**PLYMPTON TOWN PROPERTIES COMMITTEE**

Minutes Wednesday, January 19, 2022, 6:00 PM

MEMBERS PRESENT: Nancy Butler, Ross MacPherson, Colleen Thompson,
John Traynor, Jon Wilhelmsen (Chair).
GUESTS PRESENT: Resident Harry Weikel (advising on Town House septic system)

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 6:01 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.

Agenda items were taken out of order to accommodate our guest. The first discussion was item 4.H.i.

4.H.i. Town House Waste Pipes – HW reviewed the recordings of the Town House waste pipes and suggested lining the pipes rather than digging up and replacing the lines under the offices (particularly the Town Administrator’s office). The video apparently shows the main trunk line to the TH. There are no breaks or physical issues with the pipe, but the lining is very coarse and rough. This rough surface would cause materials to get caught along the way and cause a backup. Lining the main trunk line(s) will provide a smooth surface for the easy passage of waste. HW recommended a couple of companies that use this trenchless technology.

JT asked if the lining would reduce the diameter of the pipes. HW said that it is relatively thin (1/2-3/4”) and will not create a restriction in size. Any slight restriction in size is more than compensated by the smoothness of the new surface. HW also noted that the lining work would be done with little disruption to the Town House offices. We might have to shut down for one day. The disruptions caused by jackhammering out the floor and replacing pipes would be significant.

HW suggested that the first step is to get a video of the complete system – every single line from every toilet, sink and drain to the outside pipes. There should also be an audio component with the video noting every joint, bend, tributary etc. This will help with measurements and allow for greater precision when any work, particularly lining, needs to be done. HW said that someone from the Town or this committee should be present with the video operator when the mapping is done. JW asked HW to consider doing this.

JW confirmed that the next step is to get an estimate to do a full video mapping and to get recommendations from the companies that do this work. The plan is to create a complete map and design a long-term solution. JW will ask Liz Dennehy to reach out to the companies. Hopefully this can be done early enough to allow us to write an article for Town Meeting to get the lining work done.

JW thanked HW for his work on this and hopes he will continue his involvement in this project. HW left the meeting.

RETURN TO AGENDA ORDER

1. TRACKING SPREADSHEET REVIEW – JT sent the spreadsheet to JW who did some reformatting and reorganizing. JW also added some new column headings – “Estimate Date” to enable us to know how old the estimate is and whether it needs updating when it is time to do the work, “Source of Estimate” to show if it is an in-house ballpark figure, or a professional/contractor estimate. There was some discussion about the projects, numbers, and spreadsheet form. JW will update the form per the discussion and send it out to members prior to the next meeting.

2. ACTIVE PROJECTS

A. ADA Ramp Project – Invoice has been received and has been approved for payment. The ramp has a 1-year warranty. We should review/examine it by early autumn to make sure everything is as it should be.

B. Town House Roof – Nothing new at this time.

C. Dennett Solar – Nothing new at this time.

3. FUTURE PROJECTS

A. Recreation Planning – Nothing new at this time.

B. Town Campus Phase II – Nothing new at this time.

C. Library/Fire Station Roof – Nothing new at this time.

4. TOWN BUILDINGS

A. Center Street Garage – Nothing new at this time.

B. Dennett Elementary

C. Fire Station – Nothing new at this time.

 i. Waste pipe remediation – Outside pipe replacement is underway.

D. Library – JW will spend some time with Mike Slawson to go over the list and find solutions, determine which should be maintenance items and which will need to be a warrant article. We want to keep this building in good condition.

E. Old Town House

 i. Mold/asbestos remediation – JW showed pictures of the problem room. There is a problem where the room joins the building. Many of the roofing boards are clearly wet. It is likely a flashing issue. The roofing boards and roofing will need to be replace. It is better to do this as a complete redo rather than trying to patch an extensive problem.

How do we approach this project? Can we break this into smaller projects: (1) the building envelope – including roof, flashing, and all outside painting repairs, (2) the inside construction, and (3) inside painting. JW suggested that we redo the electrical while the walls are exposed then do the insulation, drywall and trim. JW suggested that we look at all of the building electric while we’re at it. There have been some issues in the kitchen and big room in the past. JW suggested that we do only the exterior work this year and do the interior next year. This room can be closed and left unused.

F. Police Station – Nothing new at this time.

 i. Moisture Issues

G. Town Barn – Nothing new at this time.

H. Town House

 i. Waste Pipes – See Page 1 of these minutes

I. Transfer Station – Nothing new at this time.

5. OTHER DISCUSSION

A. We need to make a distinction between what is regular maintenance and what needs to be done as a warrant article. RM said that the Town maintenance line should be significantly larger so that money is available when the issue arises rather than waiting until it is big and bad enough to be an article. JT suggested that this year may be best considered as a transition year. Some of the expenses should come from capital stabilization rather than adding too much to the maintenance line or creating too many articles.

B. Expected Articles

 i. Replenishments – consultant article
ii. New Articles – Fire Station Feasibility Study, Old Town House Exterior, Library TBD, Town
 House Roof, Lining of TH Sewer Pipes

C. General Comments – People don’t always know what is being done and where the funding came from. The Town needs to show what is being accomplished, the grants that have been received and grants that are expected, monies from ARPA and other sources, etc. This information should also be listed on the Tracking Spreadsheet. We need a list of grants received for the Town and for the Dennett.

6. MINUTES – NB moved that the minutes for January 5, 2022 be approved as written. JT seconded. Roll call vote: JT aye, NB aye, RM aye , CT aye, JW aye.

7. NEXT MEETING – Tentatively 2/2/22, 6 p.m. This meeting will likely include Fire and/or Police.

8. ADJOURNMENT – 7:27 p.m.