1. No Agenda

   There is no agenda available for this meeting. Please review the minutes.

2. Meeting Materials

   Documents:

   MOTIONS AS VOTED (PDF).PDF
   WARRANT (PDF).PDF
   REPORT AND RECOMMENDATION BOOK (PDF).PDF

TOWN OF PLYMOUTH

MOTIONS AS VOTED

Presented at the

FALL

TOWN MEETING
OCTOBER 15, 2022

FALL TOWN MEETING
MOTIONS
October 15, 2022

Waiving of Constable's Return of Service & Waiving of Reading of Warrant if no objections

Mr. Canty moved that adjourned sessions of this Fall Town Meeting be held on Saturday, October 29, 2022, at 8:00 AM.

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried, (114-2-3)

MOTION ARTICLE 1: Withdrawn

Motions Article 2A: Supplemental Budget – General Fund

Motion Sub-Committee Report A
Mr. Canty moved that the Town vote to amend the votes taken under Article 7A Sub-Committee Report A by decreasing the original appropriation by $339,750 (Items 1-15), for the purposes as listed in the Articles 2A & 2B FY23 Budget Amendments report attached to these motions; and further to decrease by $339,750 the amount raised from the 2023 Tax Levy.

Motion to Amend:
Al DiNardo, Precinct 17, moved to amend Article 2A Sub-Committee A, by increasing Line 4 Town Manager, All Other Expenses by the amount of $1 and to meet this appropriation said amount shall be transferred from Free Cash.

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried, 63-55-2

Main Motion Sub-Committee Report A: ☐ As Originally Moved $339,750 ☒ As Amended $339,749

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (118-6-0)

Motion Sub-Committee Report B
Mr. Canty moved that the Town vote to amend the votes taken under Article 7A Sub-Committee Report B by decreasing the original appropriation by $383,259 (Items 16-30), for the purposes as listed in the Articles 2A & 2B FY23 Budget Amendments report attached to these motions; and further to decrease by $383,259 the amount raised from the 2023 Tax Levy.

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (119-1-0)

Motion Sub-Committee Report C
Mr. Canty moved that the Town vote to amend the votes taken under Article 7A Sub-Committee Report C by increasing the original appropriation by $75,000 (Items 31-42), for the purposes as listed in the Articles 2A & 2B FY23 Budget Amendments report attached to these motions; and further to increase by $75,000 the amount raised from the 2023 Tax Levy.

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (124-0-0)

Motion Sub-Committee Report D
Mr. Canty moved that the Town vote to amend the votes taken under Article 7A Sub-Committee Report D by increasing the original appropriation by $549,000 (Items 43-47), for the purposes as listed in the Articles 2A & 2B

FY23 Budget Amendments report attached to these motions; and further to increase by $549,000 the amount raised from the 2023 Tax Levy.

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (121-2-1)

Article 2A Supplemental Motions to Motions 7A as originally moved by Mr. Canty	FY2023 Original Budget	FY2023 Fall Town Meeting Voted Changes	FY2023 Revised Budget
Sub-Committee A (#1 thru #15)	$ 15,556,345.00	$ (339,749.00)	$ 15,216,596.00
Sub-Committee B (#16 thru #30)	$ 83,599,976.00	$ (383,259.00)	$ 83,216,717.00
Sub-Committee C (#31 thru #42)	$ 30,464,525.00	$ 75,000.00	$ 30,539,525.00
Sub-Committee D (#43 thru #47)	$ 12,053,191.00	$ 549,000.00	$ 12,602,191.00
Sub-Committee E (#48 thru #65)	$ 4,839,381.00		$ 4,839,381.00
Sub-Committee F (#66 thru #69)	$ 109,693,353.00		$ 109,693,353.00
Total General Fund Operating Budget (Item #1-69)	$ 256,206,771.00	$ (99,008.00)	$ 256,107,763.00
Article 2A (2022 ATM- Article 7A) - Funding Table			
Title V Loan Program - Debt Service	$ 173,001.00		$ 173,001.00
Title V Loan Program - Administration	$ 31,052.00		$ 31,052.00
State Boat Ramp Revolving	$ 3,292.00		$ 3,292.00
Recreation Revolving	$ 32,576.00		$ 32,576.00
Memorial Hall Revolving	$ 11,601.00		$ 11,601.00
Plymouth Beach Revolving	$ 10,816.00		$ 10,816.00
Fire Safety & Prevention Revolving	$ 8,835.00		$ 8,835.00
Fire Alarm Maintenance Revolving	$ 10,773.00		$ 10,773.00
Cemetery Perpetual Care	$ 35,000.00		$ 35,000.00
Municipal Waterways	$ 130,000.00		$ 130,000.00
Municipal Waterways - Debt	$ 83,512.00		$ 83,512.00
Pavement Management Debt Fund (2/3rds Vote Require	$ 832,550.00		$ 832,550.00
Stabilization Fund (2/3rds Vote Required)	$ 1,789,594.00		$ 1,789,594.00
Free Cash	$ 2,636,403.00		$ 2,636,403.00
Free Cash for OPEB Fund	$ 500,000.00		$ 500,000.00
Less Total Transfers:	$ 6,289,005.00	$ -	$ 6,289,005.00
To be raised by the 2023 Tax Levy: (General Fund revenues & other sources)	$ 249,917,766.00	$ (99,008.00)	$ 249,818,758.00

MOTIONS ARTICLE 2B: Supplemental Budget – Enterprise Fund

MOTION Sub-Committee Report G – Water Budget

Mr. Canty moved to amend the votes taken under Article 7B by increasing the amount appropriated for Water Budget, Other Expenditures, Line #71 by $38,000 and by decreasing the amount appropriated for Water Budget, Water Enterprise Debt, Line #72 by $117,500 as detailed below and on the attached Articles 2A & 2B FY23 Budget Amendments report, and further to decrease the amount raised by Water Receipts by $79,500 to fund the Water Enterprise Fund.

Motions 7B (2022 ATM-ARTICLE 7B) Water Budget as originally moved by Mr. Canty		FY2023 Original Budget	FY2023 Voted Changes Fall Town Meeting	FY2023 Revised Budget
ARTICLE 2B Supplemental Motions - Sub-Committee G				
Personal Services	(Line #70)	$ 1,542,938		$ 1,542,938
All Other Expenses	(Line # 71)	$ 1,281,123	$ 38,000	$ 1,319,123
Debt Service	(Line #72)	$ 2,305,436	$ (117,500)	$ 2,187,936
Transfer to OPEB Trust	(Line #73)	$ 13,060		$ 13,060
Appropriated for Direct Costs		$ 5,142,557	$ (79,500)	$ 5,063,057

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (124-1-0)

MOTION Sub-Committee Report G – Sewer Budget

Mr. Canty moved to amend the votes taken under Article 7C by decreasing the amount appropriated for Sewer Budget by $989,696 as detailed below and on the attached Articles 2A & 2B FY23 Budget Amendments report and further to decrease the amount raised by Sewer Receipts by $989,696 to fund the Sewer Enterprise Fund.

Motions 7C (2022 ATM-ARTICLE 7C) Sewer Budget as originally moved by Mr. Canty	FY2023 Original Budget	FY2023 Voted Changes Fall Town Meeting	FY2023 Revised Budget
ARTICLE 2B - Supplemental Motions - Sub Committee G			
Appropriated for Direct Costs (Item 77)	$ 8,124,779.00	$ 10,304	$ 8,135,083.00
Typographical Error	$ 1,000,000.00	$ (1,000,000.00)	$ -
Indirect Costs	$ 438,991.00		$ 438,991.00
Total Fund Expense	**9,563,770.00**	**$ (989,696)**	**8,574,074.00**
Less Total Transfers:	55,705.27		55,705.27
To be Raised by Sewer Receipts	**9,508,064.73**	**$ (989,696)**	**8,518,368.73**

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (121-1-0)

MOTION Sub-Committee Report G – Solid Waste Budget

Mr. Canty moved to amend the votes taken under Article 7D by increasing the amount appropriated for Solid Waste Budget, Solid Waste Other Expenditures, Line #80 by $17,000 as detailed below and on the attached Articles 2A & 2B FY23 Budget Amendments report, and further to increase the Solid Waste Receipts by $17,000 to fund the Solid Waste Enterprise Fund.

Motions 7D (2022 ATM-ARTICLE 7D) Solid Waste Budget as originally moved by Mr. Canty		FY2023 Original Budget	FY2023 Voted Changes Fall Town Meeting	FY2023 Revised Budget
ARTICLE 2B Supplemental Motions - Sub-Committee G				
Personal Services	(Line #79)	$ 291,057		$ 291,057
All Other Expenses	(Line # 80)	$ 521,770	$ 17,000	$ 538,770
Debt Service	(Line #81)	$ -		$ -
Transfer to OPEB Trust	(Line #82)	$ 2,192		$ 2,192
Appropriated for Direct Costs		$ 815,019	$ 17,000	$ 832,019

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (125-0-1)

MOTION Sub-Committee Report G – Airport Budget

Mr. Canty moved to amend the votes taken under Article 7E by increasing the amount appropriated for Airport Budget, Airport Personal Services, Line #83 by $25,000 and by increasing the amount appropriated for Airport Budget, Airport Other Expenditures, Line #84 by $630,000 as detailed below and on the attached Articles 2A & 2B FY23 Budget Amendments report, and further to increase the Airport Receipts by $655,000 to fund the Airport Enterprise Fund.

Motions 7E (2022 ATM-ARTICLE 7E) Airport Budget as originally moved by Mr. Canty		FY2023 Original Budget	FY2023 Voted Changes Fall Town Meeting	FY2023 Revised Budget
ARTICLE 2B - Supplemental Motions - Sub-Committee G				
Personal Services	(Line #83)	$ 646,490	$ 25,000	$ 671,490
All Other Expenses	(Line #84)	$ 2,197,550	$ 630,000	$ 2,827,550
Debt Service	(Line #85)	$ 39,650		$ 39,650
Transfer to OPEB Trust	(Line #86)	$ 5,498		$ 5,498
Appropriated for Direct Costs		$ 2,889,188	$ 655,000	$ 3,544,188

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (116-3-4)

MOTION ARTICLE 3: Unpaid Bills of a Prior Year

Mr. Canty moved that the Town appropriate the sum of $17,060.25, by transferring $525 from the FY23 Town Clerk Budget, All Other Expenses, by transferring $7,705 from the FY23 Community Preservation Budget, Administrative Expenses, and by transferring $8,830.25 from the FY23 Department of Public Works Budget, Personal Services, to pay certain unpaid bills of a prior year as follows:

Department	Vendor	Description	Amount Due
Clerk	LHS Associates	(3) Memory Cards & Keys	$525.00
CPC	Brenner Signs	1749 Court House Carved Sign	$2,374.00
CPC	Brenner Signs	Banners: Center Hill, Hedge House, Harlow House & Spire Center	$5,331.00
DPW, Police, Memorial Hall & Pine Hills Fire	Power Equipment Company	Generator Service	$2,995.50
DPW	Carpet Remnant Warehouse	Carpet for Visitor Information Center	$99.00
DPW	Gone Green Electric	LED Lighting/DPW	$835.75
DPW Highway	Evolution Liquids LLC	Salt Brine for Winter 21/22	$4,900.00
Total Unpaid Bills FY2022			**$17,060.25**

Quantum of Vote: 4/5ths / Roll Call
Town Meeting Vote: Motion Carried (124-1-0)

MOTION ARTICLE 4 A1-A8 Capital Recommendations

Mr. Canty moved that the Town appropriate the sum of $1,198,668 to pay costs of various capital projects as shown below, including all costs incidental or related thereto, and that to meet this appropriation $1,072,128 shall be transferred from free cash and $126,540 shall be transferred from the Environmental Affairs Fund.

Item	Project Description	Amount	Funding Source
A1	Store Pond Dam Inspection	$ 7,550.00	Environmental Affairs Fund
A2	Jenney Arms House Pond Dam Inspection	$ 5,450.00	Environmental Affairs Fund
A3	WITHDRAWN		
A4	Age & Dementia Assessment	$ 40,000.00	Free Cash
A5	Jenney Pond Bypass Project	$ 113,540.00	Environmental Affairs Fund
A6	Replace and Equip 2008 Pumping Engine	$ 907,588.00	Free Cash
A7	Casecracker Recording Replacement	$ 37,040.00	Free Cash
A8	Website Upgrade & 311 System	$ 87,500.00	Free Cash
	Total for Article 4 A1-A8 Items	$ 1,198,668.00	

Motion Article 4 A1 – Store Pond Dam Inspection

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (123-1-1)

Motion Article 4 A2 – Jenney Arms House Pond Dam Inspection

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (119-0-3)

Motion Article 4 A4 – Age & Dementia Assessment

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (117-5-3)

Motion Article 4 A5 – Jenney Pond Bypass Project

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (119-1-2)

Motion Article 4 A6 – Replace and Equip 2008 Pumping Engine

Quantum of Vote: **Majority / Roll Call**
Town Meeting Vote: **Motion Carried (118-9-1)**

Motion Article 4 A7 – Casecracker Recording Replacement

Quantum of Vote: **Majority / Roll Call**
Town Meeting Vote: **Motion Carried (124-2-2)**

Motion Article 4 A8 – Website Upgrade & 311 System

Quantum of Vote: **Majority / Roll Call**
Town Meeting Vote: **Motion Carried (117-3-2)**

MOTION ARTICLE 4-B1 MOTION: Town Boat Ramp Reconstruction.

Mr. Canty moved that the Town appropriates the sum of $1,651,516 to pay costs of the Town Boat Ramp reconstruction, and for the payment of all costs incidental or related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under and pursuant to M.G.L. Chapter 44, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; that the Treasurer or other Town official, with the approval of the Select Board is authorized to contract for and expend any federal or state aid available for the project.

Quantum of Vote: **2/3rds / Roll Call**
Town Meeting Vote: **Motion Carried (117-8-2)**

MOTION ARTICLE 4-B2 MOTION: Replace and Equip 1996 75' Ladder (Quint).

Mr. Canty moved that the Town appropriates the sum of $1,496,853 to pay costs of replacing and equipping a 1996 75' Ladder Truck (Quint), and for the payment of all costs incidental or related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under and pursuant to M.G.L. Chapter 44, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; that the Treasurer or other Town official, with the approval of the Select Board is authorized to contract for and expend any federal or state aid available for the project.

Motion to Amend: Everett Malaguti, Precinct 2, moved to amend the funding source to Free Cash.

Quantum of Vote: **Majority / Roll Call**
Town Meeting Vote: **Motion Failed (19-109-1)**

Main Motion 4-B2: ☒ **As Originally Moved** ☐ **As Amended**

Quantum of Vote: **2/3rds / Roll Call**
Town Meeting Vote: **Motion Carried (122-5-1)**

MOTION ARTICLE 4-B3 MOTION: Manomet Pipe Zone Upgrade.

Mr. Canty moved that the Town appropriates the sum of $9,512,950 to pay costs of upgrades to the Manomet Pipe Zone, and for the payment of all costs incidental or related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under and pursuant to M.G.L. Chapter 44, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; that the Treasurer or other Town official, with the approval of the Select Board is authorized to contract for and expend any federal or state aid available for the project.

Quantum of Vote: **2/3rds / Roll Call**
Town Meeting Vote: **Motion Carried (123-3-1)**

MOTION ARTICLE 5: Pavement Management Stabilization Fund

Mr. Canty moved that the Town vote to authorize the Select Board to appropriate $1,498,012.70 to the Pavement Management Plan Debt Stabilization Fund, as authorized by the provisions of G.L. c. 40, §5B as amended, and that to meet this appropriation transfer such sum of money from Free Cash.

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (124-0-1)

MOTION ARTICLE 6: Elderly and Disabled Taxation Fund

Mr. Canty moved that the Town vote to accept the provisions G.L. c. 60, §3D, which authorizes the Select Board to establish an elderly and disabled taxation fund whereby taxpayers can voluntarily contribute to the fund to defray the costs of real estate taxes of elderly and disabled persons of low income, and further, to create a Taxation Aid Committee as specified in the article to develop rules and regulations for the program and to administer the fund.

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (108-16-3)

MOTION ARTICLE 7: Withdrawn

MOTION ARTICLE 8: Property Acquisition off State Road

Mr. Canty moved that the Town authorize the Select Board to acquire by purchase for fire station and public safety purposes and/or general municipal purposes, upon such terms and conditions as the Select Board deems to be in the best interest of the Town, the fee or lesser interest in a portion of property shown on Plymouth Assessor's Map as Parcel 048-000-006F-000 and described in Book 2122, Page 188 in the Plymouth County Registry of Deeds, and to accept the deed to the Town of Plymouth of land located off State Road, the approximate area of which portion is shown on the plan entitled Plan of Land #811 & #827 State Road as on file with Plymouth Department of Public Works, Engineering Division, and the Town Clerk, said interest in land to be held under the care, custody, management, and control of the Select Board; and to authorize the Select Board, on behalf of the Town, to enter into all agreements and execute any and all instruments as may be necessary to effectuate said acquisition; and further, to fund such acquisition, including all costs incidental or related thereto, $90,000 shall be transferred from the appropriation made by the vote taken under Article 5 of the April 2, 2022 Special Town Meeting to undertake such acquisition.

Quantum of Vote: 2/3rds / Roll Call
Town Meeting Vote: Motion Carried (124-0-0)

MOTION ARTICLE 9A: CPC – Purchase Open Space – off Carver Road

Mr. Canty moved that the Town vote to authorize the Board of Selectmen to acquire by purchase for open space and recreational purposes, pursuant to the Community Preservation Program, and to accept the deed to the Town of Plymouth of land off Carver Road, in Plymouth, described more particularly in the deed recorded with the Plymouth County Registry of Deeds in Book 56776, Page 338, as further shown on Assessor's Map 107 as Lots 9A, 20F-1, 20F-2, 20F-3, 22, 23-4, 24A, and 63-10, comprising 99.5 acres, more or less, such land to be held under the care, custody and control of the Conservation Commission; and further, to appropriate $900,000 to undertake such acquisition; and to meet this appropriate $634,449 shall be transferred from the Reserve for Open Space Fund balance and $265,551 shall be transferred from the Community Preservation Act Fund Budgeted Reserve Fund balance; and further to authorize the Board of Selectmen to grant a conservation restriction in said property in accordance with G.L.c.44B, Section 12 meeting the requirements of G.L. c. 184, §§31-33; and to authorize appropriate Town officials to file on behalf of the Town any and all applications deemed necessary for grants and reimbursements from the Commonwealth of Massachusetts deemed necessary under G.L. c. 132A, §11, and to authorize appropriate Town officials to enter into all agreements and execute any and all instruments as may be necessary on behalf of the Town to effect said purchase.

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (123-1-3)

MOTION ARTICLE 9B: CPC – Historical Preservation – Spire Center.

Mr. Canty moved that the Town appropriates the sum of $3,600,000 for the restoration, rehabilitation, and preservation of the 1884 historic façade of the Spire Building located in Court House Square or to grant such sum to the Spire Center for the Performing Arts, Inc., for the purposes of restoration, rehabilitation, and preservation of such property's historic facade, and for the payment of all costs incidental or related thereto, that the Select Board, on behalf of the Town, is authorized to acquire an Historic Preservation Restriction on the historic façade of said property pursuant to G.L. c.44B, §12 and G.L. c.184, §§31-33; and that to meet this appropriation, $2,231,705 shall be transferred from the Community Preservation Act Fund Budgeted Reserve Fund balance, $712,563 shall be transferred from the Community Preservation Act Fund Undesignated Fund balance, and $55,732 shall be transferred from the Premium Fund for Projects, and further the Treasurer, with the approval of the Select Board, is authorized to borrow $600,000, and to issue bonds or notes of the Town therefor; under and pursuant to M.G.L. c.44 and/or c.44B or pursuant to any other enabling authority.

Quantum of Vote: 2/3rds / Roll Call
Town Meeting Vote: Motion Carried (123-2-1)

MOTION ARTICLE 9C: CPC – Purchase Open Space – off Stephens Lane

Mr. Canty moved that the Town vote to authorize the Board of Selectmen to acquire by purchase for open space and recreational purposes, pursuant to the Community Preservation Program, and to accept the deed to the Town of Plymouth of land being a portion of lots 38C and 38A comprising 0.64 acres more or less, shown on Assessors' Map 23 , located off Stephens Lane in Plymouth, described more particularly in a deed recorded with the Plymouth County Registry of Deeds in Book 37999, Page 150, such land to be held under the care, custody and control of the Conservation Commission; and further, to appropriate $30,000 for the acquisition of said land and other costs associated therewith; and to meet this appropriate $30,000 shall be transferred from the Community Preservation Act Fund Budgeted Reserve Fund balance; and further to authorize the Board of Selectmen to grant a conservation restriction in said property in accordance with G.L.c.44B, Section 12 meeting the requirements of G.L. c. 184, §§31-33; and to authorize appropriate Town officials to file on behalf of the Town any and all applications deemed necessary for grants and reimbursements from the Commonwealth of Massachusetts deemed necessary under G.L. c. 132A, §11, and to authorize appropriate Town officials to enter into all agreements and execute any and all instruments as may be necessary on behalf of the Town to effect said purchase.

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (90-24-1)

MOTION ARTICLE 9D: CPC – Historical Preservation – 1897 Plymouth Foundry/Marina.

Mr. Canty moved that the Town appropriates the sum of $733,201 to grant to Safe Harbor Marinas, LLC for the restoration, rehabilitation, and preservation of the historic façade, roof and interior of the 1857 Plymouth Foundry, known as the Marina, and for the payment of all costs incidental or related thereto, and that to meet this appropriation, $667,332 shall be transferred from the Community Preservation Act Fund Reserve for Historic Resources Fund balance and $65,869 shall be transferred from the Community Preservation Act Fund Undesignated Fund balance; and further, that the Select Board, on behalf of the Town, is authorized to acquire an Historic Preservation Restriction on the historic façade, roof and interior of said property pursuant to G.L. c.44B, §12 and G.L. c.184, §§31-33.

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (113-8-1)

MOTION ARTICLE 10: Zoning Bylaw – Unified Complex

Mr. Canty moved that the Town vote to amend its Zoning Bylaw, Section 203-1, Lot Regulations in accordance with the "FINAL REPORT OF THE PLANNING BOARD ON THE PROPOSED AMENDMENT TO THE ZONING BYLAW" as it relates to expanding the locations where this provision can be applied.

Quantum of Vote: **2/3rds / Roll Call**
Town Meeting Vote: **Motion Carried (101-15-1)**

MOTION ARTICLE 11: Zoning Bylaw – Amend Use Table

Mr. Canty moved that the Town vote to amend its Zoning Bylaw, Use Table, in accordance with the "FINAL REPORT OF THE PLANNING BOARD ON THE PROPOSED AMENDMENT TO THE ZONING BYLAW" as it relates to expanding the range of lower intensity commercial uses permitted in Plymouth's commercial and industrial zoning districts.

Motion to Amend:
Mr. Stone, Precinct 16, moved to amend the proposed amendment to the Zoning Bylaw Use Table, E. Industrial, in the row labeled "Heavy Equipment Sale & Service" by deleting "Y" as proposed therein for the LI commercial district~~(s)~~ and retaining "SP" as appears in the current Zoning Bylaw Use Table, thereby permitting Heavy Equipment Sale & Service to be allowed only by special permit in the Light Industry district(s).

Quantum of Vote: **Majority / Roll Call**
Town Meeting Vote: **Motion Carried (93-19-2)**

Main Motion: ☐ **As Originally Moved** ☒ **As Amended**

Quantum of Vote: **2/3rds / Roll Call**
Town Meeting Vote: **Motion Carried (83-29-0)**

MOTION ARTICLE 12: Amend Council on Aging Meals on Wheels Revolving Fund

Mr. Canty moved that the Town vote to amend the "Council on Aging Meals on Wheels" Revolving Fund approved at the 2022 Spring Town Meeting by revising the row by the same name in the chart set forth in Chapter 143, Section 5 of the Town Bylaws by adding the underlined and italicized text as follows:

A Revolving Fund	B Department, Board, Committee, Agency or Officer Authorized to spend from the Fund	C Fees, Charges or other Receipts Credited to Fund	D Program or Activity Expenses Payable from Fund	E Fiscal Years
CAL Café Nutrition and Council On Aging Meals on Wheels *Donation Fund*	Director of Elder Affairs-COA	Those identified as relating to *the CAL Café Nutritional Program and* donations for the Council on Aging Meals on Wheels Program.	This fund shall be for *CAL Café revenue sources, expenses, supplies, salaries and staffing, as well as donation* payments to Old Colony Elder Services for meals.	Fiscal Year 2023 and subsequent years

Quantum of Vote: **Majority / Roll Call**
Town Meeting Vote: **Motion Carried (111-0-1)**

MOTION ARTICLE 13: Retirement Board COLA
Mr. Canty moved that the Town vote to increase the current cost of living (COLA) base for retirees from $14,000 to $16,000 annually in accordance with G.L. c.32, §103(h), as amended by section 19 of Chapter 188 of the Acts of 2010.

Quantum of Vote: **Majority / Roll Call**
Town Meeting Vote: **Motion Carried (109-3-2)**

MOTION ARTICLE 14: Nor'easter Storm Funding

Mr. Canty moved that the Town appropriate the sum of $130,050.19 to pay costs of emergency expenditures resulting from the October 2021 Nor'easter Storm and that to meet this appropriation $130,050.19 shall be transferred from Free Cash.

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried, Unanimously (111-0-0)

MOTION ARTICLE 15: Establish Speed Limit

Mr. Canty moved that the Town vote to accept the provisions of G.L. c. 90, §17C, to, in the interests of public safety, establish a speed limit of 25 miles per hour on any roadway inside a thickly settled or business district, in the town of Plymouth, on any way that is not a state highway.

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (61-52-1)

MOTION ARTICLE 16: Amend Bylaw Plastic Bag Ban – Definitions

Mr. Canty moved that the Town vote to amend the Town's General Bylaws, Chapter 132, Plastic Bag Ban, §132-1, Definitions, as written in the article.

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (99-15-1)

MOTION ARTICLE 17: Withdrawn

MOTION ARTICLE 18: Withdrawn

MOTION ARTICLE 19: Increased Parking Fines

Ms. Cavacco moved that the Town vote to authorize the Select Board to petition the Massachusetts General Court for special legislation, as contained in the article, in regards to the increase of certain maximum fines for motor vehicle parking violations; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Select Board approves amendments to the bill before enactment by the General Court, and provided further that the Select Board is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition.

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (56-52-1)

MOTION ARTICLE 20: Withdrawn

MOTION ARTICLE 21: Withdrawn

MOTION ARTICLE 22: Petitioned: Restrict Horse Racing

Mr. Canty moved that the Town vote to present the Home Rule petition, as contained in the article, to the General Court, that the Town's representatives in the General Court be requested to immediately introduce legislation and ask that the General Court enact such legislation; further that the General Court may make constructive changes in the text hereof as may be necessary or advisable to accomplish the intent of this proposed legislation in order to secure its passage.

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (102-5-1)

Motion to dissolve: Mr. Canty moved to dissolve the Fall Annual Town Meeting.

Quantum of Vote: Majority / Roll Call
Town Meeting Vote: Motion Carried (102-0-0)

The meeting was dissolved at 5:11 PM.

TOWN OF PLYMOUTH
FALL TOWN MEETING - October 15, 2022 Articles
2A & 2B - FY2023 Budget Amendments

ITEM #	SUB-COM / DEPARTMENT / CATEGORY	FY 2023 Town Meeting Approved Budget	FTM Approved Amendments	FY 2023 Fall Town Meeting Revised Budget
	SUB-COMMITTEE A			
	ADMINISTRATIVE SERVICES			
	A - CHARTER COMMISSION			
1	Personal Services	10,000	-	10,000
2	All Other Expenses	55,000	-	55,000
	Total Budget Request	**65,000**	**-**	65,000
	A - TOWN MANAGER			
3	Personal Services	981,636	-	981,636
4	All Other Expenses	574,660	4,251	578,911
	Total Budget Request	**1,556,296**	**4,251**	**1,560,547**
	A - PROCUREMENT			
5	Personal Services	176,074	-	**176074**
6	All Other Expenses	213,427	-	**213427**
	Total Budget Request	**389,501**	**-**	**389,501**
	A - HUMAN RESOURCES			
7	Personal Services	279,370	-	279370
8	All Other Expenses	222,800	-	222800
	Total Budget Request	**502,170**	**-**	**502,170**
	A - TOWN CLERK			
9	Personal Services	448,243	-	448,243
10	All Other Expenses	208,885	35,000	243,885
11	Departmental Equipment	8,000		8,000
	Total Budget Request	**665,128**	**35,000**	**700,128**
	DEPARTMENT OF INSPECTIONAL SERVICES			
	A - ALL DIVISIONS			
12	Personal Services	1,191,059	-	1,191,059
13	All Other Expenses	96,140	-	96,140
	Total Budget Request	**1,287,199**	**-**	**1,287,199**
	FIXED COSTS			
	A - Member Benefits			
14	All Other Expenses	8,990,905	(160,000)	8,830,905
	Total Budget Request	**8,990,905**	**(160,000)**	**8,830,905**
	A - All Town Insurance			
15	All Other Expenses	2,100,146	(219,000)	1,881,146
	Total Budget Request	**2,100,146**	**(219,000)**	**1,881,146**
	TOTAL SUB-COMMITTEE A	**15,556,345**	**(339,749)**	**15,216,596**

TOWN OF PLYMOUTH
FALL TOWN MEETING - October 15, 2022 Articles
2A & 2B - FY2023 Budget Amendments

ITEM #	SUB-COM / DEPARTMENT / CATEGORY		FY 2023 Town Meeting Approved Budget	FTM Approved Amendments	FY 2023 Fall Town Meeting Revised Budget
	SUB-COMMITTEE B				
	DEPARTMENT OF FINANCE				
	B - ALL DIVISIONS				
16	Personal Services		1,875,113	15,000	1,890,113
17	All Other Expenses		388,649	(15,000)	373,649
	Total Budget Request		**2,263,762**	**-**	**2,263,762**
	INFORMATION TECHNOLOGY				
	B - INFORMATION TECHNOLOGY				
18	Personal Services		677,955	-	677,955
19	All Other Expenses		1,531,008	-	1,531,008
20	Departmental Equipment	-	33,530	-	33,530
	Total Budget Request		**2,242,493**	**-**	**2,242,493**
	FIXED COSTS				
	B - Salary Reserve Account				
21	Personal Services	-	4,134,143	-	4,134,143
22	Personal Services		-	-	-
	Total Budget Request		**4,134,143**	**-**	**4,134,143**
	B - Finance Committee Reserve Account				
23	Reserve Fund	-	150,000		150,000
	Total Budget Request	**-**	**150,000**	**-**	**150,000**
	B - Tax Title Foreclosures				
24	All Other Expenses		296,000	-	296,000
	Total Budget Request		**296,000**	**-**	**296,000**
	B - Pensions				
25	All Other Expenses		17,034,198	-	17,034,198
	Total Budget Request		**17,034,198**	**-**	**17,034,198**
	B - Unemployment Compensation				
26	All Other Expenses		125,000	-	125,000
	Total Budget Request		**125,000**	**-**	**125,000**
	B - Member Insurance				
27	All Other Expenses		39,911,705	-	39,911,705
	Total Budget Request		**39,911,705**	**-**	**39,911,705**
	B - OPEB Trust Funding				
28	All Other Expenses		1,149,501	-	1,149,501
	Total Budget Request		**1,149,501**	**-**	**1,149,501**
	B - Compensated Absences				
29	All Other Expenses		125,000	-	125,000
	Total Budget Request		**125,000**	**-**	**125,000**
	COMMUNITY DEBT				
	B - DEBT SERVICE				
30	All Other Expenses		16,168,174	(383,259)	15,784,915
	Total Budget Request		**16,168,174**	**(383,259)**	**15,784,915**
	TOTAL SUB-COMMITTEE B		**83,599,976**	**(383,259)**	**83,216,717**

TOWN OF PLYMOUTH
FALL TOWN MEETING - October 15, 2022 Articles
2A & 2B - FY2023 Budget Amendments

ITEM #	SUB-COM / DEPARTMENT / CATEGORY		FY 2023 Town Meeting Approved Budget	FTM Approved Amendments	FY 2023 Fall Town Meeting Revised Budget
	SUB-COMMITTEE C				
	DEPARTMENT OF PUBLIC SAFETY				
	C - POLICE DEPARTMENT				
31	Personal Services		12,975,301	-	12,975,301
32	All Other Expenses		484,514	75,000	559,514
33	Departmental Equipment		567,110	-	567,110
	Total Budget Request		**14,026,925**	**75,000**	**14,101,925**
	C - FIRE DEPARTMENT				
34	Personal Services		14,396,261	-	14,396,261
35	All Other Expenses		434,629	-	434,629
36	Departmental Equipment		197,732	-	197,732
	Total Budget Request		**15,028,622**	**-**	**15,028,622**
	C - EMERGENCY MANAGEMENT				
37	Personal Services	-	59,998	-	59,998
38	All Other Expenses		59,900	-	59,900
	Total Budget Request		**119,898**	**-**	**119,898**
	DEPARTMENT OF MARINE & ENVIRONMENTAL A				
	C - ALL DIVISIONS				
39	Personal Services		1,112,140	-	1,112,140
40	All Other Expenses		137,940	-	137,940
41	Fuel & Utilities		25,000	-	25,000
42	Departmental Equipment		14,000	-	14,000
	Total Budget Request		**1,289,080**	**-**	**1,289,080**
	TOTAL SUB-COMMITTEE C		**30,464,525**	**75,000**	**30,539,525**

TOWN OF PLYMOUTH
FALL TOWN MEETING - October 15, 2022 Articles
2A & 2B - FY2023 Budget Amendments

ITEM #	SUB-COM / DEPARTMENT / CATEGORY	FY 2023 Town Meeting Approved Budget	FTM Approved Amendments	FY 2023 Fall Town Meeting Revised Budget
	SUB-COMMITTEE D			
DEPARTMENT OF PUBLIC WORKS				
	D - ALL DIVISIONS			
43	Personal Services	7,042,348	-	7,042,348
44	All Other Expenses	2,367,154	-	2,367,154
45	Fuel & Utilities	1,925,580	549,000	2,474,580
46	Departmental Equipment	37,471	-	37,471
	Total Budget Request	**11,372,553**	**549,000**	**11,921,553**
FIXED COSTS				
	D - Snow & Ice Removal			
47	All Other Expenses	680,638	-	680,638
	Total Budget Request	**680,638**	**-**	**680,638**
TOTAL SUB-COMMITTEE D		**12,053,191**	**549,000**	**12,602,191**

TOWN OF PLYMOUTH
FALL TOWN MEETING - October 15, 2022 Articles
2A & 2B - FY2023 Budget Amendments

ITEM #	SUB-COM / DEPARTMENT / CATEGORY		FY 2023 Town Meeting Approved Budget	FTM Approved Amendments	FY 2023 Fall Town Meeting Revised Budget
	SUB-COMMITTEE E				
	DEPARTMENT OF COMMUNITY RESOURCES				
	E - CENTER FOR ACTIVE LIVING				
48	Personal Services		455,975	-	455,975
49	All Other Expenses		166,293	-	166,293
50	Departmental Equipment		3,770	-	3,770
	Total Budget Request		**626,038**	**-**	**626,038**
	E - VETERANS SERVICES				
51	Personal Services		130,992	-	130,992
52	All Other Expenses		612,530	-	612,530
	Total Budget Request		**743,522**	**-**	**743,522**
	E - DISABILITIES				
53	All Other Expenses	-	200	-	200
	Total Budget Request	**-**	**200**	**-**	**200**
	E - LIBRARY				
54	Personal Services		1,418,663	-	1,418,663
55	All Other Expenses		537,614	-	537,614
56	Departmental Equipment	-	12,975	-	12,975
	Total Budget Request		**1,969,252**	**-**	**1,969,252**
	E - RECREATION				
57	Personal Services		580,962	-	580,962
58	All Other Expenses		21,750	-	21,750
59	Departmental Equipment		11,200	-	11,200
	Total Budget Request		**613,912**	**-**	**613,912**
	E - 1749 COURT HOUSE				
60	Personal Services		17,022	-	17,022
61	All Other Expenses		6,000	-	6,000
	Total Budget Request		**23,022**	**-**	**23,022**
	DEPARTMENT OF PLANNING & DEVELOPMENT				
	E - PLANNING & DEVELOPMENT				
62	Personal Services		646,605	-	646,605
63	All Other Expenses		186,145	-	186,145
64	Departmental Equipment	-	7,500	-	7,500
	Total Budget Request		**840,250**	**-**	**840,250**
	E - REDEVELOPMENT AUTHORITY				
65	All Other Expenses		23,185	-	23,185
	Total Budget Request		**23,185**	**-**	**23,185**
	TOTAL SUB-COMMITTEE E		**4,839,381**	**-**	**4,839,381**

TOWN OF PLYMOUTH
FALL TOWN MEETING - October 15, 2022 Articles
2A & 2B - FY2023 Budget Amendments

ITEM #	SUB-COM / DEPARTMENT / CATEGORY	FY 2023 Town Meeting Approved Budget	FTM Approved Amendments	FY 2023 Fall Town Meeting Revised Budget
	SUB-COMMITTEE F			
PLYMOUTH SCHOOLS				
	F - PLYMOUTH SCHOOLS			
66		109,341,203	-	109,341,203
	Total Budget Request	**109,341,203**	**-**	**109,341,203**
FIXED COSTS				
	F - Medicaid Program			
67	Personal Services	262,130	-	262,130
68	All Other Expenses	54,800	-	54,800
	Total Budget Request	**316,930**	**-**	**316,930**
	F - Out of District Transportation			
69	Personal Services	35,220	-	35,220
	Total Budget Request	**35,220**	**-**	**35,220**
TOTAL SUB-COMMITTEE F		**109,693,353**	**-**	**109,693,353**

TOWN OF PLYMOUTH
FALL TOWN MEETING - October 15, 2022 Articles
2A & 2B - FY2023 Budget Amendments

ITEM #	SUB-COM / DEPARTMENT / CATEGORY		FY 2023 Town Meeting Approved Budget	FTM Approved Amendments	FY 2023 Fall Town Meeting Revised Budget
	SUB-COMMITTEE G				
WATER BUDGET					
	G - WATER OPERATING				
70	Personal Services		1,542,938	-	1,542,938
71	Other Expenditures		1,281,123	38,000	1,319,123
72	Water Enterprise Debt		2,305,436	(117,500)	2,187,936
73	Transfer to OPEB Trust		13,060	-	13,060
	Total Budget Request		**5,142,557**	**(79,500)**	5,063,057
SEWER BUDGET					
	G - SEWER OPERATING				
74	Personal Services		340,516	-	340,516
75	Other Expenditures		4,697,463	-	4,697,463
76	Departmental Equipment		-	-	-
77	Sewer Enterprise Debt		3,085,432	10,304	3,095,736
78	Transfer to OPEB Trust		1,368	-	1,368
	Total Budget Request		**8,124,779**	**10,304**	**8,135,083**
SOLID WASTE BUDGET					
	G - SOLID WASTE OPERATING				
79	Personal Services		291,057	-	291,057
80	Other Expenditures		521,770	17,000	538,770
81	Transfer to OPEB Trust		2,192	-	2,192
	Total Budget Request		**815,019**	**17,000**	**832,019**
AIRPORT BUDGET					
	G - AIRPORT OPERATING				
82	Personal Services		646,490	-	646,490
83	All Other Expenses		2,197,550	25,000	2,222,550
84	Airport Enterprise Debt		39,650	630,000	669,650
85	Transfer to OPEB Trust		5,498	-	5,498
	Total Budget Request		**2,889,188**	**655,000**	**3,544,188**
CABLE ACCESS BUDGET					
	G - CABLE ACCESS OPERATING				
86	Other Expenditures		1,490,000	-	1,490,000
87	Departmental Equipment	-	5,000	-	5,000
	Total Budget Request		**1,495,000**	**-**	**1,495,000**
TOTAL SUB-COMMITTEE G			**18,466,543**	**602,804**	**19,069,347**
TOTAL FY2023 BUDGET			**274,673,314**	**503,796**	**275,177,110**

FALL ANNUAL TOWN MEETING WARRANT
Saturday, October 15, 2022

To the Town Clerk of the Town of Plymouth, Commonwealth of Massachusetts:
GREETINGS:

In the name of the Commonwealth, you are directed to notify and warn the Inhabitants of Plymouth, qualified to consider and vote on articles at the Fall Annual Town Meeting of the Town of Plymouth, to meet at Plymouth North High School at 41 Obery Street in Plymouth, MA on Saturday, the Fifteenth Day of October, 2022, at 8:00 AM, to act on the following articles to wit:

ARTICLE 1: WITHDRAWN

ARTICLE 2A:
To see if the Town will vote to amend the vote taken under Article 7A of the 2022 Spring Annual Town Meeting warrant, and, as necessary, to raise, appropriate, transfer from available funds, or borrow funds for the purpose of supplementing departmental expenses, and/or to reduce certain departmental expenses or otherwise amend said vote, or take any other action relative thereto.
SELECT BOARD

ARTICLE 2B:
To see if the Town will vote to amend the votes taken under Article 7B, 7C, 7D and 7E of the 2021 Spring Annual Town Meeting warrant, and, as necessary, to raise and appropriate, transfer from available funds, or borrow funds for the purpose of supplementing enterprise departmental expenses, and/or to reduce certain departmental expenses or otherwise amend said vote, or take any other action relative thereto.
SELECT BOARD

ARTICLE 3:
To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to pay certain unpaid bills, including bills of a prior fiscal year, or take any other action relative thereto.
SELECT BOARD

ARTICLE 4:
To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money for the construction and/or repair and/or purchase and/or lease and/or replacement of departmental buildings and/or equipment and/or capital facilities for various departments of the Town and/or for feasibility and other types of studies, and to authorize contracts or lease/purchase agreements for such purposes for terms of three or more years, as follows:

ITEM	DEPARTMENT	PROJECT DESCRIPTION
A1	DMEA	Store Pond Dam Inspection
A2	DMEA	Jenney/Alms House Pond Dam Inspection
A3	Agricultural Commission	Community Garden Project
A4	Center for Active Living	Age & Dementia Assessment
A5	DMEA	Jenney Pond Bypass Project
A6	Fire	Replace and Equip 2008 Pumping Engine
A7	Police	Casecracker Recording Replacement
A8	Town Manager	Website Upgrade & 311 System
B1	DMEA	Town Boat Ramp Reconstruction
B2	Fire	Replace and Equip 1996 75' Ladder (Quint)
B3	DPW - Water	Manomet Pipe Zone Upgrade

or take any other action relative thereto.
SELECT BOARD

ARTICLE 5: Pavement Management Stabilization Fund.
To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to the Pavement Management Plan Debt Stabilization Fund, as authorized by the provisions of G.L. c. 40, §5B as amended, or take any other action relative thereto.
SELECT BOARD

ARTICLE 6: Elderly and Disabled Taxation Fund
To see if the Town will vote to accept the provisions of G.L. c.60, §3D, creating an Elderly and Disabled Taxation Fund, to which shall be credited voluntary contributions from tax payers, using either a check off box on the bill, or a bill insert for the purpose of defraying the costs of real estate taxes of elderly and disabled persons of low income; and, as required by law, to create a Taxation Aid Committee to consist of the Chair of the Board of Assessors, the Town Treasurer and three residents of the Town to be appointed by the Select Board; said fund to become effective as of Fiscal Year 2024; or any other action relative thereto.
SELECT BOARD

ARTICLE 7: WITHDRAWN

ARTICLE 8:
To see if the Town will vote to authorize the Select Board to acquire by purchase, gift, eminent domain or otherwise for fire station and public safety purposes and/or general municipal purposes, upon such terms and conditions as the Select Board deems to be in the best interest of the Town, the fee or lesser interest in a portion of property shown on Plymouth Assessor's Map as Parcel 048-000-006F-000 and described in Book 2122, Page 188 in the Plymouth County Registry of Deeds, located off State Road, Plymouth, Massachusetts, the approximate area of which portion is shown on the plan entitled Plan of Land #811 & #827 State Road as on file with Plymouth Department of Public Works, Engineering Division, and the Town Clerk, said interest in land to be held under the care, custody, management, and control of the Select Board; and to authorize the Select Board, on behalf of the Town, to enter into all agreements and execute any and all instruments as may be necessary to effectuate said acquisition; and further, to fund such

acquisition, to transfer a sum of money from the appropriation made by the vote taken under Article 5 of the April 2, 2022 Special Town Meeting; or to take any other action relative thereto.
SELECT BOARD

ARTICLE 9A: CPC- Purchase Open Space- off Carver Road
To see if the Town will vote to authorize the Select Board to acquire by purchase, gift, eminent domain, or otherwise, for open space and recreational purposes pursuant to G.L. c. 44B on such terms and conditions as the Select Board deems appropriate and to accept the deed to the Town of Plymouth, of a fee simple interest or less in the land comprising 99.5 acres, more or less, located off Carver Road in Plymouth, described more particularly in the deed recorded with the Plymouth County Registry of Deeds in Book 56776, Page 338, as further shown on Assessor's Map 107 as Lots 9A, 20F-1, 20F-2, 20F-3, 22, 23-4, 24A, and 63-10, such land to be held under the care, custody, management and control of the Conservation Commission; and to appropriate $900,000.00 for the acquisition of said land and other costs associated therewith from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow said total sum pursuant to G.L. c. 44B, §11 or G.L. c.44, §7 or any other enabling authority; and further to authorize the Select Board to grant a conservation restriction in said property in accordance with G.L. c. 44B, §12 meeting the requirements of G.L. c. 184, §§31-33; and to authorize appropriate Town officials to file on behalf of the Town any and all applications deemed necessary for grants and reimbursements from the Commonwealth of Massachusetts deemed necessary under G.L. c. 132A, §11 and to authorize them to enter into all agreements and execute all instruments as may be necessary on behalf of the Town to effect said purchase; or take any other action relative thereto.
COMMUNITY PRESERVATION COMMITTEE

ARTICLE 9B: CPC- Historical Preservation- Spire Center
To see if the Town will vote to appropriate from Community Preservation Fund receipts, transfer from Community Preservation available funds and/or borrow $3,600,000 or any other sum, for the restoration, rehabilitation, and preservation of the 1884 historic façade of the Spire Building located in Court House Square or to grant such sum to the Spire Center for the Performing Arts, Inc., for purposes of the restoration, rehabilitation, and preservation of such property's historic facade, and further, that the Select Board, on behalf of the Town, is authorized to acquire an Historic Preservation Restriction on the historic façade of said property pursuant to M.G.L. c.44B §12 and G.L. c.184 §§31-33, or to take any other action relative thereto.
COMMUNITY PRESERVATION COMMITTEE

ARTICLE 9C: CPC- Purchase of Open Space- off Stephens Lane
To see if the Town will vote to authorize the Select Board to acquire by purchase, gift, eminent domain, or otherwise, for open space and recreational purposes pursuant to G.L. c. 44B on such terms and conditions as the Select Board deems appropriate and to accept the deed to the Town of Plymouth, of a fee simple interest or less in the land being a portion of lots 38C and 38A comprising 0.64 acres more or less, shown on Assessors' Map 23 , located off Stephens Lane in Plymouth, described more particularly in a deed recorded with the Plymouth County Registry of Deeds in Book 37999, Page 150, such land to be held under the care, custody, management and control of the Conservation Commission; and to appropriate $30,000.00 for the acquisition of said land and other costs associated therewith from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow said total sum pursuant to G.L. c. 44B,

§11 or G.L. c. 44, §7 or any other enabling authority; and further to authorize the Select Board to grant a conservation restriction in said property in accordance with G.L. c. 44B, §12 meeting the requirements of G.L. c. 184, §§31-33; and to authorize appropriate Town officials to file on behalf of the Town any and all applications deemed necessary for grants and reimbursements from the Commonwealth of Massachusetts deemed necessary under G.L. c. 132A, §11 and to authorize them to enter into all agreements and execute all instruments as may be necessary on behalf of the Town to effect said purchase; or take any other action relative thereto.
COMMUNITY PRESERVATION COMMITTEE

ARTICLE 9D: CPC- Historical Preservation- 1857 Plymouth Foundry/Marina
To see if the Town will vote to appropriate from Community Preservation Fund receipts, transfer from Community Preservation available funds and/or borrow $733,201 or any other sum, to grant to Safe Harbor Marinas, LLC for the restoration, rehabilitation, and preservation of the historic façade, roof and interior of the 1857 Plymouth Foundry, known as the Marina, and further, that the Select Board, on behalf of the Town, is authorized to acquire an Historic Preservation Restriction on the historic façade, roof and interior of said property pursuant to M.G.L. c.44B §12 and G.L. c.184 §§31-33, or to take any other action relative thereto.
COMMUNITY PRESERVATION COMMITTEE

ARTICLE 10: Zoning Bylaw
To see if the Town will vote to amend the Zoning Bylaw, Section 203-1, Lot Regulations, to expand to the Airport (AP), Mixed Commerce (MC), Highway Commercial (HC) and Cedarville Village Enterprise (CVED) Districts where more than one principal Building may be erected on a Lot following a determination by the Planning Board that the entire Lot and all Structures thereon are planned and designed as a unified complex as well as amend any other definitions, procedures, and provisions for said installations, the full text of this amendment being on file at the Office of Planning and Development at Town Hall during normal business hours and is posted on the Town's website, or take any other action relative thereto..
PLANNING BOARD

ARTICLE 11: Zoning Bylaw
To see if the Town will vote to amend the Zoning Bylaw "Use Table" by changing the designation in such table of certain prohibited and special permit uses to allowed uses and, further, by changing certain prohibited uses to uses requiring a special permit, as well as amend any other definitions, procedures, and provisions for said installations, the full text of this amendment being on file at the Office of Planning and Development at Town Hall during normal business hours and is posted on the Town's website; or take any other action relative thereto.
PLANNING BOARD

ARTICLE 12: Amend Center for Active Living Revolving Fund.
To see if the Town will vote to amend the "Council on Aging Meals on Wheels" Revolving Fund approved at the 2022 Spring Town Meeting by revising the row by the same name in the chart set forth in Chapter 143, Section 5 of the Town Bylaws by adding the underlined and italicized text as follows:

A Revolving Fund	B Department, Board, Committee, Agency or Officer Authorized to spend from the Fund	C Fees, Charges or other Receipts Credited to Fund	D Program or Activity Expenses Payable from Fund	E Fiscal Years
CAL Café Nutrition and Council On Aging Meals on Wheels *Donation Fund*	Director of Elder Affairs-COA	Those identified as relating to *the CAL Café Nutritional Program and* donations for the Council on Aging Meals on Wheels Program.	This fund shall be for *CAL Café revenue sources, expenses, supplies, salaries and staffing, as well as donation* payments to Old Colony Elder Services for meals.	Fiscal Year 2023 and subsequent years

Or take any action relative thereto:
CENTER FOR ACTIVE LIVING

ARTICLE 13: Retirement Board COLA
To see if the Town will vote in accordance with G.L. c.32, §103(h), as amended by section 19 of Chapter 188 of the Acts of 2010, to approve the Plymouth Retirement Board's increase in the maximum base amount on which the Cost-of-Living Adjustment (COLA) is calculated from $14,000.00 to $16,000.00, or take any other action relative thereto.
PLYMOUTH RETIREMENT BOARD

ARTICLE 14: Nor'easter Storm Funding
To see if the Town will vote to raise and appropriate or transfer from available funds an amount of money to pay for the outstanding costs of the October 2021 Nor'easter storm, or take any other action relative thereto.
SELECT BOARD

ARTICLE 15: Establish Speed Limit.
To see if the Town will vote to accept the provisions of G.L. c. 90, §17C, to, in the interests of public safety, establish a speed limit of 25 miles per hour on any roadway inside a thickly settled or business district in the city or town on any way that is not a state highway; or take any other action relative thereto.
SELECT BOARD

ARTICLE 16: Bylaw Amendment.
To see if the Town will vote to amend the Town's General Bylaws, Chapter 132, Plastic Bag Ban, §132-1, Definitions, by deleting the definition of a "Reusable Carryout Bag" in its entirety and inserting in place thereof the following revised definition:
The term "Reusable Carryout Bag" shall mean:

A bag that: (1) is sewn with handles that are stitched and not heat fused; (2) is manufactured for multiple reuse; (3) can be washed or disinfected by hand or machine; and, (4) is made of either (a) natural fibers (such as cotton, hemp, linen or other woven or non-woven fibers); or (b) durable, non-toxic plastic other than polyvinyl chloride that is generally considered a food-grade material and is no less than 4 mils thick.
Or take any other action relative thereto.
PLYMOUTH OPEN SPACE COMMITTEE

ARTICLE 17: WITHDRAWN

ARTICLE 18: WITHDRAWN

ARTICLE 19: Increased Parking Fines
To see if the Town will vote to authorize the Select Board to petition the Massachusetts General Court for special legislation, substantially as set forth below, in regards to the increase of certain maximum fines for motor vehicle parking violations; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Select Board approves amendments to the bill before enactment by the General Court, and provided further that the Select Board is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition; or take any other action relative thereto.

AN ACT RELATIVE TO THE INCREASE OF CERTAIN MAXIMUM FINES FOR MOTOR VEHICLE PARKING VIOLATIONS IN THE TOWN OF PLYMOUTH

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. The select board of the town of Plymouth may establish fines in amounts up to those in section 2 to help address and regulate the significant number of resident and visitor cars parking in the town of Plymouth for the purpose of properly maintaining the unique historical characteristics of the town while also protecting use of its ocean beaches, ponds, and passive recreation areas.
SECTION 2. Notwithstanding the provisions of section 20A 1/2 of chapter 90 of the General Laws, section 21 of chapter 40, or of any other general or special law to the contrary, the select board of the town of Plymouth, or the town manager as its designee, may, establish, by rule or regulation, a schedule of fines for time restriction and other parking violations within parking districts in town that require a beach sticker, which fines shall not exceed $150, if paid within 21 days, not more than $200 if paid after 21 days but before the parking clerk reports to the registrar as provided in said section 20A 1/2 of said chapter 90 and not more than $250 if paid after the violation has been reported to the registrar. Such schedule may be adopted only after a public

hearing for which notice is provided on a prominent place on the town website for at least two weeks.
SECTION 3. This act shall take effect upon its passage.
SELECT BOARD

ARTICLE 20: WITHDRAWN

ARTICLE 21: WITHDRAWN

ARTICLE 22: Citizens Petition
To see if the Town will vote to present the Home Rule petition set forth below to the General Court, that the Town's representatives in the General Court be requested to immediately introduce legislation as set forth below and ask that the General Court enact such legislation; further that the General Court may make constructive changes in the text hereof as may be necessary or advisable to accomplish the intent of this proposed legislation in order to secure its passage

"AN ACT concerning horse racing within the town of Plymouth
Be it enacted in the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION I. The purpose of this legislation is to ensure that the citizens of Plymouth have the opportunity to decide whether horse racing shall be licensed in their town.
SECTION 2. For purposes of this act, "horse racing" shall mean every meeting where horses are raced and where any form of betting or wagering on the speed or ability of horses shall be permitted.
SECTION 3. Notwithstanding the provisions of M.G.L. c. 128A, section 13A, M.G.L. c. 271, section 33, nor any other general or special law to the contrary, there shall be no license granted by the Massachusetts Gaming Commission nor any other state or local Commission or agency, for horse racing within the Town of Plymouth, unless or until the Select Board shall approve such location, after published notice and public hearing, and a majority of the registered voters of the Town of Plymouth, voting on the described location relative to granting such license have voted in the affirmative within the same calendar year as such approval by the Plymouth Select Board and further that the location for such horse racing be approved at a town meeting.
SECTION 4. This act shall take effect upon its passage. "
or otherwise act thereon.

BY PETITION: Kathryn Holmes, et al

And you are hereby required to serve this warrant in the manner prescribed by vote of the Town by posting notice thereof fourteen (14) days at least before such meeting in the Town Hall, in the Town's Libraries and posted on the Town's website, and make return thereof with your doings thereon at the time and places above mentioned.

Given under our hands this _____th day of September 2022.

Approved as to Legal Form

_____
Town Counsel

SELECT BOARD

Betty Cavacco, Chairman

Richard Quintal, Vice Chairman

John Mahoney

Harry Helm

Charlie Bletzer

Plymouth, ss.

Pursuant to the foregoing Warrant, I have this day notified and warned the Inhabitants of Plymouth qualified to vote in elections and Town affairs to meet at Plymouth North High School at 41 Obery Street in Plymouth, MA on Saturday, the Fifteenth day of October 2022, at 8:00 a.m. to conduct the Annual Business Meeting of the Town of Plymouth, by posting copies of this Warrant in the Town Office Building seven days at least before such meeting.

---------- ----------

Signature
Town Clerk

Date & Time
Posted

TOWN OF PLYMOUTH

REPORT & RECOMMENDATIONS OF THE ADVISORY AND FINANCE COMMITTEE

Presented at the
October 15, 2022

FALL TOWN MEETING

FALL TOWN MEETING
October 15, 2022
Table of Contents

PAGE(S)

REPORT & RECOMMENDATIONS

Report & Recommendations of the Advisory & Finance Committee 3-13

VOTING CHARTS

Advisory & Finance Committee Roll Call Voting Charts..... 17-18

CAPITAL IMPROVEMENTS COMMITTEE

Capital Improvements Committee Project Rankings..... 21-23

SUPPORTING DOCUMENTATION

Article 1 WITHDRAWN .....
Article 2A Supplemental Budget - General Fund 27-41
Article 2B Supplemental Budget - Enterprise Fund 43-50
Article 3 Unpaid Bills of a Prior Year 51-67
Article 4 Capital Recommendations 69-125
Article 5 Pavement Management Stabilization Fund 127-130
Article 6 Elderly and Disabled Taxation Fund 131-135
Article 7 WITHDRAWN .....
Article 8 Property Acquisition off State Road 137-141
Article 9A Purchase Open Space – Off Carver Road 143-182
Article 9B Historical Preservation – Spire Center Restoration 183-206
Article 9C Purchase Open Space – Off Stephens Lane 207-226
Article 9D Historical Preservation – Marina Restoration 227-239
Article 10 Zoning Bylaw – Unified Complex 241-244
Article 11 Zoning Bylaw – Amend Use Table..... 245-248
Article 12 Amend Council on Aging Meals on Wheels Revolving Fund 249-251
Article 13 Retirement Board COLA..... 253-255
Article 14 Nor'easter Storm Funding 257-262
Article 15 Establish Speed Limit 263-265
Article 16 Amend Bylaw Ch. 132-1 Plastic Bag Ban - Definitions 267-271
Article 17 WITHDRAWN .....
Article 18 WITHDRAWN .....
Article 19 Increased Parking Fines 273-275
Article 20 WITHDRAWN .....
Article 21 WITHDRAWN ....
Article 22 Petitioned: Restrict Horse Racing 277

REPORT & RECOMMENDATIONS

REPORT & RECOMMENDATIONS OF THE ADVISORY & FINANCE COMMITTEE

Fall Town Meeting - Saturday, October 15, 2022

ARTICLE 1: WITHDRAWN

ARTICLE 2A: Supplemental Budget – General Fund

To see if the Town will vote to amend the vote taken under Article 7A of the 2022 Spring Annual Town Meeting warrant, and, as necessary, to raise, appropriate, transfer from available funds, or borrow funds for the purpose of supplementing departmental expenses, and/or to reduce certain departmental expenses or otherwise amend said vote, or take any other action relative thereto.
SELECT BOARD

RECOMMENDATION: Approval ($99,009) (10-0-1)
The Advisory & Finance Committee recommends Town Meeting approve Article 2A. Approval of this article will decrease the FY23 General Fund Operating Budget by ($99,009) as detailed in the following table:

Department	Budget Line Item	Line #	Description of Item	A&F Recommendation
Sub-Committee A				
Town Manager	All Other Expenses	4	Employee Recognition	$ 4,250
Town Clerk	All Other Expenses	10	Postage	$ 35,000
Fixed Costs	All Other Expenses	14	Member Benefits	$ (160,000)
Fixed Costs	All Other Expenses	15	All Town Insurance	$ (219,000)
			Total Sub-Committee A	**$ (339,750)**
Sub-Committee B				
Treasurer/Collector	Personal Services	16	Salaries	$ 15,000
Treasurer/Collector	All Other Expenses	17	Banking Services	$ (15,000)
Community Debt	All Other Expenses	30	Debt Service	$ (383,259)
			Total Sub-Committee B	**$ (383,259)**
Sub-Committee C				
Police	All Other Expenses	32	Professional Services	$ 75,000
			Total Sub-Committee C	**$ 75,000**
Sub-Committee D				
DPW	Fuel & Utilities	45	Fuel Costs	$ 549,000
			Total Sub-Committee D	**$ 549,000**
Total Article 2A Supplemental Budget Recommendation to Town Meeting				**$ (99,009.00)**

ARTICLE 2B: Supplemental Budget - Enterprise Fund

To see if the Town will vote to amend the votes taken under Article 7B, 7C, 7D and 7E of the 2021 Spring Annual Town Meeting warrant, and, as necessary, to raise and appropriate, transfer from available funds, or borrow funds for the purpose of supplementing enterprise departmental expenses, and/or to reduce certain departmental expenses or otherwise amend said vote, or take any other action relative thereto.
SELECT BOARD

RECOMMENDATION: Approval $602,804 Unanimous (10-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 2B. Approval of this article will increase the FY23 Enterprise Fund Operating Budget by $602,804.00 as detailed in the following table:

Department	Original Article	Budget Line Item	Line #	Description	A&F Recommendation
Sub-Committee G					
Water	7B	Other Expenditures	71	Fuel Increase	$ 38,000.00
Water	7B	Water Enterprise Debt	72	Debt Service Water Fund	$ (117,500.00)
Sewer	7C	Sewer Enterprise Debt	77	Debt Service Sewer Fund	$ 10,304.00
Solid Waste	7D	Other Expenditures	80	Fuel Increase	$ 17,000.00
Airport	7E	Personal Services	83	Overtime	$ 25,000.00
Airport	7E	Other Expenditures	84	Aviation Fuel	$ 505,000.00
Airport	7E	Other Expenditures	84	Transfer to GF	$ 125,000.00
Total Article 2B Supplemental Enterprise Budget Recommendation to Town Meeting					**$ 602,804.00**

ARTICLE 3: Unpaid Bills of a Prior Year
To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to pay certain unpaid bills, including bills of a prior fiscal year, or take any other action relative thereto.
SELECT BOARD

RECOMMENDATION: Approval $17,060.25 Unanimous (10-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 3. Approval of this article will authorize the Finance Department to process the outstanding invoices from FY2022 as detailed in the following table:

Department	Vendor	Description	Amount Due
Clerk	LHS Associates	(3) Memory Cards & Keys	$525.00
CPC	Brenner Signs	1749 Court House Carved Sign	$2,374.00
CPC	Brenner Signs	Banners: Center Hill, Hedge House, Harlow House & Spire Center	$5,331.00
DPW, Police, Memorial Hall & Pine Hills Fire	Power Equipment Company	Generator Service	$2,995.50
DPW	Carpet Remnant Warehouse	Carpet for Visitor Information Center	$99.00
DPW	Gone Green Electric	LED Lighting/DPW	$835.75
DPW Highway	Evolution Liquids LLC	Salt Brine for Winter 21/22	$4,900.00
Total Unpaid Bills FY2022			**$17,060.25**

ARTICLE 4: Capital Recommendations
To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money for the construction and/or repair and/or purchase and/or lease and/or replacement of departmental buildings and/or equipment and/or capital facilities for various departments of the Town and/or for feasibility and other types of studies, and to authorize contracts or lease/purchase agreements for such purposes for terms of three or more years, as follows:

ITEM	DEPARTMENT	PROJECT DESCRIPTION
A1	DMEA	Store Pond Dam Inspection
A2	DMEA	Jenney/Alms House Pond Dam Inspection
A3	Agricultural Commission	Community Garden Project
A4	Center for Active Living	Age & Dementia Assessment
A5	DMEA	Jenney Pond Bypass Project
A6	Fire	Replace and Equip 2008 Pumping Engine
A7	Police	Casecracker Recording Replacement
A8	Town Manager	Website Upgrade & 311 System
B1	DMEA	Town Boat Ramp Reconstruction
B2	Fire	Replace and Equip 1996 75' Ladder (Quint)
B3	DPW - Water	Manomet Pipe Zone Upgrade

or take any other action relative thereto.
SELECT BOARD

RECOMMENDATION: Approval $13,874,487 Unanimous (11-0-0)
The Advisory & Finance Committee recommends Town Meeting approve the Article 4 Capital appropriations listed in the table below:

Item	Project Description	Appropriation
A1	Store Pond Dam Inspection	$ 7,550.00
A2	Jenney Arms House Pond Dam Inspection	$ 5,450.00
A3	Community Garden Project	$ 14,500.00
A4	Age & Dementia Assessment	$ 40,000.00
A5	Jenney Pond Bypass Project	$ 113,540.00
A6	Replace and Equip 2008 Pumping Engine	$ 907,588.00
A7	Casecracker Recording Replacement	$ 37,040.00
A8	Website Upgrade & 311 System	$ 87,500.00
B1	Town Boat Ramp Reconstruction	$ 1,651,516.00
B2	Replace and Equip 1996 75' Ladder (Quint)	$ 1,496,853.00
B3	Manomet Pipe Zone Upgrade	$ 9,512,950.00
	Total for Article 4 Items	$ 13,874,487.00

ARTICLE 5: Pavement Management Stabilization Fund.
To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to the Pavement Management Plan Debt Stabilization Fund, as authorized by the provisions of G.L. c. 40, §5B as amended, or take any other action relative thereto.
SELECT BOARD

RECOMMENDATION: Approval $1,498,012.70 Unanimous (10-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 5. Approval this article will authorize the Town to transfer $1,498,012.70 from Free Cash to the Pavement Management Plan Debt Stabilization Fund for future use as it relates to road repair, maintenance, and/or construction in the Town. This amount is the excess of actual Motor Vehicle Excise receipts over the amount budgeted for FY22. The current balance in the fund is $3,544,398.04. As with all Stabilization Funds, a 2/3rds vote of Town Meeting would be required for any future withdrawals from the stabilization fund.

ARTICLE 6: Elderly and Disabled Taxation Fund
To see if the Town will vote to accept the provisions of G.L. c.60, §3D, creating an Elderly and Disabled Taxation Fund, to which shall be credited voluntary contributions from tax payers, using either a check off box on the bill, or a bill insert for the purpose of defraying the costs of real estate taxes of elderly and disabled persons of low income; and, as required by law, to create a Taxation Aid Committee to consist of the Chair of the Board of Assessors, the Town Treasurer and three residents of the Town to be appointed by the Select Board; said fund to become effective as of Fiscal Year 2024; or any other action relative thereto.
SELECT BOARD

RECOMMENDATION: Approval (9-2-2)
The Advisory & Finance Committee recommends Town Meeting approve Article 6. Approval of this article will authorize the establishment of an elderly and disabled taxation fund, for the purpose of defraying real estate taxes of elderly and disabled persons of low income, and the creation of a Taxation Aid Committee to develop rules and regulations for the program and to administer the fund. Accepting the provisions of the statute would give Plymouth taxpayers the option to voluntarily elect to donate into the fund, above the amount they would otherwise owe on their tax bill, to contribute to the fund. All funds collected would be deposited to an interest-bearing account under the custody of the Town Treasurer.

ARTICLE 7: WITHDRAWN

ARTICLE 8: Property Acquisition off State Road
To see if the Town will vote to authorize the Select Board to acquire by purchase, gift, eminent domain or otherwise for fire station and public safety purposes and/or general municipal purposes, upon such terms and conditions as the Select Board deems to be in the best interest of the Town, the fee or lesser interest in a portion of property shown on Plymouth Assessor's Map as Parcel 048-000-006F-000 and described in Book 2122, Page 188 in the Plymouth County Registry of Deeds, located off State Road, Plymouth, Massachusetts, the approximate area of which portion is shown on the plan entitled Plan of Land #811 & #827 State Road as on file with Plymouth Department of Public Works, Engineering Division, and the Town Clerk, said interest in land to be held under the care, custody, management, and control of the Select Board; and to authorize the Select Board, on behalf of the Town, to enter into all agreements and execute any and all instruments as may be necessary to effectuate said acquisition; and further, to fund such acquisition, to transfer a sum of money from the appropriation made by the vote taken under Article 5 of the April 2, 2022 Special Town Meeting; or to take any other action relative thereto.
SELECT BOARD

RECOMMENDATION: Approval $90,000 Unanimous (13-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 8. Approval of this article will authorize the Select Board to purchase an abutting parcel shown on the plan entitled "Plan of Land #811 & #827 State Road, Plymouth Mass." to accommodate the construction of a new driveway on the north side of the fire station and to make all necessary improvements to accommodate the project as it progresses. If approved, the acquisition will be fully funded from money previously authorized for this project in Article 5 of the April 2022 Special Town Meeting.

ARTICLE 9A: CPC- Purchase Open Space- off Carver Road

To see if the Town will vote to authorize the Select Board to acquire by purchase, gift, eminent domain, or otherwise, for open space and recreational purposes pursuant to G.L. c. 44B on such terms and conditions as the Select Board deems appropriate and to accept the deed to the Town of Plymouth, of a fee simple interest or less in the land comprising 99.5 acres, more or less, located off Carver Road in Plymouth, described more particularly in the deed recorded with the Plymouth County Registry of Deeds in Book 56776, Page 338, as further shown on Assessor's Map 107 as Lots 9A, 20F-1, 20F-2, 20F-3, 22, 23-4, 24A, and 63-10, such land to be held under the care, custody, management and control of the Conservation Commission; and to appropriate $900,000.00 for the acquisition of said land and other costs associated therewith from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow said total sum pursuant to G.L. c. 44B, §11 or G.L. c.44, §7 or any other enabling authority; and further to authorize the Select Board to grant a conservation restriction in said property in accordance with G.L. c. 44B, §12 meeting the requirements of G.L. c. 184, §§31-33; and to authorize appropriate Town officials to file on behalf of the Town any and all applications deemed necessary for grants and reimbursements from the Commonwealth of Massachusetts deemed necessary under G.L. c. 132A, §11 and to authorize them to enter into all agreements and execute all instruments as may be necessary on behalf of the Town to effect said purchase; or take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE

RECOMMENDATION: Approval $900,000 (10-1-0)

The Advisory & Finance Committee recommends Town Meeting approve Article 9A. Approval of this article will authorize the Town to purchase 99.5 acres of land, which directly abuts and surrounds the Darby Pond Well area, providing further protection to the Town's Zone I and Zone II Wellhead Protection Area. This area is a significant source of drinking water for Plymouth's residents. In addition to protecting the aquifer, this acquisition will protect rare, unique and endangered plant and wildlife that have made their homes there and preserve this large tract of land for passive recreation use by the public.

ARTICLE 9B: CPC- Historical Preservation- Spire Center

To see if the Town will vote to appropriate from Community Preservation Fund receipts, transfer from Community Preservation available funds and/or borrow $3,600,000 or any other sum, for the restoration, rehabilitation, and preservation of the 1884 historic façade of the Spire Building located in Court House Square or to grant such sum to the Spire Center for the Performing Arts, Inc., for purposes of the restoration, rehabilitation, and preservation of such property's historic facade, and further, that the Select Board, on behalf of the Town, is authorized to acquire an Historic Preservation Restriction on the historic façade of said property pursuant to M.G.L. c.44B §12 and G.L. c.184 §§31-33, or to take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE

RECOMMENDATION: Approval $3,600,000 Unanimous (11-0-0)

The Advisory & Finance Committee recommends Town Meeting approve Article 9B. Approval of this article will authorize a grant to the Greater Plymouth Performing Arts Center, the non-profit organization that operates the venue pursuant to a 100-year lease agreement it has with the Town, for the historical restoration of the façade of the 1884 building that houses the Spire Center for the Performing Arts located in the heart of downtown Plymouth.

ARTICLE 9C: CPC- Purchase of Open Space- off Stephens Lane
To see if the Town will vote to authorize the Select Board to acquire by purchase, gift, eminent domain, or otherwise, for open space and recreational purposes pursuant to G.L. c. 44B on such terms and conditions as the Select Board deems appropriate and to accept the deed to the Town of Plymouth, of a fee simple interest or less in the land being a portion of lots 38C and 38A comprising 0.64 acres more or less, shown on Assessors' Map 23 , located off Stephens Lane in Plymouth, described more particularly in a deed recorded with the Plymouth County Registry of Deeds in Book 37999, Page 150, such land to be held under the care, custody, management and control of the Conservation Commission; and to appropriate $30,000.00 for the acquisition of said land and other costs associated therewith from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow said total sum pursuant to G.L. c. 44B, §11 or G.L. c. 44, §7 or any other enabling authority; and further to authorize the Select Board to grant a conservation restriction in said property in accordance with G.L. c. 44B, §12 meeting the requirements of G.L. c. 184, §§31-33; and to authorize appropriate Town officials to file on behalf of the Town any and all applications deemed necessary for grants and reimbursements from the Commonwealth of Massachusetts deemed necessary under G.L. c. 132A, §11 and to authorize them to enter into all agreements and execute all instruments as may be necessary on behalf of the Town to effect said purchase; or take any other action relative thereto.
COMMUNITY PRESERVATION COMMITTEE

RECOMMENDATION: Approval $30,000 Unanimous (11-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 9C. Approval of this article will authorize the Town to purchase this ½ acre parcel off Stephens Lane. This parcel directly abuts the Town's Stephens Field Complex and would serve to expand the open and recreational space of the complex consistent with the Stephens Field Park Master Plan.

ARTICLE 9D: CPC- Historical Preservation- 1857 Plymouth Foundry/Marina
To see if the Town will vote to appropriate from Community Preservation Fund receipts, transfer from Community Preservation available funds and/or borrow $733,201 or any other sum, to grant to Safe Harbor Marinas, LLC for the restoration, rehabilitation, and preservation of the historic façade, roof and interior of the 1857 Plymouth Foundry, known as the Marina, and further, that the Select Board, on behalf of the Town, is authorized to acquire an Historic Preservation Restriction on the historic façade, roof and interior of said property pursuant to M.G.L. c.44B §12 and G.L. c.184 §§31-33, or to take any other action relative thereto.
COMMUNITY PRESERVATION COMMITTEE

RECOMMENDATION: Approval $733,201 Unanimous (11-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 9D. Approval of this article will authorize a grant to Safe Harbors for the historical restoration of the façade, Cupola and interior of the 1857 Plymouth Foundry, known as the Marina, located on Water and Union Streets. The renovations would include public restrooms, a much-needed addition to this area of the waterfront. If this article is approved by Town Meeting, the CPC is hopeful that Safe Harbors Marinas, LLC, the present owners of the building will agree to have this work undertaken on this historic structure. Safe Harbors had planned to demolish the building, but the Town's demolition delay bylaw gave the area residents and CPC time to put this counterproposal together.

ARTICLE 10: Zoning Bylaw – Amend Unified Complex
To see if the Town will vote to amend the Zoning Bylaw, Section 203-1, Lot Regulations, to expand to the Airport (AP), Mixed Commerce (MC), Highway Commercial (HC) and Cedarville Village Enterprise (CVED) Districts where more than one principal Building may be erected on a Lot following a determination by the Planning Board that the entire Lot and all Structures thereon are planned and designed as a unified complex as well as amend any other definitions, procedures, and provisions for said installations, the full text of this amendment being on file at the Office of Planning and Development at Town Hall during normal business hours and is posted on the Town's website, or take any other action relative thereto..
PLANNING BOARD

RECOMMENDATION: Approval Unanimous (12-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 10. Approval of this article will amend the Zoning Bylaw, Section 203-1, Lot Regulations to expand the locations where unified complexes are allowed to include the Airport District, Mixed Commercial District, Highway Commercial District, and the Cedarville Village Enterprise District. This would permit a single lot to contain multiple smaller structures and encourage the use of these areas by a greater number of potential businesses that may wish to operate in these areas. This amendment applies only to structures and is intended to responsibly maximize commercial development on the Town's limited remaining industrial land.

ARTICLE 11: Zoning Bylaw – Amend Use Table
To see if the Town will vote to amend the Zoning Bylaw "Use Table" by changing the designation in such table of certain prohibited and special permit uses to allowed uses and, further, by changing certain prohibited uses to uses requiring a special permit, as well as amend any other definitions, procedures, and provisions for said installations, the full text of this amendment being on file at the Office of Planning and Development at Town Hall during normal business hours and is posted on the Town's website; or take any other action relative thereto.
PLANNING BOARD

RECOMMENDATION: Approval Unanimous (12-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 11. Approval of this article will amend the Zoning Bylaw Use Table to change the designation of some currently Prohibited and Special Permit uses to make them Allowed uses and to change some other currently Prohibited uses into uses requiring a Special Permit. The intent of this amendment is to expand the range of lower intensity commercial uses permitted in Plymouth's commercial and industrial zoning districts.

ARTICLE 12: Amend Council on Aging Meals on Wheels Revolving Fund.
To see if the Town will vote to amend the "Council on Aging Meals on Wheels" Revolving Fund approved at the 2022 Spring Town Meeting by revising the row by the same name in the chart set forth in Chapter 143, Section 5 of the Town Bylaws by adding the underlined and italicized text as follows:

A Revolving Fund	B Department, Board, Committee, Agency or Officer Authorized to spend from the Fund	C Fees, Charges or other Receipts Credited to Fund	D Program or Activity Expenses Payable from Fund	E Fiscal Years
CAL Café Nutrition and Council On Aging Meals on Wheels *Donation Fund*	Director of Elder Affairs-COA	Those identified as relating to *the CAL Café Nutritional Program and* donations for the Council on Aging Meals on Wheels Program.	This fund shall be for *CAL Café revenue sources, expenses, supplies, salaries and staffing, as well as donation* payments to Old Colony Elder Services for meals.	Fiscal Year 2023 and subsequent years

Or take any action relative thereto:
CENTER FOR ACTIVE LIVING

RECOMMENDATION: Approval Unanimous (10-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 12. Approval of this article will amend the Council on Aging Meals on Wheels revolving fund to include the CAL Café Nutrition programs' contractual services and other related expenses and revenues in the revolving fund.

ARTICLE 13: Retirement Board COLA
To see if the Town will vote in accordance with G.L. c.32, §103(h), as amended by section 19 of Chapter 188 of the Acts of 2010, to approve the Plymouth Retirement Board's increase in the maximum base amount on which the Cost-of-Living Adjustment (COLA) is calculated from $14,000.00 to $16,000.00, or take any other action relative thereto.
PLYMOUTH RETIREMENT BOARD

RECOMMENDATION: Approval Unanimous (13-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 13. Approval of this article will increase the current cost of living (COLA) base for retirees from $14,000 to $16,000. This is the maximum base amount on which these retirees' COLA is calculated. This base has not seen an increase since 2011.

ARTICLE 14: Nor'easter Storm Funding
To see if the Town will vote to raise and appropriate or transfer from available funds an amount of money to pay for the outstanding costs of the October 2021 Nor'easter storm, or take any other action relative thereto.
SELECT BOARD

RECOMMENDATION: Approval $130,050.19 Unanimous (10-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 14. Approval of this article will authorize the transfer of $130,050.19 from Free Cash to the General Fund to cover emergency expenditures resulting from the October 2021 Nor'easter that struck Plymouth causing extensive power line, tree and roadway damages. Unfortunately, these expenses were not FEMA reimbursable and must be paid by the Town.

ARTICLE 15: Establish Speed Limit.
To see if the Town will vote to accept the provisions of G.L. c. 90, §17C, to, in the interests of public safety, establish a speed limit of 25 miles per hour on any roadway inside a thickly settled or business district in the city or town on any way that is not a state highway; or take any other action relative thereto.
SELECT BOARD

RECOMMENDATION: Approval (7-5-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 15. Approval of this article will authorize the Select Board to establish a 25 mile per hour speed limit on roadways inside thickly settled or business districts in the Town on any road that is not a state highway that does not currently have a posted speed limit. If approved by Town Meeting, this would permit the Select Board to vote to lower the speed limit on any individual roads in thickly settled or business districts that do not already have a posted speed limit, should they choose to do so. Any change to the speed limit would be communicated to residents by the posting of speed limit signs on the impacted road.

ARTICLE 16: Bylaw Amendment Ch 132-1 Plastic Bag Ban - Definitions
To see if the Town will vote to amend the Town's General Bylaws, Chapter 132, Plastic Bag Ban, §132-1, Definitions, by deleting the definition of a "Reusable Carryout Bag" in its entirety and inserting in place thereof the following revised definition:

The term "Reusable Carryout Bag" shall mean:

A bag that: (1) is sewn with handles that are stitched and not heat fused; (2) is manufactured for multiple reuse; (3) can be washed or disinfected by hand or machine; and, (4) is made of either (a) natural fibers (such as cotton, hemp, linen or other woven or non-woven fibers); or (b) durable, non-toxic plastic other than polyvinyl chloride that is generally considered a food-grade material and is no less than 4 mils thick.
Or take any other action relative thereto.
PLYMOUTH OPEN SPACE COMMITTEE

RECOMMENDATION: Approval (10-2-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 16. Approval of this article will amend Bylaw CH.132-1 by changing the definition of Reusable Carryout Bag to further discourage large retailers and supermarkets in Plymouth from distributing disposable plastic shopping bags. The original plastic bag bylaw has been largely successful, but recently some stores have been distributing thicker multiple use plastic bags to customers at no charge. It is believed that this removes the incentive to reuse these bags, thereby defeating the purpose of the ban. This new definition strengthens the ban and preserves its original intent, which was to reduce plastic bag litter and encourage customers to bring their own reusable bags into stores.

ARTICLE 17: WITHDRAWN

ARTICLE 18: WITHDRAWN

ARTICLE 19: Increased Parking Fines

To see if the Town will vote to authorize the Select Board to petition the Massachusetts General Court for special legislation, substantially as set forth below, in regards to the increase of certain maximum fines for motor vehicle parking violations; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Select Board approves amendments to the bill before enactment by the General Court, and provided further that the Select Board is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition; or take any other action relative thereto.

AN ACT RELATIVE TO THE INCREASE OF CERTAIN MAXIMUM FINES FOR MOTOR VEHICLE PARKING VIOLATIONS IN THE TOWN OF PLYMOUTH

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. The select board of the town of Plymouth may establish fines in amounts up to those in section 2 to help address and regulate the significant number of resident and visitor cars parking in the town of Plymouth for the purpose of properly maintaining the unique historical characteristics of the town while also protecting use of its ocean beaches, ponds, and passive recreation areas.

SECTION 2. Notwithstanding the provisions of section 20A 1/2 of chapter 90 of the General Laws, section 21 of chapter 40, or of any other general or special law to the contrary, the select board of the town of Plymouth, or the town manager as its designee, may, establish, by rule or regulation, a schedule of fines for time restriction and other parking violations within parking districts in town that require a beach sticker, which fines shall not exceed $150, if paid within 21 days, not more than $200 if paid after 21 days but before the parking clerk reports to the registrar as provided in said section 20A 1/2 of said chapter 90 and not more than $250 if paid after the violation has been reported to the registrar. Such schedule may be adopted only after a public hearing for which notice is provided on a prominent place on the town website for at least two weeks.

SECTION 3. This act shall take effect upon its passage.

SELECT BOARD

RECOMMENDATION: Not Recommended Unanimous (0-12-1)

The Advisory & Finance Committee recommends that Town Meeting does not approve Article 19. The Committee felt that the article language presented to us was too broad. The Town cited illegal parking in the White Horse Beach area, and also at places such as Morton Park and Fresh Pond as the justification for raising parking fines. However, the language that came before the Committee would have permitted the raising of parking fines anywhere in Town, not just in these problematic areas. The Committee felt the Town should narrow the scope of the article to target only these problematic areas. Some Committee members also felt that the dollar amounts of the increased fines were excessive and unfriendly to visitors of Plymouth. After the Advisory & Finance Committee's deliberations and negative recommendation on the original article language, the Select Board voted to change the bylaw to specify "within parking districts in town that require a beach sticker." The proposed dollar amounts of the increased fines remains unchanged from when it was presented to the Committee.

ARTICLE 20: WITHDRAWN

ARTICLE 21: WITHDRAWN

ARTICLE 22: Citizens Petition – Restrict Horse Racing
To see if the Town will vote to present the Home Rule petition set forth below to the General Court, that the Town's representatives in the General Court be requested to immediately introduce legislation as set forth below and ask that the General Court enact such legislation; further that the General Court may make constructive changes in the text hereof as may be necessary or advisable to accomplish the intent of this proposed legislation in order to secure its passage

"AN ACT concerning horse racing within the town of Plymouth
Be it enacted in the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION I. The purpose of this legislation is to ensure that the citizens of Plymouth have the opportunity to decide whether horse racing shall be licensed in their town.
SECTION 2. For purposes of this act, "horse racing" shall mean every meeting where horses are raced and where any form of betting or wagering on the speed or ability of horses shall be permitted.
SECTION 3. Notwithstanding the provisions of M.G.L. c. 128A, section 13A, M.G.L. c. 271, section 33, nor any other general or special law to the contrary, there shall be no license granted by the Massachusetts Gaming Commission nor any other state or local Commission or agency, for horse racing within the Town of Plymouth, unless or until the Select Board shall approve such location, after published notice and public hearing, and a majority of the registered voters of the Town of Plymouth, voting on the described location relative to granting such license have voted in the affirmative within the same calendar year as such approval by the Plymouth Select Board and further that the location for such horse racing be approved at a town meeting.
SECTION 4. This act shall take effect upon its passage. "
or otherwise act thereon.

BY PETITION: Kathryn Holmes, et al

RECOMMENDATION: Approval (9-1-1)
The Advisory & Finance Committee recommends Town Meeting approve Article 22. Approval of this article will authorize the Select Board to petition the General Court for Special Legislation that would require any entity seeking to open and operate a horse racing facility in Plymouth to get the approval of Plymouth's registered voters, the Select Board, and Town Meeting before it could do so. Some members of the Committee pointed out that this legislation is somewhat redundant, since the Town can already pass zoning bylaws to prohibit or restrict horse racing in Plymouth. However, most of the Committee felt that further safeguards were desirable.

ROLL CALL VOTING CHARTS

ADVISORY & FINANCE COMMITTEE - ROLL CALL VOTING CHART

Y - For
N - Against
A - Abstain **R** - Recuse
X - Absent
Ch - Chair did not vote

ARTICLES		Gail Butler	Louis Cabana	Kevin Canty	Brian Dunn	Robert Eisenstein	Joseph Lalley	Timothy Lawlor	Lawrence McGrath	Steve Nearman	Donald Piatt	Christine Richards	Bethany Rogers	Ashley Shaw	Evelyn Strawn	Robert Zupperoli	VOTE TOTAL FOR-AGAINST-ABSTAIN
2A	Supplemental Budget General Fund	Y	X	Y	X	X	Y	X	A	Y	Y	Y	Y	Y	Y	Y	**10-0-1**
2B	Supplemental Budget Enterprise Fund	Y	X	Ch	X	X	Y	X	Y	Y	Y	Y	Y	Y	Y	Y	**10-0-0**
3	Unpaid Bills of a Prior Year	Y	Y	Ch	X	X	X	Y	Y	Y	Y	Y	Y	Y	X	Y	**10-0-0**
4	Capital Outlay	Y	Y	Ch	X	X	Y	Y	Y	Y	Y	Y	Y	Y	X	Y	**11-0-0**
5	Pavement Management Stabilization Fund	Y	X	Ch	X	X	Y	X	Y	Y	Y	Y	Y	Y	Y	Y	**10-0-0**
6	Elderly and Disabled Taxation Fund	Y	A	Ch	Y	X	N	Y	A	N	Y	Y	Y	Y	Y	Y	**9-2-2**
7	Withdrawn			Ch													
8	Property Acquisition Off State Road	Y	Y		Y	X	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	**13-0-0**
9A	Purchase Open Space Off Carver Road	N	Y	Ch	X	X	Y	Y	Y	Y	Y	Y	Y	Y	X	Y	**10-1-0**
9B	Historical Preservation Spire Center Restoration	Y	Y	Ch	X	X	Y	Y	Y	Y	Y	Y	Y	Y	X	Y	**11-0-0**
9C	Purchase Open Space Off Stephens Lane	Y	Y	Ch	X	X	Y	Y	Y	Y	Y	Y	Y	Y	X	Y	**11-0-0**
9D	Historical Preservation Marina Restoration	Y	Y	Ch	X	X	Y	Y	Y	Y	Y	Y	Y	Y	X	Y	**11-0-0**
10	Amend Zoning Bylaw - Unified Complex	Y	Y	Ch	X	X	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	**12-0-0**
11	Amend Zoning Bylaw - Use Table	Y	Y	Ch	X	X	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	**12-0-0**
12	Amend Council on Aging Meals on Wheels Revolving Fund	Y	X	Ch	X	X	Y	X	Y	Y	Y	Y	Y	Y	Y	Y	**10-0-0**
13	Retirement Board COLA	Y	Y	Ch	Y	X	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	**13-0-0**
14	Nor'easter Storm Funding	Y	X	Ch	X	X	Y	X	Y	Y	Y	Y	Y	Y	Y	Y	**10-0-0**
15	Amend Ch. 90 Sec 17c Establish Speed Limits	N	Y	Ch	X	X	Y	N	Y	N	Y	N	N	Y	Y	Y	**7-5-0**

Y - For
N - Against
A - Abstain **R** - Recuse
X - Absent
Ch - Chair did not vote

	ARTICLES	Gail Butler	Louis Cabana	Kevin Canty	Brian Dunn	Robert Eisenstein	Joseph Lalley	Timothy Lawlor	Lawrence McGrath	Steve Nearman	Donald Piatt	Christine Richards	Bethany Rogers	Ashley Shaw	Evelyn Strawn	Robert Zupperoli	**VOTE TOTAL** FOR-AGAINST-ABSTAIN
16	Amend Bylaw Ch. 132-1 Plastic Bag Ban - Definitions	Y	Y	Ch	X	X	Y	Y	Y	Y	Y	Y	N	N	Y	Y	**10-2-0**
17	Withdrawn			Ch													
18	Withdrawn			Ch													
19	Increased Parking Fines	N	N	Ch	N	X	N	N	N	N	N	N	N	N	N	A	**0-12-1**
20	Withdrawn			Ch													
21	Withdrawn			Ch													
22	Petitioned: Restrict Horse Racing	Y	Y	Ch	X	X	Y	A	Y	N	Y	Y	Y	Y	X	Y	**9-1-1**

CAPITAL IMPROVEMENTS COMMITTEE

TOWN OF PLYMOUTH - FY23 CAPITAL IMPROVEMENT PLAN REQUESTS PRIORITIZED BY THE CAPITAL IMPROVEMENTS COMMITTEE ON 1/6/2022

DEPT ACCOUNT	DEPT PRIORITY	DIV. PRIORITY	DEPARTMENT OR SPONSOR	PROJECT DESCRIPTION	PROJECT COST	RANK	RANK	TOWN MANAGER RECOMMENDED PROJECT FUNDING	FREE CASH	AIRPORT FUND	SEWER FUND	WATER FUND	SOLID WASTE FUND	OTHER	DESCRIPTION	BORROWING
155	1		Information Technology	Battery Replacement for Server Room	36,000	7		36,000	36,000							
	2			AssessPro AP5 Server Upgrade	39,000	8		39,000	39,000							
	3			Upgrade/Normalize Active Directory Structure	50,000	9		50,000	50,000							
	4			VOIP Implementation Completion	20,000	25		20,000	20,000							
	5			Expand/Secure WLAN	78,500	27										
	FATM			**Town Website Redesign & 311 System**	**87,500**		**3**	**87,500**	**87,500**							
210	1		Police Department	Mobile Data Terminal (MDT) Replacement	214,314	3		214,314	214,314							
	2			2022 Ford Transit Van to Replace 2003 Box Truck	63,000	49										
	3			Training Room A/V Update	64,100	34										
	SPECIAL			Replacement of Patrol Boat Motors	47,000	21		47,000	47,000							
	SPECIAL			Replacement of Patrol Boat Motors - FAILED	(47,000)			(47,000)	(47,000)							
	FATM			**Replace Digital Interview System**	**37,040**		**6**	**37,040**	**37,040**							
220	SPECIAL		Fire Department	Substantial Rehab of Station 5 (Manomet)	10,629,819	22		10,629,819						1,529,819	Previous funding & ARPA	9,100,000
	2			Replacement of Tanker 1 Pumping Tanker	493,852	2		493,852	493,852							
	3			Rehab 2011 E-One Cyclone 1500GPM Pumping Engine	106,723	10		106,723	106,723							
	4			Replace Air Compressor & Air Tank Refill Station	86,947	20		86,947	86,947							
	FATM			**Replace 2008 West Engine**	**907,588**		**1**	**907,588**	**907,588**							
	FATM			**Replace 1996 Manomet Ladder**	**1,496,853**		**2**	**1,496,853**								**1,496,853**
241	SPECIAL		Inspectional Services	Town Wide E-Permitting System	237,893	13		237,893	137,893					100,000	State Grant	
300			School Department	School Building Repair Program												
	1		SES	HVAC Replacement	4,100,000	4		4,100,000						3,100,000	ESSER Budget Program	1,000,000
	2		MES, CSES, HES, SES	Roof Assessment with ADA Review	185,500	28		185,500	85,500					100,000	ESSER Budget Program	
	3		SES, FFES	Siding Assessment	66,000	29		66,000	26,000					40,000	ESSER Budget Program	
	4		WES	Repair Entryway	40,280	11		40,280	40,280							
	5		FFES	Phase III Window Replacement	158,190	24		158,190	68,190					90,000	ESSER Budget Program	
	6		SES	Generator Replacement	81,207	26										
	7		IBES	Window Replacement	507,266	33		507,266	237,266					270,000	ESSER Budget Program	
	9		PCIS	Replace Gymnasium Floor	317,600	50										
	10		HES	Replace Gymnasium Floor	113,760	51										
	11		NMES	Replace Gymnasium Floor	223,680	52										
	12		PSMS	Mill, Pave and Line Lot	210,531	40										
	13		CSES	Mill, Pave and Line Lot w/Walkway Repair	124,892	41										
300			School Department	School Vehicle & Equipment Replacement Program												
	8			Replace 2008 Ford Express & 2012 Ford F250 w/plow	95,942	37										
411	1		DPW - Engineering	Improvements	2,700,000	1		2,700,000								2,700,000
	2			Pavement Management & ADA Compliance Program	175,000	14		175,000	175,000							
	3			Manomet Avenue Wicking Wells	525,000	45										
	Petition			Route 80 Sidewalks	1,500,000	47		1,500,000								1,500,000

TOWN OF PLYMOUTH - FY23 CAPITAL IMPROVEMENT PLAN REQUESTS PRIORITIZED BY THE CAPITAL IMPROVEMENTS COMMITTEE ON 1/6/2022

DEPT ACCOUNT	DEPT PRIORITY	DIV. PRIORITY	DEPARTMENT OR SPONSOR	PROJECT DESCRIPTION	PROJECT COST	RANK	RANK	TOWN MANAGER RECOMMENDED PROJECT FUNDING	FREE CASH	AIRPORT FUND	SEWER FUND	WATER FUND	SOLID WASTE FUND	OTHER	DESCRIPTION	BORROWING
				Town Vehicle & Equipment Replacement Program												
420	SPECIAL		DPW - Highway	Replace Sweeper H303	344,995	16		344,995	344,995							
420	1		DPW - Highway	Replace Truck H345 - 2006 Ford F350	89,928	31										
420	2		DPW - Highway	Replace Trailer H325 - 2006	43,125	42										
420	3		DPW - Highway	Replace Truck H335 - 2002 Volvo	346,109	32		346,109	346,109							
420	4		DPW - Highway	Replace Truck H301 - 2002 Volvo	326,085	44										
425	3		DPW - Fleet	Replace 2013 Focus (2), 2012 Taurus, 2005 Crown Vic	114,637	43										
492	2		Parks & Forestry	6-Wheel Truck with Chip & Dump Body	361,156	30										
492	3		Parks & Forestry	Replace P22 with 1-Ton Dump Truck	119,491	35										
425	1		DPW - Fleet	Update Truck Radios	298,678	23		298,678	298,678							
	2			Replace Vehicle/Equipment Lifts (4)	38,870	46										
421	1		DPW Administration	Road Preservation - Accepted/Unaccepted	5,000,000	12		5,000,000								5,000,000
422	1		DPW - Faciltities	Police Station HVAC Replacement	1,426,000	15		1,426,000	1,347,409					78,591	Premium Fund	
	2			Town Building Plumbing Upgrades	157,323	38		157,323	157,323							
	3			Town Building Painting Repairs	160,799	39		160,799	160,799							
427	1		DMEA	Dredging of Jenney Pond	2,201,000	18		2,201,000							CPA & Grants	2,201,000
	2			Re-Power MU-5	30,000	5		30,000						30,000	Waterways	
	3			T-Wharf/Town Wharf Inspection	49,950	36		49,950						49,950	Waterways	
	4			Abatement/Demo/Cleanup of Granby Lane	75,000	48										
	Petition			Long Beach Coastal Access Project	68,000	53		68,000						68,000	Environmental Affairs Fund	
	FATM			**Jenney Pond Bypass Project Design**	**113,540**		**4**	**113,540**						113,540	Environmental Affairs Fund	
	FATM			**Town Boat Ramp Reconstruction**	**1,651,516**		**5**	**1,651,516**								**1,651,516**
~~492~~	~~1~~		~~Parks & Forestry~~	~~Repair Tennis Courts - Briggs Field & Elmer Raymond~~	~~91,013~~	19										
				REMOVED by Department	(91,013)											
	SPECIAL		Parks & Forestry	Brewster Garden Stairs	73,500	6		73,500	73,500							
630	SPECIAL		Recreation	Memorial Hall Sound System Upgrade	350,000	17		350,000	350,000							
				TOTAL GENERAL FUND PROJECTS	**39,213,679**			**36,147,175**	**5,927,906**	**0**	**0**	**0**	**0**	**5,569,900**		**24,649,369**
						4									Premium Fund & 2016S8 Sewer	
60-440	1		DPW Utilities (WWTP)	CMOM Program	500,000			500,000			312,555			187,445	Emergency	
	2			Effluent Baffle Wall	300,000	5		300,000			300,000					
	3			Replace 2003 Ford F250	72,218	6		72,218			72,218					
	4			Surf Rake 600HD	62,690	7		62,690			62,690					
	5			Greasezilla	4,470,000	8		4,470,000						4,470,000	W & C funded project	
	SPECIAL			WSPS Flood Barrier Wall	340,800	1		340,800			340,800					
	SPECIAL			Water Street Interceptor	446,200	2		446,200			446,200					
	SPECIAL			SCADA Improvements	300,000	3		300,000			300,000					
				TOTAL FOR SEWER	**6,491,908**			**6,491,908**	**0**	**0**	**1,834,463**	**0**	**0**	**4,657,445**		**0**

TOWN OF PLYMOUTH - FY23 CAPITAL IMPROVEMENT PLAN REQUESTS PRIORITIZED BY THE CAPITAL IMPROVEMENTS COMMITTEE ON 1/6/2022

DEPT ACCOUNT	DEPT PRIORITY	DIV. PRIORITY	DEPARTMENT OR SPONSOR	PROJECT DESCRIPTION	PROJECT COST	RANK	RANK	TOWN MANAGER RECOMMENDED PROJECT FUNDING	FREE CASH	AIRPORT FUND	SEWER FUND	WATER FUND	SOLID WASTE FUND	OTHER	DESCRIPTION	BORROWING
61-450	1		DPW Utilities (Water)	Infrastructure Improvements	5,242,600	1		5,242,600								5,242,600
						2									Premium Fund & 20189B4 Forges Field Well & Water Expansion &	
	2			Pump Station Upgrades	500,000			500,000				207,211		292,789	Design	
	3			Replace Pickup W42	79,440	3		79,440				79,440				
	FATM			**Manomet Zone Pipe Upgrade Amendment**	**9,512,950**		4	**9,512,950**								**9,512,950**
				TOTAL FOR WATER	**15,334,990**			**15,334,990**	**0**	**0**	**0**	**286,651**	**0**	**292,789**	**0**	**14,755,550**
65-482	1		Municipal Airport	Runway Environment Assessment (EA)	167,000	1		167,000		8,600				158,400	Fed & State Grants	
	SPECIAL			Airport Sewage Treatment Plant Upgrade	2,250,000	2		2,250,000						2,250,000	ARPA Funds	
	3			Airport Hangar Insulation Replacement	100,000	3		100,000		100,000						
				TOTAL FOR AIRPORT	**2,517,000**			**2,517,000**	**0**	**108,600**	**0**	**0**	**0**	**2,408,400**		**0**
66-433			DPW Utilities (Solid Waste)	Office Container	26,840	1		26,840						26,840	Old Article Transfers	
				Containers/Dumpsters	94,572	2		94,572						94,572	Old Article Transfers	
				TOTAL FOR SOLID WASTE	**121,412**			**121,412**	**0**	**0**	**0**	**0**	**0**	**121,412**		**0**
				TOTAL FOR ENTERPRISE FUNDS	**24,465,310**			**24,465,310**	**0**	**108,600**	**1,834,463**	**286,651**	**0**	**7,480,046**		**14,755,550**
				TOTAL PROJECTS	**63,678,989**			**60,612,485**	**5,927,906**	**108,600**	**1,834,463**	**286,651**	**0**	**13,049,946**		**39,404,919**

ARTICLE SUPPORTING DOCUMENTATION

ARTICLE 2A:

ARTICLE 2A: Supplemental Budget – General Fund
To see if the Town will vote to amend the vote taken under Article 7A of the 2022 Spring Annual Town Meeting warrant, and, as necessary, to raise, appropriate, transfer from available funds, or borrow funds for the purpose of supplementing departmental expenses, and/or to reduce certain departmental expenses or otherwise amend said vote, or take any other action relative thereto.
SELECT BOARD

RECOMMENDATION: Approval ($99,009) (10-0-1)
The Advisory & Finance Committee recommends Town Meeting approve Article 2A. Approval of this article will decrease the FY23 General Fund Operating Budget by ($99,009) as detailed in the following table:

Department	Budget Line Item	Line #	Description of Item	A&F Recommendation
Sub-Committee A				
Town Manager	All Other Expenses	4	Employee Recognition	$ 4,250
Town Clerk	All Other Expenses	10	Postage	$ 35,000
Fixed Costs	All Other Expenses	14	Member Benefits	$ (160,000)
Fixed Costs	All Other Expenses	15	All Town Insurance	$ (219,000)
			Total Sub-Committee A	**$ (339,750)**
Sub-Committee B				
Treasurer/Collector	Personal Services	16	Salaries	$ 15,000
Treasurer/Collector	All Other Expenses	17	Banking Services	$ (15,000)
Community Debt	All Other Expenses	30	Debt Service	$ (383,259)
			Total Sub-Committee B	**$ (383,259)**
Sub-Committee C				
Police	All Other Expenses	32	Professional Services	$ 75,000
			Total Sub-Committee C	**$ 75,000**
Sub-Committee D				
DPW	Fuel & Utilities	45	Fuel Costs	$ 549,000
			Total Sub-Committee D	**$ 549,000**
Total Article 2A Supplemental Budget Recommendation to Town Meeting				**$ (99,009.00)**

TOWN OF PLYMOUTH

FINANCE DEPARTMENT
26 COURT STREET, PLYMOUTH, MA 02360
PHONE (508) 747-1620 EXTENSION 10177

TO: SELECT BOARD
ADVISORY & FINANCE
TOWN MEETING MEMBERS

FROM: LYNNE A. BARRETT
DIRECTOR OF FINANCE

SUBJECT: ARTICLE 2A – GENERAL FUND BUDGET AMENDMENTS

DATE: AUGUST 17, 2022

The following table below summarizes the amendments being recommended to adjust the budget voted under Article 7A of the April Annual Town Meeting by sub-committee. Memos requesting the changes from the respective departments are included.

Article 2A Supplemental Budget Requests:				
Department	**Budget Line Item**	**Line #**	**Description of Item**	**Department Request**
Sub-Committee A				
Town Manager	All Other Expenses	4	Employee Recognition	$ 4,250
Town Clerk	All Other Expenses	10	Postage	$ 35,000
Fixed Costs	All Other Expenses	14	Member Benefits	$ (160,000)
Fixed Costs	All Other Expenses	15	All Town Insurance	$ (219,000)
			Total Sub-Committee A	**$ (339,750)**
Sub-Committee B				
Treasurer/Collect	Personal Services	16	Salaries	$ 15,000
Treasurer/Collect	All Other Expenses	17	Banking Services	$ (15,000)
Community Debt	All Other Expenses	30	Debt Service	$ (383,259)
			Total Sub-Committee B	**$ (383,259)**
Sub-Committee C				
Police	All Other Expenses	32	Professional Services	$ 75,000
			Total Sub-Committee C	**$ 75,000**
Sub-Committee D				
DPW	Fuel & Utilities	45	Fuel Costs	$ 549,000
			Total Sub-Committee D	**$ 549,000**
			GRAND Total	**$ (99,009.00)**

TOWN OF PLYMOUTH

26 Court Street
Plymouth, Massachusetts 02360
(508) 747-1620
www.plymouth-ma.gov

MEMO

To: Lynne Barrett – Finance Director

From: Silvio Genao – Human Resources Director 8/5/2022

cc: Jeanette White – Budget Analyst

Date: August 5, 2022

Re: Fall Town Meeting Employee Recognition Budget Line Item Increase Request

---

It is one of the immediate goals of the Human Resources Department to provide varied, sustainable, and recurring programs to highlight and recognize the achievements of Town of Plymouth employees.

Recognizing employee service and achievements in the workplace helps organizations maintain and improve their level of professionalism, increases morale by providing employees with a sense of pride and ownership in their work, and provides an advantage in recruitment situations occurring in a competitive labor market.

Historically, dating all the way back to Fiscal Year 2009, only $750 has been included in this line item to fund employee recognition related activities. Only a month into Fiscal Year 2023, 65% the line item has already been spent in only two independent recognition event opportunities, which shows the need for this line item to be increased in order to provide for a more comprehensive a sustainable plan.

Therefore, please respectfully accept this request to increase the EMPLOYEE RECOGNITION AND GIFTS budget line item (Org. 00101236 / Obj, 558016) to $5,000.

TOWN OF PLYMOUTH

26 Court Street
Plymouth, Massachusetts 02360
(508) 747-1620
www.plymouth-ma.gov

August 12, 2022

Lynne Barrett
Finance Director
Town of Plymouth

I am respectfully requesting additional funding for postage for FY23 at the Fall Town Meeting.

As of January 2021, automatic voter registration was implemented in Massachusetts. Thus, when any voter goes to the Registry of Motor Vehicles to change their address or other transactions, it sends notifications to the towns to update the voter registration. Once we review the change in the Town Clerk's office, a letter is generated. This letter is required to be mailed to the voter. These has caused an increase in postage costs in the Town Clerk's office.

Also, this past summer, the State Legislature approved vote by mail ballots for all State elections. The State mails postcards to all registered voters and voters can send the postcards to the Town Clerks office. Once these vote by mail requests are processed, we are required to mail a ballot and return envelope to the voter. The cost to mail these ballots is $.81. For the State Primary in September, we have had over 6,700 requests for ballots with more requests arriving each day. In addition, a ballot will need to be mailed to each of the requestor again in November. Lastly, with the new law, we will be implementing vote by mail for the local elections. More guidance is needed from the State but there is a good possibility we will have to mail postcards to all voters after the 1st of the year.

Thus, our postage budget should be increased at the Fall Town Meeting by $35,000 to account for these additional postage costs.

Thank you,

Kelly A McElreath
Town Clerk

TOWN OF PLYMOUTH

FINANCE DEPARTMENT
26 COURT STREET, PLYMOUTH, MA 02360
PHONE (508) 747-1620 EXTENSION 10177

TO: SELECT BOARD
ADVISORY & FINANCE COMMITTEE
TOWN MEETING MEMBERS

FROM: LYNNE A. BARRETT
DIRECTOR OF FINANCE

SUBJECT: ART 2A – MEMBER BENEFITS – SUB-COMMITTEE A

DATE: AUGUST 16, 2022

During the budget process we anticipated at least a 20% + increase in workers compensation based on our overall conversations with our insurance carrier and unknown results of the Fiscal 2021 audit of the policy. In June we received our renewal from MIIA and they actually decreased our premium based on decreased experience modification and increase in discounts due to participation credits. The budget for Workers Compensation can be reduced by $160,000.

TOWN OF PLYMOUTH

FINANCE DEPARTMENT
26 COURT STREET, PLYMOUTH, MA 02360
PHONE (508) 747-1620 EXTENSION 10177

TO: SELECT BOARD
ADVISORY & FINANCE COMMITTEE
TOWN MEETING MEMBERS

FROM: LYNNE A. BARRETT
DIRECTOR OF FINANCE

SUBJECT: ART 2A – ALL TOWN INSURANCE – SUB-COMMITTEE A

DATE: AUGUST 16, 2022

During the budget process we estimated a 20% + increase in this budget line item based on conversations with our insurer due to building valuation increases, claims experience and just being conservative. In June we received our renewal on the insurance programs and now have a better understanding of the actuals; therefore, we can decrease this line item by $219,000. Below is a summary of the activity.

EFF DATE	AMOUNT	VDR NAME/ITEM DESC	COMMENTS
08/04/2022	1,932.00	MIIA PROPERTY AND CASUALTY GROUP INC	FY22 CLAIMS/INVOICES
08/18/2022	20,396.00	THE TRAVELERS INDEMNITY CO	POLICY 71M82469
07/21/2022	1,931,142.00	MIIA PROPERTY AND CASUALTY GROUP INC	PLY00198-22, PROPERTY, LIABILI
07/21/2022	(48,278.23)	MIIA PROPERTY AND CASUALTY GROUP INC	2.5% PREPAY DISCOUNT
07/21/2022	(67,675.00)	MIIA PROPERTY AND CASUALTY GROUP INC	P & L PARTICIPATION CREDIT
07/21/2022	15,603.76	NOLAN INSURANCE AGENCY INC	29 MANOMET POINT RD
	1,853,120.53	Total Incurred To Date	
7/1/2022	2,097,146.00	Budget - Property & Casualty	
	244,025.47	Remaining	
	25,000.00	Needed for other small policies, new riders & potential deductibles	
	219,025.47	Reduce by $219,000	

TOWN OF PLYMOUTH

TREASURER/COLLECTOR
26 COURT STREET, PLYMOUTH, MA 02360
PHONE (508) 747-1620 EXTENSIONS 10167
FAX (508) 747-0150

TO: LYNNE A. BARRETT
DEPARTMENT OF FINANCE

FROM: PATRICIA MEACHEN
TREASURER/COLLECTOR'S OFFICE

SUBJECT: BUDGETING SEASONAL STAFF – MAY & JUNE STICKER SALES

DATE: AUGUST 16, 2022

The Treasurer/Collector's seeks a budget amendment to hire Seasonal Employees for the in-person sales of beach stickers and transfer station passes for May & June 2023.

A transfer is being requested from the Banking Services line item in the amount of $15,000.00 to reduce the service with City Hall Systems to Salaries.

TOWN OF PLYMOUTH

FINANCE DEPARTMENT
26 COURT STREET, PLYMOUTH, MA 02360
PHONE (508) 747-1620 EXTENSION 10177

TO: SELECT BOARD
ADVISORY & FINANCE
TOWN MEETING MEMBERS

FROM: LYNNE A. BARRETT
DIRECTOR OF FINANCE

SUBJECT: ARTICLE 2A & 2B – DEBT SERVICE BUDGETS

DATE: AUGUST 16, 2022

In June 2022 the Town did a bond anticipation note for several projects that were active. Last October 2021 when preparing the budget for debt service we anticipated certain statuses of those projects and the amounts that we would need to finance those costs, those amounts now can be adjusted due to the actual activity. Based on the following analysis I am recommending the following reductions:

ORG	Fund	OBJ	DESCRIPTION	YEAR	Budget Town Meeting	Actual Needed	Difference
			Beach Restoration			500.00	500.00
10752002	GF	592000	Hedge Rd Culvert Relocation	2023	16,075.00		(16,075.00)
10752002	GF	592000	Plymouth Harbor Dredging Town Share	2023	32,500.00	32,500.00	-
10752002	GF	592000	Fire Station Renovations	2023	40,184.00	15,000.00	(25,184.00)
10752002	GF	592000	West Plymouth Fire Station	2023	230,000.00	25,000.00	(205,000.00)
10752002	GF	592000	Federal Furnace Roof Town Share	2023	47,500.00	2,500.00	(45,000.00)
10752002	GF	592000	West Roof Town Share	2023	47,500.00	2,500.00	(45,000.00)
10752002	GF	592000	Indian Brook Roof Town Share	2023	50,000.00	3,000.00	(47,000.00)
	GF Total				**463,759.00**	**80,500.00**	**(383,259.00)**
60752002	Sewer	592000	Collection System	2023	17,500.00	8,125.00	(9,375.00)
60752002	Sewer	592000	Cordage Gravity Interceptor	2023	2,250.00	2,250.00	-
	Sewer Total				**19,750.00**	**10,375.00**	**(9,375.00)**
61752002	Water	592000	Manomet Zone Pipe Upgrades	2023	127,500.00	10,000.00	(117,500.00)
	Water Total				**127,500.00**	**10,000.00**	**(117,500.00)**
	Grand Total				**611,009.00**	**101,375.00**	**(509,634.00)**

Thank you for your consideration.

Plymouth Police Department

Memo

To: Town Manager, Select Board, Finance Director

From: Chief Dana Flynn

CC:

Date: 8/5/22

Re: Fall Town Meeting Request for Funding – Co-Response Program

---

I am requesting amount of $75,000.00 from the Town's Opioid Recovery and Remediation Fund to expand the department's Police Co-Response Program.

In the Spring of 2022, the Plymouth Police Department partnered with Child and Family Services (CFS) to establish a Police Co-Response Program. This program involves the embedding of a trained and licensed social worker with a police officer on patrol to respond to calls for service involving persons in behavioral or mental health crisis.

The Police Co-Response Program is grounded on the idea that together, clinicians and law enforcement can respond most appropriately to the needs of individuals in the community who are in crisis with the focus on providing real time, community-based psychiatric crisis services with the intent to stabilize non-violent individuals experiencing psychiatric episodes. This program not only benefits individuals suffering from or experiencing mental health and addiction crisis's but also assists with decreasing arrests of emotionally disturbed individuals, decrease trips to the emergency room, and reduce the amount of time officers are tied up with crisis calls and allow them to tend to other calls for service. In short, working in the field with Co-Response clinicians allows police officers the opportunity to deliver rapid mental health and related services to those they encounter.

Currently, all major costs associated with this program regarding the counselors and equipment is covered by CFS through party billing of insurance companies. Any uncovered costs are absorbed by CFS. We provide a workspace for the clinician to complete reports and related activities, a ballistic vest, and other safety items the department deems necessary. Our current clinician works Monday through Friday 8:00AM to 4:00PM.

Since the program's inception on 4/14/22 through 8/4/22 our clinician has responded to 115 calls for service. 40% of the incidents involved substance abuse or required substance abuse treatment. In 40% of the instances the individual was able to be referred to other agencies and not transported to the emergency room. Nearly 20% of incidents were originally thought to involve criminal behavior but were determined to be tied to mental health issues. No arrests or

criminal charges were filed, and the individuals received appropriate treatment. Officers used force in only 4% of the incidents.

Though the program has been a great success, studies of response of calls for mental health services by the police department, Plymouth Fire, and Brewster EMS show we have a need for a clinician during the evening hours.

To ensure the continued success of this important program by adding a second clinician, I am requesting the $75,000 to be utilized to financially assist CFS, through an invoicing system, in those instances where they are not reimbursed through third-party insurance billing.

TOWN OF PLYMOUTH
FIRE DEPARTMENT
114 Sandwich Street
Plymouth, Massachusetts 02360-2453

(508) 830-4213
FAX: (508) 830-4174

To Whom it may concern,

Please accept this document as my recommendation for the Plymouth Police Department to expand its co-response program by adding a second clinician.

The Plymouth Fire Department works alongside the Police Department and our emergency medical services partners at Brewster ambulance. As such, we often experience the same challenges when attempting to deescalate patients that are in emotional or psychiatric crisis. These patients often need specialty care that a well-trained clinician can assist with and improve patient outcomes. Since implementing this co-response program, our firefighters have told me how effective this program is. In addition, I have observed firsthand our current clinician's skill set and the value of resources available to her.

After reviewing historical call data and having an understanding of our local demographics, I agree with Chief Flynn that adding a second co-response clinician is needed. Currently, one clinician works a day shift. This second clinician would work an evening schedule. This new staffing model will provide better coverage for these types of emergencies during peak hours.

I fully support this program and the proposed expansion.

Respectfully,

Neil J. Foley
Fire Chief
Town of Plymouth

Printed on Recycled Paper

Brewster Ambulance Service

25 Main Street
Weymouth, MA 02188
617-983-1000
Cdibona@Brewsterambulance.com

August 22, 2022

Chief Flynn
20 Long Pond Road
Plymouth, Ma 02360

Dear Chief,

It is my understanding that the Plymouth Police Department is seeking additional Mental Health clinicians for the Town of Plymouth to expand the much needed coverage of clinical services within our catchment area.

As the Chief Clinical Officer of Brewster Ambulance Service who provides not only the Emergency Medical Services 911 responses for the Town of Plymouth but also the interfacility transport service for the Beth Israel Deaconess Hospital I can endorse the need for additional hourly coverage for field deployed behavioral health clinicians.

From the Emergency Medical Services side of things behavioral heath response data for the Town of Plymouth indicates it is our 3rd highest response criteria. Peak hours for these responses plateau from 1200 and don't start trending down until midnight and high utilizers of ambulance for behavioral health conditions call our service greater than 15 times per year and there are multiple patients in this category. Please keep in mind our data is only EMS response and transport but can assure you these high utilizers may have many more touchpoint as they present to the hospital by there family or own means.

Professionally,

Chris DiBona

TOWN OF PLYMOUTH

159 Camelot Drive
Plymouth, Massachusetts 02360

FAX: (508) 830-4165

Highway Division
(508) 830-4162 ext. 101

Maintenance Division
Solid Waste Division
(508) 830-4166 ext. 100

Park and Forestry Division
(508) 830-4162 ext. 116

MEMO

Date: August 10, 2022

To: Lynne Barrett, Finance Director
Jeanette White, Budget Analyst

cc: Town Manager
Asst. DPW Director
Fire & Police Chief's

From: Jonathan Beder, Director of Public Works

Re: FY23 Supplemental Budget Request-FATM

As you are aware, the cost of fuel continues to be higher than those amounts predicted when we built the FY23 Budget. Given that prices have not yet stabilized, the DPW is requesting increases to the following line-item budgets for FY23:

DPW Fuel	$278,000.00	(00104257)
Solid Waste Fuel	$17,000.00	(66014336)
Water Enterprise Fuel	$38,000.00	(61014506)
Fire Fuel	$100,000.00	(00104257-Fire)
Police Fuel	$171,000.00	(00104257-Police)
Total Request	**$604,000.00**	

We are currently paying (as of July 2022) $4.11 for diesel and $3.54 for unleaded. We took the overall gallons used in FY22 for DPW, including estimates by Police and Fire, then prorated it for both fuel types. Here are the breakdowns for each of the individual budgets:

DPW (Highway, Parks/Forestry, Engineering, Fleet Maintenance, Cemetery, Administration, Building Maintenance)

Unleaded-	60,364.59 gallons in FY22=	$213,690.64
Diesel-	91,24728 gallons in FY22=	$375,026.32

Current budget is $311,000.00, leaving an approximate shortfall of **$277,716.96**

Solid Waste

Unleaded-	244.20 gallons in FY22=	$864.46
Diesel-	91,247.28 gallons in FY22=	$47,339.67

Solid Waste current budget is $31,550.00, leaving an approximate shortfall of **$16,654.13**

Printed on Recycled Paper

Water

Unleaded- 6331.31 gallons in FY22= $22,412.83
Diesel- 11,518.17 gallons in FY22= $57,072.98
Water current budget is $42,188.00, leaving an approximate shortfall of **$37,297.81**

Fire

Unleaded- 13,800 gallons projected use= $48,852.00
Diesel- 30,000 gallons projected use= $123,300.00
The Fire current budget is $72,200.00, leaving an approximate shortfall of **$99,952.00**

Police

Unleaded 98,400 gallons projected use= $348,336.00
The Police current budget is $177,500.00, leaving an approximate shortfall of **$170,836.00**

All budget amounts have been rounded up to the nearest thousand. Should you have any questions or require additonal information please let us know.

ARTICLE 2B:

ARTICLE 2B: Supplemental Budget - Enterprise Fund
To see if the Town will vote to amend the votes taken under Article 7B, 7C, 7D and 7E of the 2021 Spring Annual Town Meeting warrant, and, as necessary, to raise and appropriate, transfer from available funds, or borrow funds for the purpose of supplementing enterprise departmental expenses, and/or to reduce certain departmental expenses or otherwise amend said vote, or take any other action relative thereto.
SELECT BOARD

RECOMMENDATION: Approval $602,804.00 (10-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 2B. Approval of this article will increase the FY23 Enterprise Fund Operating Budget by $602,804.00 as detailed in the following table:

Department	Original Article	Budget Line Item	Line #	Description	A&F Recommendation
Sub-Committee G					
Water	7B	Other Expenditures	71	Fuel Increase	$ 38,000.00
Water	7B	Water Enterprise Debt	72	Debt Service Water Fund	$ (117,500.00)
Sewer	7C	Sewer Enterprise Debt	77	Debt Service Sewer Fund	$ 10,304.00
Solid Waste	7D	Other Expenditures	80	Fuel Increase	$ 17,000.00
Airport	7E	Personal Services	83	Overtime	$ 25,000.00
Airport	7E	Other Expenditures	84	Aviation Fuel	$ 505,000.00
Airport	7E	Other Expenditures	84	Transfer to GF	$ 125,000.00
Total Article 2B Supplemental Enterprise Budget Recommendation to Town Meeting					**$ 602,804.00**

TOWN OF PLYMOUTH

FINANCE DEPARTMENT
26 COURT STREET, PLYMOUTH, MA 02360
PHONE (508) 747-1620 EXTENSION 10177

TO: SELECT BOARD
ADVISORY & FINANCE COMMITTEE

FROM: LYNNE A. BARRETT
DIRECTOR OF FINANCE

SUBJECT: AMEND ARTICLE 7C SEWER ENTERPRISE, APRIL 2, 2022 ANNUAL TOWN MEETING

DATE: AUGUST 9, 2022

I am recommending Town Meeting amend the Article 7C, Sewer Enterprise Operating Budget motion to correct a typographical error to both the Total Fund Expense amount and the To be raised by Sewer Receipts amount, which were both erroneously overstated by $1,000,000, and thereby reduce the appropriation by said amount.

The result of this action will reduce the Total Fund Expense for Article 7C Sewer Enterprise (Items 74-78) from $9,563,770 to $8,563,770 and further will reduce the amount raised by Sewer Receipts from $9,508,064.73 to $8,508,064.73 as shown on the corrected table below:

Appropriated for Direct Costs				$ 8,124,779.00
Indirect Costs transferred to General Fund				$ 438,991.00
Total Fund Expense for Article 7C Sewer Enterprise (Items 74-78)				**$ 8,563,770.00**
Article 9B5	2013	Annual Town Meeting	Design Samoset Sewer Ext	$ 0.34
Article 9B5	2014	Annual Town Meeting	Design Warren Ave Sewer Ext	$ 9,800.00
Article 17	2014	Fall Town Meeting	Samoset Sewer Ext Phase I	$ 327.19
Article 9B4	2016	Annual Town Meeting	Water Street Pump Station	$ 42,939.25
Article 9B5	2019	Annual Town Meeting	Cordage Gravity Interceptor	$ 2,638.43
Article 8	2016	Special Town Meeting	Sewer Emergency Force Main	$ 0.06
Total Transfers:				**$ 55,705.27**
To be raised by Sewer Receipts				**$ 8,508,064.73**

TOWN OF PLYMOUTH

FINANCE DEPARTMENT
26 COURT STREET, PLYMOUTH, MA 02360
PHONE (508) 747-1620 EXTENSION 10177

TO: SELECT BOARD
ADVISORY & FINANCE
TOWN MEETING MEMBERS

FROM: LYNNE A. BARRETT
DIRECTOR OF FINANCE

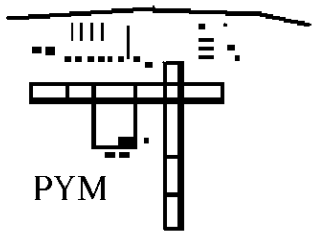
SUBJECT: ARTICLE 2B – ENTERPRISE FUND BUDGET AMENDMENTS - UPDATED

DATE: AUGUST 22, 2022

The following table below summarizes the amendments being recommended to adjust the budget voted under Article 7B, C, D & E of the April Annual Town Meeting by sub-committee. Memos requesting the changes from the respective departments are included.

Article 2B Supplemental Enterprise Budget Requests:					
Department	Original Article	Budget Line Item	Line #	Description	Amount
Sub-Committee G					
Water	7B	Other Expenditures	71	Fuel Increase	$ 38,000.00
Water	7B	Water Enterprise Debt	72	Debt Service Water Fund	$ (117,500.00)
Sewer	7C	Sewer Enterprise Debt	77	Debt Service Sewer Fund	$ 10,304.00
Solid Waste	7D	Other Expenditures	80	Fuel Increase	$ 17,000.00
Airport	7E	Personal Services	83	Overtime	$ 25,000.00
Airport	7E	Other Expenditures	84	Aviation Fuel	$ 505,000.00
Airport	7E	Other Expenditures	84	Transfer to GF	$ 125,000.00
				Total Sub-Committee G	**$ 602,804.00**

508- 746-2020 508-747-4483 fax



Plymouth
Municipal Airport

To:	Plymouth Select Board	From:	**Matthew Cardillo, Airport Manager**
RE:	Article 2 Supplemental Budget Request FTM	Date:	August 5, 2022

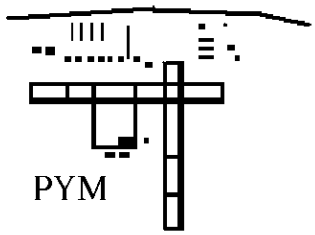
The Plymouth Airport Commission is requesting an Article 2 Supplemental Budget request be placed on the warrant for the 2022 Fall Town Meeting regarding an increase budget request for $25,000 into the Airport's enterprise account to fund the FY23 Overtime line item.

Due to the new COBRA Contract which increased the overtime rate for regular overtime as well as for snow removal overtime this increase is necessary to cover those increases. Also included in this adjustment is the overtime for weekend coverage due to the temporary vacancy of the Airport Coordinator position.

Sincerely

Matthew Cardillo
Airport Manager

508- 746-2020 508-747-4483 fax



Plymouth
Municipal Airport

To:	Plymouth Select Board	From:	**Matthew Cardillo, Airport Manager**
RE:	Article 2 Supplemental Budget Request FTM	Date:	August 5, 2022

The Plymouth Airport Commission is requesting an Article 2 Supplemental Budget request be placed on the warrant for the 2022 Fall Town Meeting regarding an increase budget request for $505,000 into the Airport's enterprise account to fund the FY23 Aviation Fuel line item.

The Aviation Fuel line item for FY23 was determined in the Fall of 2021 before the global fuel markets became extremely volatile. Since Fall 2021 the fuel markets were at the highest the airport has ever seen. There were a couple months in the spring that the cost per gallon would increase by one to two dollars per gallon for every load that we purchased. At the beginning of FY22 the cost per load of 10,000 gallons of Jet fuel averaged around $26,000 but by mid-March the cost for that same 10,000 gallons was as high as $61,000. As for Avgas (100LL) at the beginning of FY22 we were paying around $40,000 per load of around 8500 gallons but by the end of FY22 we were paying over $60,000 per load of Avgas. Due to the unforeseen global issues that could arise in the next few months the airport wants to make sure that we do not exceed of Aviation Fuel line item.

The Airport can derive revenue from the Aviation Fuel that we purchase but we still must live within our budget. We feel as though this increase will keep us within our budget for FY23.

Sincerely

Matthew Cardillo
Airport Manager

TOWN OF PLYMOUTH

FINANCE DEPARTMENT
26 COURT STREET, PLYMOUTH, MA 02360
PHONE (508) 747-1620 EXTENSION 10177

TO: SELECT BOARD
ADVISORY & FINANCE
TOWN MEETING MEMBERS

FROM: LYNNE A. BARRETT
DIRECTOR OF FINANCE

SUBJECT: AIRPORT BUDGET AMENDMENT FOR FY22 END OF YEAR TRANSFER

DATE: AUGUST 22, 2022

CC: MATT CARDILLO, AIRPORT MANAGER

As part of the fiscal 2022-year end process the Airport requested an end of year transfer to assist them in increasing their fuel budget. As you may recall prices for fuel skyrocketed and they were in desperate need to be able to continue operations through the end of the fiscal year as planned.

Both the Select Board and Advisory & Finance approved the end of year transfer of $125,000 from the General fund to the Airport Enterprise fund with the understanding that the General Fund would get that money back. The Airport sells the fuel so they would have received the revenue for this and now we are recommending that we pay the General Fund back at the Fall Town Meeting.

Thank you for your consideration in this matter.

TOWN OF PLYMOUTH

TREASURER/COLLECTOR
26 COURT STREET, PLYMOUTH, MA 02360
PHONE (508) 747-1620 EXTENSION 10167
FAX (508) 747-0150

TO: ADVISORY & FINANCE
SELECT BOARD

FROM: PATRICIA MEACHEN
TREASURER/COLLECTOR'S OFFICE

SUBJECT: ARTICLE 2B BUDGET AMENDMENT – DEBT PAYMENTS

DATE: AUGUST 16, 2022

Article 2B

The Treasurer/Collector's seeks a budget amendment for purposes of debt payments for the accounts below.

Account 60750005-591000 for sewer interest for the admin fee to $19,200 – ($9600 payment due in July & January).

Account 60750005-591027 for WWTP Facilities design that the debt schedule did not include the admin fees in the amount of $479.

ARTICLE 3:

ARTICLE 3: Unpaid Bills of a Prior Year
To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to pay certain unpaid bills, including bills of a prior fiscal year, or take any other action relative thereto.
SELECT BOARD

RECOMMENDATION: Approval $17,060.25 Unanimous (10-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 3. Approval of this article will authorize the Finance Department to process the outstanding invoices from FY2022 as detailed in the following table:

Department	Vendor	Description	Amount Due
Clerk	LHS Associates	(3) Memory Cards & Keys	$525.00
CPC	Brenner Signs	1749 Court House Carved Sign	$2,374.00
CPC	Brenner Signs	Banners: Center Hill, Hedge House, Harlow House & Spire Center	$5,331.00
DPW, Police, Memorial Hall & Pine Hills Fire	Power Equipment Company	Generator Service	$2,995.50
DPW	Carpet Remnant Warehouse	Carpet for Visitor Information Center	$99.00
DPW	Gone Green Electric	LED Lighting/DPW	$835.75
DPW Highway	Evolution Liquids LLC	Salt Brine for Winter 21/22	$4,900.00
Total Unpaid Bills FY2022			**$17,060.25**

TOWN OF PLYMOUTH

26 Court Street
Plymouth, Massachusetts 02360
(508) 747-1620
www.plymouth-ma.gov

August 17, 2022

Lynne Barrett
Finance Director

Select Board
Town of Plymouth

I am respectfully requesting payment of a previous fiscal year invoice. We currently have an outstanding invoice in the amount of $525.00 to LHS Associates.

LHS Associates is our vendor who provides assistance with our tabulators for election day. They programmed memory cards for our tabulators in order for the ballots to be counted. The invoice is dated February 14, 2022 and was not paid.

As you may be aware, the Town Clerk's office was going through a transition at the time due to the untimely death of Pearl Sears thus this invoice was overlooked. I apologize for the error and will ensure this does not happen in the future. Thank you for your consideration.

Thank you,

Kelly A McElreath
Town Clerk

LHS ASSOCIATES
10 MANOR PARKWAY
SALEM, NH 03079
USA

Voice: 978-683-0777
Fax: 603-212-0028

INVOICE

Invoice Number: 72113
Invoice Date: Feb 14, 2022
Page: 1
Duplicate

Bill To:	Ship to:
PLYMOUTH TOWN CLERK TOWN HALL 26 COURT STREET PLYMOUTH, MA 02360	PLYMOUTH TOWN CLERK TOWN HALL 26 COURT STREET PLYMOUTH, MA 02360

Customer ID	Customer PO	Payment Terms	
102390		Net 30 Days	
Sales Rep ID	**Shipping Method**	**Ship Date**	**Due Date**
	Courier		3/16/22

Quantity	Item	Description	Unit Price	Amount
3.00	DVS-21	IMAGECAST MEMORY CARDS W/ KEY SET	175.0000	525.00

PAST DUE

Subtotal	525.00
Sales Tax	
Total Invoice Amount	525.00
Payment/Credit Applied	
TOTAL	**525.00**

Check/Credit Memo No:

Invoice #77192

3/25/2022

Prepared For:

Bill Keohan

Phone: 508-789-5012 **Fax:**
Alt. Phone:
Email: billkeohan@gmail.com

Prepared By:

Greg Brenner
Brenner Signs and Awnings
66 Federal Furnace Rd.
Plymouth, MA 02360 USA

Phone: 508-747-3465 **Fax:**
Alt. Phone:
Email: greg@brennersigns.com

Description: V-carved 2 sided RESTROOM sign with decorative post - installed near 1749 Court House

Due Date: 5/31/2022

Quantity	Description	Each	Total	Taxable
1	V-carved 2 sided RESTROOM sign with decorative post	1,780.00	$1,780.00	
3	Installation with 2 men (Hours)	198.00	$594.00	
		Subtotal	$2,374.00	
		Total	**$2,374.00**	

Terms: TERMS: PAST DUE - Please pay

Invoice #77236

4/11/2022

Prepared For:

Bill Keohan

Phone: 508-789-5012 **Fax:**
Alt. Phone:
Email: billkeohan@gmail.com

Prepared By:

Greg Brenner
Brenner Signs and Awnings
66 Federal Furnace Rd.
Plymouth, MA 02360 USA

Phone: 508-747-3465 **Fax:**
Alt. Phone:
Email: greg@brennersigns.com

Description: CPA Banners:
Center Hill Preserve 30"x 60" D/S
Hedge House & Garden 30"x 60" D/S
Harlow House 30"x 60" D/S
Spire Center 32"x 80" D/S

Installed: With New Hardware

Due Date: 5/26/2022

Quantity	Description	Each	Total	Taxable
1	CPA Banner - Center Hill Preserve, 30" x 60" D/S 18 oz. banner material	385.00	$385.00	
1	CPA Banner - Hedge House & Garden, 30" x 60" D/S 18 oz. banner material	385.00	$385.00	
1	CPA Banner - Harlow House, 30" x 60" D/S 18 oz. banner material	385.00	$385.00	
2	Spire Center Banner, 32" x 80" D/S 18 oz. banner material	850.00	$1,700.00	
3	3 sets - spring loaded banner poles	325.00	$975.00	
1	1 new banner pole for Performing Art banner	115.00	$115.00	
7	Instalation with bucket truck - Spire banners, Center Hill, Hedge House, Harlow House, Perf arts	198.00	$1,386.00	
		Subtotal	$5,331.00	
		Total	**$5,331.00**	

Terms: TERMS: PAST DUE - Please pay

TOWN OF PLYMOUTH
159 Camelot Drive
Plymouth, Massachusetts 02360

FAX: (508) 830-4165

Highway Division
(508) 830-4162 ext. 101

Maintenance Division
Solid Waste Division
(508) 830-4166 ext. 100

Park and Forestry Division
(508) 830-4162 ext. 116

MEMO

Date: September 7, 2022

To: Betty Cavacco, Chairwoman-Select Board
Kevin Canty, Chairman-Advisory & Finance Committee

cc: Derek Brindisi, Town Manager
Brad Brothers, Asst. Town Manager
Lynne Barrett, Finance Director
Jeanette White, Budget Analyst

From: Jonathan Beder, Director of Public Works

Re: DPW Unpaid Bills-FY22

The DPW has the following unpaid bills from FY22:

1. **Power Equipment Co.**, Inc.-4 invoices dated June 1, 2021
   Invoice 58297- $473.50 (DPW Generator Service)
   Invoice 58298- $473.50 (Police Dept. Generator Service)
   Invoice 58299- $320.00 (Memorial Hall Generator Service)
   Invoice 58300- $1,728.50 (Pine Hills Fire Generator Service)
   $2,995.50
   These are all preventative maintenance agreements for generators in which they bill prior to the service. Services were performed in calendar year 22, but bills were never reissued. Building Maintenance is reissuing a service contract for generator services.

2. **Carpet Remnant Warehouse**
   Invoice 38147- **$99.00** (Visitor Information Center)
   Invoice was inadvertently missed by staff

3. **Gone Green Electric**
   Invoice 6757- **$835.75** (LED Lighting at DPW)
   Invoice was never issued to Town

4. **Evolution Liquids LLC**
   Invoice 5264- **$4,900.00** (Salt Brine for Winter 21/22)
   Invoice was not received by DPW Highway

Please let us know if you have any questions or require further information.

Printed on Recycled Paper

INVOICE

Power Equipment Co Inc
7 Franklin McKay Rd
Attleboro MA 02703
Phone: 508-226-3410
Fax: 508-222-6378

DATE	INVOICE #	CUST #
6/1/2021	0000058297	0001239

BILL TO:

Plymouth, Town Of DPW Maintenance
159 Camelot Drive
Plymouth MA 02360

LOCATION:

Plymouth DPW - Outside
159 Camelot Dr.
Plymouth MA 02360

P.O. NUMBER	TERMS	SALES PERSON
	NET 10	

QUAN	DESCRIPTION	PRICE EACH	AMOUNT
1.00	Preventive Maintenance Agreement For Year 06/30/2021 - 07/01/2022 For Generator/ Model # - Superior - 115R131 Based on 2 visits per year. Upon payment of this invoice you agree to the attached agreement.	463.50	463.50
1.00	Hazardous Waste Disposal Fee	10.00	10.00

If you wish to pay with a credit card a 3% convenience charge will be added.

PLEASE LET US KNOW HOW WE ARE DOING AT
www.4genset.com/how-are-we-doing/

Notice During the Coronavirus pandemic we will not be entering the bldg to inspect automatic transfer switches or annunciator panels. However if there is an issue with the equipment we will work on it as long as we have safe access and personal distance is exercised.
As a result of the outbreak ot the disease COVID-19 arising from the novel CORONAVIRUS, Temporary delays in delivery, labour, or servies from Power Equipment Co. and its sub-suppliers or sub-contractors may occur. Among other factors, Power Eguipment Co, delivery obligations are subjected to correct and punctual supply from our sub-suppliers or sub-contractors and Power Equipment Co. reserves the right to make partial deliveries or modify labour or service. While Power Equipment Co. shall make every effort to meet the delivery , service or completion obligation set forth herein , such dates are subject to change.



PAST DUE

TOTAL **$473.50**

INVOICE

Power Equipment Co Inc
7 Franklin McKay Rd
Attleboro MA 02703
Phone: 508-226-3410
Fax: 508-222-6378

DATE	INVOICE #	CUST #
6/1/2021	0000058298	0001239

BILL TO:

Plymouth, Town Of DPW Maintenance
159 Camelot Drive
Plymouth MA 02360

LOCATION:

Plymouth Police Dept.
20 Long Pond Rd.
Plymouth MA 02360

P.O. NUMBER	TERMS	SALES PERSON
	NET 10	

QUAN	DESCRIPTION	PRICE EACH	AMOUNT
1.00	Preventive Maintenance Agreement For Year 06/30/2021 - 07/01/2022 For Generator/ Model # - Consolidated Power - 148G Based on 2 visits per year. Upon payment of this invoice you agree to the attached agreement.	463.50	463.50
1.00	Hazardous Waste Disposal Fee	10.00	10.00

If you wish to pay with a credit card a 3% convenience charge will be added.

PLEASE LET US KNOW HOW WE ARE DOING AT
www.4genset.com/how-are-we-doing/

Notice During the Coronavirus pandemic we will not be entering the bldg to inspect automatic transfer switches or annunciator panels. However if there is an issue with the equipment we will work on it as long as we have safe access and personal distance is exercised.
As a result of the outbreak ot the disease COVID-19 arising from the novel CORONAVIRUS, Temporary delays in delivery, labour, or servies from Power Equipment Co. and its sub-suppliers or sub-contractors may occur. Among other factors, Power Eguipment Co, delivery obligations are subjected to correct and punctual supply from our sub-suppliers or sub-contractors and Power Equipment Co. reserves the right to make partial deliveries or modify labour or service. While Power Equipment Co. shall make every effort to meet the delivery , service or completion obligation set forth herein , such dates are subject to change.



PAST DUE

TOTAL **$473.50**

INVOICE

Power Equipment Co Inc
7 Franklin McKay Rd
Attleboro MA 02703
Phone: 508-226-3410
Fax: 508-222-6378

DATE	INVOICE #	CUST #
6/1/2021	0000058299	0001239

BILL TO:

Plymouth, Town Of DPW Maintenance
159 Camelot Drive
Plymouth MA 02360

LOCATION:

Plymouth Memorial Hall
83 Court St.
Plymouth MA 02360

P.O. NUMBER	TERMS	SALES PERSON
	NET 10	

QUAN	DESCRIPTION	PRICE EACH	AMOUNT
1.00	Preventive Maintenance Agreement For Year 06/30/2021 - 07/01/2022 For Generator/ Model # - Superior - 60R131 Based on 2 visits per year. Upon payment of this invoice you agree to the attached agreement.	310.00	310.00
1.00	Hazardous Waste Disposal Fee	10.00	10.00

If you wish to pay with a credit card a 3% convenience charge will be added.

PLEASE LET US KNOW HOW WE ARE DOING AT
www.4genset.com/how-are-we-doing/

PAST DUE

Notice During the Coronavirus pandemic we will not be entering the bldg to inspect automatic transfer switches or annunciator panels. However if there is an issue with the equipment we will work on it as long as we have safe access and personal distance is exercised.
As a result of the outbreak ot the disease COVID-19 arising from the novel CORONAVIRUS, Temporary delays in delivery, labour, or servies from Power Equipment Co. and its sub-suppliers or sub-contractors may occur. Among other factors, Power Eguipment Co, delivery obligations are subjected to correct and punctual supply from our sub-suppliers or sub-contractors and Power Equipment Co. reserves the right to make partial deliveries or modify labour or service. While Power Equipment Co. shall make every effort to meet the delivery , service or completion obligation set forth herein , such dates are subject to change.

TOTAL **$320.00**

INVOICE

Power Equipment Co Inc
7 Franklin McKay Rd
Attleboro MA 02703
Phone: 508-226-3410
Fax: 508-222-6378

DATE	INVOICE #	CUST #
6/1/2021	0000058300	0001239

BILL TO:

Plymouth, Town Of DPW Maintenance
159 Camelot Drive
Plymouth MA 02360

LOCATION:

Plymouth Fire Department
Pine Hills Fire Station
On 12 Pine Hills Drive
Plymouth MA 02360

P.O. NUMBER	TERMS	SALES PERSON
	NET 10	

QUAN	DESCRIPTION	PRICE EACH	AMOUNT
1.00	Preventive Maintenance Agreement For Generator/ Model #Generac - 1829950050 Pine Hills Fire Station	463.50	463.50
1.00	Preventive Maintenance Agreement For Generator/ Model # - Generac - 2165350100 Samset Street Fire Station	350.00	350.00
1.00	Preventive Maintenance Agreement For Generator/ Model # - State Line - SG30 Zero Spooner Street Fire Station	278.00	278.00
1.00	Preventive Maintenance Agreement For Generator/ Model # - Onan - 30.OEK-3R Bourne Street Fire Station	309.00	309.00
1.00	Preventive Maintenance Agreement For Year 06/30/2021 - 07/01/2022 For Generator/ Model # - Kohler - 50REOZJD 827 State Road Fire Station Based on 2 visits per year. Upon payment of this invoice you agree to the attached agreement.	278.00	278.00
5.00	Hazardous Waste Disposal Fee	10.00	50.00

PAST DUE

If you wish to pay with a credit card a 3% convenience charge will be added.

PLEASE LET US KNOW HOW WE ARE DOING AT
www.4genset.com/how-are-we-doing/

Notice During the Coronavirus pandemic we will not be entering the bldg to inspect automatic transfer switches or annunciator panels. However if there is an issue with the equipment we will work on it as long as we have safe access and personal distance is exercised.
As a result of the outbreak ot the disease COVID-19 arising from the novel CORONAVIRUS, Temporary delays in delivery, labour, or servies from Power Equipment Co. and its sub-suppliers or sub-contractors may occur. Among other factors, Power Eguipment Co, delivery obligations are subjected to correct and punctual supply from our sub-suppliers or sub-contractors and Power Equipment Co.

INVOICE

Power Equipment Co Inc
7 Franklin McKay Rd
Attleboro MA 02703
Phone: 508-226-3410
Fax: 508-222-6378

DATE	INVOICE #	CUST #
6/1/2021	0000058300	0001239

BILL TO:

Plymouth, Town Of DPW Maintenance
159 Camelot Drive
Plymouth MA 02360

LOCATION:

Plymouth Fire Department
Pine Hills Fire Station
On 12 Pine Hills Drive
Plymouth MA 02360

P.O. NUMBER	TERMS	SALES PERSON
	NET 10	

QUAN	DESCRIPTION	PRICE EACH	AMOUNT
	reserves the right to make partial deliveries or modify labour or service. While Power Equipment Co. shall make every effort to meet the delivery , service or completion obligation set forth herein , such dates are subject to change.		
	TOTAL		$1,728.50

Carpet Remnant Warehouse
129 Camelot Drive
Plymouth, MA 02360 US
jacobe@carpetremnantwarehouse.com
www.carpetremnantwarehouse.com

Invoice

BILL TO
The Town of Plymouth

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
38147	06/13/2022	$99.00	07/13/2022	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Remnant	6x10 remnant	1	99.00	99.00T

Terms: 50% on order, 50% on completion

SUBTOTAL	99.00
TAX	0.00
TOTAL	99.00
BALANCE DUE	**$99.00**

Gone Green Electric Co., Inc.
2 Rockview Way, Suite 3
Rockland, MA 02370 US
781-982-1982
gonegreenelectric@verizon.net

INVOICE

BILL TO
Town of Plymouth
26 Court Street
Plymouth, MA 02360

INVOICE # 6757
DATE 06/28/2021

TERMS Net 30

DATE	DESCRIPTION	QTY	RATE	AMOUNT
06/22/2021	Contract No.: 22006 On-Call Electrical Repairs & Maintenance Services			
06/22/2021	Work done at Plymouth DPW, 159 Camelot Drive, Plymouth, MA			
06/22/2021	Install 2x2 LED light in office			
06/22/2021	Labor - x 2 @ 2 hrs each	4	82.50	330.00
06/22/2021	Job Material - Granite City Electric - $459.78	1	459.78	459.78
	10% Markup for Job Materials	1	45.97	45.97

It's been a pleasure working with you!

BALANCE DUE **$835.75**

MASSACHUSETTS WEEKLY CERTIFIED PAYROLL REPORT FORM

Company's Name:	Address:	Phone No.:	Payroll No.:
Gone Green Electric Co., Inc.	2 Rockview Way, Unit 3, Rockland, MA	781-982-1982	26

Employer's Signature:	Title:	Contract No:	Tax Payer ID Number	Work Week Ending:
	President		27-3442572	6/26/21

Awarding Authority's Name:	Public Works Project Name:	Public Works Project Location:	Min. Wage Rate Sheet Number
Town of Plymouth	Plymouth DPW	Install 2x2 LED light in office	

General / Prime Contractor's Name:	Subcontractor's Name:		"Employer" Hourly Fringe Benefit Contributions

Employee Name & Complete Address	Work Classification:	Employee is OSHA 10 certified (?)	Appr. Rate (%)	Hours Worked Su.	Mo.	Tu.	We	Th.	Fr.	Sa.	Project Hours (A) All Other Hours	Hourly Base Wage (B)	Health & Welfare Insurance (C)	ERISA Pension Plan (D)	Supp. Unemp. (E)	(B+C+D+E) Total Hourly Prev. Wage (F)	(A x F) Project Gross Wages Total Gross Wages	Check No. (H)
				6/20	6/21	6/22	6/23	6/24	6/25	6/26								
Crysthian Paiva 14U Winslow Drive Taunton, MA	Journeyman	Y		0	0	2	0	0	0	0	2	43.66	10.90	13.35		67.91		
Joseph Canto 75 Pelham Road Tiverton, RI	Journeyman	Y		0	0	2	0	0	0	0	2	43.66	10.90	13.35		67.91		

Are all apprentice employees identified above currently registered with the MA DLS's Division of Apprentice Standards? YES ☐ NO ☐

For all apprentices performing work during the reporting period, attach a copy of the apprentice identification card issued by the Massachusetts Department of Labor Standards / Division of Apprentice Standards. No apprentices are identified above ✓

NOTE: Pursuant to MGL c. 149, s. 27B, every contractor and subcontractor is required to submit a **true and accurate** copy of their certified weekly payroll records to the awarding authority by first-class mail or e-mail. In addition, each weekly payroll must be accompanied by a statement of compliance signed by the employer. Failure to comply may result in the commencement of a criminal action or the issuance of a civil citation.

Date Received by Awarding Authority
/ / /

www.granitecityelectric.com

Brockton Granite City Electric BR41
22 Station Avenue
Brockton MA 02302
508-587-3050 Fax

INVOICE

INVOICE DATE	INVOICE NUMBER
06/21/21	S008187433.001

PLEASE REMIT PAYMENT TO:

Granite City Electric Supply
P.O. Box 213
Brattleboro, VT 05302-0213
617-472-6500

credit@granitecityelectric.com
Our 24 hour emergency phone number is (866)HELP-GCE

Gone Green Electric Co. Inc.
2 Rockview Way
Unit #3
Rockland MA 02370

SHIP TO:

Gone Green Elec-Town of Plymouth TE
2 Rockveiw Way
Unit #3
Rockland MA 02370

PRICING BR.	SHIP BRANCH	CUSTOMER ORDER NUMBER	RELEASE NUMBER	SALESPERSON
41	4	dpw		Ryan Dunn

ORDER WRITER	SHIP VIA	TERMS	SHIP DATE	ORDER DATE
Scott Wysocki	PK PICKUP	Net 25th	06/21/21	06/21/21

ORDER QTY	SHIP QTY	B/O QTY	PART NUMBER	DESCRIPTION	UM	NET UNIT PRC	EXT PRICE
6	6	0	LIT CPX 2X4 ALO8 SWW7	SELECTABLE FLAT PANEL 35K/40K/50K 3800LM-6500LM	ea	76.630	459.78

Invoice is due by 07/25/21.

All claims for shortage must be made at once. Returns may require written authorization and be subject to handling charges. Past due invoices may be subject to 1.5% late charge.

SUBTOTAL	459.78
S&H CHGS	
SALES TAX	0.00
AMOUNT DUE	459.78

Evolution Liquids LLC
120 Cedar Street
Canton, MA 02021
USA

INVOICE

Invoice Number: 5264
Invoice Date: 1/11/22
Page: 1

Voice: 7818286358
Fax:

Bill To:
Town of Plymouth 159 Camelot Dr. Plymouth, MA 02360

Customer ID: Plymouth

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 15 Days		1/26/22

Description	Amount
1/6/22 - 2000 Gals. Brine/AG64 80/20 @ $2.45/Gal. Picked up at Canton Plant	4,900.00

Subtotal	4,900.00
Sales Tax	
Total Invoice Amount	4,900.00
Payment/Credit Applied	
TOTAL	**4,900.00**

Check/Credit Memo N

ARTICLE 4:

ARTICLE 4: Capital Recommendations
To see if the Town will vote to raise and appropriate, transfer from available funds or borrow a sum of money for the construction and/or repair and/or purchase and/or lease and/or replacement of departmental buildings and/or equipment and/or capital facilities for various departments of the Town and/or for feasibility and other types of studies, and to authorize contracts or lease/purchase agreements for such purposes for terms of three or more years, as follows:

ITEM	DEPARTMENT	PROJECT DESCRIPTION
A1	DMEA	Store Pond Dam Inspection
A2	DMEA	Jenney/Alms House Pond Dam Inspection
A3	Agricultural Commission	Community Garden Project
A4	Center for Active Living	Age & Dementia Assessment
A5	DMEA	Jenney Pond Bypass Project
A6	Fire	Replace and Equip 2008 Pumping Engine
A7	Police	Casecracker Recording Replacement
A8	Town Manager	Website Upgrade & 311 System
B1	DMEA	Town Boat Ramp Reconstruction
B2	Fire	Replace and Equip 1996 75' Ladder (Quint)
B3	DPW - Water	Manomet Pipe Zone Upgrade

or take any other action relative thereto.
SELECT BOARD

RECOMMENDATION: Approval $13,874,487 Unanimous (11-0-0)
The Advisory & Finance Committee recommends Town Meeting approve the Article 4 Capital appropriations listed in the table below:

Item	Project Description	Appropriation
A1	Store Pond Dam Inspection	$ 7,550.00
A2	Jenney Arms House Pond Dam Inspection	$ 5,450.00
A3	Community Garden Project	$ 14,500.00
A4	Age & Dementia Assessment	$ 40,000.00
A5	Jenney Pond Bypass Project	$ 113,540.00
A6	Replace and Equip 2008 Pumping Engine	$ 907,588.00
A7	Casecracker Recording Replacement	$ 37,040.00
A8	Website Upgrade & 311 System	$ 87,500.00
B1	Town Boat Ramp Reconstruction	$ 1,651,516.00
B2	Replace and Equip 1996 75' Ladder (Quint)	$ 1,496,853.00
B3	Manomet Pipe Zone Upgrade	$ 9,512,950.00
	Total for Article 4 Items	$ 13,874,487.00

The following supporting documentation may be in summary form. For the full Department submission please visit the Town Website at:
https://www.plymouth-ma.gov/capital-improvements-committee/pages/2022-fall-annual-town-meeting-fatm

TOWN OF PLYMOUTH

FINANCE DEPARTMENT
26 COURT STREET, PLYMOUTH, MA 02360
PHONE (508) 747-1620 EXTENSION 10177

TO: SELECT BOARD
ADVISORY & FINANCE COMMITTEE
TOWN MEETING MEMBERS

FROM: LYNNE A. BARRETT
DIRECTOR OF FINANCE

SUBJECT: ARTICLE 4 CAPITAL & OTHER

DATE: SEPTEMBER 6, 2022

Article 4 includes various plans and studies in addtion to capital items which fall under the Town's Capital Improvements By-Law. The following list indicates the items being recommended at this time, the funding source and if they are applicable to the CIC ranking (YES). Attached to this memo is the Capital Improvements Committee ranking of those projects. You will also find backup memos and information from the various departments explaining their need.

CIC	Article #	Department	Project Description	Amount	Funding Source
N/A	A1	DMEA	Store Pond Dam Inspection	$ 7,550.00	Environmental Affairs Fund
N/A	A2	DMEA	Jenney Arms House Pond Dam Inspection	$ 5,450.00	Environmental Affairs Fund
N/A	A3	Agriculture Commission	Community Garden Project	$ 14,500.00	Environmental Affairs Fund
N/A	A4	Ceneter for Active Living	Age & Dementia Assessment	$ 50,000.00	Free Cash
N/A Total				$ 77,500.00	
YES	A5	DMEA	Jenney Pond Bypass Project	$ 113,540.00	Environmental Affairs Fund
YES	A6	Fire	Replace and Equip 2008 Pumping Engine	$ 907,588.00	Free Cash
YES	A7	Police	Casecracker Recording Replacement	$ 37,040.00	Free Cash
YES	A8	Town Manager	Website Upgrade & 311 System	$ 87,500.00	Free Cash
YES	B1	DMEA	Town Boat Ramp Reconstruction	$ 1,651,516.00	Borrowing
YES	B2	Fire	Replace and Equip 1996 75' Ladder (Quint)	$ 1,496,853.00	Borrowing
YES	B3	DPW - Water	Manomet Pipe Zone Upgrade	$ 9,512,950.00	Borrowing
YES Total				$ 13,806,987.00	
Grand Total				$ 13,884,487.00	

We request your support and thank you for your consideration.

MEMORANDUM

TO: Jeanette White, Budget Analyst
Lynne Barrett, Director of Finance

FROM: Kim Tower, Environmental Technician for
David Gould, Director

RE: 2022 Fall Annual Town Meeting Articles A1 and A2

The Department of Marine and Environmental Affairs is requesting to utilize the existing Environmental Affairs Fund for the Jenney Arms House Pond Dam and Store Pond Dam Safety Inspection Reports. The Town is required by Office of Dam Safety Regulation under the Department of Conservation and Recreation (Mass DCR-ODS) to conduct these Phase I Safety Inspections. The Town is required to hire a registered professional engineer with dam engineering experience to inspect and report results.

The engineer will conduct the inspection in conformance with the format requirements set forth by Mass DCR-ODS guidelines for Phase I Dam Inspection/Evaluation. The engineer will perform a comprehensive and visual inspection of the dams to inspect for a series of safety measures outlined in the provided scope of work. Following the Inspection, the engineer will provide and evaluation report and prepare preliminary cost estimates for any repairs to the dam as needed.

The Town is required to submit the Dam Safety Inspection Reports to Mass DCR-ODS in December of 2022. The engineer will begin work after Fall Town Meeting approval and will be completed prior to December 31, 2022.

Amount requested utilizing the existing Environmental Affairs Fund:

- $7,550 Store Pond Dam Inspection MAODS#7-12-239-35
- $5,450 Jenney Arms House Pond Dam Inspection MAODS#7-12-239-4

dcr
Massachusetts

March 17, 2022

Town of Plymouth, DPW
11 Lincoln St
Plymouth, MA 02360

Subject: Reminder to Conduct a Dam Safety Phase I Inspection

Dear Dam Owner.

This message is a reminder from the Office of Dam Safety (ODS) regarding Phase I inspections that are past due and/or upcoming through the end of 2022.

Dam owners are required to hire a registered professional engineer with dam engineering experience to inspect and report results every two (2) years for High Hazard Potential dams, every five (5) years for Significant Hazard Potential dams and every ten (10) years for Low Hazard Potential dams. Inspections are essential to identify problems and provide safe maintenance of a dam.

The following dams owned by you require Phase I inspections be completed by the dates noted below:

- MA00907, Jenney (Arms House) Pond Dam, Plymouth, Significant Hazard Potential, Date of Last Phase I Inspection Date: December 5, 2017, Next Phase I Inspection Due Date: December 5, 2022
- MA02462, Store Pond Dam, Plymouth, Significant Hazard Potential, Date of Last Phase I Inspection Date: December 5, 2017, Next Phase I Inspection Due Date: December 5, 2022

If you have an up-to-date Phase I inspection report on file, please forward a copy of the report to the ODS within 21 days of receipt of this notice for review. If you have recently submitted a Phase I inspection report to our office, a letter confirming receipt will be issued to you upon review of the report.

Please note that ODS has revised the required form and inspection template. When you submit your Phase I inspection report you must ensure that you are using the correct documents, which can be found at and downloaded from our website: www.mass.gov/office-of-dam-safety.

For dams determined to be in Poor or Unsafe condition and also required to have Follow-up inspections completed, a Phase I inspection, being more comprehensive than a Follow-up inspection, will satisfy a Poor or Unsafe condition Follow-up inspection requirement for that dam for one cycle. The next Poor or Unsafe condition Follow-up inspection would therefore be due six (6) or three (3) months, respectively, from the date of the Phase I inspection. If this is unclear, please contact our office for clarification.

We remind you that it is the obligation of the dam owner to contact and notify all applicable

local, state and federal permitting agencies prior to conducting any work at a dam including manipulation of water levels. Additionally, it is the obligation of any dam owner planning to conduct any material alterations or repairs to a dam to file with the ODS a Chapter 253 Dam Safety Permit Application. The Permit Application template is also available on our website.

If you have any questions, please do not hesitate to contact our office by phone at 617-620-8583 or by email at dam.safety@mass.gov. Thank you for your time.

Sincerely,

William C. Salomaa, Director
Office of Dam Safety

August 3, 2022

Mr. David Gould, Director
Town of Plymouth
Department of Marine and Environmental Affairs
26 Court Street
Plymouth, MA 02360

Re: Store Pond Dam
Phase 1 Dam Inspection/Evaluation
Plymouth, Massachusetts
MAODS#7-12-239-35, NID# MA02462
SLR #141.11982.P0011

Dear David,

In accordance with your request, SLR International Corporation (SLR) is pleased to submit herein our proposal to perform a Phase 1 Dam Inspection/Evaluation of Store Pond Mill Dam in Plymouth, Massachusetts. The inspection will be in conformance with the format and requirements set forth by the Massachusetts Department of Conservation and Recreation Office of Dam Safety (Mass DCR-ODS) guidelines for a Phase 1 Dam Inspection/Evaluation and use the standard templates provided. The dam is located coincident with Court Street (State Route 3A), in Plymouth, Massachusetts. Tighe & Bond previously inspected the dam in December 2017 and found the dam to be in **Satisfactory** condition.

Our services on this project will more specifically include the following items:

SCOPE OF SERVICES

1.0 Evaluate the possibility that Store Pond Dam could be categorized as non-jurisdictional. Determine if the height of the dam is 5 feet high or less and therefore does not meet the minimum ODS height criteria for a dam. Tighe & Bond previously listed the height of the dam as seven-feet tall. Meet with ODS staff either via phone call or onsite to determine if the ODS staff concurs that the dam could be classified as non-jurisdictional. ODS may also require a storage capacity evaluation of the pond. If acceptable to ODS, prepare a hazard class change to non-jurisdictional. A detailed hydrologic & hydraulic analysis is not included as part of this task.

2.0 Review of all of the previous plans, surveys, and reports on file. This will be performed by requesting the information from Mass DCR-ODS. We will request that they transmit all data to us electronically.

3.0 Perform a comprehensive visual inspection of the dam and the immediate vicinity, including spillway pipes, dam crest, abutments, upstream embankment, and the downstream embankment area near the toe of the dam.

3.1 Inspect the dam for leaks, cracks, erosion, growth of woody vegetation, and any signs of settlement or movement.

3.2 Inspect the spillway and spillway training walls. Inspect the concrete and stone masonry conditions. Check for deteriorated concrete, leaks, cracks, erosion, growth of vegetation, and any signs of settlement or movement.

3.3 Inspect the dam abutment embankments for woody vegetation, animal burrows, and any signs of movement.

3.4 Inspect the toe of the dam for leaks, erosion, growth of woody vegetation, and any signs of movement or displacement.

3.5 Inspect the crest of the dam and downstream embankments for signs of past overtopping.

3.6 Verify the height of the dam and the approximate impoundment volume to classify the dams size according to Mass DCR-ODS and the United States Army Corps of Engineers (USACE) guidelines.

3.7 Visually assess the apparent stability of the dam based on the general observations of the structures associated with the dam. Assess any signs of potential instability and determine the recommended action to stabilize the dam, if needed.

4.0 Prepare an inspection/evaluation report for the dam based on the standard Mass DCR-ODS "Dam Inspection/Evaluation Report Form." The report will include observations of the existing conditions, pictures of the dam and any problem areas, required sketch of the dam, aerial photograph, dam hazard classification, and recommendations for maintenance and repairs to correct the observed deficiencies if any are discovered.

5.0 Prepare a preliminary estimate of the probable cost for repairs to the dam. This estimate will be for planning purposes, and it will not be based on detailed investigations or engineered plans.

TIME FOR COMPLETION

The estimated time required to perform the above dam inspection-phase services is approximately 2 to 3 weeks. Work will be initiated upon your acceptance of this proposal, which is expected in mid to late October 2022 after approval at the fall town meeting. Please note that the inspection work is weather dependent and cannot be performed in inclement weather. The work is expected to be completed prior to December 31, 2022.

PROFESSIONAL FEES

SLR will perform Task 1 for a lump sum fee of $2,100 and Tasks 2 through 5, for a lump sum fee of $5,450, which will include direct expenses (i.e., printing, mileage, etc.). Total cost is $7,550. If Task 1 is successful, however, Tasks 2 through 5 may not be required.

EXCLUSIONS/LIMITATIONS

Please note that the following services are **not** included in this proposal:

1. Land surveying services
2. Engineered design plans
3. Biological assessments, environmental impact studies or hazardous waste assessments
4. Geotechnical services, soil borings, and subsurface investigations
5. Sediment probing or analysis
6. Detailed structural engineering analysis
7. Hydrologic or hydraulic analysis of the dam's spillway capacity
8. Permitting and detailed construction cost estimating
9. Meetings

Should the above items or any additional services be required, they can be provided for an hourly basis or for an agreed-upon lump sum fee.

ACCEPTANCE

If the above satisfactorily sets forth your understanding of the arrangement between us, we would appreciate your signing one copy in the space provided and returning it to us for our files.

This proposal will be valid for a period of 90 days from the date of this letter.

August 3, 2022

Mr. David Gould, Director
Town of Plymouth
Department of Marine and Environmental Affairs
26 Court Street
Plymouth, MA 02360

Re: Jenney (Arms House) Pond Dam
Phase 1 Dam Inspection / Evaluation
Plymouth, Massachusetts
MAODS#7-12-239-4, NID# MA00907
SLR #141.11982.P0011

Dear David,

In accordance with your request, SLR International Corporation (SLR) is pleased to submit herein our proposal to perform a Phase 1 Dam Inspection/Evaluation of Jenney (Arms House) Pond Mill Dam in Plymouth, Massachusetts. The inspection will be in conformance with the format and requirements set forth by the Massachusetts Department of Conservation and Recreation Office of Dam Safety (Mass DCR-ODS) guidelines for a Phase 1 Dam Inspection/Evaluation and use the standard templates provided. The dam is located near Summer Street with access from Spring Lane, in Plymouth, Massachusetts. Tighe & Bond previously inspected the dam in December 2017 and found the dam to be in **Fair** condition.

Our services on this project will more specifically include the following items:

SCOPE OF SERVICES

1.0 Review of all of the previous plans, surveys, and reports on file. This will be performed by requesting the information from Mass DCR-ODS. We will request that they transmit all data to us electronically.

2.0 Perform a comprehensive visual inspection of the dam and the immediate vicinity, including spillway pipes, dam crest, abutments, upstream embankment, and the downstream embankment area near the toe of the dam.

2.1 Inspect the dam for leaks, cracks, erosion, growth of woody vegetation, and any signs of settlement or movement.

2.2 Inspect the spillway and spillway training walls. Inspect the concrete and stone masonry conditions. Check for deteriorated concrete, leaks, cracks, erosion, growth of vegetation, and any signs of settlement or movement.

2.3 Inspect the dam abutment embankments for woody vegetation, animal burrows, and any signs of movement.

2.4 Inspect the toe of the dam for leaks, erosion, growth of woody vegetation, and any signs of movement or displacement.

2.5 Inspect the crest of the dam and downstream embankments for signs of past overtopping.

2.6 Verify the height of the dam and the approximate impoundment volume to classify the dams size according to Mass DCR-ODS and the United States Army Corps of Engineers (USACE) guidelines.

2.7 Visually assess the apparent stability of the dam based on the general observations of the structures associated with the dam. Assess any signs of potential instability and determine the recommended action to stabilize the dam, if needed.

3.0 Prepare an inspection/evaluation report for the dam based on the standard Mass DCR-ODS "Dam Inspection/Evaluation Report Form." The report will include observations of the existing conditions, pictures of the dam and any problem areas, required sketch of the dam, aerial photograph, dam hazard classification, and recommendations for maintenance and repairs to correct the observed deficiencies, if any are discovered.

4.0 Prepare a preliminary estimate of the probable cost for repairs to the dam. This estimate will be for planning purposes, and it will not be based on detailed investigations or engineered plans.

TIME FOR COMPLETION

The estimated time required to perform the above dam inspection-phase services is approximately 2 to 3 weeks. Work will be initiated upon your acceptance of this proposal, which is expected in mid to late October 2022 after an approval at the fall town meeting. Please note that the inspection work is weather dependent and cannot be performed in inclement weather. The work is expected to be completed prior to December 31, 2022.

PROFESSIONAL FEES

SLR will perform the above services for a lump sum fee of $5,450, which shall include direct expenses (i.e., printing, mileage, etc.).

EXCLUSIONS/LIMITATIONS

Please note that the following services are **not** included in this proposal:

1. Land surveying services
2. Engineered design plans
3. Biological assessments, environmental impact studies, or hazardous waste assessments
4. Geotechnical services, soil borings, and subsurface investigations
5. Sediment probing or analysis
6. Detailed structural engineering analysis
7. Hydrologic or hydraulic analysis of the dam's spillway capacity
8. Permitting and detailed construction cost estimating
9. Meetings

Should the above items or any additional services be required, they can be provided on an hourly basis or for an agreed-upon lump sum fee.

ACCEPTANCE

If the above satisfactorily sets forth your understanding of the arrangement between us, we would appreciate your signing one copy in the space provided and returning it to us for our files.

This proposal will be valid for a period of 90 days from the date of this letter.

We look forward to a pleasant and rewarding association with you on this project.

Sincerely,

SLR International Corporation

W. Andrew Greene, PE
US Manager of Water Resource Engineering

Enclosure

11982.p0011.au222.prop

The above proposal is understood and accepted:

By _____ Date _____

_____

(Print name and title)

Plymouth Agricultural Commission

Memo

To: Brad Brothers, Assistant Town Manager

From: Plymouth Agricultural Commission

Date: August 17th ,2022

Re: 2022 Fall Annual Town Meeting

Please reserve the following article for the upcoming 2022 Fall Annual Town Meeting:

To see if the Town will vote to allot $14,500 from the Environmental Affairs Fund to the Agricultural Commission for agricultural purposes, including but not limited to a community garden site, urban food forestry, and other civic agricultural practices to take place on parcel 027-000-125A-000 located on Billington Street and further to authorize the Agricultural Commission to execute any and all instruments as may be necessary to effectuate the vote taken hereunder or take any other action relative thereto. Monies allotted to the Commission would be used for prepping the site for such agricultural activities as previously mentioned.

Town of Plymouth
44 Nook Road
Plymouth, MA 02360
Center for Active Living

Date: 8/18/22
To: Brad Brothers, Assistant Town Manager
From: Michelle Bratti, Director of Elder Affairs
RE: Center for Active Living and Senior Task Force Committee Article for Fall '23 Town Meeting

Dear Brad,

On behalf of the Center for Active Living and the Select Board appointed Senior Task Force, I am respectfully requesting funding for a comprehensive Needs Assessment of Plymouth's elder population to be completed by UMASS Boston's Center for Social & Demographic Research on Aging Gerontology Institute. This assessment is a required step towards Plymouth becoming recognized as a state designated Age and Dementia Friendly Community. This status is formally endorsed by the World Health Organization, The White House, and Massachusetts Legislature.

Forty Percent of Plymouth's population is estimated to be age 55 plus, and it is estimated that by 2030, 1 out of every 5 people in the United States will be over the age of 65. With a rapidly aging population, it is as important as ever to create and maintain sustainable communities for people of all ages and abilities. The Senior Task Force Committee mission is to create a sustainable community blueprint of excellence that serves Plymouth's senior population, thus designating Plymouth as a leader and model community for adaptable senior policy. Given Plymouth's high senior resident statistics and the desirability of Plymouth as a retirement destination, a senior friendly focus is important to the fabric of our community for current and future residents. Age and Dementia Friendly communities are ones that recognize older adults and those with dementia as valued members of the community and seek to extend positive health and independence in an inclusively supportive environment. Age and Dementia Friendly communities focus on impactful issues that include housing, transportation, access to communication, information and technology, equity, inclusion and

social participation, public safety, health and business services, outdoor spaces and buildings, and civic participation and employment opportunities.

The financial request of $50,000 to fund a comprehensive Needs Assessment gives Plymouth the tools necessary to move forward and innovate by identifying, understanding, and focusing on the specific needs of Plymouth seniors. An Age and Dementia Friendly designation opens future funding opportunities for Plymouth and is reflective of Plymouth's unique community with no set adherence requirements. What is envisioned, planned, and executed will be specific to the needs of Plymouth residents with input from citizens, businesses, non-profit agencies, municipal departments, community leaders, Town Management, the Select Board and Town Meeting.

Thank you for your consideration.

Sincerely,

Michelle Bratti
Director Elder Affairs
Town of Plymouth
Chair, Senior Task Force

UNIVERSITY OF MASSACHUSETTS BOSTON
GERONTOLOGY INSTITUTE
JOHN W. MCCORMACK GRADUATE SCHOOL OF POLICY AND GLOBAL STUDIES

PROFESSIONAL SERVICE AGREEMENT

Plymouth Council on Aging

This Professional Service Agreement ("Agreement") is made as of this July, 28th, 2022 ("Effective Date") between the Town of Plymouth, ("Town"), and the University of Massachusetts ("UMass Boston"), represented by its Gerontology Institute ("Institute"), having an address of 100 Morrissey Blvd, Boston, MA 02125-3393 ("the Parties").

The Institute has the technical expertise, resources, and capacity available to it, and the Town wishes to engage the Institute to provide the Town with technical services. UMass Boston has determined that the proposed services to be provided are consistent with its research, economic development, educational, and public service missions.

Therefore, the Parties hereto mutually agree as follows:

1. Professional Services. The Institute agrees to provide the professional services described in Exhibit A, which is attached hereto and incorporated herein by reference ("Services"). Trained personnel of the Institute shall render the Professional Services.

2. Term. The Institute will use reasonable efforts to provide the Professional Services during the period from the date of this Agreement until June, 30 2023. Unless the parties agree to extend the term in writing, this Agreement shall expire at the end of the term or upon the completion of the Professional Services, whichever shall first occur.

3. Confidentiality. To the extent allowed by law (MGL Chapter 66A), the Institute agrees that any data provided to it by the Town in order to complete the Services ("Data") are the confidential information of the Town. The Institute agrees to hold these in confidence and to use them solely for the purpose of rendering the Services. Data collected by the Institute from publicly available sources can be shared.

4. Payments. The Town agrees to pay to UMass Boston an all-inclusive fee of $35,000 for these services. This cost shall include all Institute staff time and overhead. The Town agrees to make payments upon receipt of invoices. The Institute reserves the right to discontinue work if the Town fails to pay invoices within forty-five days of receipt. Payments shall be made to "University of Massachusetts Boston" and shall be sent to:

University of Massachusetts Boston
Gerontology Institute
Attn: Caitlin Coyle
100 Morrissey Blvd.
Boston, MA 02125-3393

5. Warranty Disclaimer. The Institute shall perform the Services in a professional and workmanlike manner. The Institute shall endeavor to perform the Services within the schedule set forth herein, but is not liable for failure to meet the schedule. The foregoing warranties are in lieu of all other warranties, express, implied or statutory, including without limitation any implied or express warranties of merchantability, fitness for a particular purpose, or non-infringement of a patent or other intellectual property right.

6. Limitation of Liability. In no event shall UMass Boston be liable for any loss of profits, loss of use, loss of data, cost of cover, indirect, special, exemplary, punitive, incidental or consequential damages of any kind in connection with or arising out of this Agreement or the Services, even if UMass Boston has been advised of the possibility of those damages. Notwithstanding the foregoing, in no event shall its liability arising out of this Agreement or relating to the Services exceed the amounts actually paid.

7. Use of Names. The Town agrees that it will not utilize the name or seal of the University in any advertising promotional material or publicity, without the express written consent of UMass Boston. Reciprocally, UMass Boston will not utilize the name or corporate seal of the Town in any advertising promotional material or publicity, without the express written consent of the Town.

8. Termination. This Agreement may be terminated by either of the Parties upon thirty (30) days written notice of termination to the other. If either of the Parties defaults in the performance of any of its material obligations under this Agreement, then the non-defaulting party may give written notice of the default to the defaulting party. Unless the default is corrected within thirty (30) days after the notice, the notifying party may terminate this Agreement immediately upon written notice. Upon termination of this Agreement by either party, UMass Boston will be reimbursed for all costs and non-cancelable commitments incurred in the performance of the Professional Services prior to the date of termination in an amount not to exceed the total commitment set forth in Section 4 of this Agreement. Provided, however, that if professional services are not complete, then UMass Boston will return any pro rata share of payment to the Town not otherwise expended, to the extent permissible.

9. Survival. The obligations of the parties under Sections 3, 4, 5, 6, 7, 8, and 9 survive termination of this Agreement.

10. Independent Contractor. Nothing contained in this Agreement shall be construed to constitute the Institute or UMass Boston as a partner, joint venture, employee, or agent of the Town, nor shall either party have the authority to bind the other in any respect, it being intended that each shall remain responsible for its own actions.

11. Governing Law. This Agreement is governed by the laws of the Commonwealth of Massachusetts without regard to any choice of law rules. The Parties agree to exclusive jurisdiction and venue in the Massachusetts Superior Court in Suffolk County.

12. Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to the Services, supersedes all prior oral and written agreements with respect to the subject matter, and can be modified only by a written instrument signed by both of the Parties which references this Agreement.

UMass Boston and the Town have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

Town of Plymouth	University of Massachusetts Boston
BY: _____	BY: _____
	Jan E. Mutchler, Director, Gerontology Institute
NAME: _____	DATE:_____
TITLE: _____	BY:_____
	NAME:_____
	Office of Research and Sponsored Programs
DATE:_____	DATE:_____

UNIVERSITY OF MASSACHUSETTS BOSTON
GERONTOLOGY INSTITUTE
JOHN W. MCCORMACK GRADUATE SCHOOL OF POLICY AND GLOBAL STUDIES

Exhibit A: PROPOSAL FOR CONSULTING SERVICES

Title:

Aging in Plymouth: An Age and Dementia Friendly Needs Assessment

Client:

Michelle Bratti, Director, Plymouth Center for Active Living

Commissioned By:

Town of Plymouth

Proposer:

The Center for Social & Demographic Research on Aging
Gerontology Institute
McCormack Graduate School of Policy and Global Studies
University of Massachusetts Boston

Proposal Date:

June 28, 2022

Proposed Start:

TBD

Proposed Duration:

10 Months

Brief Description:

In cooperation with the Town of Plymouth's Council on Aging Center for Active Living and Plymouth Senior Task Force, researchers at the Center for Social and Demographic Research on Aging at UMass Boston will conduct a study focusing on the needs and interests of Plymouth's adult population, as they shape the planning and development of Plymouth's Age & Dementia Friendly Community Designation.

CENTER FOR SOCIAL & DEMOGRAPHIC RESEARCH IN AGING
GERONTOLOGY INSTITUTE, UMASS BOSTON
CONTACT: CAITLIN.COYLE@UMB.EDU
VOICE: 617.287.7467

Aging in Plymouth: An Age and Dementia Friendly Needs Assessment

1. Overview

The Town of Plymouth, led by the Center for Active Living (CAL) and the Senior Taskforce, is working on becoming a Designated Age & Dementia Friendly community. To support that effort, the Town of Plymouth has requested a study of the needs and interests of Plymouth's current older adult population, through which needs of the community will be understood, residents and community partners will be engaged. The requested study will inform planning for programs, policies and other Town-wide efforts meant to ensure that Plymouth is a friendly, accessible, and inclusive place for residents to grow up and grow old.

The proposed age and dementia friendly Plymouth needs assessment will serve to educate stakeholders, community members and Town leaders about unmet needs in the community and about the age-friendly processes intended to address them and to guide future steps towards making Plymouth a more livable community for all.

2. Facility & Key Personnel

The principal place where analysis will be conducted is the University of Massachusetts Boston (UMB) Campus (100 Morrissey Blvd, Boston, MA 02125). Since its establishment in 2012, the Center for Social and Demographic Research on Aging (CSDRA) within the Gerontology Institute at UMB has focused on developing applied research and evaluation capacities to support communities and their aging residents throughout the Commonwealth. To this end, CSDRA has conducted multicomponent community needs assessments on a contract basis, aimed at identifying gaps in programs and services targeting older adults. In these projects, CSDRA researchers have used multiple applied research methods, including surveys, focus groups, key informant interviews, and analysis of secondary data from the U.S. Census and other sources, to assess unmet needs of older adults and to support communities during their planning for future service provision.

Dr. Caitlin Coyle serves as the principal investigator on this project. Her expertise in gerontology and public health and applied qualitative and quantitative evaluation offers a strong basis for leading and supervising the proposed project. All projects are supported by additional research staff from CSDRA.

In addition to these staff, CSDRA also employs doctoral students from the gerontology department who have experience conducting needs assessments. Student participation in community projects will include assisting in protocol and tool development, serving as note-takers in focus groups, and assisting in report production.

3. Scope of Service

The CSDRA at the University of Massachusetts Boston (Consultant) proposes to conduct all components of the study as described below. Specific elements of the study will be finalized in consultation with representatives from the Plymouth CAL and Plymouth Senior Task Force. To the extent required by University policy, approval of the University of Massachusetts Boston Institutional Review Board will be obtained prior to beginning the study.

- **Prepare a demographic profile of the age 55+ population in Plymouth, based on existing data from the U.S. Census Bureau**— Data from the U.S. Census Bureau will be analyzed using conventional demographic methods in order to generate a limited profile of the Town of Plymouth's population aged 55+ and over (the "older adult" population). Special emphasis will be placed on describing projections and demographic factors that may have implications for the community in coming years. Further, comparisons across varying age-specific segments of Plymouth's population will also be used to inform an understanding of the community context in which Plymouth's older residents are embedded.

  As an initial step toward understanding the characteristics of Plymouth's population through quantitative data, we will use data from the American Community Survey (ACS)—a large, annual survey of the population, conducted by the U.S. Census Bureau. For purposes of this assessment, we will primarily use information drawn from the most current 5-year ACS files (2017-2021), along with U.S. Census data for the Town of Plymouth to summarize demographic characteristics including the growth of the older population, shifts in the age distribution, gender, race and education distributions, householder status, living arrangements, household income, and disability status. Data are publicly available for download on the U.S. Census website. The University and the Gerontology Institute within the University provide computer/software support for analyzing Census data. Additional demographic data are drawn from projections generated by the Donahue Institute at the University of Massachusetts (http://pep.donahue- institute.org/) and the Metropolitan Area Planning Council (http://www.mapc.org/). http://www.census.gov/). The University and the Gerontology Institute within the University provide computer/software support for analyzing Census data. Additional demographic data are drawn from projections generated by the Donahue Institute at the University of Massachusetts (http://pep.donahue- institute.org/) and the Metropolitan Area Planning Council (http://www.mapc.org/).

- **Conduct a series of 4 community forums to hear from residents of all ages** — The Consultants will plan and moderate four community forums. The purpose of the community forums is to present initial demographic findings to the community and to

explore the community's strengths, weaknesses, and suggestions with respect to older adults living in Plymouth. This step is crucial to engage the community in the Age-Friendly process from the beginning of the project; as well, the forums allow us to hear directly from the community about the features of Plymouth that promote and discourage aging in the community. These will occur over Zoom, in-person, and as a hybrid option.

- **Conduct 3 focus groups in support of the study**—For the purposes of hearing about issues relating specifically to the age-friendly domains, the Consultants will conduct three focus groups. Membership of the groups and topics to be covered will be determined in consultation with the Council on Aging. Currently, we anticipate that each group will include 8-12 participants and be comprised of a combination of Town staff, residents, domain experts, and community stakeholders. Focus groups will be held at the Plymouth CAL or another local site. The Plymouth CAL and Plymouth Senior Task Force is responsible for providing space for the groups and providing names and contact information for the recruitment of participants.

- **Conduct up to six one-on-one interviews with Town officials or other Key Informants—** One-on-one in-person interviews with six key informants will be conducted. Key informants will be identified jointly by CAL and the Consultants and may include representatives of key offices and organizations such as the Chiefs of Police and Fire, the Board of Selectmen, nursing home or hospital administration, other Town offices, and Town nonprofits. The purpose of key informant interviews is to gain perspective on the adequacy of older adult services in Plymouth, identify key service gaps, and to identify ways in which Town leaders are planning for growth in the aging population.

- **Prepare written and web versions of a questionnaire designed to be used in a survey of the 55+ population**—A resident survey questionnaire will be developed by the research team at UMB, in consultation with the CAL and Plymouth Senior Task Force. The questionnaire will include quantitative and open-ended questions chosen based on their salience with respect to the planning needs of the CAL. This questionnaire will be developed in cooperation with the CAL and working group assembled for this purpose, and is expected to be roughly 8 pages long, and include approximately 45 questions. Questions typically cover topics like caregiving, health and functioning, use of senior services and long terms services and supports. Specific questions about the preferences for the composition of a senior center and/or a community space will be included in the survey.

The survey will be a mail-in survey, with a web response option (including access via a QR code). The consultants will obtain an electronic copy of town census information from the Town Clerk, including the following information: name, mailing address, gender, and age. Consultants will use this list exclusively for research purposes relating to this project. The CSDRA will coordinate with the mail house chosen to print and mail the postcards and survey to a sample of residents aged 55+ and older (N=5,000). As well, the survey will be made available online to residents. The online survey will be distributed via the Town website, social media pages, and email lists. Project staff have extensive expertise in creating and administering surveys, as well as collecting and analyzing data, and interpreting results. The University and the Gerontology Institute within the University provide computer/software support for analyzing secondary data, including the statistical program (i.e., SPSS). Our experience suggests that the return rate for a community survey such as this is approximately 25%; in Plymouth, this return rate would result in roughly 1,250 returned questionnaires.

- **Provide an electronic version of the report to the Director of the Plymouth Center for Active Living--**The final report produced in this project will represent collaborative efforts by the Town of Plymouth and the University of Massachusetts Boston. The Consultant will compile data from all sources developed for this project into a report. The Consultant will meet with the Center for Active Living, Plymouth Senior Task Force, and appropriate partners to review the draft report prior to its finalization. The Consultant shall deliver a .pdf version of the report for further distribution as desired. The Consultant may reserve the right to use this report in its materials and to post the report on its website after providing a copy for review and approval by the Town of Plymouth.

- **Deliver an in-person presentation of the report to the CAL, Plymouth Senior Task Force, Select Board, and community at large**— Key results and implications/recommendations will be presented using PowerPoint slides to key stakeholders, chosen by the Director of the Plymouth CAL.
    - A PowerPoint slide deck will be provided in electronic form to the Plymouth CAL for their unlimited use and distribution.

4. Project Timeline

Dates	Scheduled Activities
September 2022	Meet to finalize a scope of work and timeline. Obtain Institutional Review Board approval through UMB
October 2022	Assess usage trajectories for Senior Center programs and services

	Obtain recent reports conducted by the Town Prepare demographic information Identify and invite key informant interviews
November 2022	Conduct 6 key-informant interviews Identify and invite forum participants Conduct 4 forums
December 2022	Draft and review questionnaire content
January 2023	Obtain mailing list and prepare mailing
February 2023	Data entry and analysis
March 2023	Survey is distributed and collected
April 2023	Data entry and analysis
May 2023	Prepare final report
June 2023	Public presentation of findings

Budget

The proposed budget of $35,000 includes all costs associated with data collection, data analysis, report production, and presentation. The Consultant will bill twice during the project period, with 50% billed upon completion of key informant interviews (December 2022) and the remaining 50% to be billed upon delivery of the final report (June 2023).

Notice: Agreements between local governments and the Center for Social and Demographic Research on Aging (CSDRA) are exempt from the provisions of Chapter 30b, the Uniform Procurement Act, since the University of Massachusetts is an instrumentality of the Commonwealth. Municipalities may negotiate a scope of services and a price with CSDRA directly, saving both time and money.

Samples of prior reports

Relevant sample reports are available on the website of the Center for Social and Demographic Research on Aging (https://www.umb.edu/demographyofaging/community)

References

References are available upon request.

GRANT NOTIFICATION FORM

Please email: Grants: Tiffany Park tpark@plymouth-ma.gov
Accounting: Kere Gillette kgillette@plymouth-ma.gov

APPLICATION SUBMITTED

Grant Name: Age and Dementia Friendly Plymouth
Purpose: Age and Dementia Friendly Needs Assessment

Amount: $ 10,000

Date: 9/12/22
Division: Center for Active Living
Contact Name: Michelle Bratti
Telephone: (508)830-4230
Email: mbratti@plymouth-ma.gov

Town Match Required? [X] No [ ] Yes $
Related to a Town Meeting Article? [ ] No [X] Yes # 4
Is this a reimbursable grant? [X] No [ ] Yes

Grant Type
[ ] Federal:
CFDA#
[ ] State:
[X] Private/Other: Beth Israel Deaconess Hospital

Please attach copy of application submitted

NOTES
Initial request for Fall Town Meeting FY'23 was for $50,000 to conduct a comprehensive needs assessment to designate Plymouth an Age and Dementia Friendly community. This request amount will now be amended to $40,000 due to funding donation of $10,000 towards this designation from Beth Israel Deaconess Hospital, Plymouth.

AWARD NOTIFICATION

[ ] Denied [ ] *(Denial Notification Attached)*
[X] **AWARDED** [X] *(Award Notification Attached)*

Amount: $ 10,000
Start Date:
Expiration Date:
Final Report Due:

[X] Contract Received *(Attached)*
[ ] Contract Signed by Town Manager *(Attached)*

NOTES
Beth Israel Deaconess donated $10,000 towards the cost of a needs assessment required for Plymouth to become an Age and Dementia Friendly community.

See attached email notification.

ACCEPTANCE

MGL Chapter 44 Section 53A: An officer or department of any city or town..may accept grants…and may expend such funds for the purposes of such grant…with the approval of the board of selectmen…

[ ] On Select Board Agenda: _____ *(date)*
[ ] Meeting Minutes Attached

NOTES

ACCOUNT SET UP

[ ] New - Never received this grant before
[ ] Received Before
Fund#
[ ] Same accounts as before
[ ] Need new project code (year)
[ ] New accounts needed

Fund #:
Project Code:
Accounts:
Charge Code:
[ ] Zobrio updated
[ ] Set up complete Fixed Asset Y / N

GRANT COMPLETION / CLOSE OUT

[ ] Final Report Submitted *(Attached)*
[ ] Expended in Full
[ ] Confirmed Revenue Received Matches Expended
[ ] Not Expended in Full

NOTES

TOWN OF PLYMOUTH CAPITAL IMPROVEMENT PLAN REQUEST FORM
FY23 FALL TOWN MEETING REQUEST FORM

Department:	Marine and Environmental Affairs	**Priority #:**	1
Project Title and Description:	Jenney Pond Bypass Project	**Total Project Cost:**	$227,060

Department/Division Head: David Gould

Check if project is: New ■ Resubmitted ☐ **Cost estimate was developed**: Internally ☐ Externally ■

For project re-submittals, list prior year(s):

List any funding sources and amounts already granted: Funding in the amount of $113,520 has been awarded to the Town towards final engineering and permitting. The remainder, $113,540 would come from the Environmental Affairs Fund and provide the required 25% match $$37,840) and cover the cost of engineering and permitting of new paths, drainage, landscaping and grading from behind the Mill to Brewster Gardens.

Basis of Estimated Costs (attach additional information if available)

Capital:	Cost	Comments
Planning and Design	$227,060	
Labor and Materials		
Administration		
Land Acquisition		
Equipment		
Other		
Contingency		
Total Capital	$227,060	

Plan and future ted amounts.

Fiscal Year:	Capital
FY23	
FY24	
FY25	
FY26	
FY27	

Project Justification and Objective:
Funds would be used to complete final engineering and permitting for the bypass associated with the dam repair work at Jenney Pond Dam. Additional funds would be used to engineer, design and permit new paths, drainage and landscaping from behind the Mill to Brewster Gardens. Funding for this work would come from the Environmental Affairs Fund. It would make sense to design and permit this work with the bypass project to reduce future engineering and permitting costs.

For Capital Project Requests:
Will this project be phased over more than one fiscal year? If yes, enter it on the 5 Year Plan Yes ☐ No ■
Can this project be phased over more than one fiscal year? Yes ☐ No ☐

For Capital Equipment Requests:
☐ Check if equipment requested is replacement and enter the year, make & model, VIN and present condition of existing equipment

What is the expected lifespan of this new/replacement equipment:

Attach backup information, estimates, or justification to support this request.

Scope of Services
Jenney Pond Bypass Channel & Town Brook Trail improvements
Plymouth, Massachusetts
SLR #141.11982.P0008
August 11, 2022

BACKGROUND

Following the removal of the Billington Street Dam in 2002, renovation of the Jenney Grist Mill fish ladder in 2006, was the second project to restore fish passage along Town Brook in Plymouth, Massachusetts. At that time, the concrete fish ladder was retrofitted with a new aluminum Steeppass that was inserted into the existing concrete ladder. In the intervening 14 years, four additional barrier removal projects have been completed along Town Brook (Off-Billington, Water Street, Plymco, and Holmes). The Jenney Grist Mill fish ladder has become the final impediment to the migration of sea run fish up Town Brook to spawn into the Billington Sea. This fishway does function. However, the number of fish able to traverse the ladder is limited primarily due to its capacity. Consequently, fish become stacked at the entrance, vying for a chance to enter. This may cause a portion of the migrating population to abandon the attempt to spawn upstream. Previously, the Town of Plymouth, with the assistance of SLR International Corporation (SLR), formerly Milone & MacBroom Inc. (MMI), evaluated the possibility of constructing a fish bypass channel on the back side of the grist mill building to supplement the capacity of fish currently traveling up the Steeppass fishway.

The existing fishway is located on the north side of the grist mill building. A pedestrian walkway traverses around the south side of the building, connecting to the sidewalk on Spring Street. The walkway proceeds downstream along Town Brook to Brewster Garden, just upstream from Plymouth Harbor. Preliminary design plans have been prepared for a bypass channel on the south side of the grist mill building. This land is part of the private property owned by the grist mill but subject to an easement that allows for utilities as well as use by pedestrians. The bypass channel will be contained within this easement. Relocation of the pedestrian access has also been included in harmony with the bypass conceptual design. A sewer trunk line is also located within this easement and will need to be relocated as a part of the bypass design. The Preliminary Design Plans identified and included numerous additional site improvements including the access and landscaping area to the lower level of the grist mill below the dam, the upper-level grist mill access suspended decking, planting and landscape area adjacent to the private property to the south, reconstruction of Spring Lane (storm drainage, utilities, sidewalks, curbing, lighting, handicap access to the grist mill and crosswalk), and a structural retaining wall along the back side of the Spring Lane sidewalk, north of the fish ladder.

This scope of services is proposed for the purpose of advancing the preliminary design of the bypass channel, reconstructing the pedestrian walkways, grist mill access, hardscape, and plantings, Spring Lane reconstruction, and relocating the sewer trunk line around the south side of the Jenney Grist Mill. This area has high visibility, is aesthetically beautiful and is historically important. As such, the bypass

channel, walkways, and planting areas will need to be designed with aesthetics that are congruent with the surrounding features and to be pedestrian friendly.

A fair amount of work has been completed to date at the grist mill site in conjunction with the pond dredging, pedestrian bridge, and dam repair projects, including extensive base mapping, survey, and field investigations. This scope of services is proposed by SLR to further advance the design of the fish bypass, improvements to Spring Lane, structural retaining walls and hardscape and landscaping features. The project design includes the following more specific design elements:

- A new fish bypass channel from Jenney Pond under Spring Lane extending behind the grist mill building before joining Town Brook downstream of the existing weir. It also includes a new concrete replacement weir across Town Brook and integral with the fish bypass channel, concrete sidewalls, a new concrete box culvert under Spring Lane, new sidewalks, plantings, and overlook area along the fish bypass, a new pedestrian footbridge over the fish bypass, and a new relocated trunk sewer parallel to the fish bypass.
- Reconstruction of Spring Lane from the Summer Street intersection to the sawcut line near the orthodontist's office. The roadway reconstruction includes a new water main within the roadway, the curbing, sidewalk, and new lighting along the east side of the roadway, as well as a soldier pile wall behind the sidewalk to allow for the grade change between the sidewalk and the neighboring property, and to replace the existing stone wall. It is assumed that the west side curbing may remain.
- Repairs to Jenney Pond Dam identified in the phase 2 inspection report, including drainage improvements within Spring Lane, seepage controls downstream of the dam, and the fish bypass culvert designed to function as an emergency spillway.
- Additional landscape architecture hardscape and planting improvements beyond those mentioned above, including improved access to the upper level of the Grist Mill Museum directly from Spring Lane, improved accessible ramp access to the lower level of the Grist Mill Museum with new planting beds, revised landscaping between the orthodontist's office and the new fish bypass channel, and new pedestrian crossing of Spring Lane.
- An electrical engineering subconsultant to design decorative street lighting and wiring along Spring Lane and continuing behind the grist mill building along the fish bypass channel walkway.
- Additional elements include the fish counting overlook area at the outlet into Jenney Pond, a new concrete pad at the existing pond outlet headwall, and relocation of the dumpster behind the grist mill building.

Task numbering for the Jenney Grist Mill work follows the progression from previously completed contract tasks.

It is also our understanding that the town wishes to develop plans to reconstruct the existing Town Brook Trail from the proposed fishway bypass project downstream limits extending further downstream to the

Brewster Gardens, as well as a separate, ADA accessible, walkway extension that conveys pedestrians up onto the sidewalk at the intersection of Pleasant Street and Sandwich Street. The Town Brook Trail portion will essentially follow its current alignment along the brook, extending under Market Street on the south side abutment on an existing elevated concrete sidewalk and further downstream under Main Street extension. The walkway alignment will also be along the south abutment of Main Street Extension at the same height as the existing walkway. The downstream Town Brook Trail (TBT) project limit is just to the east of Main Street Extension, which is the limit of Brewster Gardens. The scope of work tasks will include a conceptual plan, preliminary design plans for permitting and final construction documents. The plans will depict the walkway layout, landscaping, short structural concrete walls at the bridge approaches, lighting, and associated drainage improvements. It is assumed that the TBT project will be a separate set of drawings and can be bid as a separate project from the Jenney Grist Mill design work.

Task numbering for the Town Brook Trail (TBT) work follows the progression from the Jenney Grist Mill contract tasks with the TBT designation after the task description.

SCOPE OF SERVICES

Task 8 – Meetings and Coordination – Final Design

8.1 Progress Meetings – Participate in three project meetings, one as an initial kickoff of this next phase of the project, one during the advancement of design to discuss progress, and one at the completion of Semi-Final Design. It is assumed that two of these meetings will be held virtually and hosted by SLR, and one will be held onsite.

8.2 Conference Calls – Host and participate in conference calls throughout the project, as requested.

8.3 Additional Structural Investigation – Perform a site reconnaissance of the Jenney Grist Mill site to evaluate the existing grist mill decking and access off the Spring Lane sidewalk as well as the stone retaining wall along the east side of the Spring Lane sidewalk. This effort will facilitate the final design of structural elements on the site.

Task 9 – Semi-Final (90%) Design Plans and Specifications

Under this phase of work, the project team will advance the preliminary (60%) design plans to semi-final design of the proposed facilities, which includes the following improvements identified under this task:

9.1 Design Plans – Prepare semi-final (90% completion) design plans for the proposed fishway. Plans will include the following items:

- Title sheet
- Beginning and end of project, project limit lines
- Existing conditions, including titles of adjacent roadways and watercourses, location of

utilities, drainage facilities, and associated appurtenances, designated wetlands, and property lines and related information
- Plan view and profile of existing conditions
- Proposed improvements, including plan view and longitudinal profile of proposed facilities
- Proposed grading
- Typical cross sections
- Proposed planting/restoration plans
- Proposed water control
- Standard design details
- Special design details
- Proposed soil erosion and sedimentation controls
- Sequence of construction

9.2 Updated Design Memorandum – Update the design memorandum to access fish passage to reflect any changes that occurred between the 60 percent and 90 percent design. The hydraulic analysis of the fishway will be rerun in the Hydrologic Engineering Center River Analysis System (HEC-RAS) to finalize the design and to confirm fish pass ability.

9.3 Project Manual – Develop technical specifications (Special Provisions) suitable for bidding. Incorporate review comments and make minor revisions. It is assumed that the town will prepare the typical front-end bidding documents. SLR will assist with preparation of the bid notice and bid form.

9.4 Quantity and Cost Estimate – Compute estimated quantities and prepare an engineer's final opinion of probable construction costs.

9.5 Submission – Provide three paper copies of the plans, specifications, and quantity estimates to the town. Meet with representatives to discuss the submittal.

Task 10 – Final (100%) Design Plans and Specifications

Prepare and submit final design (100 %) plans and contract documents. The final design will include final project design drawings, construction cost opinion, and contract documents signed and sealed by an engineer who is licensed in Massachusetts. It is understood that the gap between the 90% and 100% design submissions should be limited to the incorporation of final comments and should not require any additional design development.

Task 11 – Bidding Assistance

11.1 Bid Issuance – Assist the town with advertising and obtaining bids. As part of this task, SLR will identify a list of contractors with known experience to whom the bid request

can be sent.

11.2 Prebid Meeting – Prepare for and attend a pre-bid conference/site walk with prospective bidders to review sequence, methods, and other variables crucial to the attainment of the project goals.

11.3 Response to Bidders – Respond to inquiries from potential bidders and issue addenda as necessary. Copy the town on all correspondence and communications.

11.4 Bid Tabulation – Develop a bid tabulation.

11.5 Review of Contractor Submissions – Assist the town in the review of contractor submissions.

Task 11 Deliverables: bid documents, meeting summary, correspondence, and bid tabulation

Task 12.0 – Data Collection, Base Mapping and Meetings- TBT

12.1 A Landscape Architect and a Structural Engineer will perform site reconnaissance to document existing site conditions through digital photography and field notes.

12.2 Compile available mapping from the city, including topographic survey mapping and wetland delineation prepared by the Town of Plymouth and utility company mapping to create a base map in *AutoCAD® Civil 3D* at a scale of 1 inch = 20 feet with 1-foot contour intervals and spot elevations of the project area to be used as a basis for final design and development of construction documents. It is assumed that the town will provide the survey and wetland delineation in a suitable digital AutoCAD format. The base map will include the limits of the Federal Emergency Management Agency (FEMA) floodway and the floodplain for Town Brook.

12.3 Contact local utility service providers to request copies of existing mapping of underground utility locations in the area. The information received by SLR will be compiled in the base mapping when compared to visible utilities located as part of the topographic survey. No ground-penetrating radar location or underground utility mark-out is anticipated at this point in time.

12.4 Project team members will participate in internal design meetings/conference calls with the project team throughout the duration of the project. Virtual meetings with Town staff are also included.

Task 13.0 – Concept Development - TBT

13.1 In close coordination with the Town, SLR will develop one illustrative concept plan with callouts depicting proposed site elements and a precedent image board that characterizes material elements and three-dimensional hand sketches that communicate conceptual ideas.

13.2 Prepare a conceptual drainage plan that identifies the probable locations for stormwater quality/management elements (rain gardens) that control surface run-off and the management and design features for the existing seep locations present in the area.

13.3 Meet with town staff to review the conceptual plans.

13.4 Based on one round of comments refine the conceptual plan into a final preferred plan.

Task 14.0 – Preliminary Design Plans - TBT

14.1 Based on the Concept Plan, prepare preliminary design plans in *AutoCAD® Civil 3D*. Drawings will be prepared at a scale of 1 inch = 10 feet or 1 inch = 20 feet, and include dimensions, callouts, and specifications related to site improvements. This design set will be used for submission to regulatory agencies, and shall include the following:

- Title Sheet
- Existing Conditions Base Map/Topographic Survey
- Layout Plan (including general dimensions and callouts)
- Grading Plan and Utilities Plan (including proposed contours and locations of storm drainage)
- Planting Plan (including species schedule, size, and quantities)
- Lighting Plan (including fixture schedule, image and photometrics)
- Sediment and Erosion Control Plan – Details and Specifications
- Site Details

14.2 Meet with the Town to review the Preliminary Design Plans

14.3 Refine plans, as necessary, based on the comments. For the purpose of this proposal, it is assumed that the revisions will consist of one round of staff comments and require no more than a day of drafting.

14.4 Develop an engineer's preliminary opinion of probable construction costs for the project to reflect those items of work noted above.

Task 15.0 – Regulatory Permitting Assistance - TBT

The trail reconstruction project located between the Jenny Grist Mill and Brewster Gardens is within or immediately adjacent to sensitive regulated resource areas associated with Town Brook and Plymouth Harbor. Town Brook has a FEMA designated 100-year floodplain and floodway and segments of the existing trail to be reconstructed are located within the 100-year floodplain. The coastal zone boundary associated with Plymouth Harbor extends upstream of Main Street Extension with a portion of the trail

within this boundary. It is anticipated that work within the floodplain and coastal zone boundary, which will include trail reconstruction, bank stabilization and limited dredging (removal of less than 100 Cubic Yards (CY)) of sediment from Town Brook will trigger federal, state, and local Conservation Commission permitting. In addition, there are several bordering vegetated and isolated vegetated wetland seeps located adjacent to the existing trail that may require some drainage system improvements to be installed within them to address seasonal high groundwater flows and stormwater runoff over the existing trail. Based upon SLR's knowledge of these resource areas the following assumptions have been made to prepare the regulatory permitting scope.

SLR assumes the following design parameters will be met:

- Dredging of sediment from Town Brook will be less than 100 CY.
- Bank stabilization measures will disturb less than 100 linear feet of the bank.
- Bordering and isolated vegetated wetland impacts will be less than 5,000 square feet.

Based on the assumptions presented above SLR will assist the Town in preparing the following regulatory permits:

Federal Permits

15.1 Review United States Fish and Wildlife (USFWS) Information for Planning and Consultation (IPaC) website to determine potential for federally listed species. Provide a determination letter from USFWS to support permits.

15.2 Review National Oceanic and Atmospheric Administration (NOAA) Essential Fish Habitat (EFH) Mapper and provide EFH consultation coordination as required.

15.3 Prepare United States Army Corps of Engineers Self Verification Notification Form for General Permits No. 1 Maintenance and No. 7 Bank Stabilization.

Please note that SLR assumes that the Town will be responsible for retaining the services of a qualified historical/cultural consultant to provide Section 106 compliance support for the federal permits.

State Permits

A coastal zone federal consistency review will be triggered by the need for a federal permit for those activities associated with bank stabilization located within the coastal zone boundary.

15.4 Coordinate and attend a Pre-Application Consultation Federal Consistency Review with the Massachusetts Office of Coastal Zone Management (CZM). It is assumed that this meeting will be conducted through TEAMS and/or Zoom.

15.5 Prepare and submit letter to CZM requesting a federal consistency review. Provide the supporting materials requested during the pre-application consultation meeting with CZM.

Local Permits

15.6 Prepare a Notice of Intent (NOI) and supporting materials and submit them to the Plymouth Conservation Commission (Con Com).

15.7 SLR will attend up to two (2) Con Com meetings to present the project.

SLR assumes that the Town will retain a consultant to provide a wetland delineation and impact assessment report in support of the NOI. SLR assumes that the Town will be responsible for publication of Public Notices and required application mailings.

Task 16.0 – Construction Documents - TBT

Under this phase of work, the project team will advance the preliminary (60%) design plans to semi-final design of the proposed facilities, which includes the following improvements identified under this task:

16.1 Design Plans – Prepare semi-final (90% completion) design plans for the proposed fishway. Plans will include the following items:

- Title sheet
- Beginning and end of project, project limit lines
- Existing conditions, including titles of adjacent roadways and watercourses, location of utilities, drainage facilities, and associated appurtenances, designated wetlands, and property lines and related information
- Plan view and profile of existing conditions
- Proposed improvements, including plan view and longitudinal profile of proposed facilities
- Proposed grading
- Typical cross sections
- Proposed planting/restoration plans
- Proposed water control
- Standard design details
- Special design details
- Proposed soil erosion and sedimentation controls
- Sequence of construction

16.2 Updated Design Memorandum – Update the design memorandum to access fish passage to reflect any changes that occurred between the 60 percent and 90 percent design. The

hydraulic analysis of the fishway will be rerun in the Hydrologic Engineering Center River Analysis System (HEC-RAS) to finalize the design and to confirm fish pass ability.

16.3 Project Manual – Develop technical specifications (Special Provisions) suitable for bidding. Incorporate review comments and make minor revisions. It is assumed that the town will prepare the typical front-end bidding documents. SLR will assist with preparation of the bid notice and bid form.

16.4 Quantity and Cost Estimate – Compute estimated quantities and prepare an engineer's final opinion of probable construction costs.

16.5 Submission – Provide three paper copies of the plans, specifications, and quantity estimates to the town. Meet with representatives to discuss the submittal.

16.6 Prepare and submit final design (100 %) plans and contract documents. The final design will include final project design drawings, construction cost opinion, and contract documents signed and sealed by an engineer who is licensed in Massachusetts. It is understood that the gap between the 90 % and 100 % design submissions should be limited to the incorporation of final comments and should not require any additional design development.

PROFESSIONAL FEES

The lump sum fees for Tasks 8 through 11 are as follows:

Task 8 – Meetings and Coordination – Final Design	$13,530
Task 9 – Semi-Final (90%) Design Plans and Specifications	$82,450
Task 10 – Final (100%) Design Plans and Specifications	$30,980
Task 11 – Bidding Assistance	$6,900
Jenney Grist Mill Subtotal	**$133,860**
Task 12 – Data Collection, Base Mapping & Meetings - TBT	$12,300
Task 13 – Concept Development - TBT	$6,000
Task 14 – Preliminary Design Plans - TBT	$21,950
Task 15 – Regulatory Permitting Assistance -TBT	$23,150
Task 16 – Construction Documents - TBT	$29,800
Town Brook Trail - TBT Subtotal	**$93,200**
Project Total	**$227,060**

The Direct Expenses, including the Silver Petrucelli Associates fees for electrical engineering, is included for both projects.

EXCLUSIONS/LIMITATIONS

Please note that the following services are **not** included at this time:

- Sediment testing or analysis of dredge material within Town Brook. It is assumed that the 95 CY will be disposed of in a manner consistent with prior projects along Town Brook.
- Field Survey or Easement mapping
- Application fees
- Hydrology or Hydraulic Flood modeling other than work already completed.
- Nonlocal permits other than those specifically identified
- Design and analysis of offsite roadway or utility improvements
- Archaeology or cultural resource analysis (the town may need to contract directly for these services for (TBT)
- Mechanical and plumbing engineering
- Design of pump stations
- Irrigation design
- Ground improvement design for foundations
- Construction testing and full-time inspection services
- Redesign or excessive revisions required by the Client or public agencies. The fee specified is based on reasonable and customary revisions required by public agencies. Redesign or excessive revisions will constitute additional services.

TOWN OF PLYMOUTH CAPITAL IMPROVEMENT PLAN REQUEST FORM
FY23 FALL TOWN MEETING REQUEST FORM

Department: #220 Fire	**Priority #:**	**1**
Project Title and Description: Replace and Equip 2008 Pumping Engine	**Total Project Cost:**	**$907,588.00**

Department/Division Head: **Chief Neil Foley**

Check if project is: New ☒ Resubmitted ☐ **Cost estimate was developed**: Internally ☒ Externally ☒

For project re-submittals, list prior year(s):

List any funding sources and amounts already granted:
_None

Basis of Estimated Costs (attach additional information if available)			**If project has impact on 5 Year Plan and future operating budgets, insert estimated amounts.**		
Capital:	**Cost**	**Comments**	**Fiscal Year:**	**Capital**	**Operations & Maintenance**
Planning and Design			***FY22***		
Labor and Materials			***FY23***		
Administration			***FY24***		
Land Acquisition			***FY25***		
Equipment	**$907,588.00**		***FY26***		
Other					
Contingency					
Total Capital	**$907,588.00**				

Project Justification and Objective: Engine 2 has been the "frontline" Engine for West Plymouth for the last 14 years responding to over 1,600 incidents annually. Unfortunately, Engine 2 is at the end of its serviceable life. High call volume and corrosion of vehicle components expected in the northeast have caused significant frame and mechanical failures. Normally our manufacturers could deliver a new pumping engine in 12 to 14 months from the order date. Today, a pumping engine is averaging over 18 to 22 months before we can expect delivery. Because of this delay, I am requesting this expenditure so we can submit our order and reserve our place in line with the manufacturer.

For Capital Project Requests:
Will this project be phased over more than one fiscal year? If yes, enter it on the 5 Year Plan Yes ☐ No ☒

Can this project be phased over more than one fiscal year? Yes ☐ No ☒

For Capital Equipment Requests:
☒ Check if equipment requested is replacement and enter the year, make & model, VIN and present condition of existing equipment

2008 E-One Typhoon 1,250 gallon per minute pumping Engine, VIN 4ENRAAA8281003907. Fair 106,778 odometer miles, 10,647 engine hours

What is the expected lifespan of this new/replacement equipment: 15 Years

Town of Plymouth
Fire Department
114 Sandwich Street
Plymouth, Massachusetts 02360
508-830-4213
Fax 508-830-4174

Date: August 16, 2022

To: Select Board
Advisory and Finance Committee
Capital Improvement Committee

Cc: Lynne Barrett, Finance Director
Derek Brindisi, Town Manager
Brad Brothers, Asst. Town Manager

From: Neil Foley, Chief of Department

Re: FY23 Capital Request

Fire Department Request to Replace and Equip 2008 Pumping Engine $907,588.00

This Fall Annual Town Meeting the Department is requesting $907,588.00, to replace Engine 2, a 2008 Pumping Engine.

Engine 2 is an E-One Typhoon Pumping Engine equipped with a 750-gallon water tank, Class A and B foam capabilities, and a 1,250 gallon per minute fire pump. This apparatus has 106,778 odometer miles and 10,647 engine hours, which calculate to be 447,174 road miles. Massachusetts Registration MF 6090.

Engine 2 has been the "frontline" Engine for West Plymouth for the last 14 years, responding to over 1,600 incidents annually. Unfortunately, this engine that has served our community so well is at the end of its serviceable life. High call volume and corrosion of vehicle components due to the years of corrosive road treatments used in the northeast have caused significant frame and mechanical failures requiring excessive shop hours and operational funding to repair. These repairs will continue to create a disproportionate expenditure of funds and shop hours until replaced.

These deficiencies are not a result of deferred maintenance. Our repair division meets or exceeds the maintenance standards outlined in the National Fire Protection Agency NFPA 1901: Standard for Automotive Fire Apparatus. Our Chief Master Mechanic has previously rated this engine as unacceptable and had to take it off the road before repairs totaling over $80,000.00 allowed us to upgrade the status to Poor and return it to service. While completing this work, a reserve truck had to be used for months, resulting in increased stress on the department's reserve fleet and ultimately causing a failure of a reserve engine. These reserves are not intended to go back to full-time use. Industry standards also reference a replacement schedule for fire apparatus of 10 years of frontline service,

possibly 15 years with a substantial rehab. Engine 2 did have rehab work done in 2018 and will be approaching 15 years in October 2023.

Before the pandemic, fire truck manufacturers could build and deliver a new pumping engine in about 12 months from the order date. Today, a pumping engine is averaging 18 to 22 months. Due to unprecedented manufacturing delays and the current condition of this engine, the department is making this request at the Fall Town Meeting to reserve our place in line and locking in the final cost. Any additional delays could likely result in expensive repairs and reduced reliability. Life-safety equipment needs to be reliable.

This new pumping engine will be equipped with all current safety devices and meet all NFPA Standards. Updates will increase the safety of fire crews and the public we serve. Additionally, the engine will be more maneuverable and carry 250 gallons of additional tank water—essential for a community where about forty percent of the town does not have fire hydrants.

Plymouth Police Department

Memo

To: Town Manager, Select Board, Finance Director

From: Chief Dana Flynn

CC:

Date: 8/3/22

Re: Fall Town Meeting Request for Funding - Casecracker Recording System

---

I am requesting funding in the amount of $37,040.00 to replace the “Legacy Slate Casecracker” Digital Interview System that is currently utilized by the police department to conduct audio/video recordings in both the Booking area and the Detective Interview Rooms. They are no longer covered under warranty. We have attempted to purchase extended warranties but have been advised our current system has reached its “end of life” and as they have been deemed obsolete warranties are no longer available.

Our current department policy pursuant to *Commonwealth v. DiGiambattista, 442 Mass. 423 (2004)* requires: “whenever it is practical, custodial interrogations of suspects or interrogations of suspects occurring at a place of detention will be electronically recorded”. This policy requirement of audio/video recording of interviews is also the preferred method of the District Attorney’s Office.

Thank you for your consideration.

PLYMOUTH POLICE DEPARTMENT

20 Long Pond Road, Plymouth, MA 02360
Phone (508) 830-4218 - Fax (508) 830-4217
www.plymouthpolice.com

Dana Flynn
Chief of Police

July 22, 2022

Chief Dana Flynn
Plymouth Police Department
20 Long Pond Rd.
Plymouth, Ma 02360

Re: Casecracker Digital Interview System Replacement

Chief,

The "Legacy Slate Casecracker" Digital Interview System which is utilized by this department to conduct audio/video recordings in both the Booking area (Booking Desk/Booking Interview room), and the Detective Interview Room (second floor) have become obsolete. Two of the current Casecracker systems, Detective Interview room and Booking Interview room are no longer covered under warranty (expired) and the Booking Desk will soon be out of warranty. I have spoken to the company about trying to extend the warranty. The company informed me our current system has reached its "end of life" and they no longer warranty this current Casecracker system as it is absolete.

As you are aware we (Plymouth Police) have Policy and Procedure (P&P # 1.13) that covers Interrogating Suspects and Arrestees which clearly states, "whenever it is practical, custodial interrogations of suspects or interrogations of suspects occurring at a place of detention will be electronically recorded". This requirement of audio/video recording of interviews is also the preferred method of the District Attorney's Office.

I have spoken to a local vendor (Hunt's Camera) about updating our current interview system. Ryan Ruggiero (Information Technology) and I have also sat through a short webinar on "Casecracker Onyx". Casecracker Onyx is the most up to date version provided by Casecracker, this system has many benefits that would be useful to our department.

I have attached a short brochure which provided information on the Casecracker Onyx system. I have also attached a copy of three quotes I obtained to have the Casecracker Onyx system installed in our Police Department.

Respectfully submitted

Detective Lieutenant Michael Glowka
Detective Division
Plymouth Police Department

TOWN OF PLYMOUTH

TOWN MANAGER'S OFFCIE & INFORMATION TECHNOLOGY
26 COURT STREET, PLYMOUTH, MA 02360
CONTACT: ANTHONY SENESI & JOE YOUNG

August 29, 2022

MEMORANDUM

TOWN OF PLYMOUTH WEBSITE REDESIGN & 311 SYSTEM UPGRADE
CAPITAL IMPROVEMENT PLAN REQUEST, FY23 FALL SPECIAL TOWN MEETING

The Town of Plymouth's website: www.plymouth-ma.gov needs a redesign and upgrade of its current system. CivicPlus is utilized for many municipal websites, including the Town of Plymouth. This request is two-fold, a Website Redesign, and a 311 System Upgrade, both are included under the CivicPlus. This request addresses two Select Board FY23 Goals and Priorities to improve communication and transparency across the entire Town.

WEBSITE REDESIGN: The Town of Plymouth website currently operates on an outdated Customer Relationship Management (CRM) system, Drupal 7 Open, under the CivicPlus brand. The proposal would feature a new CRM, platform, website redesign, and an enhanced method to send emails and newsletters to members of the public.

The new CRM system is proprietary to CivicPlus, it is called CivicEngage Central. The new platform is easier for staff to enter and update content, it uses live editing to drag and drop content. In addition, the new website will be easier for the public to find information.

The redesign will include CivicSend, an enhanced method to communicate with the public. The current website design, which was implemented in 2015, does not include this feature. With CivicSend, it will give the Town the ability to create customized messages and send to the Town's list of subscribed citizens via email or text. With CivicSend, the Town can create and send dynamic, informative newsletters with the insights and news our community needs.

SEECLICKFIX (311 SYSTEM): The SeeClickFix (311System) is recommended to be implemented in tandem with the full Town of Plymouth website redesign (as described above). The SeeClickFix Pro, which is what the request is for, will be a fully transparent way that residents can report, monitor, and communicate with the Town regarding their concerns and issues. For Town staff and administration, there will be an easy way to internally assign, track, and resolve concerns from residents.

It is anticipated that the design and implementation of the upgraded website will take approximately 30 weeks. Town staff will work with a CivicPlus website designer to customize the site to the Town of Plymouth's services and needs. Unlimited training services will be available for Town staff to manage the website.

CivicPlus
302 South 4th St. Suite 500
Manhattan, KS 66502
US

Quote #: Q-28169-1
Date: 8/12/2022 1:25 PM
Expires On: 8/31/2022
Product: CivicEngage

Client:
Plymouth MA - CivicEngage

Bill To:
Plymouth MA - CivicEngage

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Katie Malsch	x	katie.malsch@civicplus.com		Net 30

CivicEngage - Statement of Work

QTY	PRODUCT NAME	DESCRIPTION	PRODUCT TYPE	TOTAL
1.00	Annual - CivicEngage Central	Annual - CivicEngage Central	Renewable	USD 4,288.00
1.00	Hosting & Security Annual Fee - CivicEngage Central	Hosting & Security Annual Fee - CivicEngage Central	Renewable	USD 998.00
1.00	SSL Management – CP Provided Only	SSL Management – CP Provided Only 1 per domain (Annually Renews)	Renewable	USD 75.00
1.00	DNS Hosting for .GOV – Annual Fee	DNS Hosting for .GOV – Annual Fee	Renewable	USD 75.00
1.00	Ultimate Implementation - CivicEngage Central	Ultimate Implementation - CivicEngage Central	One-time	USD 12,819.43
1.00	4yr Redesign Ultimate Annual - CivicEngage	4yr Redesign Ultimate Annual - CivicEngage	Renewable	USD 3,669.00
800.00	Content Development - 1 Page - CivicEngage	Content Development - 1 Page - CivicEngage	One-time	USD 20,871.12
6.00	System Training (4h, virtual) - CivicEngage	CivicEngage System Training - Virtual, Half Day Block	One-time	USD 2,935.00
5.00	Agendas & Minutes Migration - PDF - 100 Meetings - CivicEngage	Content Migration : Agendas & Minutes - Per 100 Meetings (Approx. 1 year)	One-time	USD 2,771.95
1.00	Alignment Virtual Consulting	Up to 2 days virtual consult. Recommended group 8 or less.	One-time	USD 1,956.67
4.00	Virtual Content Consulting - CivicEngage	Virtual Content Consulting 1/2 day block - CivicEngage	One-time	USD 1,956.67
1.00	CivicSend Annual - CivicEngage Central	CivicSend Annual	Renewable	USD 1,995.00

QTY	PRODUCT NAME	DESCRIPTION	PRODUCT TYPE	TOTAL
1.00	CivicSend Implementation - CivicEngage Central	CivicSend Implementation	One-time	USD 489.17

~~List Price - Year 1 Total~~	~~USD 78,255.00~~
Total Investment - Year 1	USD 54,900.01
Annual Recurring Services - Year 2	USD 11,655.00

1. This Statement of Work ("SOW") shall be subject to the terms and conditions of the CivicPlus Master Services Agreement located at https://www.civicplus.com/master-services-agreement ("MSA"), to which this SOW is hereby attached as the CivicEngage Statement of Work. By signing this SOW, Client expressly agrees to the terms and conditions of the MSA throughout the Term of this SOW.

2. This SOW shall remain in effect for an initial term equal to 365 days from the date of signing ("Initial Term"). In the event that neither party gives 60 days' notice to terminate prior to the end of the Initial Term, or any subsequent Renewal Term, this SOW will automatically renew for an additional 1-year renewal term ("Renewal Term"). The Initial Term and all Renewal Terms are collectively referred to as the "Term".

3. The Total Investment - Year 1 will be invoiced upon signing of this SOW.

4. Annual Recurring Services shall be invoiced on the start date of each Renewal Term. Annual Recurring Services, including but not limited to hosting, support and maintenance services, shall be subject to a 5% annual increase beginning in year 2 of service. Client will pay all invoices within 30 days of the date of such invoice.

5. Client agrees that CivicPlus shall not migrate, convert, or port content or information that could reasonably be construed as time sensitive, such as calendar or blog content, during the Project Development.

6. **If** a Recurring Redesign line item is included with the Client's quote in this SOW, starting after 48 months of continuous service under this SOW, Client shall be entitled to receive a redesign at no additional cost. Client may initiate such redesign any time after 48 months of continuous service. Upon the initiation of an eligible redesign project, Client may begin accumulating eligibility towards a subsequent redesign after another 48 months of continuous service. Redesigns that include additional features not available on the original website may be subject to additional charges. Additional features include, but are not limited to, additional modules and integration of third-party software. Recurring Redesigns are eligible for the website, subsite, and department headers included in this SOW only. Any subsequently purchased website, subsite, and department header shall not be included in a redesign hereunder.

7. Client allows CivicPlus to display a "Government Websites by CivicPlus" insignia, and web link at the bottom of their web pages. Client understands that the pricing and any related discount structure provided under this SOW assumes such perpetual permission.

8. At any time prior to November 29, 2022, Client may exercise the option to terminate this Agreement. Upon exercising such early termination option, CivicPlus shall cease the performance of all services and Client shall reimburse CivicPlus for all work completed up to the date of termination plus the applicable profit margin CivicPlus would have received for the performance of such services.

Signature Page to Follow.

CivicPlus
302 South 4th St. Suite 500
Manhattan, KS 66502
US

Quote #: Q-28249-1
Date: 8/16/2022 9:55 AM
Expires On: 8/31/2022
Product: SeeClickFix

Client:
Plymouth MA - SCF

Bill To:
Plymouth MA - SCF

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Katie Malsch	x	katie.malsch@civicplus.com		Net 30

SeeClickFix - Statement of Work

Product Name	DESCRIPTION	QTY
SeeClickFix Pro	Unlimited gov user licenses for service request management tool to intake citizen submissions via mobile app. Assign requests internally, resolve issues and measure request performance. Includes support and virtual training services.	1.00

~~List Price - Year 1 Total~~	~~USD 41,934.60~~

Total Investment - Year 1	USD 25,000.00
Annual Recurring Costs - Year 2	USD 26,250.00

*Annual Recurring Costs are subject to 5% annual technology uplift beginning in year 2 of service.

Total Days of Quote:365

1. This Statement of Work ("SOW") shall be subject to the terms and conditions of the CivicPlus Master Services Agreement located at https://www.civicplus.com/master-services-agreement ("MSA"), to which this SOW is hereby attached as the SeeClickFix Statement of Work. By signing this SOW, Client expressly agrees to the terms and conditions of the MSA throughout the Term of this SOW.

2. This SOW shall remain in effect for an initial term equal to 365 days from the date of signing ("Initial Term"). In the event that neither party gives 90 days' notice to terminate prior to the end of the Initial Term or any subsequent Renewal Term, this SOW will automatically renew for an additional 1-year renewal term ("Renewal Term"). The Initial Term and all Renewal Terms are collectively referred to as the "Term".

3. The Total Investment - Year 1 (the sum of the One Time Costs and the Recurring Costs) will be invoiced at signing of this SOW. Client will pay all invoices within 30 days of the date of invoice.

4. Renewal Term Annual Recurring Costs shall be invoiced on the start date of each Renewal Term.

5. Client agrees to use the CivicService SeeClickFix service (the "Service") in ways that conform to all applicable laws and regulations, including, without limitation, the Telephone Consumer Protection Act (if Client uses "Conversations"). Client agrees not to make any attempt to gain unauthorized access to any of CivicPlus' systems or networks. Client agrees that CivicPlus shall not be responsible or liable for the content of messages created by Client, or by those who access Service, or otherwise delivered by Service on behalf of Client.

6. CivicPlus does not own any data, information, or material that Client, or its constituents, submit to the Service in the course of using the Service ("Client Data"). Client, not CivicPlus, shall have sole responsibility for the accuracy, quality,

integrity, legality, reliability, appropriateness, and intellectual property ownership or right to use of all Client Data, and CivicPlus shall not be responsible or liable for the deletion, correction, destruction, damage, loss or failure to store any Client Data. CivicPlus reserves the right to withhold, remove and/or discard Client Data without notice for any breach, including, without limitation, Client's non-payment. Upon termination for cause, Client's right to access or use Client Data immediately ceases, and CivicPlus shall have no obligation to maintain or forward any Client Data.

7. If the "Conversations" or "SeeClickFix Pro" line item is included in this SOW above, the following terms shall apply: The text message (SMS/MMS) comes with unlimited lines and up to 25,000 messages per month. If text usage exceeds the set usage amounts included herein, additional text will be invoiced to the Client at $0.01 per message in arrears at the end of the then-current term in which the additional charges are incurred. In the event Client exceeds the set usage amounts herein, CivicPlus will provide Client with report that displays such excess usage with the invoice. CivicPlus will use its best efforts to notify the Client in the event Client exceeds the usage amounts in any month.

8. CivicPlus will provide access to the Services via mobile applications, internet, and an embeddable interactive widget for public reporting, alerts on discussing non-emergency issues ("the Software"). Users will be able to interact with the Software and post various content including words andphotos ("User Content"). While the content of users of the Software is governed by CivicPlus' published Terms of Use and Privacy Policy, CivicPlus may not be able to control the exact nature of the User Content. CivicPlus reserves the right, not the obligation, to edit User Content.

9. CivicPlus will provide the Services and manage the Customer data and content in compliance with the SeeClickFix Data Retention Policy and SeeClickFix Terms of Use. Client understands and agrees that it has sole discretion over the solicitation, collection, storage or other use of end-users' personally identifiable information, including sharing with third parties, on any of the Services provided by CivicPlus and CivicPlus discourages the solicitation and collection of any end user personally identifiable information. Client further understands and agrees that Client is solely responsible for the use or storage of end-users' personally identifiable information in connection with the Services or the consequences of the solicitation, collection, storage, or other use by the Customer or by any third party of personally identifiable information.

10. To the extent it may apply to any of the Services or deliverables of the SOW, user logins are for designated individuals chosen by Customer ("Users") and cannot be shared or used by more than one User. Customer will be responsible for the confidentiality and use of User's passwords and usernames. Customer will also be responsible for all electronic communications, including those containing business information, account registration, account holder information, financial information, Customer data, and all other data of any kind contained within emails or otherwise entered electronically through the Services, CivicPlus Materials, or under Customer's account. Customer shall use commercially reasonable efforts to prevent unauthorized access to or use of the Services and CivicPlus Materials and shall promptly notify CivicPlus of any unauthorized access or use of the Services and/or CivicPlus Materials and any loss or theft or unauthorized use of any User's password or username and/or personal information.

11. At any time prior to November 29, 2022, Client may exercise the option to terminate this Agreement. Upon exercising such early termination option, CivicPlus shall cease the performance of all services and Client shall reimburse CivicPlus for all work completed up to the date of termination plus the applicable profit margin CivicPlus would have received for the performance of such services.

TOWN OF PLYMOUTH CAPITAL IMPROVEMENT PLAN REQUEST FORM
FY23 FALL TOWN MEETING REQUEST FORM

Department:	Marine and Environmental Affairs	**Priority #:**	2
Project Title and Description:	Town Boat Ramp Reconstruction	**Total Project Cost:**	$1,651,516

Department/Division Head: David Gould

Check if project is: New ■ Resubmitted ☐ **Cost estimate was developed**: Internally ☐ Externally ■

For project re-submittals, list prior year(s):

List any funding sources and amounts already granted: A grant application in the amount of $1,000,000 has been submitted to the Seaport Economic Council. Remaining funds in the amount of $651,516 would come from the Waterways Account.

Basis of Estimated Costs (attach additional information if available)

Plan and future ted amounts.

Capital:	Cost	Comments	Fiscal Year:	Capital	Operations & Maintenance
Planning and Design			*FY23*		
Labor and Materials	$1,556,616	Estimated Construction Costs	*FY24*		
Administration	$94,900	Construction Administration/Oversight	*FY25*		
Land Acquisition			*FY26*		
Equipment			*FY27*		
Other					
Contingency					
Total Capital	$1,651,516				

Project Justification and Objective:
The existing boat ramp is in deplorable condition with spalling concrete and exposed re-bar. The new ramp will have improved grading, increased length and depth and stormwater controls. A reconstructed boat ramp would allow for commercial fishermen and aquaculture growers to access it when the state boat ramp is busy which would allow for landings to comply with vibrio and other landing requirements.

For Capital Project Requests:
Will this project be phased over more than one fiscal year? If yes, enter it on the 5 Year Plan Yes ☐ No ■
Can this project be phased over more than one fiscal year? Yes ☐ No ☐

For Capital Equipment Requests:
☐ Check if equipment requested is replacement and enter the year, make & model, VIN and present condition of existing equipment

What is the expected lifespan of this new/replacement equipment:

Attach backup information, estimates, or justification to support this request.

September 30, 2020
Proposal

VIA EMAIL: dgould@townhall.plymouth.ma.us

Mr. David Gould
Director of Marine and Environmental Affairs
26 Court Street
Plymouth, MA 02360

Dear Mr. Gould:

Re: Boat Ramp – Construction Phase Services
Plymouth, MA

GEI Consultants, Inc. (GEI) is pleased to submit this proposal to serve as an agreement between The Town of Plymouth and GEI for providing Construction Phase Management and Resident Engineering for the reconstruction of the Town Boat Ramp. As per our discussions, we have provided a cost for Construction Phase Management and Resident Engineering. The fees shown are not to exceed budgets based on the scope of work shown and will be invoiced on a time and materials basis.

Scope of Services

Task 7 - Construction Phase Services

GEI will assist in the bidding and selection of a suitable contractor as may be desired. We have included a budget based on the following:

- Attend Pre-Bid Meeting
- Respond to bidders' questions
- Provide addenda/clarification as required
- Review bids and provide recommendation

Task 8 - Construction Phase Services

Provide construction phase services as may be requested including:

- Assumed construction period 3-4 months
- Site Meetings/Inspections
- Inspection of critical activities – timber mooring pile driving, concrete pours, etc.
- Contractor coordination on construction and design requirements
- Response to Contractor/Client RFI's
- Review and approval of shop drawings
- Review and approval of QC/QA material testing reports
- Payment Request Review
- Change Order/Modification review
- As-Built Drawings
- Construction Closeout

GEI Consultants, Inc.
124 Grove Street Suite 300
Franklin MA 02038
774-277-6001

Task 9 - Resident Engineering Services

GEI can provide Resident Engineer Services if the Town does not provide daily inspection:

- Provide Resident Engineer on a "full time" basis throughout construction
- Budget 12 weeks – 40 hours per week

SUMMARY OF FEES

Task 7 – Bid Phase Support	**$ 4,600**
Task 8 – Construction Phase Services (Budget)	**$37,000**
Task 9 – Resident Engineering Services (Budget)	**$53,300**
	$94,900

The fees in tasks 8 & 9 are time and expense based and not to exceed the budget.

Given the difficulties created by the ongoing COVID-19 crisis, the performance of the services included in this Proposal as well as the satisfaction of the schedule are contingent and conditioned upon GEI having the ability to deploy the required resources as well as having access to the required site and data/documents to complete the services. These resources include, but are not limited to GEI staff, subcontract vendors and materials providers. GEI will immediately notify the Client in the event it becomes aware that services will be interrupted or otherwise delayed as discussed herein."

Thank you for the opportunity to submit this proposal. We hope the above is satisfactory for your needs. If you have any questions or would like to discuss the project or proposal further, please do not hesitate to contact Chris at 774-277-6008 or Alan at 774-277-6004.

Sincerely,

GEI CONSULTANTS, INC.

Alan Pepin, P.E.
Senior Project Manager

Christopher Bradford
Senior Waterfront Engineer

ADP:cem
Enclosures

Document1

© 2019 by GEI Consultants, Inc. ALL RIGHTS RESERVED
No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including
photocopying or facsimile, without permission in writing from GEI Consultants, Inc.

Accepted by:

GEI Rates for 2020

PROJECT: Plymouth - Town Boat Ramp Date: September 22, 2020

CLIENT: Town of Plymouth

Project No.: Proposal

GEI Consultants Inc.

Task	Prin	PM	Sr Eng	Engr	Engr	Engr	Envr	CADD	AA	PLA	LA	CADD	EPM	PEngr	CADD	PROJ PRIN	PROJ MGR	FLD TECH1	FLD TECH2	PPL	Sr. CE	PLS	ı. Tran. Eng.	Total Team Expenses	Hours	Total	Sub Total
	RRB	VH	RJT	ADP	CRB	MS	BOS	JSF	CEM	PS	WC	Team															
	$285	$285	$265	$220	$145	$105	$150	$100	$102	$150	$90	$75															
Task 7 - Bidding Assistance/ Const. Admin																											
Bid Support																									0	$0	
Attend Pre-Bid Meeting					6																			$ 100.00	6	$970	
Respond to bidders questions				1	4	2																			7	$1,010	
Provide addenda/clarification as required				1	4	6		4																	15	$1,830	
Review Bids and provide recommendation				1	4																				5	$800	
																											$ 4,610
Task 8 - Construction Phase Services																											
																									0	$0	
Weekly Construction Meetings				8	60																			$ 1,440.00	68	$11,900	
Contractor Coordination on Design Requirements				2	30																				32	$4,790	
Response to Contractor/Client RFI				1	10																				11	$1,670	
Review and Approval of Shop Drawings					10	24																			34	$3,970	
Review and Approval of QA/QC Material Testing Reports					2	4																			6	$710	
Payment Request Review				2	6	4																			12	$1,730	
Change Order/Modification Review				2	4	4																			10	$1,440	
																									0	$0	
As-Built Drawings								40																	40	$4,000	
Substantial Completion Inspection & Punchlist					8	8																			16	$2,000	
Construction Closeout				2	24	8																			34	$4,760	$ 36,970
Task 9 - Resident Engineering Services																											
																									0	$0	
12 Weeks Onsite for Inspection						480																		$ 3,000.00	480	$53,400	
																									0	$0	
																									0	$0	
																									0	$0	
																									0	$0	
																									0	$0	
																									0	$0	
																									0	$0	
																									0	$0	
																											$ 53,400
TOTAL HOURS	-	-	-	20	172	540	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 4,540	776	4,610	$94,980
Man Days	-	-	-	3	22	68	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-				
																										$90,440	
																										$4,540	
																										$94,980	

TOWN OF PLYMOUTH CAPITAL IMPROVEMENT PLAN REQUEST FORM
FY23 FALL TOWN MEETING REQUEST FORM

Department: #220 Fire	**Priority #:**	**2**
Project Title and Description: Replace and Equip 1996 75' Ladder (Quint)	**Total Project Cost:**	**$1,496,853.00**

Department/Division Head: **Chief Neil Foley**

Check if project is: New ☒ Resubmitted ☐ **Cost estimate was developed**: Internally ☒ Externally ☒

For project re-submittals, list prior year(s):

List any funding sources and amounts already granted:
_None_____

Basis of Estimated Costs (attach additional information if available)			**If project has impact on 5 Year Plan and future operating budgets, insert estimated amounts.**		
Capital:	**Cost**	**Comments**	**Fiscal Year:**	**Capital**	**Operations & Maintenance**
Planning and Design			***FY22***		
Labor and Materials			***FY23***		
Administration			***FY24***		
Land Acquisition			***FY25***		
Equipment	**$1,496,853.00**		***FY26***		
Other					
Contingency					
Total Capital	**$1,496,853.00**				

Project Justification and Objective: Ladder 2 has been in service for over 25 years, was refurbished in 2013 and is currently in service at the Manomet Station. This truck has become difficult and expensive to repair, with parts nearly impossible to find. Ladder 2 lacks the modern safety enhancements and NFPA requirements that are now industry standards. This truck has already exceeded the NFPA 25-year maximum life expectancy. The New Ladder will have a 25-foot longer reach, allowing better access to the growing number of large residential structures and have a much better turning radius. Normally our manufacturers could deliver a new Ladder Truck in 12 to 14 months from the order date. Today, a Ladder Truck is averaging over 20 to 24 months before we can expect delivery. Because of this delay, I am requesting this expenditure so we can submit our order and reserve our place in line with the manufacturer.

For Capital Project Requests:

Will this project be phased over more than one fiscal year? If yes, enter it on the 5-Year Plan Yes ☐ No ☒

Can this project be phased over more than one fiscal year? Yes ☐ No ☒

For Capital Equipment Requests:

☒ Check if equipment requested is replacement and enter the year, make & model, VIN and present condition of existing equipment

1996 LTI 75 Foot Aerial Quint, 1,500 GPM pump, VIN 1S91K71J4T1020089. Good to Fair 36,127 odometer miles, 5,105 engine hours

What is the expected lifespan of this new/replacement equipment: _____20 Years_____

Town of Plymouth
Fire Department
114 Sandwich Street
Plymouth, Massachusetts 02360
508-830-4213
Fax 508-830-4174

Date: August 16, 2022

To: Select Board
Advisory and Finance Committee
Capital Improvement Committee

Cc: Lynne Barrett, Finance Director
Derek Brindisi, Town Manager
Brad Brothers, Asst. Town Manager

From: Neil Foley, Chief of Department

Re: FY23 Capital Request

Fire Department Request to Replace and Equip 1996 75' Ladder (Quint) $1,496,853.00

At this Fall Annual Town Meeting, the Department is requesting $1,496,853.00 to replace our Ladder 2, a 1996 LTI 75 Foot Aerial Quint with a 1,500 GPM pump. Ma. Registration MF 6091.

Ladder 2 has been in service for over 25 years, currently responding out of Station 5 in Manomet. Ladder 2 is the only ladder truck located south of the Pinehills and is critical to the department's ability to effectively respond to fires and other emergencies in South Plymouth. In addition, recent trends in building construction have resulted in large mixed-use and residential construction projects throughout our community, including several in Ladder 2's response area. Without a ladder truck in this area, firefighters may be unable to reach the higher levels of these buildings or make multiple rescues due to the limited number and types of ladders carried on pumping engines.

The Department is requesting this replacement due to the age, current condition and lack of current safety design and features of this apparatus. Ladder 2 is over 25 years old and many critical components are no longer supported by the manufacturer. As a result, repairs to this truck are becoming nearly impossible and costly both financially and operationally. In addition, ladder 2 lacks the modern safety enhancements that are now standard National Fire Protection Agency (NFPA) requirements, such as rollover control, enhanced braking controls and improved steering and suspension to name a few. Finally, due to age, this truck has now exceeded the NFPA 1911: Standard for the Inspection, Maintenance, Testing, and Retirement of In-Service Emergency Vehicles for maximum life expectancy. Therefore, it will have to be removed from service should it fail any of the mandated NFPA safety inspections for any apparatus 20 years old or older.

Our repair division has performed all recommended preventative maintenance throughout the life of this truck. Additionally, a comprehensive rehab was funded and completed in 2013 extending the serviceable life an additional ten years. In August of 2020, during a routine NFPA non-destructive test, certified technicians found metal fatigue and other defects requiring major repair work to the rear outrigger assemblies and corrosion of the aerial ladder “K” braces. These outriggers are the devices that keep the aerial ladder from tipping over when subjected to the demands of firefighting. Requiring a reserve fund transfer and having to custom manufacture parts that no longer available resulted in this ladder being out of service for several months. Our goal is to keep this Ladder in service while we wait for replacement, but this is becoming challenging and may not be possible.

Before the pandemic, fire truck manufacturers could build and deliver a new Ladder Truck in about 12 months from the order date. Today, a Ladder is averaging 20 to 24 months. Due to unprecedented manufacturing delays and the current age and condition of Ladder 2, the department is making this request at the Fall Town Meeting to reserve our place in line and locking in the final cost before additional increases.

The National Fire Protection Agency (NFPA) and the Insurance Service Organization (ISO) stipulate that ladder trucks are to be strategically located and able to respond as part of a full alarm assignment within 480 seconds. Due to Plymouth's size and road systems, this standard is already challenging and would be impossible without Ladder 2. While life safety and property preservation is our goal, these standards are also used to rate a community's risk for insurance rates. Significant past expenditures on equipment and staffing have improved our ISO rating and lowered insurance rates for property owners. Without Ladder 2 in service, our communities ISO rating will likely decrease and negatively affect insurance costs.

TOWN OF PLYMOUTH CAPITAL IMPROVEMENT PLAN REQUEST FORM
FY23 FALL TOWN MEETING REQUEST FORM

Department:	**Water Division**	**Priority #:**	**1**
Project Title and Description:	**Manomet Pressure Zone Pipe Upgrades**	**Total Project Cost:**	**$9,512,950.00**

Department/Division Head: Peter Gordon

Check if project is: New ☐ Resubmitted ☒ **Cost estimate was developed:** Internally ☐ Externally ☒

For project re-submittals, list prior year(s): FTM 2021

List any funding sources and amounts already granted: _ **$5,100,000 Appropriated from FTM 2021, additional Funding necessary due to cost increase.** **- EDA grant funding will reimburse up to $3,825,000.00 of the total cost of this project**

Basis of Estimated Costs (attach additional information if available)			**If project has impact on 5 Year Plan and future operating budgets, insert estimated amounts.**		
Capital:	**Cost**	**Comments**	**Fiscal Year:**	**Capital**	**Operations & Maintenance**
Planning and Design	**$0.00**	**Engineering and design, cost is $1,532,850.00 and includes Construction administration and resident representative services. Cost is the Weston & Sampson contract not to exceed price funded through FTM article 2021A26**	***FY23***		
Labor and Materials	**$7,806,850.00**	**Total Cost is $11,374,000.00 includes items 1-13 of the Engineers Estimate.3,567,150 is funded through FTM Article 2021A26**	***FY24***		
Administration			***FY25***		
Land Acquisition			***FY26***		
Equipment			***FY27***		
Other					
Contingency	**$1,706,100.00**	**Contingency provides for Design and construction, as well as any potential material supply chain issues. Material lead times and availability continues to affect similar projects.**			
Total Capital	**$9,512,950.00**				

Project Justification and Objective: **Upgrades to the distribution system piping throughout the Manomet pressure zone are necessary to alleviate the reduced carry capacity of the water mains. Increased flow volumes will equalize pressure spikes and deficits in Manomet improving ISO Fire flows and reducing pressure on the wells. Tanks will fill faster as a result and pressure throughout the zone will be more uniform EDA grant funding in the amount of $3,825,000.00 has been approved for this project. The town risks losing this funding if not approved**

For Capital Project Requests:

Will this project be phased over more than one fiscal year? If yes, enter it on the 5 Year Plan Yes ☐ No ☒

Can this project be phased over more than one fiscal year? Yes ☐ No ☒

For Capital Equipment Requests:

☐ Check if equipment requested is replacement and enter the year, make & model, VIN and present condition of existing equipment

What is the expected lifespan of this new/replacement equipment? **The anticipated life span of these new water mains is approximately 100 years.**

Attach backup information, estimates, or justification to support this request.

Weston & Sampson

MEMORANDUM

TO: Town of Plymouth

FROM: Weston & Sampson

DATE: August 25, 2022

SUBJECT: Manomet Pressure Zone Water Main Upgrades - Construction Cost Escalation

The Town of Plymouth developed a Water System Master Plan in November 2019 (pre-COVID19), which included the Manomet Pressure Zone Water Main Upgrades of approximately 20,100 linear feet of 8- and 12-inch ductile iron pipe and full-width pavement restoration. The initial opinion of the probable construction cost (OPCC) of $5,100,000 for the design and construction was developed in February 2020. The 2020 OPCC included construction costs, pavement restoration, police details, engineering design, construction administration, resident engineer, and a 25% contingency. On October 17, 2020, the Department of Public Works included this cost in the fall Town Meeting under Article 4E Manomet Zone Pipe Upgrades. Article 4E was approved for $5,100,000 with language stating the total sum "shall be reduced by the amount of any grants received by the Town."

On May 27, 2021, the Town received funding for this project through a U.S. Department of Commerce's Economic Development Administration (EDA) grant program. The grant award amount is 75% of the 2020 estimated construction cost of $5,100,000. Below is a table that summarized the approved budget for the EDA grant.

Approved EDA Grant Budget:

EDA approved grant	$3,825,000
Town contribution	$1,275,000
Total project cost	$5,100,000

A condition of the EDA grant requires the Town to adhere to a specific project development time schedule from the date of financial assistance award set by EDA. The financial assistance award form CD-450 was signed by EDA on May 27, 2021 and requires construction of the EDA portion of the project to be completed by August 27, 2024.

In August of 2021, the Town issued a request for qualifications for the Manomet Pressure Zone Water Main Improvements Engineering & Design Services. On November 9, 2022, the Town awarded the contract to Weston & Sampson Engineers, Inc. (Weston & Sampson). The total contract agreement was for the sum not to exceed $1,532,850, including design, bid, construction administration, and resident representative services.

The water main design has been completed and the design plans and specifications are awaiting approval from EDA. The project will be bid as soon as EDA approval is received.

Weston & Sampson prepared an Engineer's Opinion of Probable Construction Cost (OPCC), dated July 19, 2022, based on discussions with several vendors, bid tabulations from recently bid water main replacement projects, and current trends within the construction industry, which includes material and labor shortages and long material lead times leading to escalated construction costs, from even a couple of years ago. These construction trends are further discussed below.

The total 2022 OPCC is approximately $13,100,000 and includes construction costs, police details, pavement restoration (trench width permanent pavement and full-width mill and overlay pavement), and a 15% contingency. The OPCC prepared by Weston & Sampson also includes an additional 2,500 linear feet of water main work above what was presented in 2020. The following table compares the 2020 and 2022 project limits and pipe length estimates.

2020 vs 2022 pipe length estimates

Location	From	To	2020 Est. Length (ft)	*2022 Est Length (ft)	Notes
Bartlett Rd	State Rd	Rya Rd	4,100	4,400	
Bartlett Rd	Ray Rd	Earl Rd	-	400	Added to the project
Brook Rd	State Rd	State Rd	4,450	4,440	
Manomet Point Rd	State Rd	Kevin Ave	4,350	4,980	
White Horse Rd	Robbins Hill Rd	State Rd	3,700	4,070	
Beaver Dam Rd	State Road		-	140	Added to the project
Pricilla Beach Rd & Robins Hill Rd			1,700	2,020	
Rocky Hill Rd at White Horse Rd.	White Horse Rd	Guide Board Rd	900	1,020	
Manomet Elementary School Loop	Manomet Point Rd		900	1,130	
		Total	20,100	22,600	

*2022 estimated length includes hydrant laterals and side street tie-ins.

As previously stated, since the beginning of 2020, the US construction industry has seen an unprecedented increase in material and labor costs. This increase can be directly related to the COVID19 pandemic and the recent conflict between Russia and Ukraine, among other factors. Per the Associated General Contractors of America, AGC, the post-producer price index (PPI) for steel mill products rose 124% in 26 months, and copper and brass indexes increased by 68%. In addition, transportation costs increased by 40%.

The ongoing COVID restrictions in China and the blockage of cargo ships due to the conflict between Russia and Ukraine have impacted the supply chain here in the USA and across the world, affecting contractors' ability to acquire building materials. Supply chain issues have increased lead times for construction items like steel, copper, and brass. For example, the average lead time for steel-related items, including ductile iron pipe, hydrants, gate valves, and copper pipe, is approximately 20 to 40 weeks, which impacts a contractor's ability meet specific demands written in contract documents, such as project completion dates. Also, suppliers can no longer own their quotes as the prices fluctuate weekly, in part due to long lead times, making it so contractors can no longer hold their bid price for the mandatory timeframe after bids are opened. Therefore, contractors are forced to add additional markups to their bids to offset potential material cost escalation.

The current labor shortage has also negatively impacted the construction industries, requiring construction firms to raise pay and improve benefits, which translates into higher business costs and elevated construction costs.

While preparing the OPCC, Weston & Sampson contacted several vendors for quotes for material and lead times and confirmed the material shortage and long lead times noted above. Weston & Sampson also spoke to contractors and reviewed bid tabulations for recent water main replacement projects, all of which show an increase in construction costs, as noted above.

ARTICLE 5:

ARTICLE 5: Pavement Management Stabilization Fund.
To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to the Pavement Management Plan Debt Stabilization Fund, as authorized by the provisions of G.L. c. 40, §5B as amended, or take any other action relative thereto.
SELECT BOARD

RECOMMENDATION: Approval $1,498,012.70 Unanimous (10-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 5. Approval this article will authorize the Town to transfer $1,498,012.70 from Free Cash to the Pavement Management Plan Debt Stabilization Fund for future use as it relates to road repair, maintenance, and/or construction in the Town. This amount is the excess of actual Motor Vehicle Excise receipts over the amount budgeted for FY22. The current balance in the fund is $3,544,398.04. As with all Stabilization Funds, a 2/3rds vote of Town Meeting would be required for any future withdrawals from the stabilization fund.

TOWN OF PLYMOUTH

FINANCE DEPARTMENT
26 COURT STREET, PLYMOUTH, MA 02360
PHONE (508) 747-1620 EXTENSION 10177

TO: SELECT BOARD
ADVISORY & FINANCE
TOWN MEETING MEMBERS

FROM: LYNNE A. BARRETT
DIRECTOR OF FINANCE

SUBJECT: ARTICLE 5 – PAVEMENT MANAGEMENT STABILIZATION FUND

DATE: AUGUST 16, 2022

In accordance with our Financial Management Policies for the Pavement Management Plan Stabilization fund, I am recommending that we transfer from Free Cash the amount of $1,498,012.70 to the fund which represents the amount of Motor Vehicle Excise receipts that we took in over and above what was budgeted for Fiscal Year 2022, (see page 2).

The current balance in the Pavement Management Plan Stabilization fund is $3,544,398.04, which is the result of the following activity:

Description	Total
EARNINGS ON INVESTMENT	(446,956.55)
TRANSFER FROM GENERAL FUND	(6,071,677.49)
EXTENDED MAINTENANCE FEE	(2,750.00)
Total Revenue	(6,521,384.04)
Transfer to GF for PMP Debt Service	2,976,986.00
Balance	(3,544,398.04)

So far, we have voted $15 million, in three phases, for the Road Improvement Program since its inception in 2017. We have permanently borrowed for two of those phases which this fund pays the principal and interest for.

Thank you for your consideration.

Description	2022 Revised Budget	2022 Actual	Over (Under)
MOTOR VEHICLE EXCISE 1999	0.00	-262.08	262.08
2000 MOTOR VEHICLE EXCISE	0.00	-279.43	279.43
2001 MOTOR VEHICLE EXCISE	0.00	-94.11	94.11
2002 MOTOR VEHICLE EXCISE	0.00	-22.06	22.06
2003 MOTOR VEHICLE EXCISE	0.00	-22.15	22.15
2004 MOTOR VEHICLE EXCISE	0.00	305.63	-305.63
2005 MOTOR VEHICLE EXCISE	0.00	-18.57	18.57
2006 MOTOR VEHICLE EXCISE	0.00	-141.19	141.19
2007 MOTOR VEHICLE EXCISE	0.00	-1,226.63	1,226.63
2008 MOTOR VEHICLE EXCISE	0.00	-228.47	228.47
2009 MOTOR VEHICLE EXCISE	0.00	-354.83	354.83
2010 MOTOR VEHICLE TAX	0.00	-68.41	68.41
2011 MOTOR VEHICLE EXCISE	0.00	-695.26	695.26
2012 MOTOR VEHICLE EXCISE	0.00	-763.95	763.95
2013 MOTOR VEHICLE EXCISE	0.00	-186.77	186.77
2014 MOTOR VEHICLE EXCISE	0.00	-427.27	427.27
2015 MOTOR VEHICLE EXCISE	0.00	-444.23	444.23
2016 MOTOR VEHICLE TAX	0.00	-1,209.10	1,209.10
2017 MOTOR VEHICLE EXCISE	0.00	-3,357.82	3,357.82
2018 MOTOR VEHICLE EXCISE	0.00	-8,364.12	8,364.12
2019 MOTOR VEHICLE EXCISE	0.00	-20,071.21	20,071.21
2020 MOTOR VEHICLE EXCISE	0.00	-89,135.60	89,135.60
2021 MOTOR VEHICLE EXCISE	-1,479,000.00	-1,923,574.31	444,574.31
2022 MOTOR VEHICLE EXCISE	-7,665,000.00	-8,591,370.76	926,370.76
Grand Total	**-9,144,000.00**	**-10,642,012.70**	**1,498,012.70**

ARTICLE 6:

ARTICLE 6: Elderly and Disabled Taxation Fund
To see if the Town will vote to accept the provisions of G.L. c.60, §3D, creating an Elderly and Disabled Taxation Fund, to which shall be credited voluntary contributions from tax payers, using either a check off box on the bill, or a bill insert for the purpose of defraying the costs of real estate taxes of elderly and disabled persons of low income; and, as required by law, to create a Taxation Aid Committee to consist of the Chair of the Board of Assessors, the Town Treasurer and three residents of the Town to be appointed by the Select Board; said fund to become effective as of Fiscal Year 2024; or any other action relative thereto.
SELECT BOARD

RECOMMENDATION: Approval (9-2-2)
The Advisory & Finance Committee recommends Town Meeting approve Article 6. Approval of this article will authorize the establishment of an elderly and disabled taxation fund, for the purpose of defraying real estate taxes of elderly and disabled persons of low income, and the creation of a Taxation Aid Committee to develop rules and regulations for the program and to administer the fund. Accepting the provisions of the statute would give Plymouth taxpayers the option to voluntarily elect to donate into the fund, above the amount they would otherwise owe on their tax bill, to contribute to the fund. All funds collected would be deposited to an interest-bearing account under the custody of the Town Treasurer.

TOWN OF PLYMOUTH

BOARD OF SELECTMEN / TOWN MANAGER
26 COURT STREET, PLYMOUTH, MA 02360
PHONE (508) 747-1620 EXTENSION 10100

To: Select Board

A&F Committee

From: Brad Brothers, Asst. Town Manager BB

Date: August 23, 2022

Subject: ARTICLE 6- Elderly and Disabled Taxation Fund

This article looks to establish an elderly and disabled taxation fund for the purpose of defraying real estate taxes of elderly and disabled persons of low income.

Adoption of this article would allow Plymouth taxpayers to voluntarily check off, donate and pledge an amount ($1 minimum) in addition to their amount due starting in fiscal year 2024. All amounts donated and interest earned will be deposited into a special account under the custody of the treasurer.

The use of elderly and disabled tax fund shall be administered by a taxation aid committee without further appropriation. This committee shall be required to adopt rules and regulations to carry out the provisions of G.L. c.60, §3D and consist of the chairman of the board of assessors, the treasurer and three residents to be appointed by the board of selectmen.

Part I ADMINISTRATION OF THE GOVERNMENT

Title IX TAXATION

Chapter 60 COLLECTION OF LOCAL TAXES

Section 3D CITY OR TOWN AID TO ELDERLY AND DISABLED TAXATION FUND; VOLUNTARY CHECK OFF DONATIONS

Section 3D. A city or town which accepts the provisions of this section is hereby authorized, subject to the approval of the commissioner, to design and designate a place on its municipal tax bills, or the motor vehicle excise tax bills, or to mail with such tax bills a separate form, whereby the taxpayers of said city or town may voluntarily check off, donate and pledge an amount not less than $1 or such other designated amount which shall increase the amount otherwise due, and to establish a city or town aid to the elderly and disabled taxation fund for the purpose of defraying the real estate taxes of elderly and disabled persons of low income.

Any amounts donated to said fund shall be deposited into a special account in the general treasury and shall be in the custody of the treasurer. The treasurer shall invest said funds at the direction of the officer, board, commission, committee or other agency of the city or town who or which is otherwise authorized and required to invest trust funds of the city or town and subject to the same limitations applicable to trust fund investments, except as otherwise specified herein. The fund, together with the interest earned thereon shall be used for the purpose specified in this section without further appropriation.

In any city or town establishing an aid to the elderly and disabled taxation fund, there shall be a taxation aid committee to consist of the chairman of the board of assessors, the city or town treasurer and three residents of the city or town to be appointed by the mayor or board of selectmen as the case may be. Said board shall adopt rules and regulations to carry out the provisions of this section and to identify the recipients of such aid.

ARTICLE 8:

ARTICLE 8: Property Acquisition off State Road
To see if the Town will vote to authorize the Select Board to acquire by purchase, gift, eminent domain or otherwise for fire station and public safety purposes and/or general municipal purposes, upon such terms and conditions as the Select Board deems to be in the best interest of the Town, the fee or lesser interest in a portion of property shown on Plymouth Assessor's Map as Parcel 048-000-006F-000 and described in Book 2122, Page 188 in the Plymouth County Registry of Deeds, located off State Road, Plymouth, Massachusetts, the approximate area of which portion is shown on the plan entitled Plan of Land #811 & #827 State Road as on file with Plymouth Department of Public Works, Engineering Division, and the Town Clerk, said interest in land to be held under the care, custody, management, and control of the Select Board; and to authorize the Select Board, on behalf of the Town, to enter into all agreements and execute any and all instruments as may be necessary to effectuate said acquisition; and further, to fund such acquisition, to transfer a sum of money from the appropriation made by the vote taken under Article 5 of the April 2, 2022 Special Town Meeting; or to take any other action relative thereto.
SELECT BOARD

RECOMMENDATION: Approval (13-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 8. Approval of this article will authorize the Select Board to purchase an abutting parcel shown on the plan entitled "Plan of Land #811 & #827 State Road, Plymouth Mass." to accommodate the construction of a new driveway on the north side of the fire station and to make all necessary improvements to accommodate the project as it progresses. If approved, the acquisition will be fully funded from money previously authorized for this project in Article 5 of the April 2022 Special Town Meeting.

Town of Plymouth
Fire Department
114 Sandwich Street
Plymouth, Massachusetts 02360
508-830-4213
Fax 508-830-4174

Date: September 6, 2022

To: Select Board
Advisory and Finance Committee

Cc: Derek Brindisi, Town Manager
Brad Brothers, Asst. Town Manager

From: Neil Foley, Chief of Department

Re: Article 8 Manomet Fire Station Easement (Revised)

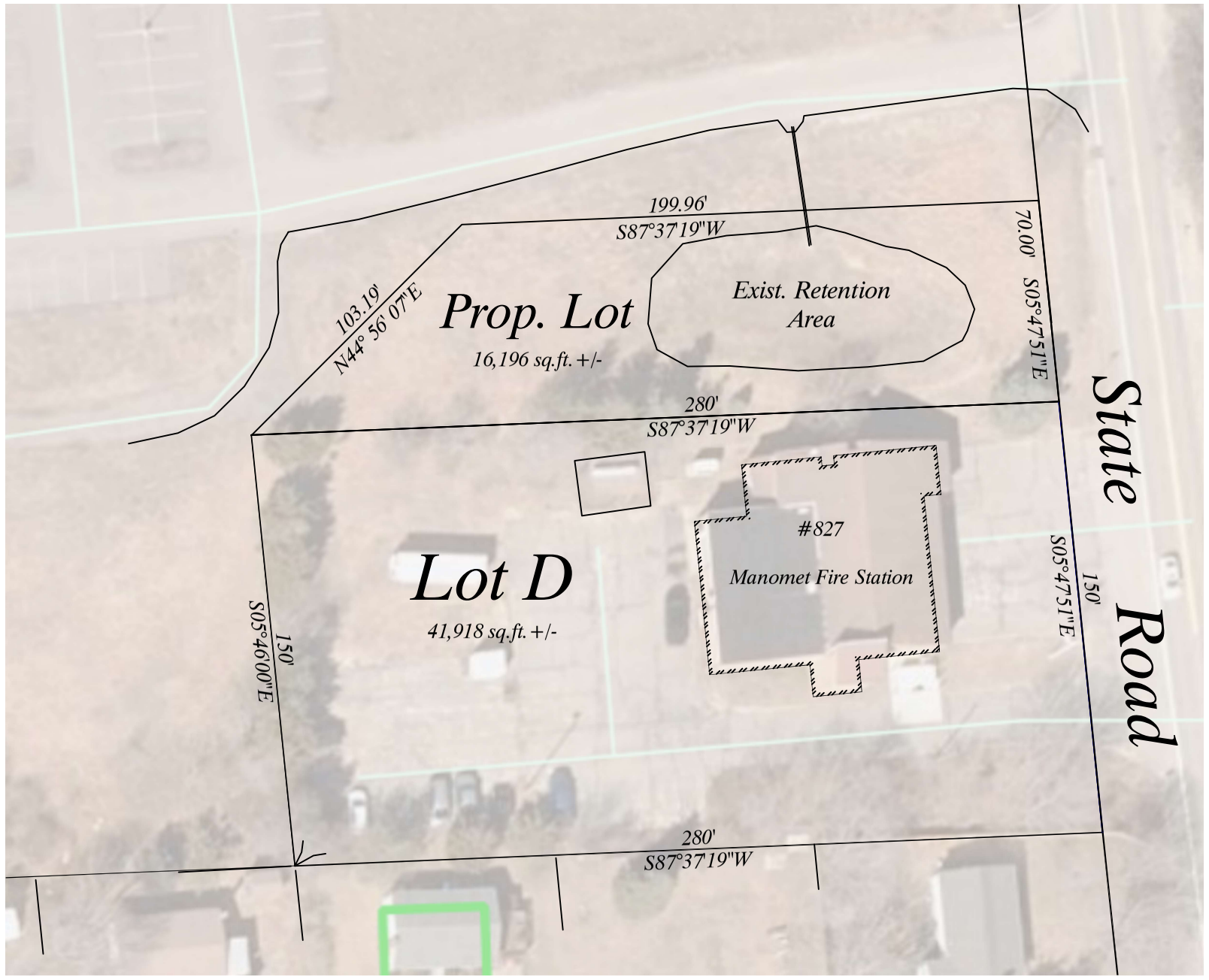
Article 8 requests to authorize the Select Board, on behalf of the town, to enter into an agreement with an abutter of the Manomet Fire Station to purchase outright or acquire rights through an easement as shown on the plan entitled "Plan of Land #811 & #827 State Road, Plymouth Mass.". This acquisition is directly related to the station remodel project using the funding authorized at the April 2, 2022, Special Town Meeting. Approval of this Article will keep the project on schedule and will be ready to bid this coming January.

As presented at the Spring 2022 Town Meeting, the renovation of the Manomet Fire Station requires the construction of a substantial addition to the existing building. The project architect identified the south side of the building as the most optimal location for this addition due to the utilities and infrastructure that are already present. The proposed station expansion will require the relocation of the existing driveway on the south side of the building. Currently, this driveway is the only access to the employee parking lot and the rear apparatus response bays. Due to the existing lot size and configuration, constructing a new driveway on the north side of the building will be required to complete the project necessitating the acquisition of this lot. The 2021 Fire Station location study indicated the Manomet Station is in an optimal location. Therefore, relocating the station to a new area is not advised.

Early negotiations with the abutter focused on a simple access easement, not a purchase. However, during more recent talks, the abutter has now offered the town to purchase the land outright, an option that is very beneficial to the project design and engineering. Buying the land outright will provide complete control over the land and the existing retention pond on the lot. In addition, the purchase of this lot allows the town to make all necessary improvements to accommodate the project as it progresses.

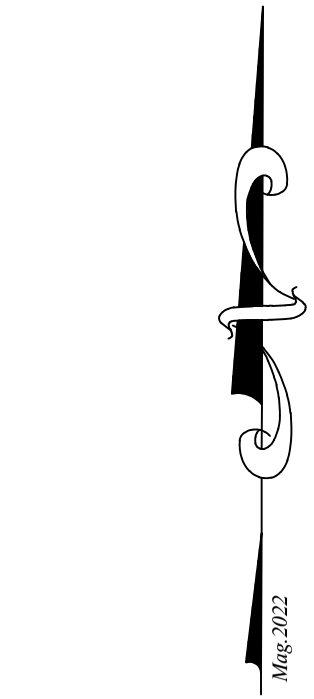
Pending an independent appraisal of the lot, we hope to have a purchase and sale agreement this October. We expect the acquisition price to fall within $70,000.00 to $90,000.00, which was anticipated for and budgeted into the overall project costs. Similar unbuildable lots in Plymouth using Patriot Properties data have recently sold range from 0.57 cents to $26.06 dollars per square

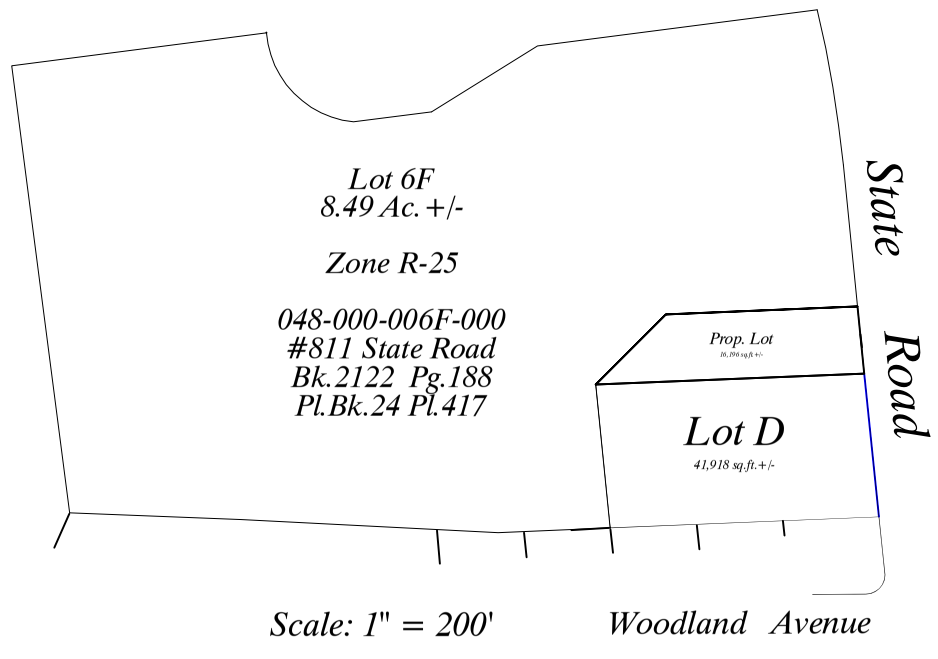
foot, with an average of $6.21. This would seem to illustrate the value is based on the needs of buyer and not necessarily market trends. The true value of this transaction is the ability for the fire station project engineers to continue designing the most cost-effective remodel of the existing facilities while ensuring the station remains located in its current location with the least amount of impact to our neighbors. Additionally, taking ownership of the land could reduce future legal problems and provide the flexibility should the needs of the community change.



0 50 75 100

1" = 50' August, 2022





I hereby certify that the property lines shown are the lines dividing existing ownership, and the lines of streets and ways shown are those of existing public or private streets or ways already established, and that no new lines for division of existing ownership or for new ways are shown.

Plan of Land

#811 & #827 State Road

Plymouth, Mass.

Town of Plymouth - Department of Public Works - Engineering Division
26 Court Street - Plymouth, MA. 02360 (508) 747-1620

ARTICLE 9A:

ARTICLE 9A: CPC- Purchase Open Space- off Carver Road
To see if the Town will vote to authorize the Select Board to acquire by purchase, gift, eminent domain, or otherwise, for open space and recreational purposes pursuant to G.L. c. 44B on such terms and conditions as the Select Board deems appropriate and to accept the deed to the Town of Plymouth, of a fee simple interest or less in the land comprising 99.5 acres, more or less, located off Carver Road in Plymouth, described more particularly in the deed recorded with the Plymouth County Registry of Deeds in Book 56776, Page 338, as further shown on Assessor's Map 107 as Lots 9A, 20F-1, 20F-2, 20F-3, 22, 23-4, 24A, and 63-10, such land to be held under the care, custody, management and control of the Conservation Commission; and to appropriate $900,000.00 for the acquisition of said land and other costs associated therewith from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow said total sum pursuant to G.L. c. 44B, §11 or G.L. c.44, §7 or any other enabling authority; and further to authorize the Select Board to grant a conservation restriction in said property in accordance with G.L. c. 44B, §12 meeting the requirements of G.L. c. 184, §§31-33; and to authorize appropriate Town officials to file on behalf of the Town any and all applications deemed necessary for grants and reimbursements from the Commonwealth of Massachusetts deemed necessary under G.L. c. 132A, §11 and to authorize them to enter into all agreements and execute all instruments as may be necessary on behalf of the Town to effect said purchase; or take any other action relative thereto.
COMMUNITY PRESERVATION COMMITTEE

RECOMMENDATION: Approval $900,000 (10-1-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 9A. Approval of this article will authorize the Town to purchase 99.5 acres of land, which directly abuts and surrounds the Darby Pond Well area, providing further protection to the Town's Zone I and Zone II Wellhead Protection Area. This area is a significant source of drinking water for Plymouth's residents. In addition to protecting the aquifer, this acquisition will protect rare, unique and endangered plant and wildlife that have made their homes there and preserve this large tract of land for passive recreation use by the public.

The following supporting documentation is in summary form.
For the full CPC submission please visit the Town Website at:
https://www.plymouth-ma.gov/community-preservation-committee

TOWN OF PLYMOUTH
COMMUNITY PRESERVATION
COMMITTEE

MEMO

TO: Town Meeting, Board of Selectmen, and the Advisory & Finance Committee
From: The Community Preservation Committee
Date: Friday, August 19, 2022
Re: ANNUAL FALL TM 2022: CPA Article 9A

ARTICLE 9A: To see if the Town will vote to authorize the Select Board to acquire by purchase, gift, eminent domain, or otherwise, for open space and recreational purposes pursuant to G.L. c. 44B on such terms and conditions as the Select Board deems appropriate and to accept the deed to the Town of Plymouth, of a fee simple interest or less in the land comprising 99.5 acres, more or less, located off Carver Road in Plymouth, described more particularly in the deed recorded with the Plymouth County Registry of Deeds in Book 56776, Page 338, as further shown on Assessor's Map 107 as Lots 9A, 20F-1, 20F-2, 20F-3, 22, 23-4, 24A, and 63-10, such land to be held under the care, custody, management and control of the Conservation Commission; and to appropriate $900,000.00 for the acquisition of said land and other costs associated therewith from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow said total sum pursuant to G.L. c. 44B, §11 or G.L. c.44, §7 or any other enabling authority; and further to authorize the Select Board to grant a conservation restriction in said property in accordance with G.L. c. 44B, §12 meeting the requirements of G.L. c. 184, §§31-33; and to authorize appropriate Town officials to file on behalf of the Town any and all applications deemed necessary for grants and reimbursements from the Commonwealth of Massachusetts deemed necessary under G.L. c. 132A, §11 and to authorize them to enter into all agreements and execute all instruments as may be necessary on behalf of the Town to effect said purchase; or take any other action relative thereto.
COMMUNITY PRESERVATION COMMITTEE

CPC RECOMMENDATION: Approval (unanimous)
The Community Preservation Committee voted unanimously Article 9A at its meeting held Thursday, August 18, 2022.

SUMMARY & INTENT:
The Community Preservation Committee is recommending this Article to Fall Town Meeting 2022 to utilize CPA Open Space Funds for the acquisition of land off of Rt 80.

Property Description: The property is within multiple areas identified as significant by the Commonwealth of Massachusetts for groundwater and surface water protection, including: It is directly adjacent to the Town's Darby Pond Well, identified by the Commonwealth of Massachusetts as a "Community Groundwater Well" that is within a Zone I Wellhead Protection Area Portions of the Property are within a Zone II Well Head Protection Area

NATURAL RESOURCE VALUES AND CHARACTERISTICS: The property is within multiple areas that have been identified as ecologically significant by Natural Heritage (NHESP), including:

Entirely within Bio Map 2 "Core Habitat, Core Component—Species of Conservation Concern", and "Critical Natural Landscape, Core Component, Landscape Blocks". Directly abuts the Zone 1 Wellhead Protection Area.

· Partially within "Priority Habitats of Rare Species, PH 530" (numerous Pine Barrens-associated species)

· Partially within "Pine Barrens Natural Community Systems, UMass". Pine Barrens are a globally rare forest type.

· Entirely within a Area of Critical Environmental Concern", as designated by the Commonwealth of Massachusetts EOEEA in 1991

The property has frontage on Darby Pond, a coastal Plain Pond. Such ponds are globally rare habitats found almost exclusively in Southeastern MA, primarily in Plymouth.

APPLICATION
to the
PLYMOUTH
COMMUNITY PRESERVATION
COMMITTEE

July, 2022

PROJECT: DARBY POND TOWN WELL PROTECTION/CAMP NORSE

LOCATION: GRAFFAM ROAD, R. CARVER ROAD, KRISTIN ROAD, PARTING WAYS ROAD, AND DARBY POND, WEST PLYMOUTH

ACREAGE: Approximately 99.5 acres

CURRENT OWNERS:

RHODE ISLAND BOY SCOUTS

Subject Parcels: Plymouth Assessors Map 107, Parcels 9A, 20F-1, 20F-2, 20F-3, 22, 23-4, 24A, 63-10

PROJECT SUMMARY:

Wildlands Trust ("WLT") hereby submits an application to the Plymouth Community Preservation Committee, pursuant to the possibility of the Town acquiring the fee simple interest in eight parcels situated on and around Darby Pond in the northwest corner of Plymouth.

The parcels (collectively, the "Property") comprise 99.5 acres, more or less, and are part of Camp Norse, a complex serving the scouting community in Southeastern Massachusetts and Rhode Island. It directly abuts and surrounds the Town's Darby Pond Well, a so-called "Community Groundwater Well" that provides drinking water to Plymouth residents. Because of its proximity to the well, the Property is situated proximate to and within multiple areas identified as significant for groundwater and surface water protection. It directly abuts the Zone I Wellhead Protection Area that establishes a 400' protective radius around the well, is within a "Zone II Wellhead Protection Area", and lies entirely within an area identified by the Commonwealth of Massachusetts as a "High Yield Aquifer Area".

The Town's acquisition of the Property would help protect this vital component of the Town's infrastructure, help protect the sole source Plymouth-Carver Aquifer, and preserve a large assemblage of open space in an area of Plymouth historically underserved by land conservation efforts.

The Property possesses other significant natural resource values. It is within areas designated by the Commonwealth of Massachusetts Natural Heritage and Endangered Species Program ("NHESP") as BioMap 2 "Core Habitat" and "Critical Natural Landscape", and "Priority Habitat of Rare Species PH 609". It also includes extensive frontage on Darby Pond, a so-called "Coastal Plain Pond". Such ponds are globally rare habitats found almost exclusively in Southeastern Massachusetts, but primarily in Plymouth.

The proposed acquisition of the Property meets several of the "Open Space Goals and Criteria" enumerated in Plymouth's Community Preservation Committee application, and is consistent with several of the goals and objectives articulated in Plymouth's Open Space and Recreation Plan.

OWNERSHIP/PROJECT HISTORY:

The Property is owned and managed by the Rhode Island Boy Scouts. The Property was formerly owned by the Narragansett Council of the Boy Scouts, which merged with Anawon Councill of the BSA in 2016. A copy of that merger agreement is included herewith in the Attachments section of this application, along with a copy of a deed from May 2022 transferring the Property's title from the Narragansett Council to the Rhode Island Boy Scouts.

Camp Norse was established in 1934 with the acquisition of 25 acres on Darby Pond. Subsequent acquisitions, including but not limited to those in 1943, 1962, and 1969 expanded the Camp to its current extent.

In early 2018 WLT staff and representatives of the Town of Plymouth spoke with Narragansett Council CEO Tim McCandless and CFO Marc Cardin about the prospects for a conservation project involving some portion of the Camp's property. At that time, the proposed project scope involved the Town's purchase of a Conservation Restriction on approximately 165 acres in Plymouth. Toward that possible outcome, WLT prepared and submitted an application to the CPC on Council's behalf in spring 2018.

The Town and the Council subsequently commissioned an appraisal of the assemblage that would comprise the proposed CR, and following receipt of the appraisal discussions ensued toward achieving agreement on a sales price for the CR. However, the parties did not reach an accord on a sales price, and the project went dormant for several years, in no small part due to the Covid pandemic.

In June 2022, Mr. McCandless and Mr. Cardin conferred with Plymouth Community Preservation Chair Bill Keohan toward reviving discussions about a potential conservation project, and to discuss the typical parameters of a Community Preservation Act open space project, including the application process, the appraisal process, and how the Community Preservation Committee builds support for its projects prior to presenting them for Town Meeting approval. The parties also discussed and agreed upon revising the proposed project's scope, to involve a town purchase of the fee simple interest in approximately 99.5 acres of the Council's holdings in lieu of acquiring a Conservation Restriction.

WLT is revising and advancing this application on behalf of Mr. Cardin, Mr. McCandless and the Rhode Island Boy Scouts, and will help facilitate the project thereafter as needed.

ZONING/DEVELOPMENT POTENTIAL:

The Property is situated entirely within the RR Zoning District. In the absence of a conceptual or approved subdivision plan, its development potential is unknown at this time, and would require further analysis that is beyond the scope of this application. The property does contain significant upland area.

PLANS OF LAND:

Per Mr. Cardin, there aren't any survey plans that depict the Premises.

PROPOSED ACQUISITION PLAN/TIMELINE:

In the best case, the Town would acquire the Property as soon as possible following a vote by Fall 2022 Plymouth Town Meeting approving the project, subject to the satisfactory completion of all required due diligence. The proposed project timeline would be contingent upon multiple factors, including the parties achieving agreement on a sales price.

NATURAL RESOURCES SUMMARY:

The Property is within multiple areas identified as significant by the Commonwealth of Massachusetts for groundwater and surface water protection, including:

- It is directly adjacent to the Town's Darby Pond Well, identified by the Commonwealth of Massachusetts as a "Community Groundwater Well" that is within a Zone I Wellhead Protection Area
- Portions of the Property are within a Zone II Wellhead Protection Area
- It lies above the Plymouth-Carver sole source aquifer, an invaluable regional resource that is the source of Plymouth's drinking water.
- It lies entirely within a "High Yield Aquifer Area".

The Property is comprised primarily of wooded upland area, with variable topography, and includes most of the frontage on Darby Pond. It is within multiple areas designated as ecologically significant by NHESP, including:

- Partially within Bio Map 2 "Core Habitat", "Core Component—Species of Conservation Concern", "Aquatic Core", "Wetlands", and "Priority Natural Communities", and "Critical Natural Landscape", CNL Components, "Upland Buffer of Aquatic Core", "Upland Buffer of Wetland Core"
- Portions of the Property are within "Priority Habitats of Rare Species, PH 609", and "Estimated Habitats of Rare Wildlife"
- Includes area of "Acidic Peatland Community Systems" (on parcel south of Graffam Road)
- Includes area of "Sandplain Natural Community Systems" (on parcel northeast of Darby Pond, near the power line corridor)
- "Coastal Plain Pond Systems" (Darby Pond is a Coastal Plain Pond. Said ponds are a globally rare natural community).

LANDSCAPE CONTEXT:

The Property's landscape context is mostly favorable. Other holdings of Camp Norse in the Town of Kingston that extend out to Parting Ways Road abut to the north, a 39-acre parcel including a cranberry bog and associated upland acquired by the Town in 2018 directly abuts to the east, and a large tract of privately owned open space extending into the Town of Carver abuts to the west. The Town's Darby Pond Well sits in the virtual

center of the Camp, and a large parcel also owned by the Town is proximate to the northeast.

There is some single-family residential development situated to the south/southeast, along Graffam Road.

In the larger landscape context, Camp Norse is a significant component of an expansive, if not completely contiguous, corridor of open space in Plymouth and Kingston. Lying to the northeast is the Town of Plymouth's Parting Ways Cemetery and numerous protected parcels surrounding or in close proximity to Muddy Pond in Kingston, including WLT's Nicks Rock Road Preserve, the Kingston State Forest, and the Northeast Wilderness Trust's Muddy Pond Wilderness Preserve, which completely surrounds Muddy Pond. Situated to the south below Carver Road are several large and primarily undeveloped parcels owned by Pinewood Lodge and the Plymouth Rod and Gun Club, respectively, and the Plymouth Airport complex, part of which contains rare species habitat. WLT holds a CR on a portion of this important habitat area. In the aggregate, this corridor is very significant for its rare wildlife habitats, importance for protecting the Plymouth-Carver Sole Source Aquifer, and scenic qualities.

ACCESS/IMPROVEMENTS:

The Property is accessible from multiple directions. From the south, it is accessed via Darby Station Road and Graffam Road. From the north, it is accessed from Parting Ways Road.

The Property proposed for acquisition does not include any improvements.

PUBLIC ACCESS POTENTIAL: The Property has the potential to support a hiking trail system because of its scale and primarily upland character. Should it acquire the Property, the Town will conduct a thorough assessment of its potential for passive forms of public access such as hiking and nature study.

LONG-TERM MANAGEMENT PROGNOSIS:

The Property proposed for acquisition does not include any improvements and will be managed primarily for water supply protection and passive recreation. Therefore it should not pose a significant operational burden on Town natural resources staff or budgets.

ALIGNMENT WITH COMMUNITY PRESERVATION ACT GOALS FOR OPEN SPACE

GOAL 1: *Preserve Plymouth's Rural Character.* The Property is one of the most important remaining bastions of rural character in northwestern Plymouth, an area that

has witnessed extensive development over the past 35-40 years and has historically been underserved by both public and private land preservation efforts.

GOAL 2: *Protect, rare, unique and endangered plant and wildlife habitat.* The Property is within multiple areas identified as containing significant wildlife habitat by NHESP, including Darby Pond, a Coastal Plain Pond. Such ponds are globally rare habitats.

GOAL 3: *Protect aquifer and aquifer recharge areas to preserve quantity and quality of future water supply.* The Property lies above the Plymouth-Carver sole source aquifer, which provides drinking water for Plymouth, is entirely within a "High Yield Aquifer Area" as identified by the Commonwealth of Massachusetts, is almost entirely within a Zone II Wellhead Protection Area, and completely surrounds a Zone I Wellhead Protection Area that includes the Town's Darby Pond Well.

GOAL 4: *Ensure adequate size and connection of protected natural areas to maximize environmental and habitat benefits.* The Property directly abuts other holdings of Camp Norse in Kingston, is proximate to a sizable parcel owned by the Town to the northeast, and abuts a substantial tract of privately owned open space that extends westerly into the Town of Carver.

OTHER SUPPORTING INFORMATION: The proposed acquisition would be consistent with several of the identified resource protection needs enumerated in the updated 2017 Town of Plymouth Open Space and Recreation Plan, including:

Section VIII, OPEN SPACE AND RECREATION OBJECTIVES AND STRATEGIES, pp. 206-208:

Water Supply

- *Objective 1: "Protect groundwater and assure an abundant supply of clean drinking water". STRATEGY: "Protect land in Zone I and Zone II Wellhead Protection Areas".* The proposed acquisition would protect land that almost entirely surrounds a Zone I Wellhead Protection Area, and is almost entirely within a Zone II Wellhead Protection Area.

Surface Water Quality

- *Objective 3: "Restore and maintain the quality of Plymouth's ponds, lakes, rivers, and wetlands".* The proposed acquisition would protect land that includes frontage on and is closely proximate to Darby Pond.

Wildlife Habitat Protection

- *Objective 7: "Protect wildlife both common species and "rare, endangered and threatened species" through the protection of wildlife habitat, breeding areas, and wildlife corridors".* The proposed acquisition would protect land that includes numerous areas NHESP identifies as containing significant wildlife habitats, including Bio Map 2 Core Habitat and Critical Natural Landscape. Additionally, Darby Pond is a Coastal Plain Pond. Such ponds support globally rare natural communities, and are high priorities for preservation.

PROJECT BUDGET

Proposed Sales Price	$ TBD following Appraisal
Funding Sources	
Town of Plymouth CPC Funds	$ TBD
Other	$ TBD
Project Costs	
Due Diligence	$ 5,000[1] (to potentially include EHA, closing and legal costs)
Stewardship Endowment	$ 15,000[2]
Project Total	**$ TBD**

[1]Estimated figure. In the event the parties determine that additional land survey work is desirable or required, this expense would significantly increase.

[2]Estimated Figure. The Town and WLT will jointly determine what an appropriate stewardship endowment is for the Property. The landowner has no obligations as regards the endowment for this project.

Unofficial Property Record Card - Plymouth, MA

General Property Data

Parcel ID	107-000-009A-000	Account Number	18884
Prior Parcel ID	9100 -G01 -107*0009*		
Property Owner	NARRAGANSETT COUNCIL BOY SCOUTS OF AMERICA	Property Location	DARBY POND
		Property Use	Char - Rec
Mailing Address	MARC CARDIN	Most Recent Sale Date	8/11/2016
	PO BOX 14777	Legal Reference	47306-148
City	E PROVIDENCE	Grantor	ANNAWON COUNCIL INC BSA,
Mailing State	RI Zip 02914	Sale Price	0
ParcelZoning	RR	Land Area	2.848 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 257,900	Total Value 257,900

Building Description

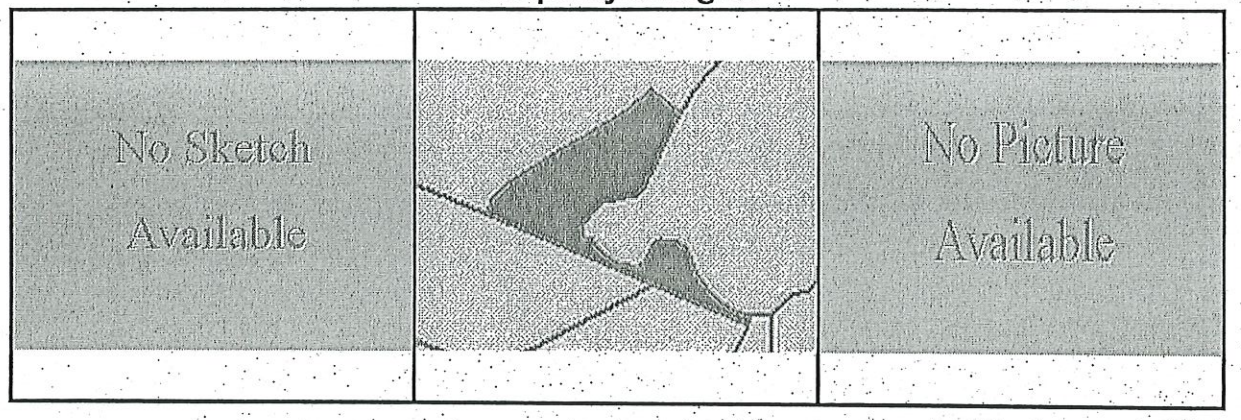
Building Style	Foundation Type	Flooring Type N/A
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade	Roof Cover	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 2.848 acres of land mainly classified as Char - Rec with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Unofficial Property Record Card - Plymouth, MA

General Property Data

Parcel ID	107-000-020F-001	Account Number	18896
Prior Parcel ID	7520 -G01 -107*0002B		
Property Owner	NARRAGANSETT COUNCIL BOY SCOUTS OF AMERICA	Property Location	100 - 122 GRAFFAM RD
		Property Use	Char - Rec
Mailing Address	MARC CARDIN	Most Recent Sale Date	8/11/2016
	PO BOX 14777	Legal Reference	47306-148
City	E PROVIDENCE	Grantor	ANNAWON COUNCIL INC BSA,
Mailing State	RI Zip 02914	Sale Price	0
ParcelZoning	RR	Land Area	2.999 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 41,400	Total Value 41,400

Building Description

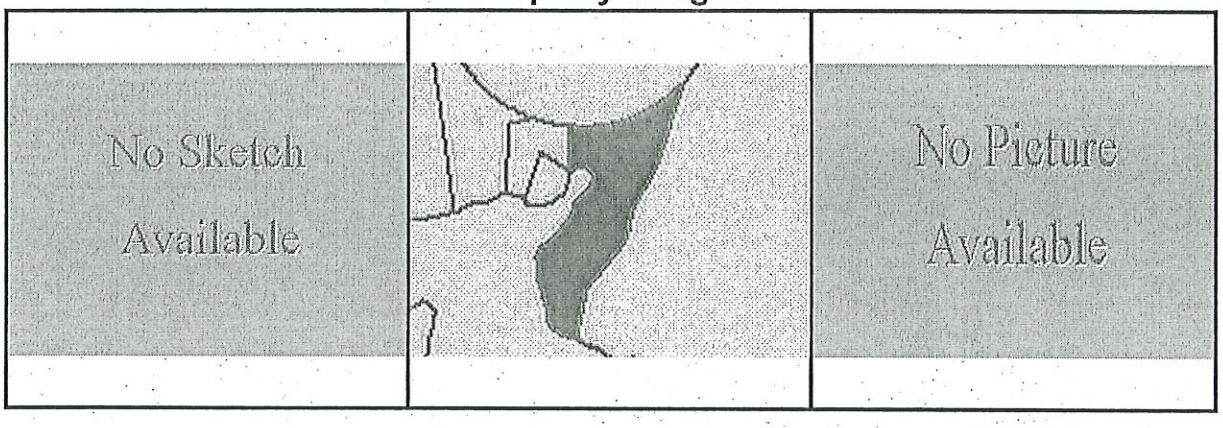
Building Style	Foundation Type	Flooring Type N/A
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade	Roof Cover	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 2.999 acres of land mainly classified as Char - Rec with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Unofficial Property Record Card - Plymouth, MA

General Property Data

Parcel ID	107-000-020F-002
Prior Parcel ID	7520 -G01 -107*0002C
Property Owner	NARRAGANSETT COUNCIL BOY SCOUTS OF AMERICA
Mailing Address	MARC CARDIN
	PO BOX 14777
City	E PROVIDENCE
Mailing State	RI Zip 02914
ParcelZoning	RR
Account Number	18896
Property Location	72 - 88 GRAFFAM RD
Property Use Char	- Rec
Most Recent Sale Date	8/11/2016
Legal Reference	47306-148
Grantor	ANNAWON COUNCIL INC BSA,
Sale Price	0
Land Area	1.799 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 30,600	Total Value 30,600

Building Description

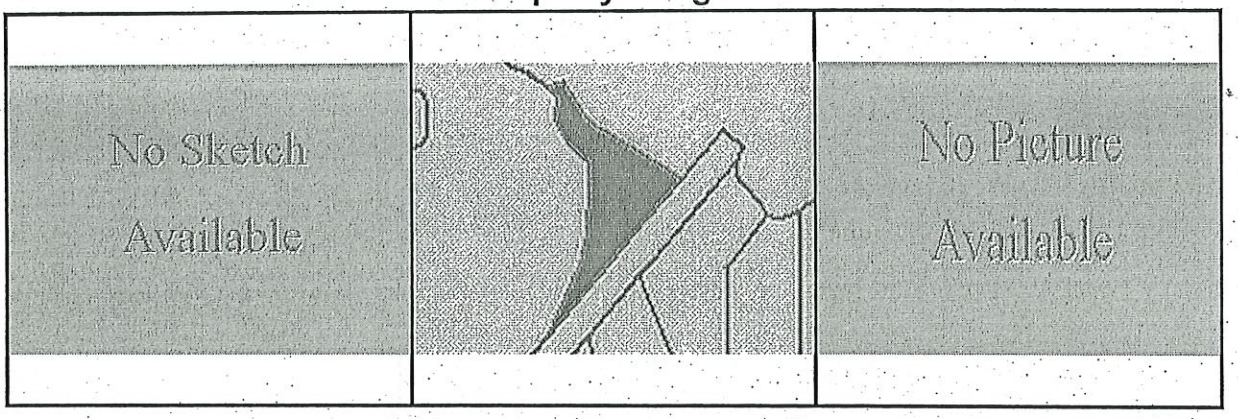
Building Style	Foundation Type	Flooring Type N/A
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade	Roof Cover	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 1.799 acres of land mainly classified as Char - Rec with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Unofficial Property Record Card - Plymouth, MA

General Property Data

Parcel ID 107-000-020F-003
Prior Parcel ID 7520 -G01 -107*0002D
Property Owner NARRAGANSETT COUNCIL BOY SCOUTS OF AMERICA

Mailing Address MARC CARDIN
PO BOX 14777
City E PROVIDENCE
Mailing State RI Zip 02914
ParcelZoning RR

Account Number 18896

Property Location 79 R CARVER RD
Property Use Char - Rec
Most Recent Sale Date 8/11/2016
Legal Reference 47306-148
Grantor ANNAWON COUNCIL INC BSA,
Sale Price 0
Land Area 55.399 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 1,220,700	Total Value 1,220,700

Building Description

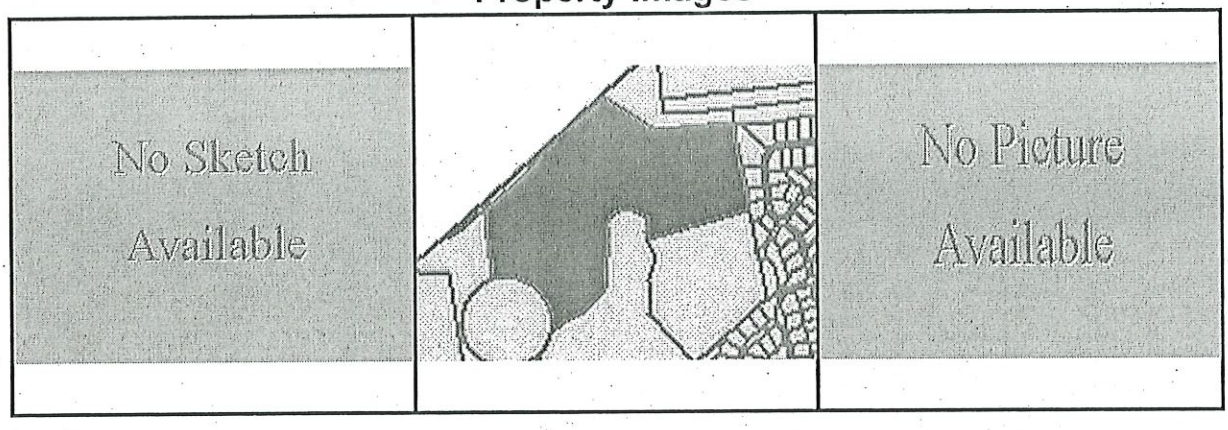
Building Style	Foundation Type	Flooring Type N/A
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade	Roof Cover	Heating Fuel N/A
Building Condition Average	Siding	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 55.399 acres of land mainly classified as Char - Rec with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Unofficial Property Record Card - Plymouth, MA

General Property Data

Parcel ID 107-000-022-000
Prior Parcel ID 9100 -G01 -107*0121*
Property Owner NARRAGANSETT COUNCIL BOY SCOUTS OF AMERICA

Mailing Address MARC CARDIN
PO BOX 14777
City E PROVIDENCE
Mailing State RI Zip 02914
ParcelZoning RR

Account Number 18894

Property Location WOODLAND-SHERMAN
Property Use Char - Rec
Most Recent Sale Date 8/11/2016
Legal Reference 47306-148
Grantor ANNAWON COUNCIL INC BSA,
Sale Price 0
Land Area 0.770 acres

Current Property Assessment

Card 1 Value Building Value 0 Xtra Features Value 0 Land Value 15,400 Total Value 15,400

Building Description

Building Style
# of Living Units 0
Year Built N/A
Building Grade
Building Condition Average
Finished Area (SF) N/A
Number Rooms 0
# of 3/4 Baths 0

Foundation Type
Frame Type
Roof Structure
Roof Cover
Siding
Interior Walls N/A
# of Bedrooms 0
# of 1/2 Baths 0

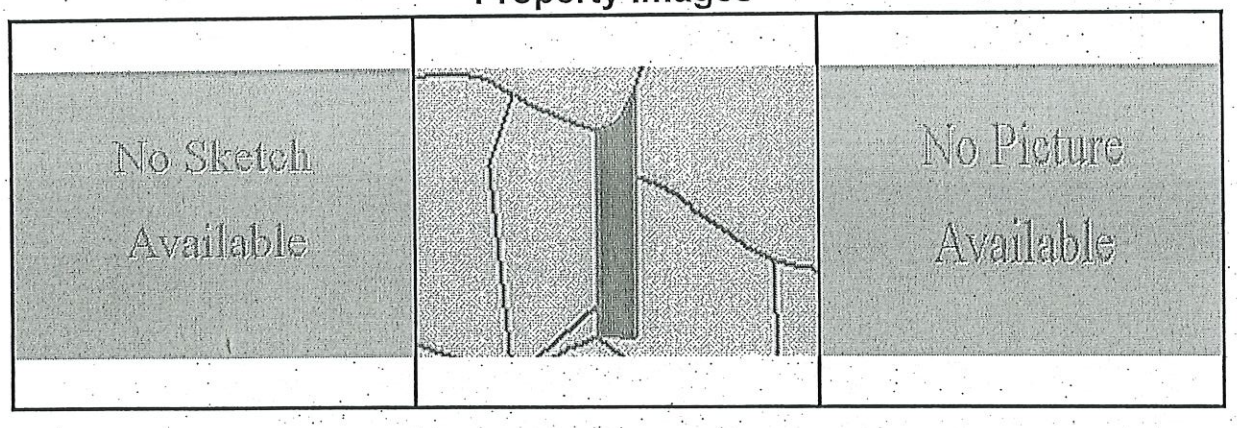
Flooring Type N/A
Basement Floor N/A
Heating Type N/A
Heating Fuel N/A
Air Conditioning 0%
# of Bsmt Garages 0
# of Full Baths 0
# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.770 acres of land mainly classified as Char - Rec with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Unofficial Property Record Card - Plymouth, MA

General Property Data

Parcel ID 107-000-023-004
Prior Parcel ID 9100 -G01 -107*123C*
Property Owner NARRAGANSETT COUNCIL BOY SCOUTS OF AMERICA

Mailing Address MARC CARDIN
PO BOX 14777
City E PROVIDENCE
Mailing State RI Zip 02914
ParcelZoning RR

Account Number 18895

Property Location GRAFFAM RD
Property Use Char - Rec
Most Recent Sale Date 8/11/2016
Legal Reference 47306-148
Grantor ANNAWON COUNCIL INC BSA,
Sale Price 0
Land Area 10.859 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 278,600	Total Value 278,600

Building Description

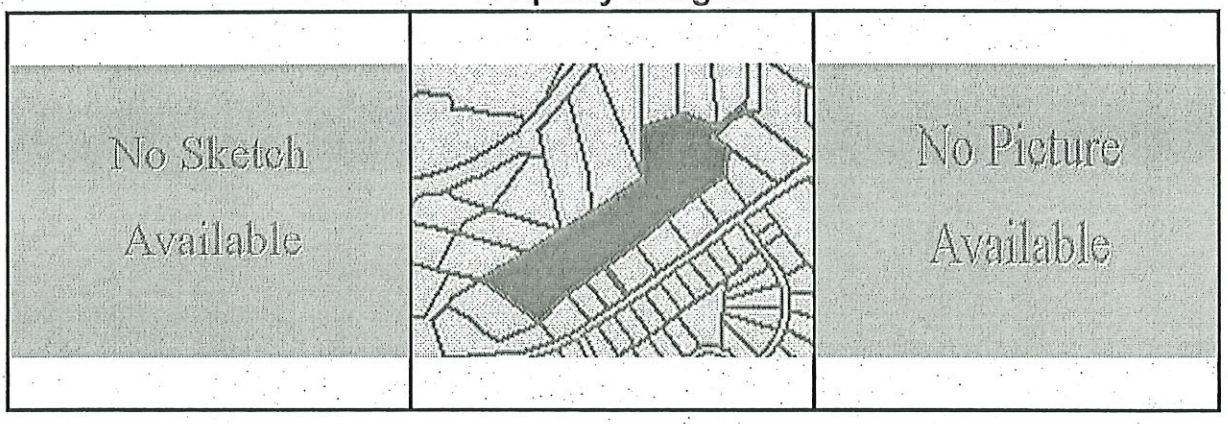
Building Style	Foundation Type	Flooring Type N/A
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade	Roof Cover	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 10.859 acres of land mainly classified as Char - Rec with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Unofficial Property Record Card - Plymouth, MA

General Property Data

Parcel ID	107-000-024A-000	Account Number	18896
Prior Parcel ID	7520 -G01 -107*0019		
Property Owner	NARRAGANSETT COUNCIL BOY SCOUTS OF AMERICA	Property Location	59 KRISTIN RD
	C/O MARC CARDIN	Property Use	Char - Rec
Mailing Address	PO BOX 14777	Most Recent Sale Date	8/11/2016
		Legal Reference	47306-148
City	E PROVIDENCE	Grantor	ANNAWON COUNCIL INC BSA,
Mailing State	RI Zip 02914	Sale Price	0
ParcelZoning	RR	Land Area	23.400 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 2,100	Land Value 730,100	Total Value 732,200

Building Description

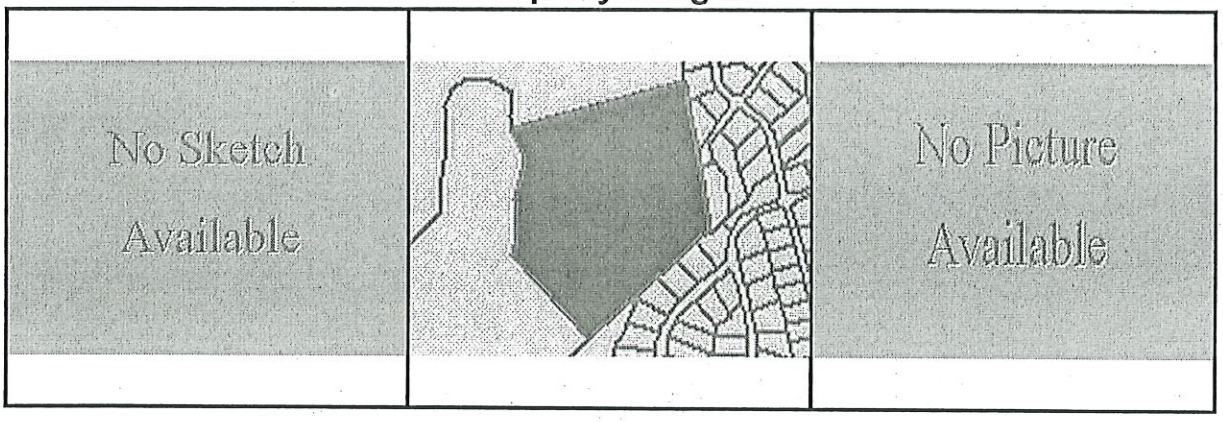
Building Style	Foundation Type	Flooring Type N/A
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade	Roof Cover	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 23.400 acres of land mainly classified as Char - Rec with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Unofficial Property Record Card - Plymouth, MA

General Property Data

Parcel ID	107-000-063-010	Account Number	64736
Prior Parcel ID	9100 -G01 -107*0125C		
Property Owner	NARRAGANSETT COUNCIL BOY SCOUTS OF AMERICA	Property Location	GRAFFAM RD
		Property Use	Char - Rec
Mailing Address	MARC CARDIN	Most Recent Sale Date	8/11/2016
	PO BOX 14777	Legal Reference	47306-148
City	E PROVIDENCE	Grantor	ANNAWON COUNCIL INC BSA,
Mailing State	RI Zip 02914	Sale Price	0
ParcelZoning	RR	Land Area	1.510 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 13,600	Total Value 13,600

Building Description

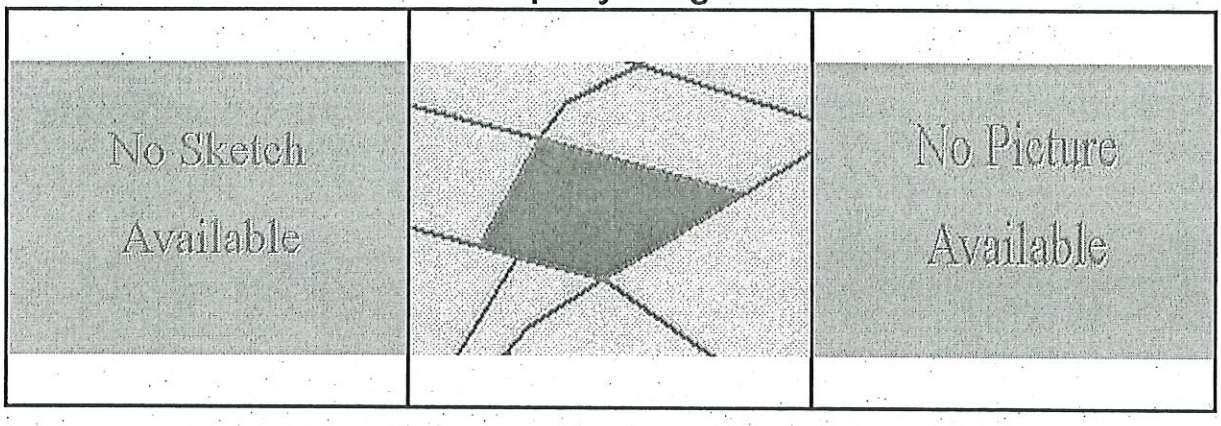
Building Style	Foundation Type	Flooring Type N/A
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade	Roof Cover	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 1.510 acres of land mainly classified as Char - Rec with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

*** Electronic Recording ***
Doc#: 00038610
Bk: 56776 Pg: 338 Page: 1 of 10
Recorded: 05/05/2022 03:33 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

****
MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 05/05/2022 03:33 PM
Ctrl# 156317 21097
Fee: $18,221.76 Cons: $3,996,000.00
****

QUITCLAIM DEED

The Narragansett Council, Boy Scouts of America, Inc., a Rhode Island non-profit corporation, for consideration paid in the amount of Three Million Nine Hundred Ninety-Six Thousand Dollars and 00/100 ($3,996,000.00) hereby grants to **Rhode Island Boy Scouts**, a Rhode Island non-profit corporation, with QUITCLAIM COVENANTS, the following described premises:

See Exhibit A attached hereto and made a part hereof.

Property address: 112 Parting Ways Road, Kingston, Massachusetts
Graffam Road and Darby Pond, Plymouth, Massachusetts

WITNESS our hand and seal this 4th day of May, 2022.

The Narragansett Council, Boy Scouts of America, Inc.

By: _____
Dennis Leahy, President

STATE OF MASSACHUSETTS
COUNTY OF Bristol

On this 4th day of May, 2022, before me, the undersigned notary public, personally appeared Dennis Leahy, as President of The Narragansett Counsel, Boy Scouts of America, Inc., ☐ personally known to the notary or ☐ proved to the notary through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding document, and he acknowledged to the notary that he signed it voluntarily for its stated purpose.

_____
Notary Public ERIN L. RIENDEAU
My Commission Expires: 7/7/2028

Grantee address:
833 Scituate Ave.
Cranston, RI 02921

6790-1/3829319

ERIN L. RIENDEAU
Notary Public, Commonwealth of Massachusetts
My Commission Expires July 07, 2028

WITNESS our hand and seal this 4 day of May, 2022.

The Narragansett Council, Boy Scouts of America, Inc.

By: _____
Rick Partridge, Treasurer

STATE OF Rhode Island
COUNTY OF Providence

On this 4 day of May, 2022, before me, the undersigned notary public, personally appeared Rick Partridge, as Treasurer of The Narragansett Council, Boy Scouts of America, Inc., ☐ personally known to the notary or ☐ proved to the notary through satisfactory evidence of identification, which was Drivers License, to be the person whose name is signed on the preceding document, and he acknowledged to the notary that he signed it voluntarily for its stated purpose.

_____
Notary Public
My Commission Expires: 4/4/2026
702289

Marc P. Cardin
NOTARY PUBLIC
STATE OF RHODE ISLAND

EXHIBIT A

PARCEL 1

A certain parcel of land with any buildings thereon, in Kingston, bounded and described as follows: beginning at a stake and stones on the southerly side of Parting Ways Road; thence running southerly by land of Sherman to land of Isaac Sherman and land formerly of Ephraim Ward and to the Poplar Tree Road, so-called; thence westerly by said road to land formerly of Levi Sherman; thence northerly by the said Levi Sherman's land to a pine tree marked standing by the said Parting Ways Road; thence by the said road to the point of beginning. Said lot contains 14 acres, more or less.

Also a certain parcel of woodland situated in said Kingston adjoining the above described lot, bounded as follows: beginning at the corner of land of Nelson Sherman; thence running North 5 deg. West twenty-three (23) rods to a pitch pine tree and land now or formerly of Eliza Sherman; thence South 89 deg. West thirty-six (36) rods to a pitch pine tree; thence southerly by land of Andrew Bradford to the woodland; thence by the woodland to the Poplar Tree Road; thence by the road to the point of beginning.

Also, a certain parcel of woodland situated in Kingston on the southerly side of Parting Ways Road, so-called, containing twenty acres, more or less, bounded as follows: beginning on the said road and at the northeast corner of land of Nelson Sherman; thence running southwesterly by said land of Nelson Sherman to land formerly of Earl Sherman; thence running northwesterly by said land of Earl Sherman to land supposed to belong to Warren Rickard; thence northeasterly by said Rickard land to said road to the bounds first mentioned.

For title reference see deed to Lillian F. Proctor in Book 1595 at Page 422. And being the same premises conveyed to Annawon Council, Inc., Boy Scouts of America in Book 1806 at Page 9 and in Book 1864 at Page 594.

Also, the land on the south side of the highway leading from Plympton to Parting Ways, so-called, bounded and described as follows: beginning at a stake and stones by the highway that leads from Plympton to Parting Ways; thence South 1 ½ deg. East by land formerly of John C. Barnes, now of Annawon Council, Inc., about 82 rods to Popple Tree Road, which leads from Doten's Cedar Swamp to Parting Ways; thence easterly by said road about 80 rods to a pitch pine tree marked with stones around it for a corner; thence North 9 deg. West by land of the Town of Plympton 59 rods to a stake and stones by the highway; thence westerly by said highway 62 rods to the point of beginning, containing 30 acres, more or less.

Also, another parcel of woodland, bounded as follows: beginning at a white oak tree with stones about it for a corner by the highway leading from Parting Ways to Plympton; thence South 2 ¾ deg. East by land now or formerly of E. D. Sherman about 100 rods to Popple Tree Road to a stake and stones; thence easterly by said road 27 rods to the corner of land formerly of John C. Barnes, standing by said road; thence North 2 deg. West by land formerly of said John C. Barnes about 94 rods to a corner standing by the highway; thence westerly by said highway 26 ¼ rods to the point of beginning, containing 15 acres more or less.

For title reference see deed into Annawon Council, Inc., Boy Scouts of America in Book 2026 at Page 175.

Also, a certain piece of woodland situated in the Town of Kingston, in Plymouth County, containing 15 acres, more or less, and bounded as follows: beginning at a stake and stones standing by the road leading from Plympton Meeting House to Plymouth, being the northeast corner of the lot now or formerly of Heman Crocker; thence South 8 deg. East about 94 rods to the Poplar Tree Road; thence by said road northeasterly about 30 ½ rods to a stake and stones by said Poplar Tree Road, the corner of the lot now or formerly of Henry and Anthony Sherman; thence North 8 deg. West to the road first mentioned; thence by said road westerly to the point of beginning.

For title reference see deed into Annawon Council, Inc., Boy Scouts of America in Book 2056 at Page 271.

Excepting from the above parcels that portion of locus taken for the layout of Parting Ways Road in Book 2380 at Page 62; that portion of locus conveyed to the Boston Edison Company in Book 3723 at Page 172; and that portion of locus conveyed to Goscon, Inc. in Book 12783 at Page 22.

Property address: (for reference only)
112 Parting Ways Road
Kingston, MA
AP 106, Lot 7

PARCEL 2

A parcel of land in Plymouth, Plymouth County, Massachusetts being more particularly bounded and described as follows: beginning at a point in the southerly sideline of an existing way at the northwesterly corner of the parcel to be described; thence easterly in the southerly sideline of said existing way 540 feet, more or less, to a point in a line which is 25 feet distant from and parallel to the westerly side of a building located southerly of the existing way last referred to; thence South 33° 12' 49" East in said line 88 feet to Darby Pond; thence by Darby Pond westerly and southerly to a point; thence South 39° 45' 46" West 45 feet more or less to an iron pin; thence North 51° 52' 28" West 681.15 feet to the point of beginning.

For title reference see deed into Annawon Council, Inc., Boy Scouts of America in Book 3794 at Page 55.

Property address: (for reference only)
Darby Pond
Plymouth, MA
AP 107, Lot 9A

98

PARCEL 3

The land in Plymouth, Plymouth County, Massachusetts being more particularly bounded and described as follows: two small islands situated in Darby Pond, one containing about one-half acre and the other about one and one-half acres; also a parcel of land on the northerly side of Darby Pond, bounded westerly by the brook running from the cranberry bog into the pond; northerly by land now or formerly of Decas Cranberry Co., Inc.; easterly by land of Annawon Council, Inc., Boy Scouts of America; and southerly by Darby Pond. Containing about one and one-half acres.

For title reference see deed into Annawon Council, Inc. Boy Scouts of America in Book 4022 at page 309.

Property address: (for reference only)
Darby Pond
Plymouth, MA
AP 107, Lots 10, 11 & 12

PARCEL 4

A certain lot or parcel of land known as Darby and being known as the Brewster lot, bounded and described as follows: beginning at a point on Darby Pond in line of land now or formerly of Herbert Bourne; thence North 5° 40' East 1089 feet to a corner in line of said Bourne; thence North 82° West 237.6 feet to a corner still in line of land of said Bourne; thence North 24° 40' West 139.5 feet to a corner marked by a pile of stones in line of land of said Bourne, said corner being on the northerly side of Ridge Road, so-called; thence southwesterly by said Ridge Road about 1134.5 feet to a corner marked by a stake and stones in line of land supposed to be of Warren S. Bumpus; thence South 1° 30' East 370.9 feet to a stake and stones for a corner; thence in line of land now or formerly of Cape Cod Company South 57° 40' East 350.5 feet to a stake and stones for a corner at the edge of the woods road; thence crossing said woods road and running South 19° East 59.4 feet to a stake and stones for a corner; thence South 70° 40' East 313.5 feet to a maple tree for a corner near the edge of said Darby Pond; thence in the same course to pond; thence by the pond northeasterly, easterly and southeasterly to the bound first mentioned.

Together with the right to pass and repass on foot and with vehicles over the roadway as now used from Plymouth Street to premises.

For title reference see deed into Annawon Council, Inc., Boy Scouts of America in Book 1686 at Page 250.

Property address: (for reference only)
Parting Ways Road
Plymouth, MA
AP 107, Lot 13

PARCEL 5

A certain lot of woodland situated in Plymouth, Massachusetts, containing about fourteen (14) acres, with the buildings thereon, bounded and described as follows: beginning at a stake standing on the south side of the road leading from the late Reuben Sherman's to "Parting Ways" at a corner of land now or formerly of Heman Cobb; thence running South 3 ½ West by said Cobb land and land now or formerly of the heirs of Ripley, ninety-three (93) rods to a stake at a maple tree by Darby Pond; thence westerly by the pond about twenty (20) rods to a stake and stones at a corner of land formerly owned by James V. Faunce; thence northerly by said Faunce land, sixty-six (66) rods to a stake and stones; thence North 87 ½ West by said Faunce land, fourteen and one-half (14 ½) rods to a stake and stones at the corner of land now or formerly of George Shurtleff; thence North 28 West by said Shurtleff's land, nine (9) rods and three (3) links to a stake and stones by the road; thence easterly by the road, forty-nine (49) rods to the point of beginning.

Excepting from the above described premises about one acre of land conveyed in Book 1578 at Page 58, Also that parcel taken by the Town of Plymouth for the Darby Pond Well Site in Book 8932 at Page 7.

For title reference see deed into Annawon Council, Inc., Boy Scouts of America in Book 46185 at Page 132.

Property address: (for reference only)
136 Graffam Road
Plymouth, MA
AP 107, Lot 17A

PARCEL 6

A certain parcel of upland and cranberry bog bounded as follows: SOUTHEASTERLY by the northwesterly sideline of the former Plymouth to Middleboro Railroad, one thousand two hundred eighty (1280) feet, more or less; thence EASTERLY by Lot 24 on Plat 107, three hundred forty (340) feet, more or less; thence SOUTHEASTERLY by said Lot 24, one thousand one hundred ninety (1190) feet, more or less; thence EASTERLY again by said Lot 24, one hundred (100) feet, more or less; thence SOUTHERLY by said Lot 24, one thousand twelve (1012) feet, more or less; thence EASTERLY again by land of Bradford Land Co., eight hundred ninety (890) feet, more or less; thence NORTHERLY by land of the Town of Plymouth, five hundred thirty-five (535) feet, more or less; thence EASTERLY again by land of the Town of Plymouth, seven hundred twenty-five (725) feet, more or less; thence NORTHWESTERLY by Poplar Tree Road, so-called, two thousand two hundred (2200) feet, more of less; thence WESTERLY by land of Irene D. Bourne, and by land of Charles W. Hall, Jr., one thousand five hundred fifty (1550) feet, more or less; thence SOUTHERLY again, southwesterly and westerly again by the irregular line of Darby Pond, about one thousand five hundred (1500) feet.

Excepting from the above described premises: that portion of locus conveyed to the Boston Edison Company in Book 3723 at Page 172; that parcel taken by the Town of Plymouth for the Darby Pond Well Site in Book 8932 at Page 7; and that parcel as shown as Lot 72 in PB 36/504 and conveyed in Book 12580 at Page 199.

The above-described premises are shown as Lot 20F-1, Lot 20F-2 and Lot 20F-3 on Plat 107 of the Town of Plymouth assessor's map.

Also, a certain parcel of upland with the drainage ditch passing through the same, situated in said Plymouth and bounded as follows: WESTERLY by land of Richard A. and Anne L. LaRocque, three hundred eighty (380) feet, more or less; thence SOUTHERLY by a brook, seventy (70) feet, more or less; thence EASTERLY by land of Leo E. and Arlene F. Begin, four hundred sixty (460) feet, more or less; thence NORTHWESTERLY by Little Clear Pond, one hundred (100) feet, more or less.

The above-described premises is shown as Lot 22 on Plat 107 of the Town of Plymouth assessor's map.

Also, a certain parcel of upland situated near Darby Pond in said Plymouth and bounded as follows: SOUTHEASTERLY by land of Leo E. and Arlene F. Begin and by land of Ovila F. and Jeanette E. Parker, one thousand eight hundred fifteen (1815) feet, more or less; thence WESTERLY by Lot 21 on Plat 107, seventy (70) feet, more or less; thence SOUTHEASTERLY again by Lot 21 and by Little Clear Pond, four hundred forty (440) feet, more or less; thence SOUTHWESTERLY by land of Irving C. Minot, Jr. and Virginia Minot, eighty (80) feet, more or less; thence NORTHWESTERLY by Lot 20, four hundred sixty (460) feet, more or less; thence WESTERLY by said Lot 20, three hundred forty (340) feet, more or less; thence NORTHWESTERLY again by Lot 20, one thousand one hundred ninety (1190) feet, more or less; thence WESTERLY again by Lot 20, one hundred (100) feet, more or less; thence NORTHERLY by Lot 20, one thousand twelve (1012) feet, more or less; thence EASTERLY by land of Bradford Land Co., six hundred twenty (620) feet, more or less.

Excepting from the above-described premises that parcel as shown as Lot 72 in PB 36/504 and conveyed in Book 12580 at Page 199; also any portion of locus taken for the layout of Kristin Road in Book 11144 at Page 93.

The above-described premises is shown as Lot 24A on Plat 107 of the Town of Plymouth assessor's map.

For title reference see deed into Annawon Council, Inc., Boy Scouts of America in Book 3547 at Page 284.

PARCEL 7

A certain parcel of land situated on the northwesterly side of Carver Road in Plymouth, Plymouth County, Massachusetts, containing 10.9 acres ±, and being shown as **Parcel A** on a plan entitled: "Plan of Land in Plymouth, Massachusetts Owned by Ann L. LaRocque Scale: 1" = 100' January 8, 2009 Flaherty & Stefani Inc. 67 Samoset Street, Plymouth, Massachusetts 02360", which plan is recorded in Plan Book 55 Page 1122.

Together with a non-exclusive easement over the following portions on said plan: (1) a non-exclusive easement over those portions of Lot 53-1 and Lot 53-2 shown as "16' Wide Right-of-Way", and (2) a non-exclusive easement over that portion of Lot 53-3 shown as Existing Roadway Crossing Lot 53-3, all as shown as said plan (collectively the servient estate) for all purposes for which ways are used in the Town of Plymouth, appurtenant to the grantee's premises (the dominant estate). This easement shall enable the grantee to use the servient estate

for access and utility purposes (including the right to enter upon the servient estate, at the grantee's sole risk, for the purpose of widening, surfacing, maintaining, and repairing the servient estate, as may be required by the Plymouth Planning Board or utility companies). This easement shall be deemed binding upon the servient estate and appurtenant to the dominant estate.

Exception any portion of locus taken in the layout of Carver Road in Book 4063 at page 176.

For title reference see deed into Annawon Council Inc., Boy Scouts of America in Book 38734 at Page 274.

Property address: (for reference only)
Graffam Road
Plymouth, MA
AP 107, Lot 23-4

PARCEL 8

The following three parcels of land shown as **Lot 63-10, Lot 63-11 and Lot 63-12** on a plan entitled "Plan of Land on Darby Station Road and Graffam Road in Plymouth Massachusetts Date: January 9, 2009 Outback Engineering Incorporated 165 East Grove Street, Middleborough, MA 02346", which plan is recorded in Plan Book 55, Page 1123, together with the rights to use Graffam Road for all purposes for which ways are used in the Town of Plymouth, together with others entitled thereto.

For title reference see Quitclaim Deed to Annawon Council, Inc., Boy Scouts of America in Book 38734 at Page 292.

Property address: (for reference only)
Graffam Road
Plymouth, MA
AP 107, Lots 63-10, 63-11 & 63-12

PARCEL 9

That certain real estate, with the buildings thereon, situated in Plymouth, Plymouth County, Massachusetts, bounded and described as follows: 5.7 acres shown on a map entitled: "New York, New Haven & Hartford Railroad Real Estate & Right of Way Department Land in Plymouth, Mass., to be conveyed to Rudolph P. and Belle Schumaker. Scale 1" = 200; July 1939", and duly recorded in the Plymouth County Registry of Deeds.

Being all that part of the abandoned right of way of the former railroad from Plymouth to Middleborough which lies between a line drawn at right angles to the monumented base line of said railroad at Station 278 & 44 thereof on the West and a line drawn at right angles to said monumented base line at Station 253 & 52.98 thereof on the East. Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

For title reference see Quitclaim Deed to Boy Scouts of America, Annawon Council, Inc. in Book 12559 at Page 244.

Also that parcel of land in Plymouth, Plymouth County, Massachusetts as shown as **Parcel A** on a plan entitled "Plan of Land on Darby Station Road and Graffam Road in Plymouth Massachusetts Date: January 9, 2009 Outback Engineering Incorporated 165 East Grove Street, Middleborough, MA 02346", which plan is recorded in Plan Book 55, Page 1123, together with the rights to use Graffam Road for all purposes for which ways are used in the Town of Plymouth, together with others entitled thereto.

Excepting those parcels shown as Parcel B and Parcel C on said plan, conveyed in Book 38734 at Page 290.

For title reference see Quitclaim Deed to Annawon Council, Inc., Boy Scouts of America in Book 38734 at Page 292.

Also a parcel of land commencing at a point in the southerly line of land now or formerly of the Plymouth & Middleboro Railroad Company at Darby Street, so-called; thence by the westerly line of said Darby Street, southerly to the said Carver Road; thence turning and running by said Carver Road in a general westerly direction to land now or formerly of one Edmond Boutemain; thence by land of said Boutemain, North 3° 6' West 4 rods, 16 links to a corner; thence turning and running North 14° 36' West 22 rods, 2 links; thence South 58° 6' West 22 rods, 5 links to a point; thence North 36° 36' West 538 feet, more or less, to a stone bound; thence North 71° East 625 feet to a cedar tree; thence North 13° East to an iron pipe in line of land formerly the Plymouth & Middleboro Railroad Company; thence by land of said Plymouth & Middleboro Railroad Company in a general easterly direction to the point of beginning.

Excepting those parcels conveyed in Book 23600 at Page 153 being, for reference only, Lot 64-4 in Plan Book 46, Page 89 and Lot 64-1, Lot 64-2 and Lot 64-3 in Plan Book 46, Page 259.

For title reference see the First Parcel of Quitclaim Deed to Annawon Council, Inc., Boy Scouts of America in Book 2954 at Page 410.

Property address: (for reference only)
Darby Pond
Plymouth, MA
AP 107, Lot 66-2

PARCEL 10

That certain parcel of land commencing at a point in the northerly line of land now or formerly of the Plymouth & Middleboro Railroad Company and land now or formerly of Hall; thence by land now or formerly of Hall and land now or formerly of Hall and/or others in a general northerly direction to Darby Pond and by the southerly edge of said Darby Pond to land now or formerly of Churchill and Wood or the land now or formerly of the Plymouth & Middleboro Railroad Company; thence by land of the Plymouth & Middleboro Railroad Company westerly to the point of beginning.

For title reference see the Second Parcel of Quitclaim Deed to Annawon Council, Inc., Boy Scouts of America in Book 2954 at Page 410.

Property address: (for reference only)
Darby Pond
Plymouth, MA
AP 107, Lot 67

Meaning and intending to convey all of the property located in the Town of Kingston and the Town of Plymouth, County of Plymouth, Commonwealth of Massachusetts, owned by the Narragansett Council Boy Scouts of America, as successor to Annawon Council, Inc., Boy Scouts of America, as set forth in the Articles of Consolidation/Merger recorded in the Plymouth County Registry of Deeds in Book 47306 at Page 148.

6790-1/3820874

IDENTIFICATION NO. _____ IDENTIFICATION NO. _____

Filing Fee: $35.00

Examiner

The Commonwealth of Massachusetts

081

William Francis Galvin
Secretary of the Commonwealth
One Ashburton Place, Room 1717, Boston, Massachusetts 02108-1512

ARTICLES OF *CONSOLIDATION / *MERGER

(General Laws, Chapter 180, Section 10A)
Foreign and Domestic Corporations

Notwithstanding Section 10A of Chapter 180 of the General Laws, this merger has been approved and is authorized by Chapter 46 of the Acts of 2016.

*~~Consolidation~~ *merger of

2016 00069663
Bk: 47306 Pg: 148 Page: 1 of 4
Recorded: 08/11/2016 01:28 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

(M) Annawon Council, Inc. Boy Scouts of America 042121306 and

(S) Narragansett Council, Boy Scouts of America, Not Registered

the constituent corporations, into

** Narragansett Council Boy Scouts of America,

*one of the constituent corporations / *~~new corporation~~

organized under the laws of: Rhode Island.

042121306

The undersigned officers of each of the constituent corporations certify under the penalties of perjury as follows:

1. The agreement of *~~consolidation~~ / *merger was duly adopted in accordance with and complies with the requirements of the *laws of Massachusetts and if the ~~resulting~~/ *surviving corporation is to be governed by the laws of another state the agreement of ~~consolidation~~ / *merger shall comply with the applicable provisions of the laws of such state. The resulting or surviving corporation shall furnish a copy of the agreement of *~~consolidation~~/ *merger to any stockholder or member or to any person who was a member or stockholder of any constituent corporation upon written request without change.

2. The effective date of the *~~consolidation~~ / *merger determined pursuant to the agreement of *~~consolidation~~/*merger shall be the date approved and filed by the Secretary of the Commonwealth. If a *later* effective date is desired, specify such date, which shall not be more than *thirty days* after the date of filing:

C ☐
P ☐
M ☐
R.A. ☐

Return to:
Narragansett Council
Boy Scouts of America
P.C. P.O. Box 6177
East Providence, RI
02914-0777

Delete the inapplicable words
If any of the constituent corporations organized under Massachusetts General Laws, Chapter 180 also constitutes a public charity, the surviving or said resulting corporation must be a public charity organized under that chapter.

18010mm 11/13/13

Item 3 below may be deleted if the resulting/surviving corporation is organized under the laws of a state other than Massachusetts.

3. (For a merger)
**(a) The following amendments to the Articles of Organization of the *surviving* corporation have been effected pursuant to the agreement of merger:

(For a consolidation)
(b) The purpose of the *resulting* corporation is to engage in the following business activities:

**(c) The *resulting* corporation may have one or more classes of members. If it does, the designation of such class or classes, the manner of election or appointment, the duration of membership and the qualification and rights, including voting rights, of the members of each class, may be set forth in the by-laws of the corporation or may be set forth below:

**(d) Other lawful provisions, if any, for the conduct and regulation of the business and affairs of the *resulting* corporation, for its voluntary dissolution, or for limiting, defining, or regulating the powers of the corporation, or of its directors or members, or of any class of members, are as follows:

Item 4 below may be deleted if the resulting/surviving corporation is organized under the laws of a state other than Massachusetts.

4. The information contained in Item 4 *is not a permanent* part of the Articles of Organization of the *resulting / *surviving corporation.

(a) The street address of the *resulting / *surviving corporation *in Massachusetts* is: (*post office boxes are not acceptable*)

(b) The name, residential address and post office address of each director and officer of the *resulting / *surviving corporation is:

	NAME	RESIDENTIAL ADDRESS	POST OFFICE ADDRESS
President:			
Treasurer:			
Clerk:			
Directors:			

*Delete the inapplicable word. **If there are no provisions state "none".

(c) The fiscal year (i.e. tax year) of the *resulting / *surviving corporation shall end on the last day of the month of:

(d) The name and business address of the resident agent, if any, of the *resulting / *surviving corporation is:

The following paragraph may be deleted if the *resulting / *surviving corporation is organized under the laws of Massachusetts.

5. The *~~resulting~~ / *surviving corporation hereby agrees that it may be sued in the Commonwealth of Massachusetts for any prior obligation of any constituent domestic corporation, any prior obligation of any constituent foreign corporation qualified under General Laws, Chapter 156D, § 15.03, and any obligations hereafter incurred by the *~~resulting~~/ *surviving corporation, so long as any liability remains outstanding against the corporation in the Commonwealth of Massachusetts, and it hereby irrevocably appoints the Secretary of the Commonwealth as its agent to accept service of process in any action for the enforcement of any such obligation, including taxes, in the same manner as provided in Chapter 156D, § 15.10. The surviving corporation shall be bound by, and the obligations contained in this clause (5) shall include any restrictions, whetehr in the nature of a contract or in the nature of an express or implied trust, on the use or disposition of assets held for charitable purposes by the Annawon Council, Inc., Boy Scouts of America.

FOR MASSACHUSETTS CORPORATIONS

The undersigned *President / *~~Vice President~~ and *Clerk / *~~Assistant Clerk~~ of Annawon Council Boy Scouts of America, a corporation organized under the laws of Massachusetts, further state under the penalties of perjury that the agreement of *~~consolidation~~ / *merger has been duly executed on behalf of such corporation and duly approved in the manner required by General Laws, Chapter 180, Section 10 and in compliance with all pertinent requirements of the Articles of Organization of such corporation at a meeting of members / ~~stockholders~~/ directors of such corporation held on:

September 8, 20 15.

Dennis Dion, *President / *~~Vice President~~

Edward A. McLaughlin III, *Clerk / *~~Assistant Clerk~~

FOR CORPORATIONS ORGANIZED OTHER THAN IN MASSACHUSETTS

The undersigned, † Edward T. Broderick, President and †† John H. Mosby, Clerk,

of Narragansett Council Boy Scouts of America, a corporation organized under the laws of Rhode Island,

further state under the penalties of perjury, that the agreement of *~~consolidation~~ / *merger has been duly adopted by such

corporation in the manner required by the laws of Rhode Island and in compliance with all

pertinent requirements of the Articles of Organization of such corporation on September 10, 20 15.

† Edward T. Broderick

†† John H. Mosby

*Delete the inapplicable words.
†Specify the officer having powers and duties corresponding to those of president or vice president of a Massachusetts corporation organized under General Laws, Chapter 156B.
††Specify the officer having powers and duties corresponding to the clerk or assistant clerk of such a Massachusetts corporation.

THE COMMONWEALTH OF MASSACHUSETTS

ARTICLES OF *CONSOLIDATION / *MERGER

(General Laws, Chapter 180, Section 10A)
Foreign and Domestic Corporations

CK# 208194

I hereby approve the within Articles of *Consolidation / *Merger and, the filing fee in the amount of $ 35.00, having been paid, said articles are deemed to have been filed with me this 11th day of March, 20 16.

Effective date: _____

WILLIAM FRANCIS GALVIN
Secretary of the Commonwealth

12834112
2016 MAR 11 PM 1:29
CORPORATIONS DIVISION

TO BE FILLED IN BY CORPORATION
Contact information:

Eric Jaikes, Esquire
105 William Street, Suite 23
New Bedford, MA 02740
Telephone: (508) 992-7400
Email: jaikeslaw@comcast.net

A TRUE COPY ATTEST
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH
DATE 3/22/16 CLERK

A copy this filing will be available on-line at www.state.ma.us/sec/cor once the document is filed.

August 9, 2022

William Keohan, Chairman
Town of Plymouth Community Preservation Committee
26 Court Street
Plymouth, MA 02360

RE: Camp Norse Parcels-Plymouth
8 Parcels; 99.58 Acres
Kristin Road, Graffam Road, Carver Road, Darby Pond, Woodland-Sherman
Plymouth, Massachusetts

Dear Mr. Keohan:

In response to your request, I am pleased to transmit the appraisal report detailing my estimate of the market value of the fee simple interest in the subject property. This report sets forth the value conclusion, together with supporting data and reasoning which forms the basis for my conclusions. This appraisal has been completed in accordance with the *Uniform Standards for Professional Appraisal Practice* (USPAP 2020-2022) and the *Specifications for Analytical Narrative Appraisal Reports* for the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA).

The subject of this report is 8 parcels of *Rural Residential* zoned land located between Kristin Road, the Kingston town line and Carver Road in Plymouth near Darby Pond. The 8 parcels total 99.58 acres and are not contiguous but are in 6 distinct clusters. The parcels are part of the 325-acre *Camp Norse* campus owned by the Narragansett Council of the Boy Scouts of America that spans the Kingston-Plymouth town line.

I have been asked to estimate the current market value of the property "as is" assuming purchase by a single buyer. As a result of this analysis, it is my opinion that the market value of the fee simple interest in the subject property as of August 5, 2022, subject to the definitions, assumptions and limiting conditions, extraordinary assumptions, and certifications set forth in the attached report is:

NINE HUNDRED THOUSAND DOLLARS
($900,000)

This letter must remain attached to the report in order for the value opinion set forth to be considered valid.

Respectfully submitted,
LandVest, Inc.

Christopher H. Bowler, MAI, SRA, CRE
Senior Appraiser and Advisor
Massachusetts Certified General Real Estate Appraiser License #495

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

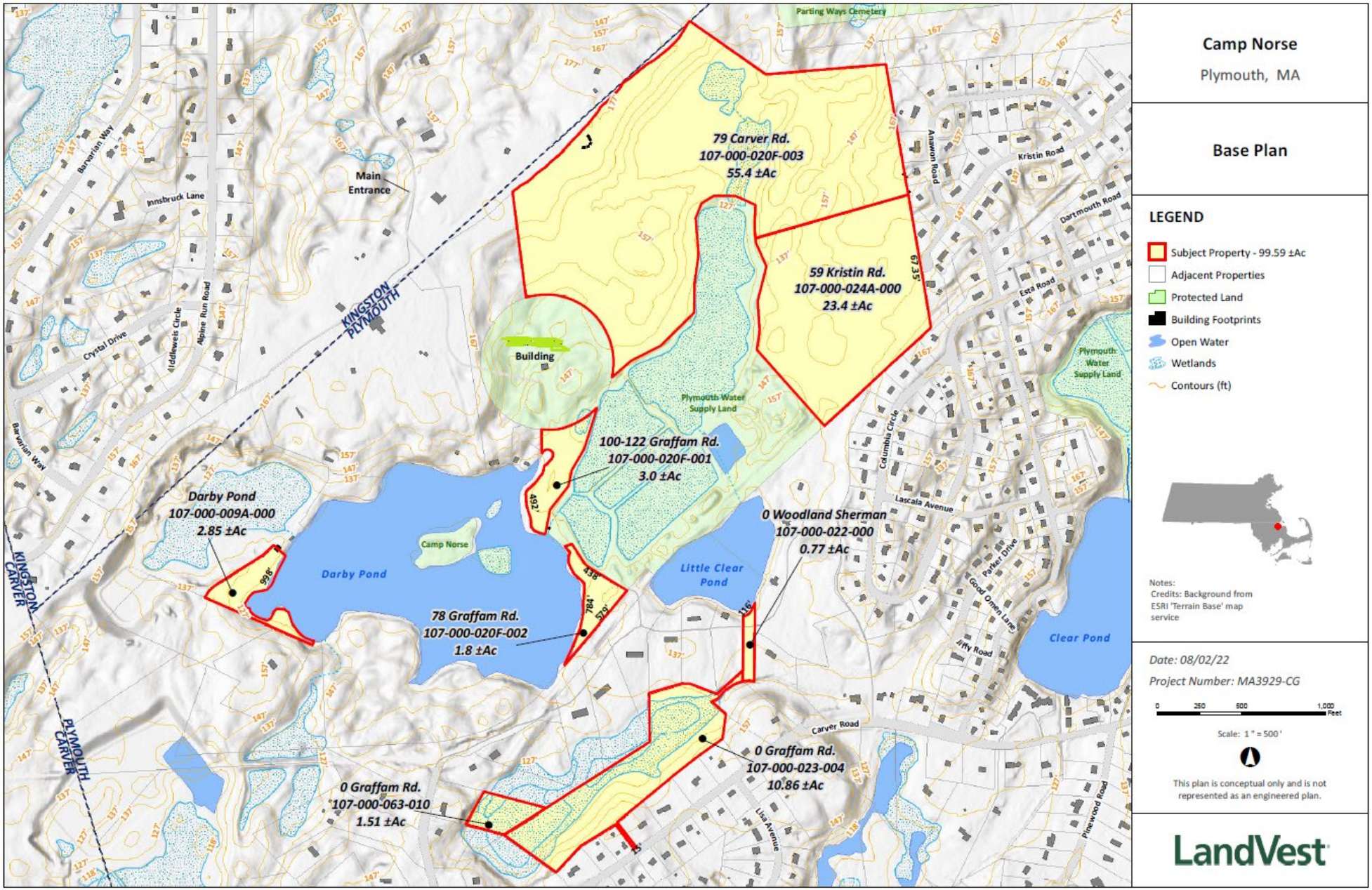
PROPERTY ADDRESS:	Darby Pond, 10-122 Graffam Rd, 72-78 Graffam Rd, 79R Carver Rd, Woodland-Sherman, 59 Kristin Rd, Graffam Road Plymouth, MA
OWNER OF RECORD:	Narragansett Council, Boy Scouts of America
DATE OF VALUE ESTIMATE:	August 5, 2022
TOTAL LAND AREA:	99.58 acres
EXISTING IMPROVEMENTS:	Some wood frame camp structures.
ZONING:	*Rural Residential*
FLOOD ZONE:	The parcels with frontage on Darby Pond and Little Clear Pond are partly within the boundaries of the 100-year flood hazard zone per FEMA Panel #250 23C 353K dated July 6, 2021.
HIGHEST AND BEST USE:	Subdivision of the land into 2 large, reduced frontage required buildings lots and 7 low utility parcels totaling 78.16 acres.
INTEREST APPRAISED:	Fee simple
VALUE ESTIMATE:	**$900,000**
APPRAISED BY:	LandVest, Inc. Christopher H. Bowler, MAI, SRA, CRE Senior Appraiser and Advisor

PROPERTY DESCRIPTION

The subject of this report is 8 parcels of *Rural Residential* zoned land located between Kristin Road, the Kingston town line and Carver Road in Plymouth near Darby Pond. The 8 parcels total 99.58 acres and are not contiguous but are in 6 distinct clusters. The parcels are part of the 325-acre *Camp Norse* campus owned by the Narragansett Council of the Boy Scouts of America that spans the Kingston-Plymouth town line.

The following are details on the 8 parcels followed by 3 GIS maps which provide more detail regarding the parcels and their physical features:

Street Address	Town	Assessors Parcel	Acres	Road Frontage (ft)	Wetlands	Floodzone
Darby Pond	Plymouth	107-000-009A-000	2.85	none	yes, approximately 50%	yes
100-122 Graffam Rd.	Plymouth	107-000-020F-001	3.00	none	yes, approximately 33%	yes
72-78 Graffam Road	Plymouth	107-000-020F-002	1.80	none	yes, approximately 50%	yes
79R Carver Rd.	Plymouth	107-000-020F-003	55.40	none	yes, approximately 2.78 ac	no
0 Woodland-Sherman	Plymouth	107-000-022-000	0.77	none	none, but within setbacks	yes
59 Kristin Road	Plymouth	107-000-024A-000	23.40	67.35	none	no
0 Graffam Rd.	Plymouth	107-000-023-004	10.86	10.00	yes, over 50%	no
0 Graffam Rd.	Plymouth	107-000-063-10	1.51	none	yes, 100%	no
		Total	**99.58**			


Camp Norse
Plymouth, MA
Base Plan
LEGEND
Subject Property - 99.59 ±Ac
Adjacent Properties
Protected Land
Building Footprints
Open Water
Wetlands
Contours (ft)
79 Carver Rd.
107-000-020F-003
55.4 ±Ac
59 Kristin Rd.
107-000-024A-000
23.4 ±Ac
100-122 Graffam Rd.
107-000-020F-001
3.0 ±Ac
Darby Pond
107-000-009A-000
2.85 ±Ac
78 Graffam Rd.
107-000-020F-002
1.8 ±Ac
0 Woodland Sherman
107-000-022-000
0.77 ±Ac
0 Graffam Rd.
107-000-063-010
1.51 ±Ac
0 Graffam Rd.
107-000-023-004
10.86 ±Ac
Main Entrance
Building
Camp Norse
Darby Pond
Little Clear Pond
Clear Pond
Plymouth Water Supply Land
Parting Ways Cemetery
KINGSTON
PLYMOUTH
KINGSTON
CARVER
PLYMOUTH
CARVER
Barvarian Way
Innsbruck Lane
Crystal Drive
Aldewels Circle
Alpine Run Road
Anawon Road
Kristin Road
Dartmouth Road
Esta Road
Columbia Circle
Lascala Avenue
Parker Drive
Good Omen Lane
Jiffy Road
Carver Road
Lisa Avenue
Pinewood Road
Notes:
Credits: Background from ESRI 'Terrain Base' map service
Date: 08/02/22
Project Number: MA3929-CG
0 250 500 1,000 Feet
Scale: 1 " = 500 '
This plan is conceptual only and is not represented as an engineered plan.
LandVest

HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Sixth Edition, defines highest and best use as "the reasonable, probable, and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity." The highest and best use is often referred to as the optimum use.

Given zoning, market conditions and the physical characteristics of the property, some form of residential development is the use that would likely yield the highest value for the 99.58 acres. Other legally permissibly uses include recreation, agriculture, open space, municipal, educational, and religious uses.

Now, combining *legally permissible* with *physically possible*. The subject land is limited in its development potential because of the non-contiguous nature of the 99.58 acres and the limited frontage/access. Only two of the 8 parcels have frontage on a public way. One is 59 Kristin Road. This 23.40-acre parcel with 67.35' of frontage is connected to the 55.40 acre Parcel 107-20F-3.

The other parcel with road frontage, 107-23-4, has 10' of frontage on Carver Road that leads to wetlands. This parcel connects to Parcel 107-63-10. These two parcels have no development potential as they are over 50% wetlands and the 10' of frontage is insufficient to meet minimum criteria in the RR zone.

Parcel 107-9A is 2.85 acres and borders Darby Pond. This parcel has no independent development potential as it has no road frontage and is mostly floodplain.

Parcel 107-22 is 0.77 acres. It has no independent development potential as it is too small (*0.77 acres in a zoning district where the minimum is 2.75 acres*) and has no road frontage.

Parcel 107-20F-2 is 1.8 acres and border Darby Pond. While this parcel does have frontage on a right of way in favor of the Town of Plymouth to allow for access to their property further north, it is not sufficient as frontage on a public way needed to be considered a building lot. For this reason, along with a location in floodplain, and its lack of size in a zoning district where 2.75 acres is the minimum, this parcel has no independent development potential.

Parcel 107-20F-1 is 3.0 acres. It is bisected by the aforementioned right of way. It has sufficient land area to be considered a building lot. However, as with Parcel 20F-2, the right of way access is not considered sufficient as frontage on a public way to allow for a building permit to be issued. In addition, because the right of way bisects this land it would prevent placement of a dwelling on site. Also, a portion of this parcel is within the boundaries of the 100-year flood hazard zone. For these reasons this parcel has no independent development potential.

So lets return to the parcel(s) with frontage that could be used for development. Parcel 107-24A has 67.35' of frontage at the end of Kristin Road. I reached out to Robin Carver, the Town Planner for the Town of Plymouth for guidance on what could be done with this access. The first thought was extending Kristin Road the allowed 500' to provide enough frontage for 5-7 single family building lots. The problem with this possible scenario is that Kristin Road is already a dead

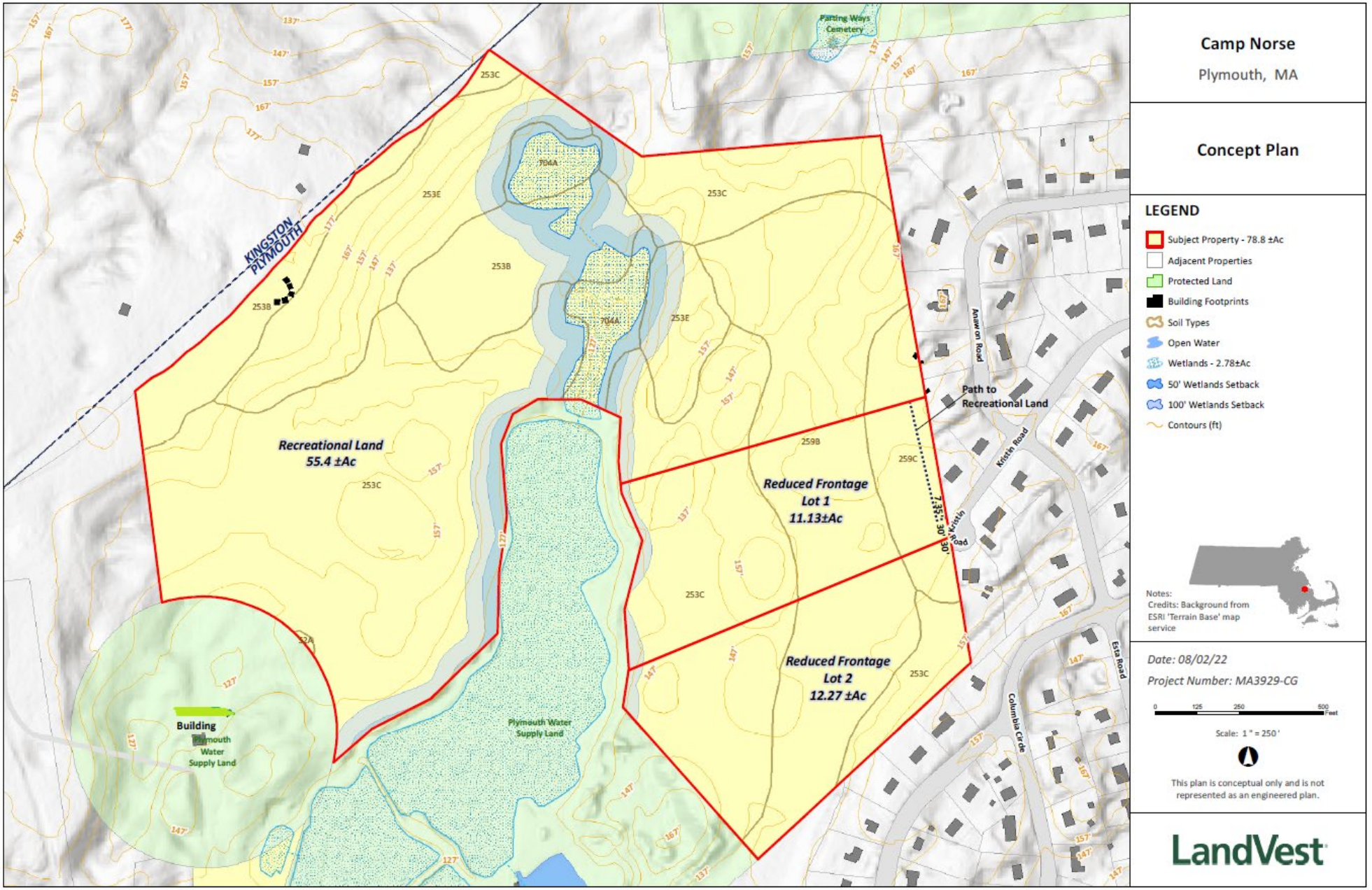
end road approximately 650' past the intersection with Anawon Road. So extending it an additional 500' would not be allowed without a significant variance. But to allow for this variance a secondary means of egress would be needed for public safety purposes. This secondary means of egress is not possible.

Although installing a roadway to allow for subdivision and development of Parcel 107-24A is not likely possible, there is bylaw within the Plymouth Zoning code that would allow for subdivision and creation of building lots. The **Residential Reduced Frontage by Special Permit (203-1H)** allows for lots with as little as 30' of frontage with the minimum lot size increased 200% of the normal zoning district minimum lot area. No more than 3 lots can be formed from the existing frontage. No part of the lot may be narrower than 30'. And this bylaw does not pertain to lots with frontage on a Major or Collector Street. In the RR zone the minimum lot area with a reduced frontage lot would be 240,000 sq ft or approximately 5.5 acres.

So with 67.35' of frontage there is possibility of two large lots at the end of Kristin Road. I confirmed this with Robin Carver, the Town Planner. This would require a special permit, but the subject meets all the criteria to allow for the two, reduced frontage lots.

Based upon the analysis displayed above, it is my opinion that the highest and best use of the subject property, as of the date of valuation, is to subdivide the 23.4 acre Parcel 107-24A into two, large, reduced frontage lots and subsequent development of these two lots with single-family homes that conform to buyer demands in the Plymouth. For the 7 remaining parcels with no development potential the highest and best use is passive recreation, open space.

A highest and best use plan can be found on the following page.


Camp Norse
Plymouth, MA
Concept Plan
LEGEND
Subject Property - 78.8 ±Ac
Adjacent Properties
Protected Land
Building Footprints
Soil Types
Open Water
Wetlands - 2.78±Ac
50' Wetlands Setback
100' Wetlands Setback
Contours (ft)
Recreational Land
55.4 ±Ac
Reduced Frontage
Lot 1
11.13±Ac
Reduced Frontage
Lot 2
12.27 ±Ac
Path to
Recreational Land
Parting Ways
Cemetery
KINGSTON
PLYMOUTH
Building
Plymouth
Water
Supply Land
Plymouth Water
Supply Land
Anawon Road
Kristin Road
Esta Road
Columbia Circle
253C
253E
253B
704A
259B
259C
Notes:
Credits: Background from
ESRI 'Terrain Base' map
service
Date: 08/02/22
Project Number: MA3929-CG
0
125
250
500
Feet
Scale: 1 " = 250 '
This plan is conceptual only and is not
represented as an engineered plan.
LandVest

CERTIFICATION OF VALUE

I certify that, to the best of my knowledge and belief,

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- my compensation is not contingent on an action or event resulting from the analyses, opinions, conclusions in, or the use of this report.
- I have performed no services as an appraiser regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I am currently certified under the voluntary continuing education program of the Appraisal Institute.
- I made a personal inspection of the property that is the subject of this report and each of the comparables sales used.
- no one provided significant professional assistance to the person(s) signing this report.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

This appraisal has been completed using the following *extraordinary assumptions*:

- No specific geotechnical engineering data has been provided, and as of the date of valuation, the subject property was not included as either a contaminated site or a location to be investigated by the Bureau of Waste Site Cleanup of the Department of Environmental Protection, Commonwealth of Massachusetts. It is an *extraordinary assumption* in this report, therefore, that the subject site is not a contaminated site.
- It is an *extraordinary assumption* that the land has the development potential as stated in the highest and best use section of this report.

Based upon the data presented above, it is my opinion that the market value of the fee simple interest in the subject property, subject to the definitions, limiting conditions, extraordinary assumptions, and certifications set forth in the attached report, as of August 5, 2022 is:

NINE HUNDRED THOUSAND DOLLARS
($900,000)



Christopher H. Bowler, MAI, SRA, CRE
Senior Appraiser and Advisor
Massachusetts Certified General Real Estate Appraiser License #495

ARTICLE 9B:

ARTICLE 9B: CPC- Historical Preservation- Spire Center
To see if the Town will vote to appropriate from Community Preservation Fund receipts, transfer from Community Preservation available funds and/or borrow $3,600,000 or any other sum, for the restoration, rehabilitation, and preservation of the 1884 historic façade of the Spire Building located in Court House Square or to grant such sum to the Spire Center for the Performing Arts, Inc., for purposes of the restoration, rehabilitation, and preservation of such property's historic facade, and further, that the Select Board, on behalf of the Town, is authorized to acquire an Historic Preservation Restriction on the historic façade of said property pursuant to M.G.L. c.44B §12 and G.L. c.184 §§31-33, or to take any other action relative thereto.
COMMUNITY PRESERVATION COMMITTEE

RECOMMENDATION: Approval $3,600,000 Unanimous (11-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 9B. Approval of this article will authorize a grant to the Greater Plymouth Performing Arts Center, the non-profit organization that operates the venue pursuant to a 100-year lease agreement it has with the Town, for the historical restoration of the façade of the 1884 building that houses the Spire Center for the Performing Arts located in the heart of downtown Plymouth.

The following supporting documentation is in summary form.
For the full CPC submission please visit the Town Website at:
https://www.plymouth-ma.gov/community-preservation-committee

TOWN OF PLYMOUTH
COMMUNITY PRESERVATION
COMMITTEE

MEMO

TO: Town Meeting, Board of Selectmen, and the Advisory & Finance Committee
From: The Community Preservation Committee
Date: Friday August 19, 2022
Re: ANNUAL SATM 2018: CPA Article 9B

ARTICLE 9B: To see if the Town will vote to raise Community Preservation receipts, transfer from Community Preservation available funds or borrow $3,600,000.00 to grant to the Greater Plymouth Performing Arts Center, Inc. for the restoration rehabilitation and preservation of the façade of the 1884 Spire Center for the Performing Arts in Court House Square, and to authorize the Board of Selectmen to accept an historic preservation restriction pursuant to G.L. c. 44B Section 12 and G.L. c. 184 Sections 31-33, or take any other action relative thereto.
COMMUNITY PRESERVATION COMMITTEE

CPC RECOMMENDATION: Approval (unanimous)
The Community Preservation Committee voted in favor unanimously of Article 9B at its meeting held Thursday August 18, 2022.

SUMMARY & INTENT: The Community Preservation Committee is recommending 9B to Fall Town Meeting 2022 for the historical restoration of the façade of the 1884 Spire Center for the Preforming Arts located in Plymouth Court House Square.

The agreement is as follows.

The building will be available for the Town's use when requested by the Board of Selectmen free of charge and based on availability.

The Greater Plymouth Performing Arts Center Inc. (GPPAC) has agreed to establish an endowment for the future capital improvements (not to be used heat, lights and general maintenance). One percent of the annually revenue generated by 25 ½ Court Street will be dedicated to a capital improvements account to be submitted to the Town of Plymouth Finance Department for confirmation by last Friday in April of each year.

GPPAC will except one designee from the Community Preservation Committee and one designee by the Historical Commission to serve on the Board of GPPAC building committee during the renovations for the Spire Center for the Preforming Arts 25 ½ Court Street and as long as CPA funds Under Article 9B Fall Town Meeting 2022 are available

GPPAC sponsored events will be free to Plymouth Students up to grade 12 based on availability.

The Spire Center not only has become the preeminent performing arts venue south of Boston but has also proven to be a major economic driver for downtown Plymouth. Our annual ticket sales now exceed 20,000 in number with 70% of these patrons coming in from outside of our community, many from out of state or the US! This not only benefits those in the local hospitality business but it has also been a catalyst in the downtown real estate market. Many patrons remark on how great it is to be able to enjoy dinner and a show in our own downtown!

Our preservation goal is another key component of why the Spire is so important. As a non-profit, our financial model is to pay for all operating expenses and maintenance items with our operating income (ticket sales, rentals) with any additional funds raised dedicated to capital projects in the building rather than to business owners as it would be if it was operated as a for-profit organization. The Spire budget now exceeds $700,000 and features over 120 acts each year. We have 2 full time employees and employ an additional 7 and have 35 volunteers who assist us with our productions.

Our volunteer Board has been very involved from the beginning and remains dedicated to the Spire's success while donating over 2,000 hours of sweat equity yearly. This effort includes not only the leadership needed but day to day work like fund raising, construction oversight, accounting, booking shows and dialing in production equipment. We are all dedicated to bringing the best experience possible to our audience and performers alike.

Following is the breakdown for funds raised over our normal expenses and projects completed since our opening on 4/12/2014 and after the initial renovation funded in part by the CPA funding of 2012.

4/12/14 to 8/18/2022

Fundraising:

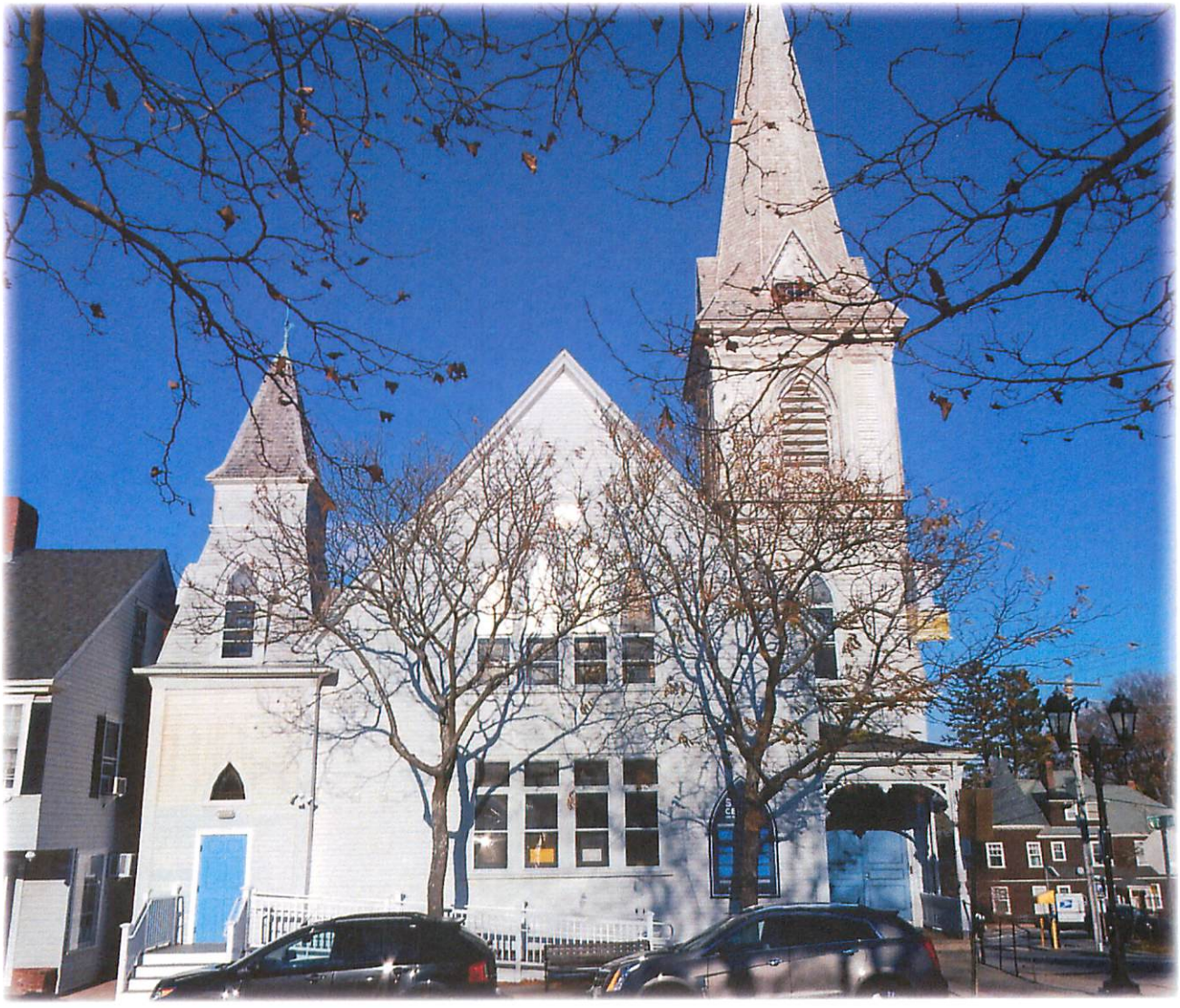
1. MA Cultural Council – Cultural Facilities Fund: $ 360,000 for building
2. MA Office of Travel & Tourism:
    a. Building $ 200,000
    b. Preservation Plan $ 75,000
    c. Marketing $ 100,000
3. MA Historical Commission $ 85,000 for building
4. Plymouth Charitable Foundation $ 100,000 for building
5. General fundraising & dedicated net income $ 436,000

TOTAL $1,356,000

Completed Projects:

1. Structural reinforcement $ 362,000
2. Elevator and ADA access $ 250,000
3. Interior renovation $ 175,000
4. Roof Replacement $ 175,000
5. Sound & Lighting Systems $ 145,000
6. Air conditioning & electrical $ 39,000
7. Preservation Planning $ 75,000

Total $1,221,000



APPLICATION FOR CPA FUNDS - FY 2022-23

SPIRE CENTER FOR THE PERFORMING ARTS

PLYMOUTH, MA

JUNE 30, 2022

Spencer Preservation Group
PRESERVATION ARCHITECTS

FISCAL YEAR 2020-2021 APPLICATION

Project Name: SPIRE CENTER PRESERVATION PROJECT

CPA Funding requested: $ 3,100,000 If the amount is unknown, will an appraisal be needed?

☐ Y ☑ N (If yes see page 14 of the appraisal process)

Total project cost: $ 3,600,000

Category—check all that apply: ☐ Open Space/Recreation ☑ Historic ☐ Housing

Lot and Plot: Parcel ID 017-000-145-002

Assessors Map #:

Number of acres in parcel: < 1

Number of proposed housing units: 0

Are there any existing deed restrictions on this property? ☐ No ☐ Don't know ☑ Yes/DESCRIBE

Describe restrictions below:

Historic restriction held by Commonwealth of MA

Project Sponsor/Organization: Greater Plymouth Performing Arts Center, Inc.

Contact Name: ROBERT HOLLIS

Address: 110 FAIRVIEW LN PLYMOUTH, MA 02360

Phone #: 508-577-0023 E-mail: rhollis@hollisagency.com

Robert Hollis 5/24/2022

Applicant Signature Date submitted

APPLICATION REQUIREMENTS:

A complete application consists of this application page (the specific amount of CPA funding is required), along with the following:

- A detailed description of the project explaining how your proposal benefits the Town of Plymouth and how it meets CPA goals and selection criteria outlined at the end of this application packet.
- Are there any special permit, variance or other approvals required? Are there any legal ramifications or impediments to this project?
- A detailed project budget including any additional revenue sources. Will there be any annual costs to the town once the project is operational?
- A project timeline.
- Additional supporting information such as photographs, plot plans, and maps (if applicable).
- Applicant must provide all title information for the property.
- Applicant must initial each page in the space provided.

initial here

PLEASE SEND 11 COPIES (DOUBLE-SIDED) OF YOUR APPLICATION TO:
The Community Preservation Committee, Plymouth Town Hall
26 Court Street, Plymouth, MA 02360

Applications may also be dropped off at the Town Clerk's office.
or in the CPC mailbox at Plymouth Town Hall.

The deadline for submitting an application is last Friday in February for Spring Town Meeting, and last Friday in June for Fall Town Meeting.

MEMORANDUM OF UNDERSTANDING

Project Name: SPIRE CENTER PRESERVATION PROJECT

Applicant Name: ROBERT HOLLIS

Address: 110 FAIRVIEW LN PLYMOUTH, MA 02360

Phone #: 508-20577-0023 E-mail: rhollis@hollisagency.com

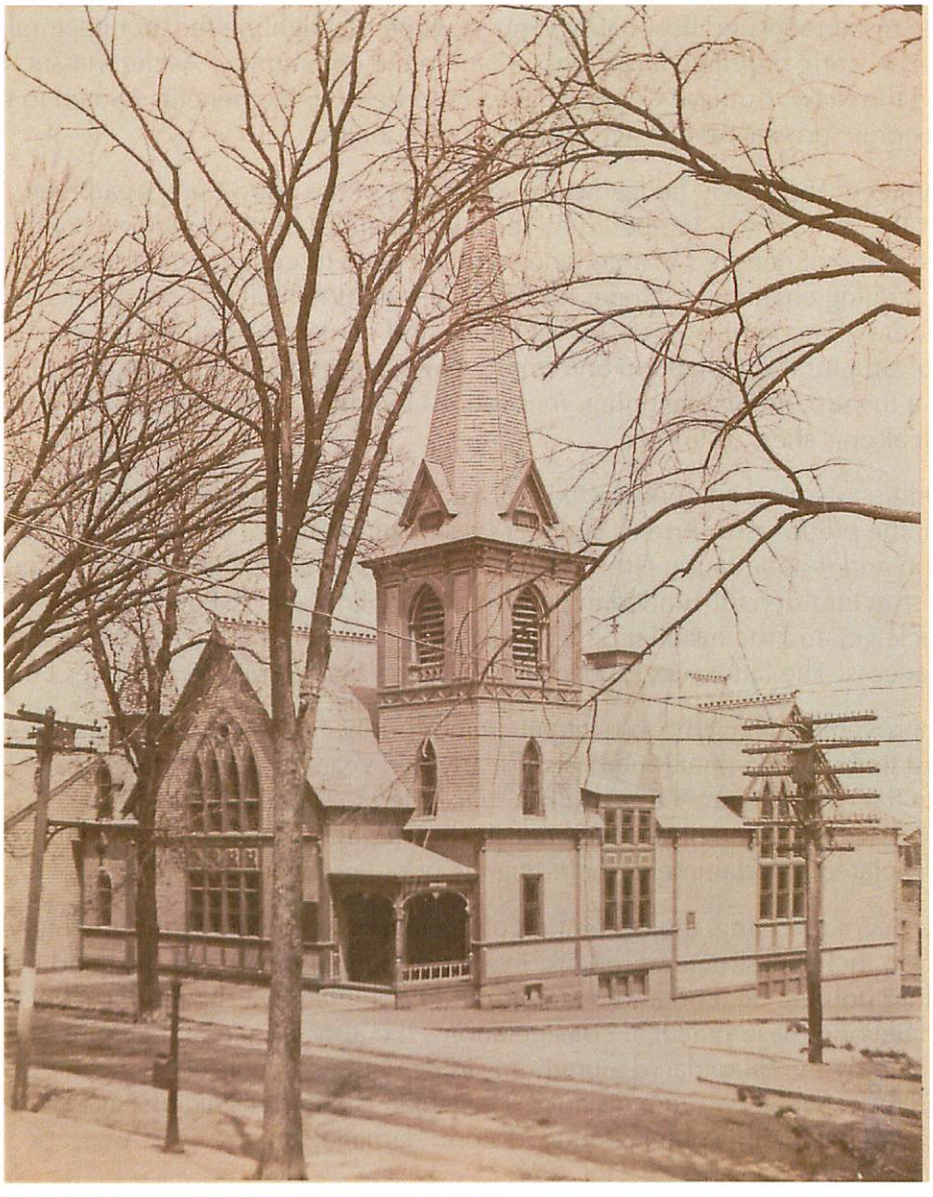
I understand that there are certain conditions and responsibilities involved in receiving CPA funding. My signature below indicates that I have read the following conditions and agree to follow them if my application is recommended to and approved by Town Meeting:

1. I understand that the funding process follows procedures described in the Community Preservation Act, M.G.L. Ch. 44B and that this places certain restrictions on how payments may be made.
2. In order to acknowledge the Community Preservation Act, and thus the contributions of the Plymouth taxpayers, I will:
   - Order, pay for and place a temporary "Community Preservation Works" sign or banner in front of the project. The Community Preservation Committee will provide the approved design. Approximate cost for the banner is generally $250–$300.
   - Acknowledge the contributions of the Community Preservation Act in all press releases, newsletters, and other publicity.
   - Include recognition of the Community Preservation Act if a permanent plaque or sign is placed on the project.
3. If requested I will supply the Community Preservation Committee with quarterly financial up-dates the project.
4. As needed, I will assist in the process of obtaining the required deed restriction to help protect the property in perpetuity.
5. The Applicant agrees to adhere to the intent and the spirit of the presentation made to Town Meeting.

ROBERT HOLLIS
Print Name

Robert Hollis 5/24/2022
Signature Date

H
initial here



Spire Center for the Performing Arts:

Community Preservation Grant Application

June 29, 2022

The Spire Center occupies a prominent position on Plymouth's Court Street, facing the historic courthouse recently rehabilitated as Plymouth's Town Hall. Built in 1884, this former Methodist Church building has undergone several transformations in use and since 2012 has served as the Spire Center for the Performing Arts, a not-for-profit organization. The building is owned by the Town of Plymouth and leased on a long-term basis to the Greater Plymouth Performing Arts Center, Inc. Vigorous and multi-faceted programming brings enthusiastic audiences to Plymouth,

with benefits to restaurants and hospitality venues, while highlighting the architectural historical character of this historic building, a reference point in the community. As the Massachusetts Office of Tourism and the Mass. Cultural Council have demonstrated, the benefits related to the arts are significant economic drivers for the surrounding communities.

When the volunteers and newly fledged board members of the Spire Center gathered, their enthusiasm for the venture was tempered by the harsh realities of the conditions of the building. The downward slope of deferred maintenance and the need to upgrade the former sanctuary as a theater were daunting challenges. Under the leadership of Bob Hollis as president of the board and head 'visionary,' a combination of sweat equity and bootstrap fund raising resulted in a combination of structural stabilization and improvements necessary to secure a certificate of occupancy as a theatre. In the beginning, renovations included a fire suppression (sprinkler) system, electrical upgrades, restrooms.

In 2015 a condition assessment report with structural recommendations was prepared by Spencer & Vogt Group, the predecessor firm to Spencer Preservation Group, the architectural firm guiding the preservation and rehabilitation efforts (see CPA submission package). This was succeeded in 2016-17 with structural repairs funded in part by a MPPF Emergency Fund grant (see CPA submission package) and the installation of an elevator along with related improvements for handicapped access. The latter was funded in part by the Mass. Cultural Facilities Fund.

Continuing improvements have been relatively minor but necessary and the Spire Center has proven self-sustaining on an operating basis. Clearly two years of the pandemic have stalled operations, but the ever-resourceful board has succeeded in securing funding to keep building operational for its tenants, and now alive once again with active programming with concerts, theatre and associated entertainment, including the popular coffee house.

After several years of planning, the restoration of the exterior envelopment is the highest priority and one that also includes structural repairs. Every historic building needs first and foremost to keep the weather out, the heat in, and maintain structural integrity. The Spire Center is no exception and beyond these practical considerations, the appearance of the Spire Center is adversely affected by the dilapidated aluminum siding with its steeple showing the wear and tear of weather and time. Viewed from a distance the steeple is an unmistakable sign of deterioration, now sporting a big patch at its pinnacle due to storm damage.

Closer inspection shows temporary shoring (now 6 years old) at the transepts along with window glazing falling out and peeling paint on the stained-glass windows. A bird's eye view sees deteriorated asphalt shingle roofing with various temporary patches. Inside, structural engineers have assessed and recommended reinforcement to the tall steeple as well as reinforcing those outward leaning north and south walls of the transepts. In short, there is a pressing need to address critical issues for preservation of the building envelope.

The CPA Request: Preservation Project 2022- 2023

The Spire Center has developed preliminary plans and specifications for a comprehensive envelope and structural project, with estimated budget of $3.6 m with $200,000 of roof replacement being performed the summer of 2022, outside of the CPA grant but certainly related to the pressing needs to re-establish a weathertight enclosure. The scope specific to the CPA grant is thus $3.4 m.

The budget was prepared based on outline plans and specifications prepared by Spencer & Vogt, now Spencer Preservation Group (see CPA submission package). The cost estimated was prepared by Cape Associates, which had also assisted in exploratory probes which the Conditions Assessment was prepared in 2015 (see CPA submission package).

The CPA scope and budget includes construction costs of $2,421,963 m. Other associated costs include architectural and engineering services to complete the construction documents (plans and specifications), conduct competitive bidding and construction administration of $242,196; contingency of $484,393; and escalation to 2023 of $290,636. The total project budget is $3,439,188.

The Center requests a Community Preservation grant of $3.1 m. which they are matching with $500,000 as follows: Mass Cultural Facilities Fund, $200,000, committed; Plymouth Community Foundation, $100,000, committed; and capital Campaign, $200,000, in progress.

The Preservation Work

Removal of the aluminum siding in three locations has been useful in understanding how much historic fabric remains and gives hints of what has been lost as a result of the destruction by lopping off anything that extended beyond the plane of the siding. Most of the trim detail have been lost. Working with the surviving historic photos (see Conditions Assessment in the CPA submission package) as the starting basis for restoration of the missing trim elements, Spencer Preservation Group, as preservation architects will also consult millwork catalogues of the late 19th century as well as comparable historic buildings of this type, in the style what might be best called Victorian Carpenter Gothic.

Another useful tool is paint analysis to determine historic colors. Once again, historic photos help but actual sampling is revealing. The Spire Center intends to apply the original colors to sample areas to share the exciting discovery to return this building to its Victorian splendor – no longer white. The body of the clapboards, shingles, and novelty siding was originally tan, with dark green trim and sash, with the doors another shade of dark green. (See paint analysis by Finch & Rose in the CPA submission).

Preservation Standards

Preservation and restoration work are guided by the ***Secretary for the Interior Standards for Historic Preservation.*** Where original fabric survives in durable condition, it will be retained and repaired as necessary. Missing elements will be replicated based on evidence, documentary or comparable examples. Structural repairs will be designed to be as complementary interventions. Proper life safety and lead paint safe practices will ensure worker and public safety. Materials and preservation techniques will be employed to maximize durability and longevity of the work.

The project will be submitted to the Plymouth Historic District Commission for a Certificate of Appropriateness.

Schedule

The overall time schedule is included in the CPA submission package.

Plans and specifications for the roof replacement have been prepared, the project bid and the contract awarded. Work is anticipated to be finished in September.

The schedule then moves on to the Town Meeting in September. With hope for a positive vote, the architectural team will then finalize the plans and specifications for bidding in January – February and preservation work starts in March with completion in September.

In conclusion

The Spire Center is a community cultural resource housed in a repurposed historic church building, demonstrating the adaptive reuse of a structure that would have been otherwise subject to the vagaries of real estate speculation. It is time for this resource to get the attention it deserves to ensure its future preservation. The Center and its consultants stand ready and eager to respond to questions and comments from the Community Preservation Committee and welcome the opportunity to offer guided tours and discussions with the design team.

Spencer Preservation Group
PRESERVATION ARCHITECTS

Spire Center for the Performing Arts

Plymouth, Mass

Cost Estimate as of 28 September 2021, Updated April 8, 2022

Prepared by Cape Associates, Yarmouthport MA

Based on Outline Plans and Specifications prepared by Spencer & Vogt Group (now Spencer Preservation Group) with Coastal Engineering, structural engineers, dated April 20, 2017.

The scope of work for this estimate includes structural reinforcement of the steeple and transepts; removal of the aluminum siding and restoration of missing woodwork and siding; restoration of the stained-glass windows and installation of protective storm windows; replacement of the shingle cladding on the steeple and restoration of the woodwork and cladding at the belfry; replacement of the wood shingles on the small west tower; preparation and painting of all surfaces, including the steeple and tower based on the historic paint colors determined by paint analysis.

Note: The Spire Center will be proceeding with the replacement of the asphalt shingle roof in 2022 for an estimated cost of $200,000 with funding generated by grants and donations.

Estimated Construction Costs	$ 2,421,963
Escalation/Inflation to 2023, 12%	$ 290,636
Design & Construction Contingency, 20%	$ 484,393
Architectural/engineering Fees, 10%	$ 242,196
TOTAL	$ 3,439,188

Submitted by

Lynne Spencer
Principal of Preservation
lynne@spencerpreservationgroup.com

Doug Manley AIA, LEED AP
Principal of Architecture
doug@spencerpreservationgroup.com

CAPE ASSOCIATES, INC.
P.O. BOX 1858
NORTH EASTHAM, MA 02651

Job Number **211181**
Spencer Preservation Group
Billing Address: 41 Valley Rd, Suite 211B
Nahant, MA 01908
Location: 25 1/2 Court Street, Plymouth
Phone: (617) 227-2675
Architect: Spencer Preservation Group
Plans-Date:
Description:

Cape Associates, Inc
50 years
CUSTOM BUILDERS
EST. 1971
PROPERTY MANAGEMENT | SERVICES | PAINTING

Estimate Completed by:
Rich

Date: 9/27/2021

Num.	Code:	Item Description	Division breakdown	Comment	Quantity	Unit
1	Division	**Division 01. General Requirements**	**$694,622.00**			
2	01100	**Administration**				
3	01100	Building Permit			1.00	EA.
4	01100	P&P Bond		NIC		
5	01100	Builder's Risk Insurance		By Owner		
6	01100	**Architectural fees**		By Owner		
7	01100	**Structural Engineering fees - 8th edition compliance**		Not included in this estimate.		
8	01100	**Engineering Fees, Site/Sanitary, surveying on site.**		Not included in this estimate.		
9	01100	**HVAC design**		Not included in this estimate.		
10	01100	**Lighting design**		Not included in this estimate.		
11	01100	**Landscape design**		Not included in this estimate.		
12	01100	**LEED administration**		Not included in this estimate.		
13	01100	Staging			1.00	LS
14	01100	Supervision			14.00	MONTH/S
15	01100	Project Management			14.00	MONTH/S
16	01100	Dumpster, rental & tipping fees			10.00	EA.
17	01100	Equipment rentals			14.00	MONTH/S
18	01100	Trucking, progress cleanups & cartage			14.00	MONTH/S
19	01100	Toilet, temporary			14.00	MONTH/S
20	01100	Electric, temporary NSTAR account		By owner on account		
21	01100	Final construction cleaning			1.00	LS
22	01100	Interior/Exterior window glass cleaning		none included		
23	01010	**Weather Conditions**				
24	01010	Sand/salt mix			3.00	MONTH/S
25	Division	**Division 02. Demo & Site Work**	**$86,496.00**			
26	02000	**Demolition**				
27	02000	Remove existing aluminum siding from exterior walls			6800.00	SF

28	02000	Misc demolition		1.00 LS
35	02200	**Site work and Utilities**		
40	02950	**Hardscaping**		
44	02900	**Landscaping - loam and seed; plantings**		
48	Division	**Division 03. Concrete**	**$0.00**	
63	Division	**Division 04. Unit Masonry**	**$24,600.00**	
64	04200	**Masonry**		
65	04200	Repoint granite foundation facing stone joints		90.00 LF
66	04200	Selective repointing of brick foundation - 30%		320.00 SF
67	04200	Repoint chimney		150.00 SF
68	Division	**Division 05. Metals**	**$237,600.00**	
69	05000	**Structural Metals**		
70	05000	Repair steel framing of fire escape; prepare and repaint		1.00 LS
71	05000	Attic structural framing repairs as per Coastal Engineering drawings dated 9/30/16		1.00 LS
72	05000	Corbeled truss structural repairs, with tension rods, as per Coastal Engineering		1.00 LS
73	Division	**Division 06. Carpentry**	**$401,868.00**	
74	06100	**Carpentry**		
75	06100	Provide decorative ridge cresting using Azek trim boards		100.00 LF
76	06100	Provide decorative Azek finials at spire, venting cupola, and west tower		3.00 EA.
77	06100	Repair exterior wood trim windows and doors		260.00 LF
78	06100	Replace missing wood watertable and band molding (strong horizontal bands in photographs)		440.00 LF
79	06100	Replace missing wood vertical sticking at windows and doors and corners.		420.00 LF
80	06100	Replace missing wood carved brackets - 6x18x8 at corner sticking and at cornice		23.00 EA.
81	06100	Replace missing carved decoration in window panels and between gothic arch windows - reinforced fiberglass from clay molding - 4 styles, roughly 2-feet square each		16.00 EA.
82	06100	Repair exterior wood trim at windows and doors		820.00 LF
83	06100	Replace corner boards		80.00 LF
84	06100	Provide new cornerboards and running molding at dormer		20.00 LF
151	06120	**Construction Hardware**		
152	06120	General Hardware as needed: nails, glues, fasteners.		1.00 LS
277	Division	**Division 07. Thermal Protection**	**$190,802.00**	
278	07200	**Thermal Protection - Insulation**		
279	07200	Provide blown-in cellulose insulation in attic, 8" deep		5000.00 SF
284	07300	**Roofing**		
285	07300	Provide new scalloped, primed and painted wood shingles on face of dormer		0.50 SQ
286	07300	Spire roof shingles		14.00 SQ

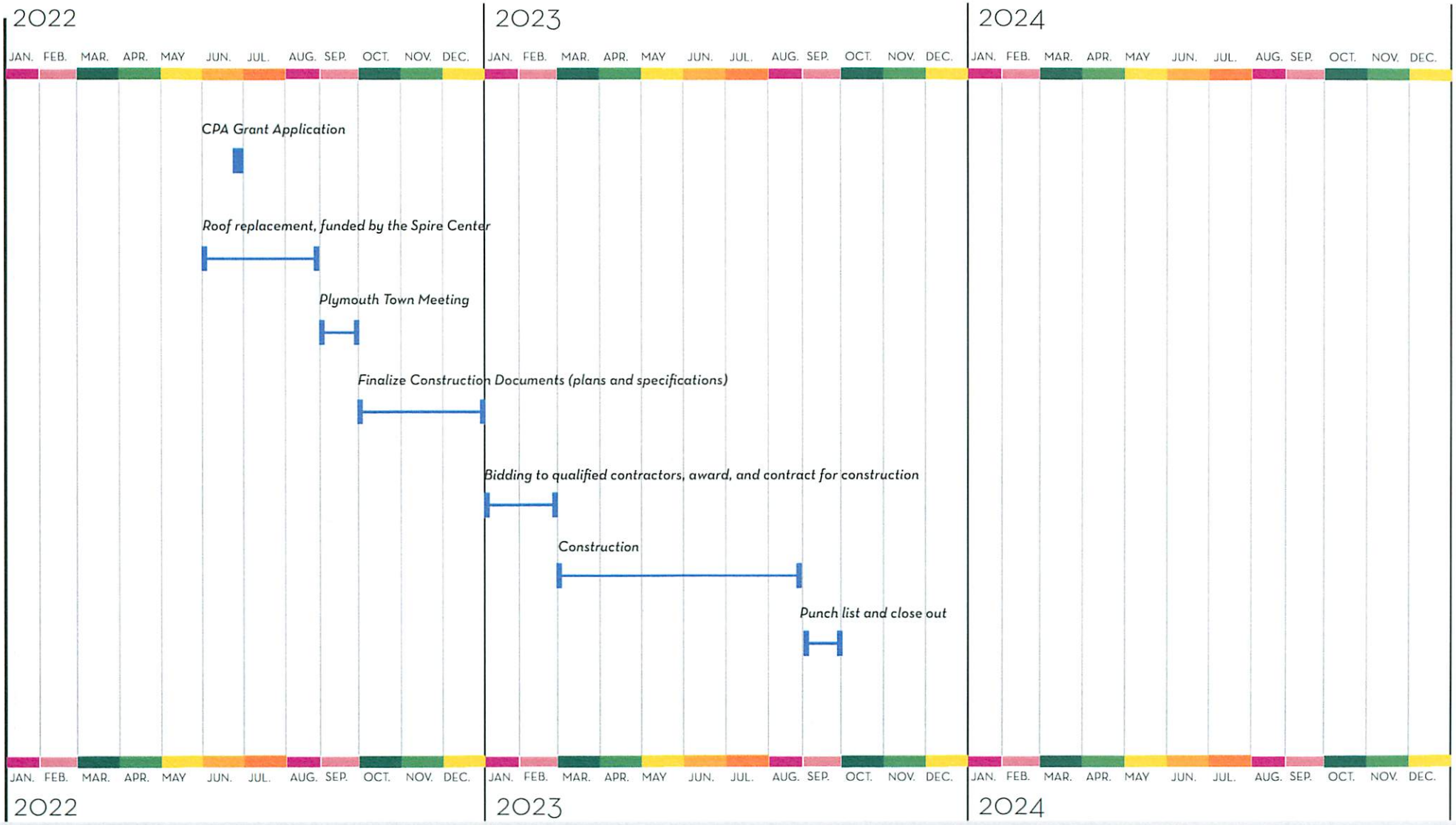
287	07300	Main hip, main gable, cross gables - remove old three-tab asphalt shingles, install new roof felt, ice-and-water membrane at eaves and architectural asphalt shingles, installed per 110 mph wind zone requirements		58.00 SQ
288	07300	Venting cupola hipped roof - remove old three-tab asphalt shingles, install new roof felt, ice-and-water membrane at eaves and architectural asphalt shingles, installed per 110 mph wind zone requirements		1.00 SQ
289	07300	New 30-year EPDM membrane roof		8.00 SQ
297	07400	**Exterior Siding**		
298	07400	Replace 40% of existing painted, wood shingle siding - 4-1/2" exposure - includes replacement for blown-in insulation holes		27.00 SQ
304	07600	**Flashing & Sheet Metal**		
305	07600	Misc flashings		1.00 LS
316	Division	**Division 08. Windows, Doors & Glazing**	**$459,592.00**	
317	08200	**Exterior Doors & Windows**		
318	08200	Restore wood windows - repair or replace damaged wood, reglaze with black glazing putty, weather-strip perimeter, prepare and paint. Note: seven are gothic arch design, one is circular design.		85.00 EA.
319	08200	Restore and paint Porch Door (Double stile and rail with arched panel above), paint west and northwest door.		4.00 EA.
320	08700	**Finish Hardware**		
323	Division	**Division 09. Finishes**	**$153,600.00**	
324	09200	**Walls & Ceilings - Plaster/Sheetrock**		
334	09300	**Tile Prep**		
341	09350	**Tile Material and Install**		
354	09600	**Flooring:**		
364	09900	**Paint Interior:**		
371	09950	**Paint Exterior:**		
372	09950	Paint kitchen exit door at west elevation		1.00 EA.
373	09950	Paint door at north elevation		1.00 EA.
374	09950	Prepare and paint existing and replacement siding and trim		7000.00 SF
375	Division	**Division 010. Specialties**	**$0.00**	
376	10000	**Custom glass, shower enclosures, mirrors**		
381	10800	**Accessories**		
391	Division	**Division 011. Equipment**	**$0.00**	
392	11400	**Appliances**		
401	Division	**Division 12. Design/Drafting**	**$0.00**	
402	12000	**Design/Drafting**		
418	Division	**Division 13. Solar & Wind Energy Equipment**	**$0.00**	
419	13600	**Solar/Wind Equipment**		
423	Division	**Division 14. Elevator Conveying Equipment**	**$0.00**	
424	14200	**Elevator Conveying Equipment**		
427	Division	**Division 015. Mechanical**	**$0.00**	

428	15300	**Fire Protection**			
432	15400	**Plumbing**			
443	15700	**HVAC**			
449	Division	**Division 016. Electrical**	**$210,000.00**		
450	16000	**Electrical**			
451	16000	Provide new lightning protection system			1.00 EA.
452	16000	Replace attic knob-and-tube wiring with armored cable wiring			1.00 LS
463	16400	**Alarm System**			
466	16400	**Special Systems**			
468	16800	**A\V and Low Voltage**			
470	Division	**Division 20. Construction Contingency**	**$435,938.00**		
471	20000	**Contingency**			
472	20000	Contingency.			1.00 LS
TOTAL				**$2,895,118.00**	

Copyright - this document is and shall remain the property of Cape Associates, Inc.

Options:

PROJECT SCHEDULE...



SPIRE CENTER FOR PERFORMING ARTS PROJECT SCHEDULE

Spencer Preservation Group
PRESERVATION ARCHITECTS

STRUCTURAL ASSESSMENT

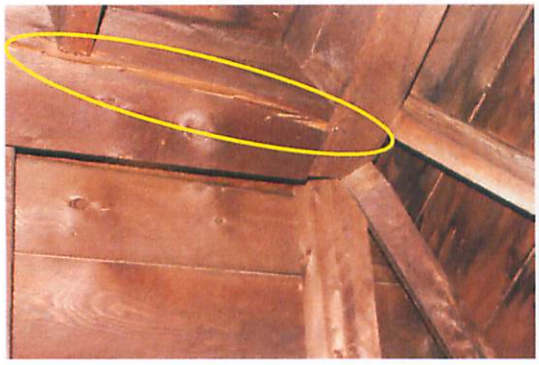
John Bologna of Coastal Engineering conducted an exploratory site investigation of the building in February 2015. The survey findings and recommendations are described below. Three areas of urgent concern were identified where reinforcement and augmentation of existing structure are required. These include 1) the east gable window wall, 2) the cupola roof collar beams and 3) the corbel roof truss adjacent to the balcony and stage proscenium. Coastal Engineering has provided schematic design plans for the structural augmentation and retrofit of these areas. Please see the following page for photographs of the existing conditions.

The investigation revealed that structural framing members were compromised or seriously deficient in the three areas noted above. The recommendation is to augment the structural framing by adding new structural steel framing and reinforcements in each area. This would include the necessary removal of the existing gable windows and the installation of a tube steel structural grid to frame the curtain wall on both the north and south gable walls.

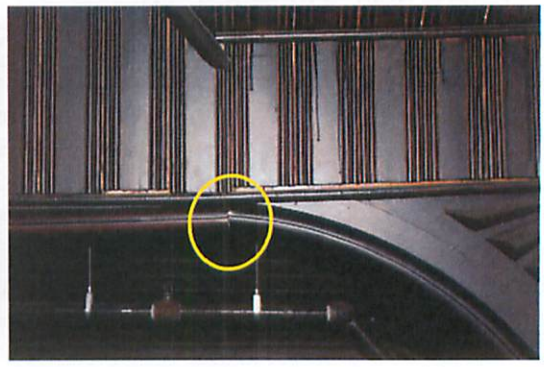
Roof collar beams in the attic were observed to have significant splits and cracks resulting from overstress. These beams act as a compression ring, supporting the roof hip rafter and ridge beams, and have no vertical supports at beam corners to resolve unbalanced loads imposed on opposing sides of the roof framing. The resulting split in several of the members is likely the result of overstress on these compression beam elements. To resolve the unbalanced loads and to reinforce the compromised timbers, the existing collar beams should be reinforced with new steel beams supported on new tube steel posts that are in turn supported on transfer beams in the attic floor.

The transfer beams will themselves need to be supported on the two existing cross "A-Trusses," which will also likely need to be reinforced, or at least further investigated to ensure adequate load carrying capacity. In laying out the plan, it became clear that the the A-Trusses do not span across the entire building width, raising questions on how these trusses were themselves supported. After laying out the roof and attic floor framing on the CAD plans provided, it became apparent that the A-Trusses were supported on the corbel trusses (C-Trusses) that Cape Associates discovered in the concealed attic space adjacent to the balcony.

Superimposing the plans and sections revealed that the corbel trusses rely on the decorative wood tie as a tension element that holds the two bottom sections of the C-Truss together. How they are connected is subjected to further investigation, but it is apparent that a new tension tie element and connection is required to stabilize all four quadrants on either side of both gable window walls. The installation of a new tension rod behind the existing decorative element to tie the two C-Truss halves together is recommended. In doing so, it may be also possible to lift the deflected corbel truss corners by simultaneously jacking the corbel end as the tie rod is tensioned.



Split at roof collar beam at apex of main hip roof.



Trim elements at corbel truss have separated due to uneven load.



Deflection of the truss corners resulting from inadequate connection between the truss sections is seen in the corbel ends, which have dropped 3-4". Note degree out of plumb.



Bowing of window wall at the south transept is exacerbated by the framing deficits at the roof and corbel trusses. The wall is 6"- 9" out of plumb.

Southeast Tower and Steeple

Level 5 (Steeple roof)

- Temporarily remove and store copper finial for future reinstallation
- Undertake all recommended structural augmentation improvements (Coastal Engineering)
- Remove wood shingles from all steeple roof surfaces
- Replace any deteriorated wood roof sheathing with new in-kind wood sheathing
- Cover all roof sheathing with Huber Engineered Woods "Zip System" roof sheathing
- Replace any deteriorated wood trim at roof gables with new in-kind materials to match existing
- Prepare, prime and paint all exposed wood trim at roof gables
- Provide felt underlayment over all exposed wood roof sheathing
- Provide copper flashing at all changes in roof surfaces and along perimeter of roof base
- Provide ventilated underlayment ("Cedar Breather") over new felt underlayment on roof surfaces
- Provide new wood shingles to match width and exposure of existing roof shingles
- Install lightning protection system, including arrestors, terminals, cabling and grounds

Level 4 (Louvered bell area)

- Replace deteriorated wood shingles (assume 50%) with new in-kind materials to match existing
- Replace deteriorated wood louver elements with new in-kind materials to match existing
- Replace deteriorated wood cornice elements with new in-kind materials to match existing
- Provide copper flashing over projecting ledge at base of wall along all four sides
- Prepare, prime and paint all exposed wood trim and shingles on all wall surfaces
- Prepare, prime and paint all exposed wood cornice elements at all four sides
- Prepare, prime and paint all exposed wood louver elements at all four sides
- Provide bird screen on inside surfaces of all four louver openings
- Provide one new drain line from interior membrane floor through exterior wall

Level 3 (Second floor)

- Replace missing wood decorative elements at top of wall, just below louvered openings
- Remove chamfered and square wood shingles from all wall surfaces
- Replace any deteriorated wood wall sheathing with new in-kind wood sheathing
- Provide felt underlayment over all new and existing wood wall sheathing
- Provide new copper flashing at arched head of three window openings
- Provide new copper flashing over projecting ledge at base of wall along three sides
- Provide new copper-covered roof cricket and metal flashing where northwest wall meets main roof
- Provide ventilated underlayment ("Cedar Breather") over new felt underlayment on wall surfaces
- Provide new wood shingles to match shape and exposure of existing roof shingles
- Restore all window sash with new hardware, sash weight chains, pulleys and sash weights
- Provide new metal weather-stripping at each window frame; cut kerfs in each sash
- Fix all upper sash in-place with blocks below each end of meeting rail
- Prepare, prime and paint all exposed wood shingles on all walls
- Prepare, prime and paint all exposed wood decorative trim on all wall surfaces
- Prepare, prime and paint all exposed elements of window sash, frames and trim at three sides

Level 2 (First floor)

- Remove aluminum siding system from both exterior wall surfaces
- Dispose of all removed siding materials off-site, and in a proper and legal manner
- Replace deteriorated wood shingles with new in-kind materials to match existing
- Replace deteriorated wood cornice elements with new in-kind materials to match existing

- Provide new metal flashing at head of one window opening
- Provide metal base flashing along edge of entry porch roof
- Provide metal weather-stripping at perimeter of entry door
- Restore all window sash and window frames
- Replace all existing window sash cords with new sash chains
- Refurbish and oil existing sash weight pulleys and re-hang sash weights on new chains
- Provide new metal weather-stripping at each window frame; cut kerfs in each sash
- Fix all upper sash in-place with blocks below each end of meeting rail
- Prepare, prime and paint all exposed elements of window sash, frames and trim
- Reinstall all refurbished and repaired window sash locks and sash lifts
- Prepare, prime and paint all exposed wood trim and clapboards at two sides
- Prepare, prime and paint all exposed wood cornice elements at two sides
- Prepare, prime and paint all exposed elements of entry doors, door frames and trim

Level 1 (Basement and foundation))

- Cut and repoint tower foundation, consisting of ashlar granite masonry

Northwest Tower and Steeple

Level 4 (Steeple roof)

- Temporarily remove and store copper finial for future reinstallation
- Remove wood shingles from all steeple roof surfaces
- Replace any deteriorated wood roof sheathing with new in-kind wood sheathing
- Cover all roof sheathing with Huber Engineered Woods "Zip System" roof sheathing
- Provide felt underlayment over all exposed wood roof sheathing
- Provide metal flashing at all changes in roof surfaces and along perimeter of roof base
- Provide ventilated underlayment ("Cedar Breather") over new felt underlayment on roof surfaces
- Provide new wood shingles to match width and exposure of existing roof shingles
- Install lightning protection system, including arrestors, terminals, cabling and grounds

Level 3 (Wall base below steeple roof)

- Remove aluminum siding system from all exterior wall surfaces
- Dispose of all removed siding materials off-site, and in a proper and legal manner
- Replace deteriorated wood shingles (assume 20%) with new in-kind materials to match existing
- Replace deteriorated wood cornice elements with new in-kind materials to match existing
- Provide metal flashing over projecting ledge at base of wall along all four sides
- Prepare, prime and paint all exposed wood trim and clapboards on all wall surfaces
- Prepare, prime and paint all exposed wood cornice elements at all four sides

Level 2 (Tapered roof area; 2nd floor)

- Remove aluminum siding system from all exterior roof surfaces
- Dispose of all removed siding materials off-site, and in a proper and legal manner
- Remove wood shingles from all roof surfaces
- Replace any deteriorated wood roof sheathing with new in-kind wood sheathing
- Cover all roof sheathing with Huber Engineered Woods "Zip System" roof sheathing
- Replace any deteriorated wood trim at projecting window dormers with new in-kind materials
- Provide felt underlayment over all new and existing wood roof sheathing
- Provide new metal flashing at arched head of dormer windows
- Provide new metal flashing over projecting ledge at base of roof

- Provide new metal-covered roof cricket and metal flashing where southeast wall meets main roof
- Provide ventilated underlayment ("Cedar Breather") over new felt underlayment on roof surfaces
- Provide 100% new wood shingles to match shape and exposure of original roof shingles
- Restore all window sash and window frames
- Replace all existing window sash cords with new sash chains
- Refurbish and oil existing sash weight pulleys and re-hang sash weights on new chains
- Provide new metal weather-stripping at each window frame; cut kerfs into each sash
- Fix all upper sash in-place with blocks below each end of meeting rail
- Prepare, prime and paint all exposed wood decorative trim on all window dormers
- Prepare, prime and paint all exposed elements of window sash, frames and trim at dormers
- Reinstall all refurbished and repaired window sash locks and sash lifts
-

Level 1 (1st floor entry level)

- Remove aluminum siding system from exterior wall surfaces
- Dispose of all removed siding materials off-site, and in a proper and legal manner
- Replace deteriorated wood shingles with new in-kind materials to match existing
- Replace deteriorated wood cornice elements with new in-kind materials to match existing
- Replace missing wood decorative elements at top of wall, just below projecting cornice
- Provide new metal flashing at heads of window and door openings
- Provide metal weather-stripping at perimeter of entry door
- Prepare, prime and paint all exposed wood trim and clapboards
- Prepare, prime and paint all exposed wood cornice elements
- Prepare, prime and paint all exposed elements of window sash, frames and trim
- Prepare, prime and paint all exposed elements of entry door, frame and trim
- Prepare, prime and paint all entry stair and handicapped ramp elements
- Cut and repoint tower foundation, consisting of brick masonry

Exterior Walls, including Roof Cross Gables

1st and 2nd Floors

- Remove aluminum siding system from all exterior wall surfaces, including roof gables
- Dispose of all removed siding materials off-site, and in a proper and legal manner
- Remove molded aluminum sections covering all main roof and gable cornices
- Remove aluminum sections covering all window trim at sills, jambs and heads
- Provide 5" of blown-in cellulose in all exterior walls (R-value = 17.5)
- Replace deteriorated wood shingles with new in-kind materials to match existing
- Replace deteriorated wood cornice elements with new in-kind materials to match existing
- Replace missing wood decorative elements at window spandrels and transoms
- Replace missing horizontal and vertical wood trim used to create wall panels
- Replace missing wood brackets and corbels
- Replace missing carved decoration in window panels below gothic arches
- Remove and replace deteriorated components of existing fire escapes
- Remove rust from existing fire escapes by wire brushing
- Provide new metal flashing at head of all window openings
- Restore all window sash with new hardware, sash weight chains, pulleys and sash weights
- Provide new metal weather-stripping at each window frame; cut kerfs in each sash
- Fix all upper sash in-place with blocks below each end of meeting rail
- Prepare, prime and paint all exposed elements of all window sash, frames and trim
- Prepare, prime and paint all exposed wood trim and shingles on all wall surfaces

- Prepare, prime and paint all exposed wood cornice elements
- Prepare, prime and paint all repaired fire escape elements

Main Entry Porch and Shed Roof at Basement (southeast side)

- Replace missing wood decorative elements at porch balustrade, columns and frieze
- Provide metal base flashing along outer edges of each porch roof
- Strip both roofs of all existing roofing shingles
- Replace any deteriorated wood roof sheathing with new in-kind wood sheathing
- Provide felt underlayment over all exposed wood roof sheathing
- Provide new standing seam metal roof on main entry porch
- Provide 40 year "Architectural" asphalt shingles on shed roof to basement
- Provide 40 year "Architectural" asphalt shingles on shed roof at northwest side as well
- Prepare, prime and paint all exposed wood trim and shingles
- Prepare, prime and paint all exposed wood balustrades, columns, friezes and ceilings
- Prepare, prime and paint all exposed elements of entry doors, frame and trim

Main Roof, including Cross Gables

- Install lightning protection system, including arrestors, terminals, cabling and grounds
- Remove old three tab asphalt shingles, including felt underlayment and all flashing
- Dispose of all removed roofing materials off-site, and in a proper and legal manner
- Cover all roof sheathing with Huber Engineered Woods "Zip System" roof sheathing
- Provide new roofing felt over all roof sheathing
- Provide adhesive waterproofing membrane along six (6') foot strip at all eaves
- Provide 40 year "Architectural" asphalt shingles and install per 110 mph wind zone requirements
- Provide new fully-adhered membrane roofing system at all shed dormers
- Provide new fully-adhered membrane roofing system at cross gable ventilator flat roof area
- Provide new fully-adhered membrane roofing system at flat roof area above Chancel roof
- Remove and replace deteriorated components of existing fire escapes
- Remove rust from existing fire escapes by wire brushing, prime and paint

Alternate #1:

- Fabricate and install decorative fiberglass or GFRP cresting along ridge lines.
- Fabricate and install replica finials in fiberglass or GFRP for northwest tower
- Fabricate and install replica finials in fiberglass or GFRP for cross gable ventilator

Insulation of Main Roof, including Cross Gables

- Provide 2" thick "flash" coating of all roof rafter cavities with closed cell foam insulation
- Provide 8" thick fiberglass batts in remainder of rafter cavities

OR ALTERNATIVELY

- Provide 16" of blown-in cellulose insulation on all attic floor surfaces

OR ALTERNATIVELY

- Provide 6" thick layer of closed cell foam insulation over attic surfaces of ceiling materials below

ARTICLE 9C:

ARTICLE 9C: CPC- Purchase of Open Space- off Stephens Lane
To see if the Town will vote to authorize the Select Board to acquire by purchase, gift, eminent domain, or otherwise, for open space and recreational purposes pursuant to G.L. c. 44B on such terms and conditions as the Select Board deems appropriate and to accept the deed to the Town of Plymouth, of a fee simple interest or less in the land being a portion of lots 38C and 38A comprising 0.64 acres more or less, shown on Assessors' Map 23 , located off Stephens Lane in Plymouth, described more particularly in a deed recorded with the Plymouth County Registry of Deeds in Book 37999, Page 150, such land to be held under the care, custody, management and control of the Conservation Commission; and to appropriate $30,000.00 for the acquisition of said land and other costs associated therewith from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow said total sum pursuant to G.L. c. 44B, §11 or G.L. c. 44, §7 or any other enabling authority; and further to authorize the Select Board to grant a conservation restriction in said property in accordance with G.L. c. 44B, §12 meeting the requirements of G.L. c. 184, §§31-33; and to authorize appropriate Town officials to file on behalf of the Town any and all applications deemed necessary for grants and reimbursements from the Commonwealth of Massachusetts deemed necessary under G.L. c. 132A, §11 and to authorize them to enter into all agreements and execute all instruments as may be necessary on behalf of the Town to effect said purchase; or take any other action relative thereto.
COMMUNITY PRESERVATION COMMITTEE

RECOMMENDATION: Approval $30,000 Unanimous (11-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 9C. Approval of this article will authorize the Town to purchase this ½ acre parcel off Stephens Lane. This parcel directly abuts the Town's Stephens Field Complex and would serve to expand the open and recreational space of the complex consistent with the Stephens Field Park Master Plan.

The following supporting documentation is in summary form.
For the full CPC submission please visit the Town Website at:
https://www.plymouth-ma.gov/community-preservation-committee

TOWN OF PLYMOUTH
COMMUNITY PRESERVATION
COMMITTEE

MEMO

TO: Town Meeting, Board of Selectmen, and the Advisory & Finance Committee
From: The Community Preservation Committee
Date: Friday, August 19, 2022
Re: ANNUAL FALL TM 2022: CPA Article 9C

ARTICLE 9C: CPC- Purchase of Open Space- off Stephens Lane
To see if the Town will vote to authorize the Select Board to acquire by purchase, gift, eminent domain, or otherwise, for open space and recreational purposes pursuant to G.L. c. 44B on such terms and conditions as the Select Board deems appropriate and to accept the deed to the Town of Plymouth, of a fee simple interest or less in the land being a portion of lots 38C and 38A comprising 0.64 acres more or less, shown on Assessors' Map 23, located off Stephens Lane in Plymouth, described more particularly in a deed recorded with the Plymouth County Registry of Deeds in Book 37999, Page 150, such land to be held under the care, custody, management and control of the Conservation Commission; and to appropriate $30,000.00 for the acquisition of said land and other costs associated therewith from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow said total sum pursuant to G.L. c. 44B, §11 or G.L. c. 44, §7 or any other enabling authority; and further to authorize the Select Board to grant a conservation restriction in said property in accordance with G.L. c. 44B, §12 meeting the requirements of G.L. c. 184, §§31-33; and to authorize appropriate Town officials to file on behalf of the Town any and all applications deemed necessary for grants and reimbursements from the Commonwealth of Massachusetts deemed necessary under G.L. c. 132A, §11 and to authorize them to enter into all agreements and execute all instruments as may be necessary on behalf of the Town to effect said purchase; or take any other action relative thereto.
COMMUNITY PRESERVATION COMMITTEE

CPC RECOMMENDATION: Approval (unanimous)
The Community Preservation Committee voted unanimously Article 9C at its meeting held Thursday, August 22, 2019

SUMMARY & INTENT:
The Community Preservation Committee is recommending this Article to Fall Town Meeting 2022 to utilize CPA Open Space Fund for the acquisition of land off Stephens Lane The Property is significant for its requiring drinking water, aquifer protection and estuary protection.

NATURAL RESOURCE VALUES AND CHARACTERISTICS: The Property's landscape context is favorable. It directly abuts the Town's Stephens Field, and abuts Plymouth Harbor. The property includes a wetland system designated by the Commonwealth of Massachusetts Natural Heritage and Endangered Species Program as "Brackish Tidal Wetland", and further designated by the Massachusetts Department of Environmental Protection as a Salt Marsh. Salt Marshes are some of the most productive ecosystems on earth, and also help to buffer inland areas for storm surges that often occur in the winter months. The property possesses considerable wildlife habitat values. It is closely proximate to areas designated by NHESP as Bio Map 2 "Critical Natural Landscape", Tern Foraging.. Lands situated within said areas are high priorities for permanent preservation. The proposed acquisition meets several of the "Open Space Goals and Criteria" enumerated in Plymouth's Community Preservation Committee Application, is consistent with several of the goals and objectives articulated in Plymouth's 2017 Updated Open Space and Recreation Plan, and is also consistent with the vision expressed in the 2009 Stephens Field Park Master Plan.

APPLICATION
to the
PLYMOUTH
COMMUNITY PRESERVATION
COMMITTEE

AUGUST, 2021

PROJECT: STEPHENS FIELD ESTUARY PROTECTION PROJECT

LOCATION: SOUTH SIDE OF STEPHENS LANE

CURRENT ACREAGE: 0.7
PROPOSED ACREAGE FOR ACQUISITION: approximately 0.5

CURRENT OWNER:

NATHAN E. BEKEMEIER TRUST
NATHAN E. BEKEMEIER AND ALICE P. BREWER, TRUSTEES

Map 23, Lot 38C

CURRENT ASSESSED VALUE: $24,400

PROJECT SUMMARY:

Wildlands Trust ("WLT") hereby submits an application to the Plymouth Community Preservation Committee, pursuant to the possibility of the Town acquiring approximately one-half acre located off of the south side of Stephens Lane (hereafter, the "Property").

The Property's landscape context is favorable. It directly abuts the Town's Stephens Field Complex, and is closely proximate to Plymouth Harbor. The Town's acquisition of the Property would serve to expand Stephens Field, one of the Town's most visible, frequented, and cherished open space and recreation holdings.

The Property includes a wetland system designated by the Commonwealth of Massachusetts Natural Heritage and Endangered Species Program ("NHESP") as "Brackish Tidal Wetland", and further designated by the Massachusetts Department of Environmental Protection ("DEP") as a Salt Marsh. Salt Marshes are some of the most productive ecosytems on earth, and also help to buffer inland areas from storm surges that often occur in the winter months.

The Property possesses considerable wildlife habitat values. It is closely proximate to areas designated by ("NHESP") as Bio Map 2 "Critical Natural Landscape", "Tern Foraging". . Lands situated within said areas are high priorities for permanent preservation.

The proposed acquisition meets several of the "Open Space Goals and Criteria" enumerated in Plymouth's Community Preservation Committee Application, is consistent with several of the goals and objectives articulated in Plymouth's 2017 Updated Open Space and Recreation Plan, and is also consistent with the vision expressed in the 2009 Stephens Field Park Master Plan.

OWNERSHIP/PROJECT HISTORY:

Alice Brewer's family began acquiring land along Stephens Lane in 1919, when her grandfather William Hedge acquired what is now known as 7 Stephens Lane. This initial purchase was followed by acquisitions in 1921 and 1943 that collectively extended the family's ownership all the way to Union Street. The family sold the lot now known as 1 Stephens Lane in 1955 to the Cappannari Family, but has continued to own the balance of the land to the present time.

Because the Property directly abuts Stephens Field, it is a high priority for preservation. Community Preservation Committee Chair Bill Keohan has from time to time engaged the landowners/trustees in conversations about possibly selling the Property to the Town. Those discussions have recently intensified, and as a result WLT is preparing and submitting this application on behalf of the landowners.

ZONING/DEVELOPMENT POTENTIAL:

The Property is situated within the "WF" Zoning District. Per the Plymouth Board of Assessors Property Record Card included herewith as an attachment, the Property is classified as Unbuildable.

PLANS OF LAND:

The most recent deed for the Property does not reference any recorded plans of land that depicts it in its entirety. A 1955 plan depicts a portion of the Property.

As referenced elsewhere herein, a new survey plan will be needed to advance the project. The new plan will subdivide the Property as follows:

- The landowners will retain approximately 0.2 acres, and annex that acreage to their adjacent property at 7 Stephens Lane.
- The Town will purchase the remaining 0.5 acres, and annex that acreage to Stephens Field

ACQUISITION PLAN/TIMELINE:

The "Project Timeline" page found later in this application provides additional information about the acquisition plan's anticipated steps. In summary, primary steps include:

- Discussions with the CPC and the landowners to help define the project scope
- Preparing and submitting this application to the CPC
- The joint commissioning of a draft subdivision plan for the Property.
- The joint commissioning of an appraisal for the subject Property. Note that the CPC seeks to include the property owner in all phases of the approval process, including the vetting and hiring of an appraiser, and sharing the cost of the appraisal.
- Review of the appraisal by all parties
- Negotiations toward finalizing a purchase price
- Advancing the project to Plymouth Town Meeting for approval. The earliest that could occur for this project would at the October 2021 Plymouth Town Meeting.
- Closing: If Town Meeting approval is obtained, and subject to the satisfactory completion of all required due diligence, then the closing could occur as soon as possible thereafter, ideally within two to four weeks.

NATURAL RESOURCES SUMMARY:

The portion of the Premises available for purchase consists primarily of a coastal wetland with level topography.

NHESP designates the Property's wetland system as "Brackish Tidal Wetland", and it is further designated by the Massachusetts DEP as a Salt Marsh. Salt Marshes are some of the most productive ecosytems on earth, and also help to buffer inland areas from storm surges that often occur in the winter months.

The Property is closely proximate to multiple areas identified by NHESP as containing important wildlife habitats, including:

- "Bio Map 2 Critical Natural Landscape", "Tern Foraging".

BioMap2, published in 2010, was designed to guide strategic biodiversity conservation in Massachusetts over the next decade by focusing land protection and stewardship on the areas that are most critical for ensuring the long-term persistence of rare and other native species and their habitats, exemplary natural communities, and a diversity of ecosystems.

Said Critical Natural Landscape areas complement and often overlap Bio Map 2 "Core Habitat" areas, including large natural Landscape Blocks and buffering uplands around coastal, wetland and aquatic Core Habitats to help ensure their long-term integrity.

LANDSCAPE CONTEXT:

The Property's landscape context is favorable. It directly abuts the northern edge of the Town's Stephens Field Complex, and is closely proximate to Plymouth Harbor. The landowners' property known as 7 Stephens Lane is directly adjacent to the east, Stephens Lane abuts to the north, and a lot known as 1 Stephens Lane is directly adjacent to the west. Across Stephens Lane to the north is a condominium complex built in the 1980's.

The Town's acquisition of the Property would serve to expand Stephens Field, one of the Town's most visible, frequented, and cherished open space and recreation holdings. Given the development density in the vicinity of Stephens Field, opportunities to expand its extent are rare, and the Town affords a high priority to such opportunities.

ACCESS/IMPROVEMENTS:

The Town will have access to the Property through the Stevens Field complex. The Property does not include any improvements.

LONG-TERM MANAGEMENT PROGNOSIS:

The Property should not pose any significant long-term operational burden on Town natural resources staff or budgets, as it would be managed as a "passive" open space component of the Stephens Field Complex. Such passive open space components generally require little in the way of active management.

Should the Town acquire the Property, it will have the opportunity to pursue wetlands and ecological restoration projects on the site and on portions of the adjacent Stephens Field. Such opportunities to restore coastal wetland systems are always of great interest, but are particularly compelling at the present time given ongoing climate instability and associated sea level rise projected over the next several decades. The Town has established numerous successful precedents for wetlands and ecological restoration projects, including the Eel River Headwaters Area and Town Brook Corridor projects, and the acquisition of the Property will offer great potential for adding to that distinguished inventory of restoration projects.

ALIGNMENT WITH COMMUNITY PRESERVATION ACT GOALS FOR OPEN SPACE

GOAL 2: *Protect rare, unique and endangered plant and wildlife habitat.* The Property is closely proximate to multiple areas identified by NHESP as containing important wildlife habitats, including Bio Map 2 Critical Natural Landscape, Tern Foraging. As described elsewhere herein, Bio Map-designated areas contain some of the Commonwealth's best remaining biodiversity, and are high priorities for preservation.

GOAL 4: *Ensure adequate size and connection of protected natural areas to maximize environmental and habitat benefits.* Acquired by the Town in 1930, Stephens Field is situated within a densely developed part of Plymouth that offers few opportunities to physically expand the Field. In addition to expanding the Field's extent, the proposed project would protect a significant portion of a critical coastal wetland system, and allow for future wetlands restoration opportunities.

GOAL 6: *Increase the Town's ability to protect environmentally sensitive, historic, and culturally significant properties.* The proposed project would expand Stephens Field, thereby enhancing one of the Town's oldest open space and recreation reserves, and one of its few waterfront parks.

OTHER SUPPORTING INFORMATION: The proposed acquisition would be consistent with several of the identified resource protection needs and goals, objectives, and strategies enumerated in the updated 2017 Town of Plymouth Open Space and Recreation Plan, including:

Section VIII, GOALS AND OBJECTIVES, MASTER PLAN GOALS

Pg. 204-205, Open Space: Preserve open space parcels within or near every village and residential neighborhood. The proposed project will preserve land within a densely developed area on the periphery of Downtown Plymouth.

Section VIII, OPEN SPACE AND RECREATION GOALS & STRATEGIES:

Pg. 206-207, Objective 2: Create town-wide Green Networks of linked open space and wildlife habitats. Protect sensitive ecosystems and wildlife corridors while providing recreational opportunities and alternative transportation on those lands which can accommodate human impacts.

STRATEGY: Acquire parcels and use conservation restrictions to develop town-wide Green Networks.

- Stephens Field is the southern terminus of the proposed Pilgrim Necklace, an envisioned network of connected parklands in the Town of Plymouth.

Pg. 208, Objective 5: Protect and restore ocean waters and coastal zones.

STRATEGY: Prevent harm to life and property from coastal flooding.

STRATEGY: Implement other strategies to maintain ocean health.

- The proposed project will protect land in a coastal zone that includes a coastal wetland/salt marsh system. Such coastal wetlands help to buffer inland areas from the impact of storm surges and associated flooding.

The proposed acquisition is also consistent with the vision articulated on pg. 1 in the **Stephens Field Park Master Plan** prepared for the Town in 2009 by the Conway School of Landscape Design, as follows:

- *"The expansion of the park is a unique opportunity to re-envision the park and balance the social and recreational needs of the community, while restoring ecological function and enhancing the natural features and beauty of this waterfront park"* (Note: this statement specifically refers to the recent acquisition of the old bus depot/DPW facility, but is also applicable to the acquisition that is the subject of this application).

PROJECT BUDGET

Proposed Sales Price	$ TBD
Funding Sources	
Town of Plymouth CPC Funds	$ TBD
Project Costs	
Appraisal	$TBD
Due Diligence	$ 5,000 (estimated: to potentially include EHA, closing and legal costs, title exam)
Survey Plan	$TBD
Stewardship Endowment	$10,000*
Project Total	**$ TBD**

*** As the presumptive Conservation Restriction ("CR") holder, Wildlands Trust will require a stewardship endowment contribution. Said contribution is a one-time fee that the Trust will invest in a stewardship endowment fund to ensure that it will always have the financial capacity to perform its obligations as the CR holder. It is standard practice for nonprofit conservation organizations to require stewardship endowment contributions when acquiring CR's. The indicated contribution is an estimate, and will need to be verified by a property-specific stewardship endowment calculation.**

For CPA projects, the Town provides this contribution, and not the landowner/seller

Unofficial Property Record Card - Plymouth, MA

General Property Data

Parcel ID 023-000-038C-000
Prior Parcel ID 9100 -G01 -023*0020*
Property Owner NATHAN E BEKEMEIER TRUST
BEKEMEIER NATHAN E
Mailing Address 77 FOREST ST
City NEW BEDFORD
Mailing State MA Zip 02740
ParcelZoning WF

Account Number 46247
Property Location STEPHENS LN
Property Use UNBUILDBL
Most Recent Sale Date 12/7/2009
Legal Reference 37999-150
Grantor BREWER,ALICE PAINE
Sale Price 0
Land Area 0.779 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 24,400	Total Value 24,400

Building Description

Building Style N/A	Foundation Type N/A	Flooring Type N/A
# of Living Units N/A	Frame Type N/A	Basement Floor N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

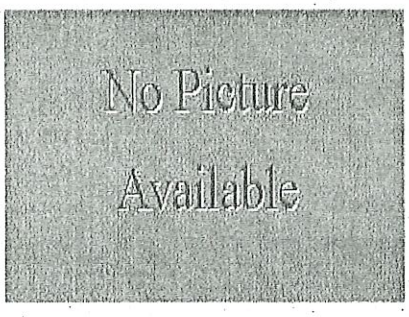
Legal Description

Narrative Description of Property

This property contains 0.779 acres of land mainly classified as UNBUILDBL with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

5

108570
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
07 DEC 2009 09:18AM
JOHN R.BUCKLEY, JR.
REGISTER
Bk 37999 Pg 150-154

Record and return to:
Tracy A. Craig, Esq.
Mirick O'Connell
100 Front Street
Worcester, MA 01608

This space reserved for Recorder's use only

DEED

We, **ALICE PAINE BREWER AND NATHAN E. BEKEMEIER,** for good and valuable consideration paid of **LESS THAN ONE HUNDRED DOLLARS ($100.00),** grant to **NATHAN E. BEKEMEIER AND ALICE P. BREWER, TRUSTEES OF THE NATHAN E. BEKEMEIER TRUST,** under an Agreement of Trust dated November 23, 2009, said Trust being described in a Trustees' Certificate recorded with the Plymouth County Registry of Deeds in Book _____, Page _____, with a mailing address of 354 Huttleston Avenue, Fairhaven, Massachusetts 02719, **with quitclaim covenants,** three parcels of land in Plymouth, Plymouth County, Massachusetts, bounded and described as follows:

PARCEL I

A certain parcel of land with the summer cottage or bungalow thereon, situated on the easterly side of Fremont Street or the continuation thereof, known as Stephens Lane in said Plymouth, bounded and described as follows:

Beginning at a point on the easterly line of said Fremont Street at the ending line between the granted premises and land now or formerly of Mary S. Baker et al; thence the line runs easterly by said land of Baker et al and land formerly of said Baker et al, now of the Town of Plymouth, used as a playground, to the post and corner of said Town land, this lane being marked by a row of posts; thence turning at or nearby a right angle and running in a northerly direction by said playground land across the shore and flats to the channel, or as far as the land now or formerly of Alice P. Hedge extends; thence turning and running westerly by said channel or by the extreme northerly boundary of the land now or formerly of Alice P. Hedge until it reaches a point where said line would intersect the easterly line of said Fremont Street extended northerly; thence turning and running southerly along said extended line of Fremont Street and along said easterly line of said Fremont Street till it reaches the point of beginning.

Parcel I is subject to the restrictions contained in a deed from George Stephens, Jr. to Alice Paine Hedge recorded with said Deeds at Book 1318, Page 600, insofar as said restrictions are now in force and effect and without reimposing the same.

Property address: 7 Stevens Lane, Plymouth, Massachusetts 02360

PARCEL II

Land situated in said Plymouth on the easterly side of Fremont Street, adjoining Parcel I hereinabove described at the foot of said Street and bounded and described as follows:

Northwesterly by said Fremont Street, twenty-five (25) feet; Northeasterly by said Parcel I about one hundred ninety (190) feet; Southeasterly by Parcel III hereinafter described by a line parallel to and ten (10) feet distant Northwesterly from land of Town of Plymouth, known as Stephens Field, twenty-five (25) feet; and Southwesterly by said Parcel III about one hundred and ninety (190) feet to Fremont Street and the point of beginning.

Parcel II is subject to the restriction contained in a Deed from Edward B. Stephens, et al to Alice Paine Hedge recorded with said Deeds in Book 1394, page 598, insofar as said restriction is now in force and effect and without reimposing the same.

PARCEL III

The land on the southeasterly side of Stephens Lane, so-called, bounded and described as follows:

Beginning at a point in the southerly line of Stephens Lane, formerly called Fremont Street, at the northerly corner of land of the Town of Plymouth, and thence running by said land of the Town of Plymouth South 39° 45' East, two hundred (200) feet; thence turning and running by said land of the Town of Plymouth North 50° 45' East, three hundred ten (310) feet, more or less, to Parcel I hereinabove described; thence turning and running in a northwesterly direction by said Parcel I, ten (10) feet; thence turning and running South 50° 45' West by Parcel II hereinabove described, twenty-five (25) feet; thence turning and running in a northwesterly direction by said Parcel II, one hundred ninety (190) feet to Stephens Lane; thence turning and running South 50° 45' West, two hundred eighty-five (285) feet, more or less, by said Stephens Lane to the point of beginning at said land of the Town of Plymouth, excepting therefrom so much thereof as was conveyed by deed of Alice P. Hedge to David A. Cappannari et al dated September 12, 1955 and recorded with said Deeds in Book 2448, Page 264, but together with the benefit of the restriction imposed in said last mentioned deed, but without reimposing the same.

Being the same premises conveyed by deed of Alice Hedge Brewer to Alice Paine Brewer and Nathan E. Bekemeier dated December 19, 1989 and recorded at the Plymouth County Registry of Deeds in Book 9534, Page 339.

Executed as a sealed instrument this 23 day of November, 2009.

ALICE PAINE BREWER

NATHAN E. BEKEMEIER

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On NOVEMBER 23, 2009, Alice Paine Brewer (the "Principal") personally appeared before me and acknowledged to me that the Principal signed the preceding or attached document voluntarily for its stated purpose. The Principal proved to me through satisfactory evidence of identification that the Principal is the person whose name is signed on the preceding or attached document. The satisfactory evidence of identification provided to me was:

☐ A current document issued by a federal or state government agency bearing the photographic image of the Principal's face and signature; or

☐ On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the Principal; or

☒ Identification of the Principal based on the notary public's personal knowledge of the identity of the Principal; or

☐ The following evidence of identification: _____

_____

_____
Notary Public

Printed Name: TRACY A. CRAIG

My Commission Expires: 9/3/2015

[Seal]

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On NOVEMBER 23, 2009, Nathan E. Bekemeier (the "Principal") personally appeared before me and acknowledged to me that the Principal signed the preceding or attached document voluntarily for its stated purpose. The Principal proved to me through satisfactory evidence of identification that the Principal is the person whose name is signed on the preceding or attached document. The satisfactory evidence of identification provided to me was:

☐ A current document issued by a federal or state government agency bearing the photographic image of the Principal's face and signature; or

☐ On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the Principal; or

☒ Identification of the Principal based on the notary public's personal knowledge of the identity of the Principal; or

☐ The following evidence of identification: _____

_____

_____
Notary Public

Printed Name: TRACY A. CRAIG

My Commission Expires: 9/3/2015

[Seal]

Wetland and Ocean buffers

Four distinct types of wetlands and waterbodies—coastal wetland, oceanfront land, surface waterbody, and a vegetated wetland—are in or adjacent to Stephens Field. These valuable areas require protection and restoration. Historically, much of Stephens Field has been a coastal wetland. Any construction that may disturb soil within a hundred feet of wetlands will require a special permit per Article 27 of the town Conservation Commission.

Recommendations

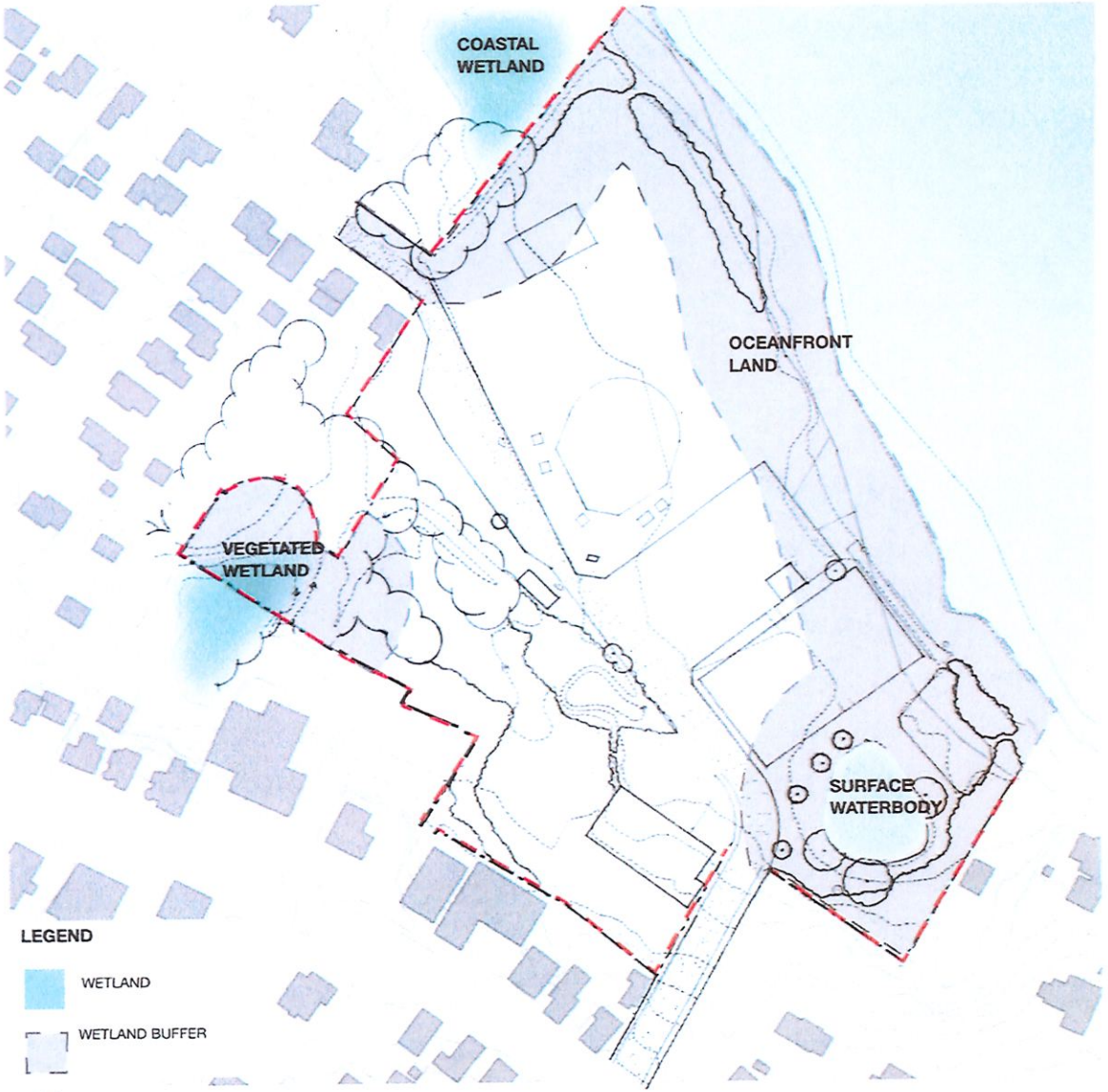
- Avoid locating buildings and parking in the wetland buffer.
- Minimize disturbance and access to valuable and fragile areas.
- Increase vegetative buffer to protect area and filter water.
- Add diversity to existing vegetation to increase system health.

Soils

Carver soil series, which is found in undisturbed areas of Stephens Field, is slightly weathered glacial out-wash from mixed igneous, metamorphic and sedimentary rock. Carver soils are particularly well drained, coarse grained sandy soils that rapidly leach nutrients. A private dump was operated in what is now Stephens Field. Urban fill, common around disturbed sites after construction, lies in several areas of the park, most notably near former and existing buildings. Soils are likely to be compacted in parking areas and beneath paths and playing fields.

Recommendations

- Use vegetation that can be established without artificial fertilizers.
- Limit use of fertilizers because of proximity to ocean.
- Establish plants adapted to sandy, low nutrient soils.
- Employ infiltration basins that will work well in Carver soils.
- Remediate and aerate compacted soils.



BRIAN MARKEY, SARA PRESTON
Conway School of Landscape Design
332 S. Deerfield Road | PO Box 179
Conway, MA 01341

SPRING 2009

STEPHENS FIELD
STEPHENS COURT
PLYMOUTH, MASSACHUSETTS

Wetland & Ocean Buffers and Soil

7/21


4
7
2
STEPHENS LANE
023-000-038C-000
1
023-000-038B-000
UNION STREET
59
Stephens Field
023-000-026-000
132 R
STEPHENS FIELD
POND
118
120
14


STEPHENS LANE
023-000-038A-000
023-000-038C-000
023-000-038B-000
023-000-026-000

MASS. STATE GRID

FREMONT STREET

STEPHENS (1895 Town Layout) LANE

UNION STREET

"P" BND. FND.

1.46'

125.00'

N 35°38'42" E 253.04'

120.32'

FENCE

CB/DH FND.

7.72'

N 35 38 42 E 119.02'

110.00'

N 38°19'06" E 141.00' (CB -CB)

184'±

CB/DH FND.

42.00' (TO TIE LINE)

#1

PARCEL 38C

PARCEL 38A

PARCEL 64Z

EXISTING HOUSE #7

S 12°00'59" E 71.50'

FORMER LOT LINE (TYP.)

BOULDER SEA WALL

N 62°33'04" E 33.79'

FENCE

N 77°28'28" E 27.94'

S 69°15'04" E 23.95'

S 51°21'37" E 71.26'

227.31'

S 26°47'01" E (TIE LINE)

N 53°23'18" W 209.89'

S 53°53'18" E 164.53'

LOT 64-1
28,016± S.F.
"Un-Buildable"

LOT 64-2
22,886± S.F.

PLYMOUTH HARBOR

023-000-038B-000
N/F
DOLORES G. CAPPANNARI
P.B. 2448/264

"P" BND. FND.

125.00'
S 37°13'12" W

164.18'
S 37°13'12" W
185.09' (L.C. TO P BND)

210'±

45.00' (TO TIE LINE)

"P" BND FND.
0.82' OFF LINE

023-000-0026-000
N/F
TOWN OF PLYMOUTH
P.B. 58/1115

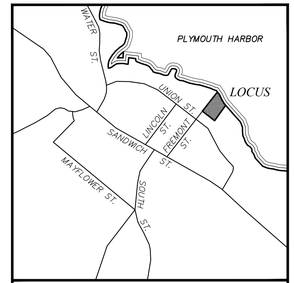
PLAN SCALE

0 20 40 60 100

1 inch = 20 ft.

ZONING CLASSIFICATION: WF

MINIMUM LOT SIZE	20,000 S.F.
LOT WIDTH	70'
FRONT YARD SETBACK	10'
SIDE YARD SETBACK	10'
REAR YARD SETBACK	10'



LOCUS MAP

NOTES

1. LOCUS SHOWN AS PARCELS:
   023-000-064-000Z
   023-000-038A-000
   023-000-038C-000
2. OWNER INFORMATION:
   THE NATHAN E. BEKEMEIER TRUST
   77 FOREST STREET
   NEW BEDFORD, MA 02740
3. DEED REFERENCE: DEED BK. 37999/150
4. PLAN REFERENCES: PLAN BK. 2448/264
   PLAN BK. 58/1115
   PLAN BK. 36/140
5. ZONE: WF
6. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCELS 38C, 38A & 64Z AS SHOWN ON PLYMOUTH ASSESSORS MAP 23 INTO 2 LOTS. LOT 64-1 IS AN UNBUILDABLE LOT AND IS TO BE CONVEYED TO THE TOWN OF PLYMOUTH.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN COMFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

COMMONWEALTH OF MASSACHUSETTS
JOHN R. FARREN
No. 33590
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE PROFESSIONAL LAND SURVEYOR

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE: _____

_____ CLERK
PLYMOUTH PLANNING BOARD

PLAN OF LAND
IN
PLYMOUTH, MASSACHUSETTS
PREPARED FOR
THE NATHAN E. BEKEMEIER TRUST
#7 STEPHENS LANE

SCALE: 1"=20' DECEMBER 30, 2021

FLAHERTY & STEFANI, INC.
67 SAMOSET STREET
PLYMOUTH, MA 02360
TEL. (508)-747-2425

ARTICLE 9D:

ARTICLE 9D: CPC- Historical Preservation- 1857 Plymouth Foundry/Marina
To see if the Town will vote to appropriate from Community Preservation Fund receipts, transfer from Community Preservation available funds and/or borrow $733,201 or any other sum, to grant to Safe Harbor Marinas, LLC for the restoration, rehabilitation, and preservation of the historic façade, roof and interior of the 1857 Plymouth Foundry, known as the Marina, and further, that the Select Board, on behalf of the Town, is authorized to acquire an Historic Preservation Restriction on the historic façade, roof and interior of said property pursuant to M.G.L. c.44B §12 and G.L. c.184 §§31-33, or to take any other action relative thereto.
COMMUNITY PRESERVATION COMMITTEE

RECOMMENDATION: Approval $733,201 Unanimous (11-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 9D. Approval of this article will authorize a grant to Safe Harbors for the historical restoration of the façade, Cupola and interior of the 1857 Plymouth Foundry, known as the Marina, located on Water and Union Streets. The renovations would include public restrooms, a much-needed addition to this area of the waterfront. If this article is approved by Town Meeting, the CPC is hopeful that Safe Harbors Marinas, LLC, the present owners of the building will agree to have this work undertaken on this historic structure. Safe Harbors had planned to demolish the building, but the Town's demolition delay bylaw gave the area residents and CPC time to put this counterproposal together.

The following supporting documentation is in summary form.
For the full CPC submission please visit the Town Website at:
https://www.plymouth-ma.gov/community-preservation-committee

TOWN OF PLYMOUTH
COMMUNITY PRESERVATION
COMMITTEE

MEMO

TO: Town Meeting, Board of Selectmen, and the Advisory & Finance Committee
From: The Community Preservation Committee
Date: Friday August 19, 2022
Re: ANNUAL SATM 2022: CPA Article 9D

ARTICLE 9D: To see if the Town will vote to appropriate from Community Preservation Fund receipts, transfer from Community Preservation Fund available funds or borrow to grant to Safe Harbors for the restoration, rehabilitation, and preservation of the historic façade, roof and interior of the 1857 Plymouth Foundry, known as the Marina; and to authorize the Select Board to enter into a grant agreement with and accept a historic preservation restriction from Safe Harbors pursuant to G.L. c. 44B, §12 and G.L. c. 184, §§31-33; or take any other action relative thereto.
COMMUNITY PRESERVATION COMMITTEE

CPC RECOMMENDATION: Approval (unanimous)
The Community Preservation Committee voted unanimously in favor of Article 9D, at its meeting held Thursday, August 18, 2022.

SUMMARY & INTENT: The Community Preservation Committee is recommending 9D to Fall Town Meeting 2022 for the historical restoration of the stone façade and interior renovations of the 1857 Plymouth Foundry located on Water Street and Union Street.

Safe Harbor Marinas, the owners of property, have filed an application with The Community Preservation Committee for Community Preservation Act Funds for the restoration of an original 1857 portion of the Marina that had been renovated in the 1940's. Since 1970, it is has been used as office space. The Bradford Area Commission is a neighborhood group that has worked with Safe Harbor Marinas to explore other designs, options and uses in order to preserve this section of the building. The CPC has hired a Building Conservation Specialist and a Cost Estimator to prepare a report on the cost of the proposed use and repairs.

DocuSign Envelope ID: 5B32DB94-D2B7-4287-A96C-AF5E973953C0

FISCAL YEAR 2022-2023 APPLICATION

Project Name: Water/ Union Streets Facade and Cupola.

CPA Funding requested: $ TBD If the amount is unknown, will an appraisal be needed?

☐ Y ☐ N (If yes see page 14 of the appraisal process)

Total project cost: $ TBD

Category–check all that apply: ☑ Open Space/Recreation ☑ Historic ☐ Housing

Lot and Plot: 020-000-183A-000

Assessors Map #: 020

Number of acres in parcel: .32 (13, 904 sq. ft)

Number of proposed housing units: 0

Are there any existing deed restrictions on this property? ☐ No ☐ Don't know ☑ Yes/DESCRIBE

Describe restrictions below:

Chapter 91 License for marina.

Project Sponsor/Organization: SHM Plmouth LLC

Contact Name: Jason Heywood

Address: 14 Union Street, Plymouth, MA 02360

Phone #: 781-223-6147 E-mail: jheywood@shmarinas.com

DocuSigned by:
Jason Heywood
AC38C68388044C0...

6/14/2022

Applicant signature Date submitted

APPLICATION REQUIREMENTS:

A complete application consists of this application page (the specific amount of CPA funding is required), along with the following:

- A detailed description of the project explaining how your proposal benefits the Town of Plymouth and how it meets CPA goals and selection criteria outlined at the end of this application packet.
- Are there any special permit, variance or other approvals required? Are there any legal ramifications or impediments to this project?
- A detailed project budget including any additional revenue sources. Will there be any annual costs to the town once the project is operational?
- A project timeline.
- Additional supporting information such as photographs, plot plans, and maps (if applicable).
- Applicant must provide all title information for the property.
- Applicant must initial each page in the space provided.

DocuSign Envelope ID: 5B32DB94-D2B7-4287-A96C-AF5E973953C0

PLEASE SEND 11 COPIES (DOUBLE-SIDED) OF YOUR APPLICATION TO:
The Community Preservation Committee, Plymouth Town Hall
26 Court Street, Plymouth, MA 02360

Applications may also be dropped off at the Town Clerk's office.
or in the CPC mailbox at Plymouth Town Hall.

The deadline for submitting an application is last Friday in February for Spring Town Meeting, and last Friday in June for Fall Town Meeting.

MEMORANDUM OF UNDERSTANDING

Project Name: Water/ Union Streets Facade and Cupola.

Applicant Name: SHM Plmouth LLC

Address: 14 Union Street, Plymouth, MA 02360

Phone #: 781-223-6147 E-mail: jheywood@shmarinas.com

I understand that there are certain conditions and responsibilities involved in receiving CPA funding. My signature below indicates that I have read the following conditions and agree to follow them if my application is recommended to and approved by Town Meeting:

1. I understand that the funding process follows procedures described in the Community Preservation Act, M.G.L. Ch. 44B and that this places certain restrictions on how payments may be made.
2. In order to acknowledge the Community Preservation Act, and thus the contributions of the Plymouth taxpayers, I will:
   - Order, pay for and place a temporary "Community Preservation Works" sign or banner in front of the project. The Community Preservation Committee will provide the approved design. Approximate cost for the banner is generally $250-$300.
   - Acknowledge the contributions of the Community Preservation Act in all press releases, newsletters, and other publicity.
   - Include recognition of the Community Preservation Act if a permanent plaque or sign is placed on the project.
3. If requested I will supply the Community Preservation Committee with quarterly financial up-dates the project.
4. As needed, I will assist in the process of obtaining the required deed restriction to help protect the property in perpetuity.
5. The Applicant agrees to adhere to the intent and the spirit of the presentation made to Town Meeting.

Jason Heywood
Print Name

DocuSigned by:
Jason Heywood
AC38C68388044C0...
Signature

6/14/2022
Date

To: Bill Keohan
Plymouth Community Preservation Committee
From: Lisa Howe
Lisa Harrington
Date: 8.30.22
Project: Safe Harbors – Plymouth Foundry Building
Re: Exterior Restoration Repair Scope Quantities

The following are estimated scope of repair quantities for the masonry, original wood trim and windows.

MASONRY

- Masonry Cleaning, 100% **1,080SF**
- Masonry Repointing 100% **1,080SF**
- Damaged/Spalled Brick Replacement **120SF**
- Replacement of Poorly Matched Replacement Brick **43SF**
- Repair of Spalled Granite with New Granite Dutchmen **2 locations**

ORIGINAL WOOD WINDOW RESTORATION

- Restoration of original circular wood windows – **2 windows**
- Restoration of large multi-pane original wood window – **1 window**
- Restoration of original double sash window – **1 window**
- Restoration of original wood cupola windows - **1 window**
- Fabrication and installation of new wood window frame and sash to replicate original fenestration pattern – **10 windows**

ORIGINAL WOOD CLADDING AND DECORATIVE TRIM

- Restoration of cupola wood cladding and trim – **assume 20% replacement of wood elements**
- Remove existing aluminum siding and trim – **100% removal**
- Assess underlying original wood siding and trim – **restore 75% of wood elements; replicate and install 25% new wood elements where missing or damaged**

WEATHERVANE

Remove, Restore and Reinstall Cupola Weathervane, including regilding of ship and fabrication of S and W direction letters

CONSTRUCTION COST ENGINEERING OF BOSTON

Safe Harbors Exterior Renovation 22 0600

Brick Bldg w/wood framing , Exterior Facard 5,000 sf
Drawings 06/30/2021

R O U G H D R A F T

3800 SF Public Service Buildings Last Updated

Year 2022 Cost File 2022 BOSTON UNION AVERA 9/13/2022 11:02:10 AM

Project Summary

Division	Total			
01 General Requirements	***40,985***	$10.79	/SF	11.0 %
02 Existing Conditions	***6,034***	$1.59	/SF	1.6 %
04 Masonry	***85,980***	$22.63	/SF	23.0 %
06 Wood, Plastics, and Composites	***35,327***	$9.30	/SF	9.5 %
07 Thermal and Moisture Protection	***154,272***	$40.60	/SF	41.3 %
08 Openings	***26,585***	$7.00	/SF	7.1 %
09 Finishes	***13,993***	$3.68	/SF	3.8 %
13 Special Construction	***9,949***	$2.62	/SF	2.7 %

Sub Total		373,125	98.19 / SF
Profit	10 %	37,312	
Bond	1 %	3,731	
Contingency	20 %	74,625	
Grand Total		**488,793**	128.63 / SF

CONSTRUCTION COST ENGINEERING OF BOSTON

Safe Harbors Interior Renovation 22 0610

Brick Bldg w/wood framing , Exterior Facard 3,500 sf
Drawings 08/06/2022

R O U G H D R A F T

3585 SF Public Service Buildings Last Updated

Year 2022 Cost File 2022 BOSTON OPEN SHOP 9/13/2022 10:49:16 AM

Project Summary

Division	Total		
01 General Requirements	***33,955***	$9.47 /SF	18.2 %
02 Existing Conditions	***6,521***	$1.82 /SF	3.5 %
04 Masonry	***4,888***	$1.36 /SF	2.6 %
06 Wood, Plastics, and Composites	***30,397***	$8.48 /SF	16.3 %
09 Finishes	***57,520***	$16.04 /SF	30.8 %
10 Specialties	***5,521***	$1.54 /SF	3.0 %
21 Fire Suppression	***4,929***	$1.38 /SF	2.6 %
22 Plumbing	***33,967***	$9.47 /SF	18.2 %
23 Heating, Ventilating, and Air Conditioning (HVA	***4,929***	$1.38 /SF	2.6 %
26 Electrical	***3,944***	$1.10 /SF	2.1 %

Sub Total		186,571	52.04 / SF
Profit	10 %	18,657	
Bond	1 %	1,866	
Contingency	20 %	37,314	
Grand Total		**244,408**	68.18 / SF

Plymouth Foundry

Safe Harbor Marinas

Plymouth, Massachusetts



Exterior Conditions and Treatment Recommendations

September 8,2022

BCA

BUILDING CONSERVATION ASSOCIATES INC

Plymouth Foundry

Safe Harbor Marinas
Plymouth, Massachusetts

Exterior Conditions and Treatment Recommendations

Prepared For

Plymouth Community Preservation Committee
26 Court Street
Plymouth, Massachusetts 02360

Prepared By

Building Conservation Associates, Inc.
10 Langley Road, Suite 202
Newton Centre, MA 02459

BCA Team

Lisa Howe
Lisa Harrington

Plymouth Foundry
Water Street
Plymouth, Massachusetts

Exterior Conditions and Treatment Recommendations

INTRODUCTION

In August 2022, Building Conservation Associates, Inc. (BCA) surveyed the exterior conditions of the materials at the Plymouth Iron Foundry, located on Water Street, in Plymouth, Massachusetts.

The survey was conducted from the ground with the aid of binoculars. BCA was able to inspect the majority of existing conditions of the portion of the building that is to remain, focusing primarily on the historic masonry, wood windows and wood trim. The conditions of the building materials were recorded with over 200 digital photographs and on elevation drawings of the building produced by Jeffrey M. Metcalfe, RA, of Plymouth, MA.

This report summarizes the findings of BCA's survey and provides a general list of recommendations for treatment of the building's exterior historic materials based on those findings.

EXTERIOR BUILDING DESCRIPTION

The Plymouth Iron Foundry is a masonry clad structure, set at the corner of Water and Union Streets. The original portion of the building that faces Union Street and the harbor was built circa 1867; there is a one story addition built in 1900 that fronts both Water and a portion of Union Street. The portion of the building that fronts Water Street and the 2-3 bays to either side of the Water Street elevation (east and west elevation) are the focus of this report. The 1900 addition had been heavily altered in the 1940's when it was converted into a car dealership. The term "original" when used throughout this report is meant to refer to materials that date back to the period of the car dealership, or earlier when specifically noted.

The one-story building is primarily clad in brick set in an english bond pattern and has brick corbelling on portions of the cornice. The northwest and southwest corners of the Water Street elevation were altered to concave curves with entries at each. Arched masonry window openings with granite sills date to 1900; with the exception of the large window opening at the center of the elevation, which is presumed to have been installed as part of the reconfiguration for the Shiretown Ford car dealership. Windows are all aluminum replacement, with the exception of a handful of wood windows, presumably dating to the 1940's. There is a large central wood window with 55 lites and to either side are original circular wood windows. Windows to the south of the central window are 6/6 sash with a 3-light transom at the bottom. Windows to the north are the same in configuration but are a double set in a larger opening.

Windows on the north elevation are the same double set of sash (one of which is a wood original) and the south elevation has singular 6/6 sash with a transom at the bottom.

The majority of the wood trim of the building dating to the 1940's has been covered with aluminum siding and trim, with slight detailing suggesting the decorative wood elements underneath.

The centrally located cupola on the roof remains largely unchanged, dating to the 1940's. It is clad in wood, with large arched wood windows with multiple lights on each side. The cupola is topped with a copper bell-shaped roof, with a decorative weathervane with a ship at the top.

SUMMARY OF FINDINGS

The portion of the Plymouth Iron Foundry that fronts Water Street is in fair to good condition. The building's masonry dates to 1900, now almost 125 years old. The masonry is in fair to good condition, despite deficiencies such as spalling and deteriorated brick that will require replacement. Existing replacement brick in a number of areas could have been better matched to the existing brick, however this is purely an aesthetic deficiency. Granite window sills are generally in good condition, with a couple of isolated losses that will require granite dutchmen. Mortar is generally in poor condition and/or was poorly installed and color matched repointing mortar and should be replaced 100%.

Windows are primarily aluminum replacement, which mimic the original fenestration pattern but are poorly detailed and are not of good quality. Original wood windows include those in the cupola, the large central rectangular window on Water Street and its flanking circular windows, and a double sash window on the north elevation. All of these original windows are in restorable condition; aluminum windows should be replaced with good quality wood windows to match the original.

Decorative wood trim on the building is believed to be largely extant under the aluminum siding. The siding should be removed, existing components restored, and those missing or deteriorated beyond repair replaced.

This report is provided for informational purposes only. Construction documents that include drawings and specifications will be completed separately. Quantification of repairs should be compiled from the construction documents.

TREATMENT RECOMMENDATIONS

The following is a comprehensive list of treatment recommendations. This list is intended to include all restoration work by material.

Masonry, General
- Clean masonry 100% to remove general soiling, biological soiling, metallic staining, and all sealant residue at masonry openings (assume 1,080SF).
- Remove 100% of unused anchors, conduit, lighting, etc. from masonry and patch holes with composite patching material.
- Replace 100% of sealants at all masonry openings.

Brick
- Replace cracked, spalled, or missing brick with salvaged or new brick (assume 120SF)
- Replace poorly matched replacement brick with new brick (assume 43SF).

Granite
- Repair spalled granite with granite dutchmen (2 locations)

Mortar
- Rake out and repoint 100% of mortar joints. Repointing mortar shall be an appropriate mortar mix approximating the original mortar in color, texture, and profile (assume 1,080 SF).

Original Wood Windows
- Restore of original circular wood windows (2 windows)
- Restore large multi-pane original wood window (1 window)
- Restore original double sash window (1 window)
- Restore original wood cupola windows (4 windows)
- Fabricate and install new wood window frame and sash to replicate original fenestration pattern (10 windows)

Original Wood Cladding and Decorative Trim
- Restore cupola wood cladding and trim, assuming 20% replacement of wood elements
- Remove 100% existing aluminum siding and trim
- Assess underlying original wood siding and trim; restore 75% of wood elements; replicate and install 25% new wood elements where missing or damaged

Weathervane
- Remove, restore and reinstall cupola weathervane, including regilding of ship and fabrication of “S” and “W” directional letters.

ARTICLE 10:

ARTICLE 10: Zoning Bylaw – Amend Unified Complex

To see if the Town will vote to amend the Zoning Bylaw, Section 203-1, Lot Regulations, to expand to the Airport (AP), Mixed Commerce (MC), Highway Commercial (HC) and Cedarville Village Enterprise (CVED) Districts where more than one principal Building may be erected on a Lot following a determination by the Planning Board that the entire Lot and all Structures thereon are planned and designed as a unified complex as well as amend any other definitions, procedures, and provisions for said installations, the full text of this amendment being on file at the Office of Planning and Development at Town Hall during normal business hours and is posted on the Town's website, or take any other action relative thereto..

PLANNING BOARD

RECOMMENDATION: Approval Unanimous (12-0-0)

The Advisory & Finance Committee recommends Town Meeting approve Article 10. Approval of this article will amend the Zoning Bylaw, Section 203-1, Lot Regulations to expand the locations where unified complexes are allowed to include the Airport District, Mixed Commercial District, Highway Commercial District, and the Cedarville Village Enterprise District. This would permit a single lot to contain multiple smaller structures and encourage the use of these areas by a greater number of potential businesses that may wish to operate in these areas. This amendment applies only to structures and is intended to responsibly maximize commercial development on the Town's limited remaining industrial land.

FINAL REPORT AND RECOMMENDATION TO AMEND THE ZONING BYLAW BY EXPANDING TO THE AIRPORT, MIXED COMMERCE, HIGHWAY COMMERCIAL AND CEDARVILLE VILLAGE ENTERPRISE DISTRICTS WHERE UNIFIED COMPLEXES ARE ALLOWED

DATE OF PUBLICATION OF PUBLIC HEARING: August 4, 2022
August 11, 2022
DATE OF PUBLIC HEARINGS: August 24, 2022
VOTE: On August 24, 2022, the Planning Board voted (3-1) **to support** the following amendment to the Zoning Bylaw:

PROPOSED AMENDMENT
Underlined text to be added

§203-1. Lot Regulations.

D. Number of Principal Buildings on One Lot.

2. More than one principal nonresidential Building may be allowed on a Lot, as follows:
   a. By-right in the DH District;
   b. By Special Permit in the LI/WF, WF, NC, TC, GC, AC, LI, AP, MC and HC Districts, unless otherwise allowed by-right in another Section of this Bylaw.
3. In the LI, AP, MC, HC and CVED Districts, more than one principal Building may be erected on a Lot following a determination by the Planning Board that the entire Lot and all Structures thereon are planned and designed as a unified complex and that adequate shared parking, access, drainage and utilities are provided, subject to the following:
   a. The total number of parking spaces as required in §203-7 may be reduced by the Planning Board under that Section by up to 33%;
   b. A Lot on which an additional Building is permitted under this Subsection may be divided and conveyed into separate ownership, subject to the following dimensional standards: internal Side and Rear Setbacks within such a complex may be reduced to 5 feet, provided that all perimeter Yard areas are as otherwise required within the District; Lot Width and/or Frontage of the divided Lots may be reduced to zero feet.

NEED AND JUSTIFICATION

The Select Board established a goal to ensure a strong and vibrant economic development and business sector by developing by-laws that enhance and encourage economic development. This goal seeks to increase the Town's commercial tax base and shift some of the community's tax burden away from Plymouth's residential taxpayer.

Since 2002 (over 20 years) the Town has allowed by-right multiple buildings on a lot in the Light Industrial District provided the Planning Board finds that the entire lot and all structures are planned and designed as a unified complex and that adequate shared parking, access, drainage and utilities are provided.

This provision has been used effectively over 20 times to maximize development on the limited remaining Light Industrial land in the Town.

This amendment seeks to expand the locations where this provision can be applied to the:

- Airport District
- Mixed Commerce District
- Highway Commercial District
- Cedarville Village Enterprise District

It is important to note that this amendment applies to structures only. Any **use** requiring a special permit must still go through the Zoning Board of Appeal's Special Permit review process.

CONSISTENCY WITH THE MASTER PLAN

This amendment is consistent with the following Master Plan goals:
Encourage commercial growth and expansion of commercial tax base.
Strategies:

- Maximize the value of existing commercial zones before initiating development in areas not currently zoned for commercial use.
- Revise development standards in commercial zones to allow increased density including vertical expansion as appropriate.
- Encourage infill development within Town's established industrial parks and commercial corridors.

INTENT

The intent of this amendment is to maximize commercial development on the Town's limited remaining industrial land.

TOWN OF PLYMOUTH

Tim Grandy, Chair

Paul McAlduff

Birgitta Kuehn

Frank Mand

Steve Bolotin

BEING A MAJORITY OF THE PLANNING BOARD

DATE SIGNED BY THE PLANNING BOARD: September 14, 2022

DATE FILED WITH TOWN CLERK: September 15, 2022

c: Town Clerk
Board of Selectmen
Advisory and Finance Committee

ARTICLE 11:

ARTICLE 11: Zoning Bylaw – Amend Use Table
To see if the Town will vote to amend the Zoning Bylaw "Use Table" by changing the designation in such table of certain prohibited and special permit uses to allowed uses and, further, by changing certain prohibited uses to uses requiring a special permit, as well as amend any other definitions, procedures, and provisions for said installations, the full text of this amendment being on file at the Office of Planning and Development at Town Hall during normal business hours and is posted on the Town's website; or take any other action relative thereto.
PLANNING BOARD

RECOMMENDATION: Approval Unanimous (12-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 11. Approval of this article will amend the Zoning Bylaw Use Table to change the designation of some currently Prohibited and Special Permit uses to make them Allowed uses and to change some other currently Prohibited uses into uses requiring a Special Permit. The intent of this amendment is to expand the range of lower intensity commercial uses permitted in Plymouth's commercial and industrial zoning districts.

FINAL REPORT AND RECOMMENDATION TO AMEND THE ZONING BYLAW, USE TABLE BY CHANGING THE DESIGNATION OF CERTAIN PROHIBITED AND SPECIAL PERMIT USES TO ALLOWED USES AND CERTAIN PROHIBITED USES TO USES REQUIRING A SPECIAL PERMIT

DATE OF PUBLICATION OF PUBLIC HEARING: August 4, 2022
August 11, 2022

DATE OF PUBLIC HEARINGS: August 24, 2022

VOTE: On August 24, 2022 and September 14, 2022, the Planning Board voted (4-0) **to support** the following amendment to the Zoning Bylaw:

PROPOSED AMENDMENT

Underline to be Added
~~Strikethrough to be Deleted~~

DRAFT Plymouth Zoning Bylaw Use Table

Key: Y = permitted by right; **SP** = Special Permit and **X** = not permitted (prohibited)

		Commercial Districts						
		GC	AC	LI	AP[28]	MC	HC	CVED
D	**Commercial**							
12	Boat Sales	X	SP	X	~~X~~Y	SP	SP	Y
18	Financial Institution	Y/SP[1]	~~X~~Y	~~SP~~Y[2]	~~X~~Y	~~SP~~Y	Y\SP[2]	Y
21	Marine Yard	X	X	~~X~~Y	~~X~~Y	X	X	SP
34	Service and Repair Establishments (Non-automotive)	Y/SP[1,18]	X	~~X~~SP	~~X~~SP	SP	SP[18]	SP
		Commercial Districts						
		GC	AC	LI	AP[28]	MC	HC	CVED
E	**Industrial**							
1	Aviation Related Use	X	X	~~X~~Y	Y	X	X	X
4	Heavy Equipment Sale & Service	X	X	~~SP~~Y	~~SP~~Y	X	X	SP
6	Industry, Light	SP[10]	X	Y[22]	Y[22]	~~X~~Y[22]	Y[22]	Y
10	Renewable/Alternate Energy Manufacturing	X	X	Y[24]	Y[24]	Y	~~X~~Y[24]	Y

Page 1

Use Table Footnotes:

22. **LI/W, LI, AP, MC** and **HC: By-Right** - Light Industry fully enclosed within Building with maximum 0.25 FAR.

24. **LI, AP, HC: By-Right** - Renewable/Alternate Energy Manufacturing, provided fully enclosed within Building with maximum 0.25 FAR.

NEED AND JUSTIFICATION

The Select Board established a goal to ensure a strong and vibrant economic development and business sector by developing by-laws that enhance and encourage economic development. This goal seeks to increase the Town's commercial tax base and shift some of the community's tax burden away from Plymouth's residential taxpayer.

In 2018, the Town adopted a re-codified Zoning Bylaw. The previous Zoning Bylaw specified allowed and special permit uses using a system that cross-reference to other zoning districts (i.e., all uses allowed in the Light Industrial District are allowed in the Airport District). In the new bylaw, all uses are noted in one table for each district. After working with this new table for a number of years it, several inconsistencies have become apparent. A few examples include:

- Banks are a prohibited use in the Arterial Commercial Zone (Pilgrim Hill Road and the Samoset Street Stop and Shop Plaza – both include banks);
- Marine Yards are prohibited in the Airport Zone (several already exists): and

- Non-Automotive Service and Repair Established are prohibited in the Light Industrial District (several exists in the Plymouth Industrial Park and in Camelot Industrial Park).

In addition, other lower intensity uses are being recommended for conversion from prohibited to allowed or special permit uses:

- Financial Institutions,
- Non-automotive service and repair shops by special permit in the Light Industrial and Airport Districts
- Heavy equipment sales and service in the Light Industrial and Airport Districts

CONSISTENCY WITH THE MASTER PLAN

This amendment is consistent with the following Master Plan goals:
Encourage commercial growth and expansion of commercial tax base.
Strategies:

- Maximize the value of existing commercial zones before initiating development in areas not currently zoned for commercial use.
- Encourage infill development within Town's established industrial parks and commercial corridors.

INTENT

The intent of this amendment is to encourage additional commercial development in Plymouth's commercial and industrial districts by expanding the range of lower intensity commercial uses permitted in Plymouth's commercial and industrial zoning districts.

TOWN OF PLYMOUTH

Tim Grandy, Chair

Birgitta Kuehn

Steve Bolotin

Frank Mand

Paul F J McAlduff

BEING A MAJORITY OF THE PLANNING BOARD

DATE SIGNED BY THE PLANNING BOARD: September 14, 2022

DATE FILED WITH TOWN CLERK: September 15, 2022

c: Town Clerk
Board of Selectmen
Advisory and Finance Committee

ARTICLE 12:

ARTICLE 12: Amend Council on Aging Meals on Wheels Revolving Fund.
To see if the Town will vote to amend the "Council on Aging Meals on Wheels" Revolving Fund approved at the 2022 Spring Town Meeting by revising the row by the same name in the chart set forth in Chapter 143, Section 5 of the Town Bylaws by adding the underlined and italicized text as follows:

A Revolving Fund	B Department, Board, Committee, Agency or Officer Authorized to spend from the Fund	C Fees, Charges or other Receipts Credited to Fund	D Program or Activity Expenses Payable from Fund	E Fiscal Years
CAL Café Nutrition and Council On Aging Meals on Wheels *Donation Fund*	Director of Elder Affairs-COA	Those identified as relating to *the CAL Café Nutritional Program and* donations for the Council on Aging Meals on Wheels Program.	This fund shall be for *CAL Café revenue sources, expenses, supplies, salaries and staffing, as well as donation* payments to Old Colony Elder Services for meals.	Fiscal Year 2023 and subsequent years

Or take any action relative thereto:
CENTER FOR ACTIVE LIVING

RECOMMENDATION: Approval Unanimous (10-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 12. Approval of this article will amend the Council on Aging Meals on Wheels revolving fund to include the CAL Café Nutrition programs' contractual services and other related expenses and revenues in the revolving fund.

Town of Plymouth
44 Nook Road
Plymouth, MA 02360
Center for Active Living

Date:	8/15/22
To:	Brad Brothers, Assistant Town Manager
From:	Michelle Bratti, Director of Elder Affairs
RE:	Center for Active Living Article for Fall '23 Town Meeting

Dear Brad,

I would kindly like to request an article for the Fall '23 Town Meeting to revise Chapter 3 Departmental Revolving Fund - Council on Aging Meals on Wheels Fund. This request is being made to incorporate the addition of the CAL Café nutrition program. This fund shall be for contractual services and other related expenses/revenues related to nutritional programs for senior citizens (please see attached details).

Thank you for your consideration.

Sincerely,

Michelle Bratti
Director Elder Affairs
Town of Plymouth

ARTICLE 13:

ARTICLE 13: Retirement Board COLA
To see if the Town will vote in accordance with G.L. c.32, §103(h), as amended by section 19 of Chapter 188 of the Acts of 2010, to approve the Plymouth Retirement Board's increase in the maximum base amount on which the Cost-of-Living Adjustment (COLA) is calculated from $14,000.00 to $16,000.00, or take any other action relative thereto.
PLYMOUTH RETIREMENT BOARD

RECOMMENDATION: Approval Unanimous (13-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 13. Approval of this article will increase the current cost of living (COLA) base for retirees from $14,000 to $16,000. This is the maximum base amount on which these retirees' COLA is calculated. This base has not seen an increase since 2011.

TOWN OF PLYMOUTH
CONTRIBUTORY RETIREMENT BOARD

212 South Meadow Road • Unit #3
Plymouth, Massachusetts 02360
(508) 830-4170 • FAX (508) 830-4019

TO: Select Board
Advisory & Finance
Town Meeting Members

FROM: Wendy Cherry, Director
Plymouth Retirement Board

SUBJECT: Article 13 – Cost of Living Base Increase from $14,000 to $16,000

DATE: August 18, 2022

The Plymouth Retirement Board has requested that an article be placed on the 2022 Fall Town Meeting warrant. On Wednesday, August 17, 2022, the Plymouth Retirement Board voted to increase the current COLA base from $14,000 to $16,000, effective July 1, 2023, for all eligible retirees of the system.

Chapter 188. Section 19 of the Acts of 2010:

This legislation grants a local retirement board the discretion, subject to Town Meeting approval, to increase the cost of living ("COLA") base by increments of $1,000. Currently, eligible retirees and survivors receive a maximum 3% increase of the first $14,000 of retirement earnings. This base has not been increased since July 2011.

Article 13 reads as follows:

> **ARTICLE 13: To see if the Town will vote in accordance with G.L. c.32, §103(h), as amended by section 19 of Chapter 188 of the Acts of 2010, to approve the Plymouth Retirement Board's increase in the maximum base amount on which the Cost of Living Adjustment (COLA) is calculated from $14,000.00 to $16,000.00, or take any other action relative thereto.**

The Plymouth Retirement respectfully requests your consideration to this article.

Plymouth Retirement Board:

Mr. Thomas Kelley, Chairman

Lynne Barrett, Vice Chairman

Gerald Coughlin

Dale Webber

Robert Ness

ARTICLE 14:

ARTICLE 14: Nor'easter Storm Funding
To see if the Town will vote to raise and appropriate or transfer from available funds an amount of money to pay for the outstanding costs of the October 2021 Nor'easter storm, or take any other action relative thereto.
SELECT BOARD

RECOMMENDATION: Approval $130,050.19 Unanimous (10-0-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 14. Approval of this article will authorize the transfer of $130,050.19 from Free Cash to the General Fund to cover emergency expenditures resulting from the October 2021 Nor'easter that struck Plymouth causing extensive power line, tree and roadway damages. Unfortunately, these expenses were not FEMA reimbursable and must be paid by the Town.

TOWN OF PLYMOUTH

FINANCE DEPARTMENT
26 COURT STREET, PLYMOUTH, MA 02360
PHONE (508) 747-1620 EXTENSION 10177

To: Advisory & Finance Committee
Select Board

From: Lynne A. Barrett
Director of Finance

Subject: FTM Article 14 – Emergency Expenditures
MGL Chapter 44, Section 31

Date: August 16, 2022

You may recall a Nor'Easter that hit Plymouth hard with 88 mph winds last October, causing extensive tree and power line damage as well as road washouts, damage to beaches and school closings. Our Public Safety and Public Works crews responded around the clock for several days.

The Select Board declared a Local State of Emergency and the Town received authorization from the Department of Revenue to deficit spend under Massachusetts General Laws Chapter 44, Section 31 – Emergency Expenditures.

We had hoped that FEMA would provide reimbursement for the storm expenditures, but they did not.

The town spent $214,568.52 on the storm. $84,518.37 in overtime expenditures was able to be absorbed by the department operating budgets. The remaining $130,050.19 in other expenditures was not. Costs included traffic light and fiber repairs, equipment and message board rentals, as well as wood grinding and disposal.

My recommendation is to transfer $130,050.19 from Free Cash to the General Fund to cover these emergency expenditures.

Thank you for your consideration of this article.

Massachusetts General Laws, Chapter 44, Section 31

Provisions for Emergency Expenditures under Chapter 44, Section 31.

Emergency Expenditures

Cities, towns and improvement districts may deficit spend to address emergency needs due to major disasters under G.L. c. 44, § 31. This option provides immediate spending authority until other financing sources, such as emergency borrowing or appropriations from available funds, can be put in place to cover the spending. An "emergency" under is "major disaster, including, but not limited to, flood, drought, fire, hurricane, earthquake, storm or other catastrophe, whether natural or otherwise, which poses an immediate threat to the health or safety of persons or property."

Use of this option requires (1) state of emergency declared by the governor that applies to the event in the municipality or (2) a local emergency to health and safety declared by majority vote of the selectboard or prudential committee, or two-thirds vote of the city or town council.

In addition, the city, town or district must request approval from the Director of Accounts to pay the liabilities it incurs for the emergency purposes without appropriation. These expenditures may include employee overtime, debris removal, contractual assistance and emergency repairs to public buildings and infrastructure. The selectboard/selectboard chair, prudential committee or mayor should notify the Director by submitting a request to deficit spend for the emergency in Gateway. See Bulletin 2021-8 for detailed instructions. On the form, please include a description of the emergency and date of the applicable declaration, as well as the amount of the emergency spending permission requested. This form must be signed and submitted by the Chief Executive Officer of the city, town or district. Bureau of Accounts field representatives will work with local officials to expedite this approval process.

These payments must be reported to the assessors for inclusion in the next subsequent annual tax rate unless otherwise provided for by appropriation or transfer, or by borrowing under G.L. c. 44 § 8(9) and/or G.L. c. 44 § 8(9A).

-LOCAL DECLARATION OF EMERGENCY-

WHEREAS, the Board of Selectmen of the Town of Plymouth does hereby find that:

1. Due to the predicted impacts associated with the winter storm forecasted from Wednesday, October 27, 2021 the Town of Plymouth is facing dangerous public safety conditions of sufficient severity and magnitude to warrant coordinated local government action to prevent or alleviate the damage, loss, hardship or suffering threatened or caused thereby;

2. Due to the severity of this storm, a condition of extreme peril to life and property necessitated the declaration of an emergency; and

3. Under the authority of the Plymouth Town Charter and Massachusetts General Laws, Plymouth's Unified Command has declared a Local Emergency on Wednesday, October 27, 2021;

4. In addition, in accordance with the Memorandum of Agreement dated September 24, 2014, between the Town and COBRA, the Town Manager has consulted with the Police Chief, Fire Chief, Emergency Management Director, DPW Director, and School Superintendent, and declared October 27, 2021 as individual weather related emergencies for the purposes of "all employees shall be required to report to work at the direction of the Director";

NOW THEREFORE, IT IS HEREBY RESOLVED that the Declaration of a Local Emergency dated October 27, 2021 be hereby confirmed; and

IT IS FURTHER RESOLVED that during the existence of this emergency classification the powers, functions, and duties of Director of Emergency Management and the Comprehensive Emergency Management organization of the Town of Plymouth shall be those prescribed by State Law and local charter, resolutions, and approved plans of the Town of Plymouth in order to mitigate the effects of said emergency.

Dated: 10.27.21
Board of Selectmen, Town of Plymouth

By: _____
Chairman / Town Manager

Attest: _____
Emergency Management Director

*electronic signatures acceptable

From:	DLSGateway@dor.state.ma.us
To:	tavares@townhall.plymouth.ma.us; Lynne Barrett; Anne Dunn; Kere Gillette; Melissa Arrighi; dlsgateway@dor.state.ma.us
Cc:	andrem@dor.state.ma.us; wagnerd@dor.state.ma.us; rassias@dor.state.ma.us
Subject:	G.L. c. 44, s. 31 Spending Approval: Plymouth
Date:	Monday, November 22, 2021 9:22:34 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

11/22/2021

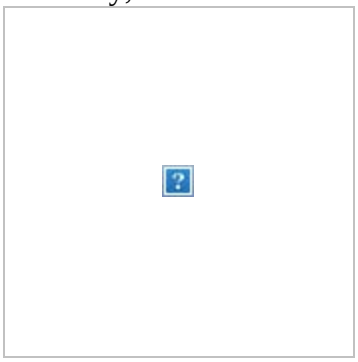
Town of Plymouth

I am in receipt of your request on behalf of the Town of Plymouth pursuant to G.L. c. 44, s. 31, to deficit spend up to $503,500.00 for an emergency situation that affects the public's health and safety. You have described this emergency as follows:

Nor'Easter with winds up to 88mph caused extensive tree and power line damage along with road washouts and beach damage. Public Safety and Public Works crews responded round the clock for several days

I approve your request. Per rules of this office, these emergency payments made in FY2022 must be provided for in the FY2023 tax rate recap unless otherwise provided for. Thank you and if you have any further questions, please do not hesitate to contact your Bureau of Accounts field representative: Matthew Andre . Contact information can be found here: https://www.mass.gov/guides/dls-staff-directory.

Sincerely,



Deborah A. Wagner
Director of Accounts
Massachusetts Department of Revenue

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this mail in error please notify the postmaster at dor.state.ma.us.

ARTICLE 15:

ARTICLE 15: Establish Speed Limit.
To see if the Town will vote to accept the provisions of G.L. c. 90, §17C, to, in the interests of public safety, establish a speed limit of 25 miles per hour on any roadway inside a thickly settled or business district in the city or town on any way that is not a state highway; or take any other action relative thereto.
SELECT BOARD

RECOMMENDATION: Approval (7-5-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 15. Approval of this article will authorize the Select Board to establish a 25 mile per hour speed limit on roadways inside thickly settled or business districts in the Town on any road that is not a state highway that does not currently have a posted speed limit. If approved by Town Meeting, this would permit the Select Board to vote to lower the speed limit on any individual roads in thickly settled or business districts that do not already have a posted speed limit, should they choose to do so. Any change to the speed limit would be communicated to residents by the posting of speed limit signs on the impacted road.

TOWN OF PLYMOUTH
159 Camelot Drive
Plymouth, Massachusetts 02360

FAX: (508) 830-4165

Highway Division
(508) 830-4162 ext. 101

Maintenance Division
Solid Waste Division
(508) 830-4166 ext. 100

Park and Forestry Division
(508) 830-4162 ext. 116

MEMO

Date: August 22, 2022

To: Betty Cavacco, Chairwoman-Select Board
Kevin Canty, Chairman-Advisory & Finance Committee

cc: Derek Brindisi, Town Manager
Brad Brothers, Asst. Town Manager
Lynne Barrett, Finance Director
Jeanette White, Budget Analyst

From: Jonathan Beder, Director of Public Works

Re: Article 15 (FATM 22)-Accept Provisions of Chapter 90 Sect. 17C

The DPW respectfully requests that the Fall 2022 Town Meeting accept the provisions of G.L. c. 90, sec. 17C as follows:

> (a) Notwithstanding section 17 or any other general or special law to the contrary, the city council, the transportation commissioner of the city of Boston, the board of selectmen, park commissioners, a traffic commission or traffic director of a city or **town that accepts this section in the manner provided in section 4 of chapter 4** may, in the interests of public safety and without further authority, establish a speed limit of 25 miles per hour on any roadway inside a thickly settled or business district in the city or town on any way that is not a state highway.

The statute must be accepted in the manner provided in G.L. c. 4, sec. 4 which states as follows:

> Wherever a statute is to take effect upon its acceptance by a municipality or district or is to be effective in municipalities or districts accepting its provisions, this acceptance shall be, except as otherwise provided in that statute, in a municipality, by vote of the legislative body, subject to the charter of the municipality, or, in a district, by vote of the district at a district meeting.

This statute upon its acceptance shall authorize the Select Board to establish a 25 mile per hour speed limit on roadways inside a thickly settled or business district in the Town on any way that is not a state highway.

Please let us know if you have any questions or require further information.

ARTICLE 16:

ARTICLE 16: Bylaw Amendment Ch 132-1 Plastic Bag Ban - Definitions
To see if the Town will vote to amend the Town's General Bylaws, Chapter 132, Plastic Bag Ban, §132-1, Definitions, by deleting the definition of a "Reusable Carryout Bag" in its entirety and inserting in place thereof the following revised definition:

The term "Reusable Carryout Bag" shall mean:

A bag that: (1) is sewn with handles that are stitched and not heat fused; (2) is manufactured for multiple reuse; (3) can be washed or disinfected by hand or machine; and, (4) is made of either (a) natural fibers (such as cotton, hemp, linen or other woven or non-woven fibers); or (b) durable, non-toxic plastic other than polyvinyl chloride that is generally considered a food-grade material and is no less than 4 mils thick.
Or take any other action relative thereto.
PLYMOUTH OPEN SPACE COMMITTEE

RECOMMENDATION: Approval (10-2-0)
The Advisory & Finance Committee recommends Town Meeting approve Article 16. Approval of this article will amend Bylaw CH.132-1 by changing the definition of Reusable Carryout Bag to further discourage large retailers and supermarkets in Plymouth from distributing disposable plastic shopping bags. The original plastic bag bylaw has been largely successful, but recently some stores have been distributing thicker multiple use plastic bags to customers at no charge. It is believed that this removes the incentive to reuse these bags, thereby defeating the purpose of the ban. This new definition strengthens the ban and preserves its original intent, which was to reduce plastic bag litter and encourage customers to bring their own reusable bags into stores.

TOWN OF PLYMOUTH
OFFICE OF THE TOWN MANAGER
26 COURT STREET, PLYMOUTH, MA 02360
PHONE: (508) 747-1620
WWW.PLYMOUTH-MA.GOV

MEMORANDUM

TO: Advisory and Finance Committee
FROM: Mark Reil- Climate Resiliency and Sustainability Planner
DATE: 8/31/2022
SUBJECT: **Amendments to the Plastic Bag Ban (Articles 16,17)**

I submit this memorandum to you to express my support for the amendments to the existing bylaw (132-1, 132-4) banning plastic carryout shopping bags in Plymouth. It has been brought to the attention of many, that some large commercial retail entities have started to distribute free of charge plastic bags that are marketed as "reusable". Although this activity is allowed under the existing bylaw, this practice discourages the use of alternatives and increases harmful plastic waste in our community. These actions will lead to a reversal of the gains made over the six years since Plymouth's adoption of the disposable plastic shopping bag bylaw.

It is critically important that we seek these changes to the definition of reusable carryout bags to ensure that these plastic bags are not provided to customers. It is also important that enforcement is strengthened to ensure the intent is upheld. We must continue to encourage the use of truly reusable bags with sewn in handles along with a free of charge, responsibly sourced, paper option that will continue to be allowed.

Thank you for your attention to this matter. I appreciate your consideration of support as you review the many important articles before you as you prepare for the Fall Town Meeting.

AMENDING PLYMOUTH'S PLASTIC BAG BYLAW

Six years ago, Plymouth adopted a bylaw restricting establishments from distributing single use disposable plastic shopping bags. The vote at Town Meeting was a resounding yes with very few voting otherwise and no one rising to speak against the measure. The twin goals were to reduce plastic bag litter and to encourage citizens to bring their own reusable bags. Both of these goals have been met. These bags are, for all intents and purposes, basically gone from the items gathered during our twice annual town wide cleanups and many citizens are using alternatives. These changes benefit our community's health while protecting our ocean and waterways as well as marine and bird life. It also helps the town's bottom line by reducing DPW labor costs, tipping fees associated with disposal of these items and by reducing contamination of recycling bins at the transfer station. Overall, the bylaw has been a resounding success. Plymouth was the first town on the South Shore to pass a plastic bag restriction bylaw and now literally every town on the South Shore has followed suit.

Unfortunately, the gains made have recently come under threat. When the bylaw was passed, the definition of an acceptable carryout bag made out of plastic was that it had to be a minimum of 3 mls thick, is specifically designed for multiple reuse and has handles. This was the standard at the time. The thinking was that bags of this thickness would be too expensive for stores to distribute without a fee, thereby encouraging alternatives. However, over time, some establishments began giving these bags away with no charge. This did not happen in Plymouth until recently. Within the past few months, some big box stores in Plymouth have begun to do the same. The very real concern is that others will soon follow suit and all the benefits the town has gleaned from the bylaw will be lost.

Towns that passed bylaws a number of years after Plymouth responded by defining a carryout bag as made of natural fibers or of a durable non-toxic plastic plus with sewn handles that are stitched and not heat fused. Kingston, the last town to pass a bag bylaw on the south shore, employed this definition. Other towns with bylaws written similarly to ours have begun amending the language to employ this definition. It is time for Plymouth to do the same. This slide backwards needs to be nipped in the bud.

Therefore, we the undersigned endorse changing the definition of a reusable carryout bag in Plymouth's Plastic Bag Ban Bylaw to: A bag that is sewn with handles that are stitched and not heat fused (1) are specifically designed and manufactured for multiple reuse (2) can be washed or disinfected by hand or machine; is, (3) are made of either (a) natural fibers (such as cotton, hemp, linen or other woven or non-woven fibers); or (b) durable, non-toxic plastic other than polyethylene or polyvinyl chloride that is generally considered a food-grade material and is more than 4 mils thick.

Plymouth Open Space Committee

ARTICLE 19:

ARTICLE 19: Increased Parking Fines
To see if the Town will vote to authorize the Select Board to petition the Massachusetts General Court for special legislation, substantially as set forth below, in regards to the increase of certain maximum fines for motor vehicle parking violations; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Select Board approves amendments to the bill before enactment by the General Court, and provided further that the Select Board is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition; or take any other action relative thereto.

AN ACT RELATIVE TO THE INCREASE OF CERTAIN MAXIMUM FINES FOR MOTOR VEHICLE PARKING VIOLATIONS IN THE TOWN OF PLYMOUTH

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. The select board of the town of Plymouth may establish fines in amounts up to those in section 2 to help address and regulate the significant number of resident and visitor cars parking in the town of Plymouth for the purpose of properly maintaining the unique historical characteristics of the town while also protecting use of its ocean beaches, ponds, and passive recreation areas.
SECTION 2. Notwithstanding the provisions of section 20A 1/2 of chapter 90 of the General Laws, section 21 of chapter 40, or of any other general or special law to the contrary, the select board of the town of Plymouth, or the town manager as its designee, may, establish, by rule or regulation, a schedule of fines for time restriction and other parking violations within parking districts in town that require a beach sticker, which fines shall not exceed $150, if paid within 21 days, not more than $200 if paid after 21 days but before the parking clerk reports to the registrar as provided in said section 20A 1/2 of said chapter 90 and not more than $250 if paid after the violation has been reported to the registrar. Such schedule may be adopted only after a public hearing for which notice is provided on a prominent place on the town website for at least two weeks.
SECTION 3. This act shall take effect upon its passage.
SELECT BOARD

RECOMMENDATION: Not Recommended unanimously (0-12-1)

The Advisory & Finance Committee recommends that Town Meeting does not approve Article 19. The Committee felt that the article language presented to us was too broad. The Town cited illegal parking in the White Horse Beach area, and also at places such as Morton Park and Fresh Pond as the justification for raising parking fines. However, the language that came before the Committee would have permitted the raising of parking fines anywhere in Town, not just in these problematic areas. The Committee felt the Town should narrow the scope of the article to target only these problematic areas. Some Committee members also felt that the dollar amounts of the increased fines were excessive and unfriendly to visitors of Plymouth. After the Advisory &

Finance Committee's deliberations and negative recommendation on the original article language, the Select Board voted to change the bylaw to specify "within parking districts in town that require a beach sticker." The proposed dollar amounts of the increased fines remains unchanged from when it was presented to the Committee.

TOWN OF PLYMOUTH

BOARD OF SELECTMEN / TOWN MANAGER
26 COURT STREET, PLYMOUTH, MA 02360
PHONE (508) 747-1620 EXTENSION 10100

To:	Selectboard
	Advisory and Finance Committee
From:	Derek Brindisi, Town Manager
Date:	August 22, 2022
Subject:	**Article 19- Parking Fines**

The town's beaches and ponds experienced a significant amount of use this past summer which forced overcrowding and illegal parking throughout our neighborhoods, particularly in the areas of Fresh Pond, Morton Park, Drew Road and White Horse Beach. Although the town employed a private firm to enforce the parking regulations in the WHB area, the town still experienced higher than expected levels of illegal parking throughout these areas.

Currently the town is restricted by the provisions of G.L. c. 90, sec. 20A1/2 that states any parking violations shall not exceed $50, if paid within 21 days, nor shall it exceed $55, if paid thereafter, but before the parking clerk reports to the registrar, as provided below and shall not exceed $75 if paid thereafter.

In an effort to curb illegal parking in future years, the Select Board is seeking approval to file special legislation which would authorize the town to increase the parking fines to $150 if paid within 21 days of a violation.

Respectfully submitted,

Derek Brindisi



Town Manager

ARTICLE 22:

ARTICLE 22: Citizens Petition – Restrict Horse Racing
To see if the Town will vote to present the Home Rule petition set forth below to the General Court, that the Town's representatives in the General Court be requested to immediately introduce legislation as set forth below and ask that the General Court enact such legislation; further that the General Court may make constructive changes in the text hereof as may be necessary or advisable to accomplish the intent of this proposed legislation in order to secure its passage

"AN ACT concerning horse racing within the town of Plymouth
Be it enacted in the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION I. The purpose of this legislation is to ensure that the citizens of Plymouth have the opportunity to decide whether horse racing shall be licensed in their town.
SECTION 2. For purposes of this act, "horse racing" shall mean every meeting where horses are raced and where any form of betting or wagering on the speed or ability of horses shall be permitted.
SECTION 3. Notwithstanding the provisions of M.G.L. c. 128A, section 13A, M.G.L. c. 271, section 33, nor any other general or special law to the contrary, there shall be no license granted by the Massachusetts Gaming Commission nor any other state or local Commission or agency, for horse racing within the Town of Plymouth, unless or until the Select Board shall approve such location, after published notice and public hearing, and a majority of the registered voters of the Town of Plymouth, voting on the described location relative to granting such license have voted in the affirmative within the same calendar year as such approval by the Plymouth Select Board and further that the location for such horse racing be approved at a town meeting.
SECTION 4. This act shall take effect upon its passage. "
or otherwise act thereon.

BY PETITION: Kathryn Holmes, et al

RECOMMENDATION: Approval (9-1-1)
The Advisory & Finance Committee recommends Town Meeting approve Article 22. Approval of this article will authorize the Select Board to petition the General Court for Special Legislation that would require any entity seeking to open and operate a horse racing facility in Plymouth to get the approval of Plymouth's registered voters, the Select Board, and Town Meeting before it could do so. Some members of the Committee pointed out that this legislation is somewhat redundant, since the Town can already pass zoning bylaws to prohibit or restrict horse racing in Plymouth. However, most of the Committee felt that further safeguards were desirable.