

FALL ANNUAL TOWN MEETING WARRANT
Saturday, October 18, 2025

To the Town Clerk of the Town of Plymouth, Commonwealth of Massachusetts:

GREETINGS:

In the name of the Commonwealth, you are directed to notify and warn the Inhabitants of Plymouth, qualified to consider and vote on articles at the Fall Annual Town Meeting of the Town of Plymouth, to meet in a hybrid format, on Saturday, the Eighteenth day of October 2025, at 8:00 AM, with information necessary for the Moderator, Town Meeting members, Town officials and interested members of the public to access and witness the deliberations and actions taken at the Town Meeting as follows:

Town Meeting members will have the option to be in person at Plymouth North High School at 41 Obery Street in Plymouth, MA using an electronic voting clicker to take actions or remotely using telecast through Zoom Webinar videoconferencing platform for their deliberations and the use of V-Voter to take actions remotely.

Town Officials will provide information through the Zoom Webinar videoconferencing platform.

Interested members of the public will be able to view the meeting through the Plymouth local government channel (The Local Seen) available on Comcast and Verizon, or thelocalseen.media/live. Individuals not otherwise lawfully entitled to speak will have the opportunity to speak through the Zoom Webinar videoconferencing platform with 48-hours advanced notice given to and permission granted by the Town Moderator.

Registered Town of Plymouth voters wishing to participate in the hybrid Fall Annual Town Meeting shall submit a request to participate in the Meeting to the Town Clerk not less than forty-eight (48) hours in advance of the Town Meeting scheduled for Saturday, October 18, 2025, commencing at 8:00 AM. Upon receipt of the request and verification of the requester's voter registration status, the Town Clerk shall provide to the requester instructions for participating in the remote Town Meeting.

To act on the following articles to wit:

ARTICLE 1: Supplemental Budget - General Fund

To see if the Town will vote to amend the vote taken under Article 5 of the 2025 Spring Annual Town Meeting warrant, and, as necessary, to raise, appropriate, transfer from available funds, or borrow funds for the purpose of supplementing departmental expenses, and/or to reduce certain departmental expenses or otherwise amend said vote, or take any other action relative thereto.

SELECT BOARD

ARTICLE 2: WITHDRAWN

ARTICLE 3: WITHDRAWN

ARTICLE 4: Capital Recommendations

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money for the construction and/or repair and/or purchase and/or lease and/or replacement of departmental buildings and/or equipment and/or capital facilities for various departments of the Town and/or for feasibility and other types of studies, and to authorize contracts or lease/purchase agreements for such purposes for terms of three or more years, as follows:

ITEM	DEPARTMENT	PROJECT DESCRIPTION
A1	Water Division	Purchase of a Hydro Excavator
A2	Energy and Environment	WITHDRAWN
A3	Energy and Environment	Coastal Resiliency Pilot Project
A4	Energy and Environment	Great Herring Pond Water Quality Project
A5	Airport	Runway 6/24 Reconstruction
A6	Airport	Gate 3 Taxi Lane Reconstruction Project
A7	Public Works	WITHDRAWN
A8	Public Works	Fire Department Overhead Doors
A9	Public Works	Visitor's Center Addition

or take any other action relative thereto.

SELECT BOARD

ARTICLE 5: Change 2026 Spring Town Meeting Date

To see if the Town will vote to reschedule the 2026 Spring Annual Town Meeting from April 4, 2026, to April 11, 2026, as required by § 173-3 of the General Bylaws, or to take any other action relative thereto.

SELECT BOARD

ARTICLE 6: Establishment of a Land Acquisition Special Revenue Account

To see if the Town will vote to authorize the Select Board to petition the Massachusetts General Court for special legislation to establish a special revenue account utilizing proceeds from Chapter 61 “roll back” taxes for the purposes of municipal land acquisition as written below, provided however, that the General Court may make clerical or editorial changes of form only to the bill, provided further that the Select Board approve amendments to the bill before enactment by the General Court, provided further that the Select Board is hereby authorized to approve amendments which shall be within the scope of the general public objectives of the petition, or take any other action relative thereto.

AN ACT AUTHORIZING THE TOWN OF PLYMOUTH TO ESTABLISH A SPECIAL REVENUE ACCOUNT FOR LAND ACQUISITION

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

Section 1. Notwithstanding the provisions of section 53 of Chapter 44 of the General Laws or any other general or special law to the contrary, the Town of Plymouth may establish in the town treasury a special revenue account to be known as the Land Acquisition Fund and may appropriate monies from the fund to acquire interests in land for the purposes of recreation, open space and other municipal purposes. Amounts received by the town pursuant to section 7 of Chapter 61, section 13 of Chapter 61A, and section 8 of Chapter 61B shall be deposited into said fund. Interest earned shall remain with and become part of the fund.

Section 2. This act shall take effect upon its passage.

SELECT BOARD

ARTICLE 7: Morton Park Town Brook Culvert Project – Dedication of Town-Owned Land

To see if the Town will vote to dedicate those certain areas of Town-owned land shown as being in the vicinity of Town Brook and Morton Park Road on the plans entitled “Plymouth Morton Park Road Property Plan & Summary Sheet Morton Park Road” dated 4-Sep-2025, prepared by SLR Consulting, on file with the Town of Plymouth Engineering Services Division, as they may be amended (the “Plan”), for the purposes for which they are presently held, and for drainage purposes, and for access purposes, including pedestrian, vehicular and heavy equipment access, to include without limitation, construction, maintenance, repair and replacement of one or more ways, culverts, slopes, and any and all related appurtenances, and further, to authorize the Town’s acquisition by gift, purchase, eminent domain, or otherwise, from James R. Sanderson, Sr., or the owner of record of 68 Morton Park Road, Plymouth, Massachusetts, of (1) a temporary easement shown on the Plan as TE-01, for clearing, grading, removal of a stone wall, and any other purposes described herein, and (2) a permanent easement shown on the Plan as PE-01, for clearing, grading, maintenance, all as may be necessary or convenient to accomplish any and all such purposes in connection with the Morton Park / Town Brook Culvert Project, or take any action relative thereto.

DEPARTMENT OF ENERGY AND ENVIRONMENT

ARTICLE 8: Eversource Easement - Spring Lane/Jenney Pond Easement

To see if the Town will vote to authorize the Select Board to grant and convey to NStar Electric Company, d/b/a Eversource Energy, access and utility easements for the installation of a pad mount transformer and equipment, underground wires, underground transmission lines, underground cable and conduit together with lines for control, relay and communication purposes over, across, upon and under a portion of Town owned property located at 0 Summer Street (Spring Lane) in the Town of Plymouth, Massachusetts as shown on a plan dated 4/9/25, on file with the Town Clerk, or take any other action thereto.

DEPARTMENT OF ENERGY AND ENVIRONMENT**ARTICLE 9: Assessor/Assistant Assessor Certification Stipend**

To see if the Town will vote to accept the provisions of G.L. Ch. 59 §21A, wherein an Assessor or Assistant Assessor who completes the necessary training and receives certification as a Massachusetts Municipal Assessor or Certified Assessment Evaluator is entitled to receive additional compensation in the amount of the 10% of the annual salary, up to a maximum of \$1,000 annually, or take any other action relative thereto.

DEPARTMENT OF FINANCE**ARTICLE 10: Bylaw Recodification**

To see if the Town will vote to renumber and recaption the 1999 General Bylaws of the Town and to adopt the Code of the Town of Plymouth, including the changes detailed in Schedule A and stylization of the text, including:

- (1) Standardizing references to the Massachusetts General Laws in the following format: MGL c. ___, § __;
- (2) Standard capitalization, including capitalization of “Town” when referring to the Town of Plymouth;
- (3) Standard citation of numbers;
- (4) Correction of spelling errors;

all as set forth in Schedule A and the document on file in the office of the Town Clerk entitled “Final Draft of the Town of Plymouth, Massachusetts,” dated August 2025, prepared by General Code, LLC, or to take any other action relative thereto.

TOWN CLERK**ARTICLE 11: Historical Commission**

To see if the Town will vote to accept the provisions of G.L. Ch. 40 §8D regarding the establishment of a Historical Commission, and to establish a Plymouth Historical Commission or to take any other action relative thereto.

TOWN MANAGER**ARTICLE 12: WITHDRAWN**

ARTICLE 13: Title V Repair Fund

To see if the Town will vote to raise and appropriate, transfer, or borrow a sum of \$400,000.00, for the purposes of financing the following water pollution abatement facility projects: sewer tie-ins or the repair, replacement and/or upgrade of septic systems, pursuant to agreements between the Board of Health and residential property owners; including without limitation, the payment of all costs thereof as defined in Section 1 of Chapter 29C of the General Laws; and to meet this appropriation the Treasurer with approval of the Select Board is authorized to borrow \$400,000.00 under G.L. c.44 or any other enabling authority, which amount may be borrowed through the Massachusetts Clean Water Trust or otherwise; and that the Select Board is authorized to take any other action necessary to carry out this project, or take any other action relative thereto.

PLANNING AND DEVELOPMENT

ARTICLE 14: Plymouth Zoning Bylaw, Section 206.6 - Multifamily Overlay District and to amend the Official Zoning Map

To see if the Town will vote to amend the Plymouth Zoning Bylaw, Section 206.6 - Multifamily Overlay District and to amend the Official Zoning Map (Sheet 2) Multifamily Overlay District by adding Lot 28A on Assessors' Map 104 and removing Lots A-319 , 10-418, 10-500, 10-501 and 10-502 on Assessor's Map 77D as well as amend Section 201.3 (definition of "family"), as on file with the Town Clerk, or take any other action relative thereto.

PLANNING BOARD

ARTICLE 15: Tax Title Property Transfer

To see if the Town will vote to transfer the care, custody, management and control of the parcels listed below as on file with the Town Clerk, from the Town Treasurer for tax title purposes to the Conservation Commission for conservation purposes pursuant to G.L. c. 40, §8C; subject to an existing drainage easement located on Lot 8 of Assessors Map 60, and an access easement for the Plymouth Fire Department to Jakes Pond (Map 114, Lot 000), and to see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of \$12,500.00 for funding of legal title work for said conveyances, and further to authorize the Conservation Commission to execute any and all instruments as may be necessary to effectuate the vote taken hereunder, or take any other action relative thereto.

Parcel ID	Location	Legal Reference	Recording Date
060-000-008-000	4 – 10 Mountain Hill Road	Bk. 26569, Pg. 080	September 19, 2003
076-026-002-000	95 Beaver Dam Road	Bk. 35653, Pg. 11	February 27, 2008
114-000-019-071	Off Spinnaker Drive	Bk. 13379, Pg. 320	January 18, 1995
114-000-019-072	Off Bourne Road	Bk. 13379, Pg. 320	January 18, 1995
114-000-000-000	Off Spinnaker Drive	Bk. 13379, Pg. 320	January 18, 1995
123-001P-1226-000	Off Blueberry Road	Certificate. 107239	May 15, 2009
123-001P-1227-000	Off Blueberry Road	Certificate. 107239	May 15, 2009
124-000-009-112	Off Bourne Road	Certificate 70602	October 31, 2011

OPEN SPACE COMMITTEE

ARTICLE 16: CPC Article – Dark Orchard All Person Trail

To see if the Town will vote to appropriate \$900,000.00 from the Community Preservation available funds, reserve funds, or fund balance or any other available fund and/or borrow for the creation and/or restoration and rehabilitation of land for open space and recreational use pursuant to the Community Preservation Act, creating Dark Orchard All Persons Trail on underdeveloped Town owned land within commonly known as Jenney Pond and Town Brook Park and Town Brook as shown as Assessors Map 18, Lot 43, Map 21, Lot 78, Map 18, Lot 40A, for the purpose of creating, improvements and enhancements to trails and further that said land be held under the care, custody, and control of the Conservation Commission; based on the recommendation of the Community Preservation Committee pursuant to G.L. Ch.44 or pursuant to any other enabling authority; the Select Board is authorized to grant a conservation restriction in said property in accordance with G.L.c.44B, §12 meeting the requirements of G.L. Ch.184, §31-33; and further that Town officials are authorized to enter into all agreements and execute any and all instruments as may be necessary on behalf of the Town to effect said construction and related projects; or take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE**ARTICLE 17: CPC Article – Gilmore Land Acquisition**

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain or otherwise, for open space and recreational purposes pursuant to G.L. Ch. 44B and to accept the deed to the Town of Plymouth, of a fee simple interest of land located off Bogside Drive, Highview Road, Acorn Trail, Hollis Road, Edgewater Drive, and Beaver Dam Road in the Town of Plymouth comprised of 20.8 acres, more or less, shown on Assessors Map 75, Lots 9-29, 9-30, 9-31, 9-32, 9-33, 9-34, 9-35, 9-36, 9-37, 9-38, 9-39, 9-40, and 9-44, and further that said land be held under the care, custody, and control of the Conservation Commission; and as funding therefor to vote to appropriate a \$729,290.92 for the acquisition and other costs associated therewith from the Community Preservation Fund, fund balance, reserves, and/or borrow or otherwise fund said total sum pursuant to G.L.Ch.44B §11 or G.L.Ch.44 §7 or any other enabling authority; provided, however, that any such borrowing authority shall be reduced by the amount of any grants received by the Town prior to such borrowing; and further, to authorize the Board of Selectmen to grant a conservation restriction in said property in accordance with G.L.Ch.44B §12 meeting the requirements of G.L.c.184 §31-33; and to authorize appropriate Town officials to enter in all agreements and execute any and all instruments as may be necessary on behalf of the Town to effect said purchase, or take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE

ARTICLE 18: CPC Article – Affordable Housing, Habitat for Humanity

To see if the Town will vote to raise and appropriate \$70,000.00 from the Community Preservation available funds, reserve funds, or fund balance and any other available fund and/or borrow and grant to the Habitat for Humanity of Greater Plymouth for the purposes of affordable housing and construct a single family home pursuant to G.L. c. 44B, §12 and G.L. c. 184, §31-33 with deed restricted affordable housing on the property located at 31 Strand Avenue, Plymouth, Massachusetts, Lot H28, Assessors Map 046-000H-000H-028 and further to authorize the Select Board to enter into a grant agreement with the Habitat for Humanity of Greater Plymouth for such purposes, and to accept the affordable housing restriction, or take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE**ARTICLE 19: CPC Article – Historic Preservation, Little Red Schoolhouse**

To see if the Town will vote to raise and appropriate \$36,000.00 from the Community Preservation available funds, reserve funds, or fund balance and any other available fund and/or borrow for historic preservation purposes, for the purposes of funding a Little Red Schoolhouse Existing Conditions Study based on the recommendation of the Community Preservation Committee pursuant to G.L. Chapter 44B, or take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE**ARTICLE 20: CPC Article – Memorial Hall Historic Structure Report**

To see if the Town will vote to appropriate \$90,000.00, from the Community Preservation Fund reserves, fund balance, any other available fund and/or borrow for the purposes of funding a Historic Structure Report for Memorial Hall for historic purposes pursuant to the Community Preservation Act, to identify significant features, spaces, existing condition report and specifically to further guide the historic restoration of the structure, Memorial Hall, based on the recommendation of the Community Preservation Committee pursuant to G.L. c. 44B, or take any other action related thereto.

COMMUNITY PRESERVATION COMMITTEE**ARTICLE 21: CPC Article – Open Space and Recreation, Plymouth Training Green**

To see if the Town will vote to appropriate \$644,000.00 from the Community Preservation Fund reserves, fund balance, any other available fund and/or borrow for the creation and/or restoration and rehabilitation of land for open space and recreational use pursuant to the Community Preservation Act, which land is commonly known as the Training Green, and is shown on Assessors Map 19, Plot 238 as Lots 000 and specifically for the rehabilitation and rebuilding of the Training Green as described in the Cost Summary and Schematic Plan (the “Plan”) designed by SLR, dated July 10, 2025 as presented to the Select Board and Historic District Committee; and as funding therefor, based on the recommendation of the Community Preservation Committee pursuant to G. L. Chapter 44B, or take any other action related thereto.

COMMUNITY PRESERVATION COMMITTEE**ARTICLE 22: CPC Article – Rescind Borrowing Authorization**

To see if the Town will vote to rescind the remaining borrowing authority on Article 9B of the 2022 Fall Town Meeting for the Spire Center Restoration and Rehabilitation Project, or take any other action related thereto.

COMMUNITY PRESERVATION COMMITTEE

ARTICLE 23: CPC Article – Historic Preservation, Town Records Transcription, 1783-1866

To see if the Town will vote to raise and appropriate the sum of \$35,000.00 from the Community Preservation available funds, reserve funds, fund balance or any other available fund and/or borrow, for historic preservation purposes, to preserve and protect the Town's permanent records which are historic resources, based on the recommendation of the Community Preservation Committee pursuant to G.L. Chapter 44B, or take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE

ARTICLE 24: Citizen's Petition: Change to Community Preservation Act Funds Distribution Percentages

To see if the Town will, vote to revise the funding of the Community Preservation Act, that 10% of the total funds go to the Plymouth Redevelopment Authority and the Plymouth Housing Trust to be divided equally (5% per board) for the following purposes; "a sum of money for the acquisition...creation, preservation and support of community housing...funding administrative and operational expenses..."

By Petition: Stephen Michael Palmer, et al.

ARTICLE 25: Citizen's Petition: Zoning Bylaw Amendment – Temporary Moratorium – Earth Removal

To see if the Town will vote to amend the Town's Zoning Bylaw, Section 203-2(C) by adding a new subsection 203-2(C)13 Temporary Moratorium on the Issuance of Zoning Permits and Special Permits for Earth Removal, that provides as follows:

13. Temporary Moratorium on the Issuance of Zoning Permits and Special Permits for Earth Removal

a) Purpose

The magnitude and impacts of current earth removal practices appear to have damaged natural systems and been harmful to the neighborhoods near the sites of such activities due to excessive noise, and air pollution, and the effects of heavy truck traffic to and from such sites remaining in effect over time periods exceeding months or years. The purpose of the temporary moratorium is to allow sufficient time for the Town to engage in a planning process to review and evaluate the effectiveness of the Earth Removal Regulation of Section 203-2(C) and to determine whether such regulation is implemented and administered in a manner consistent with the expressed intent of such regulation.

b) Moratorium

For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, and except for the earth removal operations described in subsection 203-2(C)2 a. through f., no zoning permit or special permit may be issued for earth removal under Section 203-2(C), and this temporary moratorium shall take effect as of (the date of adoption of this Article by Town Meeting), and shall continue until that date which is 11 1/2 months after the date such moratorium takes effect.

By Petition: Francis F. Mand, et al.

ARTICLE 26: Citizen's Petition: Plymouth Regional Economic Development Foundation Board of Directors – Prohibit Municipal Employees

To see if the Town will vote to urge the Select Board to prohibit municipal employees from acting as a member of the board of directors of the Plymouth Regional Economic Development Foundation, Inc.

"Municipal employee" shall have the definition in the state Conflict of Interest law, Chapter 268A, Section 1(g):

" Municipal employee ", a person performing services for or holding an office, position, employment or membership in a municipal agency, whether by election, appointment, contract of hire or engagement, whether serving with or without compensation, on a full, regular, part-time, intermittent, or consultant basis, but excluding (1) elected members of a town meeting and (2) members of a charter commission established under Article LXXXIX of the Amendments to the Constitution.

By Petition: Francis F. Mand, et al.

And you are hereby required to serve this warrant in the manner prescribed by vote of the Town by posting notice thereof seven (7) days at least before such meeting in the Town Hall, in the Town's Libraries and posted on the Town's website, and make return thereof with your doings thereon at the time and places above mentioned.

Given under our hands this 16 th day of September 2025.

Approved as to Legal Form

Kathleen McKey
Town Counsel

~~SELECT BOARD~~

~~Kevin B. Carty, Chair~~

~~David M. Golden Jr., Vice Chair~~

~~Deb Laquinto~~

~~William Keohan~~

~~Richard J. Quintal Jr.~~

Plymouth, ss.

Pursuant to the foregoing Warrant, I have this day notified and warned the Inhabitants of Plymouth qualified to vote in elections and Town affairs to meet in Plymouth North High School or to meet virtually by remote participation on Saturday, the eighteenth of October, 2025, at 8:00AM to conduct the Fall Annual Business Meeting of the Town of Plymouth, by posting copies of this Warrant in the Town Hall, in the town's libraries and posted on the town's website seven days at least before such meeting

Kathleen McKey
Signature
Town Clerk

Sept 17, 2025
Date & Time
Posted