

QUESTIONS RECEIVED AND ANSWERS PROVIDED
RE. THE THREE LOTS FOR SALE AT PROSPECT ROAD

Latest Update: 04/01/2020

Q: What is the total of the roll back taxes for each lot?

A: As per the latest information from the Assessors' Office (and subject to change), the total of the roll back taxes for each lot is as follows:

Lot #1 – Parcel 23-2-6 with 1.39 acres = \$525.99 rollback tax

Lot #2 – Parcel 23-2-6A with 1.45 acres = \$547.69 rollback tax

Lot #3 – Parcel 23-2-6B with 1.41 acres = \$534.18 rollback tax

Q: Will the Town of Plympton allow a perspective buyer/builder at own risk to cut a well road in to drill the well and make sure it is potable water?

A: The Town expects to allow due diligence inspections of the property in accordance with the terms of an executed purchase and sale agreement negotiated by the parties. Such terms may, but will not necessarily, allow for the invasive testing and alteration of the land in the manner proposed.

Q: When and who will be deciding which bid is accepted?

A: The Town will publicly open the bids at the date/time/location specified in the RFPs; the Town notes the evaluation criteria and information concerning the timing of award in the RFPs, so we would refer you back to those documents.

Q: If we do not win the bid, is the \$1,000 binder refunded to us in full?

A. Yes, please see clause H.4. of the RFP. The binder will be returned in full to bidders whose bids are not accepted by the Town.

Q: Are you still accepting bids on or before noon on April 7th?

A. ~~Yes, noon on April 7, 2020 remains the deadline at this time. If we need to extend the deadline due to the COVID-19 emergency, we will post it on the Town's website: town.plympton.ma.us~~
The deadline for bids has been extended to on or before noon on May 11, 2020. Bids will be opened publicly at noon on May 11, 2020. Please check the Town's website: town.plympton.ma.us in case this date needs to be extended further due to COVID-19.

Q: What will be allowed to determine if the lots have a potable water supply?

A. Please see the hydrology report on the website: town.plympton.ma.us
Additionally, the Town expects to allow due diligence inspections of the property in accordance with the terms of an executed purchase and sale agreement negotiated by the parties. Such terms may, but will not necessarily, allow for the invasive testing and alteration of the land in the manner proposed.

Q. What would be the cause of the roll back tax amount to change? Is there a per diem rate?

A. We don't anticipate the amounts changing.

Q: Will the land at the rear border of Lot 2, also touching Lots 1 and 3 be kept as permanent conservation or could it possibly be sold as a buildable lot in the future?

Would it be possible to position the house on Lot 2 towards the Lot line between Lot 2/Lot 3 and the driveway towards the Lot 1/Lot 2 property line? If so, would it also be possible to push the house on Lot 2 towards the rear property line?

A: Yes, it is permanent Conservation land; as long as the new house/driveway/septic locations meet various setback requirements within the zoning and Board of Health regulations, they can be located as you want but note that there is not a lot of room to relocate septic systems due to the well setback requirements.

Q: It states in Paragraph H5 that you must provide evidence of having funds, then at the end of the same Paragraph it states the proposer must deliver a letter of commitment to the Town within fourteen days from the date of the Agreement. Can you wait to provide commitment letter for after if you win the bid? If you must provide proof can it be any other type of proof? (i.e. copy of bank account).

A: In order to be able to sign the Agreement as the winning bidder, your bid needs to include some evidence of proof of funds being available adequate to pay the purchase price (that can be a letter of commitment, pre-approval letter, etc.). Within 14 days from the date of the Agreement, you need to provide proof of a solid financing commitment for this purchase that documents you will in fact have the required funds to meet the closing date.

If you haven't already viewed Addendum No. 1 for each of the respective lots for sale, please visit our website: town.plympton.ma.us and note that any bids must acknowledge receipt of Addendum No. 1 in the Bid/Proposal Package on the Price Proposal Form.