**PLYMPTON TOWN PROPERTIES COMMITTEE**

Minutes Wednesday, September 29, 2021, 6:00 PM

MEMBERS PRESENT: Ross MacPherson, Colleen Thompson, Jon Wilhelmsen (Chair).

MEMBERS ABSENT: Nancy Butler, John Traynor

GUESTS PRESENT: Resident Harry Weikel

NOTES:

* This meeting was conducted on a Zoom meeting platform with members and guests participating remotely. Members and guest will be referred to by their initials in the minutes.
* When possible, documents and plans viewed during this meeting, and/or electronic links thereof, are included at the end of these minutes.
* ACTION ITEMS: **In bold print**

1. OPENING – JW opened the meeting at 6:02 p.m. by reading the Governor’s orders of 3/12 & 15/20 which allow this Zoom meeting as a temporary change to Open Meeting Law during the COVID-19 shut-down. The meeting will be recorded to provide public access.
2. TOWN HOUSE ADA RAMP AND MAIN ENTRANCE – Two bids were received on Monday:

St. John Corp. Ramp Bid $110,000, Alternate (Main Entrance) $17,100

Kneeland Construction – Ramp Bid $115,000, Alternate $14,100

The estimate for the ramp is about 45% higher than projected. The alternate is nearly on target. The State gave us $95k, for the project. To date we have spent $12.5k on project design. This design expense may be payable out of available monies ($5,500) with the rest paid out of the monies appropriated at the 2021 Town Meeting for design services for the Town Center Campus.

The Board of Selectmen (BOS) took a vote to accept the lower St. John Corp. bid contingent upon this committee’s recommendation. JW moved: Based on the information we have, and the bids received that we recommend to the BOS that they accept the lower bid of the St. John Corp. RM seconded. Role Call Vote: RM aye, CT aye, JW aye.

**JW will notify Liz Dennehy (LD) of our vote so that the project can move forward and get the work done before winter.**

1. FIRE STATION – LD met with the Finance Committee (FinCom). FinCom would prefer that the appropriation article for the Fire Station Study be brought forward at the 2022 Annual Town Meeting rather than at a Special Town Meeting to be held this fall. Without FinCom’s support there will be no STM.
2. RECREATION/FIELDS PROJECT – JW got the name of a site engineer from Dan Pallotta. We will also ask Habib & Assoc. (architects) for a recommendation.
3. TOWN CAMPUS PHASE II – Nothing at this time.
4. FLAG POLES – The work is completed. We are waiting for new flags to be delivered. Due to the height of the pole, they were not able to install a pole-top LED light on the Town Green pole so that flag will continue to be raised at dawn and lowered at dusk daily. This is sometimes a personnel challenge.

## TOWN HOUSE ROOF – We are waiting for the recommendations from the architect, Habib & Associates. Our goal is to have the project go to bid this winter with the work to be done in the spring of 2022.

## LIBRARY AND FIRE STATION ROOFS – Expect report by Habib & Associates in late October.

## TOWN OWNED LAND – JW (and others) met with Habitat for Humanity again. They will reconsider the Main and Maple Street plots. The previous survey work done on the Maple Street land was located and shared. Brook Street land is probably out of consideration. Some time was spent on thinking outside the box - expanding the usual building practice of the Plymouth HFH – to include small houses such as those done by HFH in the Pioneer Valley. We need affordable homes for seniors that will allow them the ability to downsize while recognizing that they may have funds from the sale of their larger Plympton homes. The conversation also included the possibility of “backyard houses.” Plymouth HFH is open to finding ways to work in Plympton. RM noted that Habitat of Cape Cod builds 15-20 units annually. All of those are energy net zero and some are 1,200 □’units. CT noted that Scituate allows 750 □’ backyard houses.

## DENNETT SOLAR – Project is moving onward again. The contracts, with the bonding issues resolved, are being reviewed by the parties. It is hoped that the contracts will be signed within the next few weeks.

## OTHER DISCUSSION – JW spoke of Silver Lake Regional School District business. The three towns will meet to discuss the SLRSD Capital Plan. This is currently funded by the money from the settlement with Pembroke, but those funds will be depleted this year. There have not been any incremental monies added by the three towns. Plympton’s contribution would be 10-12%. This committee will need to keep track of the funding and expenditures. RM noted that it fits within our purview to oversee the buildings and what monies are expended. SLRSD administrative office will likely be moved into the middle school and the existing office building will be shut down. The various school roofs are under control, though we need to keep the Dennett roof in mind for replacement in approximately five years.

## MINUTES – RM moved to accept the minutes for 9/8/21 as written. JW seconded. Roll call vote: RM aye, CT aye, JW aye.

1. NEXT MEETINGS – Tentatively 10/20/21, 6pm.
2. ADJOURNMENT – 6:29 p.m.