**PLYMPTON TOWN PROPERTIES COMMITTEE**

Minutes, September 21, 2023, 6:30 PM

MEMBERS PRESENT: Nancy Butler (at 6:45), Ross MacPherson, Colleen Thompson, John Traynor,   
Mark Wallis, Jon Wilhelmsen (Chair) ABSENT: Colleen Thompson

GUESTS PRESENT: Peter Dillon (Hydrogeologist, member Norwell BOH), Rebecca Ducharme (OPM, P3)

NOTES:

* Participants are referred to by their initials. LD refers to Town Administrator Liz Dennehy.
* When possible, action items will be noted in **BOLDED** letters.
* “We” may refer to this committee, but it may also refer more broadly to the Town as a whole.

JW opened the meeting at 6:36.

1. FIRE STATION PROJECT/TOWN COMPLEX INFRASTRUCTURE – JW confirmed that Town Counsel advised that the Board of Selectmen is the body that has oversite of the placement of the new well. The BOS has delegated that job to the TPC. PD said that the BOH sent him information about the town complex septic systems which includes flow rates for the various buildings. If the BOH has questions about the project, they should be directed to the TPC.

PD brought the new site plan which will be submitted to DEP. The plan shows the property lines, wetland, buildings including sheds, and anything else that would affect the location of the well. PD explained the Zone 1 requirements (100-400’ buffer zone, depending on a DEP sliding formula) which define where a well can be placed There can be nothing in a Zone 1 except passive recreation. Zone 1 land must be owned or controlled by the entity who owns the well (see Options 2 and 3 below). PD pointed out the existing septic system and leaching field on the plan. JW told PD about the Library leaching field and the ongoing issue with the current Fire Station septic and confirmed why we think the proposed well location is best.

PD said the minimum distance for Zone 1 is 100’ but we are pumping more water than allowed for that buffer (1,000 vs our just under 1,400 gallons per day). Some of the flow rate information we have is sketchy and the library number seems high. We may as well give ourselves some leeway for growth and plan for 2,000 gallons which would require a Zone 1 of 145’. This makes it more difficult to site. PD went to DEP where he is working with Michelle Reagan. DEP said that we can create two wells, side by side, and use the 100’ buffer zone. The options are:

Option 1: Put the new well(s) closer to or even in the conservation buffer zone. This location allows double protection of the area – conservation of wetlands and the mandated buffer for the well. DP confirmed that the well would never pull enough water to affect the wetlands. PD recommends a pumping test and digging the two wells. There would also be room for a third well if/when that becomes needed.

Option 2: Slide it further away, but this would require an easement from the adjacent property owner. TPC response – it may be possible but not our first choice.

Option 3: Buy more land. TPC response – It may be possible but is unlikely. When we purchased the additional land, the farmer made it clear that she wanted to retain all of the remaining property to best keep her farm viable for the present and into the future.

DEP had some concerns about the need for increased drainage controls for the new fire station and keeping that water away from the Zone 1 area. DP also pointed out some additional (unpermitted wells) on the property. TPC confirmed that those wells won’t matter since the new well will replace all old wells as potable water. They will be available for landscaping and filling the fire tankers. DP has reviewed all potential hazards and impediments to the plan. Assuming successful testing, DP is comfortable that DEP will support this plan.

The next step is to acquire the WS13 permit from DEP which involves a site exam and a 48-hour pumping test proposal. DP does not believe that any wetland monitoring would be required. Water sampling tests would then be done. This could be done as early as next week.

The TPC feels that Option 1 is the only real option and gives us the most flexibility. **JW will reach out to ConCom for their initial reaction.** RD noted that the Zone 1 area needs to be kept clear of trees. PD asked about the location of the treatment system. JW explained that there is plenty of room in the Town House basement. JW said there are four parts to this project the wells, pumping the water up, the treatment system, and then getting the water to the buildings.

NB moved that we accept the plan to site two wells with a 100’ buffer each, roughly behind the highway department, and with the potential to extend into the overlay of the wetlands, which will give us maximum ability to site the well, future wells, and the septic system. JT seconded. All aye.

JW will keep a copy of the site plans for helping with his conversation with ConCom. **PD will give the other copy to BOH.** DP confirmed the information needed for the DEP forms (submitted electronically). The plan will be called “Town of Plympton Municipal Complex.” The main contact person will be LD. JW will be copied. BOH Chair Arthur Morin will be copied by DEP and as dictated by normal practices for this type of project.

We need to be done before the end of calendar year 2024 to utilize ARPA funds. We also have $50k in earmarked funds for water treatment, thanks to Senator Susan Moran. PD thinks it will take about four to five months, as weather allows. That’s approximately one month for each portion - prework (cutting a road, etc.), digging the wells, pumping tests, DEP tests (including radionuclide testing, and permitting.

PD asked if the old wells will be abandoned. The old, non-public water supply wells will be used for irrigation and for the PFD to fill the pump truck. DEP will require an annual statistical report of water usage of quality and quantity. The new wells will be metered. If you go over the permitted number, DEP will make you remedy the problem. After some discussion about possible future needs and how DEP would react if we drew more water than is permitted, it was decided that it would make sense to dig the third well and keep it capped future use, unpermitted but ready. It is more fiscally sound to do the well digging at one time rather than needing to go back in the future.

PD left the meeting at 7:25

JW told RD that we need P3 to pull together the budget. Our target is to be ready to go to Town Meeting in May. This includes Context work on fire station plans, septic design, figuring out the financing, solving the library/fire station leaching field issue. This also means that we need Grady to be working on the site plan concurrently with the well work.

1. LIBRARY/FIRE STATION SEPTIC ISSUES – LD still pursuing information from Webby. JW asked MW if he can work with LD on this project. Webby should have created a report, but no report has been made available. There is space there for a leaching field that will work for both buildings. The correct procedure is that the TPC creates the plan for a project, seeks an engineer, and then it goes to the BOH for permitting. This was not followed.

RD left the meeting at 7:35

1. TOWN HOUSE RAMP AND POLICE STATION LANDSCAPING – Mike Jardin has most of the supplies for the landscaping. He will also meet with LD about the sprinkling system and electric work required for lighting. The ramp project will probably begin next week. The PD project will begin in mid-October. JW reached out to Chief Ahl to get the information for his turf contact. It is likely that it will still be more expensive than hydroseeding, but it is a lead to check. MJ has had to swap out one of the tree types due to lack of availability of the original choice.
2. OTHER ACTIVE PROJECTS.
3. Town House Roof #1 –Meeting with the architects in the second week of October.
4. OTHER DISCUSSION
5. JT met with Jane Schulz at the Old Town House to talk about removing the cedar tree. The garden has been cleaned up but how do we keep it maintained? JW agreed and said that we will get a price from MJ and other suppliers for the monthly maintenance of the Town Complex gardens. We can also get a price for the OTH plantings.
6. The garden in front of the Clerk’s office was briefly discussed. This is another phase of the landscaping project.
7. JT mentioned the front windows on the OTH. The CPA project for the OTH is not completed and that project includes the restoration of historic front windows.
8. The front door lock was discussed. The handle will remain in place. The old lock will be made inoperable, and a new separate lock will be installed.

Other items on the agenda were not discussed.

Adjourned at 7:49

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