**PLYMPTON TOWN PROPERTIES COMMITTEE**

Minutes, Thursday, August 11, 2022, 7:00 PM

MEMBERS PRESENT: Ross McPherson, Colleen Thompson, John Traynor,   
Jon Wilhelmsen (Chair). ABSENT: Nancy Butler  
GUEST PRESENT: Dan Pallotta of P3

* Committee members and guest will be referred to by their initials in these minutes
* Agenda items were discussed out of order.

OPENING – Jon Wilhelmsen opened the meeting at 7:03 p.m. by reading the Governor’s orders of 3/12 & 15/20, now extended through March 2023, which allow this Zoom meeting as a temporary change to Open Meeting Law. The meeting will be recorded to provide public access. JW noted that DP will be joining us at approximately 7:30.

1. RM talked about the Dennett fields. PAYS is concerned about the east end of the soccer field. The balls that cross the endline travel into the brush and woods. The plan is to install moveable netting to trap the balls (see photo example on page 4). The cost estimate is $3-10k and will be firmed up when the type of system is chosen. RM asked about the process and the funding source. JW said it would go through the school committee. PAYS should figure out the logistics and bring the information to the next school committee meeting.

JW asked if anyone knows who fixed up the b-ball court. PAYS or the Recreation Committee? RM did not know, assume it was Rec. Whoever it was, they did a nice job. The netting has been reattached and the court floor has been fixed/moved back into place.

1. The Committee (JW) received an email from Selectman Mark Russo. The man who owns Roberts Roofing has an old Plympton school house on his property. He would like to give it back to the Town. At this point we don’t know how big it is or where it could be placed. If we accept this gift, it is something that won’t happen quickly, but is something that this committee will oversee.
2. Review of Spreadsheet

* Dennett – Paving is completed. Still waiting for materials for other projects. The Access Control system is installed but waiting for hook-up. The bank teller-transaction drawer style window has been installed to aid school security.
* Library – Hot water is available now. Lighting will be installed by next week.
* Town House Roof – The roofing work should begin soon. They matched the shingle color. RM suggested that a sample, with the name and product number, should be saved in the TH for future projects. This would simplify this step when we begin the front section of the roof.
* Town House Entrance/Handicap Ramp – LD received one proposal from Habib for the main entrance redesign. It seems exceptionally high at $67k. JW/RM guess that this would make the whole project possibly top out at $250k. LD will ask Habib for an estimate for the whole project cost. She will ask for an estimate on the original design plan (w/o the vestibule). She will also seek estimates from other design firms (such as the company that did the design work for the ramp). This project may cost a lot more than we had expected. We will have to see how much ARPA money could be applied here. RM asked if we could phase it – use some ARPA funds to do the site work and then do the rest as the money becomes available. JW asked JT if the current automatic door would be sufficient if the problem with the little steps could be addressed. JT believes the sliding door would be best, but this is something to consider.
* Town House Generator – The new battery back-ups were installed which may resolve some of the issues. Police Chief Ahl suggested another company to do the work. They will be contacted for an estimate. The current estimate seems too much at over $100k labor and parts for a $17k generator? JT said that he had heard that there may be some grant monies available. JW said this would be through FEMA. This is a low priority project since we have newer/working generators in other town buildings.

1. Dan Pallotta joined the meeting at 7:30. There is still a problem acquiring the services of a civil engineer to do the work in a timely manner. The scope of the work is a little different than usual since it includes creating a public water supply (PWS) well. Context can’t find anyone. Grady hasn’t sent their proposal yet since they are having some difficulty with the well portion. DP spoke with a hydrologist known to him and learned that he (DP) needs to better understand Zone One (public water supply) regulations before moving forward. Zone One includes a larger area of influence/ circle of non-disturbance around the well head. What exactly does that mean in terms of our project? The current campus well is in the TH basement. The police station should have had its own well/PWS but we didn’t consider that. The fire station must have its own water source and septic system.  
     
   DP would like to meet again in a week or two. He wants to have all of the negotiations completed before we start, rather than doing things piecemeal. DP left the meeting at 7:40.  
     
   RM suggested that this might be an opportunity to remove the PWS from the fire station project. JW said that the challenge may be to figure out how to put in a well, septic system and building in the space we have given the required 200’ separation between the well and septic. RM also suggested that it might make the most sense to have the new well in the TH and work with only one filtration system.
2. Minutes – There are no minutes ready for review tonight. JT will work on the June 22nd minutes. CT will complete the July 21 minutes. JW noted that the May 23 minutes were approved and may be sent to the Clerk’s office.
3. Next meeting tentatively scheduled for 6:30, Thursday, August 25, likely in-person. JT would like town committee/board meetings conducted using a hybrid format – Area 58 recorded in-person meetings with Zoom capability – to allow greater public access. Would this committee be willing to serve as a test case? The committee agreed. JW noted that the School Committee is moving in this direction too. JT will take the lead on this.

The meeting adjourned at 7:51 pm

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