**PLYMPTON TOWN PROPERTIES COMMITTEE**

Minutes, December 7, 2023, 6:30 PM

MEMBERS PRESENT: Nancy Butler, Ross MacPherson, Colleen Thompson, John Traynor,   
Jon Wilhelmsen (Chair) ABSENT: Mark Wallis GUESTS PRESENT: Dan Pallotta (P3) via Zoom

NOTES:

* Participants are referred to by their initials. 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.

JW opened the meeting at 6:38.   
  
NOTICE – The meeting scheduled for last week (11/30/23) was cancelled due to a lack of quorum.

1. MINUTES – JT moved that the minutes from the 10/12 and 11/9 meetings be approved as written. NB seconded. All aye
2. FIRE STATION PROJECT – DP joined the meeting via Zoom at approximately 6:45. He said that we are in good shape with DEP. DEP asked that we move the spare well 50’ uphill and asked how the wells would operate. We expect that the draw will alternate between the two wells. We will seek a permit to draw 2,000 gallons/day which gives us 800 gallons to spare according to the current BOS provided numbers.

The next step is to authorize DP to get the design for the wetlands crossing and a design for the well system. This work will likely take a couple of months to complete and will include access to the area, a design for the layout of the pipes, and the electrical. DP will need a purchase order for Grady Consulting to design the system, including access to the area. The plan will need to go before ConCom for approval. As Grady is working on the design for the guts of the system, others will be working on clearing, digging, and testing. The treatment system design will depend on the quality of the water as shown in the test results. The expected cost to get three wells drilled and installed and do the DEP 7-day pump test is $135-140k. DP will get quotes for clearing the land for access and drilling the wells. We would like to have a breakdown of the full quote into the various parts.

JW wants us to be thoughtful about what we are doing and where things (pipes, electrical, etc.) will go. If possible, we only want to dig trenches once. Water pipes, possibly electric and/or additional conduit for future needs should be done at once. DP said there are concerns about putting electric in the same trench as water. RM said that it would just be low-voltage and communication wires. Further discussion suggested that we don’t fully know the power requirements for each building. There are regulations about the distance needed between water and electricity lines in a trench. We could revisit this when we redo the parking lot and plan on getting rid of redundant/defunct wiring when we do the fire station.

*NB moved that we authorize DP to move ahead with the wetlands crossing plan to take to ConCom. RM seconded. All aye.*

DP noted that Peter Dillon is amazing and does great work. We will probably get the DEP permit within a month. JW asked if DP contacted Context/Grady about creating a “pretty” Town Complex Plan. DP said that Grady has given his details and DP will catch up with Jeff Shaw. JW noted that we will need this plan in January so that we can begin to have public informational meetings. DP said that he will try to have JS at the next meeting to get TPC input.

DP asked about the ARPA applications and is concerned that we get this done before the funds are clawed back. LD will take care of this.  
  
DP exited the meeting at 6:57.

The TCP continued to discuss the trenching and getting input from other knowledgeable people. We also discussed the public informational meetings to again show what the TPC has done and is planning for the whole town complex, not just the new fire station. **JW will send the deck for last year’s presentation for committee review.**

*JW moved that we authorize Grady to begin work on the distribution plan to connect the wells to the rest of the system. NB seconded. All aye.* ***JW will apprise DP of this vote*** *since we forgot to do it while he was still present.*

1. Other Active Projects –   
   a. Town House Roof – LD met with Scot Bancroft and will soon be ready to do the walk-through.   
    This should go out to bid in January.   
   b. Town House Front Entry – They have prepared another proposal removing the portion that   
    addresses the stairs. They will be meeting with CPC on Tuesday. JW spoke with MW about the   
    drainage issues. MW thinks we should figure out where all the pipes go. It may be as simple as   
    unclogging them. LD will look for someone who would do this work. The main goal is to get the   
    water away from the building and out of the basement. If a clean out costs too much, it may be   
    more sensible to put in a new system.
2. TPC FAQs – Committee members were again asked to think about this for the next meeting.
3. OTHER DISCUSSION   
   a. Ball Field Lights – RM said that the current plan is to install taller poles which will allow the   
    lighting to comply with the dark sky bylaws. RM is still reviewing the zoning bylaws and will be   
    meeting with the appropriate departments to ensure compliance and determine which permits   
    need to be pulled. RecCom has a company that will install the poles for $500. They will try to   
    get this done before the end of the year. RecCom will meet next week.  
     
   *JW moved that providing that all bylaw and permitting requirements are met, and CPC approval is given, the TPC recommends the pole installation to the BOS. RM seconded. All aye.*
4. No other agenda items were discussed.
5. The next meeting will be scheduled for December 21st with DP and possibly Jeff Shaw.

The meeting adjourned at 7:35

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