



Plympton Public Safety  
Building Committee

# Meeting Summary - 08/19/15

- Meeting called to order at 6:04pm. Members present Nancy Butler, Jake Jacobson, Bob Karling, Art Morin, Colleen Thompson, Harry Weikel, and Jon Wilhelmsen. Advisors present: Warren Borsari, Pat Dillon, Jim Mulcahy and Dale Pleau. Residents present: Mark Russo.
- Discussion started regarding a new proposal - that the Police and Fire Stations may be able to be sited on the west side of the Town House toward the Town Barn. PD, DP and WB all walked the property today and determined that a large portion of the land between the Town House and Town Barn is relatively flat. That walk opens up the potential that we should consider placement on the west site of the Town House. If that is a possible solution, then the ball fields could remain and with the removal of the old Fire Station, there could be space that could accommodate the basketball court and perhaps a playground and/or tennis courts could be added to the plan to round out the recreational portion of the plan. The playground may have a wider usage during baseball games than the tennis courts and thus the courts may not be high on the agenda. These are all items that should be through more when we have settled on locations for the buildings.
- There was discussion about what we will be doing with the Town House and whether that should also be part of the discussion. JW noted that the Committee's charter was to deal with the public safety buildings and the Town Hall was out of scope. The Town Hall has a 10 - 15 year life expectancy at this time and thus is not in scope. It was noted that a reasonable sum may need to be allocated to reconfigure the space to allow for appropriate re-use after the Police Dept moves to their new building. It was suggested that the Committee may want to have a discussion further down the line about next steps for the old Central School part of the building regarding minor alterations vs. historic renovation with the opportunity for grants given the listing on the National Register.
- AM questioned the amount of square footage needed for each of the buildings. The Reinhart study suggested 7k-8k for the police station and about 15k for the fire station. At this point, the police department is anticipated at about 5.6k and the fire department at about 14k. All buildings over 7k sq ft need to be sprinkled. As a result, the police department would be exempt from this requirement, but the fire department would need a system. BK questioned the need for such a large building - noting that even with 5 apparatus bays 80 feet long and 18 feet wide, that would only be 6.5k sq ft. Assuming an additional 3.5-4k sq ft of office/personnel space, that would put us closer to 10.5 - 11k sq ft. Additional detail from each of the chiefs should be brought to the next meeting so that we can have a clearer view of what footprint each building might require. JW noted that if the fire station was located close to the hill, there may be some possibility to keep the apparatus bay on the level section of the lot, but build the office/personnel quarters on two levels using the hill to the advantage and reducing the footprint of the building. JJ noted that if the building was turned sideways, then it may be possible to reduce the mass viewable from Palmer Road.
- The Committee reviewed the next steps from the last meeting. JW noted that the adjacent landowners had already been asked whether they would be willing to talk to the town about selling part of the land that abuts the town parcels. The indication was that they would be willing to talk about it. The Committee needs to get a better idea of what may be necessary before approaching these residents. DP advised that he got the files from Reinhart and believes this is what another engineering firm would need to facilitate their future work.

Plympton Public Safety  
Building Committee

- Center Street was also discussed. DP noted that he had no additional information from the engineers to share with the Committee. JW asked that he have an update for the next PPSBC meeting in 2 weeks. DP noted that they still need to do the perk test and schematics for a potential fire station on the property. JW asked JM about the estimate for adding natural gas to this locations. He replied it was approx \$70 - 90k, though that could be reduced by the few neighbors along that portion of the street also opting to hook up. An additional cost of utilizing Center Street would be the well and septic - perhaps another \$30 - 45k.
- Committee discussed the need to get some of this on paper. No decisions can be made with what goes where until it is understood what is feasible. An architect/engineer needs to place the different scenarios on paper to allow the Committee to evaluate what may work. Only then can the Committee look to an architect to do conceptual elevations of the proposed structures to make sure it will all work. Also will need to hire out for someone to develop an overall plan for the campus.
- NB moved the following motion which was seconded by JJ:

To ask the selectmen to approve the expenditure of funds to draft schematics/site plans for various options that would keep all buildings and ballfields on the one campus. Additionally to request Dale research possible engineers/architects that could be used to advance this inquiry. Vote: 7-0-0
- BK moved the following motion which was seconded by NB:

The Committee should recommend to the BOS that Maple Street be removed from consideration for locating one or more of the public safety buildings. Vote: 7-0-0
- AM questioned whether we should also remove Center Street from consideration. After some discussion amongst the Committee, it was decided that it should hold off doing so until the results of the conceptual drawings/work on Center Street is complete to make sure there is no need for this parcel to meet the needs of the town.
- The minutes of 8/5/15 were reviewed. After some edits, NB moved the following motion which was seconded by HW:

The minutes of 8/5/15 should be accepted as corrected. Vote: 7-0-0
- CT asked whether it was useful to discuss infrastructure needs for the Town House campus if we proceeded as desired or whether it was premature. It was noted that there are a number of unknowns at this point, but a couple of items for consideration are as follows:
  - Gas lines will need to be run to each of the stations and ultimately down to the Town Barn.
  - There remains the possibility that an additional well will be required to meet the fire department's needs for sprinklers and a water source to fill the trucks.
- Next steps:
  - Request will be made to the BOS as noted in the motions above.
  - The police and fire chiefs were asked to provide some preliminary schematics of their structures for review by the Committee at our next meeting.
- Next meeting is scheduled for September 2, 2015 @ 6pm.
- Meeting adjourned at 7:06 pm on the motion of BK second AM. Vote: 7-0-0