

**(1) ARTICLE 16D: To see if the Town will vote to appropriate the sum of \$150,000 for the acquisition and authorize the Board of Selectmen to acquire by purchase, gift, eminent domain or otherwise, for open space and recreational use purposes pursuant to the Community Preservation Program and to accept the deed to the Town of Plymouth, of a fee simple interest or less to 0.23 acres of land, more or less, located at 308 Court Street, Plymouth, shown on Assessor's Map 5 as Lot 101A, and further that said land shall be held under the care, custody, and control of the Conservation Commission, and 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; and further in connection with such acquisition, to appropriate the sum of \$200,000 for the creation of a pedestrian entrance to the property known as Veterans Park, from the abutting property at 308 Court Street, including all costs incidental and related thereto The Department of Public Works shall consult with the North Plymouth Steering Committee concerning the selection of a designer, and the Steering Committee shall hold at least one public meeting prior to recommending a designer;**

**(2) The Steering Committee shall hold two public meetings for purposes of soliciting community input concerning the design; and**

**(3) The Steering Committee shall approve the final design by majority vote;**

**; and, as funding therefor to appropriate the total sum of \$350,000 from the Community Preservation Fund estimated annual revenues, fund balance, or reserves, and/or borrow said total sum for such purposes pursuant to G.L. c.44B or any other enabling authority, and to authorize the Treasurer, with the approval of the Board of Selectmen to issue notes and bonds therefor; and further to authorize the Board of Selectmen to grant a conservation restriction in said property pursuant to G.L. c.44B, §12 and G.L. c.184, §§31-33; provided, however, that prior to the Town's expenditure of funds for the creation of the recreational pedestrian entrance, the following steps shall be taken:**

**or take any other action relative thereto.**

**COMMUNITY PRESERVATION COMMITTEE**

CPC RECOMMENDATION: Approval (unanimous)

The Community Preservation Committee voted unanimously in favor of Article 16D at its meeting held Thursday December 20, 2012.

SUMMARY & INTENT: This article would appropriate \$350,000.00 from the CPA fund for the creation of a recreational pedestrian entrance to Veterans Park in North Plymouth.

Of that sum, \$150,000.00 will be appropriated for the acquisition of 308 Court Street and \$200,000.00 will be appropriated for the creation of a pedestrian entrance to Veterans Park. As drafted, prior to expenditure of such funds, the North Plymouth Steering Committee will be required to approve the final design by majority vote; the North Plymouth Steering Committee will also be required to hold least one public meeting concerning the selection of a designer and two public meetings to seek community input on the entrance design.

PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

FALL 2012 / SPRING 2013 APPLICATION

Project Name: VETERANS PARK ADDITION

CPA Funding requested: \$ TBD (REQUIRED)

Total project cost: \$ TBD

Category (check all that apply):  Open Space / Recreation  Historic  Housing

Lot and Plat: 101A

Assessors Map #: 5

Number of acres in parcel: .23

Number of proposed housing units: 0

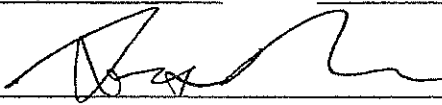
Are there any existing deed restrictions on this property?  Yes (please describe)  No  Don't know

Project Sponsor/ Organization: WILDLANDS TRUST

Contact Name: Scott MacFaden

Address: P.O. BOX 2282 DUXBURY, MA 02331

Phone #: 781-934-9018 E-mail: smacfaden@wildlandstrust.org

Applicant Signature:  Date Submitted: 8/27/12

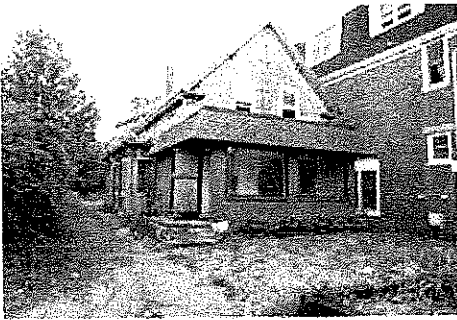
**Application Requirements:**

A complete application consists of this application page (the specific amount of CPA funding is *required*), along with the following:

1. 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?
2. A detailed project budget including any additional revenue sources. Will there be any annual costs to the town once the project is operational?
3. A project timeline.
4. Additional supporting information such as photographs, plot plans, and maps (if applicable).

Please send 11 copies (double-sided) of your application to: The Community Preservation Committee, Plymouth Town Hall, 11 Lincoln 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 twelve weeks before Spring or Fall Town Meetings.



**MLS # 71356480 - Active  
Commercial/Industrial - Commercial**

**308 Court St  
Plymouth, MA : North Plymouth 02360-4339  
Plymouth County**

List Price: **\$199,999**

Directions: **West side of Court St across from cleaners in north plymouth**

**Remarks**

**Downtown North Plymouth mixed use commercial property with parking. This is a great opportunity to start a new business in the center of up and coming North Plymouth. Renovate this building or demolish and build a new one. The price reflects the work that needs to be done to bring this property back or to demolish the existing building. Building has been abandoned for several years and needs attention. Apartment upstairs and old dilapidated garage. Access also north of neighboring condos.**

**Property Information**

|                | # Units  | Square Ft:  | Assessed Value(s)       |   |
|----------------|----------|-------------|-------------------------|---|
| Residential:   | <b>1</b> | <b>609</b>  | Land: <b>\$197,600</b>  | Space Available For: <b>For Sale</b>        |
| Office:        | <b>0</b> | <b>0</b>    | Bldg: <b>\$102,699</b>  | Lease Type: --                              |
| Retail:        | <b>1</b> | <b>950</b>  | Total: <b>\$300,299</b> | Lease Price Includes: <b>Not Applicable</b> |
| Warehouse:     | <b>0</b> | <b>0</b>    |                         | Lease: <b>No</b> Exchange: <b>No</b>        |
| Manufacturing: | <b>0</b> | <b>0</b>    | # Buildings: <b>2</b>   | Sublet: <b>No</b>                           |
|                |          |             | # Stories: <b>2</b>     | 21E on File: <b>No</b>                      |
| <b>Total:</b>  | <b>2</b> | <b>1418</b> | # Units:                |   |

|                            |                            |                                      |
|----------------------------|----------------------------|--------------------------------------|
| Drive in Doors: <b>0</b>   | Expandable: <b>Yes</b>     | Gross Annual Inc:                    |
| Loading Docks: <b>0</b>    | Dividable: <b>No</b>       | Gross Annual Exp:                    |
| Ceiling Height:            | Elevator: <b>No</b>        | Net Operating Inc:                   |
| # Restrooms: <b>2</b>      | Sprinklers: <b>No</b>      | Special Financing: <b>No</b>         |
| Hndcp Accessibl: <b>No</b> | Railroad Siding: <b>No</b> | Assc: <b>No</b> Assoc Fee: <b>\$</b> |

|                        |                            |                                      |
|------------------------|----------------------------|--------------------------------------|
| Lot Size: <b>10019</b> | Frontage:                  | Traffic Count:                       |
| Acres: <b>0.23</b>     | Depth:                     | Lien & Encumb: <b>No</b>             |
| Survey: <b>No</b>      | Subdivide: <b>Possible</b> | Undrgrnd Tank: <b>Unknown</b>        |
| Plat Plan: <b>No</b>   | Parking Spaces: <b>6</b>   | Easements: <b>Unknown</b>            |
|                        | Lender Owned: <b>No</b>    | Short Sale w/Lndr.App.Req: <b>No</b> |

**Features**

Construction : **Frame**  
 Location: **Downtown**  
 Parking Features: **1-10 Spaces, Attached, Garage, Unpaved Driveway**  
 Roof Material: **Shingle**  
 Utilities: **Public Water, Public Sewer, Natural Gas**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures: **back flat roof leaks. property need quite a bit of work**  
 Exclusions:  
 Year Established: **1870**  
 Year Established Source: **Public Record**

**Tax Information**

Pin #: **M:0005 B:0000 L:101A**  
 Assessed: **\$300,299**  
 Tax: **\$3730** Tax Year: **2010**  
 Book: **11533** Page: **126**  
 Cert:

Zoning Code: **GC**  
 Zone Desc: **Legal Conforming**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Options 153, Mullen & Partners** (508) 747-3153

Listing Agent: **Wedge Bramhall** (781) 831-2393

Team Member:

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent, Lockbox, Other (See Special Showing Instructions)**

Showing: Facilitator: --

Special Showing Instructions: **Please call or email listing broker. 781 831 2393 Lock box on back door for 2 side doors.**

**Compensation**

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **2.5**

**Firm Remarks**

**please call wedge bramhall with questions. 781 831 2393**

**Market Information**

Listing Date: **3/24/2012**

Days on Market: Property has been on the market for a total of **156** day(s)

Expiration Date:

Original Price: **\$199,999**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **156** day(s)

Office Market Time: Office has listed this property for **156** day(s)

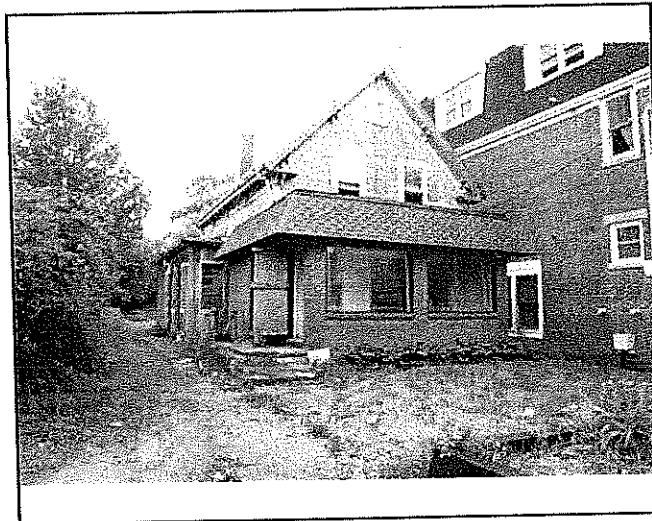
Cash Paid for Upgrades:

Seller Concessions at Closing:


**Market History for 308 Court St, Plymouth, MA : North Plymouth 02360**

| MLS #   | Date      |                             | DOM        | Price     |
|---|-----------|-----------------------------|------------|-----------|
| 71356480  | 3/24/2012 | Listed for <b>\$199,999</b> | 156        | \$199,999 |
| <b>Market History for Options 153, Mullen &amp; Partners (A95534)</b> |           |                             | <b>156</b> |           |

**Market History for this property 156**



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 **Assessment and Sales Report**

**Location & Ownership Information**

|                       |  |                |    |
|-----------------------|--|----------------|----|
| <b>Address:</b>       | 308 Court St, Plymouth, MA 02360-4339        |                |    |
| <b>Map Ref.:</b>      | <b>M:</b> 0005 <b>B:</b> 0000 <b>L:</b> 101A | <b>Zoning:</b> | GC |
| <b>Owner 1:</b>       | Donna J Tomkiewicz                           |                |    |
| <b>Owner 2:</b>       |  |                |    |
| <b>Owner Address:</b> | 247 Webb District Rd, Columbia, ME 04623     |                |    |

**Property Information**

|                         |                              |                           |                          |
|-------------------------|------------------------------|---------------------------|--------------------------|
| <b>Use:</b>             | Mixed Use - Prim Comm & Resd | <b>Style:</b>             | Mixed-Bldgs              |
| <b>Levels:</b>          | 2                            | <b>Lot Size:</b>          | 0.23 Acres (10000 sqft.) |
| <b>Year Built:</b>      | 1870                         | <b>Total Area:</b>        | 2787 sqft.               |
| <b>Total Rooms:</b>     | 3                            | <b>Living Area:</b>       | 1419 sqft.               |
| <b>Bedrooms:</b>        | 1                            | <b>First Floor Area:</b>  | 0 sqft.                  |
| <b>Full Baths:</b>      | 1                            | <b>Addl Floor Area:</b>   | 0 sqft.                  |
| <b>Half Baths:</b>      | 0                            | <b>Attic Area:</b>        | 0 sqft.                  |
| <b>Roof Type:</b>       | Gable                        | <b>Finished Basement:</b> | 0 sqft.                  |
| <b>Heat Type:</b>       | Steam                        | <b>Basement:</b>          | 1019 sqft.               |
| <b>Fuel Type:</b>       | Natural Gas                  | <b>Basement Type:</b>     | Partially Done           |
| <b>Exterior:</b>        | Wood Side/Shingles           | <b>Attached Garage:</b>   | 0                        |
| <b>Foundation:</b>      |                              | <b>Other Garage:</b>      | 1                        |
| <b>Air Conditioned:</b> | No                           | <b>Fireplaces:</b>        | 0                        |
| <b>Condition:</b>       | Poor                         |                           |                          |

**Assessment Information**

|                           |  |                         |            |
|---------------------------|--|-------------------------|------------|
| <b>Last Sale Date:</b>    | 12/31/1999                                   | <b>Last Sale Price:</b> | \$0        |
| <b>Last Sale Book:</b>    | 11533  | <b>Last Sale Page:</b>  | 126        |
| <b>Map Ref.:</b>          | <b>M:</b> 0005 <b>B:</b> 0000 <b>L:</b> 101A | <b>Tax Rate (Res):</b>  | 13.84      |
| <b>Land Value:</b>        | \$207,000                                    | <b>Tax Rate (Comm):</b> | 13.84      |
| <b>Building Value:</b>    | \$54,600                                     | <b>Tax Rate (Ind):</b>  | 13.84      |
| <b>Misc Improvements:</b> | \$0  | <b>Fiscal Year:</b>     | 2012       |
| <b>Total Value:</b>       | \$261,600                                    | <b>Estimated Tax:</b>   | \$3,620.54 |

**Mortgage History**

**Recent Mortgage #1**

|                         |                    |                       |              |
|-------------------------|--------------------|-----------------------|--------------|
| <b>Buyer Name:</b>      | Donna J Tomkiewicz | <b>Lender Name:</b>   | Mill Pond Rt |
| <b>Mortgage Amount:</b> | \$15,000           | <b>Mortgage Date:</b> | 1/19/2007    |
| <b>Mortgage Book:</b>   | 33992              | <b>Mortgage Page:</b> | 106          |

**Recent Mortgage #2**

|                         |                    |                       |              |
|-------------------------|--------------------|-----------------------|--------------|
| <b>Buyer Name:</b>      | Donna J Tomkiewicz | <b>Lender Name:</b>   | Mill Pond Rt |
| <b>Mortgage Amount:</b> | \$160,000          | <b>Mortgage Date:</b> | 11/18/2005   |
| <b>Mortgage Book:</b>   | 31752              | <b>Mortgage Page:</b> | 321          |

**Recent Mortgage #3**

|                    |                    |                     |                |
|--------------------|--------------------|---------------------|----------------|
| <b>Buyer Name:</b> | Donna J Tomkiewicz | <b>Lender Name:</b> | Rockland Tr Co |
|--------------------|--------------------|---------------------|----------------|



**R.I. ANALYTICAL**  
Specialists in Environmental Services

September 17, 2012

Town of Plymouth  
Attn: Mr. David Gould  
Environmental Resources Manager  
11 Lincoln Street  
Plymouth, MA 02360

P: (508) 747-1620 x 134  
E: [dgould@townhall.plymouth.ma.us](mailto:dgould@townhall.plymouth.ma.us)  
EAM Proposal # 279

Re: Environmental Services Proposal for 308 Court Street, Plymouth, MA

Dear Mr. Gould:

R.I. Analytical Laboratories, Inc.'s Exposure Assessment and Management Division (RIAL EAM) is pleased to provide this proposal to perform environmental consulting services in support of the planned demolition of 308 Court Street, Plymouth, MA. After having reviewed the the intended scope of work during the site walkthrough, RIAL EAM is confident that we can meet your needs and requirements for this project. The proposal, as presented below, is RIAL EAM's approach to the project which includes the site inspection, sample collection, laboratory analysis and a summary report.

**Demolition Asbestos Inspection**

RIAL will conduct a pre-demolition asbestos inspection of 308 Court Street, Plymouth, MA to evaluate the presence of asbestos containing building materials. Suspect materials that are sampled will be categorized by homogeneous types and noted on field drawings. An appropriate number of samples of each type of material will be collected and analyzed to determine composition and uniformity. Roof samples will be collected and temporarily patched; it is the owner's responsibility to provide a permanent repair (if necessary). Each sample will be assigned a number, the location will be marked on field drawings, and the quantity of each type of suspect asbestos-containing building material (ACBM) will be estimated.

All bulk samples collected will be submitted for laboratory analysis by polarized light microscopy (PLM) and/or transmission electron microscopy (TEM). Suspect materials that are sampled will be categorized by homogeneous types, and noted on field drawings.

Materials with an asbestos content greater than one percent (>1%) are considered ACBM by the U.S. Environmental Protection Agency (EPA). To provide the most accurate inspection, bulk sampling will be conducted in accordance with the Asbestos Hazard and Emergency Response Act (AHERA) protocols. To provide the most cost effective inspection to the Town of Plymouth, RIAL will conduct analyses using positive stop techniques, meaning once a sample of a homogeneous material within a building has tested positive for asbestos (>1%) the remaining similar components of that same building will not be analyzed and the Town of Plymouth will not be charged for them.

Due to inherent dangers, structural, electrical, and operational mechanical components will not be sampled. Only visible accessible suspect material can be identified and quantified during the inspection. RIAL cannot be held responsible for materials hidden behind walls, floors, or ceilings, though RIAL will try and assess all suspect building components.

Suspect ACBM that contains an organic vinyl or asphaltic binder, inorganic carbonate filler, or pigment containing fine titanium dioxide particles may need to be confirmed by transmission electron microscopy (TEM). These materials are generally associated with roofing products, baseboards, baseboard mastic, or floor coverings such as tile, linoleum, mastic, or carpet glue. Confirmatory TEM analysis will be determined on a case-by-case situation following Asbestos Consultants approval.

#### **Lead Paint Inspection**

A lead determination inspection will include the collection of lead Toxicity Characteristic Leachate Procedure (TCLP) samples. This type of inspection will identify lead paint hazards prior to impacting the surfaces and provide information on which materials need to be handled carefully during renovation and disposal procedures. Recommendations for the remediation of any hazards determined on the site will also be developed in accordance with applicable regulations.

#### **Inspection Report**

Following the completion of the inspection and laboratory analyses, a report will be designed for the site. The report will provide observations, analytical results for the parameters tested, estimated remediation costs, estimated project monitoring costs and recommendations for the appropriate removal and disposal requirements.

#### **Estimated Cost      \$1,405.00**

The estimated cost is based on the collection of 40 asbestos PLM bulk samples, 3 lead TCLP Samples, 8 Asbestos Inspector hours (for travel, site work, and report), 1 Project Manager hour, and the hazardous waste disposal flat fee.

The estimated cost provided is based on the fee structure below.

#### **\* Fee Structure:**

Services are to be based on a time and material rates as follows:

|                                 |                                |
|---------------------------------|--------------------------------|
| Asbestos Bulk Sample via PLM    | \$15.00 per sample (5 day TAT) |
| Lead TCLP Sample                | \$75.00 per sample (5 day TAT) |
| MA Licensed Asbestos Inspector  | \$60.00 per hour               |
| Project Manager                 | \$95.00 per hour               |
| Hazardous Material Disposal Fee | \$5.00 flat fee                |



Town of Plymouth  
308 Court Street, Plymouth, MA  
Page 3

**Project Monitoring**

Conducting asbestos abatement in accordance with all environmental and safety regulations in any building presents certain challenges. Compliance monitoring during the abatement process assures that any problems or questions regarding safety, regulations, or contract specifications will be addressed immediately. Good project management will help solve the small problems before they become large ones as well as help to keep the project on schedule through attentive oversight.

Compliance monitoring includes monitoring work practices as they pertain to the approved abatement plan and state and federal regulations. On-site personnel will inspect the work area prior to the commencement of work to assure adherence with all applicable regulations. The contractor's license, certificates and employee paperwork will also be inspected for completeness.

During the abatement, RIAL will collect in-process air samples around the abatement areas. Upon completion of the abatement, RIAL will conduct a visual inspection and collect clearance air samples. After collection, the samples will be analyzed on site under Phase Contrast Microscopy (PCM) in accordance with NIOSH Methodology 7400 to expedite the project.

Shortly after all relevant information has been processed through the laboratory; a closeout letter will be forwarded to you including RIAL's daily journal and the analytical results

An estimated cost has not been determined at this time due to the uncertainty of the hazardous materials and the duration of the abatement, but will be based on the unit costs listed in the fee structure below.

**\* Fee Structure:**

Services are to be based on a time and material rates as follows:

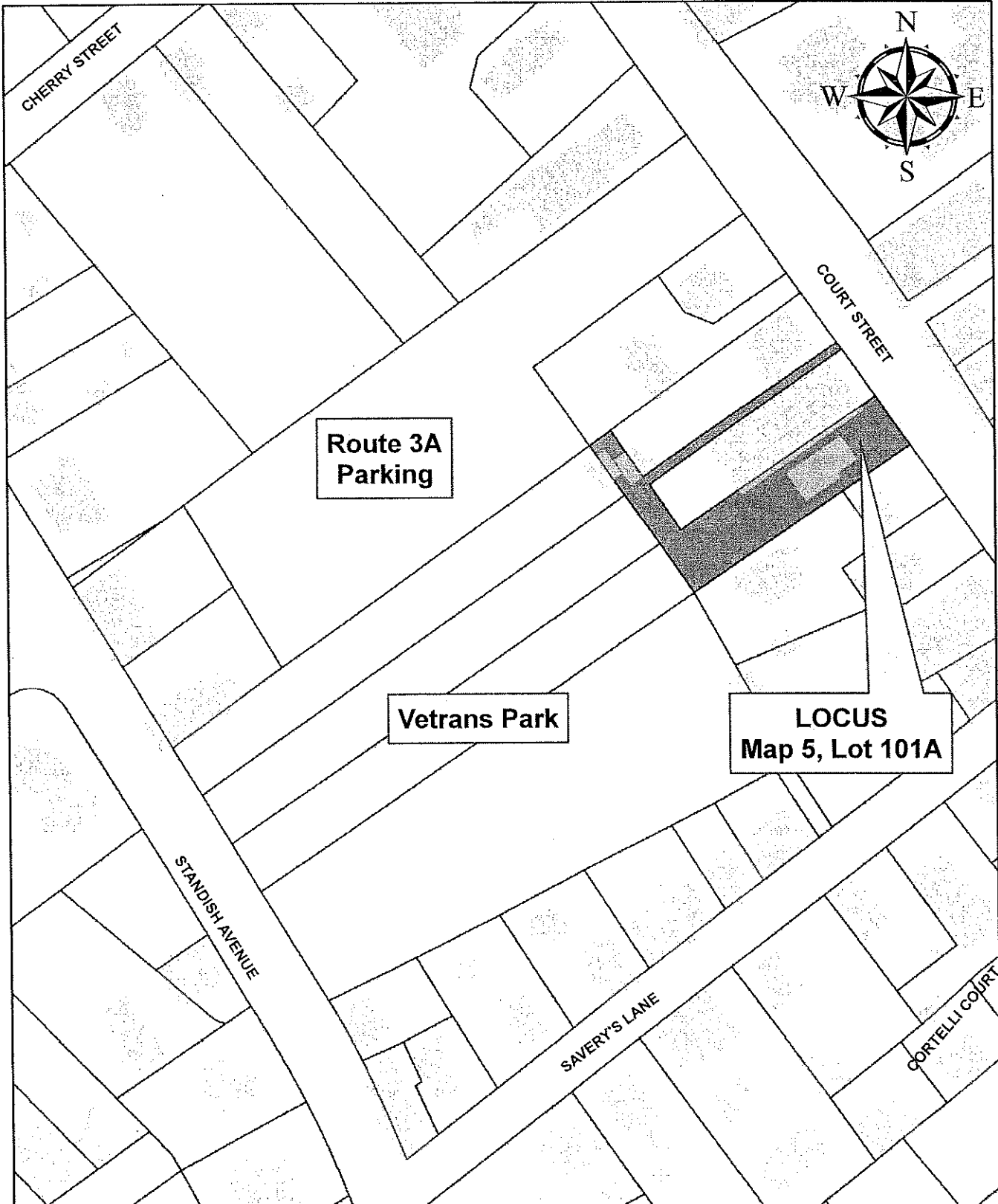
|                                  |                                      |
|----------------------------------|--------------------------------------|
| MA Project Monitor               | \$60.00/hour (M-F 8:00 AM - 5:00 PM) |
| EAM Project Manager              | \$95.00/hour (M-F 8:00 AM - 5:00 PM) |
| Asbestos PCM Air Sample Analysis | \$25.00/sample (on site analysis)    |
| Asbestos PCM Air Sample Analysis | \$15.00/sample (5 day TAT)           |
| Hazardous Waste Disposal Fee     | \$5.00 flat fee                      |
| Project Monitor Day Rate         | \$600.00/day                         |

The project monitor day rate includes 8 project monitor hours per day (including travel) and all asbestos PCM air samples collected (up to 10 samples with analysis).

# 2013 ANNUAL TOWN MEETING LOCUS MAP

ARTICLE 16D:  
DPW ENGINEERING - Recreational Pedestrian Entrance to Veterans Park

PLAT 5



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