**PLYMPTON TOWN PROPERTIES COMMITTEE**

Minutes Wednesday, November 17, 2021, 6:00 PM

MEMBERS PRESENT: Nancy Butler, Ross MacPherson, Colleen Thompson, John Traynor,
Jon Wilhelmsen (Chair).
GUESTS PRESENT: Plympton Building Inspector Tom Millias

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.
* ACTION ITEMS: **In bold print**

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.

1. TOWN HOUSE ADA RAMP –JW invited TM to speak about the project. The project is moving quickly. TM said that the contractor is knowledgeable and is doing a nice job. Work was delayed for a day due to materials – the balusters initially received were the wrong length. The handicap ramp code requires longer balusters. The contractor has reached out to Plymouth County Paving to do the asphalt finish work. He has also ordered the loam for the planting area.

TM said that there are some remaining concerns about the door and lighting, but they should be easily solved. The Town will need to hire an electrician to work on both of these components of the project.

1. Door – Code dictates that the door open into a hallway, rather than directly into an office. With some changes, such as moving the IT equipment, we should be able to comply. There may be some issues with space due to a small closet, but this can be resolved. The door also needs to have the actuated (automatic opening) components added. This is primarily electrical work. **JT will follow up on the actuation of the door.**
2. Lighting – There is outside lighting in place – or at least wiring – which is currently not functioning. Some of it was cut or changed when the police station was moved to the new building. An electrician can rewire the faulty fixtures and install a new fixture where the blue police light was removed. Other than that, it looks like the current set up will work to light the ramp. The outside lighting will likely be on a timer. The inside light is adequate but may need to be brighter.

JW noted that our goal was to get the ramp completed with he grant funding available. The next step will be to complete the incidentals, such as lighting, with other funding. There will be an upgrade of the campus lighting when the time is appropriate. **JW will speak with Liz Dennehy about hiring someone to look at the lighting.** This will also include making sure that the current lighting is sufficient to forestall any safety issues on the ramp.
3. Ramp Change Orders – two change orders (to fix the building bricks and pavement) were previously approved. A third change order has been suggested: To face the 2x10s with ¼” white PVC board. This will cost $2,400. JW noted that the alternative is to use black stain the front of the pressure treated (PT) lumber when it is fully cured. The committee discussed this, considering points such as the proposed facing would add too much white to the project, the landscaping may cover much of the exposed PT, the PVC could be added later if desired and the currently installed facing on the front of the deck. The consensus is to reject this change order. This ended the discussion on the ramp and TM left the meeting at 6:24.
4. POLICE STATION MOISTURE ISSUE – RM said that the police have purchased a couple of dehumidifiers which seem to have helped. We should still reach out to the engineers who designed the system. **RM will contact Dan Pallotta to see how we should proceed.**
5. WASTE PIPES – There was an issue with the fire station waste pipes after the recent house fire. The system was used by both our own fire staff and those from mutual-aid towns. The increased shower use caused a back-up of waste into the showers. This problem was dealt with but further shows the need for a properly outfitted fire station. Proper cleaning facilities for personnel and equipment is of critical importance. JW suggested that we should look again at the Town waste issues and wee if we need to bring something forward at Town Meeting. **JW will talk to LD again about acquiring an assessment, estimate and proper plan to solve the problems.**
6. OLD TOWN HOUSE –The problem with the heating system turned out to be a simple fix – the gas had been shut off. The billing has been moved to the Town’s account and a new meter was installed. The heat is now working properly. The lack of air flow and extra humidity during the summer months has caused some issues. The Town will hire a professional cleaning service to freshen the building. Running the heat and using the building will help keep the issue at bay for now. We need to take care of the air flow/dehumidification issue before the summer returns. It may be possible to add something to the furnace system to alleviate the problem. We will look for a solution that can function on its own rather than something that requires emptying a dehumidifier bucket.

There are a few other things that need to be addressed in this building. Carpentry work would include replacing a rotted windowsill and reinstalling a soffit that is designed for the style/age of the building. The paint on the exterior of the ell has peeling spots which indicates that moisture has gotten into the boards. This needs to be fixed. **JT will speak with Steve Sarro to see which, if any, of these jobs fit within his expertise.**
7. TOWN HOUSE ROOF – No updates yet. JW has not had time to reach out to the roof consultant. **RM will take over this task to find out basic needs, costs, and procurement path.**
8. RECREATION PLANNING UPDATE – No updates or discussion
9. FIRE STATION UPDATE - No updates or discussion
10. TOWN MEETING PLANNING/BUILDING DEPARTMENT HEAD MEETINGS – The committee will plan on meeting with the heads of town departments that oversee buildings – Fire, Police, Highway, Library – to get their input and allow us to present a unified plan to the FinCom. **JW will reach out to these people to get two of them at our next meeting.**
11. TOWN CAMPUS PHASE II – No updates or discussion

## LIBRARY AND FIRE STATION ROOFS – It turns out that the library roof is thirty years old and nearing the end of its useful life. This will need to be addressed soon.

## DENNETT SOLAR – The change in Solar Pilot law has created some slowing of this project. The law is more clearly understood now. The solar company understands that the project will need to be brought to Town Meeting in May 2022. The plan is to have all of the agreements completed and TM articles written by the middle of January. Assuming TM approval, the project will be completed before students return to school in September.

## Point of interest, not discussion - The new playground at the Dennett is installed. There was a six-week delay for materials. The contractor is waiting on the weather to finish the final surface. This may be delayed until spring and a temporary mulch base may be put in place. This is a good project and location for the kids. At some point there will be a grand opening ceremony.

## OTHER ITEMS

## Nancy Butler offered her resignation from the committee to allow for a more knowledgeable person to take her place. Committee members pointed out that there are two open seats that could be filled. Additionally, the committee agreed that Nancy brings a unique perspective to the group because she does not have expertise in related fields. We consider that she raises questions that other residents will be asking. This helps us clarify the needs and answers. NB was asked to reconsider her resignation and let JW know her decision.This discussion reminded us that we do have two open seats. These seats could be filled by anyone eager to help the work of the committee or by people with particular knowledge of some of the things that come before us. It could be useful to have people with experience with underground waste systems, landscape or building design, or project management.

## The following items came up in discussion but were not addressed since they were not posted on the agenda. They will be scheduled for future meetings.• Highway building issues – additional strapping for insulation, damage to siding caused by  the salt that caused the roof issue.• Spreadsheet of Town Buildings – JT will update the spreadsheet for the next meeting.

## MINUTES – Colleen will create minutes for the October 20 and November 3 meetings from the recordings.

1. NEXT MEETING – Tentatively 12/8/21, 6 p.m.
2. ADJOURNMENT – 7:01 p.m.