

PLYMOUTH SELECT BOARD

TUESDAY, SEPTEMBER 19, 2023

IN-PERSON / VIRTUAL HYBRID VIA ZOOM WEBINAR

GREAT HALL, PLYMOUTH TOWN HALL, 26 COURT STREET, PLYMOUTH, MA 4:30 P.M.

Pursuant to Chapter 2 of the Acts of 2023, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on March 29, 2023, this meeting will be conducted via remote means and in person.

Members of the public who wish to watch the meeting may do so in the following manner: tune into PACTV government cable access channels Comcast Channel 15 or Verizon Channel 47 and watch the meeting as it is aired live, or watch the meeting live the PACTV website at <https://pactv.org>. Members of the public who wish to PARTICIPATE in the meeting may do so in the following manner:

In-Person: Great Hall located at the 2nd Floor, at Plymouth Town Hall, 26 Court Street, Plymouth MA

Remote: Click the following Zoom link to participate in the meeting remotely:

<https://pactv.zoom.us/j/91695140644?pwd=UGhFZVJmaHVwQmIxa0pVYjRDMlozZz09>

Webinar ID: 916-9514-0644

Passcode: 121500

RECEIVED

By Kelly McElreath at 12:00 pm, Sep 15, 2023

4:30 p.m. Executive Session

The Select Board will hold an Executive Session pursuant to Massachusetts General Laws, Chapter 30A, Section 21(a), clause 6, to consider the purchase, exchange, lease, or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

- ❖ Holtec International – Pilgrim Nuclear Power Plant (Value of Real Property)
- ❖ 158 Center Hill Road (Lease)
- ❖ American Cruise Lines Docking Agreement (Lease)

6:00 p.m. Back to Open Session

6:00 p.m. Public Hearing: Transfer Annual Wine & Malt General License

From Obco Inc. d/b/a Longhouse Axe Throwing, 46 Main Street, Joseph O'Brien, Manager to Longhouse Axe Throwing LLC d/b/a Longhouse Axe Throwing, 46 Main Street, Mark Holmes, Manager

6:03 p.m. Public Hearing: Alteration of Premises

From Village Sports Club LLC, 30 Golf Drive, Timothy Hajjar, Manager, holder of an Annual All Alcohol general on-premises license.

Licenses & Administrative Notes

❖ Licenses

Pours and Bites LLC, 131 Court Street, Erik Christensen is requesting a One Day Wine and Malt License for a Cornhole Fundraiser on September 30, 2023, from 12:00 p.m. to 5:00 p.m. at 12 So. Cherry Street

Massachusetts Audubon Society, 137 Bartlett Road, Morgyn Ellis is requesting a One Day All Alcohol License for September 30, 2023, from 2:00 p.m. to 5:00 p.m. for the Tidmarsh Turns 5! Event at the Tidmarsh Wildlife Sanctuary, 60 Beaver Dam Road.

Alzheimer's Association, 309 Waverly Oaks Pond, Waltham is requesting an Amplified Music Permit from 8:00 a.m. to 12:00 p.m. on October 14, 2023, for a DJ for a walking event held at Nelson Memorial Park, 255 Water Street. (See attached flyer for details)

Longhouse Axe Throwing LLC d/b/a Longhouse Axe Throwing, 46 Main Street, Mark Holmes, Manager is requesting a pledge of license, stock, and inventory to Eastern Bank.

❖ Administrative Notes

1. The Board will vote to approve the Lease Agreement at 158 Center Hill Road with the Town and the Southeastern Massachusetts Pine Barrens Alliance Inc. (SEMPBA).
2. The Board will vote to approve the request from Karen McCarthy Ruuska for the installation and dedication of a memorial bench placed adjacent to Shirley Square, in memory of the late James (Jimmy) McCarthy.
3. The Board will vote to approve and consent to the Leasehold Mortgage and Security Agreement for Borrower East Bay Grill, Inc. at 173 Water Street, and Lender, Rockland Trust Company.
4. The Board will vote to approve the Landlord Consent Agreement regarding Collateral for 51 Main Street, with the Town for the benefit of the Cape Cod Five Cents Saving Bank (Lender) and Anejo Plymouth, Inc (Tenant).
5. The Board will vote to decline to exercise first refusal to purchase Map 117 Lot: A-46 Area removed 44.66a, from Total Lot area 234.46a., and Map 117 Lot: 4-36 Area removed 2.39a., from Total Lot area 2.75a., under the condition of an existing drainage easement, pursuant to the provisions of Chapter 61, Section 8 and Chapter 61A, Section 14.
6. The Board will vote to decline to exercise first refusal to purchase Map 115 Lot: A-49 Area removed 15.33a., from Total Lot area 138.40a., and Map 115 Lot A-44 Area removed 11.99a., from Total Lot area 41.53a., and Map 120 Lot 1-265 Area removed 2.09a., from Total Lot area 6.90a., under the condition of an existing drainage easement, pursuant to the provisions of Chapter 61, Section 8 and Chapter 61A, Section 14.
7. The Board will vote to decline to exercise the first refusal to purchase Map 116 Lot A-55 Area removed 2.23a., from Total Lot area 134.04a., under the condition of an existing drainage easement, pursuant to the provisions of Chapter 61, Section 8, and Chapter 61A, Section 14.
8. The Board will vote to vacate the foreclosure for the property, located on Marc Drive 5B also known as Lot 43-65B, on Assessor's Map 103, upon having the Town made whole as determined by the Treasurer/Collector, Patricia Meachen, as recommended by the Treasurer/Collector, Patricia Meachen. *
9. The Board will authorize the application for, and (if awarded) acceptance of, a grant in the amount of \$54,000 through the Massachusetts Office on Disability's (MOD) Municipal ADA Improvements Grant Program, for the purchase of several pieces of accessibility equipment for Plymouth Long Beach.

American Rescue Plan Act Funding Request

- Water/Sewer Rate Study

2023 Fall Town Meeting Warrant Article Review

Article 17 – Holtec PILOT

Article 24 – Amend Zoning Bylaws – Ground Mounted Solar Photovoltaic Systems – Citizens Petition

2023 Fall Town Meeting Warrant – Approve & Execute – Vote Anticipated

Public Comments

Town Manager’s Report

Select Board Open Discussion – New Business / Letters / Old Business

Adjournment

Note: Votes may be taken on any of the above agenda items, and the sequence and duration of agenda items may vary from what is indicated above, as the Board may deem necessary or otherwise appropriate. This meeting may include items not reasonably anticipated at the time of posting the agenda.

*Denotes Revision on Agenda on Friday, September 15, 2023, at 12:00 p.m.