE LICENSE

<b>Licensee</b>	Christian E. Hayes
<b>D/B/A</b>	East Bar Oyster Company
<b>Lease No.</b>	YAR CCB-03, Acreage: 2.7 acres
<b>Home Address</b>	503 N. Dennis Rd, Yarmouth Port, MA 02675
<b>Telephone Number</b>	774-836-5544

Christian E. Hayes,

Name of Licensee

Is hereby granted an aquaculture lease license under the provisions of Massachusetts General Laws Chapter 130 Section 57, to plant, grow and take aquaculturally reared shellfish from the waters of Cape Cod Bay within defined lease no. YAR CCB-03 as presented on file to the offices of the Select Board, Town Administrator and Division of Natural Resources.

<b>NW:</b> 41.719327°, -70.257511° 41.719102°, -70.257511° 41.719108°, -70.257785°	<b>NE:</b> 41.719326°, -70.256853°
<b>SW:</b> 41.718027°, -70.257782°	<b>SE:</b> 41.718027°, -70.256785°

This license is issued in accordance with Massachusetts General Laws, Chapter 130 Section 57 through 68, and the Town of Yarmouth Shellfish Rules and Regulations. The licensee is subject to all shellfish aquaculture laws, rules, regulations and restrictions as may be established by any authorized town, state or federal regulatory authorities and/or agencies. This license does not grant any property rights. This license does not authorize the licensee to impair the private rights of any person nor injury to private property.

This license may be revoked by the Select Board, Director of the Massachusetts Division of Marine Fisheries or the Director of the Division of Natural Resources for failure to comply with any terms, conditions or regulations set forth by these entities, or for lack of substantial use of the licensed area.

### Selectboard:

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

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

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

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

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

\_\_\_\_\_  
Date



# TOWN OF YARMOUTH

DEPARTMENT OF COMMUNITY SERVICES

Natural Resources Division

424 Route 28, West Yarmouth, MA 02763

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



David T. Condon

Director

License Issued: April 14, 2026

License Expires: April 14, 2031

**Licensee:**

\_\_\_\_\_  
Christian Hayes

\_\_\_\_\_  
Date



Growing Area Code: CCB26

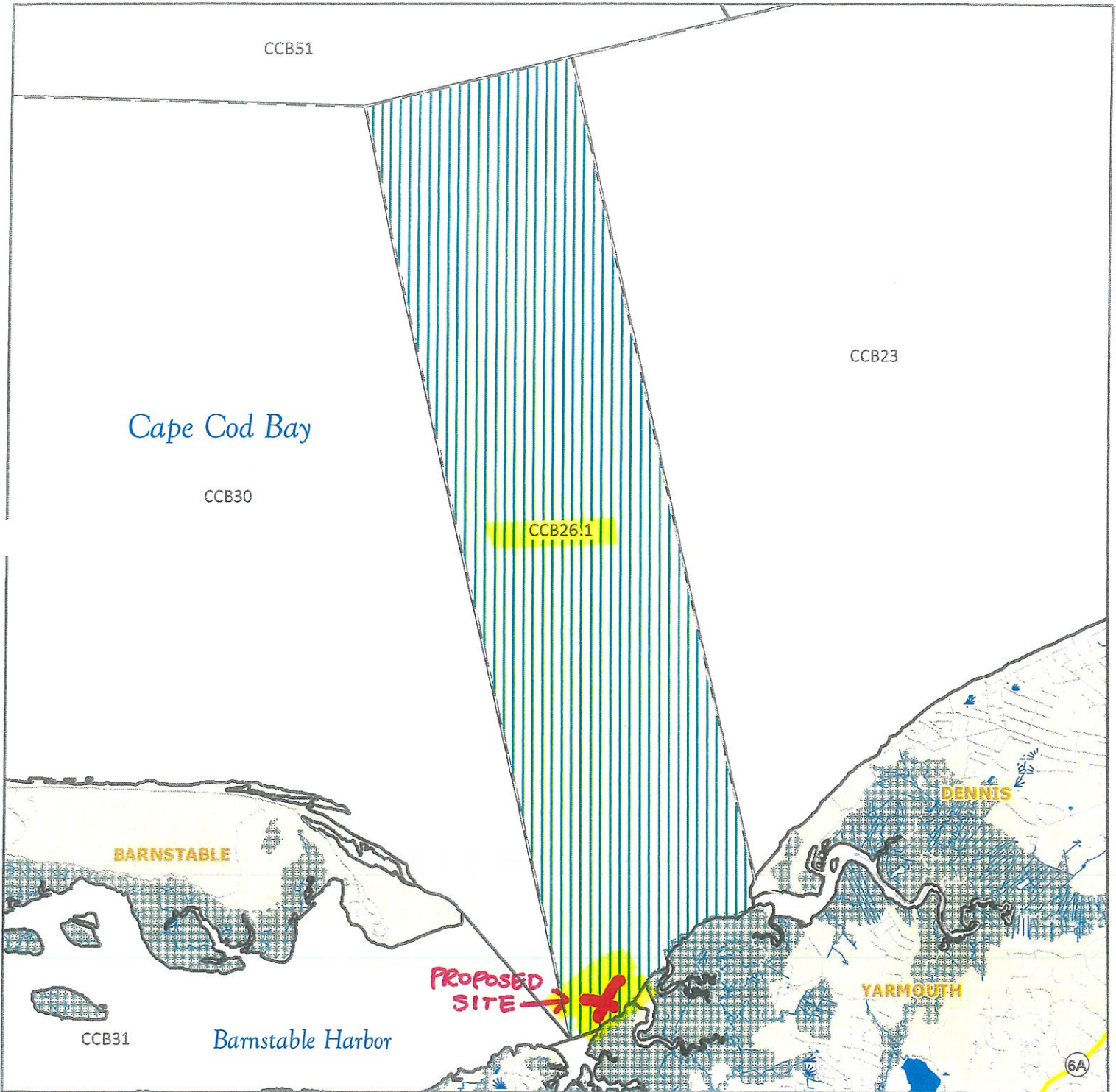
Area Name: YARMOUTH NORTH COASTAL

Area Town(s): Dennis, Yarmouth

Shellfish Area Classification

	Approved		Conditionally Restricted
	Conditionally Approved		Prohibited
	Restricted		

Produced: 6/28/2013



Area of detail

This map depicts the Marine Fisheries' sanitary classification of shellfish growing waters in accordance with the National Shellfish Sanitation Program. It does not indicate the current status, either "open" or "closed" to harvesting due to shellfish management or public health reasons. Always confirm the status with local authorities and/or Marine Fisheries. Information on this map may be out-dated or otherwise incorrect, and should not be relied upon for legal purposes.

Marsh/Wetland Saltmarsh Pond/Lake/Reservoir  
 Town Boundaries Stream/Ditch/Canal

Table of existing and currently proposed private aquaculture sites in/near Yarmouth North Coastal (CCB26)

Town	Acres	Shellfish Growing Area	Status	Waterbody	Type of Site
Barnstable	2.0	CCB31.0	Active	Barnstable Harbor	Oyster Growout
Yarmouth	3.0	CCB26.1	Active	Yarmouth North Coastal	Oyster Growout
Yarmouth	3.0	CCB26.1	Active	Yarmouth North Coastal	Oyster Growout
Yarmouth	2.7	CCB26.1	Proposed	Yarmouth North Coastal	Oyster Growout



**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF YARMOUTH  
ANNUAL TOWN ELECTION WARRANT  
MAY 19, 2026**

Barnstable, ss.

To the Constables of the Town of Yarmouth in the County of Barnstable,

**Greetings,**

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said Town who are qualified to vote in Town Elections and to vote at:

**Precincts 1, 2, 3, 4, 5, 6, 7, 8 & Sub-Precinct 8A**

Precinct 1 - First Congregational Church, 329 Route 6A, Yarmouth Port, MA 02675

Precinct 2 - Yarmouth Senior Center, 528 Forest Road, West Yarmouth, MA 02673

Precinct 3 - Yarmouth Senior Center, 528 Forest Road, West Yarmouth, MA 02673

Precinct 4 - Yarmouth Senior Center, 528 Forest Road, West Yarmouth, MA 02673

Precinct 5 - Yarmouth Senior Center, 528 Forest Road, West Yarmouth, MA 02673

Precinct 6 - Yarmouth Senior Center, 528 Forest Road, West Yarmouth, MA 02673

Precinct 7 – Meeting House Kings Way, 68 Kings Circuit off Route 6A,

Yarmouth Port, MA 02675

Precinct 8 - Yarmouth Senior Center, 528 Forest Road, West Yarmouth, MA 02673

Sub-Precinct 8A - Yarmouth Senior Center, 528 Forest Road, West Yarmouth, MA 02673

On, the NINETEENTH DAY OF MAY 2026 from 7:00 a.m. to 8:00 p.m. for the following purpose:

To cast their votes in the Town's Annual Election as follows:

One (1) Moderator for a three (3) year term

One (1) Select Board Member for a three (3) year term

Two (2) Dennis-Yarmouth Regional School District Committee Members for a three (3) year term

One (1) Yarmouth Housing Authority Member for a five (5) year term

**Question 1: Shall the Town of Yarmouth be allowed to assess an additional \$1,481,348 in real estate and personal property taxes for the purpose of funding operation expenses for the Dennis-Yarmouth Regional School District for the fiscal year beginning July 1, 2026?**

**SUMMARY:**

This Question asks whether the Town's voters will approve an operating override under Proposition 2 ½, so called. The override, if approved, will allow an increase of \$1,481,348 in the Town's property tax levy capacity, with said amount being dedicated in the ensuing fiscal year to operating expenses for the Dennis-Yarmouth Regional School District.

A YES vote will operate to allow the tax increase.

A NO vote will disapprove the tax increase.

YES \_\_\_\_\_ NO \_\_\_\_\_

**Question 2: Shall the Town of Yarmouth be allowed to assess an additional \$680,194 in real estate and personal property taxes for the purpose of funding operation expenses for the Cape Cod Regional Technical School for the fiscal year beginning July 1, 2026?**

SUMMARY:

This Question asks whether the Town’s voters will approve an operating override under Proposition 2 ½, so called. The override, if approved, will allow an increase of \$680,194 in the Town’s property tax levy capacity, with said amount being dedicated in the ensuing fiscal year to operating expenses for the Cape Cod Regional Technical School.

A YES vote will operate to allow the tax increase.

A NO vote will disapprove the tax increase.

YES \_\_\_\_\_ NO \_\_\_\_\_

**Question 3: Shall the Town of Yarmouth be allowed to exempt from the provisions of Proposition 2 ½, “so-called” the amounts required to pay for the bond issued in order to construct a new library facility?**

SUMMARY:

This Question asks whether the Town’s voters will approve a debt exclusion under Proposition 2 ½, so called. The debt exclusion, if approved, will allow an increase in the Town’s property tax levy capacity to pay for the borrowing costs required in order to construct a new library facility.

A YES vote will operate to allow the tax increase.

A NO vote will disapprove the tax increase.

YES \_\_\_\_\_ NO \_\_\_\_\_

**Question 4: Non-Binding Public Advisory Ballot Question. Do you as a citizen of the Town of Yarmouth, support the Constitutional rights of all Yarmouth residents which guarantee equal protection of the laws to all people, regardless of nationality, citizenship or immigration status?**

**SUMMARY:**

This question is a non-binding referendum that asks Yarmouth voters to express support for the constitutional rights for all Yarmouth residents, regardless of their nationality, citizenship or immigration status.

A YES vote will indicate support for the non-binding referendum.

A NO vote will indicate a lack of support for the non-binding referendum.

YES \_\_\_\_\_ NO \_\_\_\_\_

Hereof, fail not, and make return of this Warrant with your doings thereon at the time and place of said voting. Given under our hands and the seal of the Town of Yarmouth, hereto affixed this 14th day of April in the year of our Lord two thousand and twenty-six.

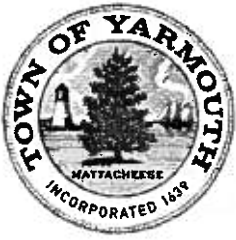
\_\_\_\_\_  
Tracy Post, Chair

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

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

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

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



# TOWN OF YARMOUTH

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

Mary A. Maslowski,  
MMC/CMMC  
TOWN CLERK

Susan M. Regan  
Assistant Town Clerk

Stephanie Wright  
Principal Office Assistant

Samantha Bergman  
Principal Office Assistant

April 8, 2026

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

Re: 2026 Annual Town Election Matters

Dear Ms. Post & Members:

## **POLICE OFFICER ASSIGNMENTS**

As a part of the 2022 Votes Act, the Board of Selectmen is required to assign a minimum number of police officers to each precinct to protect the voters, election workers, and the integrity of the election. This vote is required for each election going forward. As I have mentioned, this task traditionally has been vested in the Police Chief in consultation with Town Clerk. I have spoken with Chief Lennon and we would ask that you continue that practice. As such, we ask that you vote to assign this task back to the Chief of Police in consultation with my office. This provides greater flexibility for assigning officers during the election season. It is suggested that the best practice is for the Select Board take this action for each election, so I am asking that you take this vote again. I have included a proposed motion for your convenience.

### **Proposed Motion:**

I HEREBY MOVE THAT: the Select Board hereby delegates its authority given under Chapter 92, Section 72 of the Acts of 2022 to detail a sufficient number of police officers or constables for each building that contains the polling places for one or more precincts at every election therein to preserve order and to protect the election officers and supervisors from interference with their duties and to aid in enforcing the laws relating to elections to the Chief of Police in consultation with the Town Clerk.

## **BALLOT WARRANT**

I have enclosed a proposed Ballot Warrant for the May 19, 2026 Annual Town Election for your consideration and vote. The election is currently scheduled for Tuesday, May 19, 2026 from 7:00 am – 8:00 pm. Once you approve this warrant, we will have it published and posted in accordance with its terms.

**Proposed Motion:**

I move that the Select Board adopt the Warrant for the May 19, 2026 Annual Town Election as presented by the Town Clerk, and direct that the Warrant be duly advertised and posted in accordance with Massachusetts General Laws, the Town of Yarmouth's Charter, and Bylaws.

**VOTE BY MAIL**

Vote by Mail is in process for the Annual Town Election. If voters wish to receive a Vote by Mail Ballot, the voter must complete an application each year. The Vote By Mail Application can be found on the Town Clerk's Website or through this hyperlink on the Secretary of the Commonwealth's website:

<https://www.sec.state.ma.us/divisions/elections/download/vote-by-mail-applications/Vote-by-Mail-Paper-Application-2025.pdf>

The last day to apply for a Vote by Mail ballot is Tuesday, May 12, 2026. It must be received in my office by 5:00PM. Please note, although we will be having Vote by Mail, we WILL NOT be holding In Person Early Voting sessions for our Annual Town Election.

**LAST DAY TO REGISTER TO VOTE – Annual Town Election**

Please note, the last day to register to vote for the Annual Town Election is Saturday, May 9, 2026. We will be holding a special voter registration session here at Town Hall in the Town Clerk's Office from 9:00am – 5:00pm that day.

**PRECINCTS AND POLLING LOCATIONS**

Finally, I would like to remind the voters that the precinct locations are as follows:

Precinct 1 - First Congregational Church, 329 Route 6A, Yarmouth Port, MA 02675

Precinct 2 - Yarmouth Senior Center, 528 Forest Road, West Yarmouth, MA 02673

Precinct 3 - Yarmouth Senior Center, 528 Forest Road, West Yarmouth, MA 02673

Precinct 4 - Yarmouth Senior Center, 528 Forest Road, West Yarmouth, MA 02673

Precinct 5 - Yarmouth Senior Center, 528 Forest Road, West Yarmouth, MA 02673

Precinct 6 - Yarmouth Senior Center, 528 Forest Road, West Yarmouth, MA 02673

Precinct 7 – Meeting House Kings Way, 68 Kings Circuit off Route 6A,  
Yarmouth Port, MA 02675

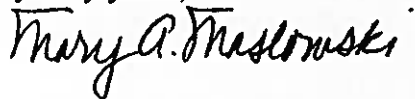
Precinct 8 - Yarmouth Senior Center, 528 Forest Road, West Yarmouth, MA 02673

Sub-Precinct 8A - Yarmouth Senior Center, 528 Forest Road, West Yarmouth, MA 02673

If anyone has questions about their precinct or their polling location, please don't hesitate to call the Town Clerk's Office at (508)398-2231x1213. Our staff will be happy to assist you. Also, you can visit the Secretary of State's Election Division website. A simple search will tell you if you are registered to vote, the precinct in which you reside, and your polling location for elections.

As always, I am happy to address any questions you may have.

Very truly yours,

A handwritten signature in black ink that reads "Mary A. Maslowski". The signature is written in a cursive style with a horizontal line above the first name.

Mary A. Maslowski, MMC/CMMC  
Town Clerk

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

**TOWN OF YARMOUTH  
WARRANT  
and  
RECOMMENDATIONS  
of the  
FINANCE COMMITTEE  
For the Annual Town Meeting**



**April 28, 2026  
6:00 p.m.**

**D-Y INTERMEDIATE SCHOOL  
STATION AVENUE  
SOUTH YARMOUTH**

**PLEASE BRING THIS REPORT TO TOWN  
MEETING**

# FINANCE COMMITTEE REPORT

## **Town of Yarmouth Finance Committee Fiscal Year 2027 Annual Town Meeting Report Richard Simon, Chair**

### **Authority**

The Finance Committee derives its powers from the Annotated Laws of Massachusetts, Chapter 39, § 16; Chapter 40, § 6; Chapter 41, §§ 59 and 60; and Chapter 70, § 6. The Select Board and the Finance Committee separately review and report on all articles that appropriate funds at any town meeting. In this Report, the Committee supports the positions it recommends the Town Meeting take on each Warrant Article that affects appropriated funds.

The Finance Committee does not set policy, goals, or priorities. This is the purview of the Select Board. It does not implement these policies and priorities but relies on the Town Administrator and his capable leadership team to make such decisions. Finally, neither the Select Board nor Finance Committee approves the budget; that power belongs to the Town Meeting. The Finance Committee does spend more than two months thoroughly reviewing the Town Administrator's proposed budget to advise Town Meeting members accordingly.

Our meetings are open to the public, either in-person or online. Meetings are on Wednesdays at 6:00 p.m.; monthly meetings are the norm, except during the budgeting process (January and February) meetings are weekly. Video recordings and minutes of past meetings are available on the Town website for public review.

### **Overview: FY2027 Operating and Capital Budgets**

The proposed FY2027 budget includes a recommended override of Proposition 2 ½ a total of \$2,161,542 to fund regional school assessments above the Select Board's 2.5% guideline.

This override would:

- Increase the tax rate by approximately \$0.19 (+2.72%)
- Add approximately \$135 annually to the average single-family tax bill (based on a \$710,000 valuation)

The Finance Committee is recommending support of this override as seen in Article #8 (Dennis Yarmouth Regional School District - DYRSD) and Article #9 (Cape Cod Tech - CCT). The Finance Committee is not recommending support for Article #15 (Library Construction).

Please refer to the Recommended Budget and the Capital Improvement Plan for specific details. When preparing this budget, the Town assumed that total revenues would be \$116,544,685 (excluding the override) including state aid (\$1,951,918), non-property tax local receipts (\$17,764,206, excluding water), and other available funds (\$4,595,799). The property tax, therefore, must raise \$83,181,186, a 2.6% increase from FY2026.

The Town Meeting is also asked to appropriate \$9,111,440 for capital expenditure. Yarmouth will borrow where it is feasible to spread repayment over the economic lives of these various projects. The Golf (\$400,000), Septage (\$2,800,000), and Water (\$809,000) Divisions will fully repay any debt incurred from revenues raised within these enterprises. Ambulance receipts will repay capital expenditures (\$1,299,000) incurred by the Fire Department and the Community Preservation Fund will pay for historic preservation and recreation projects drawing on funds reserved from an existing surcharge on property taxes. Free cash (\$2,722,440) will fund capital purchased by various Departments; this includes annual payments for six new police cruisers to replace vehicles no longer under warrantee and beyond their useful life.

## **Rationale for Supporting Warrant Articles Appropriating Funds including Article #8 and Its Related \$1,481,348 Override and Article #9 and Its Related \$680,194 Override**

The Committee's recommendation is guided by three core considerations:

1. Financial Stability
2. Workforce Sustainability
3. Infrastructure Investment

The FY2027 budget maintains core services, addresses contractual and market-driven compensation increases, and supports critical infrastructure needs. The Town's overall financial position remains stable.

Therefore, the Committee urges support of each Warrant Article that appropriates funds including Article 8 (DYRSD) and its related \$1,481,348 override and Article #9 (CCT) and its related \$680,194 override. Factors that contributed to the need for an override include 1) changes in school enrollment patterns (e.g. Yarmouth 30% of CCT 9<sup>th</sup> Grade enrollment vs. 19% average), 2) shifting school funding patterns to more local, and 3) cost indices for labor, health insurance, bus transportation and building operations rising faster than Proposition 2 ½.

The substance of the Finance Committee's argument to recommend Warrant Articles appropriating funds falls into three overarching categories: financial stability, workforce development, and infrastructure development.

Financially stable municipalities generate revenues sufficient to pay for services our town's students require, and residents want while also maintaining reserves to manage economic uncertainty. Prepared communities can soften the blow of unanticipated revenue losses or expense increases, avoiding the need to cut services or raise taxes.

Workforce development is another of these overarching issues. The variety of services Yarmouth provides demands committed, skilled employees: Recruiting, training, then retaining such employees has challenged Cape Cod for at least five years. The costs of living here, especially housing, absorb more wages and other compensation than do off-Cape communities.

Finally, providing these services also takes natural resources, infrastructure, and other "tools." Like our workforce, Yarmouth must develop and maintain these resources to adequately serve its residents.

### **Rational for Supporting Warrant Article #8 and Its Related \$1,481,348 Override Dennis-Yarmouth Regional School District (DYRSD) Budget**

Unlike towns which have a significant proportion of economy-sensitive non-tax levy revenues and little state aid, school districts are almost entirely reliant on state aid (below 2.5% annual growth) and tax levy receipts (capped at 2.5%).

With Yarmouth representing about 70% of the DYRSD enrollment, it is estimated increased FY2027 'foundation' enrollment (Charter + Choice) combined the impact of lower formula-driven state aid and reimbursements accounts for approximately 40% of the override.

The DYRSD School Committee supported a significant reduction in non-classroom positions and some classroom positions to offset much but not all of the increased costs of wage COLA, health insurance premiums (8%), transportation (5+%), and building operations (5+%). In addition, the district will use approximately \$1.4 million of their \$3.2 million Excess and Deficiency ('rainy day surplus') funds for one-time investments in a new reading curriculum for elementary grades, transitioning from Apple to Chrome hardware at the high school and other major district building repair projects.

### **Rational for Supporting Warrant Article #9 and Its Related \$680,194 Override Cape Cod Technical Regional High School (CCT) Budget**

In the last year of merit-based enrollment, Yarmouth students were awarded 30% of CCT 9<sup>th</sup> Grade openings (57/190) vs. a 19% average. This unprecedented surge in the acceptance rate will increase Yarmouth's proportion of both the operating and debt service until this cohort is graduated in four years. Starting next year, a state mandated proportional lottery enrollment methodology will limit the number of Yarmouth's new CCT students to 37 which should be reflected by a return to the current proportion of assessment in FY2031.

### **Rational for Not Supporting Warrant Article #15 – Library Construction**

The proposed library construction project that has been decades in the making has secured a state (MBLC) grant (\$13.4 million) that would reimburse about 38% of the estimated \$35.4 million to construct and outfit a new community library on the Select Board's chosen "town-common" site to the east of the existing MacArthur School opposite Town Hall. The estimated excluded debt service and ongoing building operations costs were projected to add about \$2.0 million per year to the town's budget starting in FY2030. This would equate to an estimated \$0.17 increase to the tax rate or approximately \$120 to the average single family home tax bill (\$710,000 assessed value) at current levels.

The Committee's decision not to support this article reflects prioritization concerns. Specifically, the Committee believes that more immediate and critical investments – such as wastewater infrastructure and addressing deficiencies at M.E. Small Elementary School – should take precedence.

### **Conclusion**

The Committee recognizes that these recommendations involve difficult trade-offs. Supporting the override while not supporting the library project reflects a focus on maintaining essential services, meeting educational obligations, and prioritizing critical infrastructure needs. We look forward to addressing concerns at our Annual Town Meeting so voters are well informed as they consider the warrant articles and upcoming ballot questions - Responding to our shared responsibility to educate our children well, to save lives, to provide clean drinking water, to dispose of our waste responsibly and to be prepared for major disasters is a financial balancing act. Support for the plans put forward by the Town and schools as presented will allow them to move forward with certainty.

### **Acknowledgement**

Finally, the Finance Committee wishes to acknowledge the Finance Director for her substantial contributions to the professionalization of our deliberations and processes. She has accomplished this specifically by her presence and interactions at our meetings and by significantly revising the format of the Recommended Budget and publishing the Town's audited Annual Comprehensive Financial Reports.

### **The Yarmouth Finance Committee:**

Richard Simon, Chair  
George Perkins, Vice Chair  
Rafael Gutierrez, Clerk

John Anderson  
Robert Harding  
Alyssa Mullin  
Nathan Ladley

## HOW DO I MAKE A MOTION?

## TABLE OF BASIC POINTS OF MOTIONS

Rank	Type of Motion	2nd Req'd	May Debate	May Amend	Vote Req'd	May Recon.	May Interrupt
	Main Motions						
None	Main Motion	Yes	Yes	Yes	Varies	Yes	No
Same	Reconsider or Rescind	Yes	Same	No	Majority	No	No
None	Take from the Table	Yes	No	No	Majority	No	No
None	Advance an Article	Yes	Yes	Yes	Majority	Yes	No
	Privileged Motions						
1	Dissolve or adjourn sine die	Yes	No	No	Majority	No	No
2	Adjourn to a fixed time or recess	Yes	Yes	Yes	Majority	No	No
3	Point of no quorum	No	No	No	None	No	No
4	Fix the time to (or at) which to adjourn	Yes	Yes	Yes	Majority	Yes	No
5	Question of privilege	No	No	No	None	No	Yes
	Subsidiary Motions						
6	Lay on the table	Yes	No	No	2/3	Yes	No
7	The previous question	Yes	No	No	2/3	No	No
8	Limit or extend debate	Yes	No	No	2/3	No	No
9	Postpone to a time certain	Yes	Yes	Yes	Majority	Yes	No
10	Commit or refer	Yes	Yes	Yes	Majority	Yes	No
11	Amend (or substitute)	Yes	Yes	Yes	Majority	Yes	No
12	Postpone indefinitely	Yes	Yes	No	Majority	Yes	No
	Incidental Motions						
Same	Point of Order	No	No	No	None	No	Yes
Same	Appeal	Yes	Yes	No	Majority	Yes	No
Same	Division of a question	Yes	Yes	Yes	Majority	No	No
Same	Separate consideration	Yes	Yes	Yes	Majority	No	No
Same	Fix the method of voting	Yes	Yes	Yes	Majority	Yes	No
Same	Nominations to committees	No	No	No	Plurality	No	No
Same	Withdraw or modify a motion	No	No	No	Majority	No	No
Same	Suspension of rules	Yes	No	No	2/3*	No	No

\* UNANIMOUS IF RULE PROTECTS MINORITIES; OUT OF ORDER IF RULE PROTECTS ABSENTEES

SOURCE: TOWN MEETING TIME, 3RD EDITION

**COMMON TOWN FINANCE TERMS**

<b>APPROPRIATION</b>	An authorization granted by Town Meeting to expend money and incur obligations for specific public purposes.
<b>AVAILABLE FUNDS</b>	Balances remaining in various funds that are available for expenditure. Examples include Water Department special revenue account reserves, Fire Department ambulance account, and Free Cash.
<b>ENTERPRISE FUND</b>	A separate account for municipal services for which a fee is charged in exchange for goods or services. It allows a community to demonstrate the portion of total costs of a service that is recovered through user fees. This is a multi-year fund for which any end-of-year surplus is retained in the Enterprise Fund.
<b>OFFSET ACCOUNT</b>	An account set up to restrict fees collected by a particular department for expenditure by that department. Any surplus funds remaining at the end of the fiscal year are returned to the General Fund.
<b>FISCAL YEAR</b>	The Town’s fiscal year begins July 1st and ends on June 30th.
<b>FREE CASH</b>	Remaining, unrestricted funds from operations of the previous fiscal year including actual receipts in excess of estimates and unspent amounts in budget line-items.
<b>OVERLAY RESERVE</b>	An account set up to pay for real estate exemptions and abatements.
<b>RAISE &amp; APPROPRIATE</b>	A phrase used to identify a funding source for an expenditure which refers to money generated by the tax levy or other anticipated local receipts.
<b>RESERVE FUND</b>	An account appropriated within the operating budget to provide for unforeseen expenditures <i>during the fiscal year</i> . Expenditures of funds deposited to this account require approval of the Finance Committee. Funds remaining at the end of the fiscal year are returned to the General Fund.
<b>STABILIZATION FUND</b>	A multi-year fund established as a “rainy day” account to address extraordinary or unforeseen future expenditures during the current <i>or future fiscal years</i> . This account can also be used to accumulate funds for capital expenditures in a future year.

## Warrant Article List

<b>Article Number</b>	<b>Title</b>	<b>Vote Required</b>	<b>Sponsor</b>
1	Budget Adjustments		Select Board
2	Municipal Budget		Select Board
3	Golf Enterprise Budget		Select Board
4	Water Division Budget		Select Board
5	Septage Enterprise Budget		Select Board
6	Wastewater Enterprise Budget		Select Board
7	Cable Television Communications Budget		Select Board
8	Dennis-Yarmouth Regional School District Budget		DYRSD
9	Cape Cod Regional Technical High School District Budget		CCRTHSD
10	Golf Capital Expense		Select Board
11	Water Division Capital Expense		Select Board
12	Police Cruiser Financing		Select Board
13	Fire Department Capital Expense		Select Board
14	Capital Expense Various Departments		Select Board
15	Library Construction	2/3 Majority Required	Select Board
16	Wastewater Facilities National Grid Easements	2/3 Majority Required	Select Board
17	Septage Equalization Tank Rehabilitation	2/3 Majority Required	Select Board
18	Phase 1 Sewer Collection System Funding		Select Board
19	Bayberry Hills Engineering Discharge		Select Board
20	Collective Bargaining Wage Adjustments		Select Board
21	Mattacheese Building Maintenance Costs		Select Board
22	Transfer and Sale of Surplus Property		Select Board
23	Appropriate Tourism Revenue Preservation Fund		Select Board
24	CPA Estimated Revenue		CPC
25	CPA Affordable Housing Projects		CPC
26	CPA Recreation Projects		CPC
27	CPA Open Space Projects		CPC
28	CPA Historical Preservation Projects		CPC
29	Zoning Article – VOCD Setbacks on Route 28	2/3 Majority Required	Planning Board

**ANNUAL TOWN MEETING WARRANT  
COMMONWEALTH OF MASSACHUSETTS  
APRIL 28<sup>TH</sup>, 2026**

Barnstable, ss.

To the Constable of the Town of Yarmouth in the County of Barnstable, Greetings, In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said Town qualified to vote in Town affairs to meet in the Dennis-Yarmouth Intermediate School Building at 286 Station Avenue in said Town, Tuesday, the 28<sup>th</sup> day of April 2026 at six o'clock (6:00 p.m.) in the evening, then and there to act on the following articles.

**ARTICLE #1: Budget Adjustments:** To see if the Town will vote to transfer and appropriate a sum of money to provide additional funds for the FY 2026 operating budget, or to take any other action relative thereto.

<u>Department</u>	<u>Request</u>	<u>Amount</u>	<u>Source</u>
DPW	Snow and Ice	\$2 million	Free Cash

**EXPLANATION:** *The purpose of this article is to fund any budget shortages for the current year.*

Select Board Recommends (5-0)

Finance Committee Recommendation will be made from the Floor (Select Board)

**ARTICLE #2: Municipal Budget:** To see what sums of money the Town will vote to raise or transfer from available funds and appropriate such funds to defray the charges, expenses, salary, and payroll obligations of the Town, including debt and interest for the ensuing year, to provide for a reserve fund, and to fix the salaries and compensation for all elected officials of the Town, or act on anything relative thereto:

<b>Code</b>		<b>Actual FY2025</b>	<b>Budget FY2026</b>	<b>Request FY2027</b>	<b>FinCom FY2027</b>
<b>ELECTED/GENERAL GOVERNMENT</b>					
E-1	<b>MODERATOR</b>	500	500	500	500
	<b>SELECTMEN</b>				
E-2	Wages (5 PT)	14,267	15,000	15,000	15,000
E-3	Expense	49,367	51,000	51,000	51,000
	<b>TOWN ADMINISTRATOR</b>				
GG-1	Wages (7 FTE + PT)	783,818	876,456	961,658	961,658
GG-2	Expense	51,220	103,500	103,500	103,500
GG-3	Employee increment	0	50,000	50,000	50,000
GG-4	Emergency management expense	0	5,000	5,000	5,000
GG-5	Unemployment compensation	35,361	50,000	50,000	50,000
GG-6	Energy	531,372	623,976	625,000	625,000
GG-7	Legal	105,945	136,000	136,000	136,000
GG-8	Bargaining legal	3,472	30,000	30,000	30,000
GG-9	Training	12,196	25,000	25,000	25,000
GG-10	Medicare	406,947	390,000	390,000	390,000
GG-11	Health insurance	2,969,872	3,259,513	3,517,456	3,517,456
GG-12	Pension	5,540,938	5,777,733	6,051,282	6,051,282
GG-13	General insurance	1,068,972	1,402,056	1,326,840	1,326,840
	<b>FINANCE COMMITTEE</b>				
GG-14	Wages	0	0	0	0
GG-15	Reserve	0	100,000	100,000	100,000
	<b>CENTRAL PURCHASING</b>				
GG-16	Purchasing	91,242	150,500	140,500	140,500
	<b>TOTAL WAGES</b>	<b>798,585</b>	<b>891,956</b>	<b>977,158</b>	<b>977,158</b>
	<b>TOTAL EXPENSES</b>	<b>10,866,904</b>	<b>12,154,278</b>	<b>12,601,578</b>	<b>12,601,578</b>
	<b>TOTAL ELECTED / GEN. GOVT.</b>	<b>11,665,489</b>	<b>13,046,234</b>	<b>13,578,736</b>	<b>13,578,736</b>

<b>Code</b>	<b>Actual FY2025</b>	<b>Budget FY2026</b>	<b>Request FY2027</b>	<b>FinCom FY2027</b>
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**MUNICIPAL FINANCE**

**TOWN ACCOUNTANT**

MF-1	Wages (5 FTE)	502,536	518,901	554,133	554,133
MF-2	Expense	50,575	54,010	82,000	82,000

**ASSESSORS**

MF-3	Wages (5 FTE + Seasonal)	354,348	378,227	395,035	395,035
MF-4	Expense	96,040	115,964	137,270	122,900

**COLLECTOR/TREASURER**

MF-5	Wages (5 FTE)	448,663	500,234	429,346	429,346
MF-6	Expense	56,505	79,910	79,910	79,910

**TOWN CLERK**

MF-7	Wages (6 FTE)	299,713	305,756	385,648	383,148
MF-8	Expense	17,533	27,540	28,040	26,940

**ELECTION & REGISTRATION**

MF-9	Wages (Seasonal)	86,901	90,000	92,250	90,000
MF-10	Expense	95,378	103,050	103,050	103,050

**TOTAL WAGES**

1,692,161	1,793,118	1,856,412	1,851,662
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**TOTAL EXPENSES**

316,031	380,474	430,270	414,800
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**TOTAL MUNICIPAL FINANCE**

2,008,192	2,173,592	2,286,682	2,266,462
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**COMMUNITY DEVELOPMENT**

CD-1	Wages (9 FTE)	530,302	589,585	617,661	617,661
CD-2	Expense	17,639	20,318	32,543	30,818

**TOTAL WAGES**

530,302	589,585	617,661	617,661
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**TOTAL EXPENSES**

17,639	20,318	32,543	30,818
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**TOTAL COMMUNITY DEVELOPMENT**

547,941	609,903	650,204	648,479
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<b>Code</b>		<b>Actual FY2025</b>	<b>Budget FY2026</b>	<b>Request FY2027</b>	<b>FinCom FY2027</b>
<b>COMMUNITY SERVICES</b>					
<b>GENERAL LIBRARY</b>					
CS-1	Wages (10.87 FTE)	726,233	765,678	781,267	781,267
CS-2	Expenses	283,681	314,325	331,380	331,380
<b>NATURAL RESOURCES</b>					
CS-3	Wages (11 FTE + Seasonal)	718,407	766,703	780,929	780,929
CS-4	Expense	158,776	144,917	144,917	144,917
<b>SENIOR SERVICES</b>					
CS-5	Wages (7.73 FTE)	403,290	438,344	456,570	456,570
CS-6	Expense	96,034	99,509	99,509	99,509
<b>RECREATION</b>					
CS-7	Wages (3 FTE + Seasonal)	482,478	586,687	609,736	609,736
CS-8	Expense	34,750	37,500	37,500	37,500
<b>TOTAL WAGES</b>		<b>2,330,408</b>	<b>2,557,412</b>	<b>2,628,502</b>	<b>2,628,502</b>
<b>TOTAL EXPENSES</b>		<b>573,241</b>	<b>596,251</b>	<b>613,306</b>	<b>613,306</b>
<b>TOTAL COMMUNITY SERVICES</b>		<b>2,903,649</b>	<b>3,153,663</b>	<b>3,241,808</b>	<b>3,241,808</b>
<b>PUBLIC SAFETY</b>					
<b>POLICE</b>					
PS-1	Wages (76 FTE + reserves + PT+OT)	8,241,109	8,988,490	9,192,963	9,134,385
PS-2	Training (OT)	151,231	140,400	140,400	140,400
PS-3	Proactive anti-crime team (OT)	40,835	140,400	140,400	140,400
PS-4	Expense	273,287	306,504	350,854	329,054
<b>FIRE</b>					
PS-5	Wages (84 FTE + call FF+OT)	8,277,147	9,606,053	10,583,199	10,083,198
PS-6	Training (OT)	126,139	137,068	150,000	150,000
PS-7	Expense	720,360	666,332	720,945	705,945
<b>TOTAL WAGES</b>		<b>16,836,461</b>	<b>19,012,411</b>	<b>20,206,962</b>	<b>19,648,383</b>
<b>TOTAL EXPENSES</b>		<b>993,647</b>	<b>972,836</b>	<b>1,071,799</b>	<b>1,034,999</b>
<b>TOTAL PUBLIC SAFETY</b>		<b>17,830,108</b>	<b>19,985,247</b>	<b>21,278,761</b>	<b>20,683,382</b>

<b>Code</b>	<b>Actual FY2025</b>	<b>Budget FY2026</b>	<b>Request FY2027</b>	<b>FinCom FY2027</b>
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**MUNICIPAL INSPECTIONS**

**BUILDING INSPECTOR**

MI-1	Wages (8 FTE + PT)	686,051	726,812	754,998	754,998
MI-2	Expense	31,179	32,386	33,280	33,280

**BOARD OF HEALTH**

MI-3	Wages (7 FTE + PT)	532,226	625,235	659,593	659,593
MI-4	Expense	12,169	19,300	20,700	18,700
MI-5	Human Services	62,739	60,000	60,000	60,000
MI-6	Veterans – expenses	190,422	190,000	198,971	198,971

**TOTAL WAGES**

1,218,277	1,352,047	1,414,591	1,414,591
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**TOTAL EXPENSES**

296,509	301,686	312,951	310,951
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**TOTAL MUNICIPAL INSPECTIONS**

1,514,786	1,653,733	1,727,542	1,725,542
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**MUNICIPAL OPERATIONS**

**INFORMATION TECHNOLOGY**

MO-1	Wages (5 FTE )	461,300	540,939	472,498	472,498
MO-2	Expense	815,650	796,300	873,842	780,295

**TOTAL WAGES**

461,300	540,939	472,498	472,498
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**TOTAL EXPENSES**

815,650	796,300	873,842	780,295
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**TOTAL MUNICIPAL OPERATIONS**

1,276,950	1,337,239	1,346,340	1,252,793
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<b>Code</b>		<b>Actual FY2025</b>	<b>Budget FY2026</b>	<b>Request FY2027</b>	<b>FinCom FY2027</b>
<b>PUBLIC WORKS</b>					
<b>ADMINISTRATION/ENGINEERING</b>					
PW-1	Wages (8 FTE)	811,021	833,188	955,230	955,230
PW-2	Expenses	470,108	662,237	662,237	662,237
<b>HIGHWAY</b>					
PW-3	Wages (14 FTE)	794,169	1,000,018	1,081,114	1,002,789
PW-4	Expense	205,702	211,728	211,728	211,728
PW-5	Tree expense	49,820	50,000	50,000	50,000
PW-6	Greenhead fly	2,700	3,027	3,103	3,103
<b>SNOW &amp; ICE</b>					
PW-7	Wages (overtime)	64,425	41,000	41,000	41,000
PW-8	Expense	143,625	156,100	156,100	156,100
<b>FACILITIES</b>					
PW-9	Wages (3 FTE)	177,186	221,800	323,659	300,689
PW-10	Expense	200,557	227,341	277,341	247,341
<b>SANITATION</b>					
PW-11	Wages (10 FTE)	600,621	604,463	707,469	697,469
PW-12	Expense	3,673,414	3,697,120	3,692,292	3,684,169
<b>PARKS</b>					
PW-13	Wages (6 FTE + Seasonal)	521,347	594,529	613,498	613,498
PW-14	Expense	189,754	209,103	259,103	243,856
<b>CEMETERY</b>					
PW-15	Wages (1 FTE + Seasonal)	124,343	128,484	132,044	132,044
PW-16	Expense	19,798	37,574	37,574	37,574
<b>TOTAL WAGES</b>		<b>3,093,112</b>	<b>3,423,482</b>	<b>3,854,014</b>	<b>3,742,719</b>
<b>TOTAL EXPENSES</b>		<b>4,955,478</b>	<b>5,254,230</b>	<b>5,349,478</b>	<b>5,296,108</b>
<b>TOTAL PUBLIC WORKS</b>		<b>8,048,590</b>	<b>8,677,712</b>	<b>9,203,492</b>	<b>9,038,827</b>

Code		Actual FY2025	Budget FY2026	Request FY2027	FinCom FY2027
<b>DEBT SERVICE</b>					
DS-1	Regular Debt	419,801	482,191	1,126,125	1,126,125
DS-2	Exempt Debt	1,152,820	1,091,851	808,657	808,657
<b>TOTAL</b>		<b>1,572,621</b>	<b>1,574,042</b>	<b>1,934,782</b>	<b>1,934,782</b>
<b>Town</b>		<b>Actual</b>	<b>Budget</b>	<b>Request</b>	<b>FinCom</b>
		<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2027</b>
<b>GRAND TOTAL WAGES (all Depts.)</b>		<b>26,960,606</b>	<b>30,160,950</b>	<b>32,027,798</b>	<b>31,353,174</b>
<b>GRAND TOTAL EXPENSES (all Depts.)</b>		<b>20,407,720</b>	<b>22,050,415</b>	<b>23,220,549</b>	<b>23,017,637</b>
<b>GRAND TOTAL Article 2</b>		<b>47,368,326</b>	<b>52,211,365</b>	<b>55,248,347</b>	<b>54,370,811</b>

**EXPLANATION:** *This article funds the Town’s operating budget, which covers employee salaries, benefits, and other Town operating expenses. At the direction of the Select Board, this budget is balanced, affordable, within the parameters of Proposition 2½, and provides the best possible services and facilities to the Town. The Finance Committee has reviewed this budget in detail.*

Select Board Recommends (5-0)

Finance Committee Recommends (4-0)

(Select Board)

**ARTICLE #3: Golf Enterprise Budget:** To see what sums of money the Town will vote to raise, appropriate, or transfer from available funds to fund the operating budget of the Golf Enterprise, or to take any other action relative thereto:

Group-Department Line Item	Actual FY2025	Budget FY2026	Request FY2027	FinCom FY2027
<b>GOLF</b>				
Wages (16 FTE + Seasonal)	1,745,199	1,993,076	2,150,955	2,150,955
Expense	3,084,951	3,147,924	3,787,014	3,787,014
Costs Appropriated in the General Fund	300,000	400,000	500,000	500,000
<b>Total Golf Enterprise Operating Budget</b>	<b>5,130,150</b>	<b>5,541,000</b>	<b>6,437,969</b>	<b>6,437,969</b>

Funded from Golf Enterprise Revenues	6,370,611	5,141,000	5,937,969	5,937,969
Funded from General Fund – Free Cash	0	0	0	0
Funded from Retained Earnings*	0	400,000	500,000	500,000
<b>Total Golf Enterprise Funding</b>	<b>6,370,611</b>	<b>5,541,000</b>	<b>6,437,969</b>	<b>6,437,969</b>

\* *Golf Enterprise reserves/retained earnings is \$2,980,521(two million nine hundred eighty thousand five hundred twenty-one dollars) as of 11/17/2025.*

**EXPLANATION:** *This article is the operating budget for the Golf Division and funds employee salaries, benefits, and other golf operating expenses. This year’s budget is funded entirely by golf fees and other revenue generated by the Golf Division.*

Select Board Recommends (5-0)  
 Finance Committee Recommends (5-0) (Select Board)

**ARTICLE #4: Water Division Budget:** To see what sums of money the Town will vote to raise, appropriate, or transfer from available funds to fund the operating budget of the Water Division for the purpose set forth in the Acts of 1928, Chapter 146, or under Massachusetts General Laws, Chapter 41, Section 69B, or to take any other action thereto:

<b>Group-Department Line Item</b>	<b>Actual FY2025</b>	<b>Budget FY2026</b>	<b>Request FY2027</b>	<b>FinCom FY2027</b>
<b>WATER</b>				
Wages (21 FTE)	1,577,044	1,775,960	1,909,213	1,909,213
Expense	2,843,790	3,426,177	4,928,696	4,928,696
Costs Appropriated in the General Fund	549,546	583,307	618,797	618,797
<b>Total Water Department Operating Budget</b>	<b>4,970,380</b>	<b>5,785,444</b>	<b>7,456,706</b>	<b>7,456,706</b>
Funded from Water Department Revenues	6,713,055	5,785,444	6,837,909	6,837,909
Funded from Water Surplus	0	0	618,797	618,797
<b>Total Water Department Funding</b>	<b>6,713,055</b>	<b>5,785,444</b>	<b>7,456,706</b>	<b>7,456,706</b>

\* *Water Special Revenue Fund reserves is \$3,059,030 (three million fifty-nine thousand thirty dollars) as of 07/01/2025.*

**EXPLANATION:** *This article is the operating budget for the Water Division, which funds employee salaries, benefits, and other water operating expenses. The Water Division operates as a distinct special revenue fund, much like the Golf and Septage Operations, and is fully funded by water fees.*

Select Board Recommends (5-0)  
 Finance Committee Recommends (4-0) (Select Board)

**ARTICLE #5: Septage Enterprise Budget:** To see what sums of money the Town will vote to raise, appropriate or transfer from available funds to fund the operating budget of the Septage Enterprise, or to take any other action relative thereto:

Group-Department Line Item	Actual FY2025	Budget FY2026	Request FY2027	FinCom FY2027
<b>SEPTAGE ENTERPRISE</b>				
Wages	0	0	0	0
Expense	2,548,115	2,863,600	3,088,600	3,088,600
Costs Appropriated in the General Fund	311,641	335,079	341,002	341,002
Total Septage Enterprise Operating Budget	2,859,756	3,198,679	3,429,602	3,429,602
Funded from Septage Enterprise Revenues	2,986,578	2,900,000	2,900,000	2,900,000
Funded from Septage Retained Earnings*	0	298,679	529,602	529,602
Total Septage Enterprise Funding	2,986,578	3,198,679	3,429,602	3,429,602

*\*Septage Enterprise retained earnings is \$3,277,063 (three million two hundred seventy-seven thousand sixty-three dollars) as of 07/01/2025.*

**EXPLANATION:** *This is the operating budget for the Septage Treatment Plant which is an enterprise fund. The costs are fully covered by fees charged to contractors that dispose of septic waste at the plant. This enterprise fund, like Golf and Water, is fully supported by fee revenue.*

Select Board Recommends (5-0)

Finance Committee Recommends (4-0)

(Select Board)

**ARTICLE #6: Wastewater Enterprise Budget:** To see what sums of money the Town will vote to raise, appropriate or transfer from available funds to fund the operating budget of the Wastewater Enterprise, or to take any other action relative thereto:

Group-Department Line Item	Actual FY2025	Budget FY2026	Request FY2027	FinCom FY2027
<b>WASTEWATER</b>				
Wages (3 FTE)	53,208	94,440	267,964	267,964
Expense	460,611	709,925	1,180,349	1,180,349
Costs Appropriated in the General Fund	0	0	0	0
Total Wastewater Enterprise Operating Budget	513,819	804,365	1,448,313	1,448,313
Funded from Wastewater Stabilization Fund	0	0	1,448,313	1,448,313
Funded from Wastewater Retained Earnings*	513,819	804,365	0	0
Total Wastewater Enterprise Funding	513,819	804,365	1,448,313	1,448,313

*\*Wastewater Enterprise reserves/retained earnings is \$412,187 (four hundred twelve thousand one hundred eighty-seven dollars) as of 07/01/2025.*

**EXPLANATION:** *This article is the operating budget for the Wastewater Division and funds employee salaries, benefits, and other wastewater operating expenses. This year’s budget is funded entirely by the Wastewater Stabilization Fund.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #7: Cable Television Communications Budget:** To see what sums of money the Town will vote to raise, appropriate or transfer from available funds to fund the operating budget of the Cable Television Communications Division, or to take any other action relative thereto:

Group-Department Line Item	Actual FY2025	Budget FY2026	Request FY2027	FinCom FY2027
<b>CABLE</b>				
Wages (2 FTE)	106,432	172,848	166,432	166,432
Expense	436,423	468,570	565,224	565,224
Costs Appropriated in the General Fund	0	0	0	0
Total Cable Operating Budget	542,855	641,418	731,656	731,656
Funded from Cable Receipts Reserved for Approp.	829,043	641,418	731,656	731,656
Funded from Cable Fund Surplus	0	0		
Total Cable Funding	829,043	641,418	731,656	731,656

*\*Cable Special Revenue Fund reserves is \$1,129,180 (one million one hundred twenty-nine thousand one hundred eighty dollars) as of 02/07/2026.*

**EXPLANATION:** *This is the operating budget for the Cable Television Communication Special Revenue Fund. This division oversees cable television programming for the Town government and directs all Town communications. The costs are fully supported by funds available in the Cable Special Revenue Fund.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #8: Dennis-Yarmouth Regional School District Budget:** To see if the Town will vote to raise or transfer from available funds and appropriate a sum of money to fund the Dennis-Yarmouth Regional School District budget for FY 2027, and to see whether such sum shall be raised by taxation, transferred from available funds, and/or be subject to an override of Proposition 2½ under M.G.L., c. 59, s. 21C(g), or to take any action related thereto:

Actual FY 2025	Budget FY 2026	Operating Budget FY 2027	Capital Budget FY 2027	Certified FY 2027
\$ 43,756,567	\$ 44,865,765	\$ 45,020,623	\$ 2,337,555	\$ 47,358,178

**EXPLANATION:** *This article funds the Town’s share of the Dennis-Yarmouth Regional School District. The FY 2027 Assessment is based upon the regional agreement.*

Select Board Recommends (4-0-1 abstention)  
 Finance Committee Recommends (6-1) (Dennis-Yarmouth Regional School District)

**ARTICLE #9: Cape Cod Regional Technical High School District Budget:** To see if the Town will vote to raise and transfer from available funds and appropriate a sum of money to fund the Cape Cod Regional Technical High School District budget for FY 2027, and to see whether such sum shall be raised by taxation, transferred from available funds, and/or be subject to an override of Proposition 2½ under M.G.L., c.59, s. 21C(g), or to take any other action relative thereto:

Actual FY 2025	Budget FY 2026	Operating Budget FY 2027	Capital Budget FY 2027	Certified FY 2027
\$ 3,912,494	\$ 3,832,480	\$ 3,437,185	\$ 1,309,701	\$ 4,746,886

**EXPLANATION:** *This article funds the Town’s share of the Cape Cod Regional Technical High School District. The debt for the new school is now included in the assessment.*

Select Board Recommends (5-0)  
 Finance Committee Recommends (4-0) (Cape Cod Regional Technical School District)

**ARTICLE #10: Golf Capital Expense:** To see what sums of money the Town will vote to raise, from the Golf Retained Earnings Account, and appropriate to purchase and equip the following goods and services, or to take any other action relative thereto:

<b>Golf Capital</b>	
<b>Source: Golf Enterprise Fund</b>	
Item	Cost
Bass River Parking Lot Expansion	\$ 250,000.00
Golf Course Accessories	\$ 50,000.00
Golf Course Sprayer	\$ 75,000.00
Golf Course Topdresser	\$ 25,000.00
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	\$ 400,000.00

**EXPLANATION:** *The Golf Division capital expenses are related to maintenance obligations which will provide better safety, prevent the need for more costly projects in the future, and allow for safer and more effective onsite equipment service. The total for these improvements is \$400,000 (four hundred thousand dollars) which will be funded from Retained Earnings through the Golf Enterprise account. Therefore, property tax dollars are not necessary for these investments. Golf Enterprise reserves/retained earnings is \$2,980,521 (two million nine hundred eighty thousand five hundred twenty-one dollars) as of 11/17/2025.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #11: Water Division Capital Expense:** To see if the Town will vote to raise, appropriate, and transfer from available funds in the DPW Water Division Water Fund balance, a sum of funds for the below capital expenses of the Water Division, pursuant to the Acts of 1928, Chapter 146, or under Massachusetts General Laws, Chapter 41, Section 69B, or take any other action related thereto:

### Water Division Capital Expenses

Source: Water Special Revenue

Item	Cost
Distribution System Improvements	\$ 289,000.00
Production System Hardware	\$ 300,000.00
Replace 2007 Kabota Mini Excavator	\$ 120,000.00
Replace 2011 Ford F250 Utility Truck	\$ 100,000.00
	<u>\$ 809,000.00</u>

**EXPLANATION:** *The Water Division capital expenses are related to maintenance obligations which will provide better safety, prevent the need for more costly projects in the future, and increase effectiveness of the distribution system. The total for these improvements is \$809,000 (eight hundred nine thousand dollars) which will be funded from the available balance in the Water Special Revenue account. Therefore, property tax dollars are not necessary for these investments. The Water Special Revenue account currently has a \$3,059,030(three million fifty-nine thousand thirty dollars) reserve balance.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #12: Police Cruiser Financing:** To see if the Town will vote to enter into a four-year municipal lease financing agreement for the purpose of acquiring six police cruisers with the payment outlined in the below table and to appropriate the sum of \$118,750 (one hundred eighteen thousand seven hundred fifty dollars) from free cash for year one of the lease program, or take any other action relative thereto:

FY Year	2027	2028	2029	2030
Payment	\$ 118,750	\$ 118,750	\$ 118,750	\$ 118,750

**EXPLANATION:** *The Yarmouth Police Department would like to enter into a four-year finance agreement with Ford Motor Company to purchase six police cruisers. This agreement will allow the department to replace multiple aging vehicles with minimal impact to capital budget funds. This will reduce costly repairs to several aging vehicles used daily for patrol and administrative functions. All vehicles scheduled for replacement are no longer under warranty. The cost includes the upfit of the vehicles.*

**2/3rd Majority Required**

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #13: Fire Department Capital Expense:** To see if the Town will vote to appropriate and transfer \$1,000,000 (one million dollars) from the Capital Stabilization Fund and \$299,000 (two hundred ninety-nine thousand dollars) from Ambulance Receipts reserved for the Appropriation Account, to purchase and equip the following goods and services for Fire Department Capital expenses, or to take any other action relative thereto:

<b>Fire Department Capital</b>	
<b>Fire Receipts Reserved for Appropriation</b>	
<b>Item</b>	<b>Cost</b>
Fire Station Location Feasibility Study	\$ 50,000.00
Payment to Stabilization	\$ 89,000.00
Replace 2017 Chevy Tahoe 52	\$ 85,000.00
Replace Engine 47	\$ 1,000,000.00
SCBA Cylinder Replacement	\$ 75,000.00
	<hr/>
	\$ 1,299,000.00

**EXPLANATION:**

***Fire Station Location Feasibility Study:***

*Comprehensive feasibility study to determine the optimal location and site requirements for new fire station(s). The study will evaluate current and projected community needs, response time performance and geographical coverage to ensure that fire and emergency services are delivered effectively and efficiently. The study will incorporate the Standards of Cover Analysis that is currently underway, looking at possible alternative operational models based on projected growth.*

***SCBA Cylinder Replacement:***

*The standard service life for Self-Contained Breathing Apparatus (SCBA) cylinders as dictated by the Department of Transportation and National Fire Protection Association (NFPA) standards at 15 years. These cylinders are hydrostatically tested every five years. All the apparatus have cylinders in the riding positions, and we also need spare bottles to use at longer duration events. Bottle replacement is staggered so they do not all have to be replaced at the same time every 15 years.*

***Rolling Stock:***

*The Department has been undergoing a large effort to consolidate rolling stock and make our operational model more efficient. Service vehicles and underutilized apparatus have been repurposed and/or decommissioned, and we are in process of replacing unserviceable fire apparatus.*

Per NFPA standards, Fire Apparatus should move to reserve status at 15 years and be replaced at 20 years. Engine 47 is 20 years old and currently is out of service due to broken suspension that makes it unsafe to stay in service. This purchase will allow Engine 45 to move to reserve status as it is 16 years old.

Replacement of Command Vehicle for the Assistant Fire Chief. These vehicles have typical service life of 10 years and come complete with mobile command centers equipped with radios and other equipment specific to command functions during large scale incidents. The Ambulance Receipt Account currently has a \$3,289,664 (three million, two hundred eighty-nine thousand, six hundred sixty-four dollars) balance.

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #14: Capital Expense Various Departments:** To see if the Town will vote to raise and appropriate the sum of \$1,100,000 (one million one hundred thousand dollars) and to transfer and appropriate from Free Cash the sum of \$2,622,440 (two million six hundred twenty-two thousand four hundred forty dollars) for the following amounts and purposes indicated, or to take any other action relative thereto:

<b>Capital - Various Departments</b>			
<b>Source: Free Cash and Levy for Roadway Improvements</b>			
<b>#</b>	<b>Item (in order of CIP Committee Ranking)</b>		<b>Cost</b>
1	Annual Program – PCs – Components	Information Technology	\$ 100,000.00
2	Body Worn/Cruiser Camera System	Police	\$ 49,056.00
3	Design Services for Facilities Projects	Public Works/ Facilities	\$ 120,000.00
4	Roadway Improvements	Public Works/ Highway	\$ 1,100,000.00
5	Engineering Services for Methane Flare Decommissioning	Public Works/ Sanitation	\$ 50,000.00
6	Infiltration System and Miscellaneous Drainage Improvements for Disposal Area	Public Works/ Engineering	\$ 200,000.00
7	Lewis Bay Sediment Transport Study	Community Services/ Natural Resources	\$ 50,000.00
8	Message Board Purchase	Police	\$ 51,470.00
9	Navigation Buoys	Community Services/ Natural Resources	\$ 17,000.00
10	Patrol Boat J-49 Mid Life Refit	Community Services/ Natural Resources	\$ 65,000.00
11	Ford F450 Stakebody (Unit 9) (Replacement of 2012)	Public Works/ Parks	\$ 115,000.00
12	Exmark Mower (Replacement of 2013)	Public Works/ Parks	\$ 20,000.00
13	Ford F550 or Similar (Replacement of 2014)	Public Works/ Highway	\$ 192,000.00

14	Cruisers Marked Unmarked (Replacements)	Police	\$ 406,914.00
15	Department Radar Units (Replacements)	Police	\$ 49,000.00
16	Sailboat Fleet (Replacement)	Community Services/ Recreation	\$ 54,000.00
17	Taser and Equipment (Replacement)	Police	\$ 75,000.00
18	Senior Center Parking Accessibility Improvements	Public Works/ Engineering	\$ 100,000.00
19	Sidewalk Improvements	Public Works/ Engineering	\$ 200,000.00
20	Storm Water & MS4 Compliance	Public Works/ Engineering	\$ 250,000.00
21	Town Hall Front Entrance Improvement	Public Works/ Engineering	\$ 60,000.00
22	Waste Management Vehicle Storage Building Roof Insulation	Public Works/ Sanitation	\$ 130,000.00
23	Waterway Dredge/Beach Nourishment	Community Services/ Natural Resources	\$ 268,000.00
<b>Total Appropriation Requests:</b>			<b>\$ 3,722,440.00</b>

**EXPLANATION:** *This Article funds the proposed FY 2027 Capital Improvement Program (CIP) and miscellaneous transfers from Free Cash to support Town Operations.*

Select Board Recommends (5-0)

Finance Committee Recommends (4-0)

(Select Board)

**ARTICLE #15: Library Construction:** To see if the Town will vote to raise and appropriate the sum of \$35,706,091 (thirty-five million seven hundred six thousand ninety-one dollars) for the design, bidding and construction of a Town Library to be used as a free public library under MGL, Chapter 78, and for the payment of all other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Select Board, is hereby authorized to borrow said amount under and pursuant to, Chapter 44, Section 7 of the Massachusetts General Laws, or any other enabling authority, and to issue bonds and notes of the Town therefor, and further to authorize the Select Board and/or Town Administrator to apply for, accept and expend grant funding from the Massachusetts Public Library Construction Program as well as any other Federal, State, County or other funds that may be available for this purpose and to enter into Intermunicipal or other Agreements for acceptance and expenditure of any such grants or funds which shall be used to offset the total appropriation authorized herein, provided however that any such borrowing shall be contingent upon the voters' passage of a so-called debt exclusion under G.L. c. 59, §21C, or to take any other action relative thereto.

**EXPLANATION:** *This Article authorizes the Town to construct a new Library facility located at 1175 Route 28 in South Yarmouth as recommended in the Town of Yarmouth Capital Improvement Program. The Town has participated in a library feasibility study funded by Yarmouth Town Meeting and a Massachusetts Board of Library Commissioners (MBLC), Massachusetts Public Library Construction Program (MPLCP) Planning & Design grant. After detailed study and design development, the Town submitted plans for a new library that have been accepted into the Commonwealth's Library Construction Grant program which will provide a grant award to the Town of \$13,438,478 (thirteen million four hundred thirty-eight thousand four hundred seventy-eight dollars) which is 41.77% of*

*eligible project costs and requires this appropriation to access the grant funding. **With this grant, the obligation to the Town is \$22,267,613 (twenty-two million two hundred sixty-seven thousand six hundred thirteen dollars).** This project is also eligible for an MBLC Green Library Incentive grant in the amount of \$403,154 (four hundred three thousand one hundred fifty-four dollars), which would be provided after the building is constructed. Since 1999 the Town has engaged in studies identifying deficiencies in our current library facilities in meeting the demand for services from a modern library facility. In March of 2024 the Town completed a detailed Library Building Program and Community Needs Assessment which identified specific problems including the impacts of space limitations at our current libraries which restrict program offerings and community engagement. Building limitations also impact Americans with Disability Act requirements for accessibility, staff job functions, children's programming, shelf space for the library's collection, opportunities for inclusion, and the expansion of digital resources and technology for public use.*

### **2/3 Majority Required**

Select Board Recommends (3-2)

Finance Committee Recommends (1-4-2 abstentions)

(Select Board)

**ARTICLE #16: Wastewater Facilities National Grid Easements:** To see if the Town will vote to authorize the Select Board to convey natural gas service easements over, across and upon certain parcels of land located at 170 South Shore Drive and 4 Long Pond Drive in South Yarmouth, and 99 Buck Island Road, 156 Route 28, 280 Route 28, and 669 Route 28 in West Yarmouth; said easements to allow the installation and maintenance of natural gas lines and related equipment necessary for the transmission of natural gas, or to take any other action relative thereto.

**EXPLANATION:** *This article will authorize National Grid to install and maintain natural gas service lines and related equipment necessary to provide natural gas service for the new Water Resource Recovery Facility and Phase 1 Wastewater Pump Stations. Natural gas will be used to fuel backup generators at each site.*

### **2/3 Majority Required**

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #17: Septage Equalization Tank Rehabilitation:** To see if the Town will vote to appropriate \$2,800,000 (two million eight hundred thousand dollars) for the rehabilitation of the equalization tank at the Yarmouth Septage Facility, including all expenses incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under and pursuant to General Laws Chapter 44, Section 7(1) and Section 8(14) or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. The Select Board and/or Town Administrator are authorized to apply for, accept and expend any state aid, grants or other revenue source, that may be available for this purpose, or take any other action in relation thereto.

**EXPLANATION:** *The Septage Division proposes to repair the failing equalization tanks at the Yarmouth Septage Treatment Facility. The equalization tanks hold the raw septage before it enters the*

*treatment facility. Raw sewage creates a highly corrosive environment that has resulted in failure of the concrete roof and sidewalls of the two equalization tanks. Due to the poor condition of the tanks, all traffic, including the septage hauling trucks have been diverted so as not to put additional strain on the tanks. Extensive repairs to the tanks are necessary to avoid complete failure of the structures. \$4.4 million was allocated for this project at the 2025 Annual Town Meeting based on engineers' estimates for rehabilitation of both tanks. However, bid results indicated that the original \$4.4 million was not sufficient to proceed with rehabilitation of both tanks. Repair of the first tank is underway, but this additional funding is necessary to complete the second tank. The bond repayment is fully supported by Septage Revenues.*

### **2/3 Majority Required**

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #18: Phase 1 Sewer Collection System Funding:** To see if the Town will vote to transfer the amount of \$400,000 (four hundred thousand dollars) from Article 6 of the November 2021 Town Meeting for the purpose of costs related to the construction of the sewer collection system, including all expenses incidental and related thereto.

**EXPLANATION:** *At the Annual Town Meeting of 2021 the Town appropriated and borrowed \$4.3 million for the design of the wastewater treatment facility. Currently there is a balance of \$1.9 million remaining in that account. The Town is requesting the transfer of \$400,000 (four hundred thousand dollars) for costs related to the collection system. The remaining balance will be used for engineering costs related to Bayberry Hills discharge.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #19: Bayberry Hills Engineering Discharge:** To see if the Town will vote to raise, appropriate, and transfer from available funds in the Wastewater Stabilization Fund, the amount of \$1,500,000 (one million five hundred thousand dollars) for the analysis, engineering, and creation of final plans and specifications for wastewater effluent discharge at Bayberry Hills Golf Course, 635 West Yarmouth Road, such costs shall include all expenses incidental and related thereto; and further, to authorize the Select Board and/or Town Administrator to apply for and accept any Federal, State, County or other funds that may be available for this purpose; and to authorize the Select Board to enter into Agreements for acceptance of any such grants or funds which shall be used to offset the total appropriation authorized herein, or to take any other action relative thereto.

**EXPLANATION:** *The Town has received a Groundwater Discharge permit at 99 Buck Island Road that is approximately 30% of the necessary volume for Phase 1 of our wastewater plan. As a result, other locations were investigated including Bayberry Hills Golf Course for additional discharge capacity. It was determined that Bayberry Hills Golf Course provided the best location for additional effluent disposal. These funds will provide for final planning and design for recharge areas, irrigation ponds, piping and pumping systems associated with effluent discharge as outlined in The Hydrogeologic Scope of Work (SOW) that has been submitted to the Department of Environmental*

*Protection (DEP). It is anticipated that the construction funds for the recharge system will be requested at the April 2027 Town Meeting.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #20: Collective Bargaining Wage Adjustments:** To see if the Town will vote to appropriate and transfer from the free cash account the sum of \$275,000 (two hundred seventy-five thousand dollars) to pay for salary and wage adjustments for FY 2027 as a result of the settlement of collective bargaining agreements and for non-union personnel, or take any other action relative thereto.

**EXPLANATION:** *This article provides funding for settled or to be settled collective bargaining agreements. The Town strives to settle contracts that are fair to the employees and allows the Town to stay within the constraints of Proposition 2½.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #21: Mattacheese Building Maintenance Costs:** To see if the Town will vote to appropriate and transfer from free cash, the sum of \$200,000 (two hundred thousand dollars), for the purpose of providing consulting services and maintenance costs for the former Mattacheese Middle School building, including all expenses incidental and related thereto; and further authorize the Select Board and/or Town Administrator to apply for and accept any Federal, State, County or other funds that may be available for this purpose and to enter into Intermunicipal or other Agreements for acceptance of any such grants or funds which shall be used to offset the total appropriation authorized herein, or to take any other action relative thereto.

**EXPLANATION:** *The Dennis-Yarmouth School Committee turned the former Mattacheese Middle School over to the Town of Yarmouth on August 31, 2023. The Department of Public Works is seeking funds to pay for the ongoing costs for maintaining this former school building. The necessary costs include electricity, gas, HVAC maintenance, consulting services, and various building system maintenance costs.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**ARTICLE #22: Transfer and Sale of Surplus Property:** To see if the Town will vote, pursuant to G.L. c. 40, §15A, to transfer to the Select Board for general municipal purposes and for disposing of a parcel of property known as 14 Lake Road [Yarmouth Assessors Map 49, Parcel 103; .15 Acres], and to authorize the Select Board to convey all or portions of said property, pursuant to G.L. c. 30B, §16, on such terms and conditions as the Select Board shall determine, including with any such restrictions the Select Board may deem appropriate, which may include the reservation of easements and restrictions over, along or through the property, and to authorize the Select Board to enter into and/or execute any agreements or instruments as may be necessary for such conveyance; or take any other action relative thereto.

**EXPLANATION:** *This article authorizes the sale of a land of low value pursuant to a bid process in conjunction with the Town’s policy for the disposition of Town property. The lot is being transferred as unbuildable.*

Select Board Recommends (5-0)

Finance Committee Recommends (N/A)

(Select Board)

**ARTICLE #23: Appropriate Tourism Revenue Preservation Fund:** To see if the Town will vote to appropriate the following sums of money from the estimated annual revenues of the Tourism Revenue Preservation Fund as required by Chapter 338 of the Acts of 2006 as amended and to fund such appropriation through a transfer of \$478,283 (four hundred seventy-eight thousand two hundred eighty-three dollars) from FY2026 Rooms Tax Receipts and \$86,981 (eighty-six thousand nine hundred eighty-one dollars) from FY2026 Meals Tax Receipts, or to take any other action relative thereto:

<b>Tourism Revenue Preservation Fund</b>	
<b>Program Area</b>	<b>Amount</b>
Administration	\$ 40,000
Special Events	\$ 150,264
Marketing	\$ 205,000
Public Improvements	\$ 130,000
Economic Development Projects	\$ 40,000
<b>Total Appropriation</b>	<b>\$ 565,264</b>

**EXPLANATION:** *The Tourism Revenue Preservation Fund, established by Special Legislation, draws upon Rooms and Meals Tax receipts. Funding is overseen by the Community and Economic Development Committee and is used to stimulate the local tourism economy through physical improvements, marketing, and special projects.*

Select Board Recommends (5-0)

Finance Committee Recommends (5-0)

(Select Board)

**Article #24: CPA Estimated Revenue:** To see if the Town will vote to appropriate or reserve, from FY2027 Community Preservation Act (CPA) revenues, sums of money sufficient to satisfy annual requirements for Affordable Housing, Open Space and Historic Preservation appropriations, as well as appropriate \$112,841 (one hundred twelve thousand eight hundred forty-one dollars) from FY2027 estimated revenues for administrative expenses in accordance with Massachusetts General Laws, Chapter 44B, to be expended under the direction of the Town Administrator or to take any other action relative thereto.

**EXPLANATION:** *FY2027 CPA Revenues are estimated at \$2.25 million and are based on an estimated property tax levy of \$83.2 million. Figures include an estimated 10% match of \$205,165 (two hundred five thousand one hundred sixty-five dollars) including supplemental match distributions made for communities that have adopted the 3% surcharge.*

*As required by the Community Preservation Act, a minimum of 10% CPA revenues must be set aside for each of the following purposes: Community Housing, Historic Preservation, and Open Space. 5%*

of CPA revenues may be set aside for administration. For FY2027, the Community Preservation Committee voted to set aside 10% of CPA revenues (\$225,682 - two hundred twenty-five thousand six hundred eighty-two dollars) for each of the three purposes noted above and 5% of CPA revenues (\$112,841- one hundred twelve thousand eight hundred forty-one dollars) for administration.

Select Board Recommendation will be made from the Floor  
 Finance Committee Recommends (5-0) (Community Preservation Committee)

**ARTICLE #25: CPA Affordable Housing Projects:** To see if the Town will vote to transfer and appropriate the following sums of money from the Community Preservation Act (CPA) Funds for Affordable Housing Purposes:

Item	Appropriate To	Purpose	Appropriate from FY2027 Estimated Revenues	Appropriate from Undesignated Reserve	Total
A	Yarmouth Municipal Affordable Housing Trust	MAHT General Deposit #20	\$ 200,000		\$ 200,000
B	Yarmouth Municipal Affordable Housing Trust	Repurpose \$1,179,414 for Mixed-Use Rental Housing Development	\$0	\$0	\$0
C	Hands of Hope	Rental Assistance and Eviction Prevention	\$ 95,000		\$ 95,000
D	Habitat for Humanity	Wood Road Community Housing	\$ 240,000		\$ 240,000
E	Harwich Ecumenical Council for Housing	Housing Emergency Loan Program	\$ 260,000	\$ 100,000	\$ 360,000
<b>Total</b>			<b>\$ 795,000</b>	<b>\$ 100,000</b>	<b>\$ 895,000</b>

**EXPLANATION:**

**Project A** would appropriate \$200,000 (two hundred thousand dollars) in CPA funds to the Yarmouth Municipal Affordable Housing Trust (MAHT) created under G.L. c.44, §55C to create, preserve, and support affordable housing at or below 80% of the Area Median Income (AMI). The MAHT uses these funds to support various homeownership and rental housing efforts including acquisition and rehabilitation, as well as supporting the efforts of private developers of affordable housing.

**Project B** would repurpose previously appropriated funds in the amount of \$1,179,414 (one million one hundred seventy-nine thousand four hundred fourteen dollars) from Article 15 of the 2021 Annual Town Meeting; Article 17 of the 2012 Annual Town Meeting; and Article 21 of the 2011 Annual Town

Meeting to allow use for construction and acquisition of mixed-use rental housing in the Route 28 corridor. These funds had been approved for the Buy-Down Program which is no longer viable due to escalating home values. No new funds are being requested.

**Project C** would provide \$95,000 (ninety-five thousand dollars) in funding to Hands of Hope, a non-profit organization, with the resources to assist Yarmouth residents with funds to pay overdue rent to prevent eviction OR to pay first and last month's rent to secure long-term leases in Yarmouth.

**Project D** would provide \$240,000 (two hundred forty thousand dollars) in funding to Habitat for Humanity for development of six affordable, single-family homes for households earning at or below 80% of the area median income (AMI) on an undeveloped parcel between Wood Road and Route 28.

**Project E** would provide \$360,000 (three hundred sixty thousand dollars) in CPA funds to the Harwich Ecumenical Council for Housing to make emergency repair loans to income-eligible residents of Yarmouth. Repairs include such essential items as roofs, windows, siding, heating, plumbing, and electrical systems.

Select Board Recommendation will be made from the Floor

Finance Committee Recommends (4-0)

(Community Preservation Committee)

**ARTICLE #26: CPA Recreation Projects:** To see if the Town will vote to transfer and appropriate the following sums of money from the Community Preservation Act (CPA) Funds for Recreation Purposes:

Item	Appropriate To	Purpose	Appropriate from FY 2027 Estimated Revenues	Appropriate from Undesignated Reserve	Total
A	Yarmouth Division of Natural Resources	Packet Landing Resiliency	\$ 504,000		\$ 504,000
<b>Total</b>			<b>\$ 504,000</b>	<b>\$ 0</b>	<b>\$ 504,000</b>

**EXPLANATION:**

**Project A** would serve as the cash match to an estimated \$2 million state grant to improve coastal resiliency at Packet Landing and preserve and protect the park, which includes the Veteran's Memorial, and was developed using CPA funds in 2016.

Select Board Recommendation will be made from the Floor

Finance Committee Recommends (4-0)

(Community Preservation Committee)

**ARTICLE #27: CPA Open Space Projects:** To see if the Town will vote to transfer and appropriate the following sums of money from the Community Preservation Act (CPA) Funds for Open Space Purposes:

Item	Appropriate To	Purpose	Appropriate from FY2027 Estimated Revenues	Appropriate from Undesignated Reserve	Total
A	Friends of Bass River	Crowell Pond Restoration – Phase 2	\$ 140,000		\$ 140,000
<b>Total</b>			<b>\$ 140,000</b>	<b>\$ 0</b>	<b>\$ 140,000</b>

**EXPLANATION:**

**Project A** would provide \$140,000 (one hundred forty thousand dollars) for the design and permitting of a culvert replacement under South Shore Drive and the Smuggler’s Beach parking lot to restore tidal flushing between Crowell Pond and Bass River. This project will improve water quality, fish passage, salt marsh habitat, and recreational opportunities in Crowell Pond.

Select Board Recommendation will be made from the Floor  
 Finance Committee Recommends (4-0) (Community Preservation Committee)

**ARTICLE #28: CPA Historical Preservation Projects:** To see if the Town will vote to transfer and appropriate the following sums of money from the Community Preservation Act (CPA) Funds for Historical Preservation Purposes:

Item	Appropriate To	Purpose	Appropriate from FY2027 Estimated Revenues	Appropriate from Undesignated Reserve	Total
A	Yarmouth Port Library	Replace ramp, stairs, and deck	\$ 50,000		\$ 50,000
B	Historical Society of Old Yarmouth	Gatehouse Restoration	\$ 29,500		\$ 29,500
C	Historic Reserve	Future use	\$ 146,182		\$ 146,182
<b>Total</b>			<b>\$ 225,682</b>	<b>\$ 0</b>	<b>\$ 225,682</b>

**EXPLANATION:**

**Project A** would provide \$50,000 (fifty thousand dollars) to replace the existing rear deck, ramp, and stairs of the Yarmouth Port Library with more durable and low-maintenance materials to improve accessibility.

**Project B** would provide \$29,500 (twenty-nine thousand five hundred dollars) to restore, rehabilitate, and preserve the Faith S. Tufts Gatehouse on the grounds of the Historical Society of Old Yarmouth to store and preserve historical records, photographs, and other artifacts relevant to the Town of Yarmouth. The public will be able to access the building and the records.

**Project C** would set aside \$146,182 (one hundred forty-six thousand one hundred eighty-two dollars) in the Historic Reserve in order to meet the 10% required allocation of estimated CPA revenues in this category. These funds will be used for future historic preservation projects.

Select Board Recommendation will be made from the Floor  
 Finance Committee Recommends (4-0) (Community Preservation Committee)

**ARTICLE #29: Zoning Article – VOCOD Setbacks on Route 28:** To see if the Town will vote to amend various sections of the Zoning Bylaw to modify certain provisions related to the Village Centers Overlay District (VCOD), with new language shown in bold italics, as follows, or take any other action relative thereto:

1. Amend Section 414.3.3 – Special Permits, by inserting a new paragraph, as shown, and renumbering the remaining paragraphs:

***11. The relief granted in front yard setback requirements is related to land takings or permanent easements taken as part of a Massachusetts Department of Transportation (MassDOT) Route 28 corridor improvement projects.***

2. Amend Section 414.6.4 – Relief, by deleting the text “*and maximum front yard setback*” in the first sentence.

**EXPLANATION:** *This Article includes minor amendments to the Village Centers Overlay District (VCOD) bylaw to allow developers to seek relief from front yard setbacks along Route 28 via a Special Permit rather than a Variance.*

*The VCOD was designed to have buildings closer to the road to help create a village center feel. To promote this effect, VCOD Village Centers (VC) 1, 3 and 4 are subject to a maximum front yard setback from Route 28. However, streetscape improvements proposed by MassDOT to improve safety and add bicycle and pedestrian accommodations along Route 28 will require strip land takings of various widths for some properties along Route 28. This amendment allows for more flexibility for developers who have projects currently in design that may be affected by the final design of the MassDOT projects.*

**2/3 Vote Required**

Select Board Recommends (5-0)

Finance Committee Recommends (N/A)

Planning Board Recommends (6-0)

(Yarmouth Planning Board)

AND, also, in the name of the Commonwealth, you are hereby directed to serve this Warrant by posting attested copies thereof at four public places, one on the north side of Town and three on the south side, and by publication in the Cape Cod Times of notice of the availability of the warrant, and by posting said warrant to the Town's website at least seven days before the time of holding said meeting, as aforesaid.


Hereof, fail not, and make return of this Warrant with your doings thereon at the time place of said meeting. Given under our hands and the seal of the Town of Yarmouth, hereto affixed this 24<sup>th</sup> day of March 2026.

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

  
\_\_\_\_\_  
Dorcas McGurrin, Vice Chair

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

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

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

**Town of Yarmouth Select Board**

## Assignment of Warrant Articles

<b>Article Number</b>	<b>Title</b>	<b>Name</b>
1	Budget Adjustments	
2	Municipal Budget	
3	Golf Enterprise Budget	
4	Water Division Budget	
5	Septage Enterprise Budget	
6	Wastewater Enterprise Budget	
7	Cable Television Communications Budget	
8	Dennis-Yarmouth Regional School District Budget	
9	Cape Cod Regional Technical High School District Budget	
10	Golf Capital Expense	
11	Water Division Capital Expense	
12	Police Cruiser Financing	
13	Fire Department Capital Expense	
14	Capital Expense Various Departments	
15	Library Construction	
16	Wastewater Facilities National Grid Easements	
17	Septage Equalization Tank Rehabilitation	
18	Phase 1 Sewer Collection System Funding	
19	Bayberry Hills Engineering Discharge	
20	Collective Bargaining Wage Adjustments	
21	Mattacheese Building Maintenance Costs	
22	Transfer and Sale of Surplus Property	
23	Appropriate Tourism Revenue Preservation Fund	
24	CPA Estimated Revenue	
25	CPA Affordable Housing Projects	
26	CPA Recreation Projects	
27	CPA Open Space Projects	
28	CPA Historical Preservation Projects	
29	Zoning Article – VOCD Setbacks on Route 28	

**BOARD  
AND  
COMMITTEE  
ACTIONS**

**From:** Chris Peterson <chrisbpeterson85@gmail.com>

**Sent:** Tuesday, April 7, 2026 10:43 AM

**To:** Stevesoz <stevesoz@comcast.net>; Karen Chimwaza <karen.chimwaza@gmail.com>; Deb Clark <hullonian50@gmail.com>; Paul Deignan <repauldeg@gmail.com>; Denise Galvin <denise.galvin@gmail.com>; Nee, Ruth <RNee@yarmouth.ma.us>; Harrison, Alan <aharrison@capetech.us>; Mary Johnson <mrj9922@msn.com>; Vicki Fulcher-LeBlanc <vfulcher@comcast.net>

**Cc:** Reynolds, Steve <SReynolds@yarmouth.ma.us>

**Subject:** Resignation from Recreation Commission Position

*Select 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.

Dear Members of the Recreation Commission,

I am writing to put in my resignation from my position with the Town of Yarmouth Recreation Commission.

Due to increasing family obligations, I am no longer able to dedicate the time and attention necessary to fulfill the responsibilities of this role.

I appreciate the opportunity to have been involved, and I wish the Commission continued success in all of its future efforts.

Thank you for your understanding.

**Chris Peterson**

Father | Husband | Angler | Coach | Community-focused

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"Unless someone like you cares a whole awful lot, nothing is going to get better. It's not." - Dr. Suess

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



## Yarmouth Select Board Affordable Housing Workshop Minutes April 22, 2025

The April 22, 2025 meeting of the Affordable Housing Workshop was held in a hybrid model, both in person in the Hearing Room at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA and via ZOOM. The public was able to attend the meeting in person or via ZOOM. Committee members were allowed to participate through ZOOM. Select Board members present were: Chair Dorcas McGurrin, Tracy Post, Mark Forest, Joyce Flynn, and Liz Argo.

At 6:00 p.m., seeing quorum, Town Administrator Robert L. Whritenour, Jr., opened the meeting and thanked the Yarmouth Select Board for organizing the stakeholders meeting for the Affordable Housing Workshop. Mr. Whritenour called to order the meeting of the Affordable Housing Trust, stating that the meeting was posted in order to participate in the discussion with the Yarmouth Select Board and the Community Housing Committee.

Mr. Whritenour asked the Community Housing Committee to call their meeting to Order as well. John Barr, Chair of the Community Housing Committee, seeing quorum, opened the April 22, 2025 joint meeting between the Yarmouth Select Board, the Affordable Housing Trust and the Town of Yarmouth Community Housing Committee.

Due to some members participating remotely, a roll call vote was taken. The following members were present from the Affordable Housing Trust: Chair Robert Whritenour; Myra Suchenicz; Robert Lawton; and Mark Forest. The following members were present from the Community Housing Committee: Chair John Barr; Drew Krauss; Lee Hamilton; Greg Wheeler; Deirdre Gaquin; Myra Suchenicz; and Phommala Songkhors. The Community Housing Committee did not have a full quorum.

Joe Glynn was on Zoom as an observant, not as a participant.

Select Board Chair McGurrin led everyone in the Pledge of Allegiance.

Mr. Whritenour thanked Mary Waygan, Affordable Housing/CDBG Program Administrator, for her work and organization. Ms. Waygan introduced Wendy Ohlson, Executive Director of the Yarmouth Housing Authority, Bambi Wyatt Rosario, Chair of the Yarmouth Housing Authority Board of Commissioners, and Drew Krauss, Board Member of the Yarmouth Housing Authority.

### **1. Update on Short-Term Rental Study - University of Massachusetts Donahue Institute**

Mr. Whritenour introduced the evening's first major agenda item: an update on Yarmouth's short-term rental study. He explained that short-term and seasonal rentals had significantly affected the Town's housing stock, influencing the availability and affordability of year-round housing. Much of the Town's current affordable housing planning focused on managing and utilizing existing housing, not necessarily building new units. To better understand these dynamics, the Housing Trust partnered with the Select

Board to fund a study by the University of Massachusetts-Amherst Donahue Institute, which would analyze the impacts of short-term rentals on Yarmouth's housing market and develop actionable recommendations.

Dr. Kerry Spitzer, Senior Research Manager at the Donahue Institute (participating via ZOOM), presented an overview of the study. The research aimed to inform local policy discussions through four main components: (1) quantitative data collection and analysis; (2) interviews with key stakeholders; (3) scenario analyses of possible regulatory approaches; and (4) a final report with recommendations. She said the study began in early 2025, with data collection largely completed. It drew from a wide range of sources, including U.S. Census and American Community Survey data, Department of Revenue registration lists, AirDNA rental data, municipal registration data, housing sales data from the Warren Group, and other state and federal datasets. Initial findings showed:

- Yarmouth's population and household numbers were increasing, following regional pandemic-era migration trends.
- Median household income was slightly below county and state averages but had been rising.
- Housing cost burdens, particularly among renters, had also increased, with many spending more than 30% of their income on housing.
- Seasonal vacancies remained high compared to the state, though slightly reduced since the pandemic, especially in West Yarmouth, which had the highest share.

Dr. Spitzer said the next phase would include interviews with various stakeholders - local officials (Chamber of Commerce, Select Board, Community Housing Committee, Housing Trust), realtors, business leaders, neighborhood associations, hotels and motels, and potentially homeowners - to supplement quantitative data with community perspectives. These interviews would help the research team evaluate both the potential impacts and community acceptance of possible regulatory or incentive measures.

Dr. Spitzer outlined potential policy scenarios for analysis:

- Quantitative unit caps on short-term rental permits based on a percentage of total housing (as done in Vail, Colorado).
- Zoning restrictions allowing short-term rentals only in specific districts.
- Limits on rental nights or frequency per year.
- Restrictions to owner-occupied homes or certain housing types (e.g., single-family only).
- Possible inclusion of taxation policies or incentive-based approaches to promote year-round rentals.

Preliminary data indicated that Yarmouth had approximately 1,438 registered short-term rental units, with about 1,264 being full-unit, non-owner-occupied rentals, predominantly in West Yarmouth, followed by South Yarmouth and Yarmouth Port. The number of listings dipped during the pandemic as homeowners occupied their second homes more frequently.

During the question period, several points were raised. Select Board Member Post asked if the study would compare Yarmouth's zoning and accessory dwelling unit (ADU) bylaws to other communities. Dr. Spitzer confirmed this was planned. Select Board Member Flynn questioned whether AirDNA data missed unregistered or privately rented properties. Dr. Spitzer acknowledged that it did, noting the need to triangulate multiple data sources to improve accuracy. Sharon Wimer, Chair of the

Mattacheese Utilization Committee (MUC), suggested examining taxation as a policy tool. Dr. Spitzer agreed this could be incorporated. Yarmouth Resident Norm Holcomb emphasized including short-term rental owners in interviews, as many relied on seasonal rentals to afford homeownership. Dr. Spitzer agreed. Select Board Member Post also recommended exploring incentives for year-round rentals rather than focusing solely on restrictions. Dr. Spitzer cited Provincetown's incentive program as an example and agreed to include that approach. Ms. Waygan clarified that the purpose of the study was to identify both benefits and drawbacks of short-term rentals, not only their negative impacts, aiming to amplify benefits and mitigate costs. Select Board Member Argo requested access to the completed Provincetown study, which Dr. Spitzer said was available on the Donahue Institute's website. She and Ms. Waygan also discussed ensuring coordination between Yarmouth's study and an upcoming Cape Cod Commission county-wide study to avoid duplication.

The discussion concluded with thanks from Select Board Chair McGurrin, who noted the Board's anticipation of the study's findings. Dr. Spitzer said she looked forward to further engagement through upcoming interviews and future reports.

## **2. Affordable Housing Trust Update**

### **- Greyfield and Blighted Sites, Mixed Use Implementation**

Mr. Whritenour provided a comprehensive overview of Yarmouth's Affordable Housing Trust (AHT), outlining its purpose, progress, and current initiatives. He began by explaining that the Trust was established in 2007, authorized under the Municipal Affordable Housing Trust Fund Act (Chapter 491 of the Acts of 2004). Its mission was to create and preserve affordable housing for low and moderate-income households. The Trust served as a flexible tool that enabled the Town to respond quickly to housing opportunities, such as land purchases or partnerships with developers, without waiting for the Annual Town Meeting cycle.

Yarmouth's long-term goal was for 10% of its year-round housing stock to qualify as affordable. The Town currently stood at about 5%, up from 3.5% in 2010, representing steady progress. Since its inception, the Trust had created or preserved 191 affordable units. Among its recent accomplishments, Mr. Whritenour highlighted a Habitat for Humanity partnership at 1121 Route 28, creating a mixed-use, homeownership opportunity. The Trust also helped fund the short-term rental study with the Donahue Institute and supported the Mattacheese Utilization Committee in exploring future uses for the former school property.

A key new focus for 2025 was stimulating mixed-use, village-style development along Route 28, particularly on Greyfield and Blighted properties that have suffered from disinvestment. The AHT provided matching funds for a state community planning grant tied to the Town's Local Comprehensive Plan (LCP), which emphasized revitalizing Route 28 through coordinated housing and economic development. The Trust had also implemented a forgivable loan program to encourage redevelopment of underused or deteriorated properties by providing pre-engineering and planning assistance to developers. The goal was to create walkable, mixed-use sites that reflected the Town's desired "village" aesthetic, placing commercial elements along the street and residential units behind or above them, with thoughtful design and parking layouts. Mr. Whritenour emphasized that this proactive, incentive-based approach helped counteract overreliance on Chapter 40B projects, which allowed developers to bypass zoning if the Town had not met its 10% affordable housing threshold. He noted that such projects often lacked the balanced economic and community benefits the Town sought.

Mr. Holcomb commended the Trust's innovation but questioned why developers were not more active given high housing demand. Mr. Whritenour cited barriers such as infrastructure limitations, Cape Cod's regulatory complexity, and particularly the lack of financing for retail and mixed-use components. Developers often found housing funding more accessible than commercial financing, making it difficult to bridge both aspects of mixed-use projects.

Select Board Member Argo inquired about the new mixed-use planning study. Mr. Whritenour and Ms. Waygan explained that it stemmed from a \$100,000 state grant matched with \$25,000 from the AHT, now in its early stages. Ms. Waygan described how past projects, like Yarmouth Commons and Yarmouth Gardens, both redevelopments of blighted motels, proved the Town's success in fostering affordable housing but highlighted the challenge of incorporating commercial space due to financial constraints. The new planning effort would help refine zoning, visioning, and site identification along Route 28, supported by the Town's inclusionary zoning requirements.

Select Board Member Post voiced support but cautioned that similar studies had been done before without significant redevelopment results. She stressed the difficulty of motivating private property owners to act, noting that the Town could only offer tools, not compel redevelopment. She suggested creating a local development authority, complementing the Housing Trust, to help acquire or "flip" blighted parcels and promote desirable projects. Ms. Post also underscored the need to complete the Local Comprehensive Plan and reduce Cape Cod Commission regulatory barriers, which deterred investment by creating uncertainty and expense for developers.

Ms. Waygan added that Yarmouth's Growth Incentive Zone (GIZ) on Route 28 provided a partial preapproval framework to streamline redevelopment. She had urged the Cape Cod Commission to make GIZ rules more flexible as it revised its Regional Policy Plan (RPP).

The discussion concluded with general agreement that revitalizing Route 28 through mixed-use redevelopment remained central to both housing and economic goals. The Affordable Housing Trust aimed to serve as a bridge between housing, planning, and economic development, leveraging its funding flexibility to support coordinated, long-term growth.

### **3. Mattacheese Utilization Housing Priorities and Planning Process - Alexis Lanzillotta, AICP, Principal Planner, Barrett Planning Group LLC**

Mr. Whritenour introduced the discussion by explaining that the housing stakeholders were eager to participate in the Mattacheese Utilization Committee (MUC) process because it provided an opportunity to apply the principles from Yarmouth's Housing Production Plan to a specific redevelopment site. Led by Mary Waygan and the housing team, comprised of the Affordable Housing Trust and the Community Housing Committee, a series of three well-attended brainstorming and prioritization sessions were held, which produced a set of coordinated recommendations for potential reuse of the former Mattacheese Middle School property. Mr. Whritenour emphasized that the housing team's work was not intended to get ahead of the MUC process, which was still ongoing, but rather to model a collaborative, replicable approach to community-based planning. The group worked with Barrett Planning Group, using Barnstable County ARPA funds that provided 30 hours of technical assistance under the County's regional housing pilot program. The housing group's work took place between January and March, resulting in two draft scenarios, a moderate and an elevated housing proposal. Both envisioned a mixed-use community combining residential, community, and limited commercial elements (such as a coffee shop, childcare facility, or small retail space). The proposals were informed by the town's Housing Production Plan (HPP) targets, which established annual affordable housing goals tied to the state's Subsidized Housing Inventory (SHI). Meeting 0.5% of the Town's year-round housing stock in

affordable units earned a one-year HPP certification. Achieving 1% earned a two-year certification and greater local control over Chapter 40B projects

Alexis Lanzillotta, Principal Planner at Barrett Planning, described the MUC structure and the housing team's process. The MUC was created to develop a comprehensive reuse plan for the Mattacheese site, incorporating multiple land-use perspectives, such as housing, municipal services, recreation, education, open space, economic development, and water supply, into a single coordinated master plan. Each land-use "pod" or team was responsible for developing conceptual scenarios that would later be consolidated by MUC and a consultant into final recommendations for the Select Board.

**Moderate Scenario:**

- 62 multifamily rental units, primarily two- and three-story buildings (with elevators for accessibility).
- 25–50% affordable, mixed-income housing.
- A variety of unit sizes (studios to three-bedrooms) with senior-friendly and universally accessible design with 1.5 parking spaces per unit, green and energy-efficient construction.
- Housing sited toward the southeast portion of the property (former classroom area).
- 100% affordable single-family ownership homes, modeled after a Habitat for Humanity neighborhood, placed west of the rental area on existing gravel land.
- Inclusion of detached rental units for municipal employees—to help attract and retain local workforce housing candidates above traditional affordability thresholds.

**Elevated Scenario:**

- Doubled the moderate plan to 124 rental units and 12 affordable ownership homes and retained the same mixed-use, design, and energy-efficiency principles.
- Expanded the municipal employee housing component and focused on already disturbed areas of the site to preserve wooded sections and leave space for other potential uses identified by other land-use teams.

Ms. Waygan noted that the collaboration with Barrett Planning, funded through County ARPA resources, allowed the housing team to progress rapidly and effectively. The same consultant was now assisting other MUC working groups.

MUC Chair Wimer praised Assistant Town Administrator William Scott for designing the MUC process, which fostered communication among departments and committees while minimizing consultant expenses. She confirmed that MUC would soon hire a consultant to synthesize the various land-use recommendations into a final report for the Select Board. Ms. Wimer acknowledged the diverse opinions regarding the location of housing and other facilities on the site but emphasized that MUC's goal was to produce data-driven, consensus-based recommendations for reuse of the property.

## 4. Housing Authority Update

Mr. Whritenour opened the discussion by thanking the Housing Authority and staff for collaborating on affordable housing issues. He emphasized the importance of maintaining dialogue between the Housing Authority, an autonomous state agency, and the Town, particularly regarding the Request for Proposals (RFP) for 506 Forest Road, which sought a developer to create affordable housing on Housing Authority-owned land.

Wendy Ohlson, Executive Director of the Yarmouth Housing Authority, confirmed the RFP was issued with responses due May 7, 2025, by 3:00 p.m.

Ms. Waygan provided an overview of the Housing Authority's programs. The Yarmouth Housing Authority managed 332 federal and 37 state rental vouchers, ensuring participating tenants spent no more than 30% of their income on housing. The Housing Authority also owned and managed 40 senior and disabled units at Long Pond Plaza, leased a congregate living facility for disabled adults, and actively partnered with Town departments on maintenance and improvement projects.

Turning to the 506 Forest Road RFP, Ms. Waygan and Ms. Ohlson explained that the Housing Authority worked with Laura Shufelt of the Massachusetts Housing Partnership to draft the document over the course of a year. The proposal called for a developer to lease the land, construct, and manage the property, which was envisioned as 100% affordable housing with income limits ranging from 30% to 80% of Area Median Income (AMI). The Housing Authority would not own the development but would retain site control through the land lease.

Drew Krauss of the Community Housing Committee outlined the evaluation criteria in Attachment A of the RFP, including developer experience, affordability, site design, financial feasibility, and references. He noted that proposals offering a range of affordability from 30–80% AMI and incorporating green or net-zero design would be rated "highly advantageous." The project was designed to be moderate in scale to meet environmental requirements, with conceptual plans limiting development to 49 units (90 bedrooms) on the 18-acre site, preserving buffer areas and existing trees.

When asked how the Chapter 40B process would work, Ms. Waygan explained that while 40B exempted certain zoning requirements, developers must still meet health, water, and wastewater standards. After selection, the developer would apply for state financing and a Project Eligibility Letter before seeking a comprehensive permit from the Zoning Board of Appeals (ZBA). The Town would have a 30-day comment period during this process and could engage technical consultants at the developer's expense to assist in the review.

Mr. Whritenour stressed two critical environmental concerns. The first was the protection of nearby water supply wells from nitrogen and PFAS contamination, recommending advanced nitrogen-removal systems be required. The second was stormwater management, noting existing flooding and high groundwater issues in the surrounding neighborhood. He urged these be resolved before developer selection and asked that the Housing Authority maintain site control if a developer failed to meet requirements.

Select Board Member Forest thanked all participants, emphasizing the value of collaboration but warned that the Forest Road project had been divisive, with strong neighborhood and Town Meeting opposition. He asked how the Housing Authority planned to address widespread concerns. Mr. Krauss responded that no project existed yet. The Housing Authority was simply seeking proposals. He acknowledged the concerns about drinking water and stormwater but expressed his belief that environmentally safe, modest-scale affordable housing was achievable, preserving much of the land as open space.

Select Board Member Flynn asked about the timeline and how it aligned with future sewerage in the area. Mr. Krauss noted that sewer expansion to Forest Road was not expected for many years, meaning the development would likely precede sewer installation.

The discussion concluded with agreement on maintaining transparency and cooperation between the Housing Authority, Town staff, and the Select Board as the proposal review progressed.

## 5. Adjourn

**MOTION: To adjourn.**

**Motion by: Liz Argo**

**Seconded by: Joyce Flynn**

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

The meeting adjourned at approximately 8:15 p.m.

Respectfully submitted,



Gina Gonsalves



## Yarmouth Select Board Select Board Meeting Minutes May 6, 2025

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

The Chair welcomed everyone to the meeting and then led everyone in the Pledge of Allegiance.

### 1. **Announcements**

Town Clerk Mary Maslowski reminded the public that Saturday, May 10th was the final day to register to vote for the May 20th Annual Town Election. The Town Clerk's Office would hold a special voter registration session from 9:00 a.m. to 5:00 p.m. that day, and residents could also register online. She also noted that the deadline to apply for a vote-by-mail ballot was Tuesday, May 13th at 5:00 p.m., explaining that applications received after that time could not be processed under the requirements of the Votes Act.

Paul Niedzwiecki, CEO of the Cape Cod Chamber of Commerce, announced that the Chamber was requesting to withdraw from the agenda the review of petitions related to establishing a Tourism Destination Marketing District. He explained that this would be the first such district on Cape Cod and emphasized the need to ensure accuracy, transparency, and full support from all participating properties. Mr. Niedzwiecki stated that several questions had arisen, including potential second thoughts from some of those who signed the petition, and that the Chamber did not want to move forward until a fully vetted, clearly supported proposal was ready. Although the enabling legislation included a timeframe, he stressed that it should not create a false sense of urgency, as the Chamber wanted to "do it right" and hear from everyone involved.

**MOTION: To accept the withdrawal of the Petition without prejudice.**

**Motion by: Joyce Flynn**

**Seconded by: Mark Forest**

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

Select Board Member Flynn announced that the League of Women Voters would be hosting a Candidates' Night for those running for the Yarmouth Select Board. The event would take place from 4:00 to 6:00 p.m. at the Cape Media Center. She noted that the program would be recorded and made available afterward but emphasized that the Cape Media Center warmly encouraged residents to attend in person and take the opportunity to visit and see the facility.

Select Board Member Argo announced that the Town of Yarmouth's Public Art Committee still had three open positions. Interested residents could apply using the Talent Bank Form available online, or they could contact Ms. Argo directly. She also stated that the Town needed volunteers for the Historic Committee and encouraged anyone interested to reach out.

## 2. Public Comments

John Furnari, General Manager of the Lighthouse Inn in West Dennis, spoke on behalf of his business and as a member of both the Yarmouth and Dennis Chambers of Commerce. He expressed appreciation that the Town and Chamber were taking additional time to gather feedback regarding the proposed Tourism Destination Marketing District. He stated that his establishment was opposed to the District's creation. As a seasonal business, he noted that most of the funds would be directed toward seasonal and winter marketing efforts, which he felt would not benefit their operation. He also objected to the proposal's additional 1.5% tax, explaining that hotels were already at a 14.5% tax rate. Increasing it to 16% would be burdensome. He argued that hotel operators could choose on their own to contribute toward marketing efforts without adding a state-managed fee or additional bureaucracy. He further emphasized the importance of avoiding hidden or additional guest fees, stating that such practices could harm both lodging businesses and local marketing efforts.

Resident Chris Greeley asked for clarification on the date of the League of Women Voters' Candidates' Night. Select Board Member Flynn repeated that it would be held on Thursday, May 8th, from 4:00 to 6:00 p.m. Ms. Greeley then offered two comments. First, she praised the Town Moderator's opening remarks at the Annual Town Meeting, noting how effectively the moderator incorporated Yarmouth's history into the 250th Anniversary of America's independence. Second, she spoke strongly in support of the Select Board's planned correspondence regarding PFAS contamination, stating that the evidence of contamination in the area was growing more concerning. She expressed particular alarm about the airport's plans to expand and pave additional areas that might not have been properly investigated or capped and noted that contamination appeared to extend along runways as well, not only from the Fire Training Academy. She urged the Town to push for a coordinated, rigorous review before any additional paving was allowed, warning that existing issues might be concealed rather than corrected.

Resident Christopher Gearin, speaking via Zoom, thanked Town Administrator Whritenour, the Select Board, and the Planning Board for their efforts to resolve an issue impacting commercial fisherman Jon Tolley, who had been selling lobsters from his Yarmouth home. He noted that the Planning Board would meet on Wednesday, May 7th at 6:00 p.m. to discuss possible zoning amendments related to retail sales of fish and shellfish in residential districts for the fall Special Town Meeting.

Resident Vida Morris raised multiple concerns stemming from the recent Town Meeting. First, she referenced Norm Holcomb's question regarding projected investment income for the upcoming fiscal year - approximately \$400,000, compared to \$1.7 million in the current year. She disagreed with the Finance Director's explanation that the lower projection reflected "conservative" estimating, calling it instead "abnormal," and expressed frustration that no deeper explanation was provided. She also revisited her earlier question regarding the Town Hall reroofing project, noting that the explanation provided at the meeting was, in her view, unclear and contradictory. She expressed confusion about whether the existing solar panels, which she believed were nearing the end of their useful life and producing minimal savings, would be removed, replaced, reinstalled, or simply patched around. She urged the Energy Committee to investigate proper disposal options for ageing panels if such solutions existed. Finally, she commented on statements made by Dennis-Yarmouth Superintendent Smith regarding student enrollment increases in the School District. She questioned where the new students were coming from, whether they brought associated funding, and what their overall impact was on the District.

### 3. Appointment Confirmation of David Condon as Director of Natural Resources

Town Administrator Whritenour expressed his strong support and enthusiasm for the appointment of David Condon as the Town's new Director of Natural Resources. He explained that, under the Town Charter, division head appointments were made by the Town Administrator, but the Select Board had a 15-day period during which it could reject the appointment with a four-fifths vote. For this appointment, the 15th day fell on May 17th. As a result, the Select Board must formally consider whether to accept or reject the appointment. Mr. Whritenour described Mr. Condon as an exceptionally qualified and highly respected member of the Division. Mr. Condon had been with the Town since January 2020, beginning as a Natural Resource Officer, later serving as Acting Director. He consistently demonstrated strong leadership. Prior to joining Yarmouth, he served as Harbormaster in three different communities, giving him extensive high-level operational and managerial experience. Mr. Whritenour highlighted several notable credentials, including Mr. Condon's role as President of the Cape and Islands Harbormaster Association and his service as the Cape and Islands representative to the Massachusetts Harbormaster Training Council. He also noted Mr. Condon's unique background as a second mate on a 900-foot vessel in the Pacific Ocean, an experience that required exceptional skill, judgment, and command, qualities that had translated directly into his work within the Division.

Mr. Whritenour also thanked former Director of Natural Resources Bill Bonnetti, noting that Mr. Bonnetti had been one of the first to bring Mr. Condon's leadership strengths and performance to his attention. He credited Mr. Bonnetti with recognizing Mr. Condon's potential early on and helping clear the path for his advancement within the Division. He emphasized that Mr. Condon was a conscientious, highly professional, and deeply capable leader, and expressed confidence that he would continue to serve the Town well for many years.

**MOTION: To endorse the Town Administrator's appointment of Mr. Condon as Yarmouth's Natural Resources Director.**

**Motion by: Mark Forest**

**Seconded by: Tracy Post**

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

David Condon spoke and expressed his gratitude to several individuals who supported his path to becoming Director of Natural Resources. He thanked former directors Bill Bonnetti and Karl von Hone for their leadership within the Division, noting that although the Division was small, its staff was dedicated and committed to getting the job done. He also thanked Town Administrator Whritenour, Assistant Town Administrator Scott, the Select Board, and, most personally, his wife and young son, Jack, for their support. Mr. Condon reflected on the long journey that led him to this role. He first worked for the Division seasonally while in college more than twenty years ago and often wondered whether a full-time opportunity would ever come. For many years, it seemed unlikely, as the department had very little turnover, something he viewed as evidence of its strength and positive work environment. He shared that, over the past five years, the division had undergone an almost complete staffing transition due to retirements and career changes. Despite this turnover, he emphasized that the Division had not lost its mission. Although the faces might have changed, he expressed complete confidence in the current team's dedication, professionalism, and commitment to serving the community.

#### 4. Hearing: Fees Update (1<sup>st</sup> Hearing)

Chair McGurrin read the legal notice into the record:

“Notice is hereby given that two public hearings will be held at the Yarmouth Select Board Meeting scheduled for Tuesday, May 6th, 2025, and Tuesday May 13th, 2025, concerning fee increases for the following departments: General Administration/Licensing, Community Development, Conservation, Old Kings Highway, Planning, Zoning/Board of Appeals, Community Services, Senior Services, Finance, Town Clerk, Public Works, Beaches, Disposal, Water. The Select Board meetings will begin at 6:00 p.m. in the Hearing Room at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, Mass. 02664. Written comments will be accepted by the Select Board via email at [selectboard@yarmouth.ma.us](mailto:selectboard@yarmouth.ma.us) until 4:30 p.m. Friday, May 2nd, 2025. Verbal comments will be accepted at each public hearing. Persons interested in these changes are encouraged to attend.”

The Chair continued reading each individual fee change. [Please see Appendix A, attached at end.]

Resident Tom Nickinello spoke first, noting the significance of “Drinking Water Week” and commending the Water Department’s technicians for their work on recent water main breaks along Route 28. He then raised concerns about the Zoning Board of Appeals proposed commercial filing fee, which would increase from \$200 to \$450 - a 125% increase. He felt this was excessive, especially for small businesses seeking change-of-use approvals, and suggested the Board consider reducing the proposed fee. Mr. Nickinello also requested that, at the end of the full fee schedule, the Town include a side-by-side comparison showing current fees, proposed fees, and percentage increases.

Brittany DiRienzo, Conservation Administrator who was representing the Community Development Office for the Hearing, responded regarding the Zoning/Board of Appeals commercial fee increase. She explained that the fee appeared to jump significantly because it now included legal advertising and abutter notification costs, which were previously charged separately. When these costs were consolidated and an approximate \$50 increase per filing was factored in, along with aligning Yarmouth’s fees with neighboring towns, the new total came to \$450. She also noted the fees had not been updated since 2008, making an increase reasonable.

Town Planner Kathy Williams provided context for the Planning Board fee adjustments. She explained that planning fees were last updated in 2011, and general inflation alone from 2011 to 2025 accounted for about a 40% increase. The Department then added an average \$50 to cover the consolidated cost of legal notices and abutter mailings. She also clarified that new fees were added for Village Center Overlay District (VCOD) site plan reviews and private road name changes, noting that the Town previously charged nothing for these despite required public notifications.

Ms. Williams also identified errors in the advertised planning fees. The preliminary plan fee that was read actually reflected the definitive plan fee. The subdivision rescission fee displayed incorrect “current” and “proposed” values. Given these inaccuracies, Ms. Williams recommended removing the preliminary plan and subdivision rescission fee changes from the current hearing and addressing them during a future advertising cycle. Select Board Member Post agreed, noting that any substantive change from what was advertised must be re-advertised to allow the public an opportunity to comment.

Ms. DiRienzo also flagged an error in the Conservation Notice of Intent Category 5 freshwater fee. The proposed amount should be \$200, not \$400. Because the corrected fee was lower, it did not require re-advertising.

A brief discussion followed on the water billing tiers after Ms. Post questioned the step from 15,000 to 16,000 gallons in the posted rates. Laurie Ruzala, Water/Wastewater Superintendent, clarified that the Town billed only by the thousand gallons. Partial thousand-gallon usage carried over to the next bill until it reached the next full thousand, so there was no gap in billing tiers.

Ms. Argo added that state law required all municipal fees to be tied to actual costs incurred, not to generate surplus revenue, and the explanations provided made clear that the adjustments complied with that requirement.

Chair McGurrin stated that the Second Fee Hearing would take place at the May 13, 2025 meeting.

## **5. Local Comprehensive Plan (LCP) Update**

**- Kathy Williams, Town Planner; Jane Crowley, Planning Board Chair**

Planning Board Chair Joanne Crowley and Town Planner Kathy Williams presented an update on the Local Comprehensive Plan (LCP), describing it as Yarmouth's long-term master plan and a framework to guide future investments, zoning, and policy decisions. Ms. Crowley emphasized that the LCP was intended to serve residents, workers, students, and visitors while protecting environmental and historic resources. The plan was being prepared in accordance with Cape Cod Commission guidelines, with the goal of Town Meeting adoption in fall 2025 and Commission certification in 2026.

Ms. Williams explained that the LCP would include a vision statement and growth policy, existing conditions, key issues and needs, capital and infrastructure planning, housing strategies, and a targeted action plan. Certification would provide regulatory benefits, including expanded use of development agreements, impact fees, and potential adjustments to DRI thresholds via the growth incentive zone.

Ms. Williams reported vigorous community outreach over the past year. The growth policy, structured around the Cape Cod Commission's "centers of activity" concept, recognized that Yarmouth had limited traditional centers beyond South Yarmouth Village and an area near the hospital. Ms. Williams said the Town's goal was to pursue "managed growth" by promoting redevelopment and mixed use along Route 28 in areas served by municipal sewer, by encouraging reinvestment in hotel properties along South Shore Drive, by leveraging redevelopment of the former Mattacheese Middle School site, and by protecting environmental, historic, and cultural resources while improving resiliency. Select Board members praised the clarity of the growth policy. Select Board Member Argo called it a strong driver for how and where the town wishes to grow, while noting her interest in eventually limiting pesticides and herbicides near waterways.

In regard to water resources, key issues included drinking water quality and quantity (with the Town already in drought), aging water infrastructure, funding, and phasing of future wastewater program stages beyond Phase 1, citing additional effluent discharge locations, and impacts from septic systems, stormwater, fertilizers, and tidal restrictions. Ms. Williams noted ongoing and planned work with the Friends of Bass River on tidal restoration (Weir Road, North Dennis Road, Run Pond) and concerns about PFAS contamination at the airport and fire training facility. Next Steps would include:

- Monitoring evolving drinking water regulations and continuing water infrastructure replacement.
- Advancing subsequent phases of wastewater planning and securing sustainable funding mechanisms.
- Preserving the septage treatment plant and pursuing tidal restoration projects.
- Applying pond management strategies from the Cape Cod Commission's freshwater initiative and finalizing the Long Pond water quality study.
- Supporting the Hyannis PFAS community working group and maintaining shellfish programs for water quality benefits.

Select Board Member Forest stressed that sustainable funding for wastewater beyond Phase 1 was one of the Town's most significant challenges and suggested elevating it as a top-tier priority. Multiple members agreed that the LCP must clearly flag this issue, even though the document itself would not solve it.

Ms. Williams then summarized concerns about development impacts on wetlands, lack of public awareness of regulatory protections, fertilizer use, untreated stormwater, sea level rise, and abandoned bogs needing restoration. For wildlife and habitat, issues included invasive species, encroachment on core habitats and breeding grounds, and threats to vernal pools and shorebird nesting areas. Proposed next steps would include:

- Updating the wetlands bylaw and regulations to account for coastal resiliency zones and sea level rise.
- Expanding public education on wetland rules and best management practices.
- Protecting land that would allow for future wetland and salt marsh migration.
- Pursuing wetland and bog restoration (e.g., Friends of Bass River projects, Bayview/Cape Cod Hospital bogs).
- Developing an invasive species management plan, prioritizing Town properties, and reinstating prescribed burn and mechanical vegetation management to reduce wildfire risk and improve habitat.
- Identifying and certifying vernal pools, protecting shorebird nesting areas, and considering zoning changes related to clear-cutting of residential lots.

Select Board Member Post questioned whether reinstating prescribed burns was still appropriate in light of recent drought conditions, suggesting that any such recommendation should be tied to clear safety criteria and expert guidance from the Fire Department. She also noted her concern that the Town must lead by example in reducing herbicide use, including phragmites spraying on conservation land. Select Board Member Forest asked that "invasive species" be clearly explained in plain language, not jargon. Select Board Member Argo suggested adding content on pollinators and ways to recognize landscapers using ecologically friendly practices.

Pertaining to open space and recreation lands, key issues included inadequate maintenance of conservation areas and trails, improper dumping, limited trail signage and wayfinding, and a lack of public awareness of the Town's extensive open space resources. There was also ongoing pressure to protect key parcels from development. Important items included:

- Enforcing rules against illegal dumping and misuse of conservation land.
- Installing wayfinding signage and improving conservation area identification.

- Developing a prioritized list of properties for acquisition or conservation restriction (e.g., habitat protection, water supply, wildlife corridors, scenic and agricultural land, and parcels adjacent to existing conservation areas).
- Continuing to produce and distribute conservation trail maps.

Select Board Member Post pointed out that while maintenance deficiencies were noted as a problem, maintenance was not explicitly included as an action item. She urged adding a specific commitment to trail and open space upkeep. Select Board Member Forest suggested exploring an expanded “Adopt-a-Park/Trail/Open Space” program and dedicating mitigation funds to public space maintenance. Members discussed both the potential and management challenges of such a program.

Using the MVP report, Hazard Mitigation Plan, and a climate vulnerability assessment for municipal facilities, Ms. Williams outlined risks from coastal and inland flooding, road closures limiting emergency access, coastal erosion, complex and lengthy permitting for dredging and beach nourishment, and limited staffing capacity for resiliency projects and grants. Key next steps would include:

- Completing the MVP 2.0 process and evaluating entry into the Community Rating System.
- Evaluating staffing needs to manage resiliency projects and grants.
- Completing the South of Route 28 neighborhood emergency egress study and implementing priority projects.
- Advancing the Packet Landing Marine resiliency project, studying, and funding coastal structures (seawalls, jetties), and conducting a Lewis Bay erosion/shoaling study.
- Permitting dredging in the upper Bass River (with Dennis) and completing a feasibility study for Fire Station 1 in a hurricane SLOSH zone.
- Reviewing Cape Cod Commission model floodplain overlay regulations.

Select Board Member Forest cautioned that the resiliency section appeared strongly focused on municipal infrastructure and coastal areas, while inland neighborhoods also experienced recurrent flooding (e.g., Captain’s Village). He encouraged the plan to address stormwater, high groundwater, and changing precipitation patterns and to highlight green infrastructure and homeowner-scale solutions (rain barrels, infiltration, etc.). Select Board Member Argo and Ms. Williams also noted emerging homeowner interest in elevating homes and the need to balance height, neighborhood character, and resiliency.

Ms. Williams then identified various needs to balance housing and commercial uses along Route 28, to strengthen the commercial tax base, create more defined walkable village centers, prevent environmental degradation, and take advantage of sewer availability to shape redevelopment. She also cited concerns about complicated permitting, extensive reliance on special permits, and the redevelopment potential of the Mattacheese site. Proposed next steps included:

- Updating and clarifying design standards for Route 28 and other key corridors, supported by visualizations being developed in a mixed-use study.
- Evaluating major zoning bylaw changes, potentially including a full rewrite to move away from piecemeal overlay districts.
- Reassessing growth incentive zone boundaries and DRI thresholds once the LCP was certified.
- Updating subdivision rules and regulations, which largely dated to the 1980s.

Select Board Member Forest emphasized that the Massachusetts Department of Transportation’s (MassDOT’s) Route 28 reconstruction would be one of the most impactful projects for the corridor’s future

and should be explicitly recognized as a key action item, including pedestrian safety, green buffers, and compatibility with the community's vision. Select Board Member Post noted that widening and roadway work could further constrain already nonconforming business parcels and create additional challenges for small businesses, underscoring the need for thoughtful support as redevelopment occurred. Select Board Member Argo asked that the evolving concept of a redevelopment authority or similar entity be reflected. Ms. Williams explained that this was addressed under the "Economy" section.

The next topic was transportation and connectivity. Transportation issues included speeding, congestion, multiple high-crash intersections, increased traffic on Station Avenue and other formerly "secondary" roads, high car dependency, gaps in bike/pedestrian connectivity, and physical/environmental constraints on road widening. The Town also faced limited influence over airport operations and major external projects like the Cape Cod bridges and the Route 6 Bass River bridge. Next steps would include:

- Implementing Route 6A Village Center improvements and partnering with MassDOT on:
  - Route 28 at Bass River and the "Four Corners" intersection.
  - The Route 28 corridor from Barnstable to Parker's River and extending to North Main Street.
  - Safety improvements at Exit 75 (a high-crash interchange).
- Applying the Cape Cod Vision Zero Safety Action Plan and Station Avenue Corridor Study recommendations.
- Collaborating with the Commission on a Route 6A visioning study.
- Expanding bike/ped connectivity (shared use paths, rail trail extension, crosswalk safety, Complete Streets participation).
- Strengthening coordination with the Cape Cod Gateway Airport.
- Improving transit amenities (bus shelters), speed management (solar radar signs and mobile trailers), and exploring Route 28 trolley-style service via the Regional Transit Authority (RTA).

Select Board Member Argo relayed public support for a dedicated Route 28 trolley, though members noted it would require RTA participation. Select Board Members Post and Forest underscored the importance of strong advocacy on the regional TIP for Route 6A and other key projects and acknowledged growing traffic on roads like Long Pond Drive, West Yarmouth Road, Higgins Crowell Road, and Buck Island Road due to construction detours and broader growth.

A conversation on climate mitigation and energy then took place. The discussion highlighted high energy costs, the need for conservation and efficiency, land consumption from ground-mounted solar arrays, the aesthetics of parking lot solar canopies (particularly in front yards), demand for more EV chargers, and limited staff capacity for energy initiatives. Proposed actions included:

- Hiring a municipal energy manager to advance Green Communities goals and energy projects across town and school facilities.
- Revitalizing the Energy Committee's work.
- Pursuing green infrastructure: rooftop and parking lot solar; EV charging; and geothermal at municipal sites.
- Improving energy efficiency and emissions reduction for public projects.
- Encouraging residents to participate in Mass Save and similar programs.
- Exploring a transition from gas-powered handheld landscaping equipment to quieter, cleaner battery-powered tools, starting with Town operations.
- Developing zoning regulations for ground-mounted solar and solar canopies.

Select Board Member Argo praised Old King's Highway Historic District's evolving openness to solar and energy-efficient windows and doors in response to new state law, noting that local boards were adapting to state climate and energy requirements. Select Board Member Post expressed a desire to advocate for changes in state energy policy that contributed to rising costs.

Regarding waste management, Ms. Williams summarized growing costs and shrinking disposal options for solid waste, sludge, hazardous materials, and recyclables, as well as reduced revenues for recyclable materials. The Town's composting operations were at capacity, and the resulting product was not market grade. The Town had not fully explored using waste products as resources (e.g., anaerobic digestion, methane capture). Regionalization was emerging as an important theme. Action items included:

- Continuing the work of the Recycling and Solid Waste Advisory Committee and revising the 2023 single-use plastics bylaw to make it more workable.
- Engaging regional partners, particularly through the County and Joint Base Cape Cod, on solid waste, sludge, composting, and food waste solutions.
- Evaluating conversion of waste streams (food waste, yard waste, agricultural waste) into fuels or biochar.
- Implementing a license-plate reader at the transfer station gatehouse.
- Supporting community cleanup days and broadening the "reduce, reuse, recycle" message to include donating and repairing items, backed by public lists of donation and repair locations.

Select Board Member Forest noted County efforts toward a regional composting facility and potentially an anaerobic digester at Joint Base Cape Cod, with strong interest from multiple towns, and urged Yarmouth to remain engaged.

Capital infrastructure and facilities issues included long-term wastewater funding, structured capital planning for buildings and rolling stock (vehicles), unknown future regulatory and climate-related costs, and the need to incorporate ongoing maintenance into operating budgets rather than relying solely on capital spending. Action items would flow from the existing Capital Improvement Plan, focusing on systematic replacement and rehabilitation of buildings, vehicles, coastal structures, and other infrastructure. At Select Board Member Post's request, Ms. Williams agreed to replace "rolling stock" with "vehicles" or similar plain language. Members also discussed how uncertain regulations and climate impacts could disrupt carefully laid capital plans.

Community character and cultural heritage were discussed. The plan identified opportunities to better leverage Yarmouth's historic and cultural assets, expand public art, and foster off-season events. Proposed actions included:

- Creating a "Historic Yarmouth" initiative using apps, wayfinding, interpretive signage, and completion of the Revolutionary War Monument.
- Installing more public art on Town property and fully staffing the Public Art Committee.
- Developing the Town Common and related park authorized at Town Meeting.
- Completing an archaeological reconnaissance survey to map sensitive cultural and archaeological resources.
- Supporting arts and education programs through local cultural and historic organizations.

Board members emphasized that support should reference the Town's diverse cultural and nonprofit organizations collectively, rather than highlighting a single venue. Select Board Member Forest noted that the Historical Society had expressed interest in using a vacated South Yarmouth Library building as a museum or historic hub if a new library was constructed, which could serve as a physical anchor for a Historic Yarmouth initiative. He and Chair McGurrin reiterated that Yarmouth's history remained an underutilized asset, both culturally and economically.

Key issues relating to the economy were discussed and included:

- Increased competition for tourism and changing traveler preferences, particularly among younger visitors.
- Heavy reliance on tourism and seasonal jobs, with limited diversification and year-round employment.
- Limited entertainment and activity options, especially for younger adults and year-round residents.
- Difficulty attracting and retaining employees due to housing, childcare, wages, and cost of living.
- An aesthetic gap and blighted or vacant properties along Route 28, as well as beach maintenance and overall presentation.
- Lengthy, complex, and sometimes unpredictable permitting processes.
- Restrictions on housing density and mixed use.
- Significant business disruption from wastewater construction, with concerns that the full financial impacts on small businesses were not yet understood.
- Questions about how sewer capacity would be allocated for new or expanded uses.
- Uneven access to high-speed internet beyond major corridors.
- The need to capitalize on the Cape Cod Rail Trail, eco-tourism, and Yarmouth's "family fun" identity.
- Perceived imbalance in residential versus commercial tax burden.

Possible action items could include:

- Funding a marketing study to identify desired business types based on demographics and to guide targeted business attractions.
- Promoting and incentivizing mixed use along Route 28, informed by the mixed-use analysis.
- Creating a vision for reuse of the Mattacheese property, including potential recreation, housing, and a large indoor/outdoor recreational or convention facility.
- Expanding marketing and branding efforts to highlight Yarmouth's strengths (central location, family amenities, historic assets, fun attractions).
- Considering additional staff dedicated to economic development and better utilizing existing committees (e.g., Community and Economic Development Committee).
- Pursuing funding through MassDevelopment, economic bond bills, Mass Works, and other state programs.
- Exploring creation of a redevelopment authority or Community Development Corporation (CDC) to address blighted properties and facilitate mixed-use redevelopment, potentially in collaboration with Yarmouth's Affordable Housing Trust.
- Expanding high-speed internet into neighborhoods and business areas by building off existing backbone infrastructure.
- Developing sewer allocation policies to support targeted new growth.
- Working with MassDOT to improve streetscapes and public realm on Route 28 and Route 6A.

- Streamlining entertainment and special events permitting and surveying workforce housing needs before major zoning changes.

Select Board Member Forest suggested that any redevelopment entity might be more palatable to the public under the “CDC” model and emphasized the potential role of the Affordable Housing Trust in mixed-use and housing-related projects. He strongly argued that historic Yarmouth was not just a cultural priority but a core element of future economic development and tourism marketing. He also stressed that small businesses impacted by wastewater construction need more than “open for business” flags, calling for more concrete support strategies, potentially modeled on COVID-era business assistance.

Select Board Member Post underscored the importance of having a dedicated economic development staffer focused primarily on business needs and permitting, describing a “business ombudsman” role. She called for a systematic analysis of local permitting “no’s” to identify recurring roadblocks in planning and zoning decisions and examining where local regulations might unnecessarily inhibit desired redevelopment. She noted that the LCP, combined with adjusted DRI thresholds, could significantly reshape Route 28, and enable projects like a convention center by right.

Discussion on high-speed internet highlighted Open Cape’s cost barriers, limited neighborhood service, and the need to track and engage with Verizon’s and Comcast’s fiber and affordability initiatives. Town Administrator Whritenour explained ongoing efforts to attract additional fiber providers and federal/state-funded expansions, with a focus on both lower-income households and community-wide competition.

Select Board Member Argo observed that Yarmouth had multiple “personalities” across its neighborhoods - historic Route 6A, more resort-oriented Route 28, and other areas - and suggested that marketing and redevelopment should reflect that diversity, positioning certain areas more explicitly as family fun or resort destinations while still honoring townwide history and coastal identity. Board members agreed that Yarmouth should emphasize its beaches and visual connection to the water as a unifying draw across all lodging and attractions.

Drawing from the 2024 Housing Production Plan, Ms. Williams summarized a severe housing crisis. It included low inventory, high costs across all types, escalating construction costs, a widening affordability gap, and increasing cost burdens exceeding 30% of household income. There were limited options for seniors wishing to downsize, a strong need for workforce housing, and growing numbers of families and workers leaving the Cape. Approximately 32% of Yarmouth’s housing units were second homes used only part time, and short-term rentals had increased since state policy changed. Action items included:

- Implementing strategies from the Housing Production Plan.
- Continuing to support and fund the Community Housing Committee and Affordable Housing Trust.
- Completing the UMass Donahue short-term rental study and implementing appropriate recommendations.
- Pursuing funding from the statewide Affordable Homes Act.
- Collaborating closely with developers to secure high-quality, well-zoned housing and leveraging the Local Initiative Program (LIP).
- Making housing a central component in planning for Mattacheese reuse.
- Providing housing counseling, home repair, and rental assistance programs.

Select Board Member Post briefly flagged broader state policy issues that influenced local rental markets, noting that some COVID-era protections and recent legislation around eviction history might disincentivize year-round rentals and complicate efforts to retain landlords in the long-term rental market.

The LCP's "Town Services" element focused on governance, communication, and municipal capacity rather than operational detail for every department. Key concerns included public demand for more timely and transparent communication, the Town website's usability and outdated content, the need for ongoing building maintenance and accessibility upgrades, staffing challenges comparable to those faced by local businesses, and the heavy reliance on residential tax revenue. Actions could include:

- Implementing a formal communication strategy and overhauling the Town website, likely by hiring a specialist and working across departments.
- Exploring electronic voting at Town Meetings to improve participation and efficiency.
- Developing and funding maintenance plans for municipal buildings and facilities, including accessibility improvements.
- Enhancing Yarmouth's competitiveness as an employer, including recruitment and retention measures for critical staff.
- Evaluating a residential tax exemption.
- Exploring attainable housing options for municipal, education, and healthcare workers.

Health-related issues involved substance use disorders, mental health, homelessness, limited inpatient beds on Cape Cod, and the challenge of getting information about available services to those in need. The Plan recommended continuing and potentially increasing human services grants and supporting the Yarmouth Substance Awareness Committee.

Public safety concerns included the need for redundant emergency communication systems, completion of the regional fire training facility, fire station feasibility and location (particularly with sea level rise and flooding), school emergency preparedness (with three schools now clustered on Station Avenue), sufficient funding for training and staff development, high onboarding costs for police and fire personnel, language barriers, and increasing technology-related crime. Action items would include:

- Reducing unnecessary non-emergency ambulance calls by connecting residents to appropriate services.
- Implementing the Fire Department's strategic plan and updating the Police Department's strategic plan.
- Leveraging grants but preparing to transition critical positions and technology to the operating budget.
- Maintaining funding for the Police Clinician position.
- Transitioning to the regional emergency communication center and completing triple redundancy at the Police Station.
- Completing the fire training facility and fire station feasibility studies, including evaluation of finishing the third floor at Fire Station #3.

For Senior Services, issues included food insecurity, housing instability, isolation and loneliness, technology barriers, and the physical condition of the Senior Center. Recommended actions included continuing collaboration with food pantries, promoting intergenerational programming, expanding transportation and technology training, renovating Senior Center bathrooms, and exploring an exercise room, and supporting the Age-Friendly Community team.

Library planning centered on the lack of a modern, correctly sized facility. The key action was to complete the siting and concept design work funded by a state grant, build community support, and secure funding for final design and construction of a preferred library facility.

For education, issues included the need for a 10-year school capital plan, earlier and more integrated budget coordination with the Dennis-Yarmouth (DY) Regional School District, increasing enrollment (contrary to perceptions of decline), a four-to-one ratio of students leaving versus entering through school choice, a high percentage of high-needs students, and the poor condition of M.E. Small Elementary School. Action items would include:

- Strengthening the partnership between the Town, DY, and the Town of Dennis, including early budget coordination.
- Implementing DY's strategic plan to improve performance, graduation rates, and attendance.
- Funding and completing the M.E. Small feasibility study and pursuing construction funding.
- Periodically reviewing the DY regional agreement.

Board members asked that Cape Cod Tech's successful partnership with Yarmouth be recognized. Select Board Member Forest also raised the broader need for adult vocational and trades training, not just kindergarten through 12<sup>th</sup> grade, citing interest from local builders.

Drawing again from the Open Space and Recreation Plan, Ms. Williams identified strong public interest in year-round recreation, indoor gym, or community center space, and expanded programming for all ages. There was also a perceived lack of awareness about existing recreation facilities and beach access points, as well as infrastructure and accessibility needs at recreational sites. Action items would include:

- Completing ongoing projects: Cape Cod Rail Trail expansion, Parkers River Landing, West Yarmouth parks, Taylor Bray Farm barn, Golf capital plan, and Baxter Gristmill building improvements.
- Finalizing the Recreation Capital Assessment and developing a long-term capital plan.
- Considering recreation, including gym or community center uses, as part of Mattacheese reuse.
- Expanding pickleball in locations that minimize noise conflicts.
- Completing and publishing a "ways to water" inventory and improving accessibility at beach and recreation sites (Mobi mats, accessible parking and circulation, restrooms, playgrounds, seating).
- Enhancing outreach and mapping to better promote recreational and conservation offerings.

Select Board Member Argo again noted the connection to walking trail mapping and relayed resident interest in pool-based exercise and potentially a training pool facility as both a health resource and an attraction.

Ms. Williams then described the ongoing mixed-use study funded by a community planning grant, with work to be completed by June. The study was examining:

- Benchmark examples of successful mixed-use development.
- A detailed review of existing zoning and smart-growth tools.
- Visual renderings for three hypothetical Route 28 sites (one to three acres) to illustrate form, density, and design.

- Fiscal feasibility and developer feedback on what would make projects viable.

The results would inform LCP action items and future zoning changes to encourage appropriate mixed use along Route 28 while maintaining commercial activity. Next steps would include:

- Completing the mixed-use final report and public presentation (June).
- Preparing and releasing a full draft LCP for public review in the summer, along with a formal public hearing required by the Cape Cod Commission.
- Bringing the LCP to the 2025 Fall Town Meeting for adoption.
- Submitting the adopted LCP to the Cape Cod Commission for certification in winter.

Board members repeatedly emphasized several themes. They praised the organization of key issues, goals, and action items but stressed the importance of identifying the highest priorities, especially sustainable wastewater funding, and treating the LCP as a living document that would be regularly updated and “massaged,” and not allowed to sit on a shelf. Members wanted the LCP to be understandable and genuinely useful to residents, not just staff. They urged the use of plain language (e.g., avoiding jargon like “rolling stock,” explaining “invasive species”), strong public outreach, and a significantly improved Town website. Ms. Crowley asked the Select Board to continue to provide feedback now rather than waiting for a final draft, noting that each action item in the finished plan would include responsible parties and timelines. She encouraged members to contact her and Ms. Williams with additional comments.

Select Board Member Forest closed by commending the Planning Board for its upcoming meeting with residents on zoning issues, stressing that many newer residents did not understand how town government and town meetings worked. He framed these discussions as important opportunities to educate the community about how they could effect change, rather than assuming “the town” was a separate, unresponsive entity.

## **6. Review/Possible Vote: Correspondence Regarding PFAS Environmental Contamination**

Nathan Stevens from Kleinfelder (via Zoom) presented a draft letter for submission to the Massachusetts DEP on behalf of the Town of Yarmouth. He explained that the letter reflected issues previously discussed by the Board and sought formal acknowledgement from DEP regarding PFAS contamination in Yarmouth’s surface waters. Mr. Stevens outlined the key points contained in the correspondence. PFAS detections in Yarmouth surface waters appeared connected either to the Massachusetts Firefighting Training Academy or to the airport. Under state regulations, such detections might trigger a change in regulatory status, potentially placing the airport back into Immediate Response Action requirements. This shift would re-open avenues for public involvement and compel additional response activity. There was incomplete PFAS delineation by the airport. He noted that the airport had not yet fully delineated the extent of its PFAS impacts, as evidenced by PFAS signatures consistent with airport sources found in Yarmouth surface waters. Further investigation was required, and the airport had indicated in a joint meeting that some of this work was forthcoming. If either the Training Academy or the airport believed that PFAS contamination observed on their sites originated from another source, regulations allowed them to notify DEP through an evaluation. Although not subject to a deadline, the Town urged both entities to utilize this mechanism when appropriate. Because PFAS compounds had been detected in shellfish elsewhere on the Cape, and because contaminated surface waters in Yarmouth might flow into shell fishing areas, the letter raised the question of whether the sites’ required human

health and ecological risk assessments should consider sampling fish and/or shellfish. Mr. Stevens emphasized that this was the most assertive request, recognizing that DEP currently had no regulatory standards for PFAS levels in shellfish, which might limit DEP's willingness to require such testing.

**MOTION: To endorse the letter.**

**Motion by: Tracy Post**

**Seconded by: Mark Forest**

**Discussion:** Select Board Member Argo recommended strengthening the final point of the letter by making a direct request for shellfish tissue sampling rather than ending with a question. Select Board Member Forest supported that change and recommended two additional edits. The first, the letter should clearly state in the opening paragraph that it was submitted on behalf of the Yarmouth Select Board; and second, the final sentence should affirmatively request DEP require such testing, removing tentative phrasing and the question mark.

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

Mr. Stevens confirmed that the Board would receive the updated version once it was transmitted to DEP later in the week. The Board members thanked him for his work, noting the significance of the action.

## 7. Annual Town Meeting Recap

The Chair opened by thanking all residents who attended and participated in the Annual Town Meeting, emphasizing that it represented the purest form of local government, where voters could make all decisions on budgets and zoning directly.

Town Administrator Whritenour echoed these thanks, recognizing the extensive behind-the-scenes work by department heads, the Finance Committee, the Town Clerk, the Moderator, and staff involved in preparing for the meeting. He specifically highlighted Assistant Town Administrator Scott's slide presentation, which included over one hundred slides that clearly displayed each article and greatly assisted voters' understanding, despite a minor issue with a small monitor toward the end of the night. Mr. Whritenour noted that while the meeting was generally successful and productive, there were isolated concerns about civility. A few individuals made inappropriate or unkind remarks to fellow voters, including telling people to move from seats or speaking rudely during debate. He stressed the need for mutual respect even when opinions differed. He also referenced a complaint from a voter who made a failed motion to reconsider an article related to the Revolutionary War Memorial and felt they did not have adequate opportunity to speak. He explained that the Town Meeting body controlled debate, that procedural rules were governed by the Moderator, and that individuals with unresolved concerns should bring them to the Select Board, particularly since the article in question related only to CPC funding. Mr. Whritenour also noted the significant outreach effort this year, including radio announcements and multiple informational videos, one of which reached over 5,000 views on social media.

Town Clerk Mary Maslowski reported that official voter attendance was 363 registered voters, consistent with past meetings and slightly higher than average. Roughly 40 non-voters also attended. She and several board members discussed seating issues, noting difficulty keeping non-voters in their designated section, occasional confrontations between voters, and logistical challenges created by the curved, staggered rows of the auditorium. The Board agreed that improved signage was needed for non-voter seating and that non-voting staff should have clear designated areas.

Board Members discussed whether the seating arrangement for the Finance Committee, Select Board, and Town staff could be reorganized for better visibility, referencing practices in Brewster and Dennis. Ideas included placing the Select Board and Finance Committee on the floor closer to the moderator and possibly using risers. Board members agreed to explore these options further.

The Board also discussed whether a courtesy card or “rules of the road” could be handed out with voting cards to encourage respectful conduct, while noting that enforcement of decorum was ultimately the Moderator’s responsibility. Several members noted that new participants might struggle to understand procedures, and that clearer explanations or slower pacing, especially for complex articles, could reduce confusion.

Select Board Member Forest emphasized the importance of educating new voters on municipal processes, such as how free cash worked or what constituted a balanced budget. He noted that misunderstandings sometimes led to frustration and that the Town should proactively create more opportunities for public learning. He praised recent efforts, including a zoning “white paper,” and recommended incorporating additional educational materials into the warrant and slide deck.

The Chair suggested producing short, accessible video segments featuring key staff, such as the Finance Director or the Moderator, to help residents better understand major components of Town Meeting. Members agreed this could improve clarity and voter confidence.

Overall, the Board viewed the meeting as successful, well-run, and professionally presented. They reiterated their goal of ensuring that every resident had a positive experience at Town Meeting and committed to continued improvements in communication, signage, education, and logistics for future sessions.

## 8. Town Administrator Evaluation

Chair McGurrin explained for the public that the Town Administrator’s evaluation was conducted annually as part of the terms of his employment contract. Each of the five Select Board members completed an individual evaluation of Town Administrator Whritenour, and the Chair compiled the results. Based on the combined evaluations, Mr. Whritenour received a total score of 40, which fell within the “Superior” performance category. The Chair noted that the contract required a minimum score of 33 for eligibility for merit consideration, and Mr. Whritenour’s score significantly exceeded that threshold. She praised his work and stated that the Board viewed his performance as excellent.

**MOTION: To allot a 5% raise to the Town Administrator in recognition of his excellent work.**

**Motion by: Joyce Flynn**

**Seconded by: Liz Argo**

**Discussion:** The Board discussed the proposed 5% merit increase for Town Administrator Whritenour following his superior evaluation. Members clarified that the contract did not specify a set percentage for merit pay; instead, merit increases were negotiated annually and guided by the Town’s managerial merit guidelines, which allowed up to 5.75%. The Chair noted that a 5% increase had been the consistent practice in recent years and aligned with past amendments and Mr. Whritenour’s evaluation scores. Select Board Member Post asked for clarification to ensure fairness relative to other managerial employees. Mr. Whritenour explained that unlike other managers, he did not receive a COLA (cost of living allowance), whereas department heads received a 3% COLA plus merit when eligible. Thus, his 5% merit increase was consistent with the Town’s merit system. Board members expressed support, emphasizing Mr. Whritenour’s strong performance, positive organizational leadership, and contributions to financial

stability, staff morale, and public communication. They agreed the 5% merit increase was appropriate and aligned with established past practice.

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

## **9. Board and Committee Actions**

### **1. Resignation**

**MOTION: To accept the resignation of Meg Clark from the Yarmouth Historical Commission 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 Denise Galvin as an alternate member of the Recreation Commission, which is a one-year term.**

**Motion by: Tracy Post**

**Seconded by: Joyce Flynn**

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

### **3. Approval of Minutes**

**MOTION: To approve the minutes of April 29, 2025.**

**Motion by: Tracy Post**

**Seconded by: Liz Argo**

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

### **4. Upcoming Agenda Review**

The Board reviewed items planned for the next meeting. The Chair noted that the second hearing on fees would be held. At the request of Select Board Member Forest, the Board would be considering a proclamation declaring May 25th as Jack Braginton-Smith Day in Yarmouth Port, coinciding with what would have been Mr. Braginton-Smith's 100th birthday. His family had also submitted a request for a commemorative bench on Yarmouth Port Common, which would come before the Board. The Chair outlined additional agenda items for the upcoming meeting, including a visit from the District Attorney, a hearing for a new Section 12 alcohol license for the Heavenly Restaurant, a summer recreation program update, the Division of Natural Resources' overview of the Town Ways to Water assessment, and a discussion on managing parks and buildings. Members briefly discussed maintenance concerns raised by a resident about dead trees on Town property and agreed that future complaints should be submitted in writing for appropriate follow-up. The Board also discussed whether to revisit policies on memorial benches and whether to accelerate future discussions on topics like transfer fees or real estate exemptions. Members emphasized coordinating more complex items with the Town Administrator to ensure adequate staff preparation before scheduling in-depth discussions.

### **5. Individual Items**

Select Board Member Argo noted that the resolution concerning the CDBG (Community Development Block Grant) might be overlooked by the public. The Chair and Select Board Member Forest clarified that the resolution was included in the public meeting packet and was already the subject of a public hearing, ensuring full transparency. Hearing this, Ms. Argo agreed there was no need to read the resolution aloud.

## 10. Town Administrator Items

### 1. Consent Agenda

**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

Town Administrator Whritenour provided several brief updates. He announced that the Town's annual alcohol compliance seminar, a long-standing initiative emphasizing proactive education, would be held on May 14, with all licensed alcohol establishments required to attend. He recognized the work of Payroll Administrator Pam Barnes, who had been covering for the Licensing Administrator, Police Chief Lennon, and retired licensing specialists in organizing the program.

Mr. Whritenour noted the success of Town Meeting and shared that major recruitments were underway for both the Assistant Town Administrator and Community Development Director positions as the Town reached an important transitional period. He emphasized the goal of attracting highly skilled candidates who could continue advancing the Town's priorities. In response to a question about potential structural changes, he said he aimed to maintain the current organizational structure but to strengthen the leadership role of the Community Development Department, ensuring it continued driving major projects rather than functioning solely as administrative support. He also envisioned the Assistant Town Administrator position evolving into more of a "town administrator-in-training," gaining experience with budgeting, collective bargaining, and high-level management. Mr. Whritenour also described plans to bolster economic development capacity, including potentially bringing in part-time expertise to support mixed-use and Route 28 corridor initiatives and to ensure continuity before hiring a full-time economic development staff member. He emphasized the importance of sustaining momentum on key planning and redevelopment efforts.

## 11. Adjourn

**MOTION: To adjourn.**

**Motion by: Joyce Flynn**

**Seconded by: Liz Argo**

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

The meeting adjourned at approximately 9:40 p.m.

Respectfully submitted,

*Gina Gonsalves*

Gina Gonsalves



# TOWN OF YARMOUTH

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TOWN ADMINISTRATOR  
Robert L. Whitenour, Jr.

ASSISTANT  
TOWN ADMINISTRATOR  
William J. Scott

## TOWN OF YARMOUTH FEE INCREASE HEARINGS

Notice is hereby given that two Public Hearings will be held at the Yarmouth Select Board meetings scheduled for Tuesday, May 6, 2025 and Tuesday, May 13, 2025, concerning fee increases for the following departments: General/Administration (Licensing); Community Development (Conservation, Old Kings Highway, Planning, Zoning Board of Appeals); Community Services (Senior Services); Finance (Town Clerk); Public Works (Beaches, Disposal, Water). The Select Board meetings will begin at 6:00 p.m. in the Hearing Room at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA 02664. Written comments will be accepted by the Select Board via email at [selectboard@yarmouth.ma.us](mailto:selectboard@yarmouth.ma.us) until 4:30 p.m., Friday, May 2, 2025. Verbal comments will be accepted at each Public Hearing. Persons interested in these changes are encouraged to attend.

2025 Proposed Fee Increases			
Department/Division	Type of Fee	Existing Fee	Proposed Fee
<b>General/Administration</b>			
Licensing	Farmers Market & Agricultural Event Alcohol Sales	-	\$50.00
<b>Community Development</b>			
Conservation Commission  Explanation of Notice of Intent Categories will be available in the posted Yarmouth Select Board Packet.	Administrative Review	-	\$50.00
	Request for Determination of Applicability	\$75.00	\$100.00
	Notice of Intent – Category 1	\$100.00	\$150.00
	Notice of Intent – Category 2	\$200.00	\$300.00
	Notice of Intent – Category 3	\$300.00	\$450.00
	Notice of Intent – Category 4	\$400.00	\$550.00
	Notice of Intent – Category 5	\$2/linear foot	\$3/linear foot plus \$750 for saltwater piers/docks \$400 for freshwater piers/docks
	Notice of Intent – Category 6/ANRAD	\$2/linear foot of each Resource Area delineated \$200 cap for single family dwelling	\$3/linear foot
	Extension Permit	\$75.00	\$100.00
	Request Approval of a Revised Plan	-	\$50.00
	Request for an Amended Order of Conditions	-	\$150.00
	Administrative Re-Issuance of a Document	-	\$25.00
	Certificate of Compliance	\$75.00	\$75.00
	Certificate of Compliance >2 years after expiration of OOC, and all subsequent COC requests after a denial	\$75.00	\$150.00
	After-the-fact filing (Working without a permit)	-	2 x the regular fee
Stormwater Management Permit Application	\$200.00	\$200.00	
Legal Advertising	\$10.00	\$15.00	
<b>Old Kings Highway</b>			
	Certificate of Appropriateness		
	New Construction	Residential: \$75.00 Commercial: \$100.00	All: \$100.00
	Additions/Alterations (garages, dormers, sunrooms, decks, windows, doors, solar panels, roofs)	Residential: \$40.00 Commercial: \$60.00	All: \$60.00
	Site Structures (fences, sheds, signs) and Paint	Residential: \$25.00 Commercial: \$25.00	All: \$40.00
	Certificate of Exemption	Residential: \$20.00 Commercial: \$20.00	All: \$30.00
	Certificate of Demolition	Residential: \$50.00 Commercial: \$50.00	All: \$75.00
<b>Planning Board</b>			
	Approval Not Required Plan (ANR)	\$250.00 <=3 lots, then \$75 each additional lot	\$400.00 <=3 lots, then \$105.00 each additional lot
	Preliminary Plan	\$250.00 <=3 lots, then \$75 each additional lot	\$550.00 <= 3 lots, then \$105.00 each additional lot
	Cost to Notify Abutters	\$5.00 per abutter	Included in Permit Fees
	Cost of Legal Advertisement	Actual Cost <sup>2</sup>	Included in Permit Fees
	Major Resubmission	\$350.00 + \$175.00 per changed lot	\$550.00 + \$250.00 per changed lot
	Subdivision Rescission	\$350.00 + \$175.00 per changed lot	\$550.00 + \$250.00 per changed lot
	Release of Lots (Per Lot)	\$150.00 <sup>2</sup>	\$200.00 <sup>2</sup>
	Confirmatory Release of Lots	\$200.00	\$300.00
	Special Permit	\$200.00	\$350.00
	VCOD Site Plan Review	-	\$350.00
	Private Road Name Change	-	\$350.00
	Repetitive Board of Appeals	\$200.00 + costs to advertise <sup>3</sup>	\$350.00
	Scenic Road Hearings	\$100.00 + costs to advertise <sup>3</sup>	\$200.00
	Revitalization Overlay Architectural District (R.O.A.D.)	\$200.00 + costs to advertise <sup>3</sup>	\$350.00
	Mailing & Legal Notices for Business Other than Subdivisions (e.g., R.O.A.D., Scenic Road Hearings, Repetitive B.O.A. Petitions)	\$5.00 per abutter (if notification by mail is required) + cost of newspaper advertisement <sup>3</sup>	Included in Permit Fees
	NOTES:	1. \$600.00 + \$275.00 per lot if subdivision >2 years old  2. Free if all lots are released at one time upon acceptance of the road(s)  3. The cost of a newspaper advertisement is, on average, \$10.00 to \$15.00 per add and 2 publications are needed	1. \$600.00 + \$275.00 per lot if subdivision >2 years old  2. Free if all lots are released at one time upon acceptance of the road(s)
<b>Zoning Board of Appeals</b>			
	Residential	\$125.00	\$175.00
	Commercial	\$200.00	\$450.00
	Comprehensive Permit (Ch. 40B)	\$300.00	\$1,500.00 plus \$100.00 per unit
	Local Initiative Comprehensive Permit	\$300.00	\$750.00 plus \$100.00 per unit
<b>Community Services</b>			
Senior Services	Charitable Organizations; Town Boards/Committees; Groups granted special by Select Board	No Charge	No Charge
	Registered Non-profits, Civic Purpose	\$25.00	\$35.00
	Non-fundraising, Open Membership	\$35.00	\$50.00
	Social Groups, Individuals, For Profit Groups that do not qualify for other categories		
<b>Finance</b>			
Town Clerk	Business Certificate (once every 4 years)	\$30.00	\$40.00
	Marriage Intentions	\$25.00	\$30.00
	Amendment to Vital Record	-	\$25.00
	Burial Permit	-	\$15.00
	Street Listing Book	\$25.00	\$30.00
<b>Public Works</b>			
Effective Date: May 24, 2025	Non-Resident Disposal Sticker	\$192.00	\$250.00
	Weekly Beach Sticker	\$75.00	\$100.00
	Daily Beach Sticker	\$20.00	\$25.00
Effective Date: January 1, 2026	Resident Beach Sticker	\$35.00	\$40.00

DPW/Water Quarterly Meter Fees		
Meter Size	Effective July 1, 2025	Effective July 1, 2026
Smaller than 1"	\$36.00	\$38.00
1"	\$90.00	\$95.00
1-1/2"	\$180.00	\$190.00
2"	\$288.00	\$304.00
3"	\$540.00	\$570.00
4"	\$900.00	\$950.00
DPW/Water Quarterly Usage Rates		
Volume of Water	Effective July 1, 2025	Effective July 1, 2026
First 15,000 gallons	\$2.88	\$3.04
16,000-30,000 gallons	\$3.41	\$3.64
31,000-50,000 gallons	\$4.07	\$4.43
Over 50,000 gallons	\$4.86	\$5.39



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

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

<b>MEETING DATE</b>		<b>BUDGET SCHEDULE DUE DATES</b>	<b>REGULAR YSB AGENDA ITEMS</b>
<b>APRIL 7</b>			<ul style="list-style-type: none"> <li>• VOTE: BOND AUTHORIZATION – MULTI-PURPOSE BOND ISSUE</li> <li>• DISCUSSION: CPA ARTICLES – COMMUNITY PRESERVATION COMMITTEE</li> <li>• HEARING: TRANSFER ALCOHOL LICENSE; WEEKDAY AND SUNDAY ENTERTAINMENT LICENSE – FROM DiPARMA TO JACQUELINE’S</li> <li>• HEARING: TRANSFER ALCOHOL LICENSE – FROM 908 BISTRO TO SPICE BOSS</li> <li>• HEARING: SPECIAL ENTERTAINMENT LICENSE – COASTAL RESILIENCY FAIR AND PARKER’S RIVER LANDING GRAND OPENING</li> <li>• DISCUSSION: EVENT POLICY FOR PARKER’S RIVER LANDING</li> <li>• DISCUSSION: MANAGEMENT AND MAINTENANCE OF PARKS – JEFF COLBY</li> <li>• DISCUSSION/VOTE: LETTER REGARDING AUDIT OF LEGISLATURE</li> </ul>
<b>APRIL 14</b>			<ul style="list-style-type: none"> <li>• DISCUSSION: NICOTINE FREE GENERATION – BOARD OF HEALTH</li> <li>• HEARING: CHANGE OF MANAGER - LONGFELLOW’S PUB</li> <li>• DISCUSSION/VOTE: NEW SHELLFISH AQUACULTURE LEASE LICENSE</li> <li>• DISCUSSION/VOTE: ANNUAL TOWN ELECTION WARRANT, AND DESIGNATION OF POLICE ASSIGNMENTS TO THE POLICE CHIEF AND THE TOWN CLERK</li> <li>• TOWN MEETING PREVIEW</li> <li>• ASSIGNMENT OF MOTIONS</li> </ul>
<b>APRIL 21</b>	<b>PATRIOTS’ DAY HOLIDAY – APRIL 20</b>		<ul style="list-style-type: none"> <li>• NO MEETING</li> </ul>
<b>APRIL 28</b>	<b>ANNUAL TOWN MEETING</b>	BOS MEETING AT 5:00 P.M.	<ul style="list-style-type: none"> <li>•</li> </ul>



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

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

<b>MEETING DATE</b>		<b>BUDGET SCHEDULE DUE DATES</b>	<b>REGULAR YSB AGENDA ITEMS</b>
<b>MAY 5</b>			<ul style="list-style-type: none"> <li>• INTRODUCTION OF TWO NEW POLICE OFFICERS; SWEARING IN OF NEW SERGEANT</li> <li>• HEARING: NEW AUTOMATIC AMUSEMENT – SCALLY’S, 585 ROUTE 28, WEST YARMOUTH</li> <li>• HEARING: NEW MALT/WINE PACKAGE STORE – JAYMART, 1282 ROUTE 28, SOUTH YARMOUTH</li> <li>• HEARING: NEW SEASONAL ALL ALCOHOL RESTAURANT – CAPTAIN PARKER’S BOATHOUSE LLC DBA CAPTAIN PARKER’S BOATHOUSE, 658 ROUTE 28, WEST YARMOUTH</li> <li>• COMMUNICATION PLAN</li> <li>• UPDATE: PACKET LANDING RESILIENCY PROJECT</li> <li>• ANNUAL TOWN MEETING RECAP</li> <li>• TOWN ADMINISTRATOR EVALUATION</li> </ul>
<b>MAY 12</b>			<ul style="list-style-type: none"> <li>• (TENTATIVE) PROCLAMATION: PUBLIC WORKS APPRECIATION WEEK</li> <li>• (TENTATIVE) FEES HEARING FOR PARKER’S RIVER LANDING</li> <li>• (TENTATIVE) WATERWAYS/SHELLFISH ADVISORY COMMITTEE REPORT</li> <li>• UPDATE: MATTACHEESE UTILIZATION COMMITTEE</li> <li>• UPDATE: ENERGY GRANT MANAGER</li> </ul>
<b>MAY 19</b>	<b>ANNUAL TOWN ELECTION</b>		<ul style="list-style-type: none"> <li>• NO MEETING</li> </ul>
<b>MAY 26</b>	<b>MEMORIAL DAY HOLIDAY – MAY 25</b>		<ul style="list-style-type: none"> <li>• NO MEETING</li> </ul>
<b>JUNE 9</b>			<ul style="list-style-type: none"> <li>• SWEARING IN OF ELECTED OFFICIALS</li> <li>• REORGANIZATION OF THE SELECT BOARD</li> <li>• DOG HEARING COMPLAINT AGAINST PETER BLEAU – MR./MRS. MICHAEL WEISBERG</li> <li>• UPDATE: PFAS</li> </ul>



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

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

<b>MEETING DATE</b>		<b>BUDGET SCHEDULE DUE DATES</b>	<b>REGULAR YSB AGENDA ITEMS</b>
<b>JUNE 23</b>			<ul style="list-style-type: none"> <li>• (TENTATIVE) YARMOUTH SCHOLARSHIP COMMITTEE PRESENTATION OF SCHOLARSHIPS</li> </ul>
<b>JULY 7</b>			<ul style="list-style-type: none"> <li>•</li> </ul>
<b>SAT., JULY 18</b>			<ul style="list-style-type: none"> <li>• (TENTATIVE) SELECT BOARD GOALS – AT SIMPKINS' SCHOOL RESIDENCES AUDITORIUM</li> </ul>
<b>JULY 21</b>			<ul style="list-style-type: none"> <li>•</li> </ul>
<b>AUGUST 11</b>			<ul style="list-style-type: none"> <li>•</li> </ul>
<b>AUGUST 25</b>			<ul style="list-style-type: none"> <li>•</li> </ul>
<b>SEPTEMBER 1</b>			<ul style="list-style-type: none"> <li>•</li> </ul>
<b>SEPTEMBER 15</b>			<ul style="list-style-type: none"> <li>• (TENTATIVE) HEARING: ANNUAL TAX CLASSIFICATION</li> </ul>
<b>OCTOBER 6</b>			<ul style="list-style-type: none"> <li>• (TENTATIVE) VOTE: TO APPROVE ELECTION WARRANT AND OLD KING'S HIGHWAY ELECTION MEETING WARRANT</li> </ul>
<b>OCTOBER 20</b>			<ul style="list-style-type: none"> <li>•</li> </ul>
<b>NOVEMBER 3</b>			<ul style="list-style-type: none"> <li>•</li> </ul>
<b>NOVEMBER 17</b>			<ul style="list-style-type: none"> <li>•</li> </ul>



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

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<b>MEETING DATE</b>		<b>BUDGET SCHEDULE DUE DATES</b>	<b>REGULAR YSB AGENDA ITEMS</b>
<b>DECEMBER 1</b>			•
<b>DECEMBER 15</b>			• (TENTATIVE) CAPITAL IMPROVEMENT PROGRAM (CIP) PRESENTATION

- **POSSIBILITY OF HISTORICAL MUSEUM**
- **STATE REPRESENTATIVE/SENATOR UPDATE**
- **MASSDOT UPDATE – ROUTE 28 CONSTRUCTION PROJECT**
- **BRIEFING ON THE BILL TO EXTEND DEPOSIT TO NIPS IN BOTTLE BILL**
- **REVIEW OF USE OF TOWN PROPERTY PROCEDURES FOR EVENTS**
- **ECONOMIC DEVELOPMENT STRATEGY – ROUTE 28 CORRIDOR**
- **ELECTRONIC VOTING**
- **PESTICIDE FORUM**
- **SAGAMORE BRIDGE UPDATE**

**CONSENT  
AGENDA  
ITEMS**



# TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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

## SELECT BOARD

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

## LICENSING ADMINISTRATOR

Amy Harwood

## MEMORANDUM

## CONSENT AGENDA

TO: Select Board

FR: Amy Harwood, Licensing Administrator 

DA: April 14, 2026

RE: **CONSENT AGENDA**  
Lighthouse Keeper's Pantry "Pickle Party" (173 Route 6A)  
Special Entertainment / Alcohol Applications

Kelly O'Connell of Lighthouse Keeper's Pantry has applied for a Special Entertainment and Special Alcohol License for the 4<sup>th</sup> Annual "Pickle Party" event taking place at 173 Route 6A, Yarmouth Port, MA 02675. The event will take place on Saturday, April 25, 2026 from 3 PM – 5 PM. The event is to promote a beer collaboration between Devil's Purse and Lighthouse Keeper's. There are no changes from previous years for the event. Beer will be sold, and food will be passed. Bar and DJ will be located in the barn, but the party will be indoors and outside in the back yard. Beer will be stored in a fridge behind the bar in the barn.

Attached are the following materials from the application:

- Applications
- Site Plan
- TiPS Certificate of Completion
- Certificate of Insurance – Liquor Liability and Workers Comp
- Department Comments

I am happy to answer questions or provide further information at your request.



# TOWN OF YARMOUTH

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

BOARD OF  
SELECTMEN  
-----  
LICENSING  
ADMINISTRATOR  
Dakota B. Prue.

## 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.

<b>Business Name:</b> Lighthouse Keeper's Pantry
<b>Business Address:</b> 173 Main Street, Yarmouthport, MA 02675
<b>Applicant Name:</b> Kelly O'Connell
<b>Applicant Address:</b> 173 Main Street, Yarmouthport, MA 02675
<b>Applicant Email:</b> kelly@lighthousekeeperspantry.com
<b>Applicant Telephone:</b> 774-994-2149

<b>Event Location:</b> 173 Main Street, Yarmouthport, MA 02675	
<b>Event Dates:</b> April 25, 2026	
<b>Event Hours:</b> 3pm-5pm	
<b>Is the Event Indoors or Outdoors?</b> • Indoors: <input checked="" type="checkbox"/> • Outdoors: <input checked="" type="checkbox"/>	<b>Does the Event have Alcohol Service? If yes-          please fill out a Special Alcohol License Application</b> <span style="float: right;">yes</span>

<b>Number of Guests at Event:</b> 60
--------------------------------------

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

<b>Please Check All That Apply:</b> 1. <b>Dancing:</b> By Patrons <input type="checkbox"/> By Entertainers <input type="checkbox"/> No Dancing <input checked="" type="checkbox"/> 2. <b>Music:</b> Recorded <input type="checkbox"/> Live Band <input type="checkbox"/> Number of Musicians <input type="checkbox"/> Amplification System <input type="checkbox"/> DJ <input checked="" 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"/> Ill-Defined Aisles <input type="checkbox"/> Dance Floor <input type="checkbox"/> Limited Food Service <input type="checkbox"/> 3. <b>Shows:</b> 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"/>
--

<b>Detailed Description of Entertainment:</b> 4th annual event to promote a beer collaboration between Devil's purse and Lighthouse Keeper's. There are no changes from previous years for the event. Beer will be sold, and food will be passed. Bar and DJ are located in the barn, but the party will be indoors and outside in the back yard.
--

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:**

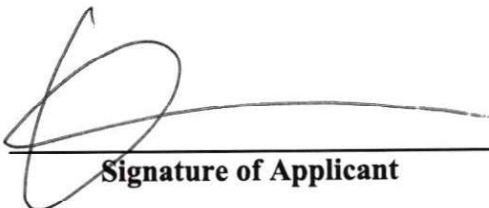
- Hearing Fee: \$65
- License Fee: \$55
- Legal Ad Fee: To be determined once legal ad is placed.
- Abutter Notice Mailing is paid by the applicant.

**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.

  
\_\_\_\_\_  
**Signature of Applicant**

3/23/26  
\_\_\_\_\_  
**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  
Dakota B. Prue.

## 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.

<b>Business Name:</b>	Lighthouse Keeper's Pantry
<b>Business Address:</b>	173 Main Street, Yarmouthport, MA 02675
<b>Applicant Name:</b>	Kelly O'Connell
<b>Applicant Address:</b>	173 Main Street, Yarmouthport, MA 02675
<b>Applicant Email:</b>	kelly@lighthousekeeperspantry.com
<b>Applicant Telephone:</b>	774-994-2149

<b>Event Location:</b>	173 Main Street, Yarmouthport, MA 02675
<b>Event Date:</b>	April 25, 2026
<b>Event Hours:</b>	3pm-5pm

**Is the Event Indoors or Outdoors?**

- Indoors:
- Outdoors:

**Number of Guests at Event:**

**Does Event Location have a fire Protection System?**

- Sprinkler System
- Fire Alarm System

**Please Check All That Apply:**

1. **Type of License:** All Alcohol  Wine & Malt  Wine Only  Malt Only

2. **Non-Profit or For Profit:** Non-Profit  For Profit

3. **Event Includes:** Low Lighting  Music Above Normal Sound Levels  Nighttime Operation  Ill-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:**

4th annual event to promote a beer collaboration between Devil's Purse Brewing Co & Lighthouse Keeper's. Beer will be sold at the event to enjoy and stored in a fridge behind the bar in the barn.

**Documents Required:**

- Detailed Floor Plan of Event (Showing egress, tables, seating, dance floor, food setup, where entertainment will be set up, emergency lighting, etc.)
- Certificate of Insurance (Liquor Liability) naming the Town of Yarmouth as the additional insured.
- TIPS Certifications for anyone handling the alcohol.

**Fees:**

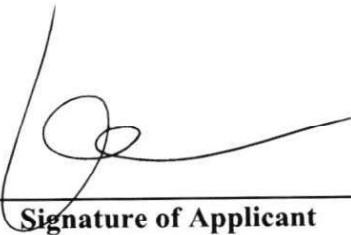
- Hearing Fee: \$65
- License Fee: \$65
- Legal Ad Fee: To be determined once legal ad is placed.
- Abutter Notice Mailing is paid by the applicant.

**Hearing Required**

**Legal Ad Required** (posted 10 days prior to hearing)

**Abutter Notices** (sent 10 days prior to hearing)

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

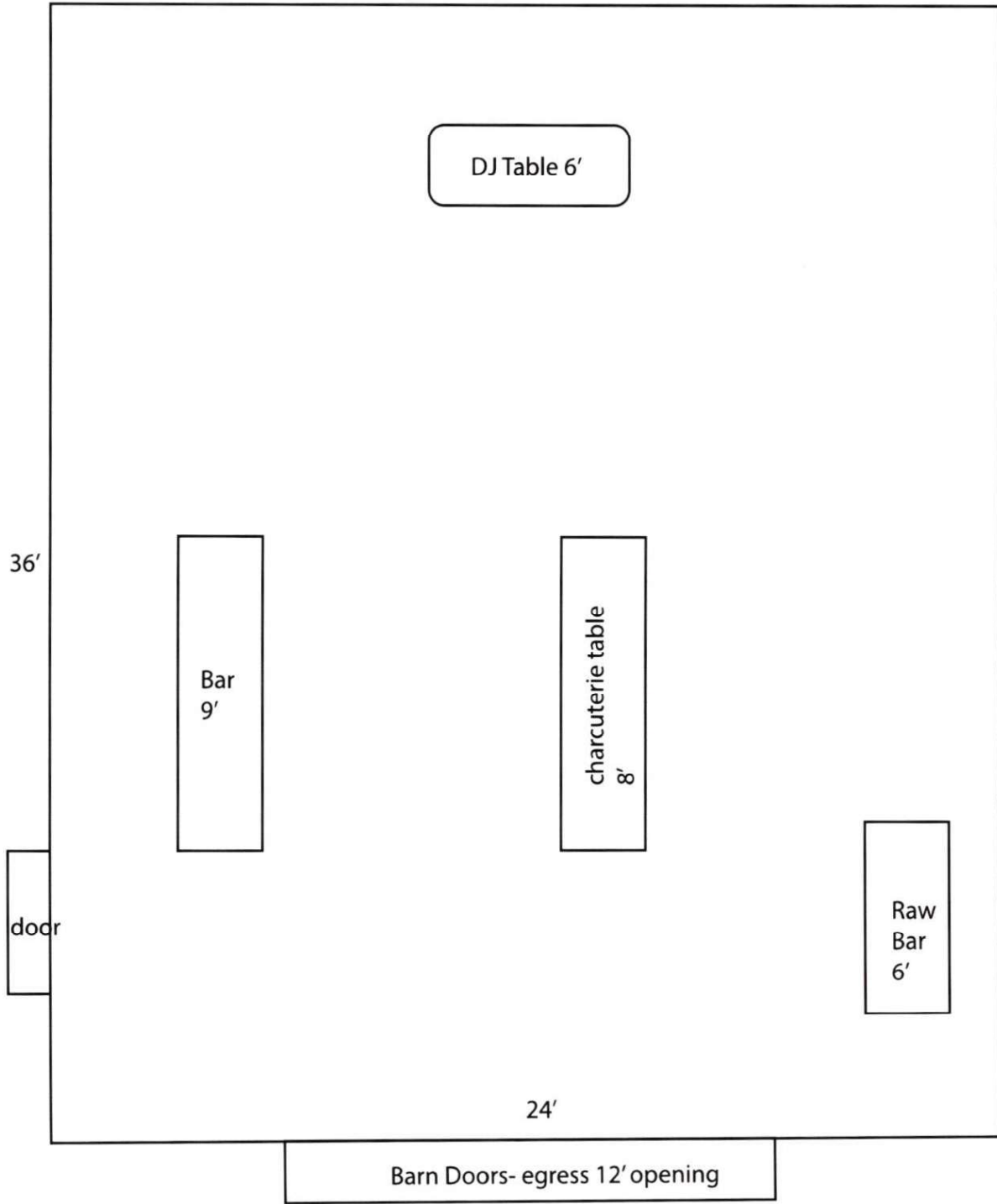


Signature of Applicant

March 23, 2026

Date

Barn At Lighthouse Keeper's



no seating/tables or dance floor



# CERTIFICATE OF COMPLETION

This certifies that

**Timothy Reilly**

is awarded this certificate for

**TIPS On-Premise Alcohol Server Training**

Hours  
3.00

Completion Date  
10/29/2025

Expiration Date  
10/28/2028

Certificate #  
01

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

(CUT HERE)

(CUT HERE)

FOLD

**TIPS** On-Premise **CERTIFIED**

Issued: 10/29/2025 Expires: 10/28/2028

Certificate #

Timothy Reilly

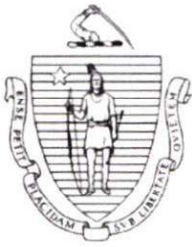
**TIPS** | **360 TRAINING**  
A 360TRAINING COMPANY

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

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

Signature \_\_\_\_\_





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

**Workers' Compensation Insurance Affidavit: General Businesses**

**Applicant Information**

**Please Print Legibly**

Business/Organization Name: Lighthouse Keeper's Pantry

Address: 173 Main Street

City/State/Zip: Yarmouthport, MA 02675 Phone #: 774-994-2149

**Are you an employer? Check the appropriate box:**

- 1.  I am a employer with 13 employees (full and/or part-time).\*
- 2.  I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
- 3.  We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]\*\*
- 4.  We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

**Business Type (required):**

- 5.  Retail
- 6.  Restaurant/Bar/Eating Establishment
- 7.  Office and/or Sales (incl. real estate, auto, etc.)
- 8.  Non-profit
- 9.  Entertainment
- 10.  Manufacturing
- 11.  Health Care
- 12.  Other \_\_\_\_\_

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

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

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

Insurance Company Name: Sullivan Insurance Group, Inc

Insurer's Address: 72 River Park

City/State/Zip: Needham, MA 02494

Policy # or Self-ins. Lic. #: \_\_\_\_\_ Expiration Date: 03/01/2027

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

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

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

Signature: [Signature] Date: March 23, 2026

Phone #: 774-994-2149

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

City or Town: \_\_\_\_\_ Permit/License # \_\_\_\_\_

**Issuing Authority (check one):**

- 1.  Board of Health
- 2.  Building Department
- 3.  City/Town Clerk
- 4.  Licensing Board
- 5.  Selectmen's Office
- 6.  Other \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone #: \_\_\_\_\_



# 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	LIGHTHOUSE KEEPER'S PANTRY
BUSINESS ADDRESS	173 ROUTE 6A

DATE OF SELECT BOARD MEETING (Consent Agenda)	April 14 <sup>th</sup>
--	------------------------

Building Department	Comments: See comment below
---------------------	--------------------------------

Steps required to be taken prior to issuance of license:

Requires inspection and Temp C.O. required after set up.

Signature:

Date:

4/9/2026

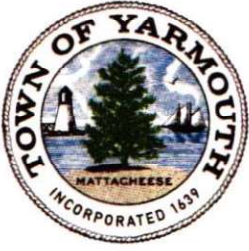
Print Name:

Mark Grylls

Title:

Bld. Commissioner

**PLEASE RETURN COMMENTS BY APRIL 8, 2026**



# TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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## SELECT BOARD

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Dorcas McGurrian  
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Joyce Flynn  
Elizabeth Argo

## LICENSING ADMINISTRATOR

Amy Harwood

### DEPARTMENT COMMENT SHEET

#### IN REGARD TO:

BUSINESS NAME	LIGHTHOUSE KEEPER'S PANTRY
BUSINESS ADDRESS	173 ROUTE 6A

DATE OF SELECT BOARD MEETING  
(Consent Agenda)

April 14<sup>th</sup>

_____Health_____Department	Comments:  20 Seats Any food that is not cooked by Lighthouse Keepers must apply for Temporary Food License Shellfish tags must be kept for 90 days
----------------------------	---

Steps required to be taken prior to issuance of license:

--

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

**PLEASE RETURN COMMENTS BY APRIL 8, 2026**



# TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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## LICENSING ADMINISTRATOR

Amy Harwood

### DEPARTMENT COMMENT SHEET

#### IN REGARD TO:

BUSINESS NAME	LIGHTHOUSE KEEPER'S PANTRY
BUSINESS ADDRESS	173 ROUTE 6A

DATE OF SELECT BOARD MEETING (Consent Agenda)	April 14 <sup>th</sup>
--	------------------------

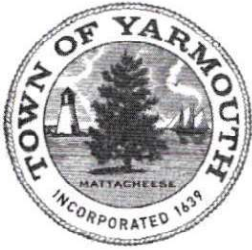
Fire Department	Comments: No issues with this event
-----------------	--

Steps required to be taken prior to issuance of license:

N/A
-----

Signature: Lt. Matt Bearse Date: 3-30-2026  
Print Name: Lt. Matt Bearse Title: Lt./ Inspector

**PLEASE RETURN COMMENTS BY APRIL 8, 2026**



# TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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

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

**LICENSING ADMINISTRATOR**  
Amy Harwood

## DEPARTMENT COMMENT SHEET

### IN REGARD TO:

BUSINESS NAME	LIGHTHOUSE KEEPER'S PANTRY
BUSINESS ADDRESS	173 ROUTE 6A

DATE OF SELECT BOARD MEETING (Consent Agenda)	April 14 <sup>th</sup>
--	------------------------

Yarmouth Police Department	Comments: No concerns
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Steps required to be taken prior to issuance of license:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

3/31/26

Print Name: \_\_\_\_\_

Stephen Renzi

Title: \_\_\_\_\_

Det. Sgt.

**PLEASE RETURN COMMENTS BY APRIL 8, 2026**



# TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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

## SELECT BOARD

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

## LICENSING ADMINISTRATOR

Amy Harwood

## MEMORANDUM

## CONSENT AGENDA

TO: Select Board

FR: Amy Harwood, Licensing Administrator 

DA: April 14, 2026

RE: **CONSENT AGENDA** (Fee Waiver Requested)  
Yarmouth Chamber of Commerce (Monday Concert Series)  
Special Entertainment Application

Mary Vilbon of the Yarmouth Chamber of Commerce has applied for a Special Entertainment License for the Annual Summer Concert Series event taking place at Parker's River Beach on South Shore Drive. The event will take place on Mondays, July 6th, 13th, 20th, 27th and August 3rd, 10th, 17th, 24th, and 31st, 2026. Set-up will begin at 4 PM. Concerts will take place from 6 – 7:30 PM.

The Summer Concert Series is free to the public. Live bands will perform on the deck with an amplified sound system and patrons will be dancing.

Attached are the following materials from the application:

- Application
- Site Plan
- Certificate of general Liability Insurance
- Department Comments
- Request for Fee Waiver

I am happy to answer questions or provide further information at your request.



# 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 Chamber of Commerce

**Business Address:** 424 ROUTE 28, West Yarmouth, MA 02673

**Applicant Name:** Mary Vilbon

**Applicant Address:** 424 ROUTE 28, West Yarmouth, MA 02673

**Applicant Email:** director@yarmouthcapecod.com

**Applicant Telephone:** 508-778-1008

**Event Location:** Parkers River Beach, South Yarmouth, MA 02664

**Event Dates:** July 6, 13, 20, 27, August 3, 10, 17, 24, 31

**Event Hours:** 6:00 PM - 7:30 PM (4 PM setup)

**Is the Event Indoors or Outdoors?**

- Indoors:
- Outdoors:

**Does the Event have Alcohol Service?**

If yes - please fill out a **Special Alcohol License Application**

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

**Number of Guests at Event:** 300-500

**Does Event Location have a fire Protection System? N/A**

- Sprinkler System:
- Fire Alarm System:

**Please Check All That Apply:**

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

**Detailed Description of Entertainment:** The Summer Concert Series is free to the public. Live bands will perform on the deck with an amplified sound system.

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 2027 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.

*See attachment.*

**Hearing Required**

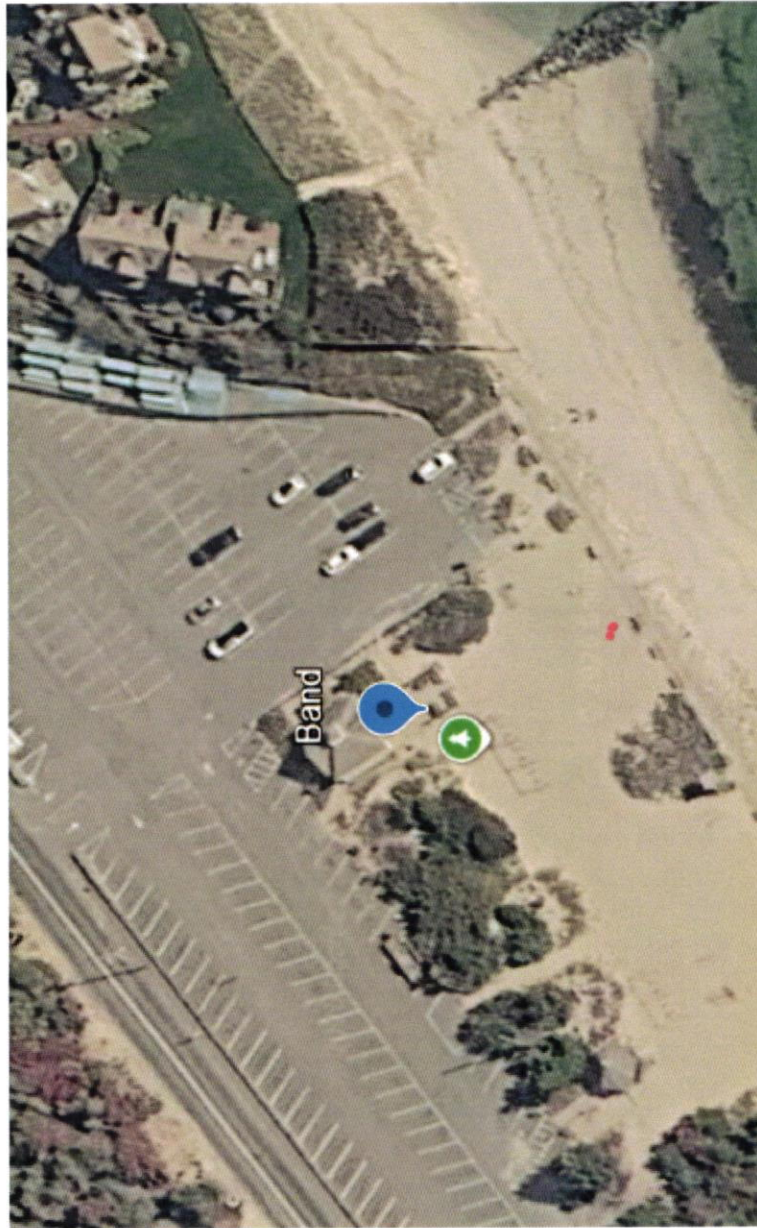
**Legal Ad Required** (posted 10 days prior to hearing)

**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.

Mary Villini  
Signature of Applicant

March 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

### DEPARTMENT COMMENT SHEET

#### IN REGARD TO:

BUSINESS NAME	Yarmouth Chamber of Commerce / Summer Concert Series
BUSINESS ADDRESS	<b>Parkers River Beach – 152 South Shore Dr</b>

DATE OF SELECT BOARD MEETING (Consent Agenda)	April 14 <sup>th</sup>
--	------------------------

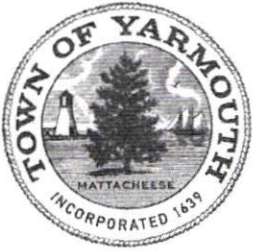
<u>Building</u> Department	Comments: <i>NO ISSUES</i>
----------------------------	-------------------------------

Steps required to be taken prior to issuance of license:

Signature:  Date: 4/1/26

Print Name: MARK BOYLES Title: BUILDING COMMISSIONER

**PLEASE RETURN COMMENTS BY April 8, 2026**



# TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-24451

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

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

**LICENSING ADMINISTRATOR**  
Amy Harwood

## DEPARTMENT COMMENT SHEET

### IN REGARD TO:

BUSINESS NAME	Yarmouth Chamber of Commerce / Summer Concert Series
BUSINESS ADDRESS	Parkers River Beach – 152 South Shore Dr

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

April 14<sup>th</sup>

Yarmouth Police Department	Comments: No Concerns
----------------------------	--------------------------

Steps required to be taken prior to issuance of license:

--

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

3/31/26

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Stephen Renzi

Det. Sgt.

**PLEASE RETURN COMMENTS BY April 8, 2026**



PO Box 479, S.Yarmouth, MA 02664

Office 508-778-1008

Fax 508-778-5114

director@yarmouthcapecod.com

yarmouthcapecod.com

March 27, 2026

Town of Yarmouth  
1146 Route 28  
South Yarmouth, MA 02664

To Whom It May Concern:

The Yarmouth Chamber of Commerce is requesting a waiver for the Entertainment License for the Yarmouth Summer Concert Series to be located at Parkers River Beach on Mondays in July and August between the hours of 6:00 PM – 7:30 PM. We are proud to offer these free concerts to the residents and guests to Yarmouth.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Mary J. Vilbor'. The signature is written in a cursive style with a large, prominent 'M' and 'V'.

Mary J. Vilbor  
President/CEO



# TOWN OF YARMOUTH

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

Department of  
Community  
Development

## MEMORANDUM

## CONSENT AGENDA

TO: Select Board

FROM: Meggan Eldredge, Director of Community Development *ME*

SUBJECT: Fee Waiver Request

DATE: April 1, 2026

Through the diligence and determination of countless Town staff, Board and Committee members, volunteers and contractors, the long-awaited Parker's River Landing will have a grand opening on Saturday, May 2, 2026.

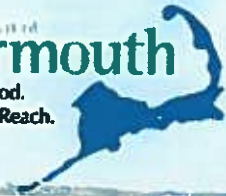
This highly anticipated event will include a Coastal Resiliency Fair to showcase the design elements incorporated into this space to meet the coastal resiliency goals of the Town of Yarmouth. Representatives from multiple state agencies will be present to review the project and highlight unique features within Parker's River Landing. Additionally, family friendly activities are planned such as facepainting, food trucks, artisan vendors, "touch-a-truck", guided tours of the upweller and boardwalk, and entertainment provided by a DJ/master of ceremonies.

The entertainment will consist of amplified speakers for both speeches and music throughout the 10 am to 3 pm timeframe. This element of the grand opening requires an entertainment license from the Select Board. It is anticipated that this event will draw a large audience and bring awareness of both coastal resiliency as well as our new venue. This event will kickstart interest in reserving this space in the future, bringing long-awaited community and economic activity to this location.

For this reason, I am requesting that fees associated with this event be waived by the Select Board. Fees to be waived include a Special Event License and Hearing Fee, tent and sign permit fees. The total fee waiver request is \$230.98.

Thank you in advance for your consideration of this request.

Town of  
**Yarmouth**  
Cape Cod.  
Within Reach.



**Coastal Resiliency in Action.** Witness the transformation of the former Drive-In site into a thriving, sustainable coastal park.

- **Grand Opening Ceremony: 10:30 AM**
- **Followed by Boardwalk Ribbon Cutting**

# COASTAL RESILIENCY FAIR &



# PARKER'S RIVER LANDING GRAND OPENING!

**Saturday, May 2, 2026**

10 AM to 3 PM

669 Route 28  
West Yarmouth, MA



Park at Seagull Beach – Shuttle Provided

✓/ Food Trucks

✓/ Kids Games

✓/ Crafters

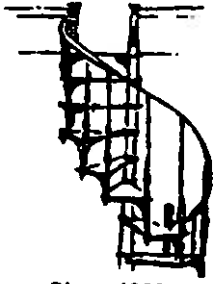
Guided Habitat Tours

Touch-a-Truck

Face Painting

Environmental Experts





Since 1866

**Yarmouth Port Library**  
297 Main Street (Rte. 6A)  
Yarmouth Port, MA 02675  
(508) 362-3717  
[www.yarmouthportlibrary.org](http://www.yarmouthportlibrary.org)

## CONSENT AGENDA

April 1, 2026

Board of Selectmen, c/o Town Administrator's Office  
1146 Route 28  
South Yarmouth, MA 02664

Dear Selectmen:

The Trustees of the Yarmouth Port Library are requesting a waiver of the tent fee for our upcoming June 27th book sale. We are a 501(c)(3) non-profit organization serving the public of the Town of Yarmouth. A tent fee has been waived in past years for the same sale since at least 2009. A reply may be mailed to the above address, emailed to [dg.wolff@gmail.com](mailto:dg.wolff@gmail.com), or phoned to 508-362-7660. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Dinah Wolff" with a long horizontal line extending to the right.

Dinah G. Wolff, Trustee  
Yarmouth Library Association  
(Yarmouth Port Library)



# TOWN OF YARMOUTH

DEPARTMENT OF COMMUNITY SERVICES

Natural Resources Division

424 Route 28, West Yarmouth, MA 02763

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




David Condon

Director

## AMENDMENT TO SHELLFISH REGULATIONS COMMERCIAL USE

## CONSENT AGENDA

	<b>SC35.7 Bass River North</b>	
	<p>The waters and flats north of the Route 6 bridge to the mouth of Muddy and Weir Creeks.</p> <p><b>Rainfall Management Area Restrictions:</b> If there is greater than or equal to <b>(0.20) inches</b> of rainfall within a 24-hour period, SC35.7 will close for a minimum of four days and open on the fifth day. If SC35.7 is in the rainfall closure status, SC28.0 Lewis Bay will open for Commercial Shellfishing.</p>	
	<b>OPEN DATE</b>	<b>CLOSE DATE</b>
	May 15, 2026	November 30, 2026
Sunrise to Sunset, Monday- Saturday		

PERMITTED SPECIES	HARVEST LIMIT	LEGAL SIZE
Quahog	Three (3) level legal limit bushel (32QT) containers	No hinge less than one inch (1.0")

*This amendment supersedes all other SC35.7 Commercial Shellfish Regulation Amendments.*

**Per Order of the Select Board:**

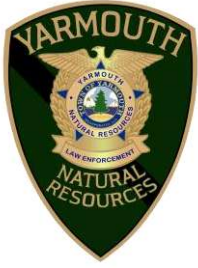
Tracy Post: \_\_\_\_\_

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

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

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

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



# TOWN OF YARMOUTH

DEPARTMENT OF COMMUNITY SERVICES

Natural Resources Division

424 Route 28, West Yarmouth, MA 02763

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




David Condon

Director

## AMENDMENT TO SHELLFISH REGULATIONS RECREATIONAL USE

## CONSENT AGENDA

	<b>SC34.1 Bass River</b>	
	<p>The waters and flats within Wilbur Park from the boat ramp, southwest to the first dock along Edgewater Drive.  <b>Acknowledgement:</b> This area experiences swift currents and heavy boat traffic. Passenger vehicles are prohibited from parking within spaces designated for boat trailers.</p>	
	<b>OPEN DATE</b>	<b>CLOSE DATE</b>
	May 3, 2026	May 31, 2026
Sunrise to Sunset, on Sundays only.		

PERMITTED SPECIES	HARVEST LIMIT	LEGAL SIZE
Quahog	One (1) level ten-quart (10QT) wire basket per permit per week	No hinge less than one inch (1.0")
Soft-Shell Clam	One (1) level ten-quart (10QT) wire basket per permit per week	Minimum of two inches (2.0") at longest diameter

*This amendment supersedes all other SC34.1 Recreational Shellfish Regulation Amendments.*

**Per Order of the Select Board:**

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

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

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

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

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



# TOWN OF YARMOUTH

DEPARTMENT OF COMMUNITY SERVICES

Natural Resources Division

424 Route 28, West Yarmouth, MA 02763

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



David Condon

Director

## AMENDMENT TO SHELLFISH REGULATIONS COMMERCIAL USE

## CONSENT AGENDA

### SC28.0 Lewis Bay

The waters and flats within Lewis Bay, Pine Island Cove and Uncle Roberts Cove. Excludes SC28.4, the quahog relay subarea and all aquaculture lease sites.

**Rainfall Management Area Restrictions:** If there is greater than or equal to **(0.20) inches** of rainfall within a 24-hour period, SC35.7 will close for a minimum of four days and open on the fifth day. If SC35.7 is in the rainfall closure status, SC28.0 Lewis Bay will open for Commercial Shellfishing.



OPEN DATE	CLOSE DATE
May 15, 2026	November 30, 2026
Sunrise to Sunset, Monday- Saturday	

PERMITTED SPECIES	HARVEST LIMIT	LEGAL SIZE
Quahog	Three (3) level legal limit bushel (32QT) containers	No hinge less than one inch (1.0")

*This amendment supersedes all other SC28.0 Commercial Shellfish Regulation Amendments.*

**Per Order of the Select Board:**

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

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

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

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

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



# TOWN OF YARMOUTH

DEPARTMENT OF COMMUNITY SERVICES

Natural Resources Division

424 Route 28, West Yarmouth, MA 02763

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




David Condon

Director

## CONSENT AGENDA

### AMENDMENT TO SHELLFISH REGULATIONS RECREATIONAL USE

	<b>CCB27.0 Chase Garden Creek</b>	
	The waters and flats within Gray’s Beach between the Bass Hole boat slips, easterly to the marsh defined endpoint within the Creek	
	<b>Acknowledgement:</b> This area experiences fast rising tides with strong currents, sandbars flood twice daily.	
	<b>OPEN DATE</b>	<b>CLOSE DATE</b>
	May 6, 2026	June 10, 2026
Sunrise to Sunset, on Wednesdays only.		

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

*This amendment supersedes all other CCB27.0 Recreational Shellfish Regulation Amendments.*

**Per Order of the Select Board:**

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

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

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

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

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

# **INFORMATION ITEMS**

The Conservation Division and  
the Department of Public Works presents

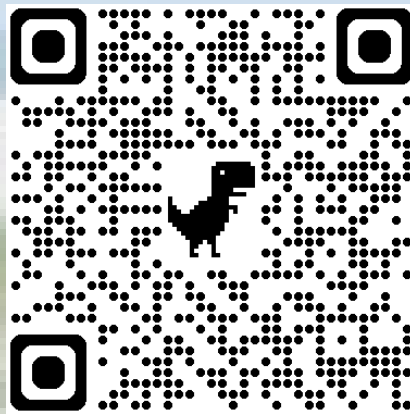
# Yarmouth Community Cleanup Day

Saturday, April 25th, 2026

*Rain or shine!*

Volunteer for the spring community clean-up.  
Bring gloves if you have them.

Meet in front of Yarmouth Town Hall, 1146 Route  
28, between 8am and 10am to get your supplies  
and check in.



Sign up by scanning the code!  
or at [yarmouth.ma.us/2090/Cleanup-Day](https://yarmouth.ma.us/2090/Cleanup-Day)

As a Thank You to our volunteers,  
coffee, cold brew, and tea will be available from

[Press Ahead Coffee](#)

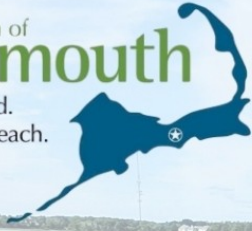
Bring a reusable mug!



INFORMATION

Town of  
**Yarmouth**

Cape Cod.  
Within Reach.



**Coastal Resiliency in Action.** Witness the transformation of the former Drive-In site into a thriving, sustainable coastal park.

- **Grand Opening Ceremony: 10:30 AM**
- **Followed by Boardwalk Ribbon Cutting**

# COASTAL RESILIENCY FAIR &



# PARKER'S RIVER LANDING GRAND OPENING!

**Saturday, May 2, 2026**

**10 AM to 3 PM**

669 Route 28,  
West Yarmouth, MA



**Park at Seagull Beach – Shuttle Provided**

✓ Food Trucks

✓ Kids Games

✓ Crafters

Guided Habitat  
Tours

Touch-a-Truck

Face Painting

Environmental  
Experts





**BRAZILIAN**  
RESOURCE CENTER

# COMMUNITY CONNECTION PROGRAM

Funded by the **Town of Barnstable**

## Supporting Our Community – **FREE** Services

- ✓ Substance Use Prevention
- ✓ Mental Health & Wellness
- ✓ Community Support & Education

## What We Offer



### Monthly Workshops

(English • Portuguese • Spanish)



### Bi-Weekly Support Groups

(Portuguese & Spanish)



### One-on-One Counseling

(Portuguese & Spanish)



### Multilingual Educational Resources



### Overdose Response Training (NARCAN) & Free Naloxone Available



## Inclusive & Culturally Competent Care

Our bilingual team is here to support you!



**Get Involved Today!**



[www.brazilianresourcecenter.org](http://www.brazilianresourcecenter.org)



(774) 470-4946

**Building a Healthier, Stronger Community Together**

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:

