**PLYMPTON TOWN PROPERTIES COMMITTEE**

Minutes, March 23, 2023, 6:30 PM

MEMBERS PRESENT: Ross MacPherson, John Traynor, Jon Wilhelmsen (Chair). ABSENT: Nancy Butler, Colleen Thompson

NOTES:

* Committee members and guests will be referred to by their initials in these minutes. LD refers to Town Administrator Liz Dennehy.
* When possible, action items will be noted in **BOLDED** letters.
* “We” may refer to this committee, but it may also refer more broadly to the Town as a whole.
* This meeting was held in-person in the Dillon Training Room of the Plympton Police Station.

JW opened the meeting at 6:34. This meeting was recorded to allow CT to create the minutes.

1. FIRE STATION PROJECT/TOWN COMPLEX – Most of this discussion focused on the well water and septic issues of the town Complex. JT and JW met with Peter Dillon and Rebecca Ducharme earlier today. They also stopped into the Board of Health Office to introduce PD and RD to Cathy Ferguson and get Health Agent Kevin Forgue‘s contact information. The meeting with Massachusetts DEP has been pushed off until after PD and KF get back from their vacations and have time to meet.

The new well will likely be proposed to be sited between the police station and the town barn further back on the “new” land, possibly where the land starts to drop off. The salt shed should be a couple hundred feet away and hopefully should not be an issue. JW thinks that we should try to push the well as far back as possible to keep space available for other use. It might mean more distance to pump water back to the Town House, but that shouldn’t be a significant issue. We will need to remove trees to gain access to the area and JW can reach out to Matt Durkee (Silver Lake Facilities Director for suggested resources when we get closer to that need.

Given the severe water issues on the Town Complex the well is a priority. The town complex was without water following the last TPC meeting for almost 24 hours starting on Friday afternoon. By Saturday it was determined that it was a pressure valve issue, rather than a problem with the pump or well. That was fortunate because the well and pump are located in the basement of the Town House. The pump is quite old, and the location of the well is very inconvenient for service – under the floor, through a hatch, and under the concrete ramp. Additionally, as far as can be determined, the water line comes out of the front side of the Town House, into the police station parking lot, up toward over the ball fields and then back to the fire station. Most likely they dug one trench for both the septic lines and the well lines. We are very fortunate that the problem was not a leak in the water lines.

Another issue that came to light is that there are not sufficient shutoff valves. The new line to the police station has a shutoff, but the main trunk line does not. There is no way to shut off everything but leave water to the police station. This should be looked into as we work on the water issues. The good news is that there is plenty of room in the TH basement for a new water treatment system. This will be a good location since it is protected from freezing, both by the heating of the building and by the fact that it is below ground level.

The new well is a priority for the Town Complex as a whole. This is separate from the fire station project and needs to be moved along. One good idea that came out of a discussion with Mike Slawson is that once the Library is on the new well, the Library’s water and pump could be used for irrigation for the ball fields.

There was a public records request from Harry Weikel regarding the use of the funds appropriated by the 2022 TM Article 28 for the Fire Station Study. He was particularly looking for schematic drawings of the current fire station showing possible renovation solutions. The Article clearly refers to appropriating funds to work on a new fire station plan. Previous studies were done on the old. The documents have been provided to Mr. Weikel. We will figure out a way to add to the minutes the complete conceptual drawings and drafts of those that have been discussed in our meetings where they have not already been included, rather than just the front summary pages. This will make them more easily available to interested parties.

As noted in our last meeting, the Library is having some septic issues. Currently the system needs to be pumped every two-three weeks. The Board of Health is working on getting someone to develop a plan for the design and location of a new leaching field. RM asked if the current fire station system should be tied into the new Library system. This could help with the flow issues. It would leave the current system for the rest of the Complex, serving only the Town House and Police Station. This would mean a much smaller system could be put in place to serve only the new fire station. This might simplify the whole septic solution. **JD will raise with LD**

We need a plan for the utilities and services for the entire Town Complex. We are going to be digging trenches for the well and/or septic systems, electrical wiring should be done at the same time in the same trench where possible.

JW recommends that we don’t put an article requesting additional funds on the 2023 Warrant. There are two reasons for this: (1) Dan Pallotta thinks that we have money left in our budget to allow us to keep moving forward as permitted under the existing warrant article and (2) we don’t have a good handle on some of the other open issues including the well, the water treatment, the septic, the driveway, etc. It is likely that we will have a Special Town Meeting in the fall (primarily to deal with some school issues, including re-evaluating the regional agreement). If we wait until the fall, we will be in a better position to define and clarify the work and the money needed. If we are able to move the septic systems around, it will help reduce the overall costs. If we are able to complete some items and have firm prices on the others, we will be better able to explain the request for funds. There are too many moving pieces to go forward with an article now.

JT asked if the remaining money to which DP refers would cover the new well. JW said that the well should be done soon with ARPA funds. It is a project that definitely fits the infrastructure requirements for those funds. JT wants to make sure that we do not use all of the ARPA funds and then find other things, like the storage building, that could have used that money. JW views the storage building as much further down the list and likely to be funded through TM appropriation. We should move forward with the essential Town Complex items – well, water treatment, septic – before we spend that money on other projects. RM asked if there will be more ARPA funds coming, as previously suggested. JW said that it is unlikely. We have only earmarked ±$40k (new handicap door and reconfiguration of the Town House entrance) out of ±$300k in town-received ARPA funding. There is still county ARPA funds in play.

1. DENNETT – The solar project is moving along. The installation equipment is in place. The control boxes for the solar will be placed on the peak side of the building and be accessible from the roof. The plan is to remove some of the siding and install a solid area to hold the boxes. This will cost ± $3,500 and will allow the re-skinning of the siding to be done in the future without having to move anything related to the solar equipment.
2. LIBRARY – The new carpeting has been installed in the children’s room, the walls have been painted and include a rainbow of colors around the windows, new vinyl planking floors have been installed in the bathrooms and the hallway, and Mike Slawson is working on staining the new shelves. There is some work to be done on some older shelving units that are a little unstable. JW will help Mike Slawson with this. An article ($16,500) that will allow for new carpet in the rest of the building and other interior projects has been put on the warrant.
3. OLD TOWN BARN on Center Street – Steve Lyons has volunteered to do some repairs on this building. It has some holes in the roof, but there are some shingles there for the job. He will see Bri to do an insurance waiver and get the tax id information in case he needs to buy any supplies.

JT has some thoughts about this town-owned land. This would be a good location for the oft-requested storage building. A metal or wood pole barn building could be built here and serve the needs of the police, highway, storage for the antique hearse, etc. The building could be moved a little further from the road and would not need water or bathroom facilities. It would need electricity and a security system, but it could look like an old style barn. **JW will talk to Rick Burnet to get an idea of potential costs.**

1. RECREATION COMMITTEE – There will be an article for $25,000 for infrastructure and maintenance, to be refilled, as needed, on an annual basis. This will allow the work to be done when it is needed instead of waiting a year for the next TM. Once the major work is done, they can be given a regular budget to maintain the systems. There is a good committee in place to manage the work. JT has spoken with Mark Reilly about being a speaker at the Saturday Coffee at the Library.

JT and Mark Reilly walked around the fields with Tree Warden Bill Hayes. They marked trees for removal. They also spoke with Rob Firlotte to get the Highway Department involved. Highway will do what they can, but there may be the need to hire someone for the larger trees. With the trees removed or trimmed, the new black fencing and netting slated to be used at the field will help create a better view of the cemetery. It will make the whole area more pleasant and attractive.

**JW will talk to Rick Burnet about the dugout roofs.** JT or RM can tell the RecCom that they can go ahead and open the fields. The fields will not be affected by the new well and it is unlikely that they will be touched imminently for anything else. JT said that Mike Slawson and PAYS is planning an opening day parade of the players and fire trucks.
2. 2022 ANNUAL REPORT – JT moved that the 2022 Annual Report be submitted to the BoS Assistant for publication. RM seconded. All aye.
3. ROOFS – **LD will talk with FinCom about grouping all of the roof projects together for financing.** There will be an article for the balance of the Old Town House roof ($100k was appropriated at the November STM, but the job will cost ±$169). The two back sections of the Town House are mostly done. Some punch list items are waiting for better weather. Scott Bancroft has been great about staying on top of the job and making sure the punch list is completed. The last (oldest) section of the Town House will be more complicated than the back sections.
4. OTHER TM ARTICLES MENITONED OR DISCUSSED – Dennett classroom floors; SLRHS gas-fired HVAC units. Regarding the HVAC units, the costs were not kept updated so only one unit will be done.
5. OTHER DISCUSSION – JW is playing phone tag with Michael Jardin (landscape designer). When they connect, they will talk about ideas and plans for landscaping in front of the new ramp and in front of the Police Station.
6. MINUTES – JW relayed the amendments he had suggested for the 2/23/23 minutes. These were done by CT and resubmitted to the committee prior to this meeting. JW also relayed his suggested amendments to the 3/8/23 minutes. **These will be sent to CT**. JT moved that both sets of minutes be approved as amended. RM seconded. All aye.

The meeting adjourned at 7:27 pm

