**PLYMPTON TOWN PROPERTIES COMMITTEE**

Minutes, Thursday, August 25, 2022, 6:30 PM

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

* 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 and turned it over to Dan Pallotta for an update on the fire station project.

1. Fire Station Next Steps – DP asked for a vote on the proposal from Context for sections 1 “Kickoff” through 5 “Public Meeting”. He said that they are still having a hard time figuring out the water portion of the project. He thinks it is a better idea to deal with this, working with an engineer and DEP to create a Public Water Supply, as a separate portion of the project. They are still having difficulties getting a knowledgeable engineer. Grady is willing/able to take on the project but is not available at this time. There is likely sufficient land to create the necessary well and Zone One protection area. RM asked if the new well will be used for all of the buildings. DP says it depends on the numbers and the yield. The intent would be to have one well for the entire campus. The current Town House well would not be allowed under today’s regulations. DP said he will get the permitting done and the well in place. Should we separate the well from the Fire Station project? DP said that it is better to just get it done now and then wait for Town Meeting to approve the next phase of the project.

RM asked if it is feasible to take the money for the well from another source. JW said that we do have some monies available from other sources, but we still need the plan done now. There was some conversation about ARPA funds. DP said that we will sort the funding out later. For now, we need to get Context working on the first steps.

JT, who was not on the Public Safety Building Committee, asked for a reminder of who the “players” are. Jeff Shaw is the President of Context Architecture. Peter Dillon is a hydrologist and water commissioner in Norwell known to DP. Rick Grady is a civil engineer in Kingston. Context, like P3, was originally procured for both public safety buildings (police and fire) and the others will be connected to the project through Context, so there will be no need for further procurement procedures. DP said that we should have a water plan by the end of September.

Liz Dennehy as Town Administrator is also the Procurement Officer for the town. DP asked for LD to send a Notice of Award to Context so that they can begin work ASAP. JW will send an email asking for this so that it can be included in the next BOS meeting under correspondence.  
  
DP introduced Rebecca Ducharme who will be our Project Manager. The goal for Town Meeting is to have a proposal to build a fire station. We should be able to show that we have the water system work done, and how we will be able to fund the project.

Other comments/considerations for the fire station project that were mentioned:

* Because the fire station will be in the back of the campus, we won’t have to worry so much about the aesthetics of the building.
* Can we have a ball field, dug outs, etc. over the well? Yes. You can’t have permanent structures or use fertilizer, weed killers, etc. on the fields.
* RD talked about PCBs and other concerns that DEP may raise.
* JT asked what we do after the water is planned. DP said that after the location is solved, we figure out the costs of pumping it. We also figure out the location of the new septic (likely a new system for the entire campus) and whether we keep the ball fields or not.
* We expect that Fire Chief Silva will be reasonable in his expectations for the new building. He will not be greedy and understands that we will be building a station that is appropriate for Plympton.

MOTION: JW moved that we recommend that the BOS move forward with the Context proposal through number 5, as written, and that they ask the Procurement Officer to send a Notice of Award to Context. RM seconded. All voted aye. The motion passed.

MOTION: JW moved that the BOS vote on the P3 proposal, amending our existing contract with them. RM seconded. All votes aye. The motion passed.

DP and RD exited the meeting at 7:19.

1. Spreadsheet Review
2. Old Town House – There was a leak in the main upstairs room due to the recent torrential rains (over 5” in two days). JW talked with LD about getting a roof assessment done. He thinks that it may be a problem with the gutters being unable to handle the extreme amount of rain that fell. Hopefully, this is not a roof issue, but there may now be an insulation issue if the blown-in insulation got wet.
3. Library – The water heater is all set. The new lights were installed for a fraction of the projected cost. They are still having trouble getting quotes for the doors. JW told Mike Slawson to talk to LD about this. There was a slight leak due to AC condensation. This will be leveled and alleviated by the HVAC contractor.
4. Town House   
   \* The roof job will be starting soon. They have been made aware of the upcoming elections and the work will not interfere with voting.  
   \* JT wants to get the door at the top of the new ramp done ASAP so that the project is finished. LD will get revised quotes. Tom Millias, Building Inspector, said that nothing else is necessary to allow free passage from the ramp to the Assessors’ Office.
5. Town Barn- Still need to get the brackets done.
6. Dennett- Beginning to move along as materials and equipment show up.
7. Other
8. CT asked about the potholes and channels in the parking lot. Yes, these should be attended to ASAP. JW said that it would also be nice to have the lines repainted and the cement stops put back in place.
9. NB mentioned that the old schoolhouse on the Roberts Roofing property was discussed in the Community Preservation Committee meeting. JW said that we have not received any further information about this building yet. We don’t know the condition or size of the building. This is not a high priority item. The building falls under the town’s demolition delay bylaw. JW will reach out to Mark Russo for more information.
10. Minutes

MOTION: JW moved that we approve the minutes for July 21, 2022, as written. RM seconded. All voted aye. The motion passed.

MOTION: JW moved that we approve the minutes for August 11, 2022, as written. RM seconded. The motion passed with four aye votes. NB abstained as she was not at that meeting.

1. Next Meeting is tentatively scheduled for two weeks from tonight: 9/8/22, same time, same location.

The meeting adjourned at 7:48

