**PLYMPTON TOWN PROPERTIES COMMITTEE**

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

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

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

OPENING – This meeting was held in-person in the Dillon Training Room of the Plympton Police Station. JW opened the meeting at 6:35

1. Fire Station Project Update
* DP said that we are still waiting on Grady Engineering’s imminent proposal. This should be available for our next meeting.
* LD finalized the workorder for Context Architecture and it should have gone out in today’s mail.
* DP will meet with Fire Chief Silva to develop the fire station program. The information gathered at that meeting will be quantified and brought to this committee. The work will then be started on sizing and designing the building and the exterior spaces.
* DP expects that he will have the plan of the locations for the test sites for the well available for our next meeting.
* LD will ask the BOS to delegate approval authority to this committee to keep the project moving forward.

DP left the meeting at 6:40

1. Tracking Spreadsheet Review
2. Town House Roof – The works has begun on this project. Over the weekend there was some question about replacing the cedar planks with vinyl. JW agreed to that, but only if the boards had a 5” reveal. Those were not available so JW said that they should stick with the original plan to clean and repaint the cedar. By Tuesday, the 5” vinyl was found, and JW gave the okay, pending approval from the architect. This was given and the project should be completed soon.
3. Town House Ramp Door and Main Entrance – JW met with Scott Ridder from Beta about finishing the ramp project and the main entrance redesign. Habib’s quotes were too high. The ramp project completion will include the new automatic door (LD will get pricing quotes), new/replaced lighting, and casing on the on the ramp to cover the lally columns. This will improve access and aesthetics without costing too much. The redesign for the main entrance will return to the original plan – remove the little steps and gradually slope the walkway into the building. This will not inhibit any future redesigns. The proposed vestibule and sliding door will have to wait until after the fire station is done. JW will also look at the gutter system to make sure that any runoff will not create a problem for the ramp. NB asked about the locks. JW said that LD is looking into a fob entrance system to replace the current keyed locks. NB also asked about the parking lot lights. The parking lot is quite dim at night making it difficult to walk safely from the building to the cars. JW said that some of this will be alleviated by the improved lighting for the ramp. The rest will be improved later. We still need to locate all of the switches that control the lights.
4. Dennett Solar – Talking again with the attorney(s). This should be sorted out soon to allow the BOS to approve and sign the contracts.
5. Old Town House – Habib and Assoc. were asked to do an assessment of the roof. JW will follow up with LD. The assessment and the preparation and delivery of the report should take about a month. JT asked about the sills. JW said that there are two on the ramp side of the building that need replacement. We will also get a price for doing the envelop of the small room and the soffit repair. The last thing to be done will be the door lock. We’ll figure out the problems for the building and then work on getting them done. Some of this work will likely go on the warrant for the Special Town Meeting to be held this autumn.
6. SLRHS HVAC Project – Still waiting for an update. We need to have this before we can release ARPA funds for the project.
7. Library – Mike Slawson is hoping to change some of the shelving in the children’s room before the new carpeting is installed. The new lighting cost $1,650. Town Meeting appropriated $7,000. The article was worded so as to allow the use of the funds for other library projects. The water heater was also under the projected amount by $1,000. There is no water treatment system in the library, hence the extremely stained fixtures in the bathroom. This is on the repair/maintenance list.
8. Minutes – There were no minutes available for approval at this meeting.
9. Next Meeting is tentatively scheduled for two weeks from tonight.

The meeting adjourned at 7:30

