

**Committee of Precinct Chairs
Minutes 01/08/2024
Great Hall, Plymouth Town Hall
Remote participation by Zoom meeting**

Present:

Precinct 1 Not Present Rob Quick, in the audience
Precinct 2 Matt Tavares Vice Chair
Precinct 3 Gerry Sirrico
Precinct 4 Clare Montanari
Precinct 5 Kevin Lynch
Precinct 6 Bill Arienti
Precinct 7 David Golden remote
Precinct 8 George McKay
Precinct 9 Not Present
Precinct 10 Alan Costello
Precinct 11 Frank O'Brien remote
Precinct 12 Pat Adelmann
Precinct 13 Susan Wentworth remote
Precinct 14 Tom Begley remote
Precinct 15 Wrestling Brewster
Precinct 16 Pompey Delafield
Precinct 17 Joe Hutchinson
Precinct 18 Carmen Lifrieri

Materials distributed: COPC.12-11-23 Minutes.docx , impact fees.jpg, _Impact Fee presentation.ppt, _PLYM Impact Fee Bylaw draft 2003.doc, Art.22.ImpactFee.Memo.TownMeeting.2003, NewSpringAmendmentHandout.pdf, Article to amend Bylaw 77.COPD ppt, Bylaw 77-Jan 4.rtf.

Matt Tavares, Vice Chair, began the meeting at 7 PM:

The Pledge of Allegiance was recited.

When Precinct 1 was called, Matt Tavares recognized Town Meeting Member Rob Quick as an observer from Precinct 1.

Roll call was taken.

Kevin Lynch requested that the agenda be rearranged to place discussion on the next meeting date right before adjournment.

Carmen LiFrieri made the motion, seconded by Clare Montanari.

The motion carried. 15 Yes, 3 Not Present, _Precincts 1, 3, and 9.

Impact Fees, Bill Arienti:

Bill talked about the negative impact of 40B's, the infeasibility of impact fees, and the

efforts of the planning department with out of the box solutions. He met with Lee Hartmann, Planning Director, and Steve Bolotin, Planning Board member.

Steve Bolotin talked about Plymouth and other towns losing control of critical planning functions to 40B's, the MBTA Communities District and other demands of the state to increase housing. Mr. Bolotin advocated for a Plymouth Land Bank as opposed to Impact Fees.

Lee Hartmann spoke about the Master Plan Update and the opportunity to get more information about impact fees from the professional consultants. Mr. Hartmann pointed out that negotiations with developers do happen to mitigate impact. Examples are the signal lights at Long Pond and Clark Roads, at Long Pond and Halfway Pond Roads, the expected signal lights at Pinehills, and extensive mitigations with water demand at the Industrial Park.

David Golden asked for a motion to vacate the COPC vote to pursue impact fees.

Pat Adelman asked that the Land Bank be explained. Ms. Adelman mentioned an opinion from a developers' association favoring impact fees over the unpredictable costs associated with mitigation. Impact fees would shed more sunlight instead of executive sessions with developers over unexpected infrastructure demands, such as the well pump in the Claremont project.

Mr. Brandisi pointed out that executive session is necessary and allowed by statute. The town has a right to negotiate in private, like the American Cruise and Holtec land agreements. There were several public hearings on the Claremont project. The Claremont deal was made public after executive session. There was no secrecy.

Mr. Hartmann pointed out the unlikelihood of impact fee legislation passing. A broader discussion needs to determine what the community wants. Would impact fees apply to industrial, commercial, and residential? Would it have a negative impact and encourage 40B development? It's not as simple as just filing legislation.

Ms. Adelman said her point wasn't about executive session, it was the planning involved to apply impact fees. It would eliminate surprises like water demand.

Mr. Delafield asked for a definition on Land Bank. A clarification would be helpful.

Mr. Tavares asked Mr. Bolotin to explain Land Bank.

Mr. Bolotin explained that a Land Bank, as defined by current legislation applicable on Martha's Vineyard and Nantucket, is a quasi government entity that gains revenues from transfer fees in real estate transfers, paid by the buyers. The monies are applied to the defined uses for the Land Bank. In Plymouth, we are proposing municipal, open space, recreation, and affordable housing uses.

Joe Hutchinson asked how it would affect land that the town already owns.

Mr. Bolotin replied that it is something we can talk about with the town. The Land Bank Commission is independent from the town. Steve continued with the benefits of a Land Bank as opposed to the restrictions on Community Preservation funds.

Matt Tavares cautioned that questions do not go too deep into Land Banks as it is an idea that Mr. Hartmann as the Director of Planning and Development, and Mr. Bolotin, probably not as a planning board member, are discussing as an example as an alternative to impact fees.

Mr. Hutchinson commented that Mass Development used to be Mass Land Bank, and they grew into an agency to speed up the permitting process.

Mr. Tavares cautioned to keep the discussion on the agenda topic, impact fees. Mr. Arienti disagrees with Mr. Golden's request to vacate the vote to pursue impact fees. If it comes up again for further discussion, we can include it under old business. Instead of starting from scratch.

Mr. Golden stated that the motion voted on was to bring an impact fee article to Spring special Town Meeting. Since we are not prepared to do that we should take it off the books.

Mr. Tavares recognized Richard Serkey as a town meeting member and allowed his comments.

Mr. Serkey explained that a Land Bank receives funds from a real estate transfer paid by the seller depending on what is negotiated. That is a subset of Plymouth taxpayers. The Community Preservation Committee receives a surcharge of 1.5% on every real estate tax bill. That is all Plymouth taxpayers. The Land Bank is used for the same purposes as the CPC, except for municipal use, without any percentage restrictions to which uses the funds would be allocated.

Mr. Tavares stated that there is a motion that was voted on by COPC at the December meeting as Mr. Golden pointed out. The motion was to work on an impact fee article for Spring special Town Meeting. We have to revisit or amend that motion.

Mr. Bolotin corrected Mr. Serkey. The Land Bank fee is paid by the buyer, It is not negotiable. Mr. Bolotin warned that if COPC pursues the impact fee, it would interfere with the progression of the Land Bank proposal. Mr. Bolotin went on advocating for the Land Bank.

Mr. Brewster motioned that the impact fee pursuit be tabled because we don't have enough together at this time.

Mr. Arienti seconded.

Mr. Golden asked Mr. Brewster to amend the motion to table the impact fees until after Spring Town Meeting.

Mr. Brewster amended the motion to table the impact fees until after Spring Town Meeting. Clare Montanari seconded.

Mr. Golden reported that Rep. Matt Muratore said the state is 200,000 units behind in affordable housing. Impact fees would be considered hostile to the state goals to develop more units. Mr. Golden doesn't want the COPC to waste more time on this issue.

The motion to table the impact fees until after Spring Town Meeting carried.

15 yes, 2 Not Present, _ Precincts 1 and 2, and 1 abstention, precinct 10, Alan Costello.

COPC appointment to the Master Plan Committee:

Matt Tavares explained that it is a two year commitment. The meeting time and place to be determined by the committee.

Joe Hutchinson expressed his desire to be on the Master Plan Committee. He was nominated by Mr. Golden. Seconded by Mr. Arienti.

Joe Hutchinson was elected. 15 Yes, 1 Abstention, _ Joe Hutchinson, 2 Not Present, _ Precincts 1 and 9.

COPC Administrative support update, Mr. Brindisi:

Interviews are being set up for the job applicants. The position is full time and shared with the CPC. It will be imbedded in the Finance Department under Lynn Barret.

Article 21 Solar Bylaw: Marc Pacheco and Tim Angley:

Copies of Bylaw 207-11 with the proposed amendments were handed out. The changes were explained and COPC members asked questions and made comments. The updated language was approved by the Energy Committee. It has not yet been presented to the Planning Board and Selectboard.

Charter Review Committee, David Golden:

We are meeting next Tuesday and will be adding extra meetings at the end of January and into February.

Legislative Oversight Sub-Committee, Alan Costello:

Our last meeting was canceled due to the storm and tonight's meeting was rescheduled due to the conflict with COPC. Our next meeting is January 22.

There will be standardized regularly scheduled monthly meetings going forward.

Mr. Tavares with no objections proceeded with the Handbook Sub-committee ahead of Minutes Approval on the agenda.

Town Meeting Handbook Update Sub-Committee, Carmen LiFrieri:

The first meeting will be Jan.11.

There was discussion on the role and the target of the handbook sub-committee by Joe Hutchinson and Alan Costello, CRC members. Mr. Tavares stated that the CRC changes have to be voted in by Town Meeting and it should not interfere with independence of the handbook-sub committee.

Meeting Minutes Approval:

Wrestling Brewster motioned to approve the minutes of 12/11/2023, with the correction that Alan Costello was present, not remote. Seconded by Mr. Delafield.

Minutes of 12/11/2023 were approved. 14 Yes, 2 Abstentions, _Gerry Sirrico, Precinct 3, Kevin Lynch, Precinct 5, 2 Not Present, Precinct 1 and Precinct 9.

New & Old Business:

George McKay spoke about Bylaw 77, Graffiti and Litter. There is nothing about litter in the bylaw. He wrote a proposed amendment to the bylaw, Graffiti, Fly Posting, and Litter. He sent the proposal material to COPC members and Town Meeting Members. George would like the approval of the COPC before he brings it to Town Meeting.

Mr. Tavares stated that the materials were not sent through the chair of the COPC. It is not an agenda item. It cannot be voted on at this meeting. It can be placed as an agenda item on the next COPC meeting.

Tom Begley suggested taking out Fly Posting in the language as it is redundant.

Carmen Lifrieri reported that the town received a permit for an increase of waste water being pumped out of the treatment center at Camelot Park. He is concerned for the impact on the Eel River watershed.

Wrestling Brewster expressed concern of a possible 2 ½ override. A constituent complained that her tax bill increased \$2,000.00.

Kevin Lynch advocated for a traveling Town Meeting, a Town Meeting update newsletter, a State of the Town address twice a year, and for COPC members to march in the 4th of July parade.

Public Comment:

Mr. Lynch has been polling constituents about the Accessory Dwelling Units, (ADU). The numbers are overwhelmingly against it. He encourages members to poll their constituents. Mr. Lynch responded to a statement by a town official that he had given misinformation. It is correct that any house in a residential area can add an ADU by right as long as it conforms to the regulations.

Next COPC Meeting Date:

Wrestling Brewster motioned to have the next meeting on January 18,2024.

Seconded by Clare Montanari.

Mr. Tavares reminded all members to send materials and agenda items to the Chair and Vice Chair.

Meeting was approved to take place on January 18, 2024, 7PM, in the Great Hall at Plymouth Town Hall. 15 Yes. 1 Abstention, _ Precinct 3, 2 Not Present, _ Precinct 1 and Precinct 9.

Motion to Adjourn:

Wrestling Brewster motioned. Seconded by Pompey Delafield.

Meeting Adjourned at 9:04 PM

Minutes approved on January 18,2024.

Submitted by Patricia Adelman

