

## PLYMPTON TOWN PROPERTIES COMMITTEE

Minutes, Thursday, December 8, 2022, 6:30 PM

MEMBERS PRESENT: Nancy Butler, Colleen Thompson, John Traynor, Jon Wilhelmsen (Chair).

ABSENT: Ross McPherson

GUEST PRESENT: *In person* - Plympton Fire Chief Silva, PFD Mike Saccone, P3 Rebecca Ducharme, Context Mina Abdelmasih *On Zoom* - P3 Dan Pallotta, Context Jeff Shaw

- Committee members and guest will be referred to by their initials in these minutes.
- When possible, action items will be noted in **bolded** letters.

OPENING - This meeting was held in-person in the Dillon Training Room of the Plympton Police Station and by ZOOM. JW opened the meeting at 6:33

1. Fire Station Project Update presented by JS - The size of the fire station program has been reduced from 2100<sup>sq</sup> to 1600<sup>sq</sup>. They discussed and produced a couple of options for a single level or a 2-story building. The 2-story option is not as efficient and won't look as good for the town, so they decided to focus on the single level option. They also added a small mezzanine. The committee reviewed the new draft and discussed:
  - The need to change the driveway, reworking the width, removing part of the hill to increase visibility, and possibly adding a traffic light. This work will likely be funded separately from the fire station but will be included in the design. The work will probably be done simultaneously with the fire station build.
  - CT asked about the location shown. She thought it would be placed further back on the "new" land. Will the proposed location affect the ball fields? The ball fields will be affected by the placement of the septic system but will be rejuvenated for use. This location may affect the batting cage.
  - JW asked if the Chief's office needs permanent or dismountable walls rather than being part of the open design. MA said that the dismountable walls would not be more affordable for the scale of the need. Additionally, there would be other issues with siting the electric, etc. at this small scale.
  - JW asked about the need for five bays and the ability to drive through. It looks like a lot of building. Bay doors are very expensive. FCS said that we could be good with one less bay. MA said that we could do an overhang on the building for vehicles/equipment (such as trailers) that don't need to be stored inside but should be given some protection from the weather.
  - If we do four bays and move the turn-out gear areas to the back side, along with the overhang area, we could move the building back a bit and still leave the possibility of adding a bay if it is ever required in the future. We can justify four bays for current and near future equipment.
  - DP asked if Context was planning on wood framed construction vs prefab/metal. Yes. Based on the currently under construction Williamsburg station, wood framing costs less now and would likely give us under \$800<sup>sq</sup>. P3 passed around a picture of the Williamsburg construction (three bays, all volunteer department)
  - DP is concerned about storm water drainage and the large amount of impervious area in the project. We had a slight issue with drainage for the police station project. Geocell material was mentioned as a possible solution to some of the imperviousness of the site, at least for the overhang parking area.

- DP likes the design but is not sure about the mezzanine area. JS is not sure that it will be affordable but likes the option. JW likes the possibility for future storage and other uses. Another good thing is that it takes some of the service area (IT?) away from the first level space.
- Generator discussion – This design necessitates moving the police station generator. It makes better sense for the two buildings to have a separate generator. The current generator is not large enough to power both buildings. Having two separate units is more sensible in case one unit fails.
- RM asked about rotating the building 90°. JS said that this would make it more difficult for the fire trucks to get to the road – more zigzagging. It would also put the public space in an awkward location and put the less attractive area of the building facing out.
- RM asked the purpose of the Watch Room. There are different possible uses – fire prevention office, greeting room, administrative support, radio dispatch in case there is a failure in the regional system, etc.
- Making the proposed tweaks to the program – four bays, moving overhang and turnout gear areas – will help the building settle into the site better. This would also alleviate the need to move the police generator during the construction.

Context people exited the meeting at approximately 7:35. The next meeting with them is tentatively scheduled for January 5, 2023.

- DP talked about the water. Hydrologist Peter Dillon has been hired to work on this. The placement of the well will restrict where we put anything else forever. DEP won't come out to do a walk through until they get the completed survey. DEP will determine if we are able to go the shorter or must go the longer route to get the drinking water to the buildings.

DP exited the meeting.

## 2. Other Business

- JW will schedule Library Director Mike Slawson for our next meeting to begin the building reviews with the department heads.
- Old Town House Roof – Special Town Meeting approved the funding for the roof project. Liz Dennehy will work to get the plans out to bid.
- Fire Station Septic Problems Continue – It seems like the low water toilets do not supply enough water to push the waste materials along. LD will have the system chained which will clean the pipes more thoroughly. We will have to consider new toilets for that building as a temporary solution until the new septic system for the campus is in place. **JW will look into "chopper" toilets that break up the waste before it enters the pipes. JT will ask Arthur Bloomquist (Title 5 inspector and consultant) if he has any ideas.**
- We received a bid for \$9,300 for the new doors for the top of the ramp, including wireless automatic openers.
- The paperwork for BETA has been signed for the ramp/entrance project.
- The contract for the campus survey has been signed.

Next meeting tentatively scheduled for the 14<sup>th</sup> at 6 p.m.

The meeting adjourned at 7:54

# Notice of Meeting

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A, §§ 18-25

2023 JAN 10 PM 9:15

| Town Properties Committee  |          |  |   |
|--|----------|--|---|
| Date:  | 12/08/22 | Day of Week:   | Thursday                                  |
| Time:  | 6:30 PM  | Place:   | Dillon Training Room - PPD, 7 Palmer Road |
| AGENDA   |          |  |   |
| EXPECTED GUEST(S):   |          | Dan Pallota, Rebecca Ducharme, P3<br>Jeff Shaw, Mina Abdelmasih, Asya Tokbey -<br>Context Architects   |   |
| DISCUSSION - Votes may be taken on one or more of the following: |          | <ol style="list-style-type: none"><li>1. Fire Station Project</li><li>2. Other Active Projects<ol style="list-style-type: none"><li>a. Dennett Solar</li><li>b. Old Town House</li></ol></li><li>3. Future Projects<ol style="list-style-type: none"><li>a. Recreation Planning</li><li>b. Town Campus Landscaping Plan</li><li>c. Town Campus Phase II</li><li>d. Library/Fire Station Roof/Town House Roof 1</li></ol></li><li>4. ATM/Budget Planning</li><li>5. Tracking Spreadsheet Review<ol style="list-style-type: none"><li>a. Existing Item Review</li><li>b. New Items</li></ol></li></ol> |   |
| OTHER  |          | 1. Any other business that might legally come before this committee  |   |
| MINUTES FOR APPROVAL   |          | TBD  |   |
| UPCOMING MEETING DATES   |          | TBD  |   |

Signature: Jon Wilhelmsen

Date 12/5/22

