

**TOWN OF PLYMOUTH CAPITAL IMPROVEMENT PLAN REQUEST
FY26 FALL TOWN MEETING**

Department: Energy and Environment	Priority #:	2
Project Title and Description: Dark Orchard All Persons Trail	Total Project Cost:	\$1,000,000

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:

In addition to this \$300,000 request from the Environmental Affairs Fund we have requested \$500,000 in funding from CPA, \$100,000 from Mass Trails and will be applying to Visitor Services Board as well.

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
<i>Planning and Design</i>			FY27		
<i>Labor and Materials</i>	\$1,000,000		FY28		
<i>Administration</i>			FY29		
<i>Land Acquisition</i>			FY30		
<i>Equipment</i>			FY31		
<i>Other</i>					
<i>Contingency</i>					
Total Capital	\$1,000,000	\$300,000 from EA Fund			

Project Justification and Objective:

DEE seeks to construct an All Persons Trail within Jenney Park that would be accessible to anyone with mobility, visual or other impairments to enjoy nature. It would be the first publicly owned all persons trail in Plymouth and located in a public park in the downtown area.

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.



Town of Plymouth
Department of Energy & Environment
26 Court Street, Plymouth, MA 02360



MEMO

To: Derek Brindisi, Town Manager
From: David Gould, Director of Energy and Environment
Re: **Dark Orchard Trail – Environmental Affairs Fund**
Date: July 21, 2025

Dark Orchard All-Persons Trail Description

The Dark Orchard All-Persons Trail will be the first publicly-owned and accessible All-Persons trail in Plymouth. It will wind throughout the Dark Orchard parcels adjacent to Jenney Pond, beginning at the cul-de-sac at the end of Spring Lane. The trail will cross the existing open field and split at the wood line to begin the loop. The trail to the north will begin rising in elevation in compliance with ADA grade requirements, providing pleasing views of the property from high hill-side vantage points. It will begin curving to the south around a late 19th-century former trout hatchery and trout pond, then wind through the wetland resource area via a system of boardwalks before completing the loop at the initial split. A spur trail will diverge from the loop near the former trout pond and begin heading west towards Huntley Lane, where it will terminate at an overlook point of Jenney Pond. Visitors will then return the way they've come, back to the lower loop to complete the walk.

Trails will meet ADA requirements throughout the system. Tread widths of 60" will be sustained throughout, with brush and deadfall cleared above the walking surface. 12-24" on either side will be cleared of brush, deadfall, branches, and trees 3" diameter at breast height (DBH) or less. An additional 12-16" beyond will be cleared of brush and deadfall only. These steps are taken to ensure the safety of trail users while decreasing maintenance demands.

All-Persons Features

Consultation with a certified landscape architect has determined the features that should be installed to assist differently abled persons with enjoying the trail and surrounding natural resources. Guide ropes along the walking trail with tactile features attached will allow visually impaired visitors to self-guide through the trail. The tactile features will represent a specific feature of the site- the sound of running water, seasonal features such



Town of Plymouth
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as the smell of fragrant shrubs and flowers, the sound of spring peepers or chirping birds, and indicate the location of benches, intersections, and the start/end of boardwalks/bridges. Interpretive signage will feature braille and tactile maps.

Engineering & Permitting

Engineering of the site has been completed. Trail layout and design was provided by Timber and Stone, LLC in July 2024, with engineering of trails, boardwalks, and bridges completed by SLR Consulting in January 2025.

A wetland delineation and report was completed in January 2024 in order to be available to both consultants prior to their beginning work.

A Notice of Intent will be drafted and submitted to the Plymouth Conservation Commission in early 2026, with construction anticipated for winter 2026-2027.

A MA Historic PNF was submitted in December 2024, and an intensive locational archaeological survey was required per MHC #RC.73485, received January 31, 2025. The Public Archaeological Laboratory (PAL) was secured to conduct the survey per MHC Permit 4407 and completed their work in June 2025- no significant archaeological deposits were found, and a formal report stating such is expected on or around August 1st, 2025. Additionally, a hearing with the Plymouth Historical Commission was held on February 26th and March 26th, with the only recommendation being a minor change to the materials of the bridges and boardwalks.

Funding

Total anticipated project cost: \$1,000,000

Grants

Mass Trails - \$100,000 – award announcement expected any day

VSB - \$100,000 – not yet applied

CPC - \$500,000 – hearing on July 24

Environmental Affairs Dedicated Funding Source - \$300,000



Town of Plymouth
Department of Energy & Environment
Division of Natural Resources

26 Court Street, Plymouth, MA 02360



May 14, 2025

Kristen Ford
Community Preservation Committee Coordinator
Town of Plymouth
26 Court Street
Plymouth, MA 02360

Ms. Ford,

Please accept this Application for Community Preservation Funding as it pertains to the creation of an all-persons trail in the Dark Orchard area of Jenney Park. Please find the enclosed application with relevant attachments, to include:

- Application for Community Preservation Funding
- Project Narrative
- Project Parcel Registry of Deeds Sheet
- Letters of Support (5)
- Maps (3)
- All-Persons Features Board
- Project Engineering Plans (15)
- Bridge and Boardwalk Design (4)

Please do not hesitate to contact our department for more information as needed.

Respectfully Submitted,

Nathan Cristofori, PWS
Natural Resources Specialist
Division of Natural Resources
Department of Energy and Environment
Town of Plymouth
26 Court Street
Plymouth, MA 02360

**.APPLICATION FOR COMMUNITY PRESERVATION FUNDING
TOWN OF PLYMOUTH
26 COURT STREET
PLYMOUTH, MA 02360**

Submit to: Community Preservation Committee

Name of Applicant/Contact Person:	Nathan Cristofori
Sponsoring Organization/ Co-Applicant if Applicable:	Town of Plymouth- Department of Energy & Environment
Mailing Address:	26 Court Street, Plymouth, MA 02360
Daytime Phone:	508-747-1620 x10135
Property Owner Name: Email:	Town of Plymouth
Email:	ncristofori@plymouth-ma.gov
Project Name:	Dark Orchard All-Persons Trail
Date:	05/14/2025

Total Project Cost	CPA Funds Requested	Cost Share Amount	Cost Share Percent
\$1,000,000.00	\$500,000.00	\$500,000.00	50%

Assessor's Map Number	See Attached	Assessor's Lot/Parcel Number	See Attached
Deed Book Number	See Attached	Deed Page Number	See Attached

Attach separate sheet if more than one lot/parcel/deed book/deed page number

Attach a copy of the Assessor's Map(s) with the project parcel outlined (if appropriate for your project)

See Attached

CPA Category (YOU MUST CHECK OFF A MINIMUM OF ONE CATEGORY, but may identify more than one category, if applicable to your project)

- Open Space ☐
- Historic Preservation ☐
- Recreation ☒
- Community Housing ☐

PROJECT DESCRIPTION:

- **All of the following MUST be answered in the space provided.**
 - Applications will be returned as incomplete if all relevant requested information is not provided.
 - Include supporting materials and exhibits as necessary.
 - Please refer to the Plymouth Community Preservation Criteria before and while completing this application.
1. ***Describe the project. Affordable Housing Projects requests please include -total number of units, bedroom count per unit, total percentage of affordability, ownership/rental, local preference is required.***

Please see Section 1.0 of the attached Project Narrative.

2. Goals:

- a. What are the goals of the proposed project?

Please see Section 2.1 of the attached Project Narrative.

- b. Who will benefit and why?

Please see Section 2.2 of the attached Project Narrative.

- c. How will success be measured?

Please see Section 2.2 of the attached Project Narrative.

3. Community Preservation Committee Criteria:

How does the project fulfill the General and Specific Criteria of the Community Preservation Committee Guidelines? (Refer to the specifications in the Guidelines)

Please see Section 3 of the attached Project Narrative.

4. Community Need:

a. How does the community benefit from this project?

Please see section 4.1 of the attached Project Narrative.

b. If applicable, explain how this project addresses needs identified in existing Town plans? (Such as the Open Space and Recreation Plan, Community Plan, Master Plan, Housing Production Plan.

Please see section 4.2 of the attached Project Narrative.

5. Community Support:

a. What is the nature and level of support? Include letters of support from any Town boards or community groups that have endorsed the project.

Please see Section 5 of the attached Project Narrative.

6. **Budget:**

Budget Summary

Total Project Cost	CPA Funds Requested	Cost Share Amount	Cost Share Percent
\$1,000,000.00	\$500,000.00	\$500,000.00	50%

Equipment is generally defined as an item with a useful life expectancy of more than one year.

Supplies are defined as an item with a useful life of less than one year.

Construction means all types of work done on a particular property or building including erecting, altering or remodeling.

Budget Categories (Leave any category blank if not applicable to your project)

	CPA FUNDS	OTHER FUNDS (cost share)	TOTAL
Personnel			
Equipment			
Supplies			
Contractual			
Construction	\$500,000.00	\$500,000.00	\$1,000,000.00
Other			
TOTAL	\$500,000.00	\$500,000.00	\$1,000,000.00

note: CPA FUNDING FOR ANY CATEGORY REQUIRES COMPETITIVE BIDDING unless you can provide a sole source justification for any category not competitively selected

****Attach a minimum of one recent bid****

Budget Cost Sharing

Identify the amount of cost sharing for this project. Sources include private, federal, state or local government, or any other sources.

Organization	Item	Amount	Type (cash, in-kind, etc.)
Visitor Services Board	VSB Grant	\$100,000.00	Cash
MassTrails	MassTrails Grant	\$100,000.00	Cash
Environmental Affairs	Dedicated funding source	\$300,000.00	Cash
CPC	CPA Funding	\$500,000.00	Cash

7. **Funding:**

a. Attach commitment letters from any organization providing a cost share contribution listed in the table above.

b. Describe any other attempts (including unsuccessful) to secure funding for this project.

Please see Section 7.0 of the attached Project Narrative

- c. Are any "Other Funds" in the budget in-kind? If yes, describe how the value of the in-kind contribution was derived. (In-kind contributions can be defined as a contribution of services or property, donated equipment, buildings or land, or donated supplies)

N/A

8. **Timeline:**

Provide a schedule for project implementation, including a timeline for starting and ending major tasks and project completion.

Please see Section 8.0 of the attached Project Narrative

9. **Implementation:**

- a. Project Manager Contact Information

Who will be the Project manager	Nathan Cristofori, PWS
Daytime Phone:	508-747-1620 x10135
Evening Phone:	
Email:	ncristofori@plymouth-ma.gov

10. **Maintenance:** (LEAVE BLANK IF NOT APPLICABLE TO YOUR PROJECT)

- a. If ongoing maintenance is required, who will be responsible for it?

Please see section 6 of the attached Project Narrative

- b. How will it be funded?

Please see section 6 of the attached Project Narrative

Maintenance Budget

Year one	Year two	Year three	Year four	Year five
\$	\$	\$	\$	\$5,000.00

Please note that for affordable housing developments, a complete set of financials for the development shall be included, including a statement of income by affordability and unit type, a statement of stabilized operations, a hard and soft cost development budget, and sources of funding.

11. Site Documentation: (Submit 3 copies only)

Attach documentation that you have control over the site, such as a Purchase and Sale Agreement, option or deed.

ADDITIONAL INFORMATION: (NOT REQUIRED BUT RECOMMENDED IF APPLICABLE)

12. Project Documentation: (Submit 3 copies only)

Attach any applicable engineering plans, architectural drawings, site plans, any other renderings, relevant studies or material.

13. Other Information: Any additional information that might benefit the CPC in consideration of this project.

Please deliver signed application to Kristin Ford, Community Preservation Committee, Coordinator and email a digital copy to kford@plymouth-ma.org phone 1-508-322-3139

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE INDIVIDUAL OR GOVERNING BODY OF THE APPLICANT.

Authorized Representative

First Name Nathan

Last Name Cristofori

Title Natural Resources Specialist

Telephone Number 508-747-1620
x10135

Email:
ncristofori@plymouth-ma.gov

Fax Number

Signature of Authorized Representative

Date Signed 5/13/25

PROJECT NARRATIVE

SECTION 1 – PROJECT DESCRIPTION

As a noted location of historical significance, the Town of Plymouth receives approximately one million tourists each year who come to enjoy the historic locations, coastline, and recreational activities the Town is fortunate to offer. In recent years, Plymouth has become a popular destination for ecotourism, as over 18,500 acres are permanently protected open space, and the preserves offer public access to numerous different ecosystems and natural features. The purpose of this grant will be to construct an All-Persons nature trail in this village to provide access to those differently abled, and allow the beauty of Plymouth's natural resources to be experienced and enjoyed by all who wish to do so.

Dark Orchard, for the purpose of this application, is an area of town-owned open space approximately 14.09 acres in size, comprised of three full parcels, and a portion of a fourth. Some of this land is well known as Jenney Park, which is approximately 20.2 acres, however the Dark Orchard portion refers to the wooded and otherwise unutilized areas beyond what is commonly used and maintained as the Park. The land is directly abutting Jenney Pond and features several smaller fresh waterbodies created and fed by naturally occurring wetland resource areas. The public is welcome to access the area, but no formal walking trails or amenities exist on the property. The Dark Orchard property is bordered by single family homes to the north, east, south, and west, with vehicular access via Spring Lane through Jenney Park from the north. A map of Dark Orchard with the proposed trail is attached to this application.

This area of the Downtown village: Jenney Park, Town Brook, Brewster Gardens, Newfield Street, has seen a massive \$21-million commitment from the Town and residents to revitalize the area in recent years. Completed projects, and future projects which have been funded and are slated to be put out to bid in the next two years include the removal of 5 dams on Town Brook, rehabilitating infrastructure related to the spring anadromous fish runs, dredging Jenney Pond and installing a new footbridge across, installing a nature-like bypass river channel around Plimoth Grist Mill dam, dam repairs, new parking lot and street lighting, creation of new park area, land- and hard-scaping, interpretive signage, and Native American displays. The Dark Orchard All-Persons trail aims to be another high-quality amenity to draw visitors to this portion of town.

NATURE TRAIL

The nature trail proposed in this application will be the first publicly accessible All-Persons trail in Plymouth. It will wind throughout the Dark Orchard parcels, beginning at the cul-de-sac at the end of Spring Lane; Spring Lane is simultaneously the parking area for Jenney Park previously described. The trail will cross the existing open field and split at the wood line to begin the loop. The trail to the north will begin rising in elevation in compliance with ADA grade requirements, providing incredible views of the property from high hill-side vantage points. It will begin curving to the south around a late 19th-century former trout hatchery and trout pond, then wind through the wetland resource area via a system of boardwalks before completing the loop at the initial split.

A spur trail will diverge from the loop near the former trout pond and begin heading west towards Huntley Lane, where it will terminate at an overlook point of Jenney Pond. Visitors will then return the

way they've come, back to the loop to complete the walk. While a secondary egress point is available along Huntley Lane out to Newfield Street (as is illustrated on the attached maps as the narrow parcel directly meeting with Newfield Street), because this is a driveway where an adjacent residence has a vehicle easement to access their property, the Town is not actively promoting this walking route due to safety concerns. Additionally, because of this shared use, this portion of the trail will not meet ADA requirements due to surface material consistency. While users may utilize this stretch to access Newfield Street, it is important they are made aware of these limitations, and as such, all Dark Orchard visitors will be encouraged to return down the trail they've come and meet with the trail loop to return to the parking area.

Trails will meet ADA requirements throughout the system. Tread widths of 60" will be sustained throughout, with brush and deadfall cleared above the walking surface. 12-24" on either side will be cleared of brush, deadfall, branches, and trees 3" diameter at breast height (DBH) or less. An additional 12-16" beyond will be cleared of brush and deadfall only. These steps are taken to ensure the safety of trail users while decreasing maintenance demands. Minimal tree removal is proposed as the trail has been designed around the existing vegetation. Those trees slated to be removed include black locust (*Robinia pseudoacacia*), a designated Massachusetts invasive plant. This tree is, however, extremely rot-resistant and will be repurposed on site into side-slope support or milled into deck boards for the proposed bridges and boardwalks if feasible.

Trail surface will be 3/8" crushed stone, 6-10" deep on top of a base of 1.5" crushed stone used to increase drainage and raise sections of trail if necessary. Geotextile fabric will be placed as needed to prevent surfacing from being absorbed into the base material. If native soil conditions are deemed suitable, the base of crushed stone may not be necessary. Tread surfacing will also be graded to 2% from center with sustainable running grades of 5-8% to sheet rainwater off the walking surface and into the surrounding soils.

In order to achieve level walking surfaces, bank cuts into the hillside slopes will be necessary. The material removed from the existing grades to create flat tread widths will be repurposed on the walking surface itself or on the downslope side of the trail. Bank cuts will not exceed 45° and organic material will be distributed over exposed soil. No material excavated on the site to create the walking trail will be removed from Dark Orchard as the overall volume across the project is minimal.

The trail entrance at Spring Lane will feature signage, and a trail kiosk with maps, and the trail itself will be clearly marked with standardized trail blazers used throughout Town Conservation Areas and Preserve walking trails. Trail junctions and the overlook will also include clear signage. For ease of access, the Town will also install additional sidewalk and curb cuts leading from the parking area, around the rear cul-de-sac, to the trailhead.

BRIDGES AND BOARDWALKS

As part of this trail, to protect the wetland resource areas, keep users safe, and to ensure grades and dimensions meet ADA standards, boardwalks and bridges will be installed throughout the trail system. Three (3) boardwalks totaling 456 linear feet (each measuring 381', 40', and 35' respectfully) will be installed through the resource areas. Four (4) bridges totaling 65 linear feet (each measuring 20', 15', 15', and 15' respectfully) will also be in upland sections of the trail to cross significant on-site contour changes and achieve required grades. To better protect buffer zones, the boardwalk is slated to stretch throughout this entire area rather than divide the boardwalk into two sections with

an area of crushed stone on the upland section in between. This will help to prevent the introduction of outside materials that would otherwise be required to create a stable walking surface, and keep the resource area as minimally impacted as possible.

Boardwalks will be built with a 60" usable width to match that of the trail, and the approaches will be appropriately graded to ensure a seamless transition from trail walking surface to boardwalk. They will be constructed using naturally rot-resistant woods such as cedar, black locust, or white oak, and will feature wood curbing along the edges to keep wheeled apparatus safely on the boardwalks. To best protect the resource areas, boardwalks will be installed on helical piles to limit the footprint and disturbance of the areas and create a frostproof foundation. They are installed approximately every 11' 9", and are installed to a depth of 8-16' depending on subsurface composition. Wood deck boards will be spaced at ½" to allow sunlight penetration to the ground below the boardwalks.

Bridges located outside on the wetland resource areas will be supported by crushed stone as needed, where the wooden sills will rest directly on the stone or surface material- whichever is deemed more appropriate. Like the boardwalks, walking width will be 60" and feature curbing. Where the walking height between walking surface and the ground is greater than 30", hand railings will be installed. Galvanized wire mesh will also be used to close openings between wooden supports and is specifically chosen to prevent climbing.

ALL-PERSONS FEATURES

Consultation with a certified landscape architect has determined the features should be installed to assist differently abled persons with enjoying the trail and surrounding natural resources. Guide ropes along the walking trail with tactile features attached will allow visually impaired visitors to self-guide through the trail. The tactile features will represent a specific feature of the site- the sound of running water, seasonal features such as the smell of fragrant shrubs and flowers, the sound of spring peepers or chirping birds, and indicate the location of benches and the start/end of boardwalks/bridges. Interpretive signage will feature braille and tactile maps.

The trail itself will be wider than typical nature trails as it will be purpose-built and wide enough to allow two wheelchairs to pass. Similarly, the grades of the trails are in compliance with ADA standards, allowing users to navigate through the network without assistance. Benches are also required to have enough space to navigate around or beside them, with space for keeping apparatus back from the usable trail width so as not to impede other trail users.

SECTION 2 – GOALS

2.1 – GOALS OF THE PROPOSED PROJECT

The intent of the proposed project is wholly centered around providing access to a beautiful tract of open space to those who are underserved and cannot physically access Plymouth's natural resources safely, due to the inaccessibility of traditional walking/hiking trails.

There are currently zero publicly owned and maintained All-Persons nature trails in Plymouth. The creation of this trail is intended to address that glaring gap in accessibility in a town with tens of thousands of acres of multi-jurisdictional open space, and home to residents of all abilities passionate about environmental conservation and access.

This project aims to provide a safe, inclusive, nature-centric walking area for all who wish to use it. The trail and its amenities are designed to be welcoming and unique, with an emphasis placed on its location near to other points of interest, accessible parking, restaurants, tourist attractions, and continue the ADA connectivity along Town Brook that has been a central goal of the Town of Plymouth.

2.2 – BENEFIT

This project will build upon conscious efforts by the Town to increase ease of access. Current and future projects in the area are specifically targeted to improve identified deficiencies, including replacing the footbridge from Willard Place to Spring Lane over Jenney Pond with an ADA compliant bridge, as it currently does not meet requirements, and hardscaping and approaches to the bridge will also be paved and graded appropriately- both of which are currently underway and slated to be completed by early summer 2025. Similarly, work has been done to the Spring Lane parking area to improve walking surface, lighting, and curb cuts with wheelchair ramps which will be extended to the trailhead of this proposed project.

By also consciously designing amenities and features to cater to visitors with sensory disabilities, the Town aims to be as inclusive as possible. It is intended that tactile features will inform those with vision impairments of a unique feature: the sound of running water, locations that are common to hear birds or frogs calling, and trail information regarding a trail junction or the presence of a bench. Informational signage will also feature braille and clear, large font writing.

Trail dimensions ensure that visitors that may require mobility assistance will be able to safely pass on wide trails, and have enough room to approach a bench. Grading throughout the trail ensures that inclines are manageable for all visitors, walking surfaces are stable, bridges and boardwalks have safe and supportive railings where needed, and trail signage is highly visible, concise, and informative.

While those with accessibility challenges will undoubtedly benefit from this project, so too will large demographics of Plymouth residents and visitors; the elderly and children will both find the gentle grade, flat walking surface, and width of this trail helpful as the ADA accessibility design will make walking the route much easier and safer for all visitors.

2.3 – MEASUREMENTS OF SUCCESS

Initial success will be the completion of the trail, with it meeting ADA guidelines upon opening. It will be important to communicate with visitors about their experiences with the trail, accepting any criticism from visitors the trail is purpose built for, and implementing those changes in timely manner. Reaching out to community groups, inviting groups to the site upon completion, and simply engaging with visitors at the trail will be the most efficient use of staff time to invite feedback. The Town wants this trail to be a destination for those of all abilities. Visits by town staff to the property should note users on the property and vehicles in the lot indicating property use.

Overtime, success will also be gauged by how well Dark Orchard has been maintained, and the ease of that maintenance. The trail system is being designed specifically to be low maintenance, as are all other hiking trails on conservation areas and preserves through town. The contractor installing

the trail will offer recommendations to the Town for how best to maintain the walking surface, and address any issues that stem from unforeseen circumstances and weather events.

SECTION 3 – COMMUNITY PRESERVATION COMMITTEE CRITERIA

The following Open Space Goals and Criteria are listed as identified by the Community Preservation Committee:

Goal 1: Preserve Plymouth's character.

Goal 2: Protect rare, unique, and endangered plant and wildlife habitat.

Goal 3: Protect aquifer and aquifer recharge areas to preserve quality and quantity of future water supply.

Goal 4: Ensure adequate size and connection of protected natural areas to maximize environmental and habitat benefits

Goal 5: Balance open space with development demand to reduce service demands and tax burden on the town.

Goal 6: Increase the town's ability to protect environmentally sensitive historic, and culturally significant properties.

Goal 7: Improve public access and trail linkages to existing conservation, recreational, and other land uses.

Goal 8: Enhance the quality and variety of passive and active recreational opportunities for all age groups and for people with disabilities.

Goal 9: Utilize open space protection strategies (Purchasing development rights as an option to outright purchases of property) that maximize protection at the lowest public cost.

While many of these goals are met by the location of this project having already been designated as protected open space, Goal 7 and Goal 8 are particularly important as they pertain to this project. The creation of a new trail system through Dark Orchard allows guests to visit a tract of land which is specifically held in the interest of public use but is otherwise inaccessible due to a lack of access, meeting Goal 7. However the major goal met by this project is Goal 8, as all members of the public are welcome to trail, but it is specifically being designed for those with disabilities to enjoy the area and it's amenities safely- a first of its kind on public land in Plymouth.

Understanding that the proposed trail unique in of itself, an additional attraction is its location with identified BioMap Core and Critical Habitat as designated by MassWildlife, specifically as the habitat pertains to Aquatic Core and Aquatic Core Buffer- areas that hold a high diversity of wetland plants and dependent wildlife. This makes the trail system an attractive location to see, hear, and experience a natural system that is typically inaccessible due to its normally isolated location. Thoughtful design and conscious environmental permitting will ensure these fragile systems are protected with minimal impact to fragile resource areas, while simultaneously balancing preservation with recreation.

Worth noting is the due diligence the Town has taken thus far on this project to protect historic resources in the area. Given Dark Orchard's location in the Plymouth historic district, care is being taken to protect any historic resources in the area. A Project Notification Form was submitted to Mass Historic, which resulted in feedback asking for a survey of the area for historical significance. Contact was made with Plimoth Patuxet to first inquire if they had localized knowledge of any significance of the site; while they recognized importance of the surrounding areas, they did not find documentation causing specific concern with the site's pending disturbance. Additionally, the

Public Archaeologic Laboratory (PAL) out of Providence, Rhode Island, is currently under contract to begin an intensive locational archaeological survey within Dark Orchard to ensure any historic value of the site is properly documented and handled if necessary. Finally, the Town has received a Certificate of Appropriateness from the Plymouth Historic District Commission on March 28, 2025 for this project with minor comments only being made regarding footbridge construction, which will be met without issue.

SECTION 4 – COMMUNITY NEED

SECTION 4.1 – COMMUNITY BENEFIT

Presently, the Town of Plymouth does not have an All-Persons trail located on town land, despite having over 6,000-acres of publicly owned open space. Dark Orchard was chosen for this project due to its centralized location to downtown Plymouth and the Waterfront, ample free public parking on Spring Lane, and additional ADA accessible features just several hundred feet away and completely accessible via the Spring Lane parking area. Additionally, projects currently underway will only serve to further accommodate those who require ADA accessibility, including upgrades to the Town Brook trail system, and new ADA pedestrian bridge across Jenney Pond slated to be opened in early summer 2025. While having one major feature specifically directed towards those differently abled is an appealing draw, having multiple features in close proximity that can all utilize the same parking area makes the area much more likely to have a positive impact and higher usage.

With Plymouth becoming a popular destination for ecotourism because of the vast network of multi-jurisdictional open space, underrepresented populations are unable to enjoy these features. The remedy of creating an ADA compliant trail is a relatively simple solution that will lead Plymouth further towards goals of inclusivity across demographics. The Chamber of Commerce has found that recreational resources have increased visitation to the Town and this project will supplement that fact with the addition of a well-created trail system at this location specifically designed to allow access to people of all abilities.

SECTION 4.2 – RELATIONSHIP TO TOWN PLANS

In response to overwhelming support from residents to protect open space expressed in the 2024 Open Space and Recreation Plan Community Survey, the Town has made public accessibility to these resources a priority, and is committed to bringing the activities they offer closer to the Downtown village and Waterfront tourist hubs. According to this survey, over 80% of respondents rated passive recreation as ‘extremely’ or ‘very’ important, with over 70% of respondents also stating that walking/hiking trails are most important to them, second only to beaches.

Similarly, the Town’s Open Space and Recreation Plan as written recognizes the increase in ecotourism prioritizes the improvement, linking, and enhancement of hiking trails, as well as supports fundraising for establishment, maintenance, and construction of new trails. This project will also serve to increase the draw to the nearby walking trails of Brewster Gardens and Jenney Park, both recognized as Scenic Resources within the Town as having the highest quality views.

The 2024 Climate Action Plan has multiple goals relating to improving pedestrian access and reducing vehicle trips to different parts of town. Because the Spring Lane parking area and the additional handicapped parking spots proposed through this project can be utilized for the Dark Orchard trail as well as access for other nearby features, this parking area then becomes a

centralized location to meet this goal. This further encourages visitors to utilize perimeter parking around the downtown area, reducing vehicle congestion on Main and Water Street. With past completed ADA accessibility projects throughout town, and additional upcoming projects, using the Spring Lane parking area for those requiring the adoption of ADA features will become an important hub.

SECTION 5.0 – COMMUNITY SUPPORT

In addition to residents' vocal advocacy for protection of Town open space, in recent years there has been a growing call for the Town to assist those differently abled to access Massachusetts' vast network of trails as is evident from requirements of new trails through grant funding sources, such as MassTrails. When this project was discussed at an October 2024 Plymouth Center for Active Living meeting, it was met with widespread excitement amongst attendees.

The Town has communicated the intention of this project to be inclusive of all visitors to local advocacy groups such as the Plymouth Center for Active Living, Plymouth Visitor Services Board, and Trails Working Group under the Open Space Committee. Public meetings stating the intention of this trail's creation will occur during Conservation Commission hearings for permitting, where the public will be welcome to ask Town staff questions regarding the project, and offer input.

Letters of support that were supplied with the grant application to MassTrails in February 2025, are attached to this application, further speaking to the overwhelming and diverse support for this project.

SECTION 6.0 – MAINTENANCE

Plymouth's Division of Natural Resources (DNR) will conduct routine maintenance to the trail to include vegetation cutting, tree removal, walking surface maintenance, boardwalk and bridge maintenance, trail blazing, amenity maintenance, and kiosk updates, with Plymouth's Department of Public Works' Tree and Forestry Division assisting in major tree work if necessary. DNR is currently outfitted appropriately with tools and vehicles to provide maintenance as needed. Additional routine maintenance to trails across Town is performed by the volunteer Trails Working Group, under the supervision and guidance of DNR. Town department's conducting maintenance at the site will do so during regular working hours.

Numerous volunteer groups in the area such as Southeastern Massachusetts Pine Barrens Alliance (SEMPBA), Network of Open Space Friends, Trails Working Group, Sustainable Plymouth, Wildlands Trust Inc., Natural Resources and Coastal Beaches Committee, Open Space Committee, Boy Scouts of America, and Girl Scouts of the USA, have been active in promoting and maintaining trails throughout the Town over the past decade.

\$5,000.00 is expected to be reserved for resurfacing of the walking trail in year five. Though routine maintenance will occur regularly, settling of the walking trail may occur that would require the introduction of additional material, the cost of which would be beyond that of the Department's traditional annual budget. Work of this nature can be completed in-house, and funds would be used for the purchase of compatible materials.

SECTION 7.0 – FUNDING

Funding for this project will be obtained from a variety of sources as is detailed in the budget spreadsheet in this grant application. \$100,000.00 from the Visitor Services Board (VSB) Grant, \$100,000.00 from the MA Department of Conservation and Recreation's MassTrails Grant, and \$300,000.00 from the Town's Environmental Affairs dedicated funding source, will all be used in addition to the \$500,000.00 CPC funding requested to move this project forward. These values ensure a 1:1 funding match. VSB funding will be applied for later in 2025, and the MassTrails Grant application was submitted in early February 2025; the Department is currently awaiting response which is expected soon. Use of funds from the Environmental Affairs dedicated funding source will go before 2025 Fall Annual Town Meeting for authorization. All funding sources will be applied to the construction portion of this project.

SECTION 8.0 – TIMELINE

This project is currently finalizing precise timelines, as they will be dependent upon acquiring complete funding. All aspects of this project are complete, except wetland permitting and construction; permitting with Massachusetts Department of Environmental Protection and the Plymouth Conservation Commission will take place in spring 2026 to allow for the maximum operation time possible under the issued permit. Additionally, current plans are to begin construction in fall 2026, in order to accommodate other construction projects in the Jenney Park area that would otherwise make access and equipment and material staging in the area challenging or unfeasible.

Project Parcels

PARCEL ID	Book	Page
018-000-043-000	1159	34
021-000-078-000	15761	96
022-000-142-009	54050	314
018-000-040A-000	51384	48



The Plymouth Area
CHAMBER OF COMMERCE

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January 24, 2025

Brian Arrigo, Commissioner
Massachusetts Department of Conservation and Recreation
State Transportation Building
10 Park Plaza, Suite 6620
Boston, MA 02116

RE: 2025 MassTrails Grant Program
Town of Plymouth: Dark Orchard All-Persons Trail Project

Dear Commissioner Arrigo,

On behalf the Plymouth Area Chamber of Commerce, I would like to share my organization's very enthusiastic support for Plymouth's application to the MassTrails Grant Program, to help fund the construction of the Dark Orchard All-Persons Trail System.

Just last year, the Plymouth Area Chamber of Commerce and its 750 regional members celebrated 70 years of promoting and supporting the success of businesses based in Plymouth and the surrounding South Shore. Naturally, Plymouth's downtown and waterfront districts have been at the heart of our organization's focus, since our Chamber's inception; it is the historic, cultural, and commercial hub from which much of the lower South Shore's economy is centered, boasting thriving tourism, hospitality, and recreational industries.

Plymouth's proposal to introduce the community's very first All Persons nature trail to the Town's historic downtown area is, therefore, of great interest to our membership. The Dark Orchard project will augment Plymouth's Jenney Pond Park, which is one of the Town's most popular recreation areas, due to its direct proximity to densely-populated residential neighborhoods and historic, cultural, shopping, and dining destinations—many of which are members of our Chamber. The park is further supported by a 100-space, free public parking lot, providing residents and visitors with affordable access to the aforementioned amenities and the trail system that runs along Town Brook to Plymouth's busy waterfront. Simply stated, the expansion of Jenney Pond Park's existing appeal through the construction of a fully-accessible, All Persons trail loop will only make our downtown a better place in which to live, work, play, and do business.

Once surrounding communities see Plymouth's success with the Dark Orchard Project—applying accessible elements to ecotourism amenities that result in economic co-benefits—I believe that they will want to pursue similar initiatives within their respective village centers. As a Chamber, we look forward to promoting and advocating for such projects within our membership communities. It is my hope that your office will partner with the Town of Plymouth to set this exciting project in motion, in the form of a MassTrails award. Thank you for your consideration of Plymouth's application!

Sincerely,

Amy Naples, Executive Director
Plymouth Area Chamber of Commerce

100 Armstrong Rd, Ste 204, Plymouth, MA 02360
508.830.1620 • Fax 508.830.1621
info@plymouthchamber.com • www.plymouthchamber.com



TOWN OF PLYMOUTH

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

January 16, 2025

Brian Arrigo, Commissioner
Massachusetts Department of Conservation and Recreation
State Transportation Building
10 Park Plaza, Suite 6620
Boston, MA 02116

Dear Commissioner Arrigo,

On behalf of the Town of Plymouth's Commission on Disabilities, I wish to share the Commission's impassioned support for Plymouth's application to the MassTrails Grant Program, to fund the Dark Orchard All Persons Trail Project.

We are truly pleased that the Town is working towards establishing its very first All Persons nature trail. True accessibility and inclusion is no more apparent than in physical settings, where citizens with disabilities can face literal barriers. The inability to take advantage of public amenities can leave persons with disabilities feeling shut-out, vulnerable, and, in some circumstances, humiliated. As such, Plymouth's Commission on Disabilities ("PCOD") is charged with the responsibility of assisting and advising municipal officials and employees on compliance with state and federal laws and regulations that affect people with disabilities. Meeting on a monthly basis, our five-member Commission works to ensure that the Town prioritizes accessibility and equal rights throughout its facilities, policies, programs, and services.

The Dark Orchard project is an ideal starting point for expanding nature-based public amenities to persons with disabilities. Its in-town location south of Jenney Pond Park makes it convenient to reach and readily supported by free public parking and accessible pedestrian infrastructure. Furthermore, we are particularly heartened by the inclusion of features that go beyond solely providing ADA mobility throughout the trail system, such as guide ropes with tactile features, tactile maps, and braille-imprinted interpretive signage—features that not only widen the population of those who can access the trail system, but broaden the nature trail experience, itself.

For these reasons, the PCOD stands ready to champion this project through to its completion. As those who seek to add and expand accessibility for those living with disabilities throughout our community, however, we know how very critical grant funding is to the viability of publicly-funded projects. A MassTrails grant for a project of this kind can make all the difference between breaking ground "today," or filing the plans away for "someday." We hope that you will look favorably upon the Town's proposal, and we thank you for your time and thoughtful consideration. If our Commission can provide any further advocacy for this important initiative, I welcome you to contact us.

With Sincere Thanks,

Paul McGee
Chair, Plymouth Commission on Disabilities
pjmcgee50@gmail.com



January 24, 2025

TOWN OF PLYMOUTH

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

Brian Arrigo, Commissioner
Massachusetts Department of Conservation and Recreation
State Transportation Building
10 Park Plaza, Suite 6620
Boston, MA 02116

Dear Commissioner Arrigo,

Please accept this letter as a show of my full support for the Town of Plymouth's application to the MassTrails grant program, to fund the construction of the Dark Orchard All Persons Trail Project.

The Dark Orchard All Persons Trail will be the first of its kind in Plymouth and is a progressive step towards inclusion and equity, allowing ease of access for all residents and visitors to enjoy the natural features of the historic area surrounding Town Brook and Jenney Pond, in the heart of Plymouth's downtown.

As Plymouth's Commissioner of Health & Human Services and Chair of the Select Board-appointed Senior Task Force, I wholeheartedly endorse this groundbreaking project. Within the past 20 years, Plymouth's age demographics have shifted, as a result of increased age-restricted residential development and the Town's attractiveness as a retirement destination. U.S. Census Data (2022 American Community Survey 5 Year Estimates) affirms that the median age of Plymouth's residential population is 47.7, with 32% of Plymouth's residents being age 60 and older. Compared with Plymouth County and Massachusetts demographics, Plymouth's median age is 10% higher than that of the County, and 20% higher than that of the state.

In recognition of Plymouth's aging population, the Town of Plymouth's Department of Health & Human Services and Senior Task Force recently sought—and successfully obtained—status as a Dementia-Friendly Massachusetts community, striving to provide “an inclusive and accessible community environment that optimizes opportunities for health, participation and security for all people (World Health Organization),” and enabling people of all ages and abilities to engage with public amenities.

Plymouth's Dark Orchard trail project will feature ADA-compliant grades, a wide, flat, obstacle-free pathway, seating areas for rest and enjoyment of surroundings, and guide ropes with tactile features to assist the visually-impaired—all within affordable and accessible reach from a free, public parking area and network of existing, ADA-compliant, downtown sidewalks. This is precisely the type of project that cities and towns should be pursuing, and it meets MassTrails' objective to “expand and connect the Commonwealth's networks of off-road, shared-use pathways and recreational trails for all users of all abilities.” As such, the Town's Department of Health & Human Services is very happy to advocate for the Dark Orchard All Persons Trail Project. Your support, through a MassTrails grant, will be absolutely integral to the project's completion and our efforts to ensure that Plymouth's citizens and visitors can enjoy our community to the fullest.

Respectfully submitted,

Michelle Bratti

Michelle Bratti
Commissioner of Health & Human Services, Town of Plymouth
mbratti@plymouth-ma.gov, (508) 830-4230, ext. 13102



TOWN OF PLYMOUTH

26 Court Street
Plymouth, Massachusetts 02360
(508) 747-1620

January 9, 2025

Brian Arrigo, Commissioner
Massachusetts Department of Conservation and Recreation
State Transportation Building
10 Park Plaza, Suite 6620
Boston, MA 02116

Dear Commissioner Arrigo,

On behalf of the Town of Plymouth's Open Space Committee, I would like to offer the committee's enthusiastic support for the Town's application to the MassTrails grant program, to support the construction of the Dark Orchard All Persons Trail Project.

Plymouth's Open Space Committee is comprised of nine, Town-appointed citizen volunteers whose mission is to advocate for the preservation and maintenance of natural open space for the community. The Committee carries out its mission by seeking opportunities to conserve natural and recreational open space, advocating directly to Plymouth's legislative form of government (Town Meeting) for the acquisition and conservation of publicly-held open space.

The Dark Orchard project is planned for a 14-acre area of wooded open space located in the heart of Plymouth's historic downtown/waterfront district. This new trail system will be directly adjacent to, and accessible from, Jenney Pond Park, a highly popular public park that serves both as a recreational destination and as an access point within a greater, two-mile trail network that follows Plymouth's Town Brook, stretching from Brewster Gardens (on the waterfront), through Jenney Pond Park, towards Holmes Playground, on to Billington Street Park, and ending in Morton Park.

As citizens with a keen interest in preserving open space for the community, we are particularly excited about the prospect of establishing the Town's first All Persons nature trail at Dark Orchard. Planned amenities such as guide ropes, tactile maps, and braille-imprinted wayfinding will expand the trail experience to those with visual impairments, providing guidance through the network and describing the natural features and history of the surrounding landscape. The project's in-town, densely populated location—already supported by free public parking and ADA-compliant sidewalk infrastructure—will allow for affordable and readily accessible engagement by residents and visitors of all abilities.

Projects such as the Dark Orchard All Persons Trail are entirely compatible with the interest and work of the Open Space Committee. Following the receipt of a full presentation on the project—along with an in-person tour of the site by some of our members—our committee is very eager to advocate for this opportunity to provide universal public access and engagement with Plymouth's natural open spaces. We hope that you will see the promising community benefits of this project, as we do!

With Sincere Thanks,

Stephanie Silva
Chair, Plymouth Open Space Committee
c/o pfarah@plymouth-ma.gov

PLIMOTH PATUXET

January 9, 2025

Brian Arrigo, Commissioner
Massachusetts Department of Conservation and Recreation
State Transportation Building
10 Park Plaza, Suite 6620
Boston, MA 02116

Dear Commissioner Arrigo,

On behalf of Plimoth Patuxet Museums, I am delighted to give my full support to the Town of Plymouth's application for a MassTrails grant, to support the construction of the Dark Orchard All Persons Trail Project.

Plimoth Patuxet Museums (PPM) is an internationally known living history museum, where generations have learned about the iconic story of the Indigenous people and English people who met along these historic shores in the 1600s. Within Jenney Pond Park, PPM operates Plimoth Grist Mill, a nearby property abutter of the proposed Dark Orchard trail project. Environmental history, early technology, and layered, multicultural landscapes are central to our interpretation of the historic site and working mill. More than 40,000 people – including international tourists, local families and students – tour the Mill each year to learn more about how harnessing water power to grind maize corn impacted Indigenous and colonial lifeways, the historical landscape of Patuxet/Plymouth, and natural ecosystems that had been in flux for thousands of years.

Plimoth Grist Mill is located approximately 800 feet north of the proposed Dark Orchard trail site, with a 100-space, free public parking lot spanning the distance between. The Mill serves as the primary historic destination anchor within Jenney Pond Park, through which the public trail network along Town Brook passes, connecting Plymouth's waterfront with Morton Park and Billington Sea. Notably, Town Brook was the source of fresh water that was the lifeblood of early Indigenous and colonial communities; in fact, Patuxet, the Indigenous name for the area, refers to the small waterfalls in the Brook's run to the harbor.

Taken together, Plimoth Grist Mill and the existing and proposed trail systems along Town Brook represent a combined natural, recreational, and publicly accessible amenity enjoyed by hundreds of thousands of residents and visitors, year-round. Forthcoming accessibility, aesthetic, and ecological improvements to the park – such as the Jenney Pond Nature-Like Fishway Bypass project and this proposal for the Dark Orchard All Persons Trail – have the potential to draw a significant number of additional visitors from the waterfront and increase the amount of time people spend in the area. We are especially pleased to know that the Dark Orchard project is designed to be enjoyed by people of all abilities, simultaneously widening the audience of visitors while expanding access to the actual landscape around which our historic Indigenous and colonial settlements arose.

PPM, therefore, eagerly awaits the Town's success with bringing forth the Dark Orchard All Persons Trail Project – an initiative that will ultimately expand access to nature-based, public open space, while enriching engagement with the stories of New England's history and people. If I can assist with any further information, please do not hesitate to contact me at (508) 746-1622, ext. 8601, or via email at edonovan@plimoth.org.

Kind regards,



Ellie Donovan
Executive Director



TOWN OF PLYMOUTH
ASSESSORS MAP

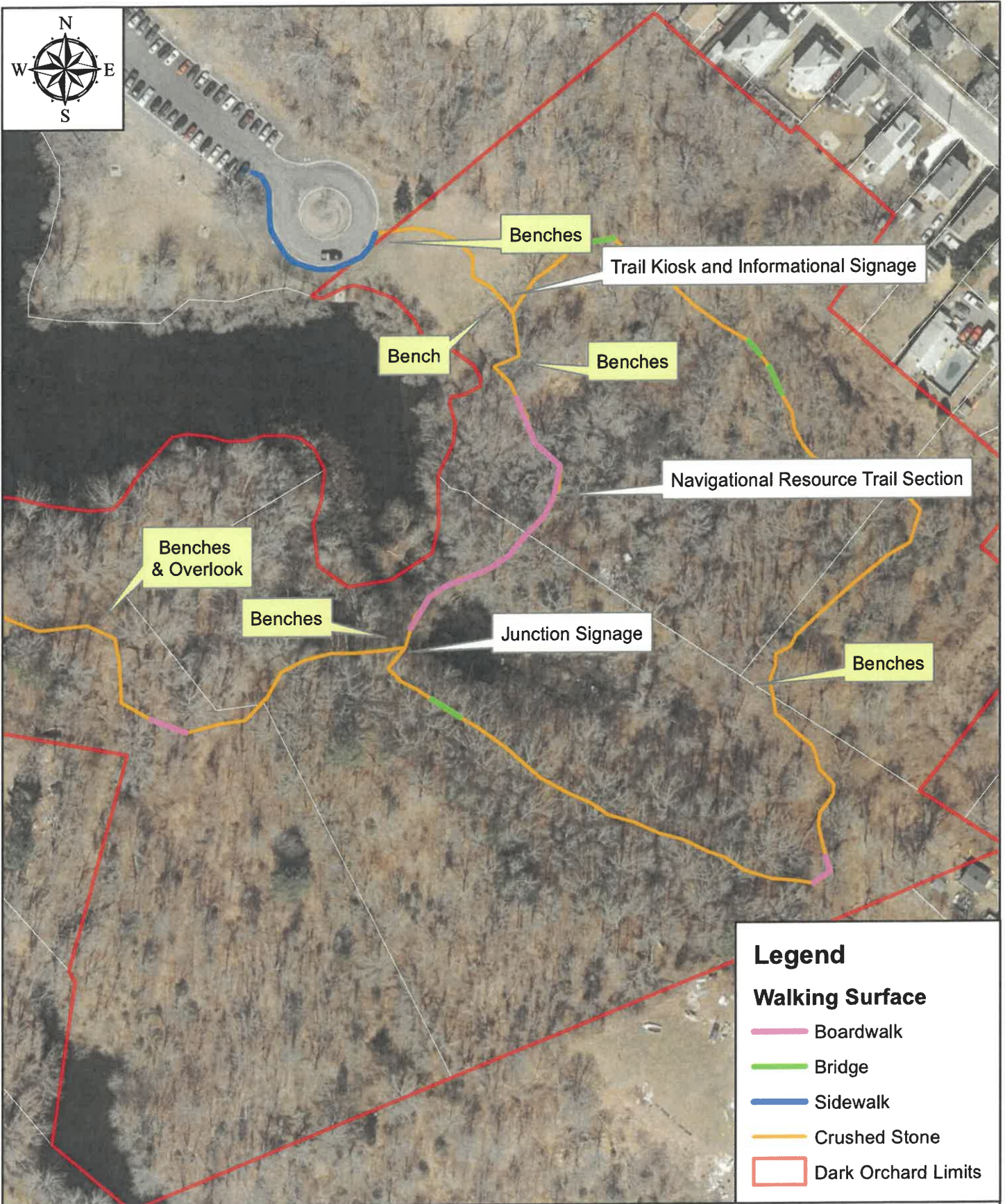
January 1, 2024

92

This map is to be used for assessing purposes only. The Town of Plymouth reserves the right to correct errors or omissions in this map. The accuracy of the map is not guaranteed. The map is not to be used for legal purposes. The map is not to be used for any other purpose. The map is not to be used for any other purpose. The map is not to be used for any other purpose.



0 200 400 800 1,200 1,600 Feet



Legend

Walking Surface

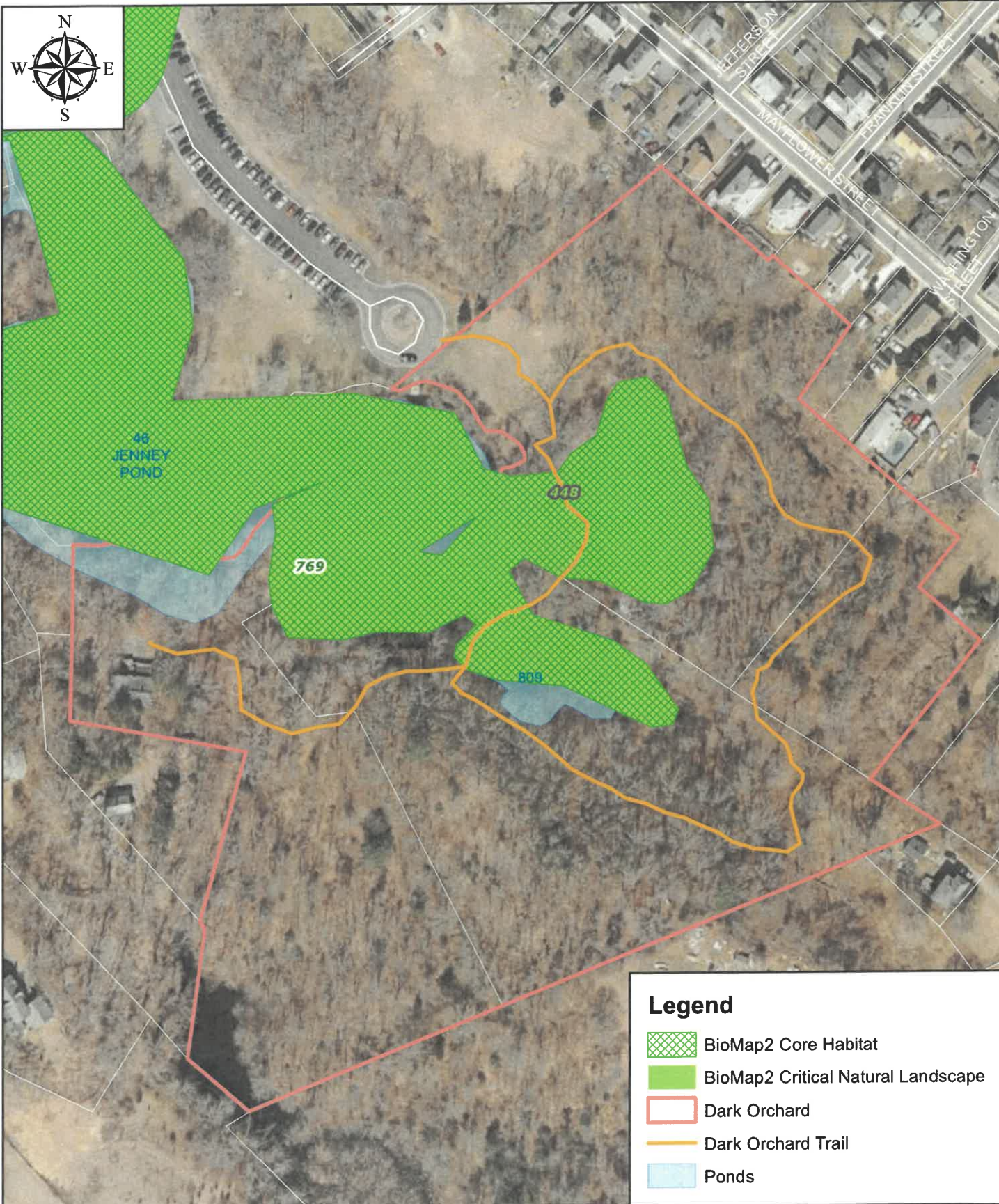
-  Boardwalk
-  Bridge
-  Sidewalk
-  Crushed Stone
-  Dark Orchard Limits



Dark Orchard - All Persons Trail Features Map

1:1,471

0 40 80 160 240 Feet



Dark Orchard - All Persons Trail BioMap

1:1,872

0 50 100 200 300
Feet

TRAILHEAD AND ENTRANCE

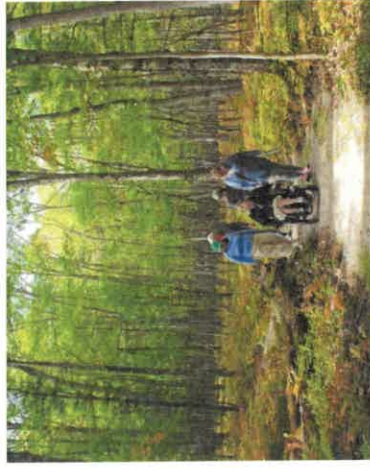


Accessible parking with designated spaces



Smooth access route to trailhead and clear and easy-to-read signage

TRAIL SURFACES



5' width compacted stone dust trail to accommodate wheelchairs, walkers, and strollers and for passing areas

NAVIGATIONAL RESOURCES



Post-and-rope guiding system



Beads of various shapes are attached along the rope or railing for stop marks, like seating areas or scenic views



Signage with large print and braille



Printed and online trail tour booklet / tactile map, and audio tour available by cell phone or/and online



REST AREAS



Accessible seating area



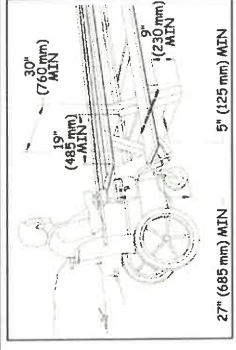
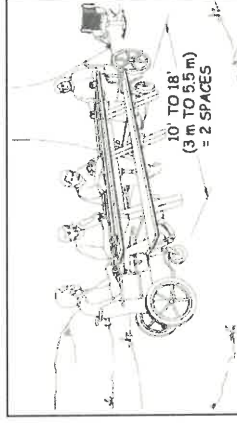
Safety edging



Boardwalk



Tactile marking on the trail



Accessible picnic area and picnic tables

DATE: 03-13-2025
PROJECT: DARK ORCHARD TRAIL
DRAWN BY: J. CRISTOFORI
CHECKED BY: N. CRISTOFORI
SCALE: 1" = 500'

DARK ORCHARD TRAIL

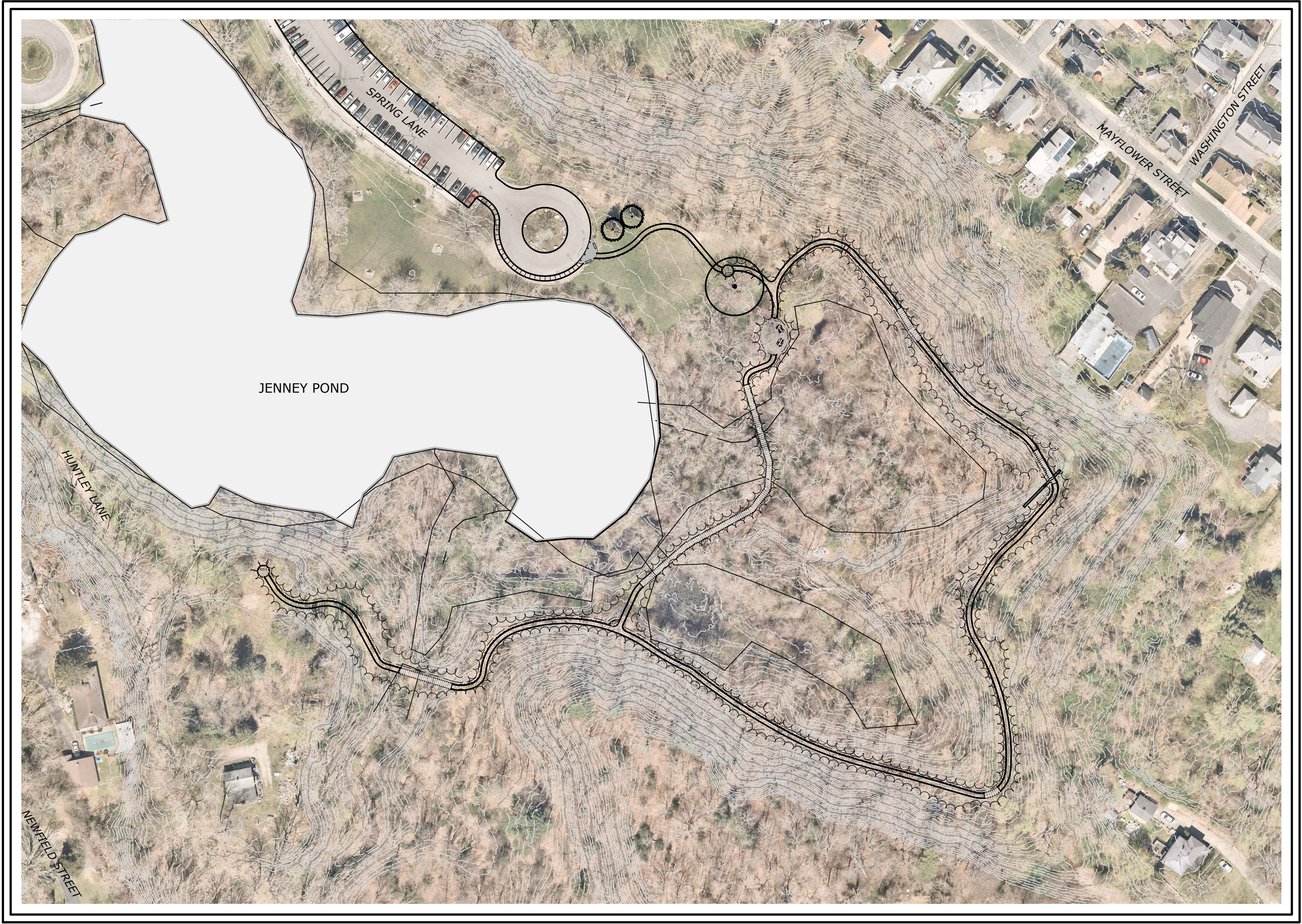
JENNEY POND

PLYMOUTH, MASSACHUSETTS

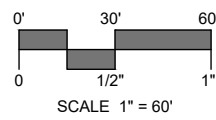
PRELIMINARY DESIGN
MARCH 13, 2025

GENERAL NOTES

1. PROPERTY AND TOPOGRAPHIC DATA HAS BEEN SUPPLIED BY PLYMOUTH ARCGIS AND MASSMAPPER.
2. WETLAND SHAPEFILES WERE SUPPLIED BY THE TOWN OF PLYMOUTH.
3. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CONTACT DIG SAFE (CALL 811) MASS.GOV/DIG-SAFE.
4. SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
5. ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION, MEANS OF CONSTRUCTION, AND SIZE OF SERVICE LINES ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
6. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF PLYMOUTH REQUIREMENTS.
8. THE USE OF RECLAIMED MATERIALS WILL NOT BE ALLOWED FOR THE BACKFILLING OF AREAS WHERE 95% COMPACTION IS REQUIRED. THESE AREAS WILL REQUIRE THE USE OF STRUCTURAL MATERIALS APPROVED BY THE ENGINEER.
9. THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, AND STATE CODES. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
10. COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
11. ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
12. CONTRACTOR SHALL COMPLY WITH TOWN OF PLYMOUTH STANDARD SPECIFICATIONS AND DETAILS. PROJECT SPECIFIC DETAILS SHALL PREVAIL.



PROJECT SITE VICINITY MAP:

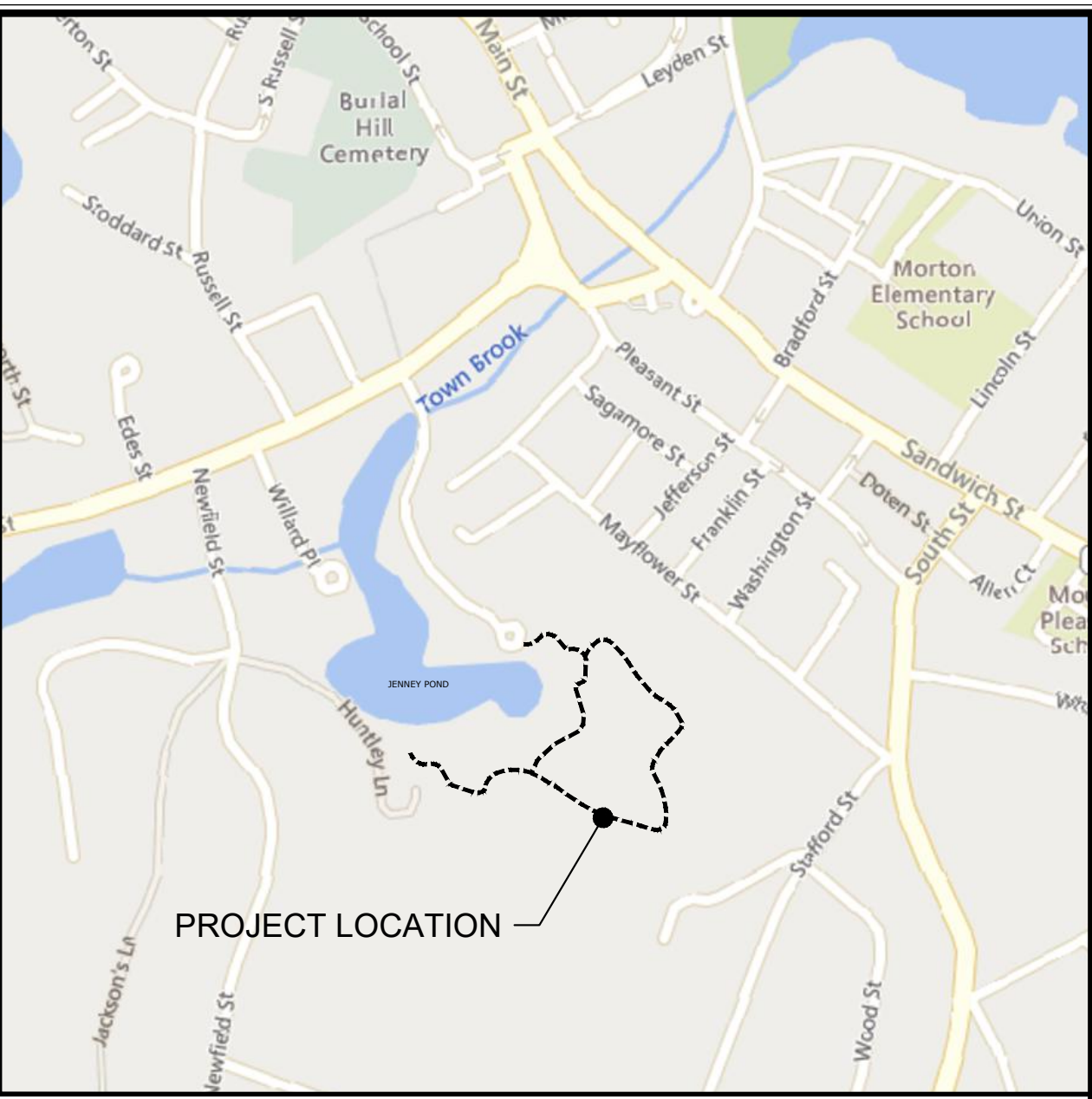


PREPARED BY:

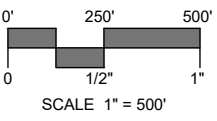


195 CHURCH STREET, 7TH FLOOR
NEW HAVEN, CT 06510
203.344.7887
SLRCONSULTING.COM

SLR: Engineering, Landscape Architecture, and Land Surveying P.C.
Registration No. 083112



LOCATION MAP:



PREPARED FOR:

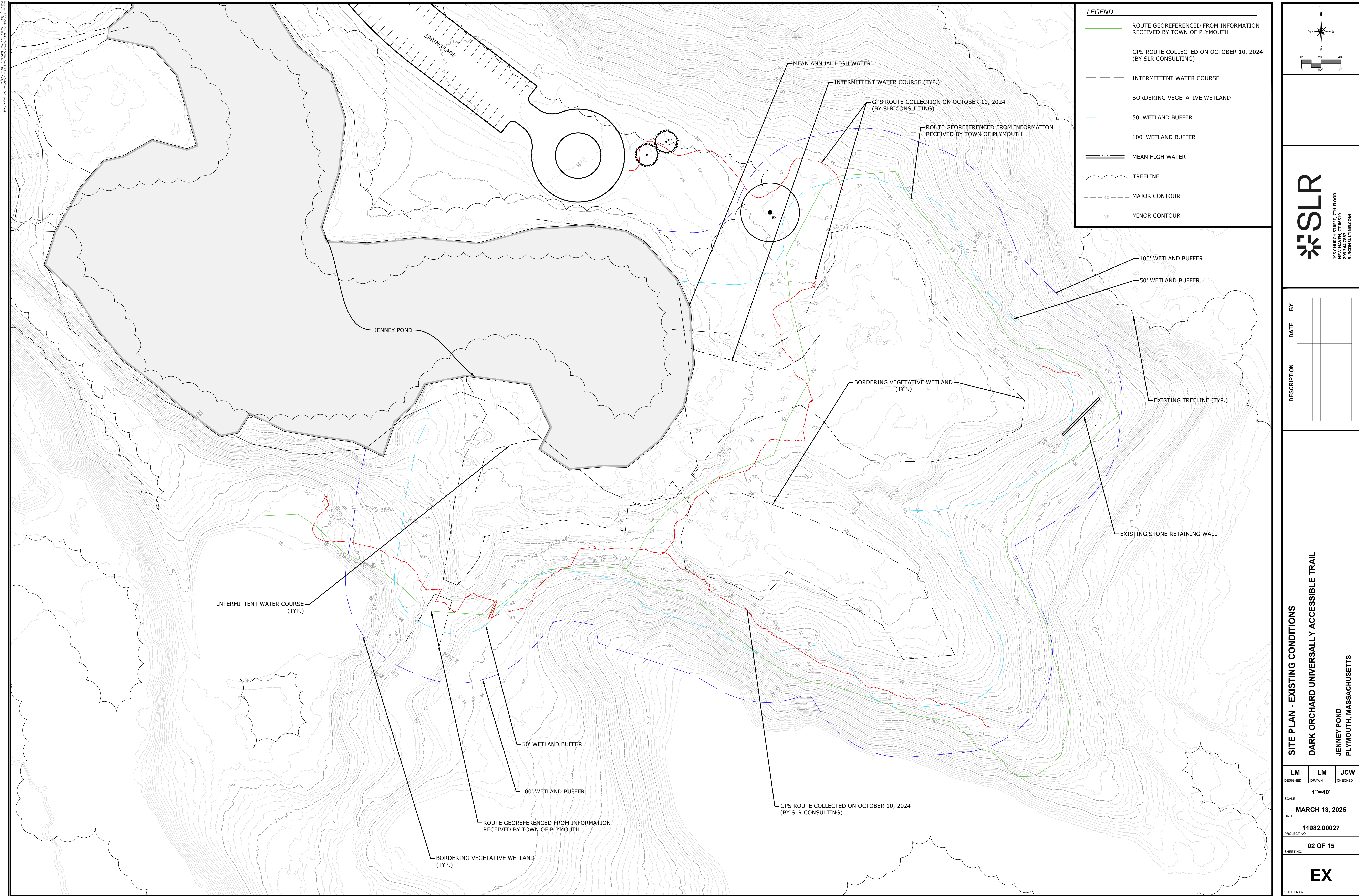
DIVISION OF NATURAL RESOURCES
DEPARTMENT OF ENERGY AND ENVIRONMENT
TOWN OF PLYMOUTH
26 COURT STREET
PLYMOUTH, MASSACHUSETTS 02360
508-747-1620 x 10135
CONTACT: NATHAN CRISTOFORI, PWS

LIST OF DRAWINGS

NO.	NAME	TITLE
00	--	TITLE SHEET
02	EX	SITE PLAN - EXISTING CONDITIONS
03	SP	SITE PLAN - CONTEXT AND TRAIL SECTIONS
04	SN	SIGNAGE PLAN
05-07	LA-1 - LA-3	SITE PLAN - LAYOUT
08-10	GR-1 - GR-3	SITE PLAN - GRADING
11-13	DO-1 - DO-3	SITE PLAN - EARTHWORK
14	S&E	SITE PLAN - SEDIMENT AND EROSION CONTROLS
15	SD-1	SITE DETAILS



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LM

DESIGNED

LM

DRAWN

JCW

CHECKED

1"=40'

MARCH 13, 2025

11982.00027

PROJECT NO.

02 OF 15

SHEET NO.

EX

SHEET NAME

SITE PLAN - EXISTING CONDITIONS

DARK ORCHARD UNIVERSALLY ACCESSIBLE TRAIL

JENNEY POND
PLYMOUTH, MASSACHUSETTS

DESCRIPTION	DATE	BY

SLR

195 CHURCH STREET, 7TH FLOOR
PLYMOUTH, MA 01901
203.344.7887
SLRCONSULTING.COM

0'12'20'40'

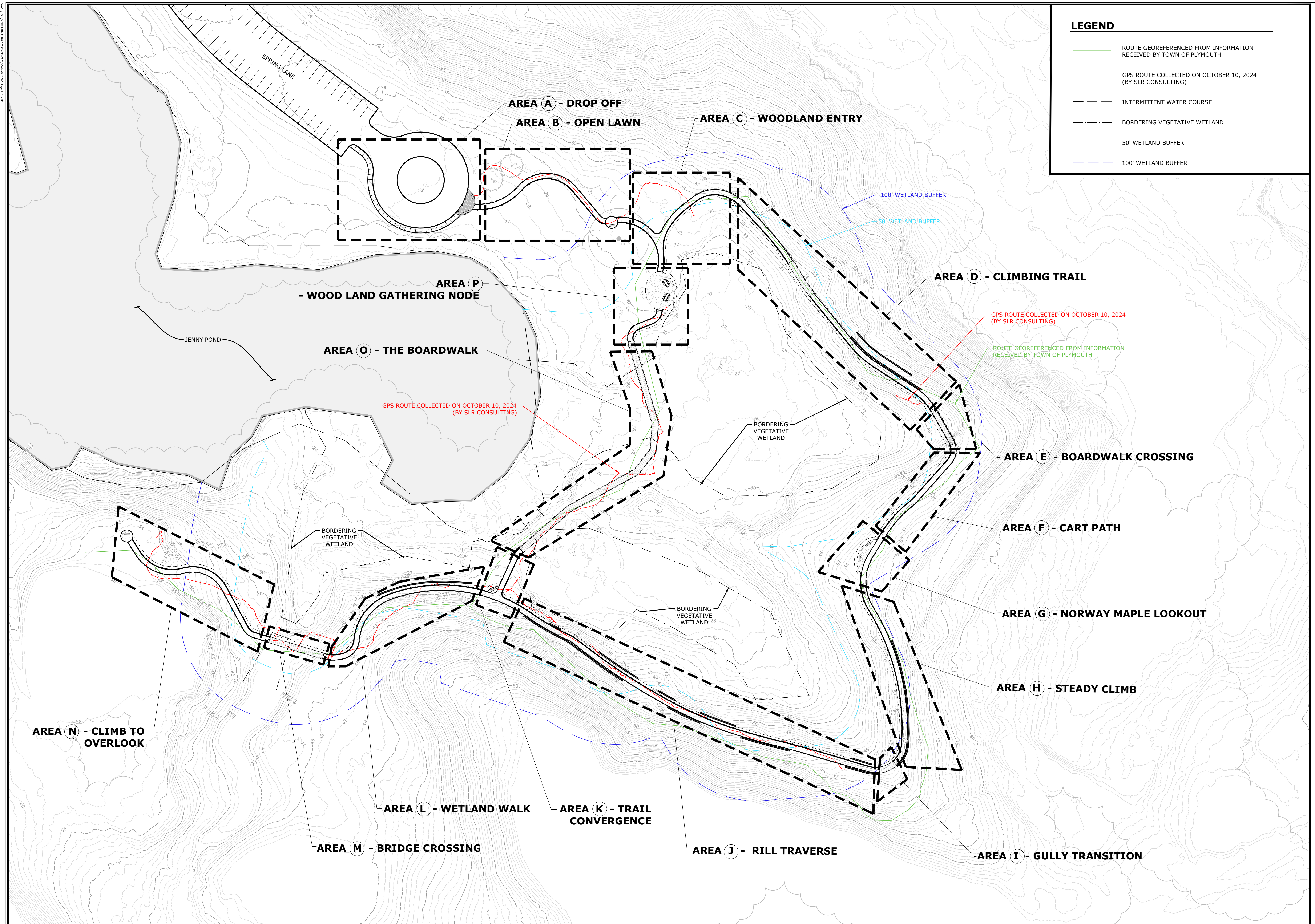
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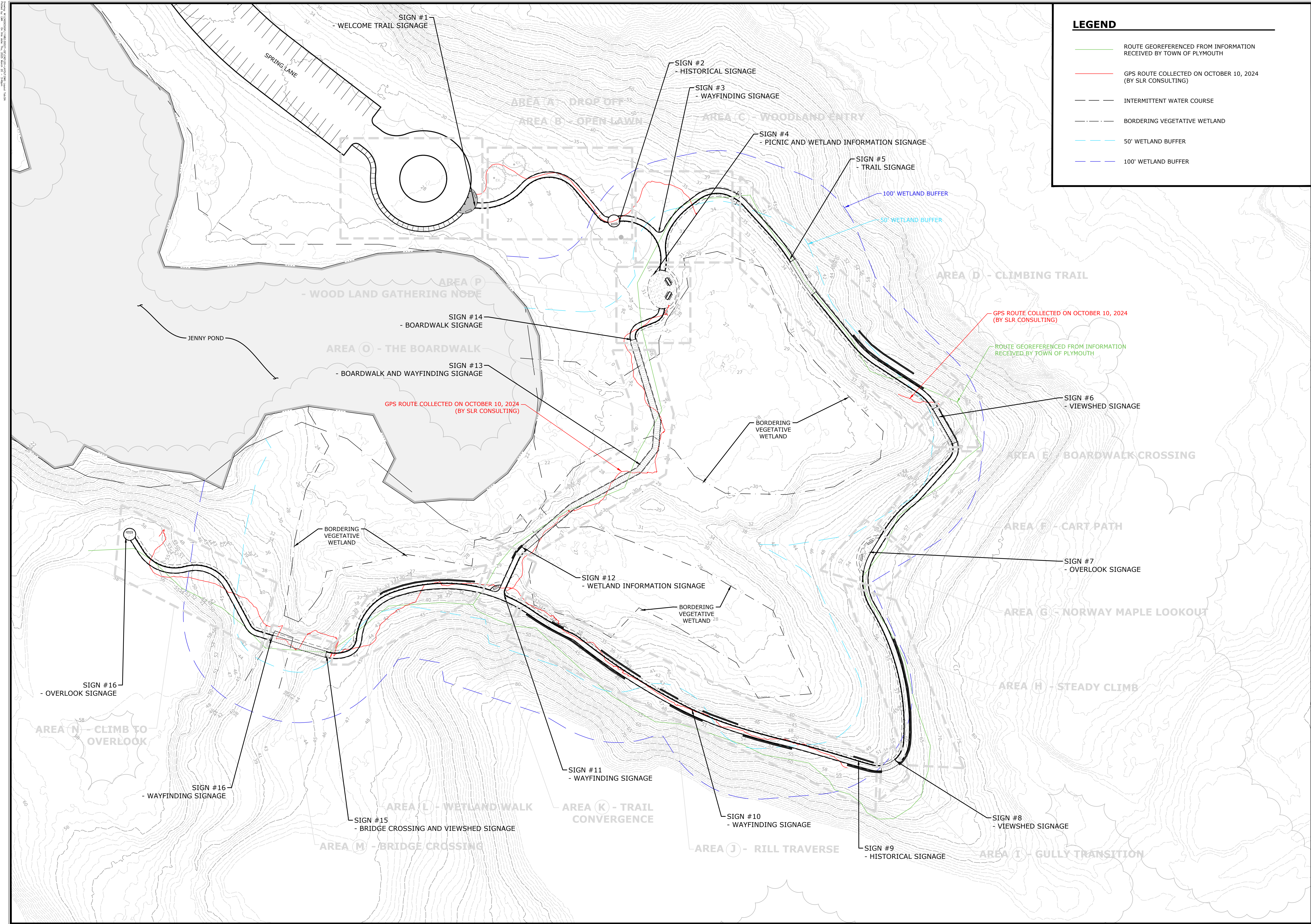
N

W

E

S





95 CHURCH STREET, 7TH FLOOR
PLYMOUTH, MA 01901
203.344.7887
SLRCONSULTING.COM

DESCRIPTION	DATE	BY

SIGNAGE PLAN

DARK ORCHARD UNIVERSALLY ACCESSIBLE TRAIL

JENNEY POND
PLYMOUTH, MASSACHUSETTS

LM	LM	JCW
DESIGNED	DRAWN	CHECKED

SCALE: 1"=40'

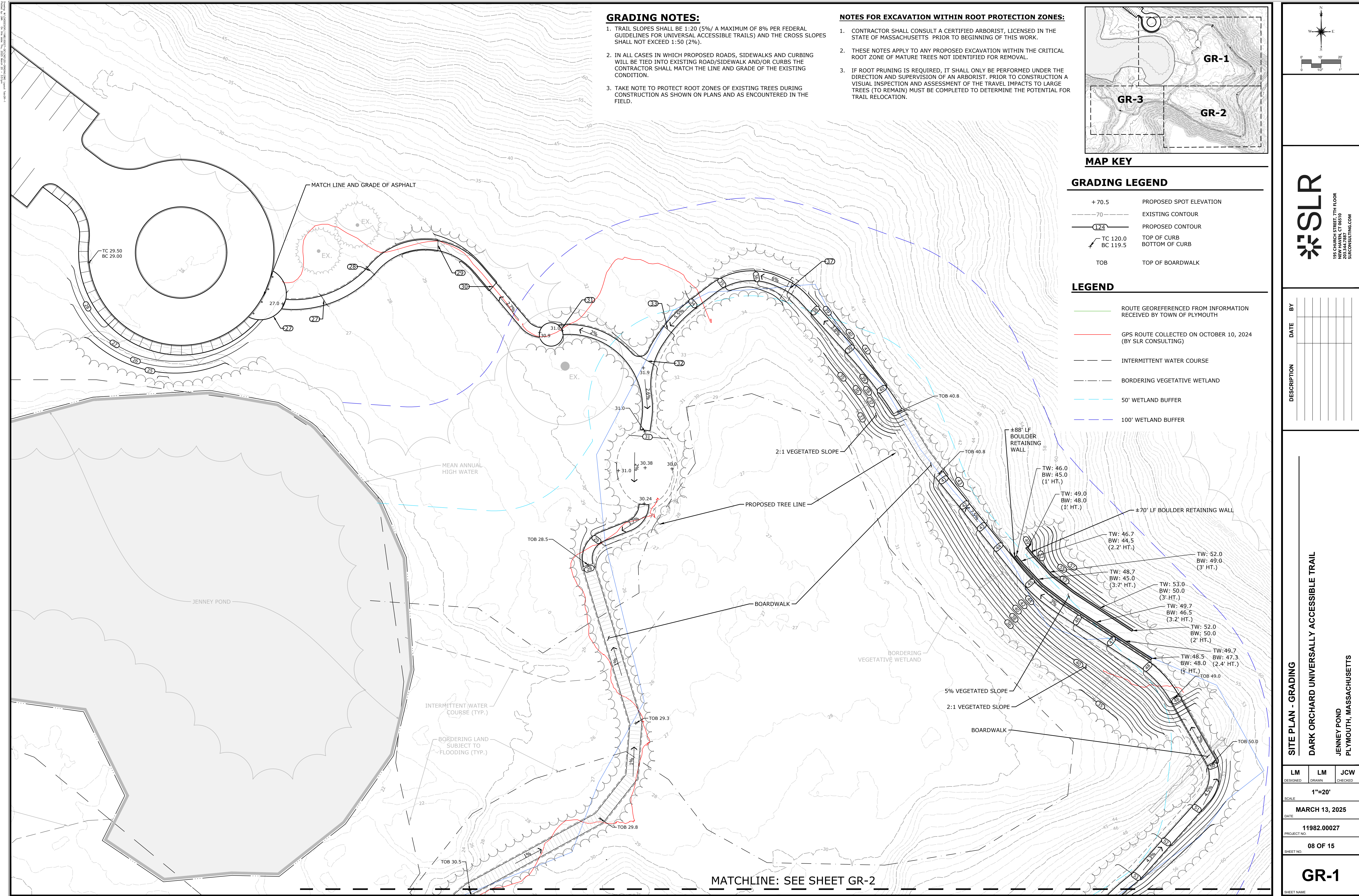
DATE: MARCH 13, 2025

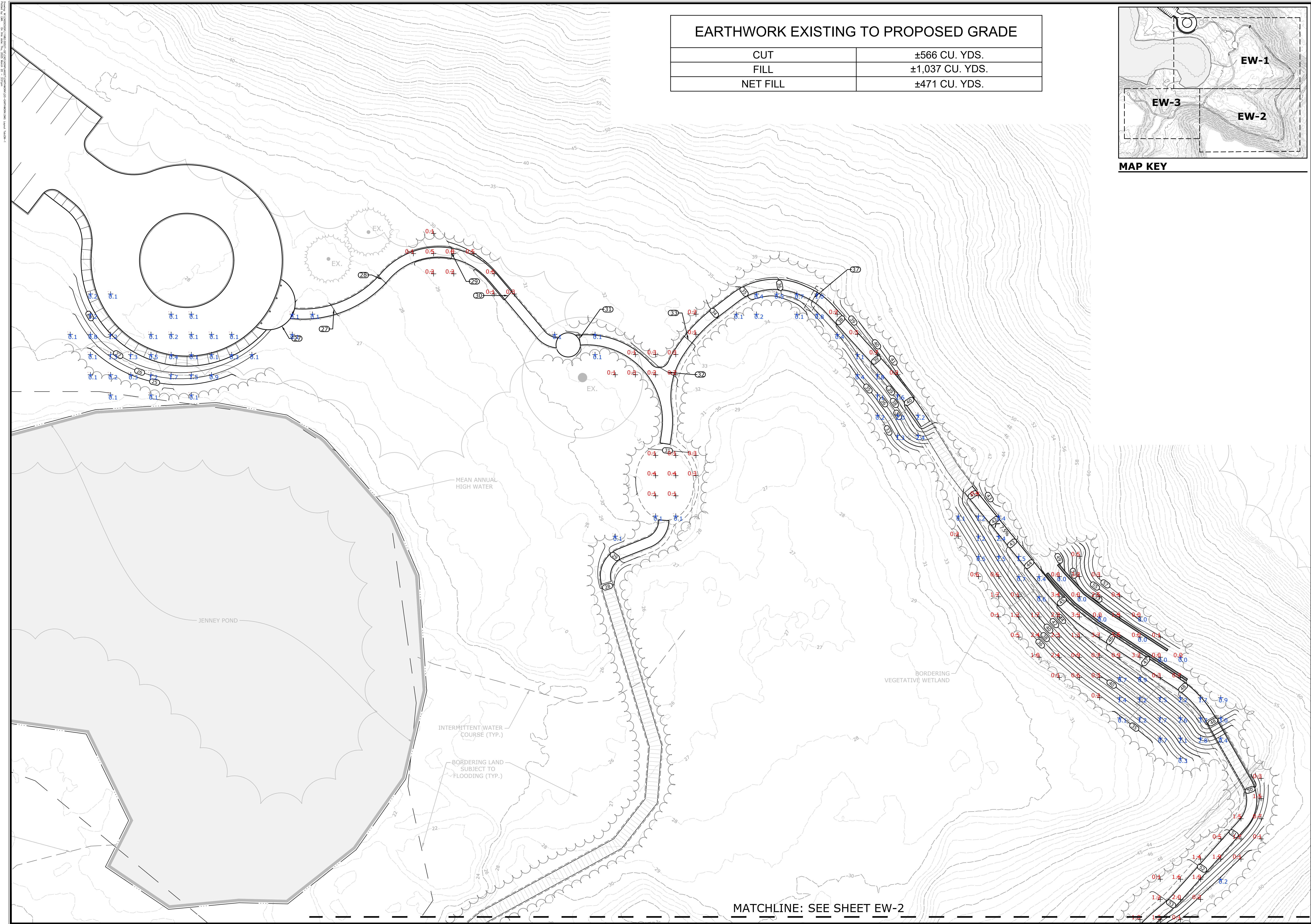
PROJECT NO.: 11982.00027

SHEET NO.: 04 OF 15

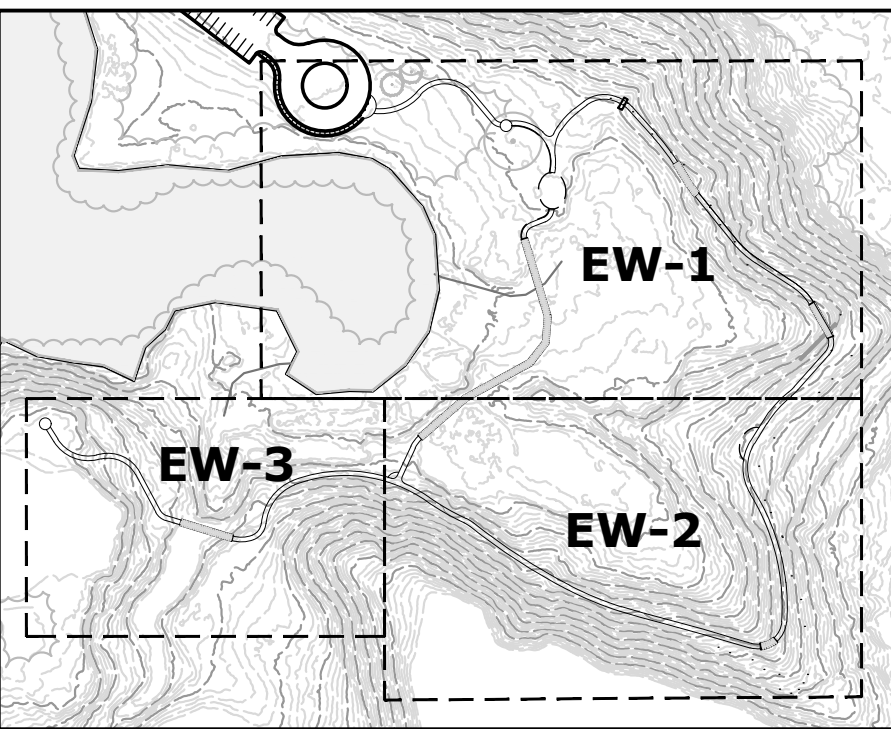
SN

SHEET NAME





EARTHWORK EXISTING TO PROPOSED GRADE	
CUT	±566 CU. YDS.
FILL	±1,037 CU. YDS.
NET FILL	±471 CU. YDS.



MAP KEY

LM

DESIGNED

LCD

DRAWN

JCW

CHECKED

1"=20'

MARCH 13, 2025

11982.00027

11 OF 15

EW-1

SITE PLAN - EARTHWORK

DARK ORCHARD UNIVERSALLY ACCESSIBLE TRAIL

JENNEY POND
PLYMOUTH, MASSACHUSETTS

DESCRIPTION

DATE

BY

SLR

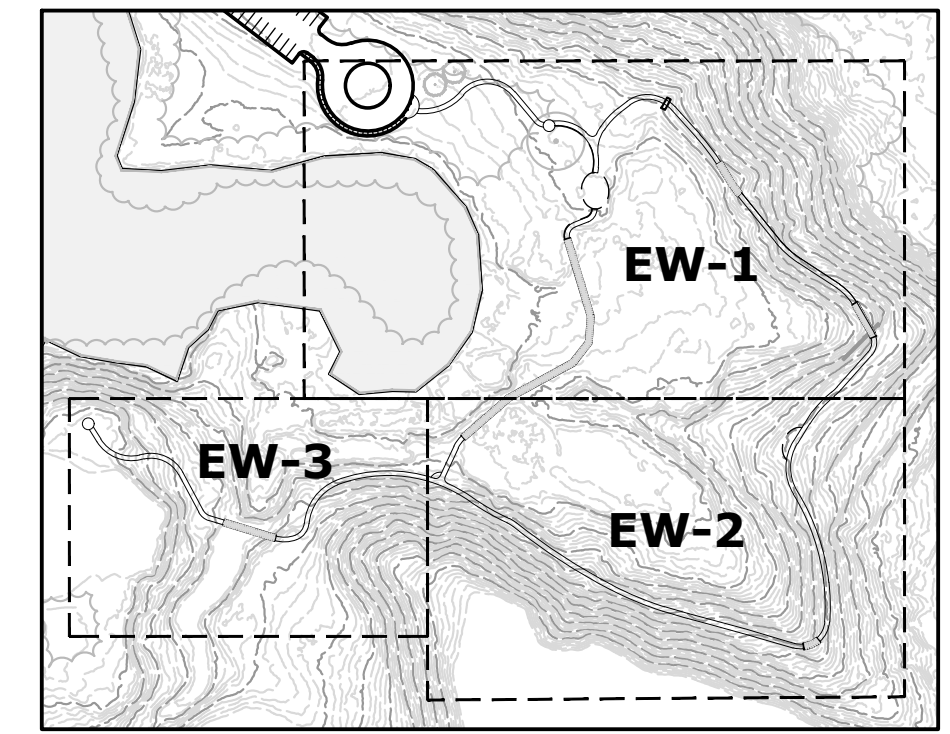
95 CHURCH STREET, 7TH FLOOR
PLYMOUTH, MA 01901
203.344.7887
SLRCONSULTING.COM

MATCHLINE: SEE SHEET EW-3

This topographic map illustrates a proposed road layout, likely for a drainage or irrigation system, set against a background of contour lines. The map features several key elements:

- Contour Lines:** These lines represent elevation, with labels ranging from 25 to 80 feet. The terrain is generally sloping downwards from the top left towards the bottom right.
- Proposed Road Layout:** The road is depicted as a series of connected segments, each with a centerline and side lines. It follows a path that starts near the top left, curves around a central area, and then curves again towards the bottom right.
- Elevation Markers:** Numerous numerical values are placed along the road segments, indicating specific elevations or grades. These values are color-coded: blue for higher elevations (e.g., 7.1, 7.4, 7.8) and red for lower elevations (e.g., 0.1, 0.2, 0.4).
- Wetland Area:** A label "BORDERING VEGETATIVE WETLAND" with an arrow points to a specific area on the right side of the map, indicating a sensitive environmental zone.
- Matchline:** A dashed line on the left edge of the map is labeled "MATCHLINE: SEE SHEET EW-3", indicating that the map continues on the previous sheet.

CUT	±566 CU. YDS.
FILL	±1,037 CU. YDS.
NET FILL	±471 CU. YDS.

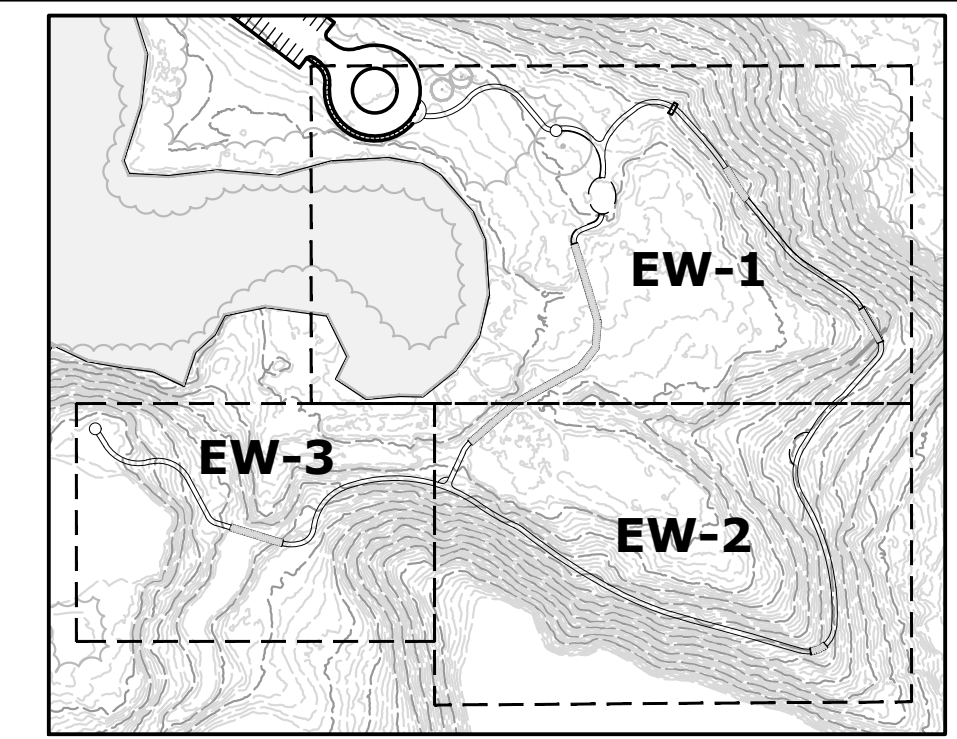
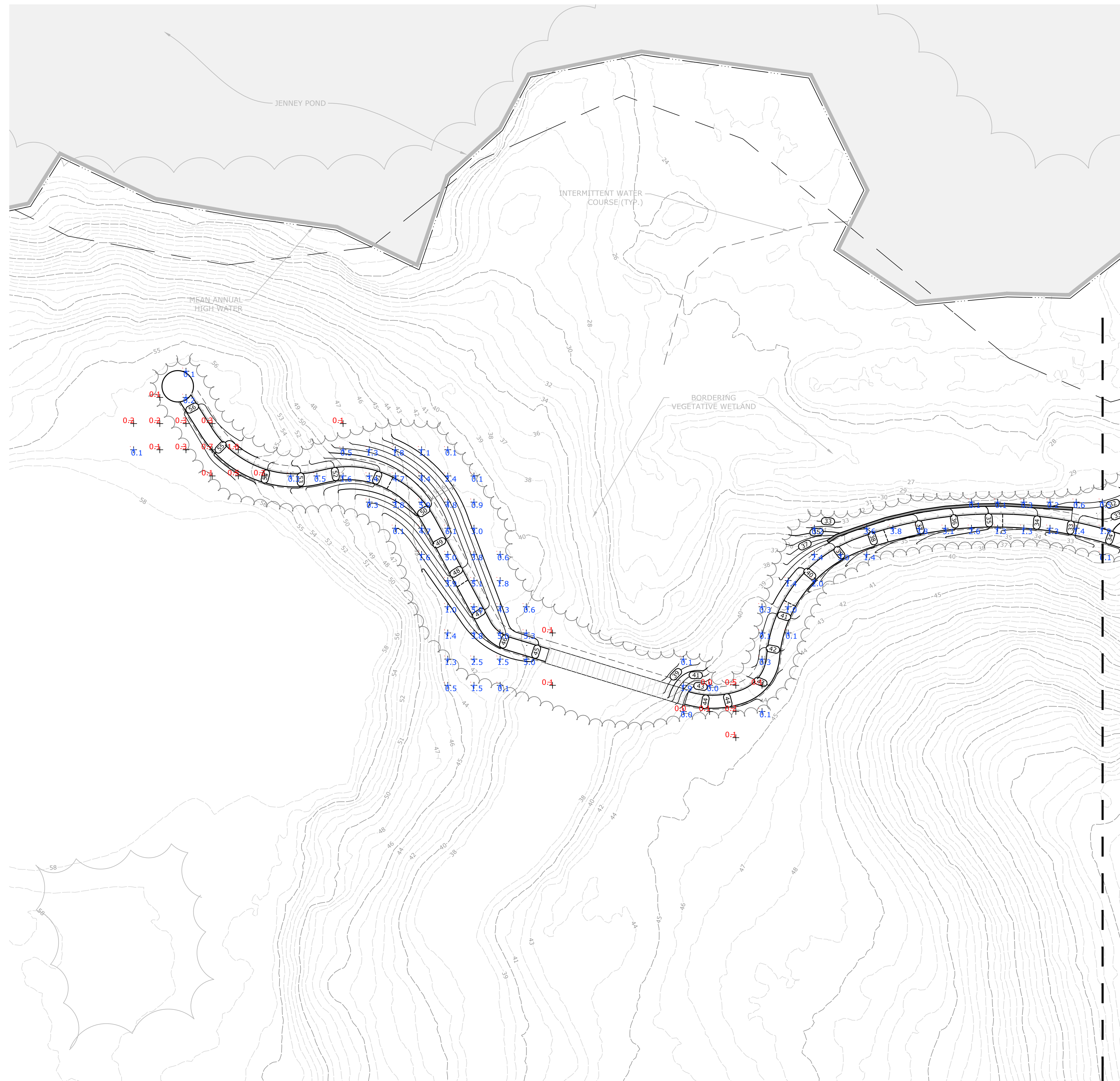
[illegible]

**JENNEY POND
PLYMOUTH, MASSACHUSETTS**

LM DESIGNED	LCD DRAWN	JCW CHECKED
1"=20'		
SCALE		
MARCH 13, 2025		
DATE		
11982.00027		
PROJECT NO.		
12 OF 15		
SHEET NO.		

EW-2

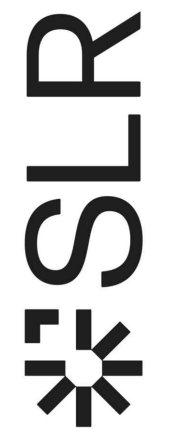
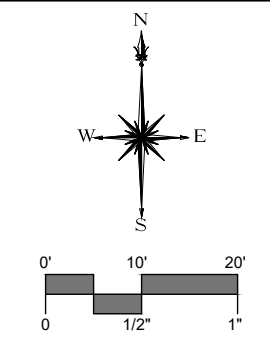
SHEET NAME



MAP KEY

EARTHWORK EXISTING TO PROPOSED GRADE

CUT	±566 CU. YDS.
FILL	±1,037 CU. YDS.
NET FILL	±471 CU. YDS.



**195 CHURCH STREET, 7TH FLOOR
NEW HAVEN, CT 06510
203.344.7887
SLRCONSULTING.COM**

[illegible]

SITE PLAN - EARTHWORK

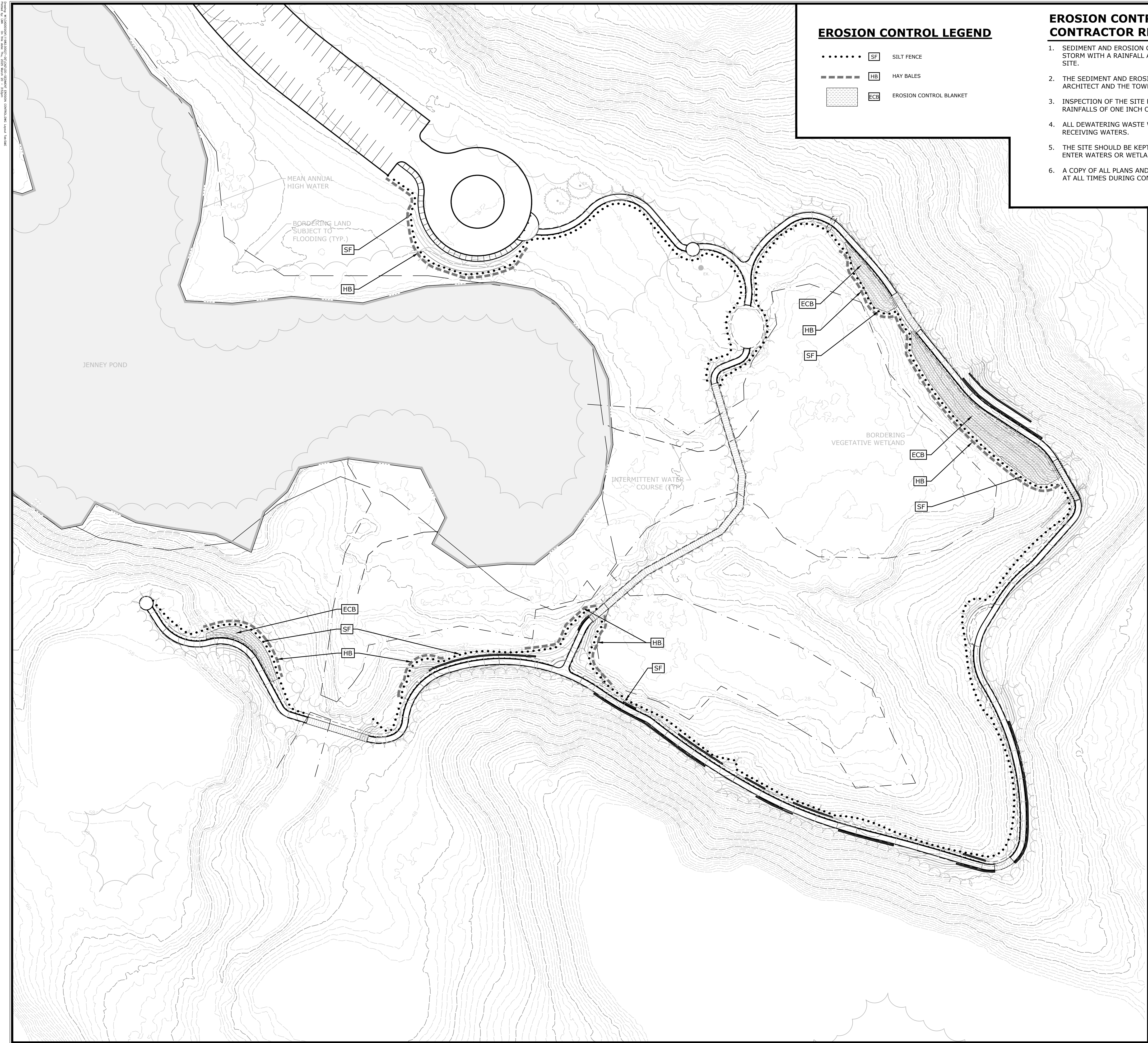
DARK ORCHARD UNIVERSALLY ACCESSIBLE TRAIL

**JENNEY POND
PLYMOUTH, MASSACHUSETTS**

JW DESIGNED	LCD DRAWN	JW CHECKED
1"=20'		
SCALE		
MARCH 13, 2025		
DATE		
11982.00027		
PROJECT NO.		
13 OF 15		
SHEET NO.		

EW-3

SHEET NAME

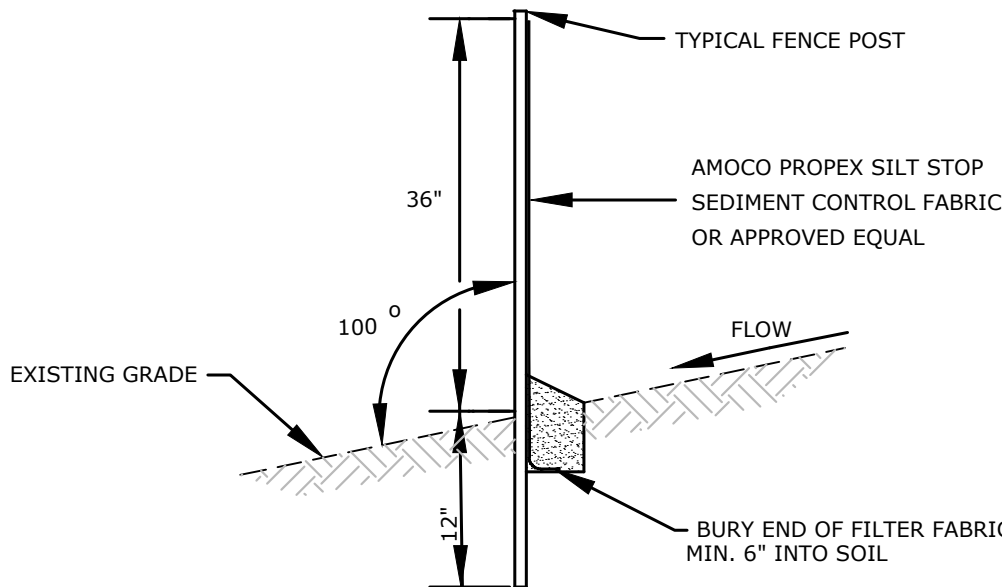


EROSION CONTROL LEGEND

- SF SILT FENCE
- HB HAY BALES
- ECB EROSION CONTROL BLANKET

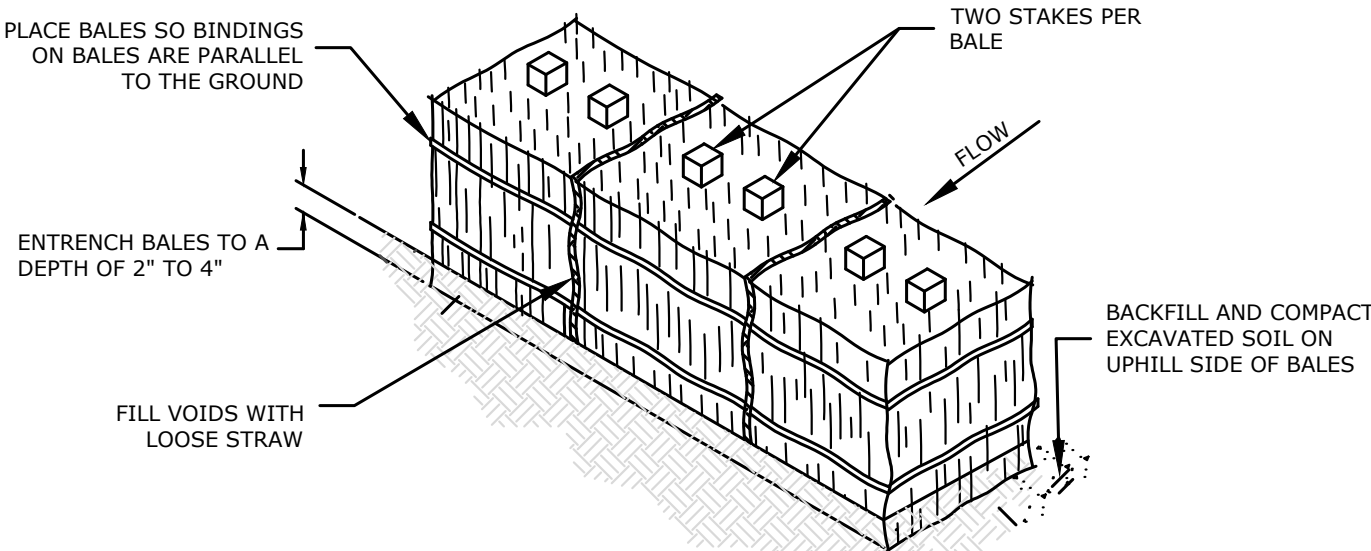
EROSION CONTROL NOTES
CONTRACTOR RESPONSIBILITIES

- SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.
- THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF LANDSCAPE ARCHITECT AND THE TOWN'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS
- INSPECTION OF THE SITE FOR EROSION SHALL CONTINUE FOR A PERIOD OF THREE MONTHS AFTER COMPLETION WHEN RAINFALLS OF ONE INCH OR MORE OCCUR.
- ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS.
- THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
- A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.



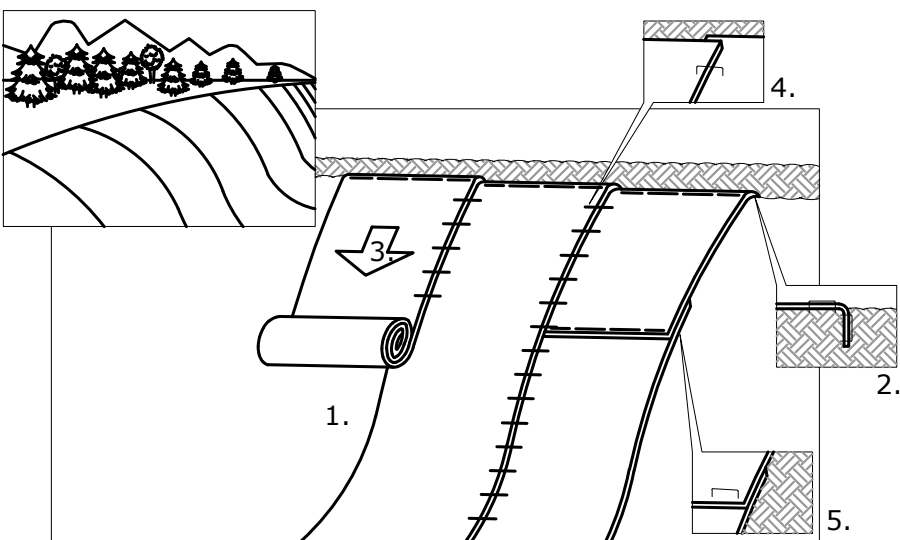
NOTE:
1. CONTRACTOR SHALL HAVE AVAILABLE ON-SITE A MIN. OF 300 LINEAR FEET OF SILT FENCE FOR USE IF REQUIRED BY FIELD CONDITIONS.

SILT FENCE
NOT TO SCALE



- NOTES:
- IDEALLY, BALES SHOULD BE ENTRENCHED 2 TO 4 INCHES AND TIGHTLY BUTTED TOGETHER. BALES CAN BE SUCCESSFULLY PLACED WITHOUT A TRENCH IF GOOD GROUND CONTACT IS MADE. REMOVE HEAVY BRUSH AND FILL ALL VOIDS WITH LOOSE STRAW.
 - BALES SHALL BE ONLY USED AS A TEMPORARY BARRIER AND FOR NO LONGER THAN 60 DAYS.
 - WHEN SEDIMENTATION DEPOSITS REACH WITHIN 3" OF THE TOP OF BALES, REMOVE SEDIMENTATION OR ADD ADDITIONAL BALES ON SEDIMENTATION DIRECTLY BEHIND FIRST ROW OF BALES AS DIRECTED BY THE ENGINEER.
 - UPON ESTABLISHMENT OF GROUND COVER ON DISTURBED AREAS AND WHEN DIRECTED BY THE ENGINEER, STRAWBALES WILL BE REMOVED AND USED AS MULCH. ANY SEDIMENTATION WILL BE THINLY SPREAD UPON ESTABLISHED GROUND COVER.

STRAWBALE BARRIER PROTECTION
NOT TO SCALE




- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAP AREA, APPROXIMATELY 12" APART.

REFER TO GENERAL STAPLE PATTERN GUIDE IN TENSAR-NORTH AMERICAN GREEN CATALOG FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

EROSION CONTROL BLANKET

NOT TO SCALE



195 CHURCH STREET, 7TH FLOOR
PLYMOUTH, MA 01901
203.344.7887
SLRCONSULTING.COM

DESCRIPTION	DATE	BY

SITE PLAN - SEDIMENT AND EROSION CONTROLS

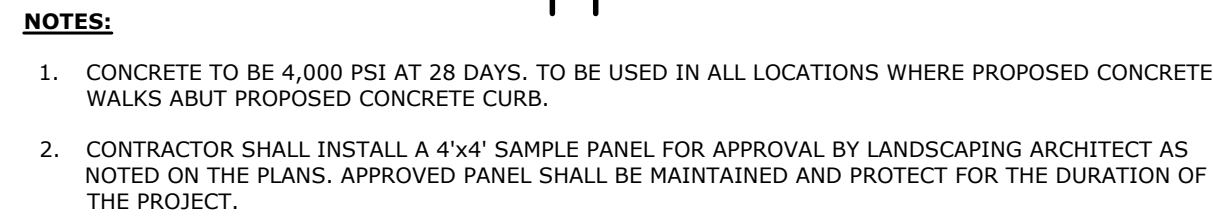
DARK ORCHARD UNIVERSALLY ACCESSIBLE TRAIL

JENNEY POND
PLYMOUTH, MASSACHUSETTS

JCW	LM	JCW
DESIGNED	DRAWN	CHECKED
SCALE 1"=40'		
DATE MARCH 13, 2025		
PROJECT NO. 11982.00027		
SHEET NO. 14 OF 15		

S&E

SHEET NAME



NOT TO SCALE



1. PROVIDE PREFORMED EXPANSION JOINT AT ALL CONSTRUCTION JOINT, SAWCUT, AND OTHER LOCATIONS WHERE CONCRETE ABUTTS EXISTING CONCRETE.

NOT TO SCALE

NOTE: EXP. JOINTS
20' O.C. MAX , SCORE
JOINTS 5' O.C. TYP.
(SEE JOINT DETAILS)



1. PROVIDE PREFORMED EXPANSION JOINT AT ALL EXPANSION JOINTS AND OTHER LOCATIONS WHERE CONCRETE ABUTS EXISTING CONCRETE.

NOT TO SCALE



NOT TO SCALE



1. PROVIDE PRODUCT SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT
2. TRAIL SHALL BE SLOPED TO SHED WATER
3. TOPOSOIL AND MULCH WITH NON-DYED CEDAR MULCH ALONG APPX 24" EACH SIDE OF TRAIL

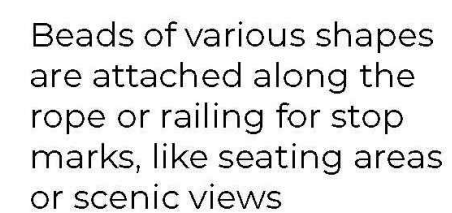
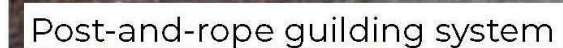
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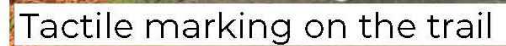
NOT TO SCALE



NOT TO SCALE



Printed and online trail tour booklet / tactile map, and audio tour available by cell phone or/and online



NOTES:

SPECIFIC ADA SIGNAGE, TACTILE MARKINGS, FENCING AND TRAIL TOUR BOOKLET TO BE DESIGNER DURING FINAL CONSTRUCTION DOCUMENT PHASE.

[illegible]

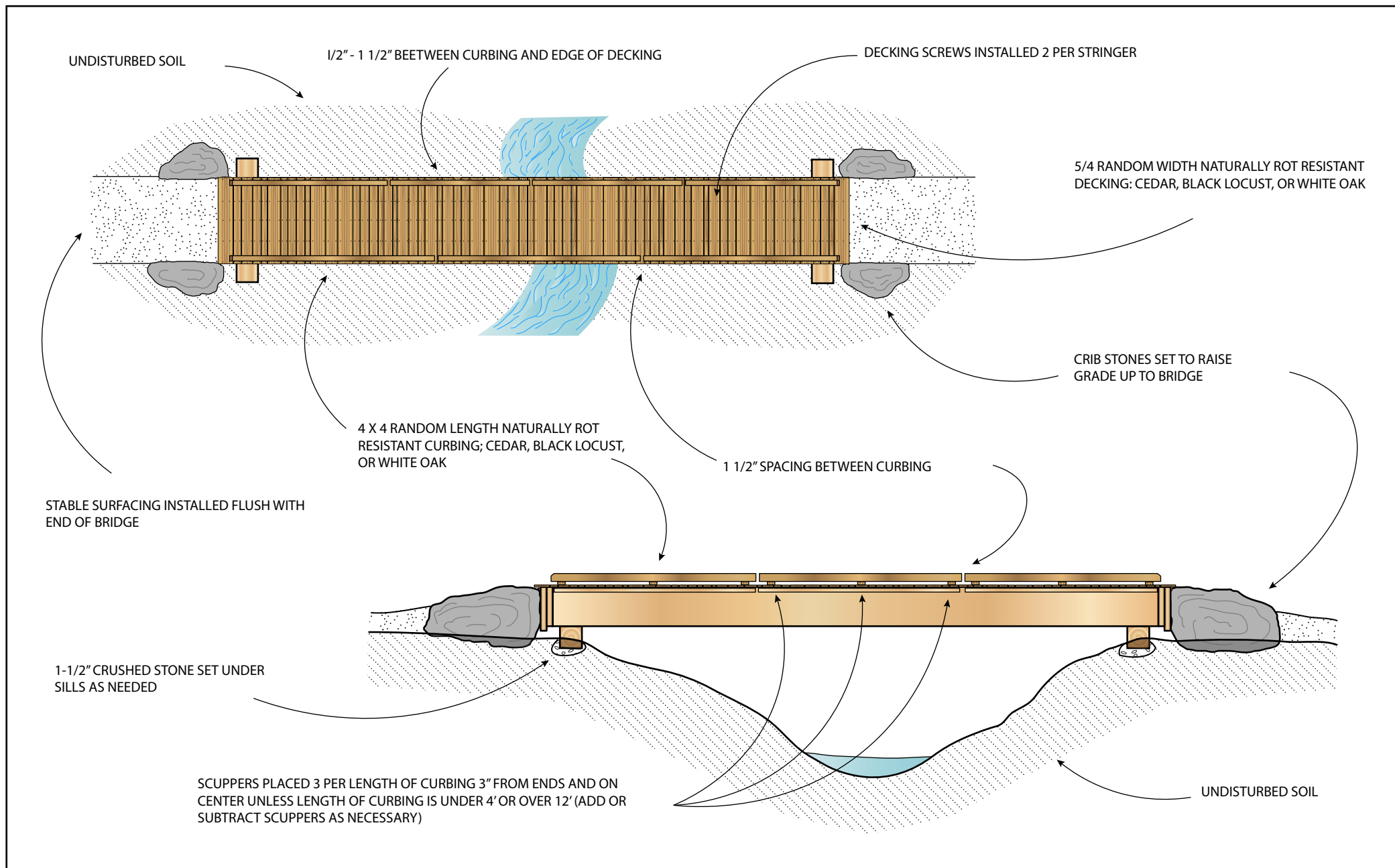
DARK ORCHARD UNIVERSALLY ACCESSIBLE TRAIL

**JENNEY POND
PLYMOUTH, MASSACHUSETTS**

LM DESIGNED	LM DRAWN	JCV CHECKED
NTS		
SCALE		
MARCH 13, 2025		
DATE		
11982.00027		
PROJECT NO.		
15 OF 15		
SHEET NO.		

SD-1

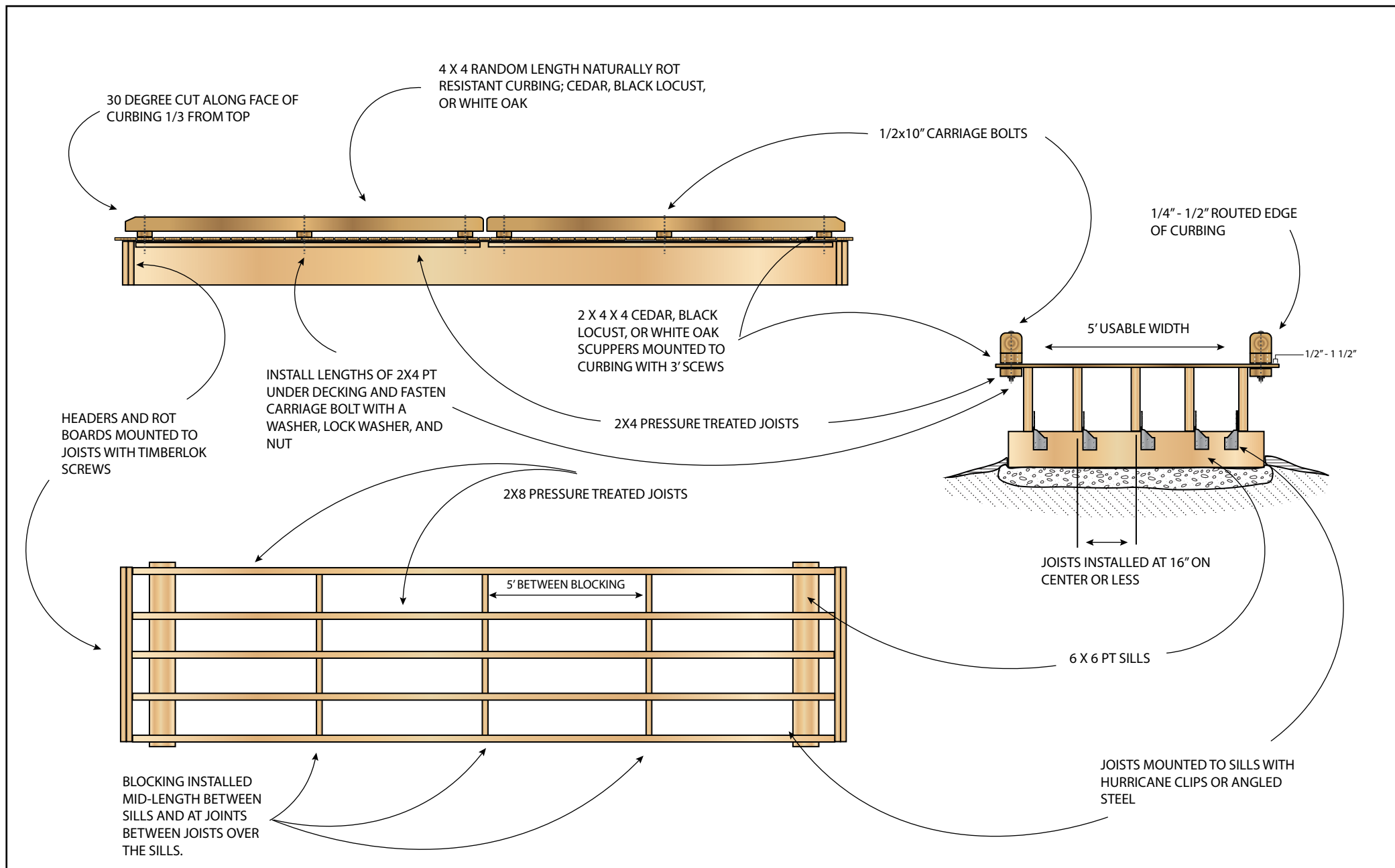
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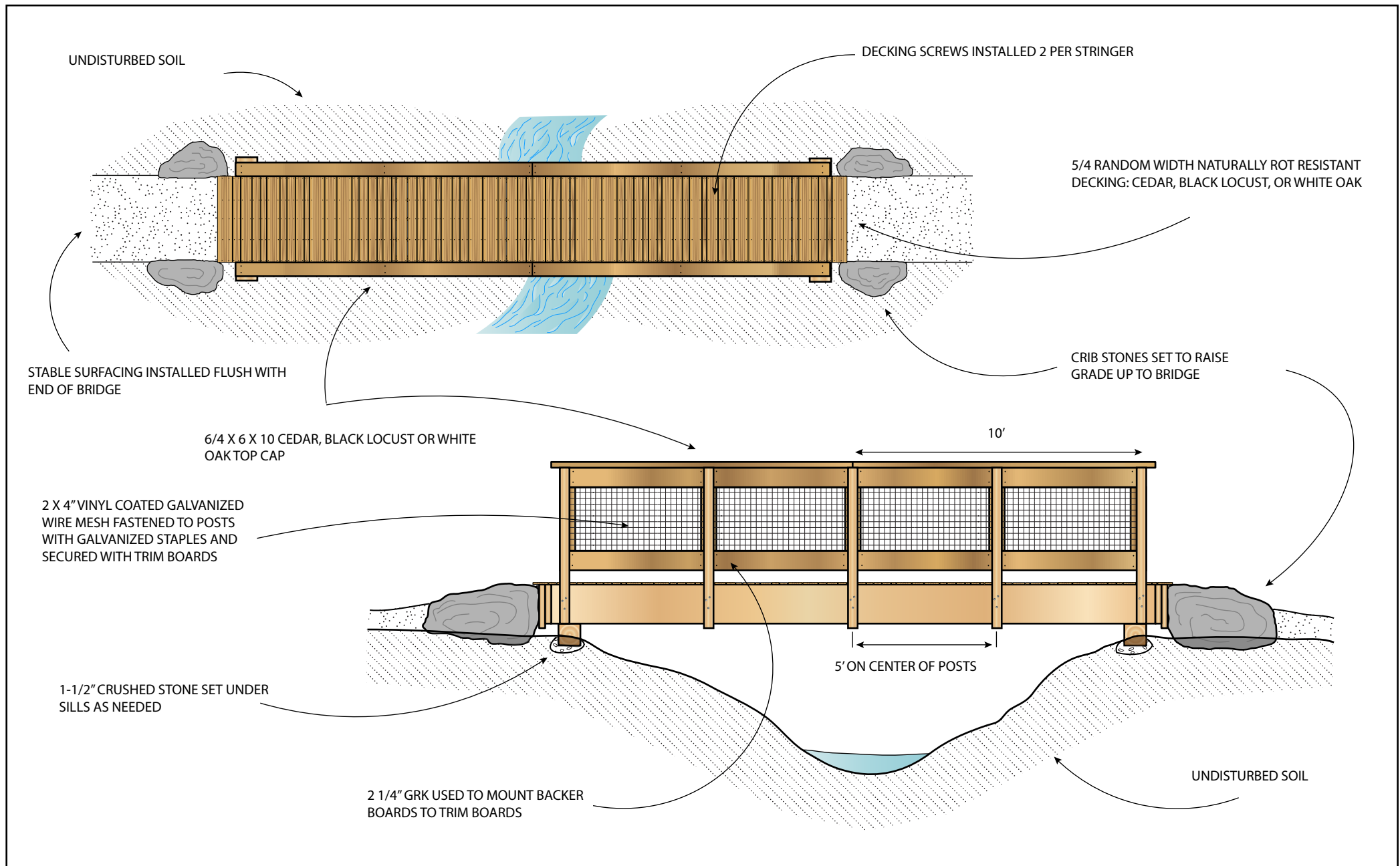


Timber & Stone, LLC
Recreational Trail Design and Construction

UNIVERSALLY ACCESSIBLE BRIDGE WITH CURBING- PLAN AND ELEVATION VIEW

S4

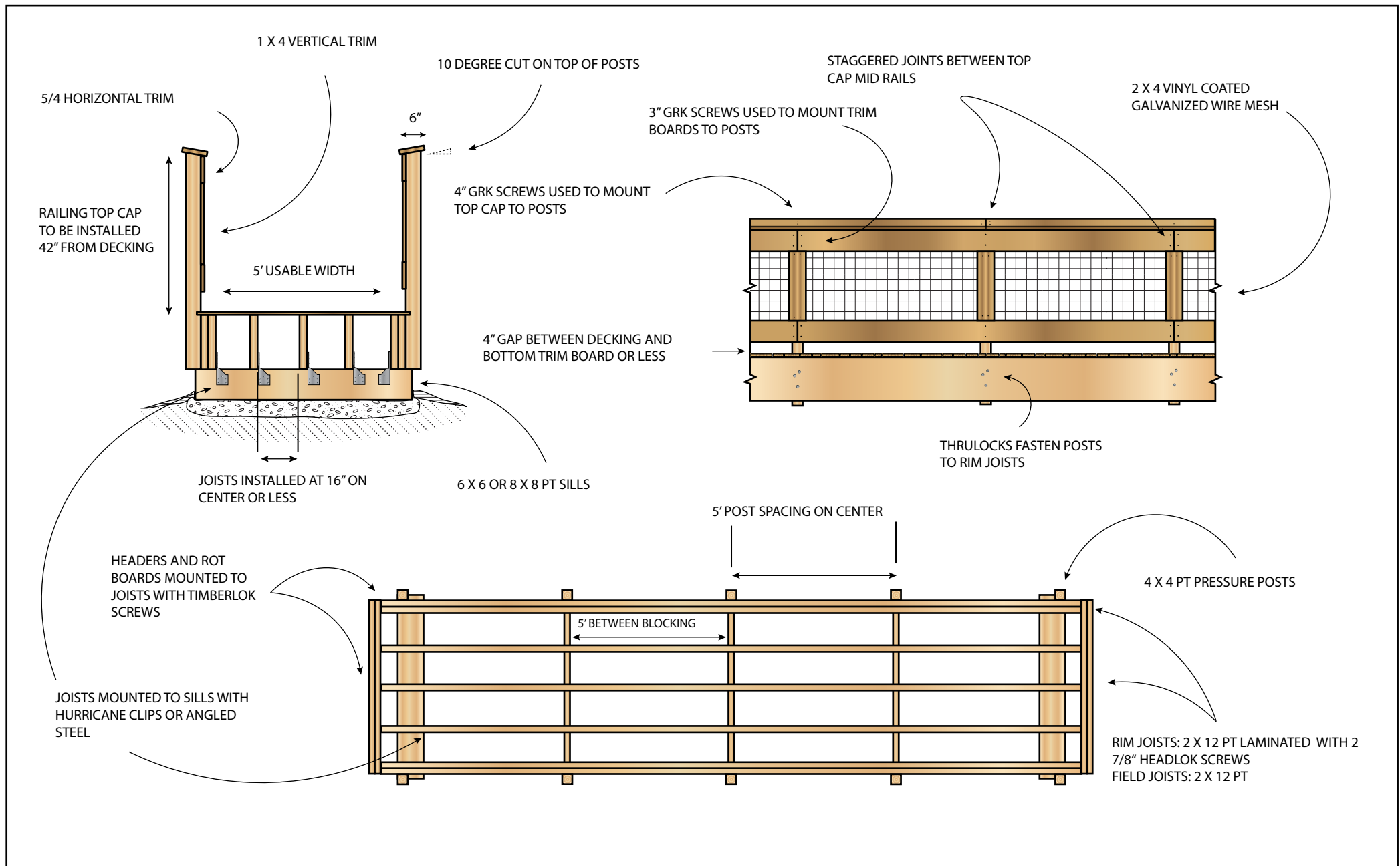




Timber & Stone, LLC
Recreational Trail Design and Construction

UNIVERSALLY ACCESSIBLE BRIDGE WITH RAILING- PLAN AND ELEVATION VIEW

S6



Timber & Stone, LLC
Recreational Trail Design and Construction

UNIVERSALLY ACCESSIBLE BRIDGE WITH RAILING- FRAMING PLAN

S7

**TOWN OF PLYMOUTH CAPITAL IMPROVEMENT PLAN REQUEST
FY26 FALL TOWN MEETING**

Department: Energy and Environment	Priority #:	3
Project Title and Description: Gilmore Land Acquisition	Total Project Cost:	\$729,290.92

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:

The Town has applied for a state LAND Grant in the amount of \$348,000 and will be receiving \$100,000 from Mass Audubon and Wildlands Trust towards the acquisition.

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
<i>Planning and Design</i>			FY27		
<i>Labor and Materials</i>			FY28		
<i>Administration</i>			FY29		
<i>Land Acquisition</i>	700,000		FY30		
<i>Equipment</i>			FY31		
<i>Other</i>	29,902.92				
<i>Contingency</i>					
Total Capital	729,290.92				

Project Justification and Objective:

The project would result in the acquisition of 20.8 acres of open space connecting the Beaver Dam Conservation Area to Tidmarsh Sanctuary. It would improve water quality to Bartlett Brook, Bartlett Pond and WHB by eliminating agricultural discharges and water withdrawals from Little Island Pond.

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?

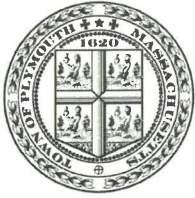
Yes ☐ No ☐

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.



Town of Plymouth
Department of Energy & Environment
Division of Natural Resources

26 Court Street, Plymouth, MA 02360



May 28, 2025

Kristen Ford
Community Preservation Committee Coordinator
Town of Plymouth
26 Court Street
Plymouth, MA 02360

Ms. Ford,

Please accept this Application for Community Preservation Funding as it pertains to the acquisition of 20.80-acres of land known as the Gilmore Property. Please find the enclosed application with relevant attachments, to include:

- Application for Community Preservation Funding
- Project Narrative
- Budget Breakdown
- Project Parcel Registry of Deeds Sheet
- Maps (6)
- Property Appraisal Letter of Transmittal
- Property Appraisal Legal Description
- Closing Costs Supporting Email 05-27-2025
- Signage Quote Supporting Email 12-12-2024
- Stewardship Endowment Costs

Please do not hesitate to contact our department for more information as needed.

Respectfully Submitted,

Nathan Cristofori, PWS
Natural Resources Specialist
Division of Natural Resources
Department of Energy and Environment
Town of Plymouth
26 Court Street
Plymouth, MA 02360

**APPLICATION FOR COMMUNITY PRESERVATION FUNDING
TOWN OF PLYMOUTH
26 COURT STREET
PLYMOUTH, MA 02360**

Submit to: Community Preservation Committee

Project Name:	Gilmore Land Purchase
Name of Applicant/Contact Person:	Nathan Cristofori
Email:	ncristofori@plymouth-ma.gov
Mailing Address:	24 Court Street
Daytime Phone:	508-747-1620 x10135
Property Owner Name:	Gilmore Cranberry Co. Inc.
Email:	
Sponsoring Organization/ Co-Applicant if Applicable:	Town of Plymouth - Dept. of Energy & Environment
Date:	05/28/2025

Total Project Cost	CPA Funds Requested	Cost Share Amount	Cost Share Percent
\$ 729,290.92	\$ 281,290.92	\$ 448,000.00	61.4 %

Assessor's Map Number	See attached	Assessor's Lot/Parcel Number	See attached
Deed Book Number	See attached	Deed Page Number	See attached

Attach separate sheet if more than one lot/parcel/deed book/deed page number

Attach a copy of the Assessor's Map(s) with the project parcel outlined (if appropriate for your project)

CPA Category (*You MUST CHECK OFF A MINIMUM OF ONE CATEGORY*, but may identify more than one category, if applicable to your project)

- Open Space ☐
- Historic Preservation ☐
- Recreation ☒
- Community Housing ☐

PROJECT DESCRIPTION:

- **All of the following MUST be answered in the space provided.**
 - Applications will be returned as incomplete if all relevant requested information is not provided.
 - Include supporting materials and exhibits as necessary.
 - Please refer to the Plymouth Community Preservation Criteria before and while completing this application.
1. ***Describe the project. Affordable Housing Projects requests please include -total number of units, bedroom count per unit, total percentage of affordability, ownership/rental, local preference is required.***

Please see section 1 of the attached Project Narrative

2. Goals:

- a. What are the goals of the proposed project?

Please see Section 2.1 of the attached Project Narrative

- b. Who will benefit and why?

Please see Section 2.2 of the attached Project Narrative

- c. How will success be measured?

Please see Section 2.3 of the attached Project Narrative

3. Community Preservation Committee Criteria:

How does the project fulfill the General and Specific Criteria of the Community Preservation Committee Guidelines? (Refer to the specifications in the Guidelines)

Please see Section 3 of the attached Project Narrative

4. Community Need:

- a. How does the community benefit from this project?

Please see Section 4.1 of the attached Project Narrative

- b. If applicable, explain how this project addresses needs identified in existing Town plans? (Such as the Open Space and Recreation Plan, , Master Plan, Housing Production Plan, Forges Field, Hedges Pond Road and 1600 Acre Plan

Please see Section 4.1 of the attached Project Narrative

5. Community Support:

- a. What is the nature and level of support? Include letters of support from any Town boards or community groups that have endorsed the project.

Please see Section 5 of the attached Project Narrative

6. Budget:

Budget Summary

Total Project Cost	CPA Funds Requested	Cost Share Amount	Cost Share Percent
\$ 729,290.92	\$ 281,290.92	\$ 448,000.00	61.4 %

Equipment is generally defined as an item with a useful life expectancy of more than one year.

Supplies are defined as an item with a useful life of less than one year.

Construction means all types of work done on a particular property or building including erecting, altering or remodeling.

Budget Categories (Leave any category blank if not applicable to your project)

	CPA FUNDS	OTHER FUNDS (cost share)	TOTAL
Personnel			
Equipment			
Supplies			
Contractual			
Construction			
Other	\$281,290.92	\$448,000.00	\$729,290.92
TOTAL	\$281,290.92	\$448,000.00	\$729,290.92

note: CPA FUNDING FOR ANY CATEGORY REQUIRES COMPETITIVE BIDDING unless you can provide a sole source justification for any category not competitively selected

****Attach a minimum of one recent bid****

Budget Cost Sharing

Identify the amount of cost sharing for this project. Sources include private, federal, state or local government, or any other sources.

Organization	Item	Amount	Type (cash, in-kind, etc.)
CPC	Property Purchase & Ancillary Cost	\$281,290.92	Cash
LAND Grant	Property Purchase	\$348,000.00	Cash
Wildlands Trust	Property Purchase	\$25,000.00	Cash
MA Audubon	Property Purchase	\$75,000.00	Cash

7. Funding:

a. Attach commitment letters from any organization providing a cost share contribution listed in the table above.

b. Describe any other attempts (including unsuccessful) to secure funding for this project.

Please see section 7 of the attached Project Narrative

- c. Are any "Other Funds" in the budget in-kind? If yes, describe how the value of the in-kind contribution was derived. (In-kind contributions can be defined as a contribution of services or property, donated equipment, buildings or land, or donated supplies)

N/A

8. Timeline:

Provide a schedule for project implementation, including a timeline for starting and ending major tasks and project completion.

Please see Section 8.0 of the attached Project Narrative

9. Implementation:

- a. Project Manager Contact Information

Who will be the Project manager	David Gould
Daytime Phone:	508-747-1620 x10127
Evening Phone:	
Email:	dgould@plymouth-ma.gov

10. Maintenance: (LEAVE BLANK IF NOT APPLICABLE TO YOUR PROJECT)

- a. If ongoing maintenance is required, who will be responsible for it?

Please see Section 6 of the attached Project Narrative

- b. How will it be funded?

Please see Section 6 of the attached Project Narrative

Maintenance Budget

Year one	Year two	Year three	Year four	Year five
\$	\$	\$	\$	\$

Please note that for affordable housing developments, a complete set of financials for the development shall be included, including a statement of income by affordability and unit type, a statement of stabilized operations, a hard and soft cost development budget, and sources of funding.

11. Site Documentation: (Submit 3 copies only)

Attach documentation that you have control over the site, such as a Purchase and Sale Agreement, option or deed.

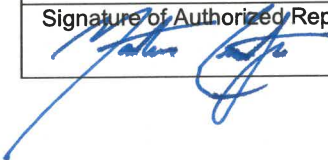
ADDITIONAL INFORMATION: (NOT REQUIRED BUT RECOMMENDED IF APPLICABLE)

12. Project Documentation: (Submit 3 copies only)

Attach any applicable engineering plans, architectural drawings, site plans, any other renderings, relevant studies or material.

13. Other Information: Any additional information that might benefit the CPC in consideration of this project.

Please deliver signed application to Kristin Ford, Community Preservation Committee, Coordinator and email a digital copy to kford@plymouth-ma.org phone 1-508-322-3139

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE INDIVIDUAL OR GOVERNING BODY OF THE APPLICANT.			
Authorized Representative			
First Name Nathan		Last Name Cristofori	
Title Natural Resources Specialist		Telephone Number 508-747-1620 x10135	
Email: ncristofori@plymouth-ma.gov		Fax Number	
Signature of Authorized Representative 		Date Signed 5/28/25	

PROJECT NARRATIVE - GILMORE

SECTION 1 – PROJECT DESCRIPTION

The proposed project as part of this grant application, involves the purchase of thirteen parcels of land, totaling 20.80 acres. This land includes two presently functioning cranberry bogs, one buildable house lot, and ten drainage lots for the surrounding subdivision. The intent of this project is to purchase and protect the land for passive recreational use and environmental benefits further explained in this narrative.

SECTION 2 – GOALS

SECTION 2.1 – GOALS OF THE PROPOSED PROJECT

The intent of this land purchase is to build upon existing open space continuity provided by directly abutting tracts of open space: the Town-owned Beaver Dam Conservation Area, and the non-profit Mass Audubon-owned Tidmarsh Wildlife Sanctuary. The purchase of this property and its subsequent designation as permanently protect open space, ensures the property remains as open space and its uses are in compliance with its designation. The buildable lot is located closest to the existing Beaver Dam Conservation Area, and its protection is imperative to ensure connectivity as its development would significantly fragment the open space of the area.

The removal of the two cranberry bogs from production will have significant ecological benefit for the surrounding natural areas. Currently, water is drawn from Little Island Pond, conveyed through the two bogs for irrigation and harvesting, then discharged into the restored wetlands of the Mass Audubon Tidmarsh Wildlife Sanctuary (Tidmarsh). By removing these bogs from active agricultural status, Little Island Pond will no longer see considerable multi-seasonal artificial draw-down which puts stress on native aquatic vegetation and dependent wildlife. Similarly, the restored wetland system at Tidmarsh will no longer see the introduction of nutrient rich waters from cranberry bog agricultural practices into the system which otherwise adversely impacts vegetation, wildlife, soils, and overall ecosystem function.

The purchase of this property therefore serves three important functions: 1. Providing open space, 2. Removing the land from present degrading practices, and 3. Ecosystem benefits resulting from this major change in land use.

SECTION 2.2 – BENEFIT

The purchase of these 20.80 acres of open space is intended to benefit native flora and fauna by creating contiguous corridors of open space, in an area of Plymouth that has seen intense development. Closing gaps that would otherwise further fragment habitat if these parcels were developed or otherwise not permanently protected is an extremely important component of creating sustainable habitat and healthy natural resources systems.

As was mentioned above, under current usages, the two parcels functioning as agricultural cranberry bog operations cause ecological harm to otherwise well-preserved locations, in that through typical agricultural practices, these bogs draw water from Little Island Pond and directly discharge waters now rich in nutrients such as nitrogen and phosphorous from fertilizers and

chemicals, into the surface waters of the Tidmarsh Wildlife Sanctuary, degrading both surface and groundwater, and the organisms that depend on natural water sources. By removing these point sources of nutrient introduction, the adjacent areas and locations downstream, including Bartlett Brook, Beaver Dam Brook, Bartlett Pond, and White Horse Beach, are each protected from the impacts that compounding nutrient loading can have on the waters, and wetland resource areas.

Little Island Pond and its immediate pond edge buffer is located with Natural Heritage Endangered Species Program's Priority Habitat of Rare Species, and Estimated Habitats of Rare Wildlife, emphasizing the area's importance to dependent species and the high priority placed upon protecting lands within these areas. Further, much of the land areas subject to this application is located within Core Habitat or Critical Natural Landscape Components BioMap habitat as designated by MassWildlife. Core Habitat includes Aquatic Core and Rare Species Core, and Critical Natural Landscape Components include Aquatic Core Buffer, and Landscape Blocks. Aquatic Core comprises surface water sources with the highest diversity of native freshwater fish and mussels, and their associated floodplains and connected wetlands. These areas are subject to climate change challenges that threaten their dependent organisms and are thus priority areas for conservation. Rare Species Core includes habitat that is critical to the long-term success of dependent species with state-recognized protected conservation status. Aquatic Core Buffer is land that supports the aforementioned Aquatic Core through connectivity, and continuation of natural processes. Finally, Landscape Blocks are identified large areas of intact habitat for species and the support systems they rely on. These areas are subject to detrimental fragmentation, as they are presently intact and allow for free-flowing species movement throughout the system.

Similarly, all thirteen parcels are located within a Zone II wellhead protection area, defined by MA Department of Environmental Protection (DEP) as "that area of an aquifer which contributes water to a well under the most severe pumping and recharge conditions that can be realistically anticipated...", further emphasizing the importance of protecting water sources from degrading activities associated with commercial cranberry production.

These parcels, having been purchased with public funds, will be opened to the public for passive recreation to include but not limited to: hiking, dog walking, nature viewing, and fishing, hunting, and trapping where compliant with state regulations.

SECTION 2.3 – MEASUREMENTS OF SUCCESS

The successful purchase of this property is certainly a measure of success, however its acquisition is only the beginning of a process to protect this area and ensure it reverts to a natural state. A small-scale restoration depending on both passive successional growth, and active restoration practices will be necessary to ensure the true success of this project. Undoubtedly, the removal of infrastructure and anthropogenic impacts will need to occur at the site: demolition of pumphouses, removal of irrigation infrastructure, removal of water control structures, filling of irrigation ditches, purposeful disturbance of growing areas to activate native seed banks, and the addition of vehicle exclusionary measures will be required to jump-start recovery of the site. Purchase is simply the first step to returning the site to a more appropriate natural state.

SECTION 3 – COMMUNITY PRESERVATION COMMITTEE CRITERIA

The following Open Space Goals and Criteria are listed as identified by the Community Preservation Committee:

Goal 1: Preserve Plymouth's character.

Goal 2: Protect rare, unique, and endangered plant and wildlife habitat.

Goal 3: Protect aquifer and aquifer recharge areas to preserve quality and quantity of future water supply.

Goal 4: Ensure adequate size and connection of protected natural areas to maximize environmental and habitat benefits

Goal 5: Balance open space with development demand to reduce service demands and tax burden on the town.

Goal 6: Increase the town's ability to protect environmentally sensitive historic, and culturally significant properties.

Goal 7: Improve public access and trail linkages to existing conservation, recreational, and other land uses.

Goal 8: Enhance the quality and variety of passive and active recreational opportunities for all age groups and for people with disabilities.

Goal 9: Utilize open space protection strategies (Purchasing development rights as an option to outright purchases of property) that maximize protection at the lowest public cost.

While the purchase of this property meets all of these open space goals to varying measures, it specifically meets that of Goals 2, 3, and 4 based on the aforementioned specialized areas and habitats contained within the site.

Additionally, this acquisition of this property provides a unique opportunity to meet Goal 8 by connecting large tracts of permanently protected open space for passive recreational use. In recent years, residents have expressed a desire to create a series of multi-jurisdictional 'long trails' that cross property boundaries of different owners to connect open space for hiking. Most recently, the completion of 8 Ponds Pass connects the Beaver Dam Conservation Area to Myles Standish State Forest (MSSF), crossing properties owned by the Town of Plymouth, Wildlands Trust, and MA Department of Conservation and Recreation (DCR). This trail meanders from the Beaver Dam Conservation Area parking pull-off on Beaver Dam Road which immediately abuts the properties subject to this grant proposal, to the MSSF headquarters near East Head Reservoir, totaling 17-miles in one direction. The property subject to this grant application fills a void that could further extend this trail into Mass Audubon's Tidmarsh Wildlife Sanctuary, and by extension, to the town-owned Foothills Preserve, increasing the trail by nearly 2-miles.

SECTION 4 – COMMUNITY NEED

SECTION 4.1 – COMMUNITY BENEFIT

The community will continue to benefit from the acquisition and preservation of open space for passive recreational use, and natural habitat benefit, two values the public has expressed to hold in high regard. Ecotourism via walking trail connectivity, and increased public access to Little Island Pond for paddle sports, fishing, and natural aesthetics provide residents and visitors alike opportunities that have become a major draw for Plymouth. The property's acquisition will further result in the increased protection of the local aquifer and subsequent Zone II, ensuring the public's drinking water continues to remain safe.

SECTION 4.2 – RELATIONSHIP TO TOWN PLANS

In response to overwhelming support from residents to protect open space expressed in the 2024 Open Space and Recreation Plan Community Survey, Plymouth residents have voiced their opinion that protection of open space for numerous reasons is a high priority. Nearly 90% of respondents to the survey ranked protection of open space for water quality protection as extremely important, while approximately 75% of respondents ranked protection of open space for natural environment preservation as extremely important. The purchase of this property will help to achieve both of these goals. Furthermore, 75% of respondents expressed that purchase of land through land grants and CPA funds is a strategy the Town should utilize.

Similarly, the Town's Open Space and Recreation Plan as written recognizes that the acquisition of land is a primary means to achieve numerous objectives therein, that benefit health and human safety, and reach economic, quality of life goals, and mitigation goals. Protecting forested upland, acquiring parcels in well aquifer protection zones, and acquiring parcels identified in NHESP and BioMap2 habitat, are all met by the purchase of this property.

The 2024 Climate Action Plan has multiple goals relating to the acquisition and protection of this property. Under Goal BEI.1, by taking the bogs out of agricultural production, the pumphouse that requires the use of electricity and results in the emission of greenhouse gasses is removed from the system; a small piece of an otherwise larger concern, but working towards a cleaner future nonetheless.

The Climate Action Plans' numerous Natural Systems goals are met by this project as well. Actions under the NS.1 goal, such as decreasing the addition of chemicals and pesticides to areas within an aquifer, is undoubtedly met by removing these bogs from production, as traditional cranberry bog operations frequently see the addition of pesticides and fertilizers to boost production. Further, the intent of this purchase to see that the property becomes more functional habitat will meet actions of the Plan to enhance municipal lands and reforest nearly dozens of acres that were logged to create the bogs decades ago.

SECTION 5.0 – COMMUNITY SUPPORT

Given the response to the Open Space and Recreation Plan Community Survey, many Plymouth residents support the purchase of open space for passive recreational use such as walking/hiking, as walking/hiking areas and protected open space were ranked as the 2 of the top 3 most important places. The area of Plymouth where the properties subject to this application reside has seen significant development in the form of widespread residential sprawl in recent years. The acquisition of this property will help to increase the contiguous size of the Beaver Dam Conservation Area, increase hiking/walking connectivity to multiple additional preserves, and further protect property in an otherwise susceptible location; each touching upon priorities of residents regarding open space protection.

SECTION 6.0 – MAINTENANCE

Plymouth's Division of Natural Resources (DNR) will conduct maintenance to the property as needed to include vegetation cutting, tree removal, and trail work, with Plymouth's Department of Public Works' Tree and Forestry Division assisting in major tree work if necessary. DNR is currently outfitted appropriately with tools and vehicles to provide maintenance as needed. Additional routine

maintenance to trails across Town is performed by the volunteer Trails Working Group, under the supervision and guidance of DNR. Town department's conducting maintenance at the site will do so during regular working hours.

Numerous volunteer groups in the area such as Southeastern Massachusetts Pine Barrens Alliance (SEMPBA), Network of Open Space Friends, Trails Working Group, Sustainable Plymouth, Wildlands Trust Inc., Natural Resources and Coastal Beaches Committee, Open Space Committee, Boy Scouts of America, and Girl Scouts of the USA, have been active in promoting and maintaining trails throughout the Town over the past decade.

SECTION 7.0 – FUNDING

The total agreed price of this property is \$700,000. Funding for this project will be obtained from a variety of sources as is detailed in the budget spreadsheet in the application. The funding ask to secure the acquisitions includes: \$348,000 from the MA Division of Conservation Services (DCS) Land Acquisitions for Natural Diversity (LAND) grant, and generous contributions by non-profit stakeholders of \$75,000 from Mass Audubon and \$25,000 from Wildlands Trust will be used in addition to the requested \$252,000 CPC funding to move this project forward. With \$448,000 of the \$700,000 total price tag coming from sources outside of CPC.

Additional ancillary costs of \$5,000.00 for closing costs, \$5,000.00 for exclusionary guardrail, \$4,742.00 for signage, \$2,500.00 for pumphouse demolition, and \$12,048.92 as the stewardship endowment utilized by the conservation restriction holder to meet annual site visit and reporting requirements, are also being requested through this application. The total project cost is \$729,290.92; 61.4% of the purse is matching funds.

The All-in-Cost for this grant application is **\$281,290.92** which includes the \$252,000 put towards acquisition, and the additional ancillary costs of \$5,000.00 for closing costs, \$5,000.00 for exclusionary guardrail, \$4,742.00 for signage, \$2,500.00 for pumphouse demolition, and \$12,048.92 for the stewardship endowment.

The LAND Grant is to be submitted in late spring 2025, Environmental Affairs funding will be requested at 2025 Fall Annual Town Meeting, and the two non-profit contributions will be added upon successful awarding of the various grant funds and confirmation that the purchase will be moving forward.

SECTION 8.0 – TIMELINE

This project is currently finalizing timelines, which will be dependent upon acquiring complete funding. If grant funding is awarded, purchase and closing could occur as early as this year. Additional work to further advance the property into natural systems recovery would begin soon thereafter by developing a restoration scope and plan, submitting permitting applications, and creating a timeline for physical on-site restoration work.

Budget Breakdown

Total Project Cost - \$729,290.92

Acquisition - \$700,000.00

CPC - \$252,000.00

LAND Grant Request - \$348,000.00

Mass Audubon - \$75,000.00

Wildlands Trust Inc. - \$25,000.00

Closing Costs - \$5,000.00

Guardrail - \$5,000.00

Signage - \$4,742.00

Pumphouse Demolitions - \$2,500.00

Stewardship Endowment – \$12,048.92

CPC Contributions:

Acquisition	\$252,000.00
-------------	--------------

Closing Costs	\$5,000.00
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Guardrail	\$5,000.00
-----------	------------

Signage	\$4,742.00
---------	------------

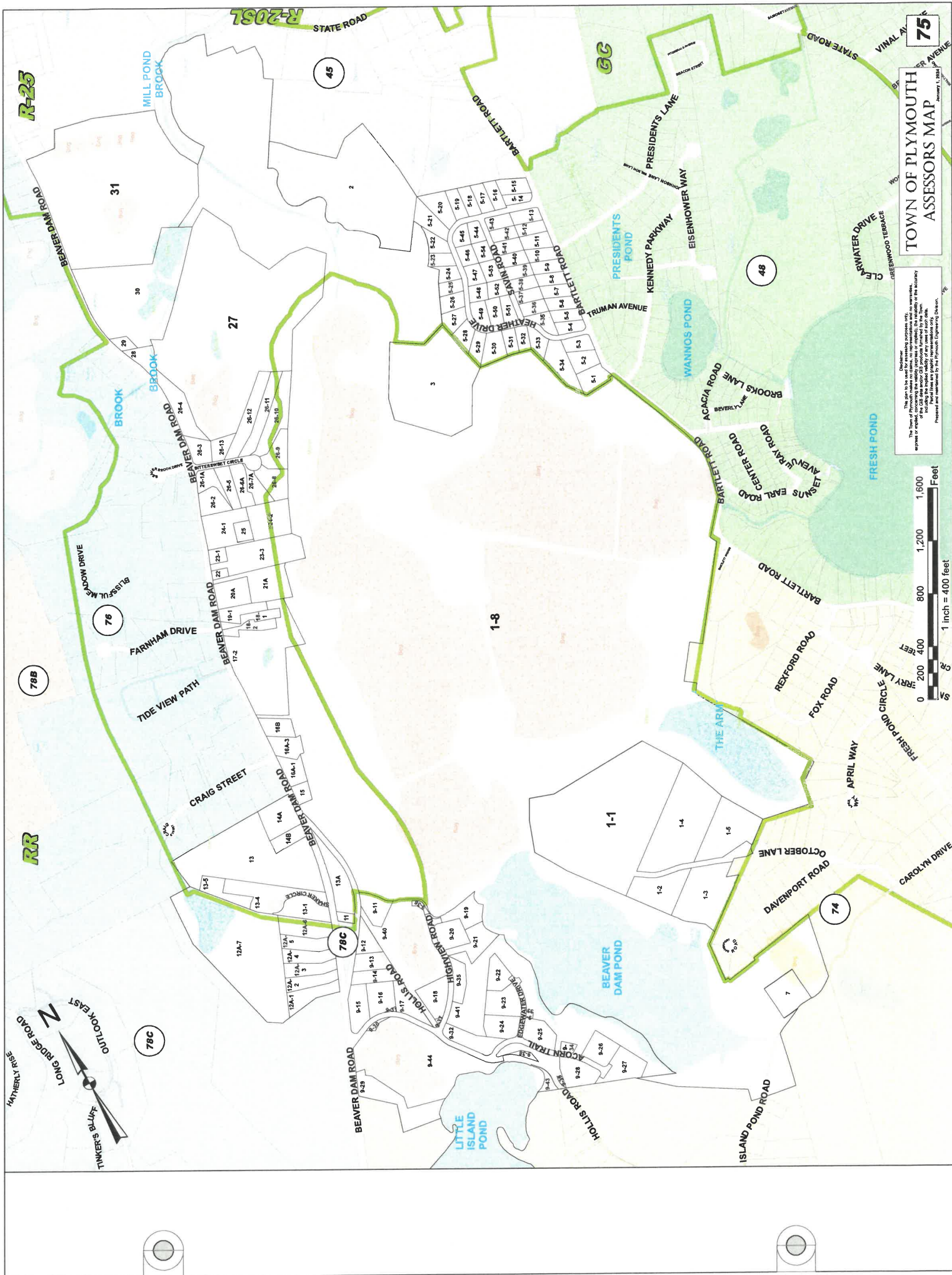
Demolition	\$2,500.00
------------	------------

Stewardship Endowment	\$12,048.92
-----------------------	-------------

All-In Cost – \$281,290.92

Project Parcels

Parcel ID	Book	Page	Map Number	Parcel Number
075-000-009-029	39886	249	75	9-29
075-000-009-030	41493	103	75	9-30
075-000-009-031	41493	103	75	9-31
075-000-009-032	41493	103	75	9-32
075-000-009-033	41493	103	75	9-33
075-000-009-035	41493	103	75	9-34
075-000-009-035	41493	103	75	9-35
075-000-009-036	41493	103	75	9-36
075-000-009-037	41493	103	75	9-37
075-000-009-038	41493	103	75	9-38
075-000-009-039	41493	103	75	9-39
075-000-009-040	39516	334	75	9-40
075-000-009-044	39516	334	75	9-44



75

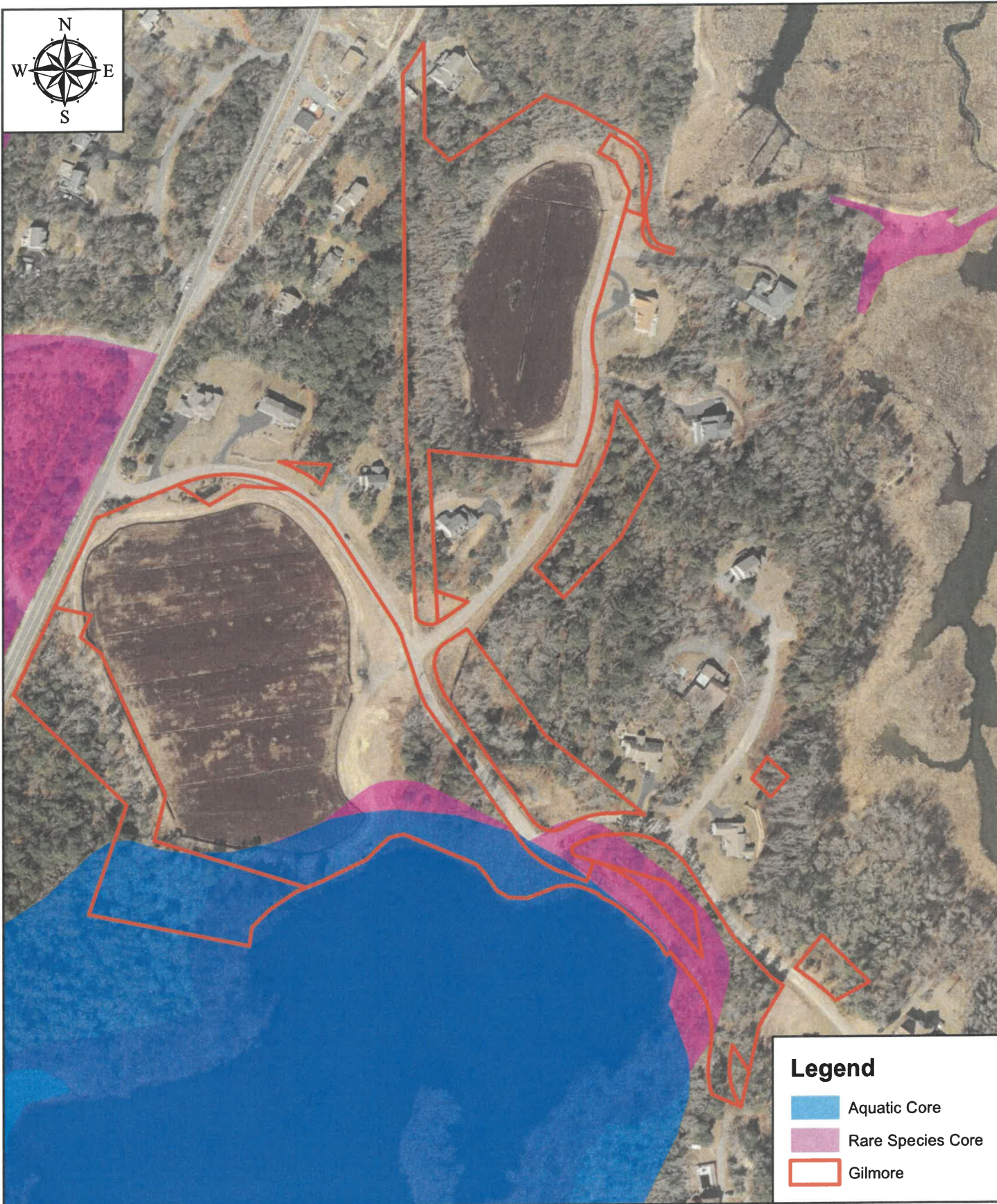
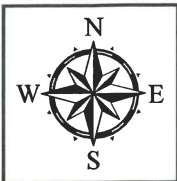
TOWN OF PLYMOUTH
ASSESSORS MAP

This map is to be used for assessing purposes only.
The Town of Plymouth makes no claim, no representation and no warranty,
express or implied, of the accuracy or completeness of the information
shown on this map. The user assumes all responsibility for the use of the
information shown on this map. The user assumes all responsibility for the
use of the information shown on this map. The user assumes all responsibility
for the use of the information shown on this map.




0 200 400 800 1,200 1,600
Feet
1 inch = 400 feet

January 1, 2004
Prepared by the Town of Plymouth Assessor's Office



Legend

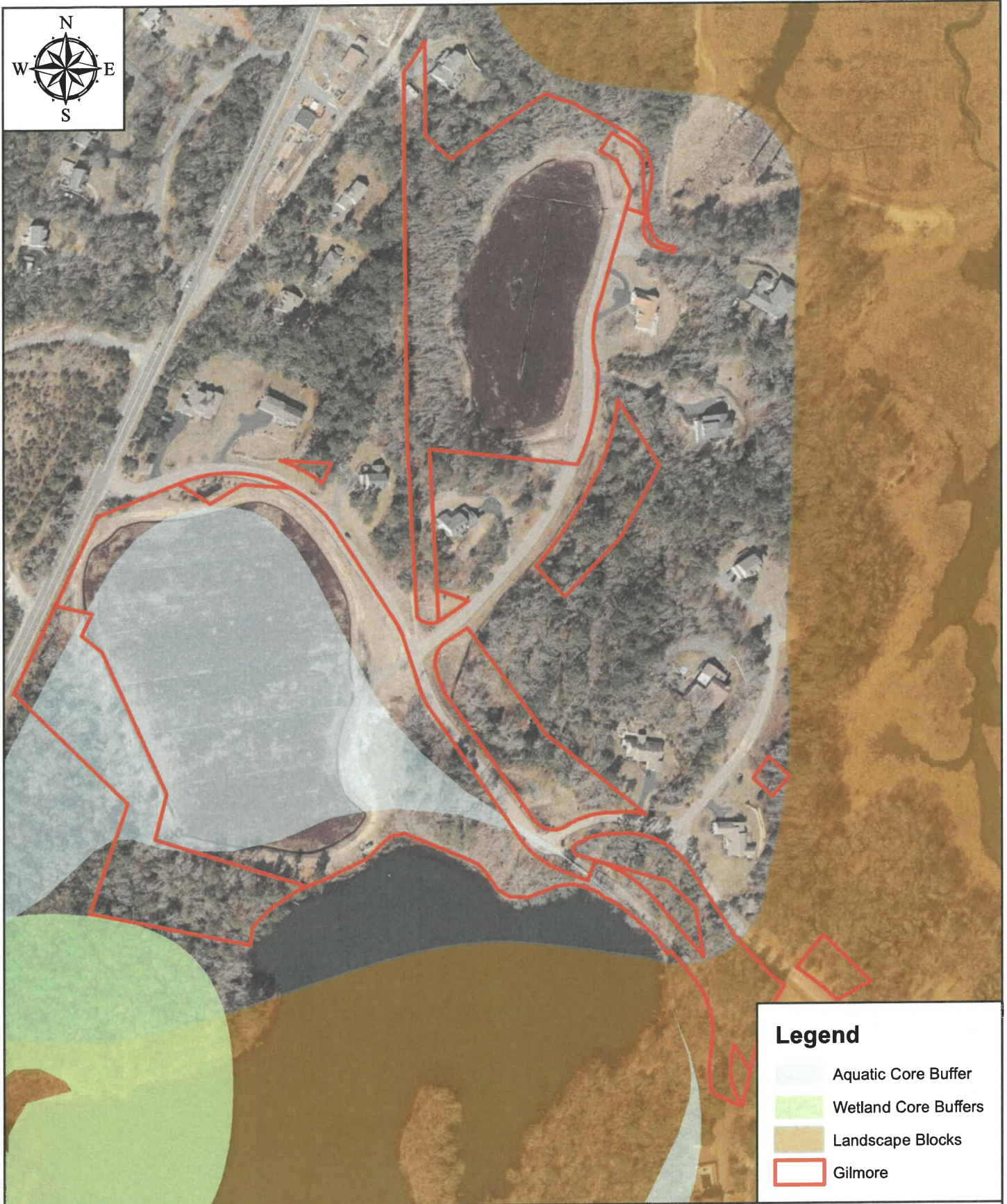
-  Aquatic Core
-  Rare Species Core
-  Gilmore




**Gilmore Property
BioMap
Core Habitat**

1:3,000

0 80 160 320 480 Feet



Legend

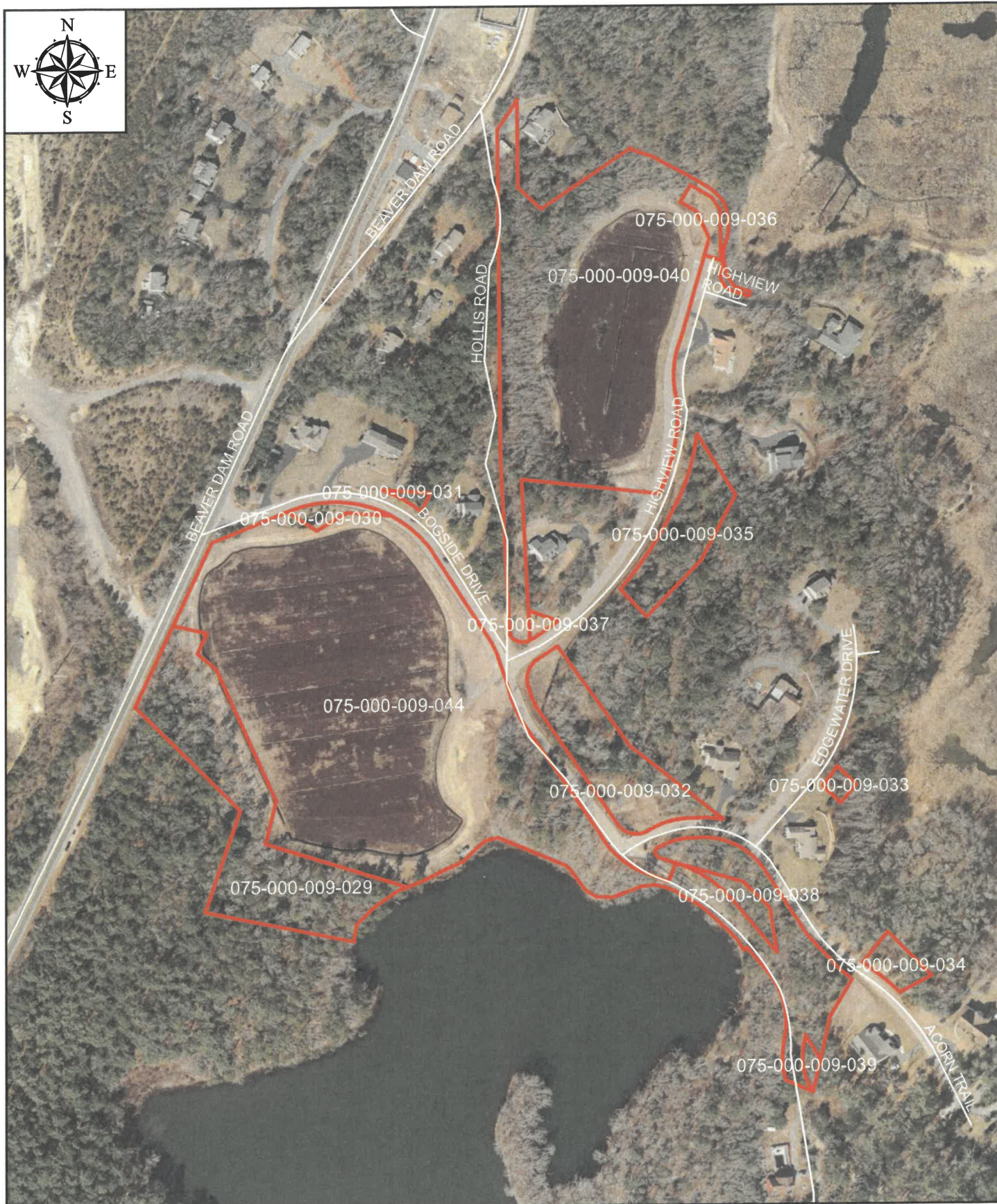
-  Aquatic Core Buffer
-  Wetland Core Buffers
-  Landscape Blocks
-  Gilmore



Gilmore Property BioMap Critical Natural Landscape

1:3,000

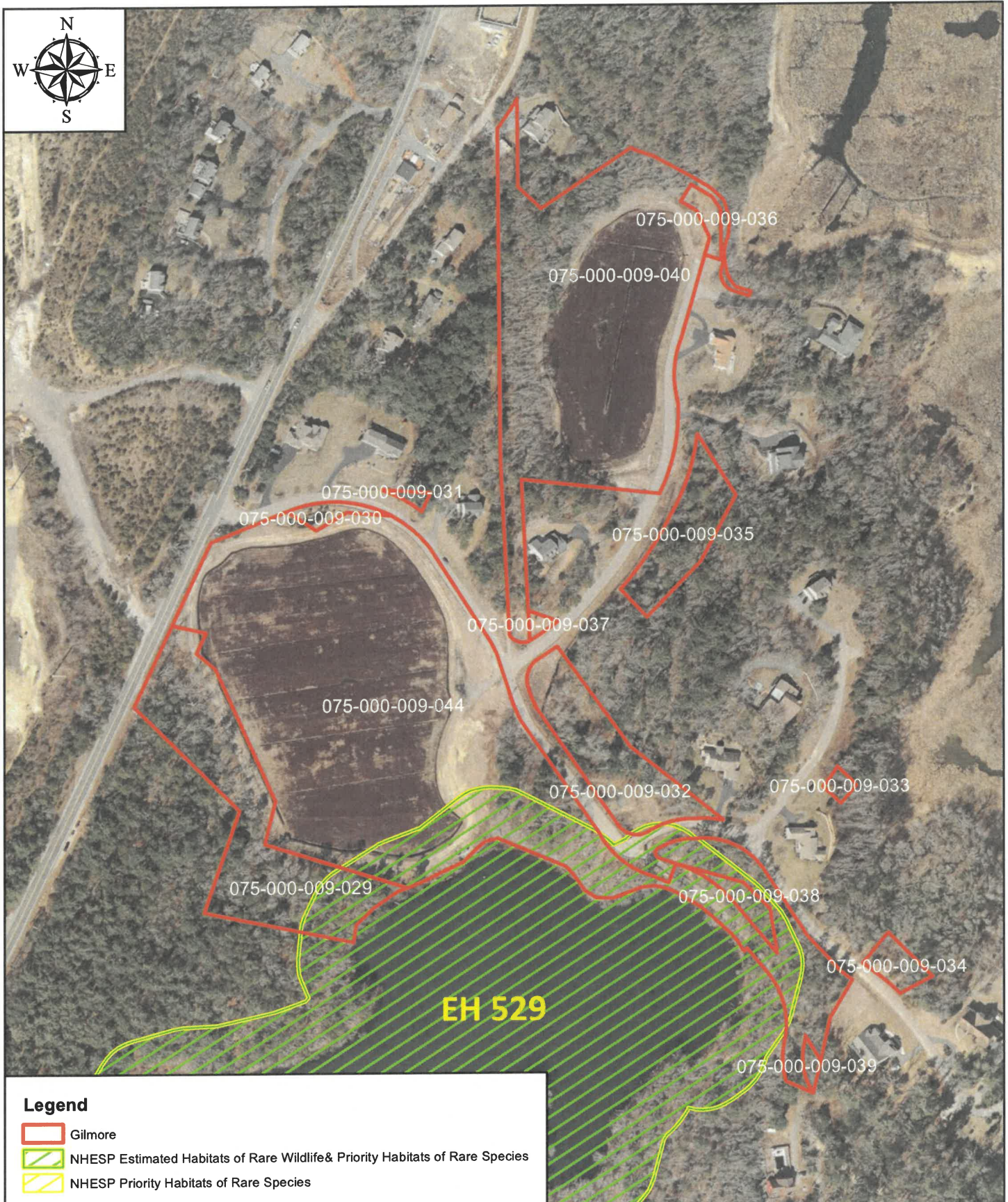
0 80 160 320 480 Feet



Gilmore Property Locus Map

1:3,216

0 90 180 360 540 Feet



Gilmore Property NHESP

1:3,216

0 90 180 360 540 Feet



Mass Audubon
Tidmarsh Wildlife Sanctuary

Town of Plymouth
Beaver Dam Conservation Area

Legend

- Gilmore
- Open Space-Permanently Protected**
- CATEGORY**
- County
- Federal
- Kingston
- Non-Profit
- Private
- Religious
- State
- Town
- 8 Ponds Pass
- Beaver Dam Public Trails



Gilmore Property
Open Space Context

1:10,000

0 280 560 1,120 1,680 Feet

Letter of Transmittal

March 4, 2025

David Gould, Director
Department of Energy and Environment
Town of Plymouth
26 Court Street
Plymouth, MA 02360
by email: dgould@plymouth-ma.gov

Scott MacFaden, Land Protection Director
Wildlands Trust
675 Long Pond Road
Plymouth, MA 02360
by email: smacfaden@wildlandstrust.org

Dear Mr. Gould and Mr. MacFaden:

As requested, I have prepared the following Appraisal Report of thirteen parcels located at Bogside Drive, Highview Road, Acorn Trail, Hollis Road, Edgewater Drive, and 264 Beaver Dam Road, Plymouth, Massachusetts. The purpose of the appraisal is to estimate the market value of the herein-described property, as of February 10, 2025. The intended use of the appraisal is for decision making relative to a possible purchase of the property and for obtaining grant funding from the Commonwealth of Massachusetts. In addition to the Town of Plymouth and Wildlands Trust, another intended user of this report is the Executive Office of Energy and Environmental Affairs of the Commonwealth of Massachusetts.

It is my opinion and conclusion that the market value of the herein-described property, as of February 10, 2025, is \$600,000. This value does not take into account the rollback tax of about \$18,600, which would become due under Chapter 61A, for converting Lot 9-29 from farmland to a buildable lot.

This appraisal is based on the hypothetical condition that an adequate lift pump has been installed for flooding the bogs. Without this hypothetical condition, the value of the property would be somewhat less.

Letter of Transmittal

This letter of transmittal is followed by the narrative appraisal report, further describing the subject property and containing some of the reasoning and pertinent data leading to the estimated value. This report has been prepared under Standard 2 as an Appraisal Report, in conformity with the Uniform Standards of Professional Appraisal Practice, and in conformity with the EOEEA Specifications for Analytical Narrative Appraisal Reports, dated February 13, 2015.

Respectfully submitted,



Mark D. Truran
Massachusetts Certified General
Real Estate Appraiser #4460

Identification of the Property Legal Description

The subject property is identified as six assessed lots on Plymouth Assessor's Map 75, with title references, for documents recorded at the Plymouth County Registry of Deeds, Plymouth Massachusetts, as shown below. The property is owned by Gilmore Cranberry Co., Inc. The property, excluding Lot 9-29, has been on the market and listed in MLS-PIN by Realtors Beth Van der Veer and Jana Correia, since September 10, 2024, with an asking price of \$1,025,000. A listing, with an asking price of \$499,900, was prepared for Lot 9-29, but it was never put on the open market for sale.

Assessed Lot	Title Reference: Book-Page	Deed Date
9-29	39886-249	4/29/2011
9-32 (including 9-31, 9-37, 9-38, 9-39)	41493-103	6/11/2012
9-33	41493-103	6/11/2012
9-35 (including 9-30, 9-34, 9-36)	41493-103	6/11/2012
9-40	39516-334	1/6/2011
9-44	39516-334	1/6/2011

The above-referenced lots are shown on two recorded plans at the Plymouth County Registry of Deeds: "Definitive Rural Density Development Subdivision Plan of 'Beaver Dam Ridge' at Lots 8 & 9 as Shown on the 2003 Assessors Map 75 in Plymouth, Massachusetts", dated August 12, 2005, and recorded in Plan Book 50, Pages 388 through 394, and "Natural Heritage & Endangered Species Program Conservation Restriction Plan w/ Lotting Overlay & 100' M.A.H.W. Setback at 'Beaver Dam Ridge', Plymouth, Massachusetts", dated September 26, 2005, and recorded in Plan Book 53, Page 1108.

The subject property's lots were created by a Special Permit for Rural Density Development, recorded at the Plymouth County Registry of Deeds in Book 31188, Page 297. The Special Permit allows for nineteen building lots, three open space lots, and seven drainage lots;

Identification of the Property Legal Description

however, the recorded plan for the development (Plan Book 53, Page 1108) shows nineteen building lots, three open space lots, and ten drainage lots. The subject property consists of one of the building lots, two of the open space lots, and all ten of the drainage lots, identified as follows. The drainage facilities on the subject property's drainage lots are to be maintained by a homeowners' association.

Lots	Utility
9-29	Building lot
9-40 & 9-44	Open Space lots, privately held and used agriculturally
9-30, 9-31, 9-32, 9-33, 9-34, 9-35, 9-36, 9-37, 9-38, & 9-39	Drainage lots

The Special Permit requires that two of the nineteen building lots be devoted to affordable housing, with the affordable units to be constructed concurrently with or prior to the construction of market-rate units, so both affordable units must have been already constructed.

The Special Permit requires that dwellings be constructed for fire safety, without wooden roofs and with fire-resistance exterior materials as much as possible.

The Special Permit references a utility easement that passes through subject Lot 9-29. The recorded plans show that easement as adjacent to and parallel to Beaver Dam Road, with a width of 45 feet.

David Gould

Subject:

FW: Closing costs

From: Kate McKay <kmckay@plymouth-ma.gov>
Sent: Tuesday, May 27, 2025 1:04 PM
To: David Gould <DGould@plymouth-ma.gov>
Subject: RE: Closing costs

I was! Apologies for not having reported it. Attorney Coppola verbally ballparked it at \$5,000 to be on the safe side.

Kate

Kate McKay
General Counsel
Town of Plymouth
26 Court Street
Plymouth, MA 02360
508-747-1620 x 10250

From: David Gould <DGould@plymouth-ma.gov>
Sent: Tuesday, May 27, 2025 12:00 PM
To: Kate McKay <kmckay@plymouth-ma.gov>
Subject: Closing costs

Kate

Were you able to get a quote from the law firm on closing costs? I wanted to include it in our CPC application, if possible. Thanks.

David

David Gould
Director, Department of Energy and Environment
Town of Plymouth



Estimate #12403

12/12/2024

Prepared For:

Town of Plymouth -CPC
David Gould
Court St
Plymouth, MA 02360

Phone: 508-747-1620 X 10134 Fax:

Alt. Phone:

Email: DGould@plymouth-ma.gov

Prepared By:

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

Phone: 508-747-3465

Fax:

Alt. Phone:

Email: MHolmes@brennersigns.com

Description: Cotton Brook Preserve signage

Estimated Time For Production: 21 working days

Quantity	Description	Each	Total	Taxable
1	Cotton Brook Preserve (2 sided 4'x3'x1.5" sign panels w/ sandbasted backgrounds)	3,440.00	\$3,440.00	
2	Routed & capped pressure treated posts - 10'x4x4 (2 for each Presrve site)	215.00	\$430.00	
4	Installation in concrete *additional costs my be added if differcult digging conditions are found*	218.00	\$872.00	
		Subtotal	\$4,742.00	
		Total	\$4,742.00	

Terms: 50 % Deposit required, Balance due upon completion. We accept all major Credit Cards. Projects in excess of \$2000. will incur a 3.5% processing fee if paid by a credit card. Any balance owed after 30 days has Interest added.
Any collection costs that accrue are the responsibility of the deptor.

By my signature, I authorize work to begin and agree to pay the above amount in full according to the terms on this agreement.

Signed by	Date	Amt. Paid Today
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Property: Gilmore CPA CR Town: Plymouth Acreage: 20.8 Date: 6/11/25

Worksheet of Anticipated Stewardship Endowment Costs

Wildlands Trust ("WLT") has agreed to help the Town of Plymouth implement the Community Preservation Act by co-holding a conservation restriction ("CR") on the property referenced above, which was acquired in whole or in part with CPA open space funds. The result will be a perpetual obligation to monitor and enforce this CR. To accomplish this effectively WLT must have the necessary funds to fulfill its responsibilities.

Based upon our previous monitoring work, as well as the experience of other land trusts across the country, WLT is able to make an informed calculation of the costs incurred in monitoring each property. These costs include staff time on the property, review of property information and reporting, and relationship building with landowners to help avoid violations. Additionally, funds are included for staff oversight of reserved rights.

From time to time, WLT's monitoring visits might reveal violations of the CR's terms. Often, these violations are attributable to third parties. In the worst case, WLT is prepared to defend a CR in court if necessary, but must have the funds to do so. Toward that goal, a portion of the total endowment is placed into WLT's legal defense fund.

A. Assumptions

1. Staff and Overhead Costs

Total: Staff Costs

\$ 65.00

2. Monitoring Costs

Staff Time for Monitoring

Pre-monitoring

1 hour

Monitoring

1 hour

Post-monitoring (report, record keeping, follow-up, etc.)

1 hour

3. Frequency of Exercise of Reserved Rights (CR only)

How often will reserved rights be exercised in a 20-year period?

1 Time

Therefore the likelihood of exercise of right in one year is:

5%

Average staff hours to review exercise of reserved rights per time

1 Hour

of site visits required to review/approve exercise of right per time

1 Visits

4. Annual Landowner Relations

Staff time needed for annual landowner relations

1 hour

Estimated hard costs per land owner (e.g. newsletter, postage, etc.)

\$ 12.50

5. Property Violation

How often are negotiations anticipated in a 20-year period?

1 Time

Therefore the likelihood of negotiations in one year is?

5%

Average staff hours needed for negotiations to head off (stop) violation

2 Hours

Number of site visits required to head-off (stop) violation

1 Visits

6. Endowment Assumptions

Average 30-year Treasury bond rate of return	<u>5.31%</u>
Average 30-year inflation rate	<u>2.50%</u>
Therefore the Treasury Bond rate less the inflation rate is	<u>2.81%</u>

B. Annual Expenses**1. Annual Monitoring Expenses**

Pre-monitoring staff costs: hourly staff rate x staff time needed	\$ <u>65</u>
Monitoring staff costs: hourly staff rate x staff time needed	\$ <u>65</u>
Post-Monitoring staff costs: hourly staff rate x staff time needed	\$ <u>65</u>
Subtotal: Annual Monitoring Expenses	\$ <u>195.00</u>

2. Annual Landowner Relations Costs

Staff Costs: hourly staff rate x hours needed	\$ <u>65.00</u>
Supply costs (newsletter, mailings, etc.)	\$ <u>12.50</u>
Subtotal: Annual Landowner Relations Cost	\$ <u>77.50</u>

3. Per Year Cost of Exercise of Reserved Rights (CR only)

Staff Costs of Exercise of Reserved Rights every 20 years (hourly staff rate X estimated hours needed)	\$ <u>65</u>
Times percentage likelihood of right being exercised per year	X <u>5%</u>
Subtotal: Per Year Cost of Exercise of Reserved Right	\$ <u>3.25</u>

4. Per Year Cost of Negotiations to Head Off/ Stop Violations

Staff Costs to head off one violation every 20 years (hourly staff rate X estimated hours needed)	\$ <u>130</u>
Times percentage likelihood of negotiations per year	X <u>5%</u>
Subtotal: Per Year Cost of Negotiations	\$ <u>6.50</u>

Total Annual Expenses (sum of all subtotals) **\$ 282.25**

C. Endowment to Fund Annual Expenses

Total Annual Expenses (see above) divided by .0281 (from part A. 6.) **\$ 10,044.48**

D. Legal Defense Fund Contribution **\$ 1004.44**

E. Baseline Documentation Report Preparation Fee **\$ 1000.00**

\$1500 for private property CR's

\$1000 for municipal CR's

Total: Endowment to Fund Annual Expenses	\$ <u>10,044.48</u>
Total: Legal Defense Fund Contribution	\$ <u>1004.44</u>
Baseline Documentation Report Preparation Fee	\$ <u>1000.00</u>
Total: <i>Stewardship funds needed to accept, monitor, and defend CR</i>	\$ <u>12,048.92</u>

If you have any questions regarding this calculation, please contact us to discuss further.

**TOWN OF PLYMOUTH CAPITAL IMPROVEMENT PLAN REQUEST
FY26 FALL TOWN MEETING**

Department: Energy and Environment	Priority #:	4
Project Title and Description: Coastal Resilience Pilot Project	Total Project Cost:	327,150

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: An application to Massachusetts Coastal Zone Management is pending.

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
<i>Planning and Design</i>	294,435	State grant amount requested	FY27		
<i>Labor and Materials</i>			FY28		
<i>Administration</i>			FY29		
<i>Land Acquisition</i>			FY30		
<i>Equipment</i>			FY31		
<i>Other</i>					
<i>Contingency</i>					
Total Capital	32,715	10% Town Match to Grant			

Project Justification and Objective: the Town will partner with InnSure, a non-profit insurance innovation hub based out of Boston, MA, to design, develop, and implement an AI-driven Total Cost of Risk Simulator.

This pilot is specifically focused on 500 residential and commercial properties located from Boundary Lane to the mouth of Eel River. This area has been selected based on the density of development throughout the corridor and the risk of sea level rise/storm surge, extreme precipitation, and stormwat

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.



Town of Plymouth
Department of Energy & Environment
26 Court Street, Plymouth, MA 02360



MEMO

To: Derek Brindisi, Town Manager

Lynne Barrett, Finance Director

From: Sarah McCormack, Natural Resources and Sustainability Specialist, Department of Energy and Environment

Re: Capital Request – Coastal Resilience Pilot Project

Date: July 29, 2025

Through his Coastal Resilience Pilot Project, the Town will partner with InnSure, a non-profit insurance innovation hub based out of Boston, MA, to design, develop, and implement an AI-driven Total Cost of Risk Simulator. This pilot is specifically focused on 500 residential and commercial properties located from Boundary Lane to the mouth of Eel River. This area has been selected based on the density of development throughout the corridor and the risk of sea level rise/storm surge, extreme precipitation, and stormwater/riverine flooding.

This pilot project will demonstrate the simulator's capabilities in supporting economic development and coastal resilience planning by 1) incorporating insurability metrics into municipal planning and decision-making processes; and 2) assisting in the creation and implementation of a pilot program that provides home and small business focused resilience audits, with the goal of educating residents and businesses about flood risks and potential solutions to enhance both physical and financial resilience.

This publicly available and user-friendly tool will estimate flood risk, economic impacts, and coverage gaps in specific locations. This model will be scalable and able to be implemented in other Plymouth neighborhoods and municipalities. Currently, 1,561 buildings, or 9% of all buildings in Plymouth, are vulnerable to a 100-year flooding event. Moreover, 81% of municipal owned critical facilities are located within a flood zone. Furthermore, data indicates a 24% increase in heavy rainfall events and 2.4 inches of sea level rise by 2050. These coastal hazards will cause failure of infrastructure, negative impacts to utilities, and substantial disruptions to critical emergency services and economic activity. Unfortunately, the insurance industry has largely struggled to adapt – as climate-related risks have increased, so, too, have coverage premiums. Through this project, the Town aims to identify innovative, reliable, and affordable insurance options for residents.

The Town applied for a two-year award from the Coastal Zone Management (CZM) Coastal Resilience Grant Program in the amount of \$327,150. If awarded, the Town will be reimbursed \$294,435. We are respectfully requesting the use of \$32,715 (10% of project cost) from the Environmental Affairs Revolving Fund for match funds for this grant.



Proposal: AI-Driven Flood Total Cost of Risk Economic Simulator for Community Resilience, Home-hardening & Business Resilience.

Town of Plymouth Pilot Project

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1. PROJECT OVERVIEW

The Contractor will design, develop, and implement an AI-driven Total Cost of Risk Simulator for the Town of Plymouth to support urban planning and climate resilience activities. This pilot project will focus on a selected community of approximately 500 residential and business properties to demonstrate the simulator's capabilities in supporting economic development and coastal resilience planning by

- Incorporating insurability metrics into municipal planning and decision-making processes.
- Assisting in the creation and implementation of a pilot program that provides home and small business focused resilience audits, with the goal of educating residents and businesses about flood risks and potential solutions to enhance both physical and financial resilience.

The simulator will leverage large language model (LLM) technology to create a user-friendly interface that integrates FEMA Hazus flood data, OSM building exposure datasets, and property databases to model flood risk scenarios and estimate economic impacts at the property and community levels.

2. PROJECT OBJECTIVES

1. Develop an AI-driven modeling tool that estimates flood risk and economic impact
 - a. for specific locations in support of a proposed home and business resilience audit pilot initiative
 - b. at a community level in support of town wide economic development planning.
2. Co-create the system with Town of Plymouth stakeholders to ensure practical utility for municipal planning processes.
3. Show how the system can be used to prioritize municipal investments in flood mitigation, including promoting and/or subsidizing home and business-level actions that could be implemented by stakeholders participating in home and business level resilience audits.
4. Catalyze and support innovation in insurance markets that promotes more affordable and accessible private flood insurance through improved risk modeling, quantification of resilience investment value and disruptive procurement practices that leverages the



collective purchasing power of the city and other municipal stakeholders. (*Take back control of insurance markets*)

5. Establish a prototype that can be expanded to other neighborhoods and potentially other municipalities.
6. Develop a scalable prototype that can be implemented in other neighborhoods and potentially other municipalities.
7. Utilize the Contractor's network of partners and related projects to share insights on best practices, innovations, and procurement strategies.

3. SCOPE OF WORK

3.1 Audit Program Development

- Home Resilience Audits
 - Share best practices on home audit designs from other projects (e.g. Salem).
 - Support application and ongoing development of audit practices for Plymouth stakeholders
- Business Resilience
 - Support development of business resilience audit for medium and small business located in the city center

Cost: \$44,550 (198 hrs. @ \$225/hr. blended rate)

3.2 System Architecture Development

- Design and develop the three core components of the system:
 - **Agent Interface:** User-facing component allowing structured and natural language queries
 - **Prompt Execution Engine:** LLM core for processing queries and executing risk assessments
 - **Prompt Library:** Collection of structured prompts for data retrieval, analysis, and report generation

Cost: \$65,250 (290 hrs. @ \$225/hr. blended rate)

3.3 Data Integration

- Identify, collect, and integrate relevant datasets and risk models such as:
 - FEMA flood hazard data and Hazus depth-damage functions
 - Massachusetts Coast Flood Risk Model
 - OpenStreetMap building exposure data
 - Municipal property assessment data



- Insurance market data for the pilot community
- Socioeconomic data for the pilot community
- Digital Elevation Models (DEM) and storm surge projections
- Historical flood claim data (as available)
- Coastal Measures Ocean Data
- Interruption vulnerability of business income models (as available)

Cost: \$57600 (256 hrs. @ \$225/hr. blended rate)

3.4 LLM Based Climate Risk Model Development

- Identify/develop risk assessment models that calculate:
 - Property-level flood exposure based on building characteristics and location
 - Expected damage using FEMA depth-damage curves
 - Economic loss projections including repair costs and property value impacts
 - Community-wide aggregated risk profiles
 - Loss cost reduction of investment in home resilience and/or insurance market interventions.
 - Cascading Impacts of Breach of Plymouth Beach (subject to scope limitations)

Cost: \$50175 (223 hrs. @ \$225/hr. blended rate)

3.5 Pilot Implementation Including LLM Prompt Updates/Releases

- Select a pilot community of approximately 500 residents and businesses within Plymouth City Center
- Tailor the system to address specific resilience challenges in the selected area
- Configure the system with community-specific data and risk parameters
- Conduct training sessions with Town of Plymouth staff on system use and interpretation of results
- Pilot promotion campaign and launch

Cost: \$64575 (287 hrs. @ \$225/hr. blended rate) (\$6075 FY26 + \$58,500 FY27)

3.6 Co-Creation Process

- Conduct workshops with Plymouth city planners, emergency management, economic development, and resilience teams
- Establish feedback mechanisms to iteratively improve the system design



- Incorporate stakeholder input into the agent interface design and prompt library development
- Document user requirements and how they are addressed in the system architecture

Cost: \$21600 (96 hrs. @ \$225/hr. blended rate)

3.7 Documentation, Knowledge Transfer & Community Engagement

- Develop comprehensive system documentation
- Create user guides and training materials
- Document data sources, model assumptions, and limitations
- Community engagement including select board, planning board, advisory & finance, Chamber of Commerce + 2 community workshops.
- Provide recommendations for system expansion beyond the pilot phase

Cost: \$23,400 (104 hrs. @ \$225/hr. blended rate)

Total Cost: \$327,150

4. DELIVERABLES

The following deliverables represent the minimum viable project (MVP) outcomes. As an innovation project, these deliverables may evolve through the co-creation process, with the focus on achieving functional capability rather than comprehensive implementation across all possible use cases.

1. **Program & System Architecture Document:** Detailed technical specification of system components with details on how system supports Plymouth specific resilience audit pilot.
2. **Agent Interface:** Web-based user interface for interacting with the simulator
3. **Prompt Library:** Complete set of structured prompts for the LLM system
4. **Data Integration Report:** Documentation of all data sources and integration methods
5. **Risk Assessment Models:** Implemented models with documentation of methodologies (Need language here that describes to what extent 3p commercial models if needed or desired are included in the price or not)
6. **Pilot Implementation Report:** Results and findings from the pilot community implementation
7. **User Training Materials:** Guides and resources for City staff including 6 community engagement events throughout project



8. **Final Project Report:** Comprehensive documentation of the project, including
 - a. Lessons learned
 - b. Recommendations for system expansion/next steps
 - c. Recommendations for insurance market intervention strategies potentially coordinated with other contractor supported pilot communities (See section 9)

5. PROJECT TIMELINE

The project will be completed within 14 months of contract execution, according to the following timeline:

Phase	Timeframe	Key Activities
Audit Program Design & Development	Months 1-12	Integration of tech and non-tech elements of resilience audit program (e.g. inspections, 3p referrals, etc.)
Community Engagement	Months 1-14	Community Engagement throughout project. 6 Events <ul style="list-style-type: none"> ○ Select Board results presentation (15 minutes) ○ Planning Board results presentation (15 minutes) ○ Advisory and Finance results presentation (15 minutes) ○ Chamber of Commerce results presentation (15 minutes) ○ Community Workshop prior to the project (1 hour) ○ Community Workshop results presentation (1hour)
System Architecture Design & Development	Months 2-6	Architecture development, data source identification, co-creation workshops
Data Integration	Months 2-6	Data collection, processing, and integration
Model Development	Months 4-8	Risk assessment model development and testing. Include LLM orchestration model development.
Pilot Implementation	Months 6-10	Agent interface development, prompt library creation, system integration into LLM



Pilot Deployment	Months 9-14	Deployment in pilot community, user training, feedback collection. Promote pilot and need for parallel new insurance innovation to capture the value of investments at insurance industry events to catalyze an industry R&D response.
Evaluation & Reporting	Months 12-14	System refinement, documentation finalization, final reporting

6. RESPONSIBILITIES

6.1 Contractor Responsibilities

- Design and develop all technical components of the system
- Lead the co-creation process with town stakeholders
- Identify and integrate necessary data sources
- Develop risk assessment models and implement them in the system
- Provide training and documentation
- Deliver working prototype system for the pilot community

6.2 Town of Plymouth Responsibilities

- Designate a project manager to serve as primary point of contact
- Facilitate access to relevant town data sources and systems
- Identify and engage key stakeholders for the co-creation process
- Select appropriate pilot community
- Participate in design workshops and provide timely feedback
- Support system testing and evaluation
- Provide venue and coordinate staff participation in training sessions

7. ACCEPTANCE CRITERIA

This project is recognized as an innovation initiative with inherent risks associated with emerging technology development. The following acceptance criteria acknowledge these risks while establishing clear benchmarks for success:



1. System successfully processes user queries related to flood risk and economic impact, contingent upon data availability
2. Risk assessments incorporate FEMA Hazus methodologies and depth-damage functions to the extent that such data can be accessed and modeled effectively
3. Agent interface is accessible and usable by Town of Plymouth staff
4. System demonstrates ability to model multiple flood scenarios (10-year, 50-year, 100-year events), with the understanding that model accuracy depends on quality of available data
5. Economic impact calculations provide actionable insights for planning purposes.
6. All deliverables are completed and approved by the Town of Plymouth project manager.
7. System performance meets agreed-upon specifications

Innovation Risk Factors:

- Data availability or quality limitations may impact certain model capabilities
- Novel AI applications may require iterative refinement beyond initial deployment
- Integration of disparate data sources may present unforeseen technical challenges
- Model accuracy will be dependent on quality of input data and evolving LLM capabilities
- User adoption may require adjustment periods as staff become familiar with AI-driven interfaces

Both parties acknowledge these innovation risks and agree to address them collaboratively throughout the project lifecycle.

8. PROJECT MANAGEMENT

- Bi-weekly status meetings will be conducted throughout the project
- Bi-monthly written progress reports will be submitted
- Change management procedures will be established at project kickoff
- Risks and issues will be tracked and reported in status meetings

9. INSURANCE INNOVATION PRIZE (Optional)

This program element encourages innovation in the private flood insurance market through targeted innovation prize challenges. These challenges will provide financial, technical, and procurement support to innovators that meet selection criteria, which could include closing insurance coverage gaps or supporting underserved communities. Awards could include:

- Financial awards that to support R&D
- Procurement access (municipal, embedded in home resilience audits programs, promotion to business community to embed in benefits, etc.)



- Data access
- A suite of acceleration services to support early-stage innovators

9.1 Innovation Prize Design Challenge Management

Contractor would:

- Develop a comprehensive challenge statement focused on flood insurance innovation for underserved markets with an emphasis on capturing the value of investments made into proposed home resilience audit.
- Establish clear eligibility requirements and detailed selection criteria for awards leveraging Total Cost of Risk framework during evaluation process.
- Design multi-stage evaluation process including technical, market, and impact assessments.
- Create and execute program promotion strategy targeting insurtech startups, MGAs, and insurance innovators.
- Manage application submission process, including technical support for applicants.
- Coordinate judging panel activities, including recruitment of subject matter experts.
- Facilitate judging events and deliberations to ensure fair and transparent selection.
- Document and communicate selection decisions and feedback to all participants.

9.2 Accelerator Program and Award Management

Contractor would:

- Implement milestone-based award structure tied to specific development and implementation targets.
- Conduct capabilities needs assessment for each award winner to identify growth opportunities.
- Deliver 6-12 months of structured support services customized to each winner's needs.
- Provide regular progress oversight and performance monitoring against defined milestones.
- Offer specialized training programs on topics such as insurance regulatory compliance, risk modeling, and pricing.
- Provide consulting services on topics such as product design, go-to-market strategy, and capital requirements.
- Facilitate awardee introduction to relevant solution providers, data sources, and technical resources to support awardee success.
- Coordinate engagements between award winners and municipal stakeholders to ensure alignment with resilience goals.



10. TERMS AND CONDITIONS

10.1 Project Costs

The Client agrees to pay the Contractor a fixed fee of \$327,150 (the "Fee") for the complete performance of the Services as defined in section 3. This Fee represents the total compensation for all work, materials, and deliverables required under this Agreement, subject only to properly approved Change Orders agreed to in writing by all parties.

10.2 Payment Schedule

Payment will be made according to the following schedule:

- 30% upon contract execution
- 20% upon completion of system design phase
- 30% upon completion of system implementation phase
- 20% upon project completion and final acceptance

10.3 Intellectual Property

The Contractor will retain ownership of all intellectual property, including software, methodologies, models, and algorithms developed under this contract. The Town of Plymouth will receive a perpetual, non-exclusive license to use the deliverables for municipal insurability planning purposes. The Town retains ownership of all Town-specific data provided during the project.

10.4 Confidentiality

The Contractor agrees to maintain the confidentiality of all Town data and information accessed during the project.

10.5 Termination

Either party may terminate this agreement with 30 days written notice. Payment for work completed and accepted prior to termination will be made according to the payment schedule.

FY26 Coastal Resilience Grant Budget Template																											
	GRANT												Total Task (Grant)	IN-KIND/CASH MATCH												Total Task (Match)	Total Task Cost
	Project Team hours funded through grant								Direct Costs					Project team hours provided as in-kind match or paid through cash match								Direct Costs					
	Blended Rate		Position/Title		Position/Title		Position/Title		Unit	Quantity	Unit Cost	Total		Blended		Position/Title		Position/Title		Position/Title		Unit	Quantity	Unit Cost	Total		
	Hours	Total	Hours	Total	Hours	Total	Hours	Total	X	X	X	X		Hours	Total	Hours	Total	Hours	Total	Hours	Total	X	X	X	X		
Hourly Rate	\$225.00		\$0.00		\$0.00		\$0.00		X	X	X	X		\$225.00		\$0.00		\$0.00		\$0.00		X	X	X	X		
Task 1: Audit Program Development	Hours	Total	Hours	Total	Hours	Total	Hours	Total					Hours	Total	Hours	Total	Hours	Total	Hours	Total	X	X	X	X			
Sub-tasks 1.1 - 1.6 Deliverables	52.6	\$11,835.00	0	\$0.00	0	\$0.00	0	\$0.00				\$0.00	\$11,835.00	145.4	\$32,715.00	0	\$0.00	0	\$0.00	0	\$0.00				\$0.00	\$32,715.00	\$44,550.00
Total Task 1 Cost													\$11,835.00													\$32,715.00	\$44,550.00
Task 2: System Architecture Development																											
Sub-tasks 2.1 - 2.3 Deliverables	290	\$65,250.00	0	\$0.00	0	\$0.00	0	\$0.00				\$0.00	\$65,250.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00				\$0.00	\$0.00	\$65,250.00
Total Task 2 Cost													\$65,250.00													\$0.00	\$65,250.00
Task 3: Data Integration																											
Sub-tasks 3.1 - 3.3 Deliverables	256	\$57,600.00	0	\$0.00	0	\$0.00	0	\$0.00				\$0.00	\$57,600.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00				\$0.00	\$0.00	\$57,600.00
Total Task 3 Cost													\$57,600.00													\$0.00	\$57,600.00
Task 4: LLM Based Climate Risk Mode Development																											
Sub-tasks 4.1 - 4.3 Deliverables	223	\$50,175.00	0	\$0.00	0	\$0.00	0	\$0.00				\$0.00	\$50,175.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00				\$0.00	\$0.00	\$50,175.00
Total Task 4 Cost													\$50,175.00													\$0.00	\$50,175.00
Task 5: Pilot Implementation FY26																											
Sub-tasks 5.1 - 5.2 Deliverables	27	\$6,075.00	0	\$0.00	0	\$0.00	0	\$0.00				\$0.00	\$6,075.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00				\$0.00	\$0.00	\$6,075.00
Total Task 5 Cost													\$6,075.00													\$0.00	\$6,075.00
Task 6: Co-Creation Process																											
Sub-task 6.1 - 6.4 Deliverables	96	\$21,600.00	0	\$0.00	0	\$0.00	0	\$0.00				\$0.00	\$21,600.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00				\$0.00	\$0.00	\$21,600.00
Total Task 6 Cost													\$21,600.00													\$0.00	\$21,600.00
END OF FY26 (JUNE 30, 2026) TOTAL COSTS													\$212,535.00													\$32,715.00	\$245,250.00
Task 7: Documentation, Knowledge Transfer & Community Engagement	Hours	Total	Hours	Total	Hours	Total	Hours	Total					Hours	Total	Hours	Total	Hours	Total	Hours	Total							
Sub-tasks 7.1 - 7.4 Deliverables	104	\$23,400.00	0	\$0.00	0	\$0.00	0	\$0.00				\$0.00	\$23,400.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00				\$0.00	\$0.00	\$23,400.00
Total Task 7 Cost													\$23,400.00													\$0.00	\$23,400.00
Task 8: LLM Development & Pilot Implementation FY27																											
Sub-task 8.1 - 8.5 Deliverables	260	\$58,500.00	0	\$0.00	0	\$0.00	0	\$0.00				\$0.00	\$58,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00				\$0.00	\$0.00	\$58,500.00
Total Task 8 Cost													\$58,500.00													\$0.00	\$58,500.00
END OF FY27 (JUNE 30, 2027) TOTAL COSTS													\$81,900.00														
TOTAL PROJECT COSTS													\$294,435.00													\$32,715.00	\$327,150.00

**TOWN OF PLYMOUTH CAPITAL IMPROVEMENT PLAN REQUEST
FY26 FALL TOWN MEETING**

Department: Energy and Environment	Priority #:	5
Project Title and Description: Great Herring Pond Water Quality Project	Total Project Cost:	\$61,655

Department/Division Head: David Gould/Michael Cahill

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:

N/A. Application pending with Massachusetts Coastal Zone Management in the amount of \$50,655 with \$11,000 in town match to the state funding for a total project cost of \$61,655.

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
<i>Planning and Design</i>			FY27		
<i>Labor and Materials</i>	50,655	State grant request	FY28		
<i>Administration</i>			FY29		
<i>Land Acquisition</i>			FY30		
<i>Equipment</i>			FY31		
<i>Other</i>					
<i>Contingency</i>					
Total Capital	\$11,000	Match to State Grant			

Project Justification and Objective:

The project aims to reduce stormwater impacts to Great Herring Pond to improve water quality.

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.



Town of Plymouth
Department of Energy & Environment
26 Court Street, Plymouth, MA 02360



MEMO

To: Derek Brindisi, Town Manager
Lynne Barrett, Finance Director

From: Sarah McCormack, Natural Resources and Sustainability Specialist, Department of Energy and Environment

Re: Capital Request – Great Herring Pond Water Quality Improvement Project – Innovative Stormwater Filtration Pilot

Date: July 29, 2025

Great Herring Pond (GHP) is impaired by nutrient pollution, organic matter accumulation, and episodic blooms of cyanobacteria. These impairments can be exacerbated by untreated stormwater discharges, which can deliver high loads of organic debris, nutrients, and emerging contaminants (PFAs) into the pond. The excess organic input contributes to eutrophication, promoting harmful algal blooms (HABs) that threaten critical diadromous fish habitat, recreational use, and public health. Despite prior watershed planning efforts, there remains a gap in cost-effective, scalable infrastructure to mitigate these nonpoint source inputs. This pilot project proposes deployment of modular, full-capture filtration systems at key catch basins to address the root causes of cyanobacterial proliferation and broader pollutant loading, directly advancing recommendations from the GHP Management Plan and diagnostic assessment.

Within this project, Plymouth will partner with Kai Pono Solutions, a clean tech startup out of San Diego, CA, to pilot an innovative stormwater filtration device. This pilot aims to remove $\geq 50\%$ of phosphorous, $\geq 80\%$ of total suspended solids (TSS) and $\geq 20\%$ of nitrogen consistently over the course of a year. DEE staff will collaborate with TMDL Solutions and the Coastal Systems Program at the School of Marine Science and Technology at the University of Massachusetts – Dartmouth to conduct baseline and post-installation monitoring. Through this robust monitoring program, the Town and Kai Pono staff will be able to quantify the efficacy of the device and evaluate installation at other high-priority Plymouth catch basins.

The Town applied for \$61,655 in funding through the Coastal Zone Management (CZM) Coastal Habitat and Water Quality Grant Program. If awarded, the Town will be reimbursed \$50,655 through this grant. We are respectfully requesting the use of \$11,000 (18% of project cost) from the Environmental Affairs Revolving Fund for match funding.



KAI PONO

Saving our waterways one storm drain at
a time





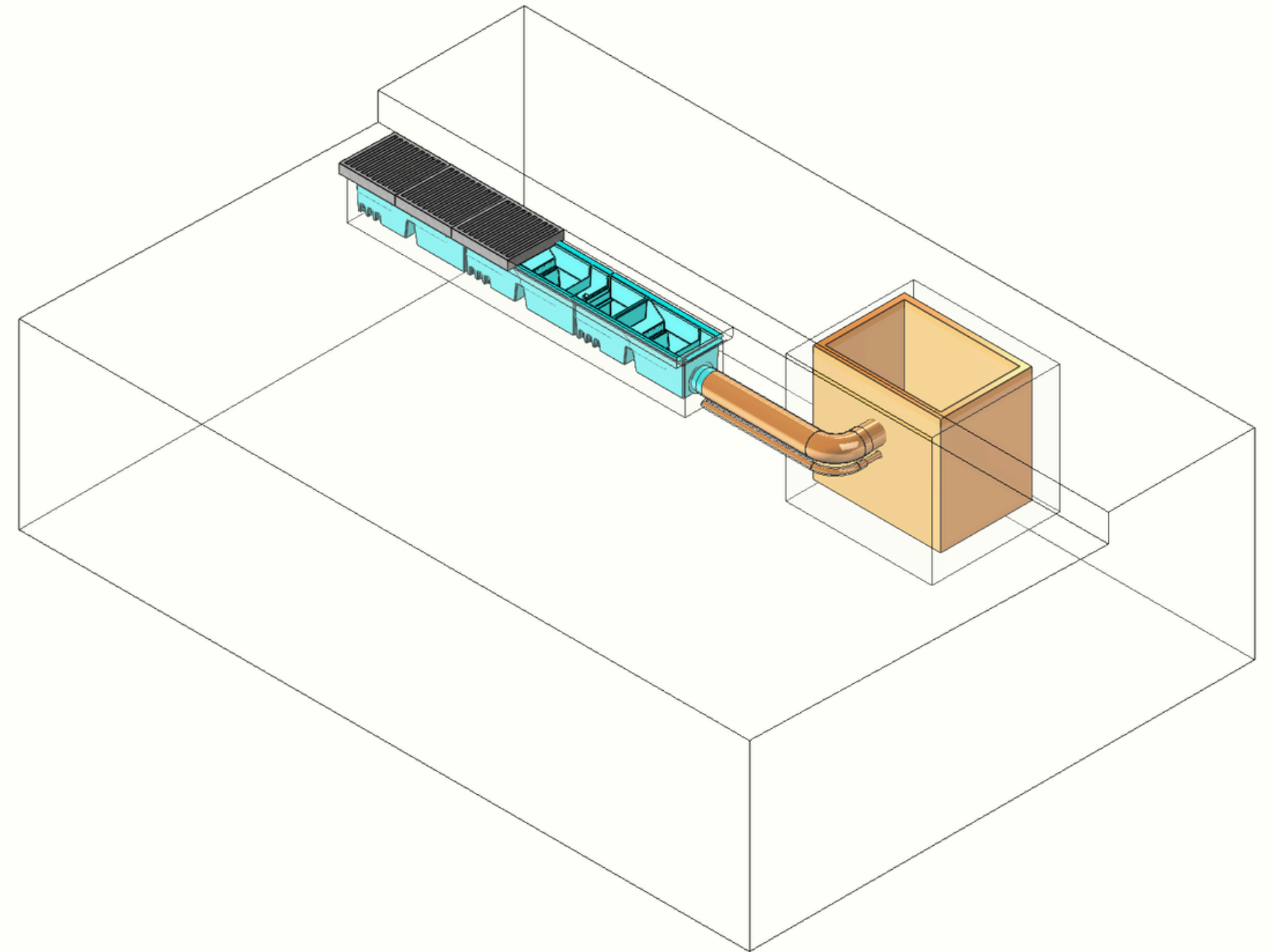
STORMWATER FILTRATION DEVICE

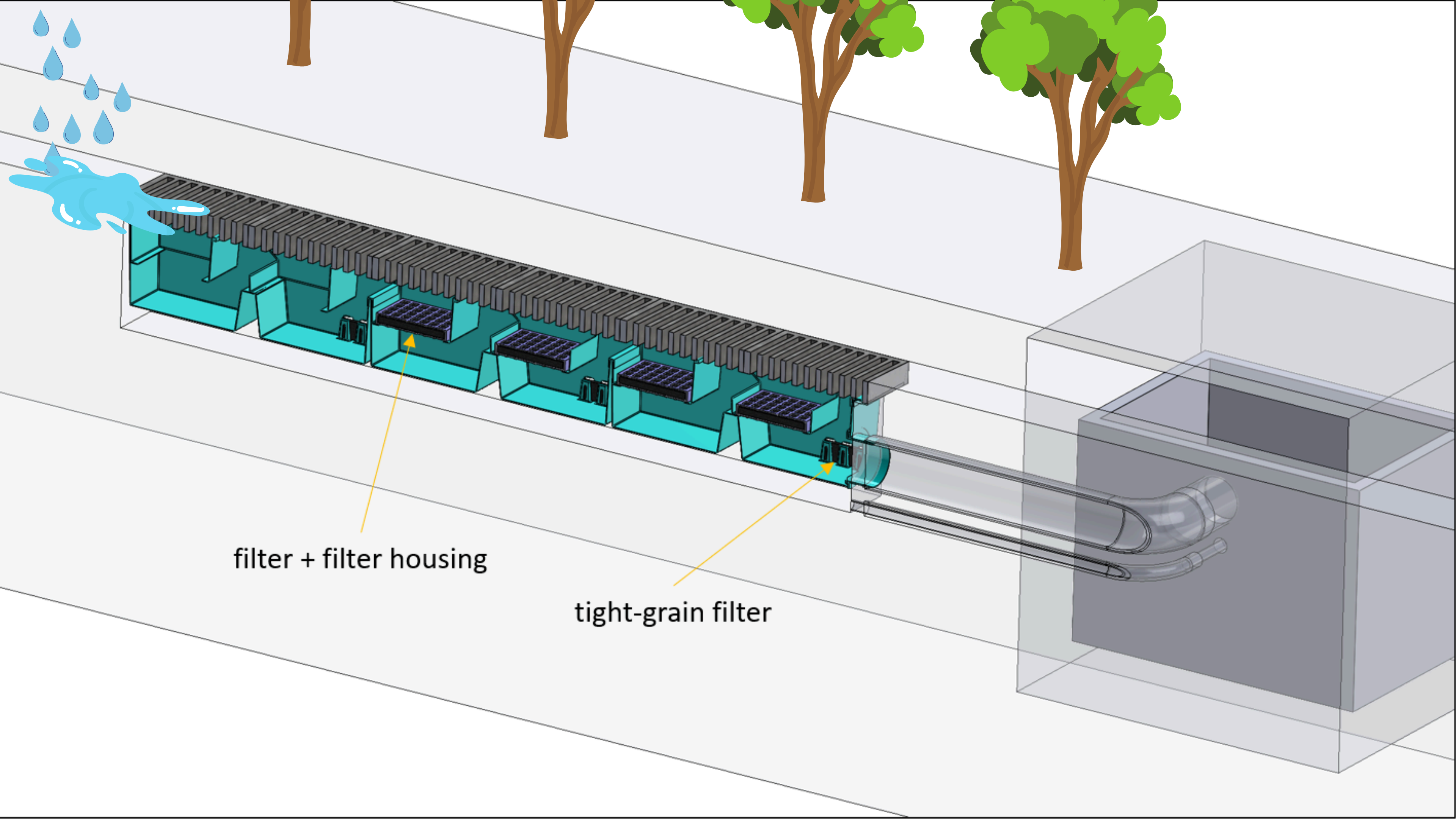
STORMWATER FILTRATION DEVICE

- Low footprint, flood proof, gravity fed and custom to site specific contaminants.
- Fits directly in the curb and gutter line at the street level
- Filters water in a patent pending sequence before reaching the nearest storm drain inlet
- Does not require a power source

ADAPTABLE

- Perfect solution for new or existing construction.
- Can be implemented at the infrastructure phase and left in place during all phases of construction.
- Permanent solution when install is completed.
- Never blocks the existing storm drain and a car can be parked over the entire system.





filter + filter housing

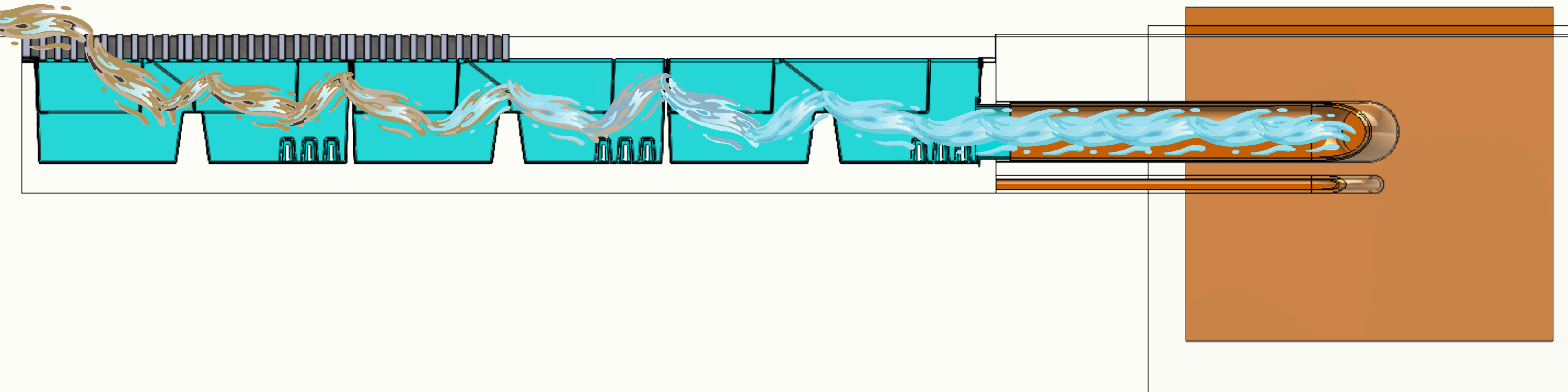
tight-grain filter

SMALL SPATIAL FOOTPRINT

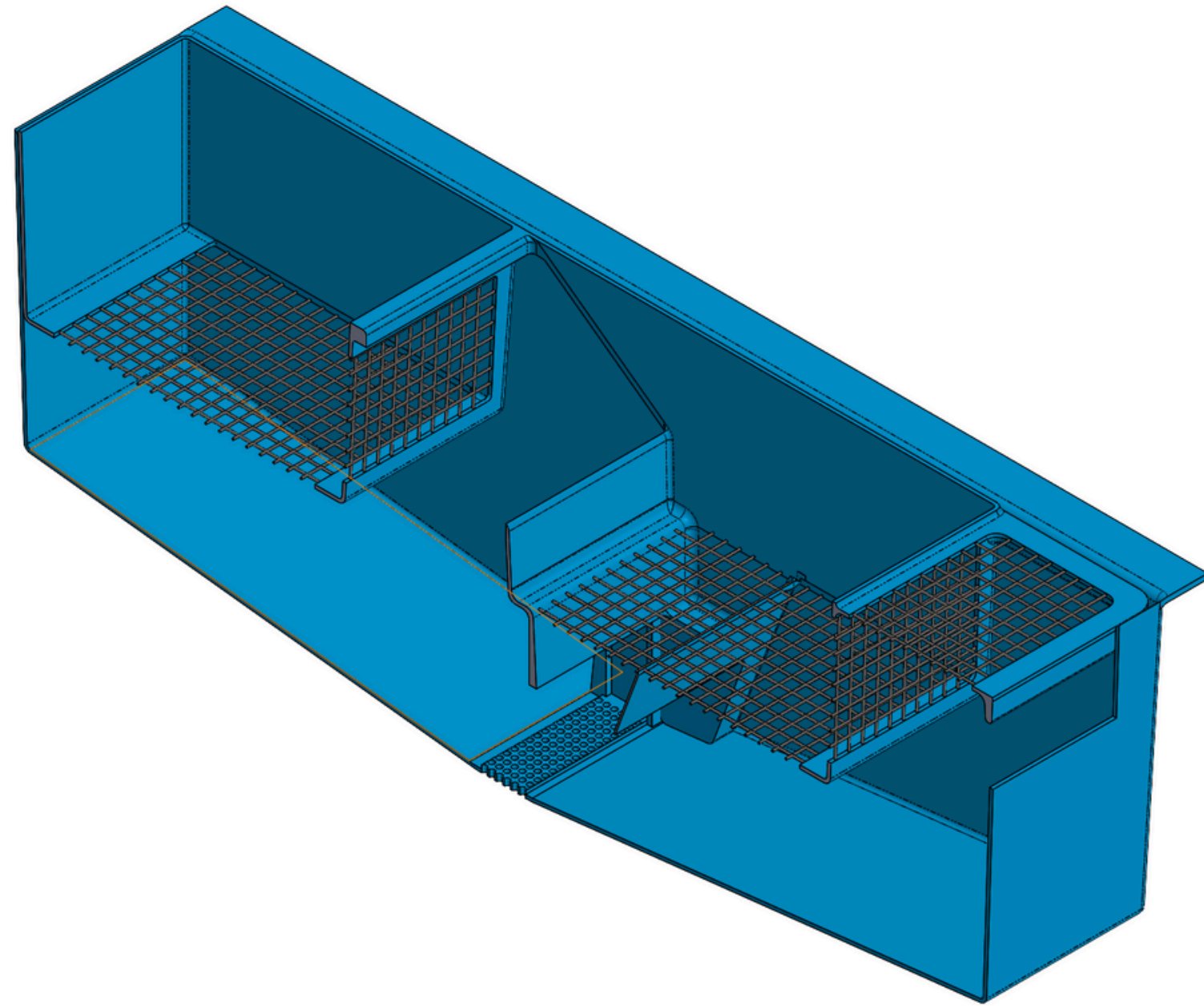


Requires 1.1 cubic yards of excavation
18" from finished grade to excavation subgrade

ASSISTED FLOW



THE LEGO OF STORMWATER FILTRATION



✓ 80% LOWER RETROFIT COSTS

Our shallow, low-impact design saves cities and contractors \$80,000 per project compared to deep excavation alternatives.

✓ FASTER INSTALLATION, FASTER REVENUE

1-day installation vs. competitors' 1-week+ processes, reducing labor costs.

✓ REGULATORY COMPLIANCE WITHOUT THE HASSLE

Meets all stormwater compliance requirements, including the California State Waterboard Trash Provisions.

✓ SEAMLESS INTEGRATION

Works with existing filtration systems, reducing additional infrastructure costs.

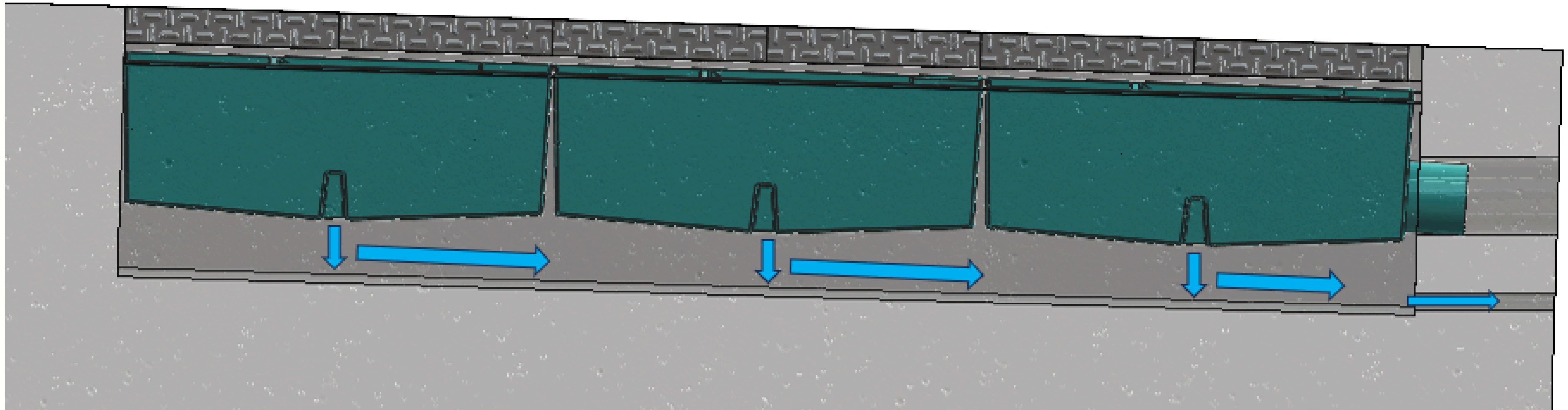
✓ FLOOD PROOF DESIGN

Unlike competitors, our system maintains efficient water flow under all conditions, preventing citywide flooding risks. Equipped with overflow capabilities, it ensures uninterrupted performance even in extreme weather.

✓ MODULAR & SCALABLE

Our system's plug-and-play modular design gives engineers total flexibility to scale pre-treatment coverage as needed. Whether it's a tight retrofit or a large-scale installation, our units snap together seamlessly to fit where competitors can't.

TIGHT GRAIN FILTER



FLOW RATE CAPACITY

1% GRADE

.35cfs

9% GRADE

.35cfs

19% GRADE

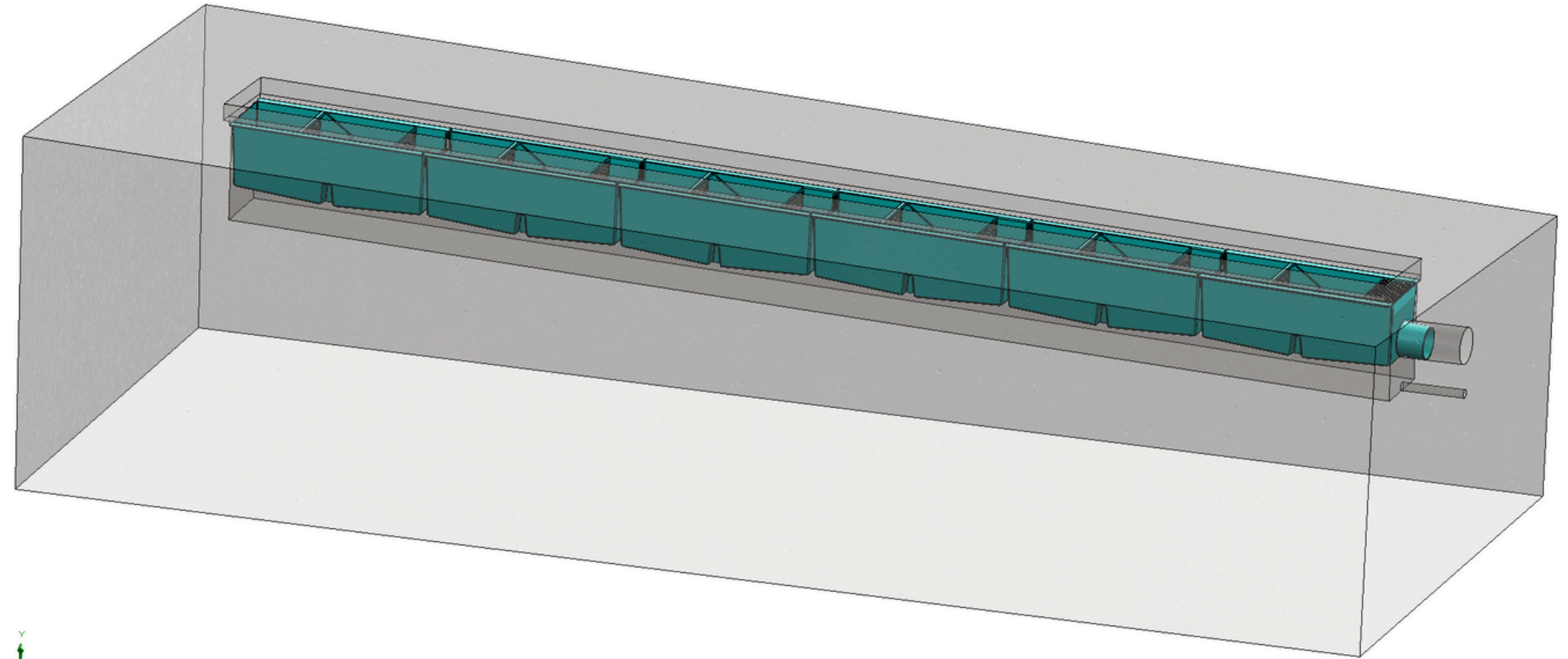
.35cfs

CONFIGURATIONS

CUSTOM

Puzzle Piece Basins

Site Specific Contaminant Filters



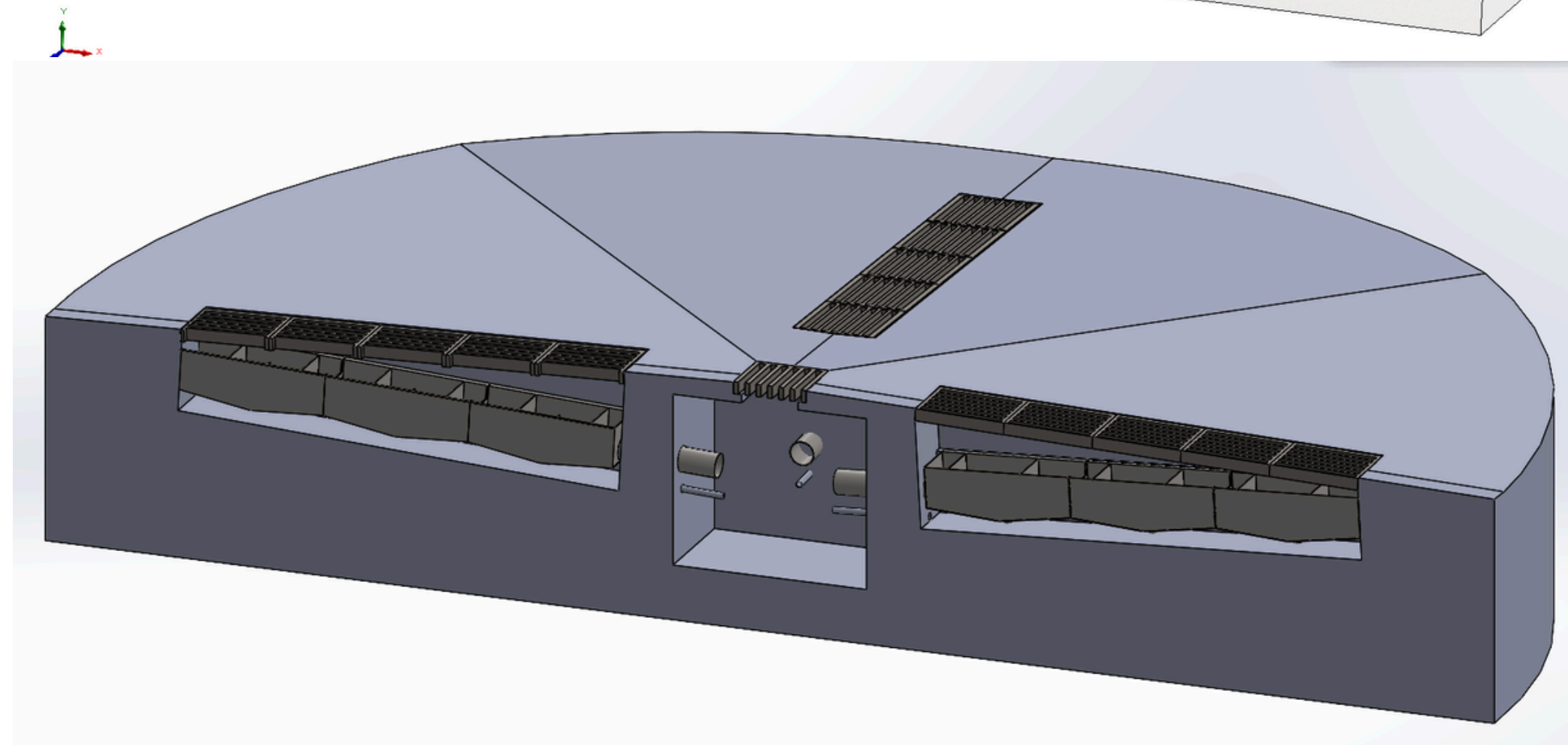
ADAPTABLE

Multiple Applications

New or Existing Infrastructure

Compatible with any flow of water

Gravity Fed





THE DETAILS

 Pilot: Makena, Maui



1.1 cubic yards of excavation



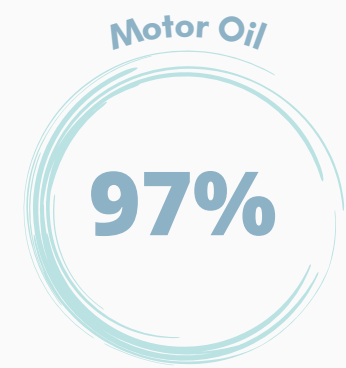
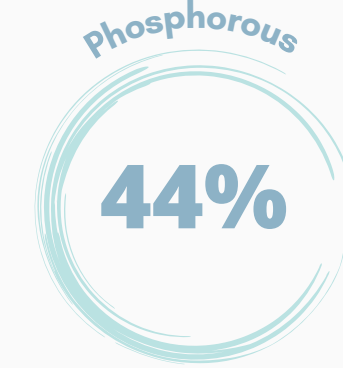
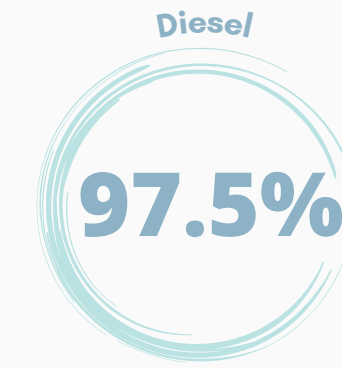
Flow rates > .35 cfs



1 person x 1 day x 1 install



Liquid Mold Injected with pDCPD
(Osborne Industries)



California State Waterboard
Trash Capture Certified

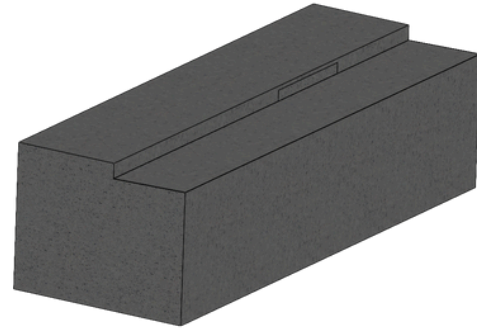


Mosquito Vector Association
Control Certified



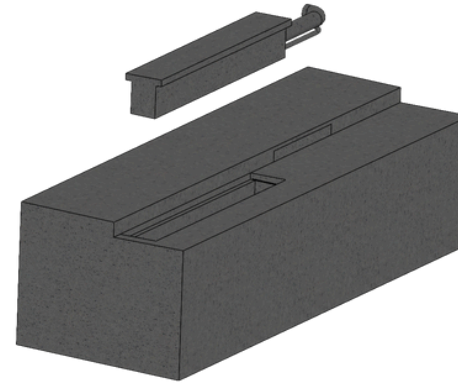
INSTALLATION

1



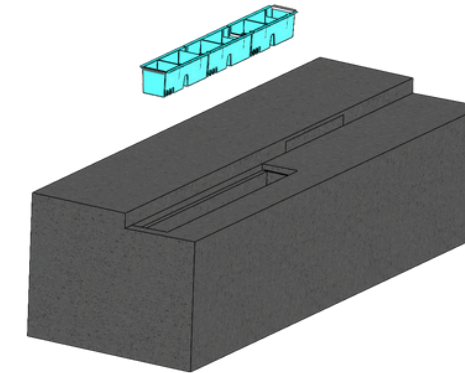
Start with existing curb and gutter

2



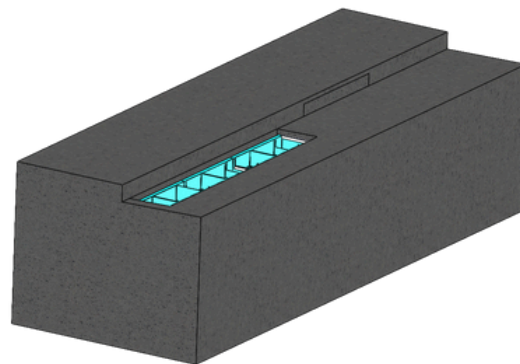
Remove 9 feet of curb and gutter material

3



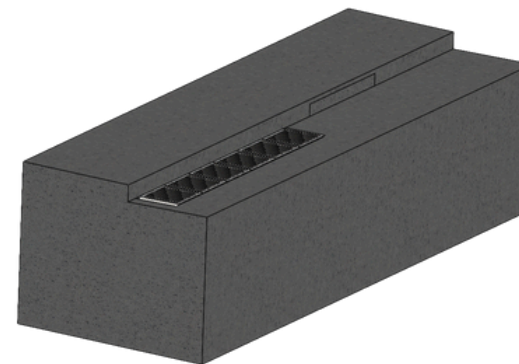
Drop in Kai Pono System

4



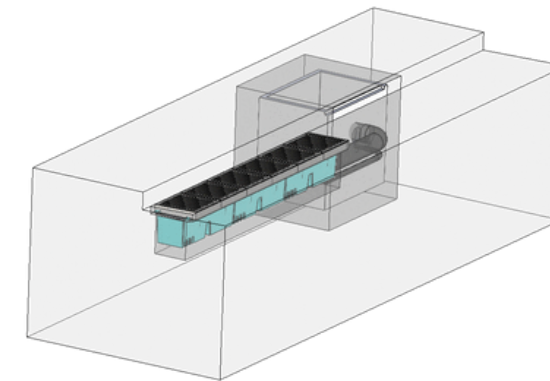
Pour back concrete

5



Place in grates

6



Assembled System

REQUIRES ABSOLUTELY NO SMALL PARTS OR SCREWS.
HARDWARE IS LIMITED FOR SIMPLE INSTALLATION

MAINTENANCE

Basin 3:
access for visual
inspection and
treatment

Basin 2:
access for visual
inspection and
treatment

Basin 1:
access for visual
inspection and
treatment



Basin 3:
access for visual inspection
and treatment once horizontal
mesh is removed*

COMPETITIVE ADVANTAGES

TRASH & SEDIMENT PRE TREATMENT

Many devices are just trash, or just pre treatment. Our device happens to cover both, which sets us apart and categorizes us as a 2 in 1 device. Helping meet regulation on both ends.

MID IMPACT

We take a Mid Impact approach, we have high filtration rates similar to the “high impact” devices, and low costs and spatial footprints similar to the “low impact” devices.


FLOW ASSISTANCE

Many consumers are worried about flooding and clogging. This is a common question and we fully combat it since our device ASSISTS with flooding and monitors flows through IOT.

MAHALO!


KAI PONO

(kye-poh-noh)
righteous ocean

 @kaiponosolutions

 kaiponosolutions.com

 navy@kaiponosolutions.com

 808-896-9392





Centerville, MA 02632
Tel: 508-737-5991

Scope of Work

Technical Support of the Town of Plymouth Stormwater Technology Assessment

June 5, 2025

Overview

The Town of Plymouth is planning to evaluate a stormwater treatment technology and has asked TMDL Solutions to assist with the assessment. The technology will be installed at the stormwater outlet at the end of Eagle Hill Drive. Stormwater at this outlet was previously measured in 2015, as part of the Great Herring Pond/Little Herring Pond Management Plan¹, and in 2019 to assess the impact of changes in the road.² The Town has requested baseline and post-installation monitoring. TMDL Solutions staff will complete the monitoring and review monitoring results in a summary technical memorandum in the following tasks:

Task 1: Baseline/Pre-Installation and Post-Installation Stormwater Monitoring

TMDL Solutions staff will collect stormwater runoff flow measurements and samples from the outfall pipe at the end of Eagle Hill Drive during three storms prior to the installation of the treatment technology and during three storms after the installation of the treatment technology. Runoff samples will be collected using standard techniques, including “first flush” samples and samples during the course of the storm (3-5 samples/measurements per storm). Runoff samples, including sufficient QA samples, will be assayed at the Coastal Systems Program at the School of Marine Science and Technology (CSP/SMAST), University of Massachusetts Dartmouth for a variety of constituents, including, at a minimum: total phosphorus, ortho-phosphorus, total nitrogen, and total suspended solids (TSS).

TASK 1 Cost: \$8,700

Task 2: Reporting

TMDL Solutions staff will prepare a brief Technical Memorandum summarizing the monitoring results. A draft Technical Memorandum will be submitted to Town staff by April 2026. A Final Technical Memorandum will be submitted two weeks after receipt of comments on the draft Technical Memorandum. No presentation is included.

TASK 2 Cost: \$2,700

TOTAL PROJECT COST (Tasks 1-2): \$11,400

¹ Eichner, E., B. Howes, and D. Schlezinger. 2022. Great Herring and Little Herring Ponds Management Plan and Diagnostic Assessment. Town of Plymouth, Massachusetts. TMDL Solutions LLC and Coastal Systems Program, School for Marine Science and Technology, University of Massachusetts Dartmouth. Centerville, MA and New Bedford, MA. 136 pp.

² TMDL Solutions Technical Memorandum. February 4, 2020. Eagle Hill 2019 Stormwater Monitoring Results. From: E. Eichner. To: K. Tower, Town of Plymouth. 9 pp.

FY26 Coastal Habitat and Water Quality Grants Scope/Budget Template
Town of Plymouth - Great Herring Pond Water Quality Improvement Project

Directions: Please complete this table with your projects scope of work and budget as part of your Coastal Habitat and Water Quality Grants application. Use this as a template to fill in as much information as possible about your projects proposed tasks, timeline, deliverables, and budget by task. If you are applying for a two year project timeline, please separate your proposed tasks by fiscal year. You can add any additional information such as hourly rate, salary, estimate of probable costs, and/or direct costs in a new tab within this document or upload them in the Grant Management System online portal.

Project Tasks	Task Description	Deliverables	Deliverable Due Date	Total Grant	Total Match	Total Task
Task 1: Kai Pono System Package						
Sub-task 1.1 - Makena filtration basin	Procurement of Makena filtration basin	Supply eight Makena reflow basins for two	Dec-25	\$ -	\$ 8,000.00	\$ 8,000.00
Sub-task 1.2 - Matala Filter Matting	Procurement of Matala Filter Matting	Deliver sixteen matala mat filters to enhance	Dec-25	\$ -	\$ 480.00	\$ 480.00
Sub-task 1.3 - SmartSponge Filters	Procurement of SmartSponge Filters	Provide sixteen SmartSponge hydrocarbon	Dec-25	\$ -	\$ 520.00	\$ 520.00
Total Task 1 Cost				\$ -	\$ 9,000.00	\$ 9,000.00
Task 2: Field Installation						
Sub-task 2.1 - Mobilization & Compliance	SWPPP plan approved; traffic control in place; site mobilized/demobilized	Project installation	Jan-26		\$ 2,000.00	\$ 2,000.00
Sub-task 2.2 - Earthwork & Disposal	Excavation to design depth; concrete & soil hauled off with dump tickets	Project installation	Jan-26	\$ 1,500.00	\$ -	\$ 1,500.00
Sub-task 2.3 - Materials	Concrete placed & cured; frames, grates, mats, pipes, fittings installed	Project installation	Jan-26	\$ 6,700.00	\$ -	\$ 6,700.00
Sub-task 2.4 - Equipment Costs	Trucks, excavator, compressor, saws, small tools on-site with daily logs	Project installation	Jan-26	\$ 6,400.00	\$ -	\$ 6,400.00
Sub-task 2.5 - Labor	Crew completes demo, form, pour/finish, cleanup on schedule	Project installation	Jan-26	\$ 11,700.00	\$ -	\$ 11,700.00
Sub-task 2.6 - 10% Contingency	Budget reserve for unforeseen conditions	Project installation	Jan-26	\$ 2,830.00	\$ -	\$ 2,830.00
Total Task 2 Cost				\$ 29,130.00	\$ 2,000.00	\$ 31,130.00
Task 3: Outreach, Engagement & Close-Out Roadmap						
Sub-task 3.1 - Engagement Plan	Support Town of Plymouth in developing an education & engagement	Outreach & engagement roadmap—	May-26	\$ 2,025.00	\$ -	\$ 2,025.00
Sub-task 3.2 - Community Meetings	Provide technical support for Town-related off and on-site meetings (traffic control, street	Community meeting support	May-26	\$ 900.00	\$ -	\$ 900.00
Sub-task 3.3 - Event Materials	Obtain all permits for 2024/2025 events; hydrocarbon spill kits; cones to support 10-min	Event materials	May-26	\$ 1,800.00	\$ -	\$ 1,800.00
Sub-task 3.4 - Consultation	One-on-one consultation and coordination to resolve technical issues and keep the	Consultation services	May-26	\$ 900.00	\$ -	\$ 900.00
Sub-task 3.5 - Close-Out Report	Prepare a comprehensive close-out report summarizing engagement activities; record	Comprehensive close-out report	May-26	\$ 4,500.00	\$ -	\$ 4,500.00
Total Task 3 Cost				\$ 10,125.00	\$ -	\$ 10,125.00
Task 4: Stormwater Monitoring						
Sub-task 4.1 - Data Collection	Stormwater runoff flow measurements and samples from the outfall pipe at the end of	Water quality data	Mar-26	\$ 8,700.00	\$ -	\$ 8,700.00
Sub-task 4.2 - Reporting	Prepare a technical report summarizing the monitoring results	Technical Report	Apr-26	\$ 2,700.00	\$ -	\$ 2,700.00
Total Task 4 Cost				\$ 11,400.00	\$ -	\$ 11,400.00
END OF FY26 (JUNE 30, 2026) TOTAL				\$ 50,655.00	\$ 11,000.00	\$ 61,655.00
TOTAL PROJECT COSTS				\$ 50,655.00	\$ 11,000.00	\$ 61,655.00

**TOWN OF PLYMOUTH CAPITAL IMPROVEMENT PLAN REQUEST
FY26 SPRING ANNUAL TOWN MEETING**

Department: Facilities	Priority #:	1
Project Title and Description: F/S DOORS #1, #6, #3	Total Project Cost:	\$144,440

Department/Division Head: K. J. Anderson

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

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

List any funding sources and amounts already granted: N/A

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
<i>Planning and Design</i>			FY27		
<i>Labor and Materials</i>	\$125,600		FY28		
<i>Administration</i>			FY29		
<i>Land Acquisition</i>			FY30		
<i>Equipment</i>			FY31		
<i>Other</i>					
<i>Contingency</i>	\$18,840	15% for increases and electrical			
Total Capital	\$144,440				

Project Justification and Objective: New doors required at Fire STA 1, 3, & 6.

For Capital Project Requests:

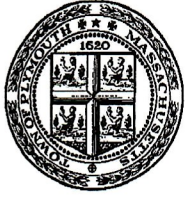
Will this project be phased over more than one fiscal year? If yes, enter it on the 5 Year Plan Yes ☐ No ☒
Can this project be phased over more than one fiscal year? Yes ☐ No ☒

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: 20 years

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



TOWN OF PLYMOUTH

Department of Public Works
159 Camelot Drive
Plymouth, Massachusetts 02360
508-830-4162

MEMORANDUM

Date: 06AUG2025

To: L. A. Barrett
Finance Director

From: K. J. Anderson
DPW Facilities Manager

Thru: W. A. Coyle
DPW Director

Subject: FIRE STATIONS #1, #3, #6 FY27 CAPITAL REQUEST

-
1. Plymouth Fire Stations #1 (1978), #3 (2001), & #6 (1997) have apparatus bay doors that are in need of replacement. The mission of the Plymouth Fire Department is to protect the lives and property within America's Hometown by reducing the effects of fire, assisting with medical emergencies, hazardous materials incidents, special rescues, and disasters.
 2. A condition assessment of the overhead doors determined that they are deteriorating and problematic at these locations due to age, frequent usage, and parts availability.
 3. Fire Stations must remain in a ready status and any delay in apparatus egress due to a faulty door should be considered unacceptable. Door repair will help preserve and maintain the integrity of an apparatus response time.
 4. Facilities Division (422) is requesting funding in the amount of \$144,440 in support of bay door replacement at three aging Fire Stations.
 5. Thank you for your consideration.

Overhead Door Co of Boston

300 Weymouth Street
Rockland, MA 02370

John Davis, Sales Manager
john.davis@dhpace.com
Cell: 508-208-9343
Office: 781-871-3850 Ext 119

The Genuine. The Original.



Proposal #: jd-10532

PROPOSAL SUBMITTED TO: Town of Plymouth				Date 6/23/2025		Attention Gary Goulski			
STREET 26 Court st				Job Name Plymouth Fire					
City Plymouth		State Ma	Zip Code 02360	Job Location 114 Sandwich St					
Phone Number 781/771-8447		Fax Number		Job Phone 781/771-8447					
ITEM #	QTY	SERIES	DOOR WIDTH	DOOR HEIGHT	OPENING WIDTH	OPENING HEIGHT	OPERATION	HEAD ROOM	JAMB TYPE
A	3	SteelForm	13-4	12-3	13-2	12-3	Electric		
B	2	SteelForm	12-2	10-0	12-2	10-0	Electric		

FURNISH AND INSTALL:

SteelForm 24GA Steel insulated doors as manufactured by Raynor

- * Colorwave RAL3020
- * Double endstiles
- * One Aluminum Full Vision glass section 1/8 Clear Tempered Glass
- * 3" track w/ full wall angle
- * 15 R track stanadrd lift
- * High Cycle Springs 50,000
- Raynor Tolley type Operators
- * 115/1/60
- * One remote each / One interior wall station
- * One thru-beam photo -cell

PROPOSAL TO INCLUDE THE FOLLOWING:

- ** One Extra set of torsion spring to leave on site **

All Wire and Wiring Low-voltage and hot by Town of Plymouth
Tax Exempt
Prevailing Wage Labor

Addendum E-2. We have been placed on notice from our supplier partners that the recently announced international trade tariffs may be implemented suddenly and result in material surcharges for all new orders placed in addition to the quoted prices. This proposal is based on current pricing from Seller's suppliers and includes all price increases and surcharges levied by those suppliers and known by Seller as of the date of this proposal. This proposal is valid for acceptance for 30 days. The Seller reserves the right to require an approved change order before the order can be released into production to compensate for any supplier price increases or surcharges announced after the date of this Proposal and prior to the release of materials for fabrication. Seller will provide written documentation of the Supplier increase notice upon request.

We hereby propose to complete in accordance with above specification, for the sum of:

Fifty Four Thousand Six Hundred Dollars and No Cents

\$54,600.00

Signature


John Davis Sales Manager

Direct Dial: Phone: 781-871-3850
Ext 112

TERMS AND CONDITIONS

Payment to be made as follows: N/30

Prices subject to change if not accepted in 30 days.

Terms. The products ("Products") described above and the labor necessary to install the Products ("Labor") are herein collectively referred to as the "Work".

Condition Precedent. Buyer and Seller agree that if, following Buyer's acceptance hereof, a contract is to be executed by them, Seller's performance hereunder shall be subject to the condition precedent that the terms and conditions of such contract are acceptable to Seller.

Scope of Work. Seller agrees to perform for Buyer the Work at the Project. Buyer acknowledges and agrees that: (i) the prices quoted by Seller for the Products are based upon plans, specifications, verbal information or sketches as indicated herein and the addenda hereto; and (ii) that the Work contemplated under this Proposal is fully and correctly described herein. Unless included in the description of and prices quoted for Products, glass, glazing, painting and electrical wiring is excluded under this Proposal and will be provided only upon receipt of a supplemental order signed by Buyer. This quotation is based upon a visual inspection; it does not take into account concealed deficiencies in the substrata. Immediately upon discovery of said deficiencies the customer will be notified of additional cost before corrective work is performed. If this estimate includes cutting into existing concrete/asphalt structure, it is the responsibility of the customer to advise OHD Co of Atlanta of any concealed utilities or other hazards prior to the start of work. All testing to locate or determine location of said utilities or hazards by others.

Proposal Price. Conditional upon Seller's prior approval of Buyer's credit, Buyer will pay Seller the unpaid balance for performance of the Work within 30 days of the date of Seller's invoice. If performance of the Work extends over 30 days, Buyer agrees to pay Seller progress payments under Seller's regular billing terms and if Products have been delivered to the Project or stored in a mutually agreed location, Buyer agrees to pay an amount not to exceed 90% of the Proposal Price in payment of the cost of such Products. If payment of any sum is not made when and as due under this Proposal, Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law. If Buyer's check is dishonored or returned for any reason, Buyer's account will be electronically debited for the amount of the check plus the state maximum processing fee. If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorney's fees and all other costs of collection and litigation incurred by Seller whether or not a lawsuit for collection is instituted.

Contract Time. Installation dates are estimates only and Seller cannot guarantee commencement of Work or completion thereof on any given date. Completion dates cannot be given until Seller has been furnished with complete approved drawings and any additional information it may request. Seller shall not be liable for total or partial failure to complete or for any delay in delivering Products or Labor under this Proposal. Seller shall not be liable in any event for any special or consequential damages on account of failure or delay in performance, regardless of cause. Quoted price contingent upon customer having opening(s) clear of all obstructions and available during the day of work. Excessive wait time to clear opening will result in hourly charges being added to the work order.

Recurring Services. The following terms and conditions apply only to recurring service transactions and modify the terms set out above accordingly: [1] Although Seller agrees as a courtesy to contact Buyer at such times as or with the frequency requested by Buyer, Buyer agrees that Buyer retains sole responsibility for scheduling the Work that Buyer desires Seller to perform hereunder. [2] Following the initial one-year term of this agreement this contract shall automatically renew for successive one-year terms up to a total of five years from the date of the initial order, unless either party hereto provides the other party no less than sixty (60) days notice of termination in advance of any such renewal date. [3] Annually as of the renewal date, Seller shall have the right to increase the rates provided herein, either by an amount up to the percentage change in the Consumer Price Index over the previous 12 months or 5%, whichever is greater.

Work Performance. Performance of the Work will be made by Seller in a prompt manner but Seller cannot be responsible for damage or delay due to acts of God, accidents, civil disturbances, delays in transportation by common carrier, strikes, war, unavailability of material or other cause beyond the reasonable control of Seller. If Products are installed before a finished floor is completed, warranty is limited and Seller assumes no responsibility for fitting the Product to the floor. An additional charge may be made to Buyer for returning to the Project for adjustments to the Product. Seller assumes no responsibilities for failure of installation of the Product due to structural deficiencies in an existing building. Buyer shall prepare the Project for installation in accordance with requirements of Seller. If special work, requiring additional material and labor is required to meet conditions other than those specifically described in this Proposal, Buyer agrees to pay an additional charge therefore. Seller shall be allowed uninterrupted and exclusive access to the Project during performance of the Work. No Product may be returned without Seller's prior written approval. All Product returned is subject to a minimum of 25% restocking fee.

Cancellation. In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this

Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount is to be paid within 30 days from the date of such cancellation. In the event of Buyer's insolvency this Proposal shall be cancelled and Seller shall have no further obligations to Buyer hereunder.

Insurance. Seller shall carry workmen's compensation and public liability insurance to cover the Work. Seller shall not be liable to indemnify, hold harmless or protect in any way the Buyer, or any other party involved in the Work, whether an employee of Seller or Buyer or any third party, except to the extent of the workmen's compensation and public liability insurance maintained by Seller. Buyer shall keep the Project adequately insured against any loss to Seller by reason of damage to Seller's Product or Work or Seller's vehicles, equipment and tools by vandalism, fire, water, windstorm and any other occurrence during the course of Work.

Alterations. Any alterations or modifications initiated by Buyer must be agreed upon between the parties and the price fixed by them before work on such alteration or modification shall commence. Payment for such alteration or modification shall be made at the time of the completion of the Work.

Permits and Licenses. Buyer shall be responsible for securing the necessary permits and licenses for the Work at Buyer's own cost and expense.

Limited Warranty on Defective Products, Parts or Services. In addition to any warranty offered by the manufacturer, Seller offers the following exclusive LIMITED WARRANTY on products, parts and services: Seller warrants that any complete door unit installed or supplied during original construction shall be free from defects in material and workmanship for a period of one (1) year after such unit is supplied to Buyer. Wood products are warranted only if properly protected by Buyer no later than ten (10) days after delivery, and per the manufacturer's instructions, with prime and finish coats of the manufacturer's recommended paint. Seller warrants that all parts and equipment replaced by Seller or its authorized representative shall be free from defects for a period of ninety (90) days after replacement. For a period of thirty (30) days after service, Seller warrants that its services were performed in a professional and workmanlike manner. Buyer must notify Seller of any problem within the warranty period. This LIMITED WARRANTY does not apply to any part or equipment which has been tampered with or subjected to misuse or abuse, or which has been repaired by anyone other than persons authorized by Seller. ALL WARRANTIES FOR THESE PRODUCTS AND SERVICES, INCLUDING THE IMPLIED WARRANTY OF MERCHANTABILITY AND THE IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, ARE ONLY VALID FOR THE TIME PERIODS SPECIFIED HEREIN, AND IN NO EVENT FOR LONGER THAN ONE (1) YEAR FROM THE DATE OF PURCHASE. IN CASE OF BREACH OF ANY OF THESE WARRANTIES, SELLER'S OBLIGATIONS SHALL BE LIMITED TO THE REPAIR OR REPLACEMENT OF ANY DEFECTIVE WORKMANSHIP OR PART WITHOUT CHARGE. IN NO EVENT SHALL SELLER BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES (INCLUDING WITHOUT LIMITATION LIABILITY FOR BUYER'S EXPENSES OR LOSS OF INCOME WHILE PRODUCTS OR EQUIPMENT ARE OUT OF OPERATION) IN CONNECTION WITH THE EQUIPMENT, PRODUCTS, SERVICES, PARTS AND LABOR PROVIDED HEREUNDER, OR THE BREACH OF ANY RELATED IMPLIED OR EXPRESS WARRANTY, EXCEPT THAT DAMAGES FOR PERSONAL INJURY SHALL NOT BE PRECLUDED. THIS EXCLUSION OF DAMAGES DOES NOT APPLY IN KANSAS.

Modification of Proposal. Any modification of this Proposal or additional obligation assumed by either party in connection with this Proposal shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

Governing Law. It is agreed that this Proposal shall be governed by, construed and enforced in accordance with the laws of the state in which the Project is located.

NOTICE TO OWNER

FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSM. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

ACCEPTANCE: Terms, Price, and specifications on all pages of this proposal are hereby accepted and the work authorized.

Purchaser: _____

Signature

Title

Date of Acceptance

Overhead Door Co of Boston

300 Weymouth Street
Rockland, MA 02370

John Davis, Sales Manager
john.davis@dhpace.com
Cell: 508-208-9343
Office: 781-871-3850 Ext 119

The Genuine. The Original.



Proposal #: jd-10530

PROPOSAL SUBMITTED TO: Town of Plymouth				Date 6/23/2025		Attention Gary Goulski			
STREET 26 Court st				Job Name 12 Pine Hills Dr Plymouth Fire					
City Plymouth		State Ma	ZipCode 02360	Job Location					
Phone Number 781/771-8447		Fax Number		Job Phone 781/771-8447					
ITEM #	QTY	SERIES	DOOR WIDTH	DOOR HEIGHT	OPENING WIDTH	OPENING HEIGHT	OPERATION	HEAD ROOM	JAMB TYPE
A	3	SteelForm	14-2	14-1	14-0	14-0	Electric		

FURNISH AND INSTALL:

SteelForm 24GA Steel insulated doors as manufactured by Raynor

- * Colorwave RAL3020
- * Double endstiles
- * One Aluminum Full Vision glass section 1/8 Clear Tempered Glass
- * 3" track w/ full wall angle
- * 15 R track stanadrd lift
- * High Cycle Springs 50,000

Raynor Tolley type Operators

- * 115/1/60
- * One remote each / One interior wall station
- * One thru-beam photo -cell

PROPOSAL TO INCLUDE THE FOLLOWING:

** One Extra set of torsion spring to leave on site **

All Wire and Wiring Low-voltage and hot by Town of Plymouth

Tax Exempt

Prevailing Wage Labor

Addendum E-2. We have been placed on notice from our supplier partners that the recently announced international trade tariffs may be implemented suddenly and result in material surcharges for all new orders placed in addition to the quoted prices. This proposal is based on current pricing from Seller's suppliers and includes all price increases and surcharges levied by those suppliers and known by Seller as of the date of this proposal. This proposal is valid for acceptance for 30 days. The Seller reserves the right to require an approved change order before the order can be released into production to compensate for any supplier price increases or surcharges announced after the date of this Proposal and prior to the release of materials for fabrication. Seller will provide written documentation of the Supplier increase notice upon request.

Price Proposal for Town of Plymouth by Overhead Door Co of Boston

Proposal Number jd - 10530


Job Name: 12 Pine Hills Dr Plymouth Fire

We hereby propose to complete in accordance with above specification, for the sum of:

Thirty Five Thousand Five Hundred Dollars and No Cents

\$35,500.00

Signature


John Davis, Sales Manager

Direct Dial: Phone: 781-871-3850
Ext 112

TERMS AND CONDITIONS

Payment to be made as follows: N/30

Prices subject to change if not accepted in 30 days.

Terms. The products ("Products") described above and the labor necessary to install the Products ("Labor") are herein collectively referred to as the "Work".

Condition Precedent. Buyer and Seller agree that if, following Buyer's acceptance hereof, a contract is to be executed by them, Seller's performance hereunder shall be subject to the condition precedent that the terms and conditions of such contract are acceptable to Seller.

Scope of Work. Seller agrees to perform for Buyer the Work at the Project. Buyer acknowledges and agrees that: (i) the prices quoted by Seller for the Products are based upon plans, specifications, verbal information or sketches as indicated herein and the addenda hereto; and (ii) that the Work contemplated under this Proposal is fully and correctly described herein. Unless included in the description of and prices quoted for Products, glass, glazing, painting and electrical wiring is excluded under this Proposal and will be provided only upon receipt of a supplemental order signed by Buyer. This quotation is based upon a visual inspection; it does not take into account concealed deficiencies in the substrata. Immediately upon discovery of said deficiencies the customer will be notified of additional cost before corrective work is performed. If this estimate includes cutting into existing concrete/asphalt structure, it is the responsibility of the customer to advise OHD Co of Atlanta of any concealed utilities or other hazards prior to the start of work. All testing to locate or determine location of said utilities or hazards by others.

Proposal Price. Conditional upon Seller's prior approval of Buyer's credit, Buyer will pay Seller the unpaid balance for performance of the Work within 30 days of the date of Seller's invoice. If performance of the Work extends over 30 days, Buyer agrees to pay Seller progress payments under Seller's regular billing terms and if Products have been delivered to the Project or stored in a mutually agreed location, Buyer agrees to pay an amount not to exceed 90% of the Proposal Price in payment of the cost of such Products. If payment of any sum is not made when and as due under this Proposal, Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law. If Buyer's check is dishonored or returned for any reason, Buyer's account will be electronically debited for the amount of the check plus the state maximum processing fee. If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorney's fees and all other costs of collection and litigation incurred by Seller whether or not a lawsuit for collection is instituted.

Contract Time. Installation dates are estimates only and Seller cannot guarantee commencement of Work or completion thereof on any given date. Completion dates cannot be given until Seller has been furnished with complete approved drawings and any additional information it may request. Seller shall not be liable for total or partial failure to complete or for any delay in delivering Products or Labor under this Proposal. Seller shall not be liable in any event for any special or consequential damages on account of failure or delay in performance, regardless of cause. Quoted price contingent upon customer having opening(s) clear of all obstructions and available during the day of work. Excessive wait time to clear opening will result in hourly charges being added to the work order.

Recurring Services. The following terms and conditions apply only to recurring service transactions and modify the terms set out above accordingly: [1] Although Seller agrees as a courtesy to contact Buyer at such times as or with the frequency requested by Buyer, Buyer agrees that Buyer retains sole responsibility for scheduling the Work that Buyer desires Seller to perform hereunder. [2] Following the initial one-year term of this agreement this contract shall automatically renew for successive one-year terms up to a total of five years from the date of the initial order, unless either party hereto provides the other party no less than sixty (60) days notice of termination in advance of any such renewal date. [3] Annually as of the renewal date, Seller shall have the right to increase the rates provided herein, either by an amount up to the percentage change in the Consumer Price Index over the previous 12 months or 5%, whichever is greater.

Work Performance. Performance of the Work will be made by Seller in a prompt manner but Seller cannot be responsible for damage or delay due to acts of God, accidents, civil disturbances, delays in transportation by common carrier, strikes, war, unavailability of material or other cause beyond the reasonable control of Seller. If Products are installed before a finished floor is completed, warranty is limited and Seller assumes no responsibility for fitting the Product to the floor. An additional charge may be made to Buyer for returning to the Project for adjustments to the Product. Seller assumes no responsibilities for failure of installation of the Product due to structural deficiencies in an existing building. Buyer shall prepare the Project for installation in accordance with requirements of Seller. If special work, requiring additional material and labor is required to meet conditions other than those specifically described in this Proposal, Buyer agrees to pay an additional charge therefore. Seller shall be allowed uninterrupted and exclusive access to the Project during performance of the Work. No Product may be returned without Seller's prior written approval. All Product returned is subject to a minimum of 25% restocking fee.

Cancellation. In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this

Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount is to be paid within 30 days from the date of such cancellation. In the event of Buyer's insolvency this Proposal shall be cancelled and Seller shall have no further obligations to Buyer hereunder.

Insurance. Seller shall carry workmen's compensation and public liability insurance to cover the Work. Seller shall not be liable to indemnify, hold harmless or protect in any way the Buyer, or any other party involved in the Work, whether an employee of Seller or Buyer or any third party, except to the extent of the workmen's compensation and public liability insurance maintained by Seller. Buyer shall keep the Project adequately insured against any loss to Seller by reason of damage to Seller's Product or Work or Seller's vehicles, equipment and tools by vandalism, fire, water, windstorm and any other occurrence during the course of Work.

Alterations. Any alterations or modifications initiated by Buyer must be agreed upon between the parties and the price fixed by them before work on such alteration or modification shall commence. Payment for such alteration or modification shall be made at the time of the completion of the Work.

Permits and Licenses. Buyer shall be responsible for securing the necessary permits and licenses for the Work at Buyer's own cost and expense.

Limited Warranty on Defective Products, Parts or Services. In addition to any warranty offered by the manufacturer, Seller offers the following exclusive LIMITED WARRANTY on products, parts and services: Seller warrants that any complete door unit installed or supplied during original construction shall be free from defects in material and workmanship for a period of one (1) year after such unit is supplied to Buyer. Wood products are warranted only if properly protected by Buyer no later than ten (10) days after delivery, and per the manufacturer's instructions, with prime and finish coats of the manufacturer's recommended paint. Seller warrants that all parts and equipment replaced by Seller or its authorized representative shall be free from defects for a period of ninety (90) days after replacement. For a period of thirty (30) days after service, Seller warrants that its services were performed in a professional and workmanlike manner. Buyer must notify Seller of any problem within the warranty period. This LIMITED WARRANTY does not apply to any part or equipment which has been tampered with or subjected to misuse or abuse, or which has been repaired by anyone other than persons authorized by Seller. ALL WARRANTIES FOR THESE PRODUCTS AND SERVICES, INCLUDING THE IMPLIED WARRANTY OF MERCHANTABILITY AND THE IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, ARE ONLY VALID FOR THE TIME PERIODS SPECIFIED HEREIN, AND IN NO EVENT FOR LONGER THAN ONE (1) YEAR FROM THE DATE OF PURCHASE. IN CASE OF BREACH OF ANY OF THESE WARRANTIES, SELLER'S OBLIGATIONS SHALL BE LIMITED TO THE REPAIR OR REPLACEMENT OF ANY DEFECTIVE WORKMANSHIP OR PART WITHOUT CHARGE. IN NO EVENT SHALL SELLER BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES (INCLUDING WITHOUT LIMITATION LIABILITY FOR BUYER'S EXPENSES OR LOSS OF INCOME WHILE PRODUCTS OR EQUIPMENT ARE OUT OF OPERATION) IN CONNECTION WITH THE EQUIPMENT, PRODUCTS, SERVICES, PARTS AND LABOR PROVIDED HEREUNDER, OR THE BREACH OF ANY RELATED IMPLIED OR EXPRESS WARRANTY, EXCEPT THAT DAMAGES FOR PERSONAL INJURY SHALL NOT BE PRECLUDED. THIS EXCLUSION OF DAMAGES DOES NOT APPLY IN KANSAS.

Modification of Proposal. Any modification of this Proposal or additional obligation assumed by either party in connection with this Proposal shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

Governing Law. It is agreed that this Proposal shall be governed by, construed and enforced in accordance with the laws of the state in which the Project is located.

NOTICE TO OWNER

FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSM. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

ACCEPTANCE: Terms, Price, and specifications on all pages of this proposal are hereby accepted and the work authorized.

Purchaser: _____

Signature

Title

Date of Acceptance

Overhead Door Co of Boston

300 Weymouth Street
Rockland, MA 02370

John Davis, Sales Manager
john.davis@dhpace.com
Cell: 508-208-9343
Office: 781-871-3850 Ext 119

The Genuine. The Original.



Proposal #: jd-10531

PROPOSAL SUBMITTED TO: Town of Plymouth				Date 6/23/2025		Attention Gary Goulski			
STREET 26 Court st				Job Name Plymouth Fire					
City Plymouth		State Ma	ZipCode 02360		Job Location 2209 State Rd				
Phone Number 781/771-8447		Fax Number			Job Phone 781/771-8447				
ITEM #	QTY	SERIES	DOOR WIDTH	DOOR HEIGHT	OPENING WIDTH	OPENING HEIGHT	OPERATION	HEAD ROOM	JAMB TYPE
A	3	SteelForm	14-2	14-1	14-0	14-0	Electric		

FURNISH AND INSTALL:

SteelForm 24GA Steel insulated doors as manufactured by Raynor

- * Colorwave RAL3020
- * Double endstiles
- * One Aluminum Full Vision glass section 1/8 Clear Tempered Glass
- * 3" track w/ full wall angle
- * 15 R track stanadrd lift
- * High Cycle Springs 50,000
- Raynor Tolley type Operators
- * 115/1/60
- * One remote each / One interior wall station
- * One thru-beam photo -cell

PROPOSAL TO INCLUDE THE FOLLOWING:

- ** One Extra set of torsion spring to leave on site **

All Wire and Wiring Low-voltage and hot by Town of Plymouth

Tax Exempt

Prevailing Wage Labor

Addendum E-2. We have been placed on notice from our supplier partners that the recently announced international trade tariffs may be implemented suddenly and result in material surcharges for all new orders placed in addition to the quoted prices. This proposal is based on current pricing from Seller's suppliers and includes all price increases and surcharges levied by those suppliers and known by Seller as of the date of this proposal. This proposal is valid for acceptance for 30 days. The Seller reserves the right to require an approved change order before the order can be released into production to compensate for any supplier price increases or surcharges announced after the date of this Proposal and prior to the release of materials for fabrication. Seller will provide written documentation of the Supplier increase notice upon request.

We hereby propose to complete in accordance with above specification, for the sum of:

Thirty Five Thousand Five Hundred Dollars and No Cents

\$35,500.00

Signature


John Davis, Sales Manager

Direct Dial: Phone: 781-871-3850
Ext 112

TERMS AND CONDITIONS

Payment to be made as follows: N/30

Prices subject to change if not accepted in 30 days.

Terms. The products ("Products") described above and the labor necessary to install the Products ("Labor") are herein collectively referred to as the "Work".

Condition Precedent. Buyer and Seller agree that if, following Buyer's acceptance hereof, a contract is to be executed by them, Seller's performance hereunder shall be subject to the condition precedent that the terms and conditions of such contract are acceptable to Seller.

Scope of Work. Seller agrees to perform for Buyer the Work at the Project. Buyer acknowledges and agrees that: (i) the prices quoted by Seller for the Products are based upon plans, specifications, verbal information or sketches as indicated herein and the addenda hereto; and (ii) that the Work contemplated under this Proposal is fully and correctly described herein. Unless included in the description of and prices quoted for Products, glass, glazing, painting and electrical wiring is excluded under this Proposal and will be provided only upon receipt of a supplemental order signed by Buyer. This quotation is based upon a visual inspection; it does not take into account concealed deficiencies in the substrata. Immediately upon discovery of said deficiencies the customer will be notified of additional cost before corrective work is performed. If this estimate includes cutting into existing concrete/asphalt structure, it is the responsibility of the customer to advise OHD Co of Atlanta of any concealed utilities or other hazards prior to the start of work. All testing to locate or determine location of said utilities or hazards by others.

Proposal Price. Conditional upon Seller's prior approval of Buyer's credit, Buyer will pay Seller the unpaid balance for performance of the Work within 30 days of the date of Seller's invoice. If performance of the Work extends over 30 days, Buyer agrees to pay Seller progress payments under Seller's regular billing terms and if Products have been delivered to the Project or stored in a mutually agreed location, Buyer agrees to pay an amount not to exceed 90% of the Proposal Price in payment of the cost of such Products. If payment of any sum is not made when and as due under this Proposal, Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law. If Buyer's check is dishonored or returned for any reason, Buyer's account will be electronically debited for the amount of the check plus the state maximum processing fee. If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorney's fees and all other costs of collection and litigation incurred by Seller whether or not a lawsuit for collection is instituted.

Contract Time. Installation dates are estimates only and Seller cannot guarantee commencement of Work or completion thereof on any given date. Completion dates cannot be given until Seller has been furnished with complete approved drawings and any additional information it may request. Seller shall not be liable for total or partial failure to complete or for any delay in delivering Products or Labor under this Proposal. Seller shall not be liable in any event for any special or consequential damages on account of failure or delay in performance, regardless of cause. Quoted price contingent upon customer having opening(s) clear of all obstructions and available during the day of work. Excessive wait time to clear opening will result in hourly charges being added to the work order.

Recurring Services. The following terms and conditions apply only to recurring service transactions and modify the terms set out above accordingly: [1] Although Seller agrees as a courtesy to contact Buyer at such times as or with the frequency requested by Buyer, Buyer agrees that Buyer retains sole responsibility for scheduling the Work that Buyer desires Seller to perform hereunder. [2] Following the initial one-year term of this agreement this contract shall automatically renew for successive one-year terms up to a total of five years from the date of the initial order, unless either party hereto provides the other party no less than sixty (60) days notice of termination in advance of any such renewal date. [3] Annually as of the renewal date, Seller shall have the right to increase the rates provided herein, either by an amount up to the percentage change in the Consumer Price Index over the previous 12 months or 5%, whichever is greater.

Work Performance. Performance of the Work will be made by Seller in a prompt manner but Seller cannot be responsible for damage or delay due to acts of God, accidents, civil disturbances, delays in transportation by common carrier, strikes, war, unavailability of material or other cause beyond the reasonable control of Seller. If Products are installed before a finished floor is completed, warranty is limited and Seller assumes no responsibility for fitting the Product to the floor. An additional charge may be made to Buyer for returning to the Project for adjustments to the Product. Seller assumes no responsibilities for failure of installation of the Product due to structural deficiencies in an existing building. Buyer shall prepare the Project for installation in accordance with requirements of Seller. If special work, requiring additional material and labor is required to meet conditions other than those specifically described in this Proposal, Buyer agrees to pay an additional charge therefore. Seller shall be allowed uninterrupted and exclusive access to the Project during performance of the Work. No Product may be returned without Seller's prior written approval. All Product returned is subject to a minimum of 25% restocking fee.

Cancellation. In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this

Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount is to be paid within 30 days from the date of such cancellation. In the event of Buyer's insolvency this Proposal shall be cancelled and Seller shall have no further obligations to Buyer hereunder.

Insurance. Seller shall carry workmen's compensation and public liability insurance to cover the Work. Seller shall not be liable to indemnify, hold harmless or protect in any way the Buyer, or any other party involved in the Work, whether an employee of Seller or Buyer or any third party, except to the extent of the workmen's compensation and public liability insurance maintained by Seller. Buyer shall keep the Project adequately insured against any loss to Seller by reason of damage to Seller's Product or Work or Seller's vehicles, equipment and tools by vandalism, fire, water, windstorm and any other occurrence during the course of Work.

Alterations. Any alterations or modifications initiated by Buyer must be agreed upon between the parties and the price fixed by them before work on such alteration or modification shall commence. Payment for such alteration or modification shall be made at the time of the completion of the Work.

Permits and Licenses. Buyer shall be responsible for securing the necessary permits and licenses for the Work at Buyer's own cost and expense.

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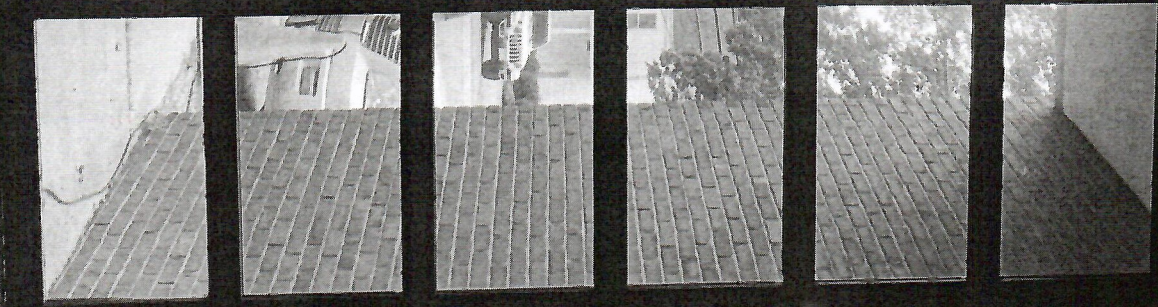
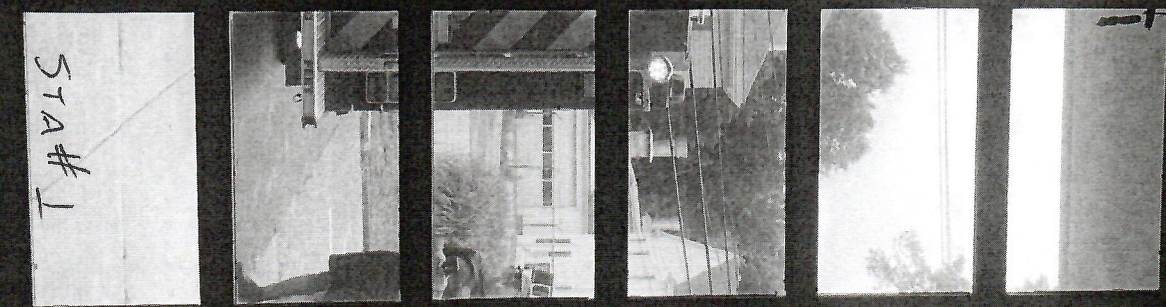
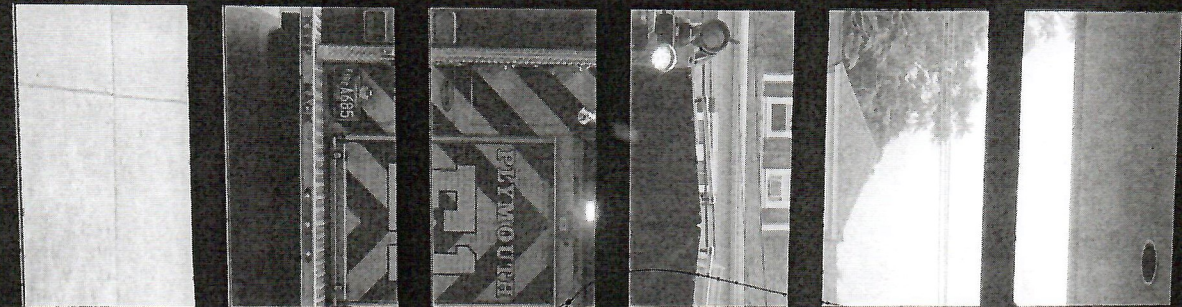
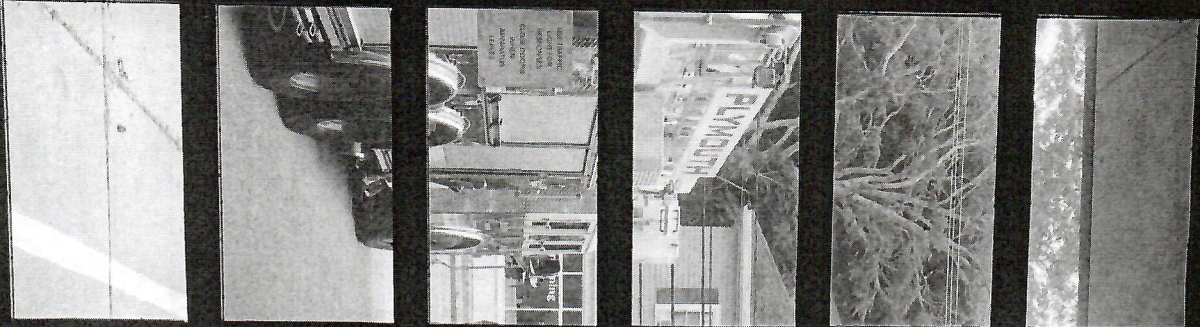
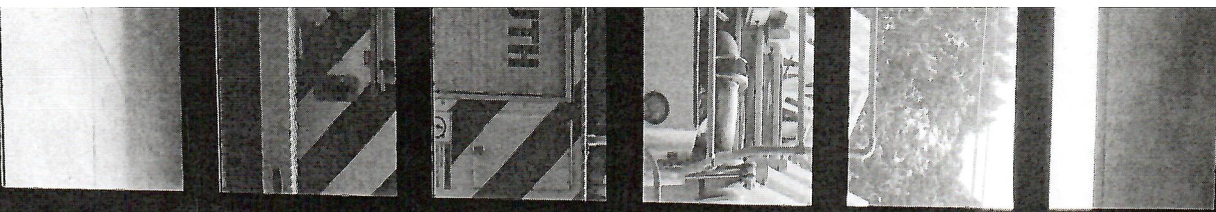
ACCEPTANCE: Terms, Price, and specifications on all pages of this proposal are hereby accepted and the work authorized.

Purchaser: _____

Signature

Title

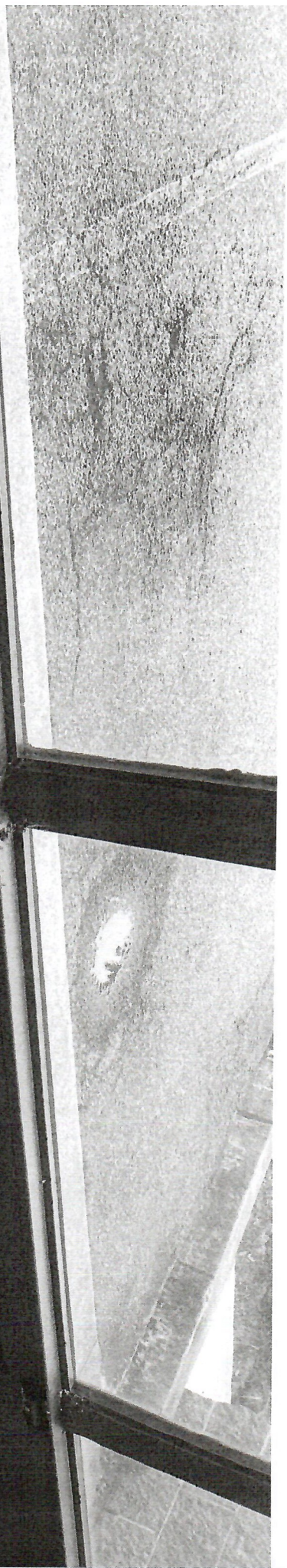
Date of Acceptance

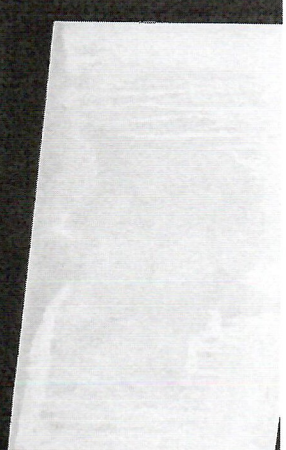
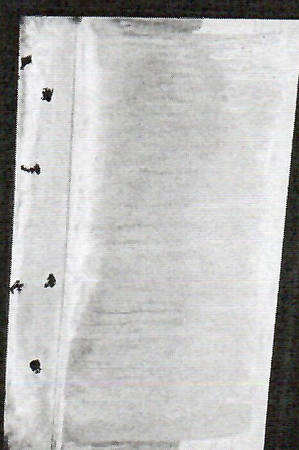
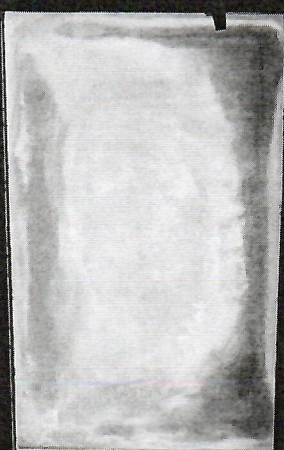
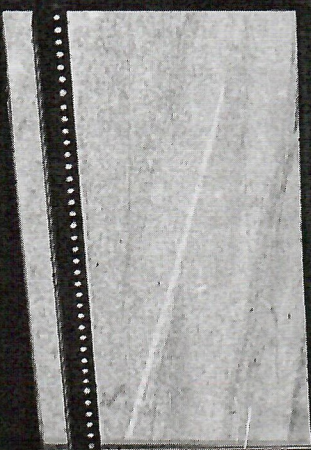
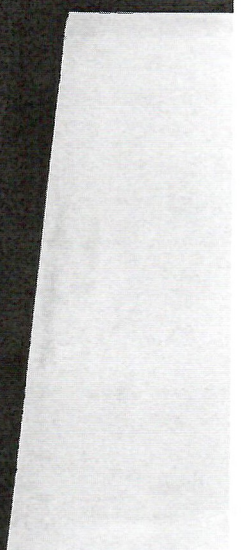
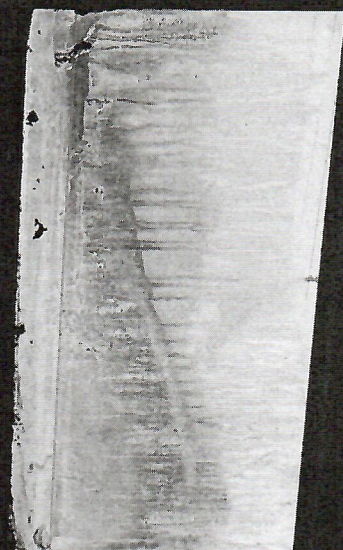
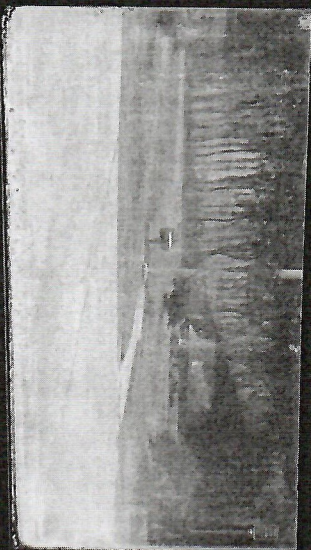
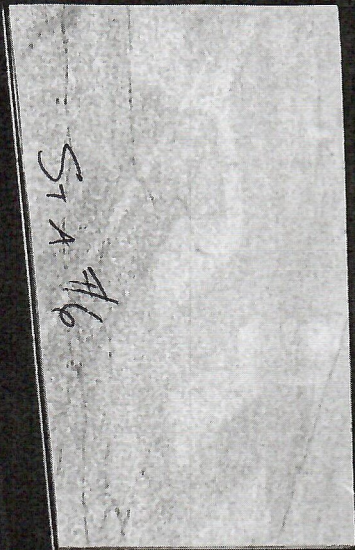
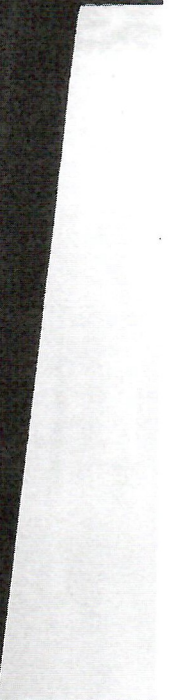
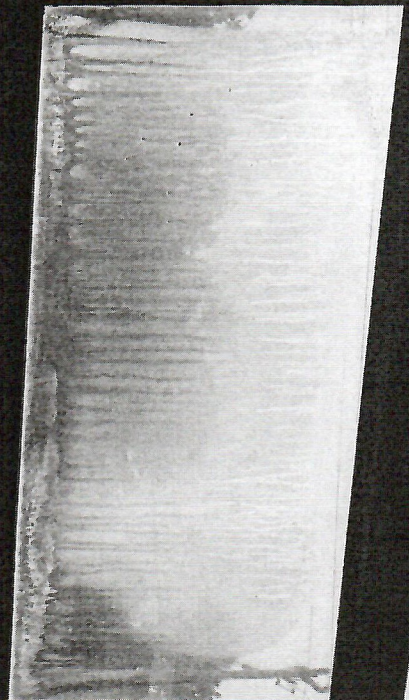
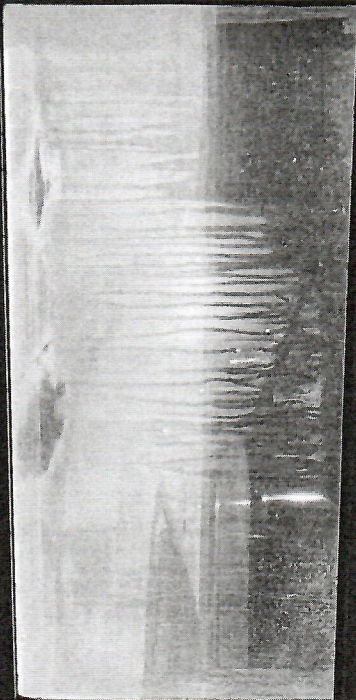


STAFF 1



STA # 3





**TOWN OF PLYMOUTH CAPITAL IMPROVEMENT PLAN REQUEST
FY26 SPRING ANNUAL TOWN MEETING**

Department: Facilities	Priority #:	2
Project Title and Description: Visitor's Center Expansion	Total Project Cost:	\$608,518

Department/Division Head: K. J. Anderson

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

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

List any funding sources and amounts already granted:

Visitor's Services Bureau \$230K, Mass Office of Travel and Tourism (MOTT) Grant (pending approval) of \$200K or lesser denomination if any funding is awarded.

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
<i>Planning and Design</i>	\$59,200		FY27		
<i>Labor and Materials</i>	\$422,500	Estimated	FY28		
<i>Administration</i>	\$30,400		FY29		
<i>Land Acquisition</i>			FY30		
<i>Equipment</i>			FY31		
<i>Other</i>	\$42,250	10% escalation			
<i>Contingency</i>	\$54,168	10% contingency			
Total Capital	\$378,518	\$608,518 less \$230,000 in hand			

Project Justification and Objective: VC is inadequately sized for the amount of foot traffic visiting during peak season.

Total CAP request is contingent on receipt of MOTT Grant in the amount of \$200K. Receipt of any amount of funding thru MOTT will reduce the request for Total Capital.

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: 20 years

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



TOWN OF PLYMOUTH

Department of Public Works
159 Camelot Drive
Plymouth, Massachusetts 02360
508-830-4162

MEMORANDUM

Date: 06AUG2025

To: L. A. Barrett
Finance Director

From: K. J. Anderson
DPW Facilities Manager

Thru: W. A. Coyle
DPW Director

Subject: VISITORS CENTER EXPANSION PROJECT

-
1. Built in 1992, the Plymouth Visitor's Information Center at 130 Water St has welcomed thousands of visitors to the town and surrounding environs for more than thirty years. At just 836sqft and with the Town attracting more tourists, the tourism industry has outgrown the ideally situated building.
 2. The expansion project will allow more room at the front for tourist inquiries and conversation while allowing access to the public restrooms through an exterior door. In the current configuration, visitors needing the restroom must pass through the front lobby which disrupts the flow of information seekers and overcrowds the space. The project will be ADA compliant and includes a ramp providing accessibility to the restrooms and lobby.
 3. The amount of the Capital request is contingent on receipt of funds through a Mass Office of Travel and Tourism (MOTT) grant. The request was for \$200k which would be added to the existing funds, totaling approximately \$230k, previously secured by the President and CEO of See Plymouth. This request will be reduced by the amount received through MOTT. If MOTT grants See Plymouth \$200k, then the Capital request will be reduced to \$178,518.
 4. Facilities Division (422) is requesting funding support in the amount of \$378,518 to complete renovations to the Visitor Center to support the increased level of tourism in America's Hometown.
 5. Thank you for your consideration.

March 11, 2025

Town of Plymouth
Department of Public Works
159 Camelot Drive
Plymouth, MA 02360

Attn: Karl J. Anderson, Facilities Manager

Subject: Scope and Fee - Expansion of Waterfront Visitors Center

Dear Mr. Anderson:

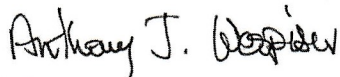
Enclosed please find our proposed Scope and Fee for services in support of the expansion of the Waterfront Visitors Center located at 130 Water Street in Plymouth.

Note that the scope and fee are included as exhibits so that, if accepted by the Town, they can be incorporated into a formal agreement.

Let us know if you have any questions.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.



Anthony J. Wespiser, PE
Associate | Senior Team Leader

Enclosures

March 11, 2025



55 Walkers Brook Drive, Suite 100, Reading, MA 01867
Tel: 978.532.1900

**Town of Plymouth
Visitors Center Expansion
Contract for Designer Services
Scope of Services
Exhibit A**

DESIGNER SERVICES

The following scope of services is based on the Schematic Design and Cost Estimating completed previously.

Phase 1 - Design Development, Construction Documents, and Bidding Assistance

Design Development

- 1.1 The Consultant shall utilize the approved schematic design sketch to prepare design development documents consisting of plans, and other documents to fix and describe the size and character of the project as to architectural, structural, mechanical, and electrical systems, materials, and such other elements as may be appropriate to enable the Town to understand the progress and development of the Project. Such plans shall be subject to the written approval of the Town. The Consultant shall submit to the Town for approval an electronic copy of said design development documents on or before the date or time for submission specified in the Notice to Proceed or any supplement thereto, unless the Consultant shall have obtained from the Town an extension of time in writing.
- 1.2 Assist the Town in obtaining the necessary permits/approvals for the project. The following is a list of the permits / approvals which may be necessary for the project:
 - Planning / Zoning Approval
 - Water Connection (by Contractor - to be included in specifications)
 - Street Opening Permit (by Contractor - to be included in specifications)
 - DEP Stormwater Discharge/Management Permit (by Contractor - to be included in specifications)
 - Conservation Commission Notice of Intent

It is assumed that all permit fees will be waived or paid for by the Town.

Construction Documents

- 1.3 The Consultant shall utilize the approved Design Development documents to complete working plans and specifications in sufficient detail to permit solicitation of firm bids in open

competition for construction of the project, and a detailed cost estimate. Said plans and specifications shall be based on the approved design development, outline specifications and construction cost estimate. The detailed estimate of the cost of the Project shall include quantities of all materials and unit prices of labor and materials as well as cost estimates for each item of work. Such working plans and specifications and cost estimates shall be subject to the written approval of the Town. The Consultant shall furnish to the Town for approval electronic PDF copies of the said plans, specifications and construction cost estimates.

- 1.4 Prepare a final design cost estimate based on the 80% progress of the overall design documents. The cost estimate shall be a full and complete cost estimate for the project including, but not be limited to, information technology, telecommunications, furniture, fixtures, and equipment. The Consultant shall compare its cost estimate to the cost estimate prepared at the completion of previous phase and recommend appropriate actions to modify, correct, or value engineer ("VE") the design in order to avoid potential cost overruns. The Consultant shall implement all such actions approved by the Owner and shall modify the design and all associated plans, specifications, and other contract documents as necessary until such time as the cost estimates for the current phase are equal to or less than the last cost estimate approved by the Owner unless the owner agrees to a revised cost for the project.
- 1.5 Following the approval of the plans, specifications and construction cost estimates, the Consultant shall incorporate all changes required by the Town in the working drawings and specifications.

Bidding Assistance

- 1.6 Upon approval of Construction Contract Documents, the Consultant shall assemble the final Construction Contract Documents, including bid documents and advertisements for receipt of bids for construction contractors, shall provide the electronic bid documents for publishing the documents online, and shall prepare and transmit all addenda. It is assumed that the front end (Division 0 and 1) documents will be prepared using the Consultants standard front-end documents. The Consultant shall attend a pre-bid conference with potential bidders, and shall assist in obtaining bids, conduct a review of the low bidder and transmit the Consultant's recommendations as to the award of the construction contract to the Town. It is assumed the Town will utilize the services of an online bid document distribution service for bidding of the project.
- 1.7 If the bid of the lowest responsible and eligible bidder exceeds the Fixed Limit of Construction Cost, if any, the Town shall have the option to (a) give written approval of an increase in such Fixed Limit, (b) re-bid the Contract within a reasonable period of time, or (c) instruct the Consultant in writing to provide such revised Construction Contract Documents as the Town may require to bring the cost within the Fixed Limit. In the case of (c), the Consultant may, in connection, with such revisions make reasonable adjustments in the scope of the Construction Contract or quality of the work allowed therein subject to the written approval of the Town,

which approval shall not be unreasonably withheld. The Consultant shall be entitled to any additional compensation for such services.

Phase 2 – Construction Administration

Upon receiving approval from the Town to proceed to Construction, the Consultant shall provide the following basic services for the project for an anticipated construction schedule of 10 months. The 10-month schedule shall begin when the Town issues a Notice to Proceed to the most responsible and responsive general contractor or executes a contract with said general contractor, whichever comes first. Additional construction duration beyond the period stated above will be billed at a fee of \$5,000 per month.

- 2.1 Attend pre-construction conference to discuss the general project requirements with the Contractor and the Town.
- 2.2 Attend regularly scheduled construction meetings with the contractor and Town on a weekly basis and prepare and distribute minutes of each meeting. Meeting minutes shall contain a brief outline of issues discussed, an update on the progress of work, and a record of suggestions / recommendations / decisions of the meeting. For the purpose of this proposal, the Consultant's services are budgeted over a xx-month construction duration. If the contractor fails to complete the project within this time frame, the Consultant shall be entitled to additional compensation for the continuation of the services listed above.
- 2.3 Review and approve contractor shop drawings, product submittals, and samples. Review of the shop drawings, product submittals, and samples shall be for the submitted items only and such reviews shall be to determine if the submitted items is in general conformance with the design intent of the contract documents. The Consultant will review submittals two times: once upon original submission and a second time if the Consultant requires a revision or corrections. The Consultant shall be reimbursed the amounts charged by the Consultant for performing any review of a submittal for the third time or greater. Language will be included in the specifications advising the Contractor that they are responsible for reimbursing the Town for these additional charges.
- 2.4 Review and respond to project requests for information during construction.
- 2.5 Review contractor payment requisitions and advise the Town if the payment request is representative of the progress of work.
- 2.6 Review change order requests or issue construction change directives as necessary. All formal approvals of change orders or construction change directives are subject to Town approval.
- 2.7 Conduct periodic observation for each major discipline including geotechnical, civil, structural, architectural, industrial equipment, mechanical, electrical, and plumbing to become generally familiar with the progress and quality of the Work. The Consultant shall report in writing to the

Town any deviations observed at the time the periodic observation was conducted. The following is a summary of the anticipated periodic observations:

- Geotechnical (Two (2) field visits)
 - Observe subgrade below foundation elements prior to backfill (anticipate one (1) field visits)
 - Observe subgrade below slab-on-grade prior to slab placement (anticipate one (1) field visits)
- Civil (two (2) field visits)
 - Observe limits of erosion / sedimentation control elements prior to site clearing/grading
 - Observe subgrade limits upon completion of grading activities
 - Observe drainage installation
 - Observe subgrade prior to installation of MHA pavement
- Landscape Architecture (one (1) field visits)
 - Site visit to stake locations with the landscape contractor
- Structural (three (3) field visits)
 - Observe footing reinforcement prior to concrete placement
 - Observe foundation wall reinforcement prior to concrete placement
 - Observe subgrade preparation (including vapor barrier, wire mesh reinforcement, and construction/control joint dowels) prior to slab concrete placement.
- Architectural (five (5) field visits)
 - Anticipate monthly field visits beginning once structure has been erected
- MEP/FP (five (5) field visits to be conducted by MEP/FP construction administration representative)
 - Observe work at completion of underground work
 - Observe work during rough installation
 - Observe work at completion of rough installation
 - Observe work prior to installation of ceiling tiles
 - Observe progress of work between rough and final

2.8 Conduct substantial completion and final inspections. Issue final construction affidavits indicating that the work has been generally completed in accordance with the contract documents to the best of the Consultant's knowledge, information, and belief based on periodic observations of the Work.

- 2.9 Monitor submission of close-out documentation from the contractor including operation & maintenance manuals, warranties, as-built drawings (prepared by the contractor), and final certificate of completion.

Phase 3 – Geotechnical Investigations

- 3.1 Geotechnical work shall include hiring a drilling contractor and advancing soil borings over a one-day period to identify soil conditions for construction of the expansion. Work shall also include digging test pits to visually observe subsurface conditions on the site. This item includes the cost of the drilling contractor. The scope is based upon the Town providing the equipment and operator to dig the test pits. The consultant shall provide a field representative to document observations of the subsurface conditions at the test pits for up to one (1) days.

ASSUMPTIONS

- Any uncovered environmental conditions encountered during design or construction will be addressed as a separate additional service, if necessary.
- This scope of work does not include MassDEP notifications and/or remedial activities to address any surface or subsurface contamination at the site. A separate scope and fee can be provided to prepare reports and/or conduct remedial activities if contamination is identified.
- This scope of work excludes design of specialty sustainable design components (e.g. photovoltaics, geothermal, etc.).
- This scope assumes that the subsurface conditions are suitable for standard shallow foundations / slab-on-grade construction and that specialty foundation design, over-excavation of undocumented fill, and/or ground improvements are not required.
- This scope of work excludes full time on-site geotechnical field observations during construction for the installation of specialty foundations, over-excavation of undocumented fill, and/or ground improvements for standard foundation elements.
- It is assumed that all permit fees will be waived or paid for by the Town.
- This scope does not include filing an Environmental Notification Form (ENF) associated with the Massachusetts Environmental Policy Act (MEPA).
- Durations for each phase do not include time for Town review of documents. The schedule will be adjusted as required to support time for the associated reviews if necessary.
- The permitting tasks will be initiated during the Design Development Phase. These tasks will conclude at varying times during the design period based on particular regulatory agency requirements.
- If the contractor fails to complete construction within this time frame stated above, the Consultant shall be entitled to additional compensation for the continuation of the services listed above.

- It is assumed that the Town will hire a Commissioning Agent for the mechanical systems. Commissioning Agent shall be selected during the design phase of the project to provide input to the design team during design. The agent shall provide commissioning specifications to be included in the final bid package.
- Selection of furnishings for the new facility are excluded from this scope of services. The Consultant will assist the Town with the coordination of furnishings for the new facility. Assistance shall include meeting with the Town and a furniture vendor to review furnishings for the facility. The Consultant shall include a furnishings plan in the Contract Documents for informational purposes. It is assumed that the furnishing vendor will provide layout drawings during construction administration.
- The Consultant's design services shall include designing infrastructure wiring and raceways for telecommunications/data system. Headend telecommunications and data equipment, fiber network, cable television, etc. will be designed and supplied by separate Town vendors and are not included in this scope and fee.
- The Engineer's design services shall include designing infrastructure raceways for the building security system. Security devices, cameras, access control components, and specialty low-voltage wiring shall be designed and supplied by separate Town vendors and are not included in this scope and fee.

SCHEDULE

Task	Duration
Phase 1 – Design Development and Construction Documents	
• Design Development (DD)	2 months
• Construction Documents (CD)	3 months
• Bidding Assistance	2 months
Phase 2 – Construction Administration	10 months
Phase 3 – Geotechnical Investigations	Concurrent with DD and early CD

Durations identified above do not include time for Town reviews and approvals for each phase.

March 11, 2025

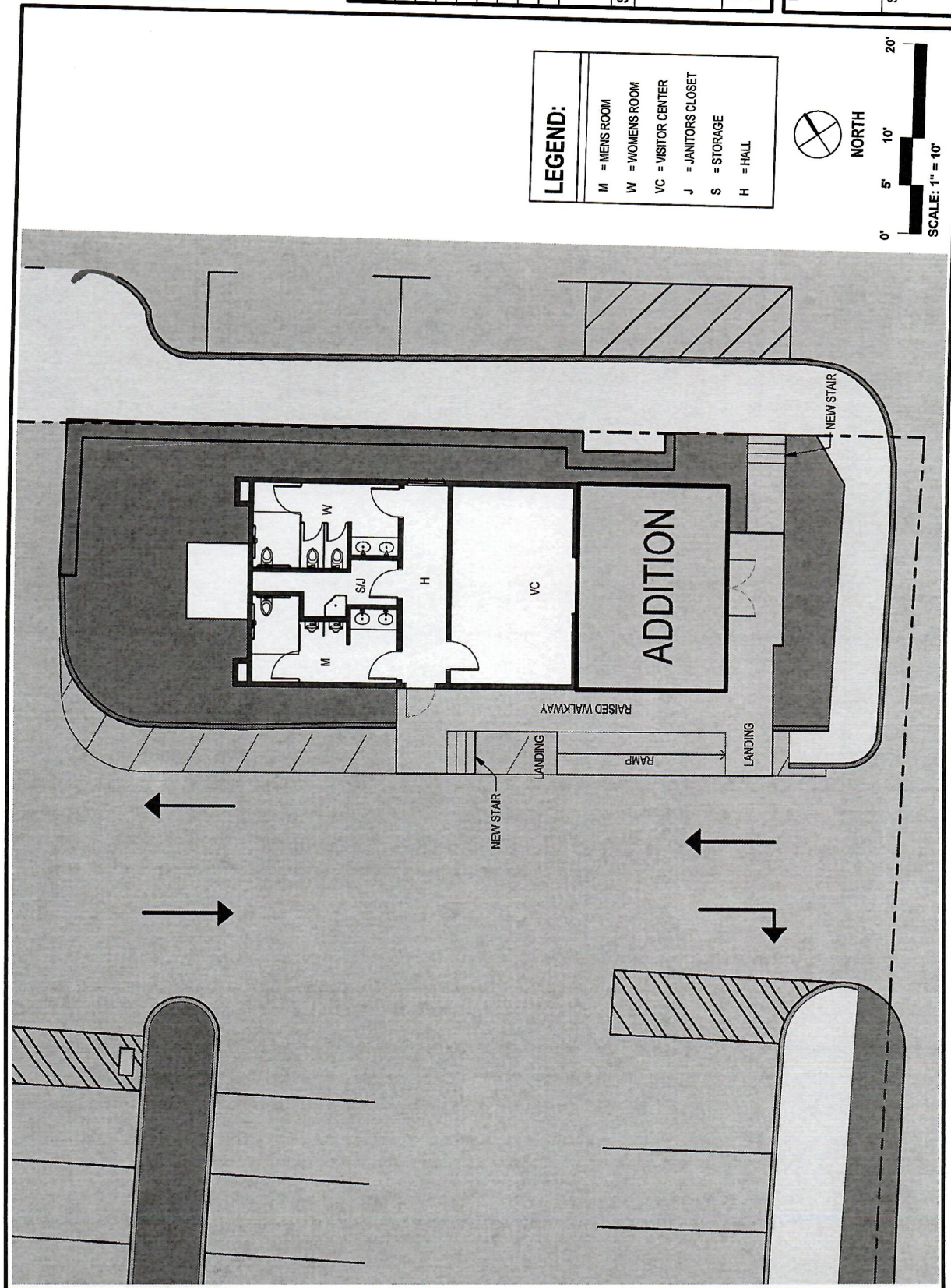
Town of Plymouth
 Visitors Center Expansion
 Contract for Designer Services
 Scope of Services
 Exhibit B

FEE OF SERVICES

The following is a summary of the proposed lump sum fees associated with the scope of services identified above. The final manhours, staff, hourly rates, and fee distribution among disciplines may vary based on staff availability, schedule, and conditions and design tasks identified through the normal design development process of the project. The total fee will not exceed the fee schedule below unless written authorization is granted by the Town.

TASK	FEE
Phase 1 - Design Development, Construction Documents, & Bidding Assistance	\$ 42,200
Phase 2 – Construction Administration	\$ 30,400
Phase 3 – Geotechnical Investigations	\$ 17,000
TOTAL	\$ 89,600

Drawing Title:	SCHMATIC PLAN - RAMP OPTION 2
Sheet Number:	_SD-2



CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Karl and Bill,

We have prepared four drafts of concepts for renovation of the Plymouth Visitor Center. Please note that ADA requirements for access (e.g., ramps) are a somewhat significant factor for this project. As such, we have developed four different options for exterior ramp layout – see attached.

In addition, we did very preliminary. high level cost estimate, as follows:

16' addition (360sf at \$900/sf)		\$324,000
New exterior double doors at main entrance		\$8,500
Convert area behind counter to a hallway		\$15,000
New exterior door on west side (for new access to bathrooms)		\$5,000
Relocate vertical duct		\$7,500
Replace interior door (access for staff from main visitors center)		\$2,500
New concrete ramp and stairs to access new main entrance		\$35,000
New concrete ramp to access new side entrance to bathrooms		\$25,000
	subtotal	\$422,500
Escalate to 2025	7.0%	\$29,575
	total	\$452,075

Let us know if you have any questions.

Thanks, Tony

Anthony J. Wespiser, PE
SENIOR PROJECT MANAGER
direct: 978-548-4615



Weston & Sampson
55 Walkers Brook Drive, Suite 100 | Reading, MA 01867 (HQ)
tel: 978-532-1900
westonandsampson.com

[Facebook](#) | [Twitter](#) | [LinkedIn](#)

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**TOWN OF PLYMOUTH CAPITAL IMPROVEMENT PLAN REQUEST
FY26 FALL ANNUAL TOWN MEETING**

Department: DPW - Parks & Forestry	Priority #:	1
Project Title and Description: Training Green ADA Upgrades	Total Project Cost:	\$744,000

Department/Division Head: Nick Faiella

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: \$100,000 from the Visitor's Service Board

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
<i>Planning and Design</i>			FY27		
<i>Labor and Materials</i>	\$607,860		FY28		
<i>Administration</i>			FY29		
<i>Land Acquisition</i>			FY30		
<i>Equipment</i>			FY31		
<i>Other</i>	\$14,000				
<i>Contingency</i>	\$122,000				
Total Capital					

Project Justification and Objective: Walkways are cracked & crumbled, and are beginning to be unsafe for walking and leisure activities. Upgrades would include ADA compliant entries and walkways, MAAB compliant stairway entrances, LED lighting areas of the park and flagpole, and irrigation. The upgrades would keep the park safe for pedestrians, while preserving it's historic beauty.

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.

**.APPLICATION FOR COMMUNITY PRESERVATION FUNDING
TOWN OF PLYMOUTH
26 COURT STREET
PLYMOUTH, MA 02360**

Submit to: Community Preservation Committee

Name of Applicant/Contact Person:	Nick Faiella – Parks and Forestry Superintendent
Sponsoring Organization/ Co-Applicant if Applicable:	CPC and Visitor Service Board
Mailing Address:	169 Camelot Drive , Plymouth MA, 02360
Daytime Phone:	508-830-4196 x12112
Property Owner Name:	
Email:	NFaiella@plymouth-ma.gov
Email:	NFaiella@plymouth-ma.gov
Project Name:	Plymouth Training Green ADA Improvements and Upgrades
Date:	5/15/25

Total Project Cost	CPA Funds Requested	Cost Share Amount	Cost Share Percent
\$744,000	\$644,000	\$100,000	13%

Assessor's Map Number	Map 19	Assessor's Lot/Parcel Number	238
Deed Book Number	Please see attachment 4	Deed Page Number	Please see attachment 4

Attach separate sheet if more than one lot/parcel/deed book/deed page number

Attach a copy of the Assessor's Map(s) with the project parcel outlined (if appropriate for your project)

CPA Category (YOU MUST CHECK OFF A MINIMUM OF ONE CATEGORY, but may identify more than one category, if applicable to your project)

- Open Space ☐

PROJECT DESCRIPTION:

- **All of the following MUST be answered in the space provided.**
- Applications will be returned as incomplete if all relevant requested information is not provided.
- Include supporting materials and exhibits as necessary.

- Please refer to the Plymouth Community Preservation Criteria before and while completing this application.
1. **Describe the project.** *Affordable Housing Projects requests please include -total number of units, bedroom count per unit, total percentage of affordability, ownership/rental, local preference is required.*

The Plymouth Training Green, originally used as a perpetual common or training place in 1711, was later designed to have curbing and walkways in 1889, by the famous landscape architect known as Fredrick Law Olmstead. The park is known to be one of the oldest continuously used parks in the country. Currently, the walkways are cracked and crumbled and are beginning to be an unsafe area for walking and leisure activities. This design and engineering plan would address these safety issues by including improvements such as ADA compliant entries and walkways, MAAB compliant stairway entrances, LED lighting to areas of the park and flagpole, and an irrigation system to keep the grass green during the summer months, all while keeping the design true to Olmstead's original design. These improvements would not only bring aesthetically pleasing qualities but would make pedestrian travel safe within the park.

2. **Goals:**

a. What are the goals of the proposed project?

The Goal is to improve this park by making ADA improvements and upgrades, address safety concerns, and improve the park aesthetically, while preserving the historic beauty of the park's natural state. The plan will be to keep the design of the park as close as possible to the original design of Frederick Law Olmstead, which was done in 1889.

b. Who will benefit and why?

All visitors, local and tourists alike, will benefit from this park by observing its beautiful yet simple landscape and historical monuments related to Frederick Law Olmstead's design, and symbolization of recognition of the Civil War and the War of 1812. Aspects of the park will have added lighting and ADA access inclusive components.

c. How will success be measured?

Success will be measured by naturally observing the volume of visitors after project completion. In addition, adding ADA access routes will ensure that more visitors can access different areas of the park.

3. **Community Preservation Committee Criteria:**

How does the project fulfill the General and Specific Criteria of the Community Preservation Committee Guidelines? (Refer to the specifications in the Guidelines)

This project would be considered historical preservation, and preservation of open space.

4. Community Need:

a. How does the community benefit from this project?

The community would benefit by addressing safety issues by including improvements such as ADA compliant entries and walkways, MAAB compliant stairway entrances, LED lighting to areas of the park and flagpole. Adding an irrigation system would keep the grass green during the summer months, all while keeping the design true to Olmstead's original design. These improvements would not only bring aesthetically pleasing qualities to this park for the community but would also make pedestrian travel safer within the park.

b. If applicable, explain how this project addresses needs identified in existing Town plans? (Such as the Open Space and Recreation Plan, Community Plan, Master Plan, Housing Production Plan.

5. Community Support:

a. What is the nature and level of support? Include letters of support from any Town boards or community groups that have endorsed the project.

Attached:
VSB Grant funding award MEMO
Precinct 3 - Additional Letter of Support

6. Budget:

Budget Summary

Total Project Cost	CPA Funds Requested	Cost Share Amount	Cost Share Percent
\$ 744,000	\$644,000	\$100,000	13 %

Equipment is generally defined as an item with a useful life expectancy of more than one year.

Supplies are defined as an item with a useful life of less than one year.

Construction means all types of work done on a particular property or building including erecting, altering or remodeling.

Budget Categories (Leave any category blank if not applicable to your project)

	CPA FUNDS	OTHER FUNDS (cost share)	TOTAL
Personnel			
Equipment			
Supplies			
Contractual			
Construction	\$644,000	\$100,000	\$744,000
Other			
TOTAL			

note: CPA FUNDING FOR ANY CATEGORY REQUIRES COMPETITIVE BIDDING unless you can provide a sole source justification for any category not competitively selected

****Attach a minimum of one recent bid****

Budget Cost Sharing

Identify the amount of cost sharing for this project. Sources include private, federal, state or local government, or any other sources.

Organization	Item	Amount	Type (cash, in-kind, etc.)
Visitor Service Board	To offset total cost	\$100,000	Grant funds

7. Funding:

- Attach commitment letters from any organization providing a cost share contribution listed in the table above.

- Describe any other attempts (including unsuccessful) to secure funding for this project.

The Parks and Forestry Superintendent formally requested funds from the Visitor Service Board, in the amount of \$100,000, mainly to be applied to the costs for construction of walkways/paths and a portion of the decorative lighting, but ultimately to offset total project cost. The funding request was granted for the full request of \$100,000. The VSB was very supportive of the project.

- Are any "Other Funds" in the budget in-kind? If yes, describe how the value of the in-kind contribution was derived. (In-kind contributions can be defined as a contribution of services or property, donated equipment, buildings or land, or donated supplies)

The Parks and Forestry budget does not have other funds available to apply for this cost. However, the maintenance of this project, once completed, will be performed by the Parks and Forestry Division, and funding to do so will be supported by the Parks and Forestry Salaries and Operating budgets.

8. Timeline:

Provide a schedule for project implementation, including a timeline for starting and ending major tasks and project completion.

If funds are granted for this project, the project would go out to bid shortly thereafter. The total project completion time could take up to one year.

9. Implementation:

a. Project Manager Contact Information

Who will be the Project manager	Nick Faiella
Daytime Phone:	508-830-4162 x 12112
Evening Phone:	""
Email:	nfaiella@plymouth-ma.gov

10. Maintenance: (LEAVE BLANK IF NOT APPLICABLE TO YOUR PROJECT)

a. If ongoing maintenance is required, who will be responsible for it?

The Parks and Forestry Division.

b. How will it be funded?

This will be funded by the Parks and Forestry Operating and Salaries budget.

Maintenance Budget

Year one	Year two	Year three	Year four	Year five
\$	\$	\$	\$	\$

Please note that for affordable housing developments, a complete set of financials for the development shall be included, including a statement of income by affordability and unit type, a statement of stabilized operations, a hard and soft cost development budget, and sources of funding.

11. Site Documentation: (Submit 3 copies only)

Attach documentation that you have control over the site, such as a Purchase and Sale Agreement, option or deed.

ADDITIONAL INFORMATION: (NOT REQUIRED BUT RECOMMENDED IF APPLICABLE)

12. Project Documentation: (Submit 3 copies only)


Attach any applicable engineering plans, architectural drawings, site plans, any other renderings, relevant studies or material.

13. Other Information: Any additional information that might benefit the CPC in consideration of this project.

Attachments:

- #1. Letter of Support #2. VSB MEMO #3. Cost Analysis
#4. Parcel Information #5. 60% Design/Plans

Please deliver signed application to Kristin Ford, Community Preservation Committee, Coordinator and email a digital copy to kford@plymouth-ma.org phone 1-508-322-3139

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE INDIVIDUAL OR GOVERNING BODY OF THE APPLICANT.		
Authorized Representative		
First Name Nick	Last Name Faiella	
Title Parks and Forestry Superintendent	Telephone Number 508-830-4162 x12112	
Email: Nfaiella@plymouth-ma.gov	Fax Number	
Signature of Authorized Representative 		Date Signed 5/23/25



#1

Community Preservation Committee

Mr. Ed Bradley, Chairman

Town of Plymouth 26 Court Street

Plymouth Ma

02360

May 22, 2025

Chairman Bradley,

I am writing on behalf of and with the consensus of the Precinct 3 Town Meeting Delegation, of the May 15, 2025 Application submitted to your committee by Mr. Nick Faiella, Parks and Forestry Superintendent for ADA Improvement and Upgrades at the Plymouth Training Green.

As a courtesy reminder Precinct 3 submitted our own Application for this project back in July of 2023 for Improvements to this Historic Park and Monument located on Lot and Plot 238 in Assessors Map 19, but it languished until it was decided that since this is a Town owned lot the project would be best filed by the Town itself.

This historic Monument dedicated in 1869 and expanded and improved twenty years later by renowned Architect F. L. Olmsted is in need of a modern day facelift honoring the original efforts of the Town. We are in full support of the plans presented to us by Mr. Faiella!

Please accept this letter as our continued support of the project, and the efforts of Nick Faiella, to bring this beautiful and Historic Plymouth Memorial Park, honoring the service of Plymouth Citizens in past conflicts up to ADA compliance and to restore and upgrade its original beauty as its walkways are in deplorable condition and present an immediate and ongoing safety hazard.

Thank you in advance for your anticipated support,

Respectfully,

A handwritten signature in blue ink, reading "Dale M. Webber", written over a horizontal line.

Dale Webber, Chairman

A handwritten signature in blue ink, reading "Gerald Sirrico", written over a horizontal line.

Gerald Sirrico, Vice Chairman



Town of Plymouth *Visitor Services Board*

#2

TO: Nicholas Faiella, Superintendent Parks & Forestry
Town of Plymouth

FROM: Steve Lydon, Chairman
Visitor Services Board

RE: Town Promotion Funding

DATE: March 20, 2025

Congratulations! Based on the merits of your grant application, the Visitor Services Board has voted the following funding from the FY26 Town Promotion Fund.

Flower Baskets	Grant Funding: \$8,598.00
Celebration Light Pole Strings	Grant Funding: \$1,500.00
Holiday Linden Tree Lights	Grant Funding: \$1,500.00
Holiday Wreaths for Downtown	Grant Funding: \$4,050.00
Labor to maintain Celebration Lights	Grant Funding: \$10,000.00
Plymouth Training Green Walkways/Lighting	Grant Funding: \$100,000.00

This funding is conditioned on a number of items as outlined in the initial application.

Please keep in mind, there is a limited amount of funds for the awarding of grants. It is imperative that each completes all necessary information before any funds may be released. Funds will be available upon receipt and review of completed documentation, after July 1, 2025. Once the program/project is complete, please submit all associated documentation. In fairness to all applicants, the Town of Plymouth Visitor Services Board reserves the right to deny and/or withdraw any funds for non-compliance.

The funding is based upon available funds in the Promotion Fund, the amount of requests received and the information you submitted with your application. Please note, you are solely responsible for the timely payment of all expenses incurred from your program/project.

Should you have any questions, please contact Laurie Maiolini-Ayotte at the Office of Economic Development at (508) 322-3325.

Plymouth Training Green Improvements
Plymouth, Massachusetts
Prepared For: Plymouth Parks & Forestry Department
SLR # 11982.00028

December 2, 2024

60% Opinion of Probable Construction Costs - NOT FOR CONSTRUCTION

	ITEM	UNIT	QTY	UNIT PRICE	COST
SITE PREPARATION					
1	Gen. Conditions, Mobilization, Staking, Temp Construction Fencing, Misc. Removals	PERC.LNI	10%	\$ 542,700	\$ 54,270
2	Maintenance & Protection of Traffic	PERC.THI	2%	\$ 542,700	\$ 10,854
3	Remove Concrete Walk	SY	670	\$ 20	\$ 13,400
4	Sediment & Erosion Control - Compost filter tube	LF	905	\$ 4	\$ 3,620
5	Remove Concrete Curb	LF	0	\$ 10	\$ 0
6	Sawcut Bituminous Concrete	LF	100	\$ 8	\$ 800
7	Remove Bituminous Concrete	SY	20	\$ 8	\$ 200
8	Remove Granite Curb	LF	75	\$ 10	\$ 800
9	Remove Stair Railing	LF	10	\$ 75	\$ 800
10	Remove Benches	EA	4	\$ 500	\$ 2,000
11	Tree Root Pruning	LS	1	\$ 7,500	\$ 7,500
12	Tree Protection	EA	10	\$ 350	\$ 3,500
SITE IMPROVEMENTS					
13	Reset Stone Paver	SF	85	\$ 75	\$ 6,400
14	Reset granite curb	LF	90	\$ 35	\$ 3,150
15	Granite Curb - New	LF	16	\$ 65	\$ 1,040
16	Concrete Pedestrian Drop Ramp	EA	4	\$ 1,200	\$ 4,800
17	Detectable Warning Paver - Cast Steel	EA	5	\$ 1,000	\$ 5,000
18	Concrete Walk	SF	6,800	\$ 12	\$ 81,600
19	Bituminous Concrete Roadway Repair	SY	20	\$ 80	\$ 1,600
20	Pavement Markings	SF	905	\$ 4	\$ 3,620
21	Pedestrian Lighting 16' pole ht. (with foundation)	EA	6	\$ 10,000	\$ 60,000
22	Electrical Site Work	LS	1	\$ 125,000	\$ 125,000
23	Lights (Monument & Flagpole)	EA	6	\$ 2,500	\$ 15,000
24	Bench (install only)	EA	4	\$ 500	\$ 2,000
25	Trash/Recycling Receptacles (includes concrete pad)	EA	1	\$ 3,500	\$ 3,500
26	Org Waste Station	EA	1	\$ 1,000	\$ 1,000
27	Furnish, place, and fine grade topsoil	SY	2625	\$ 9	\$ 23,625
28	Turf Establishment - Seed	SY	2625	\$ 4	\$ 10,500
29	Shrubs	EA	6	\$ 75	\$ 500
30	Steel Edging	LF	40	\$ 75	\$ 3,000
31	Site Irrigation	SF	5,000	\$ 3	\$ 15,000
32	Tree Fertilization	LS	1	\$ 5,000	\$ 5,000
33	Handrails	LF	30	\$ 175	\$ 5,250
ST	Sub-Total				\$ 607,860
CONT	Contingency on Subtotal at 20%				\$ 122,000
T	Total (to the nearest 1,000)				\$ 730,000

Abbreviations
SY = SQUARE YARD
LF = LINEAR FEET
EA = EACH
LS = LUMP SUM
ALLOW = ALLOWANCE

General Notes:

1. Costs above are based upon conceptual design drawings and should be considered approximate in nature and used for planning purposes only.

019 000 238 000
MAP BLOCK PLOT LOT

019-000-238-000
PROPERTY LOCATION
TRAINING GREEN
PLYMOUTH, MA 02360

OWNERSHIP
PLYMOUTH TOWN OF
PARK DEPT
26 COURT ST
PLYMOUTH, MA 02360-0000

PREVIOUS OWNER

Occ N Type

NARRATIVE DESCRIPTION
This parcel contains 1.43827 AC of land mainly
classified as Improved with a building, having
primarily Exterior.

OTHER ASSESSMENTS

Code	Desc	Amnt	Comm Int Am

PROPERTY FACTORS

Item Code	Item	Code	%
Utl 1	Dis 1		
Utl 2	Dis 2		
Utl 3	Dis 3		
Census	Zone 1 R20S		
F. Haz	Zone 2		
Topo	Zone 3		
Street	HX		
Traffic			
Exempt			

LAND SECTION (931)

LUC	LUC Desc	Alt %	FL	# Units	Depth
931	Improved		1	40,000	
931	Improved		1	0.52	

Total AC/Ha	1.44	Total SF/ASM	62,651.20	Parcel LUC931 - Improved	P. NBC DescCommercial	Tot	290,800	Spl Credit	0.00	Tot	290,800
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Disclaimer: This information is believed to be correct but is subject to change and is

Property: 2343 | Bid: 2306 | Seq: 1 | Year: 2025 | Data As Of Date: 04/15/2025 | User: dcawich | DB: Assess50PlymouthMA

019-000-238-000
Parcel ID
IN PROCESS APPRAISAL SUMMARY
Building Location TRAINING GREEN
Town of Plymouth

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
931	0	0	1.44	290,800	290,800
931	0	3,600	0.00	0	3,600
Building Total	0	3,600	1.44	290,800	294,400
Parcel Total	0	3,600	1.44	290,800	294,400
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	Tot Val SF/Pct		

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bid Value	Yard Items	Land Size	Land Val	Total Appr	Assessed Notes
2025	FV	931	0	3,600	1.43827	290,800	294,400	294,400 2025/LDS 12/13/2024
2024	FV	931	0	3,600	1.43827	278,300	279,900	279,900 2024/LDS 12/08/23 11:15 12/08/2023
2023	FV	931	0	3,600	1.43827	255,500	259,100	259,100 Year End
2022	FV	931	0	3,600	1.43827	193,400	197,000	197,000 Year End
2021	FV	931	0	3,600	1.43827	183,100	186,700	186,700 Year End
2020	FV	931	0	3,600	1.43827	224,500	228,100	228,100 Year End Roll
2019	FV	931	0	3,600	1.43827	220,300	223,900	223,900 Year End
2018	FV	931	0	3,600	1.43827	220,300	223,900	223,900 Year End
2017	FV	931	0	3,600	1.43827	214,100	217,700	217,700 Year End
2016	FV	931	0	3,600	1.43827	214,100	217,700	217,700 Year End

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit
09/09/2008	h20080349	Temp struct	0		C		FILE	09/29/2008
08/14/2007	1414	Temp struct	0		C		FILE	
08/08/2007	1414	Temp	0		C		FILE	
09/12/2006	382	Temp struct	0		C			10/02/2006
09/12/2006	383	Temp struct	0		C			10/02/2006
09/12/2006	384	Temp struct	0		C			10/02/2006

ACTIVITIES

Date	Result	By
10/26/1998	02	EB

Card: 1 of 1
APPR 294,400 / 294,400
USE + IMP 294,400 / 294,400
USE LAND 0 / 0
ASSESSED 294,400 / 294,400
LEGAL DESCRIPTION
CATALIS
Catalis is a registered trademark of Catalis Corporation.



User Account
2369
GIS Coord 1
GIS Coord 2
Insp Date
10/26/1998
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PriorD1a	7620
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PriorD3a	019-0075*
PriorD1b	
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PriorD1c	
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PriorD3c	
Assessor Map	

#5

PLYMOUTH TRAINING GREEN

65 SANDWICH STREET
PLYMOUTH, MASSACHUSETTS

60% CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION
NOVEMBER 26, 2024
SLR PROJECT # 119SL00126

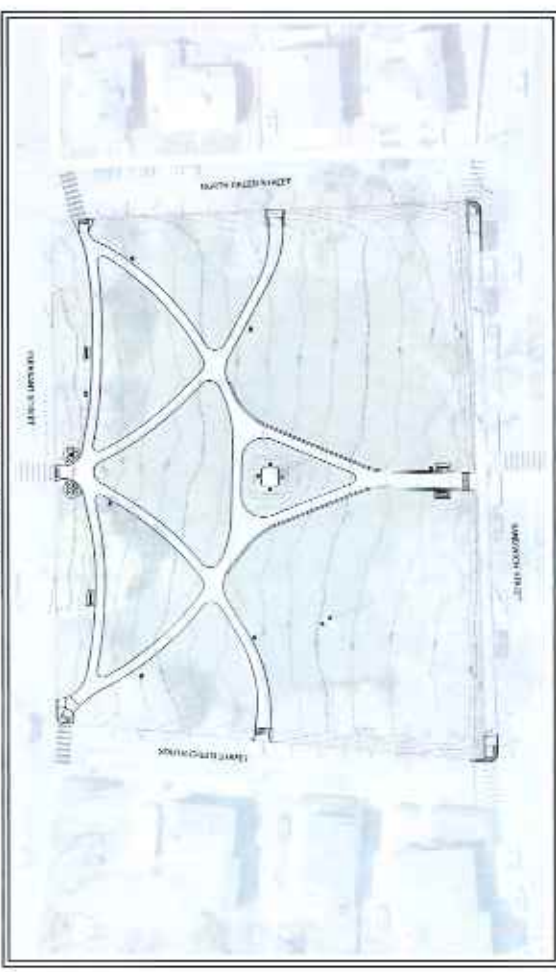
LOCATION MAP:



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MCDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AND THE LATEST EDITIONS OF THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS (DEA) REGULATIONS FOR THE PROTECTION OF WATERSHEDS AND THE ENVIRONMENT.
2. THE PROJECT SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MCDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AND THE LATEST EDITIONS OF THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS (DEA) REGULATIONS FOR THE PROTECTION OF WATERSHEDS AND THE ENVIRONMENT.
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PROJECT SITE VICINITY MAP:



LIST OF DRAWINGS

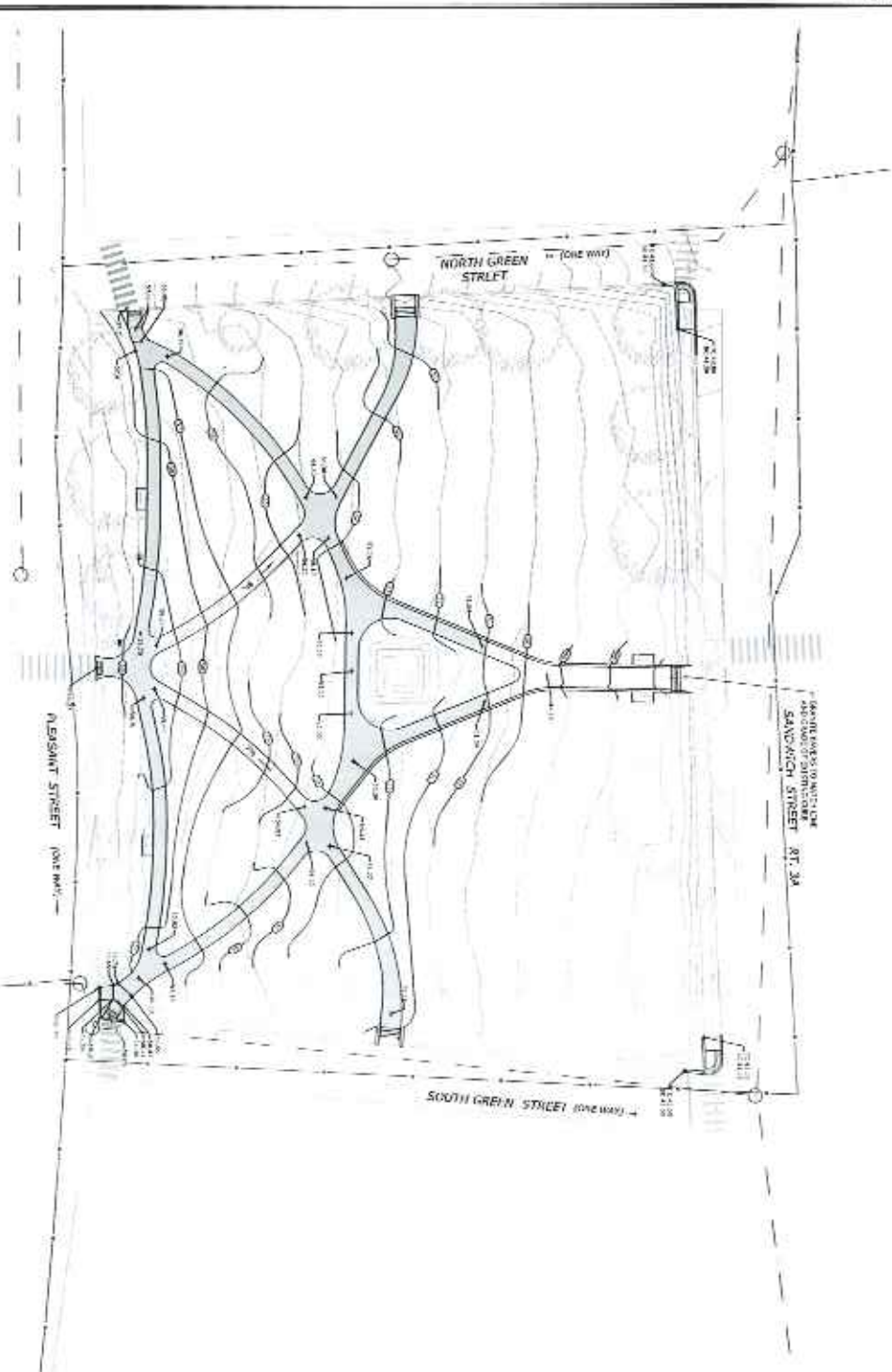
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02	02/15/24	PRELIMINARY SITE PLAN
03	03/15/24	PRELIMINARY SITE PLAN
04	04/15/24	PRELIMINARY SITE PLAN
05	05/15/24	PRELIMINARY SITE PLAN
06	06/15/24	PRELIMINARY SITE PLAN
07	07/15/24	PRELIMINARY SITE PLAN
08	08/15/24	PRELIMINARY SITE PLAN
09	09/15/24	PRELIMINARY SITE PLAN
10	10/15/24	PRELIMINARY SITE PLAN
11	11/15/24	PRELIMINARY SITE PLAN

PREPARED FOR:
PLM CONSULTING
185 CANTON STREET
PLYMOUTH, MA 01960

PREPARED BY:
SLR



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GRADING NOTES

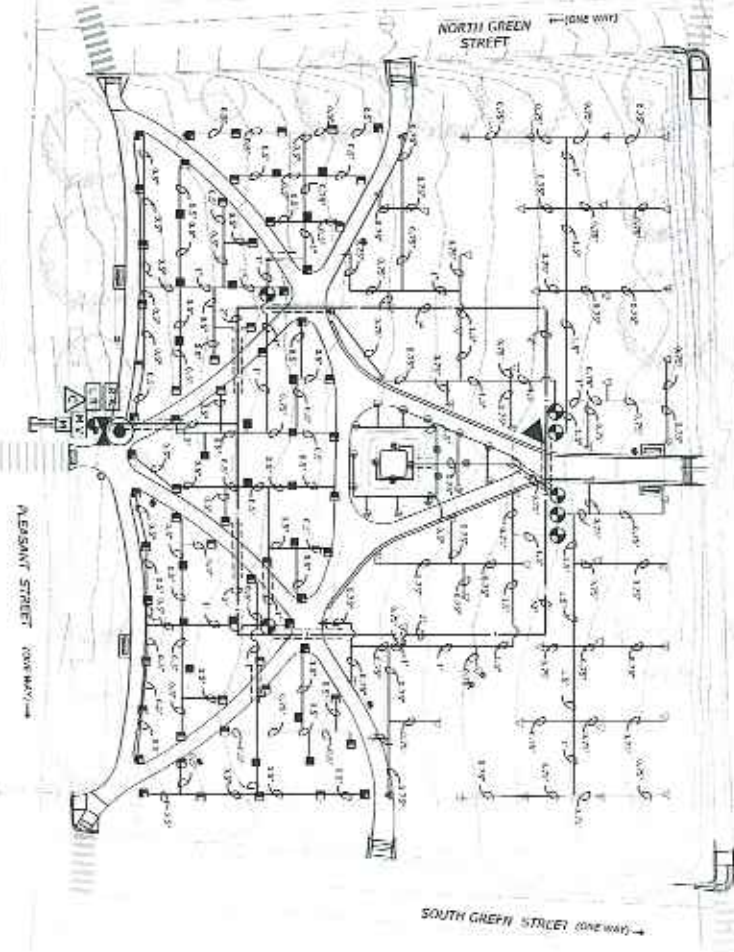
1. EXISTING GRADE IS SHOWN BY DASHED LINES. ALL NEW GRADE IS SHOWN BY SOLID LINES. GRADE CHANGES ARE INDICATED BY DIMENSIONS. GRADE CHANGES ARE INDICATED BY DIMENSIONS.
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LEGEND

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- NEW GRADE
- GRADE CHANGES
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UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN BY DASHED LINES. ALL NEW UTILITIES ARE SHOWN BY SOLID LINES. UTILITIES ARE INDICATED BY DIMENSIONS. UTILITIES ARE INDICATED BY DIMENSIONS.
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IRRIGATION LEGEND
 ALL DIMENSIONS ARE IN FEET & INCHES. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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PIPE LEGEND
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SOIL EROSION AND SEDIMENT CONTROL

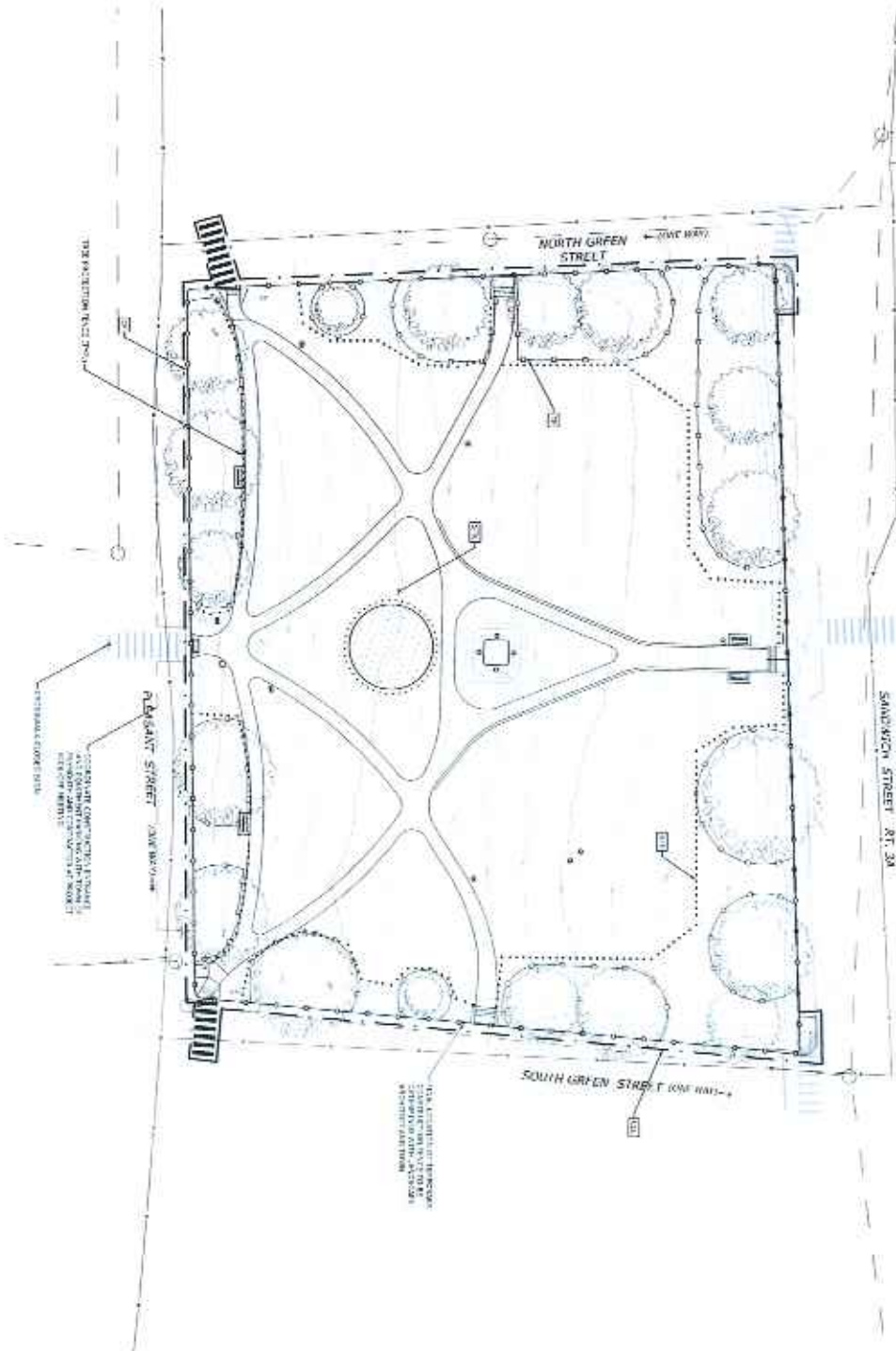
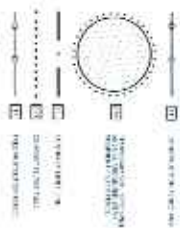
NARRATIVE

THESE EROSION AND SEDIMENT CONTROL MEASURES ARE BASED ON THE ASSUMPTION THAT THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AND MONITORED THROUGHOUT THE CONSTRUCTION PERIOD. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AND MONITORED THROUGHOUT THE CONSTRUCTION PERIOD. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AND MONITORED THROUGHOUT THE CONSTRUCTION PERIOD.

EROSION AND SEDIMENT CONTROL CONSTRUCTION SEQUENCE

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND MONITORED THROUGHOUT THE CONSTRUCTION PERIOD.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER THE CONSTRUCTION IS COMPLETED.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REINSTALLED AFTER THE CONSTRUCTION IS COMPLETED.

EROSION CONTROL LEGEND



DESCRIPTION	DATE	BY

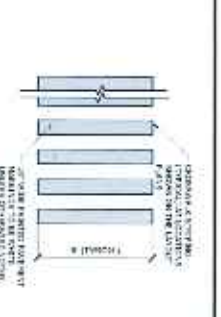
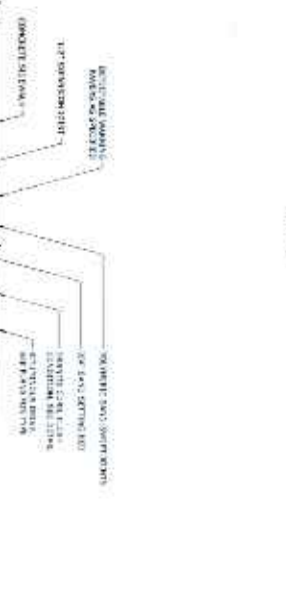
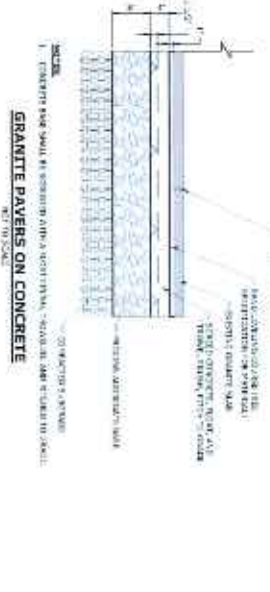
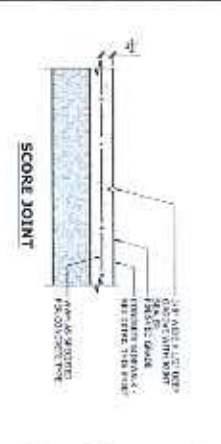
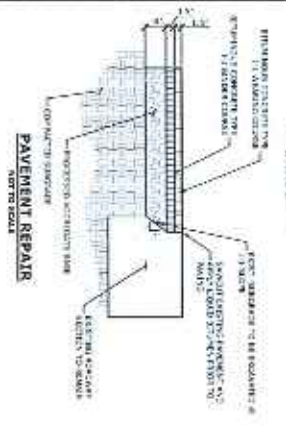
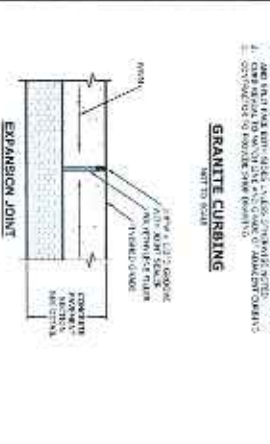
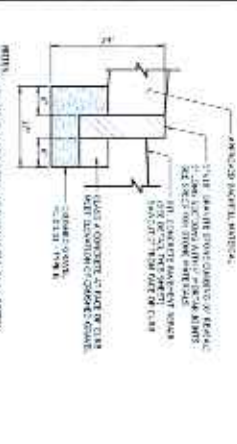


SEDIMENT AND EROSION CONTROL PLAN
PLYMOUTH TRAINING GREEN
88 RAINBOW STREET
PLYMOUTH, MASSACHUSETTS

NOT FOR CONSTRUCTION

NO.	REV.	DATE
1	1	01/11/20
2	2	01/11/20
3	3	01/11/20
4	4	01/11/20
5	5	01/11/20
6	6	01/11/20
7	7	01/11/20
8	8	01/11/20
9	9	01/11/20
10	10	01/11/20

SE



SD-1

NOT FOR CONSTRUCTION

DATE: 01/11/2023

BY: [Signature]

PROJECT: PLYMOUTH TRAINING GREEN

LOCATION: 65 SANDWICH STREET, PLYMOUTH, MASSACHUSETTS

SCALE: 1/4" = 1'-0"

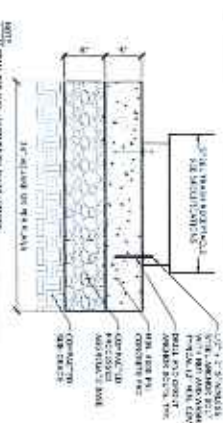
DATE: 01/11/2023

BY: [Signature]

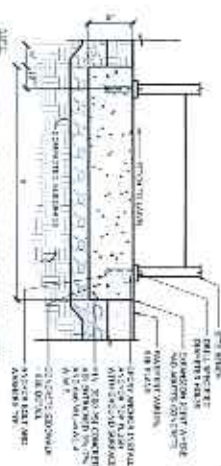
PROJECT: PLYMOUTH TRAINING GREEN

LOCATION: 65 SANDWICH STREET, PLYMOUTH, MASSACHUSETTS

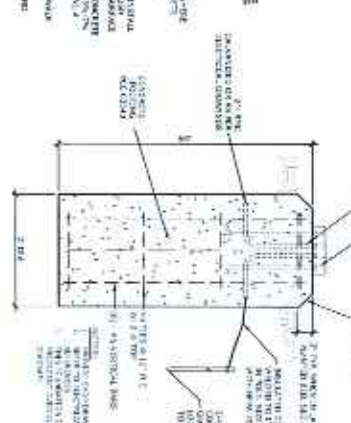
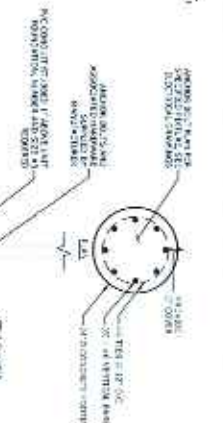
SCALE: 1/4" = 1'-0"



SURFACE MOUNTED TRASH AND RECYCLING RECEPTACLE
N.T.S.



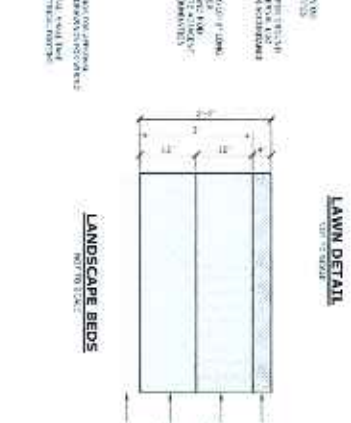
SURFACE MOUNTED BENCH
N.T.S.



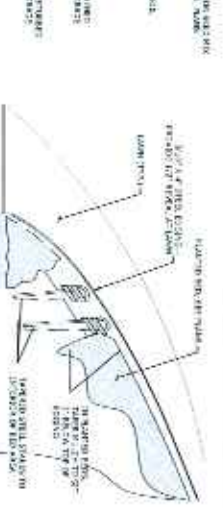
LIGHT POLE FOUNDATION DETAIL
N.T.S.



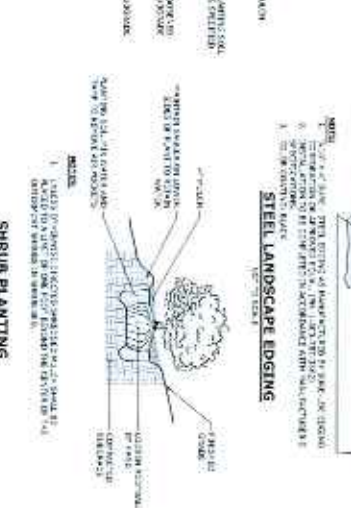
LAWN DETAIL
N.T.S.



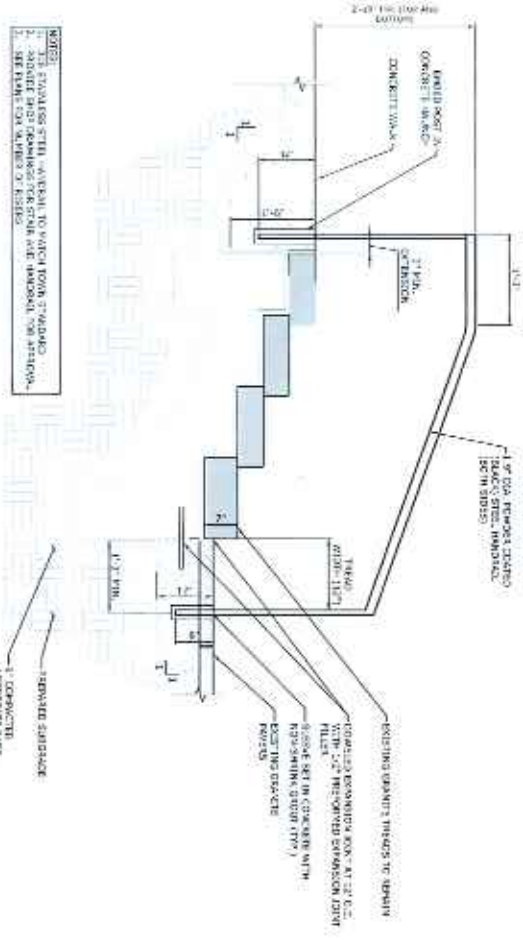
LANDSCAPE BEDS
N.T.S.



STEEL LANDSCAPE EDGING
N.T.S.



SHRUB PLANTING
N.T.S.



POWDER COATED STEEL HANDRAIL
SCALE: 1/4\"/>

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:
2. SEE PLANS FOR MATERIALS OF CONSTRUCTION.
3. SEE PLANS FOR MATERIALS OF CONSTRUCTION.

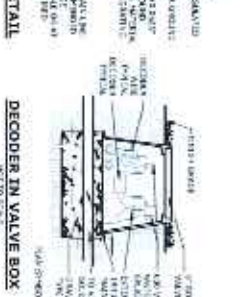
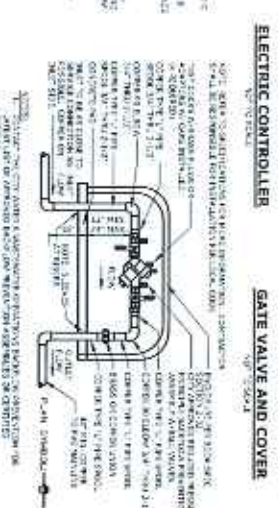
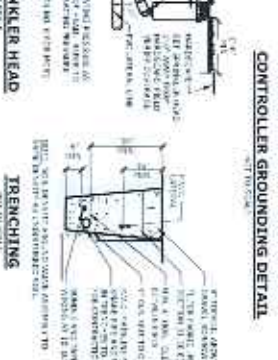
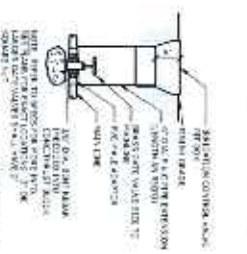
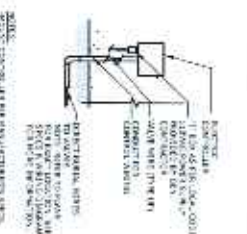
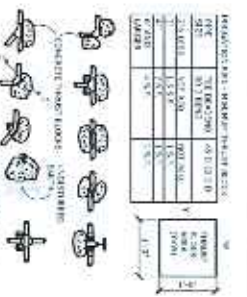
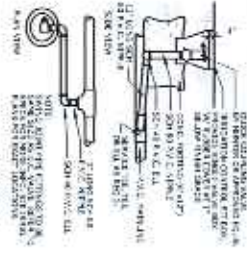


NO.	DESCRIPTION
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7	...
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9	...
10	...

SITE DETAILS	
PROJECT NAME	PLYMOUTH TRAINING GREEN
PROJECT ADDRESS	65 SANDWICH STREET PLYMOUTH, MASSACHUSETTS 01960
DATE	11/18/2023
BY	...
FOR	...

SD-2

NOT FOR CONSTRUCTION



NO.	DESCRIPTION	DATE
1	DESIGN	11/12/12
2	REVISION	11/12/12
3	REVISION	11/12/12
4	REVISION	11/12/12
5	REVISION	11/12/12
6	REVISION	11/12/12
7	REVISION	11/12/12
8	REVISION	11/12/12
9	REVISION	11/12/12
10	REVISION	11/12/12

NOT FOR CONSTRUCTION

IRRIGATION DETAILS
PLYMOUTH TRAINING GREEN
65 SANDWICH STREET
PLYMOUTH, MASSACHUSETTS
NOVEMBER 11, 2012
11/12/12
10:29:16
IRD

**TOWN OF PLYMOUTH CAPITAL IMPROVEMENT PLAN REQUEST FORM
FY26 ANNUAL FALL TOWN MEETING REQUEST FORM**

Department: WATER DIVISION		1
Project Title and Description: Hydro Excavator	Total Project Cost:	\$713,603.00

Department/Division Head: Peter Gordon

Cost estimate was developed: Internally ☐ Externally ☒

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	O & M
<i>Planning and Design</i>			<i>FY23</i>		
<i>Labor and Materials</i>			<i>FY24</i>		
<i>Administration</i>			<i>FY25</i>		
<i>Land Acquisition</i>			<i>FY26</i>		
<i>Equipment</i>	\$648,730.00		<i>FY27</i>		
<i>Other</i>					
<i>Contingency</i>	\$64,873.00				
Total Capital	\$713,603.00				

Possible sources and amounts of funding, if known: _____

Project Justification and Objective: We are requesting funding for a Hydro Excavator, a vital tool that will improve safety, efficiency, and cost-effectiveness in our daily operations, especially in the repair of water mains, service lines, and the critical task of lead line identification.

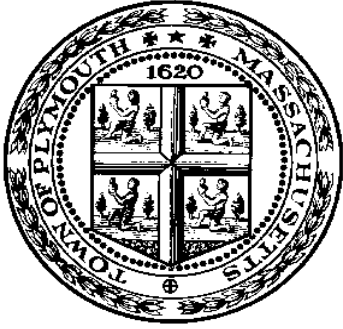
For Capital Project Requests:

Will this project be phased over more than one fiscal year? If yes, enter it on the next 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

Attach additional information, estimates, or justification.



TOWN OF PLYMOUTH

**Department of Public Works
Water Division
169 Camelot Drive
Plymouth, Massachusetts 02360**

Priority 1: The Need for a Hydro Excavator for the Water Department

We are requesting funding for a Hydro Excavator, a vital tool that will improve safety, efficiency, and cost-effectiveness in our daily operations, especially in the repair of water mains, service lines, and the critical task of lead line identification.

- Enhanced Safety

The Hydro Excavator uses high-pressure water and a vacuum system to safely excavate around underground utilities, minimizing the risk of damaging vital infrastructure like gas, water, sewer and electrical lines. Unlike traditional excavation methods, which involve heavy machinery and manual labor, Hydro Excavation offers a safer alternative by allowing for precise, controlled digging. This reduces the risk of utility strikes, worker injuries, and disruptions to surrounding areas, ensuring a safer environment for both workers and the public.

- Increased Efficiency and Time Savings

Hydro Excavation is significantly faster than traditional digging methods. It allows us to access and expose water mains, service lines, and other utilities with minimal disruption, which is especially important when responding to emergencies like water main breaks or performing routine maintenance. The ability to quickly expose pipes and begin repairs saves valuable time and allows for more work to be completed each day. For the Water Department, this means faster response times and less downtime, improving overall service delivery.

- Cost Savings

Faster excavation translates to reduced labor and machinery costs. Traditional excavation methods require more time, additional resources, and often lead to more damage to surrounding infrastructure, which in turn results in higher repair costs. Hydro Excavation minimizes these risks by enabling targeted, non-invasive digging. This leads to fewer repairs to disrupted surfaces, such as roads and sidewalks, ultimately saving the department money and reducing project timelines.

- Precision for Water Main, Service Line Repairs, and Lead Line Identification

Hydro Excavation is also an essential tool for our lead line identification efforts. It allows us to "pothole" with precision, safely exposing water service lines to determine whether they are made of lead. This is especially important as we work to replace aging infrastructure and eliminate lead

pipes. The precision and control of Hydro Excavation make it the ideal tool for this task, allowing us to quickly and accurately identify lead lines without unnecessary digging or disruption.

- Conclusion

The Hydro Excavator will greatly benefit the Water Department by improving safety, increasing efficiency, and reducing costs when repairing water mains, service lines, and identifying lead pipes. Its precision and speed are invaluable in both routine maintenance and critical projects like lead line identification. We strongly recommend funding for this equipment to enhance our operations and ensure faster, safer, and more cost-effective service for the community.









Presents a Proposal Summary

of the



HXX

Single Engine Hydro Excavation Machine with Positive Displacement Vacuum System Mounted on a Heavy-Duty Truck Chassis

For the
Town of Plymouth

June 17, 2025

PRODUCT DESCRIPTION

- Hydro-Excavator - Roots 824-18" Hg. Blower, 12 Yard Debris

STANDARD FEATURES

- DigRight Technology
- Cylindrical Designed Debris Body, 1/4" Ex-Ten Steel
- Flat Style, 3/4 Rear Door w/ Replaceable Neoprene Seal
- Hydraulic Rear Door Locking System
- Hydraulic Rear Door Open/Close System
- 8" Inspection Port w/ Ladder Access
- Rear Door Support for Operator Safety
- Double Acting Dump Hoist Cylinder
- Dual Air Ports w/ Dual 10" Stainless Steel Float Balls
- 1200 Gallon Insulated Polypropylene Water Tank
- Water Tank Separate from Debris Tank
- Water Tank Fill w/ 25' Water Hose and Connectors
- Water Level Sight Gauge, Mark-V Electronic Low Water Warning System
- 5 Year Warranty Against Leaks
- Hydraulic Operated Tri-Plex Piston Water Pump
- Water Pump On/Off Located on Wireless Control and Control Box
- Variable Pressure and Flow Achieved by Electronic-Over-Hydraulic Controls @ Operators Station
- ISO 46 Hydraulic Oil
- Handgun Hose 3/8" x 75' w/ Operating Pressure of 3500 PSI
- Ultra Quiet Inlet and Outlet Silencers Acoustically Matched to Blower
- Direct Drive Omsi Transfer Case w/ Air Shift
- Single Cyclonic Separator w/ 14" Clean Out Door
- Microstrainer Final Filter w/ 3" Camloc Drain
- 8" Vacuum Relief Located in the Inlet of Debris Tank.
- Wireless Remote Control for boom w/Water Pump Control, Throttle, Vacuum Relief and E-Stop. - Hand-held
- Control Panel Located Inside an Aluminum Box for Protection
- 8" I.D Wire Reinforced Rubber Suction hose
- Electric-Over-Hydraulic Boom
- Hydraulically Powered Up/Down/Left/Right/Extend/Retract Boom
- Boom Control Located at Control Panel and Hand Held Wireless Control
- All Boom Inlet Hose and Tubing will be 8" Inside Diameter
- 8" Vacuum Pipe Package with 8" Dig Tube
- Water System Digging Wand Package
- Alum. Hyd. Oil Tank w/ Sight Gauge
- Entire Electrical System Moisture and Vapor Sealed
- Tow Hooks Front and Rear
- Mud Flaps
- Electronic Back-Up Alarm
- Fenders
- Manual hand pump for boom hydraulic override
- Grounding cable to tie debris body, sub frame, and chassis
- Wireless Wrist Strap Emergency Stop w/ Dig Lance Tether
- Toolbox, Driver Side Chassis Frame, 48w x 20h x 30d.
- Factory Training and Start-Up
- Camera System, Rear Only
- 6" Rear Door Knife Valve w/ Camloc, 6:00 position
- Hydraulic Tank Shutoff Valves
- Rear Door Splash Shield
- Remote Corded Pendant

Quote Number:

53041

- (2) single jet digging nozzles w/carbide inserts and (1) 3 jet digging nozzles with stainless steel inserts and flow straightener to be supplied
- LED Lights, Clearance, Stop, Tail, Turn, Backup
- (1) 50" x 30" x 30" Aluminum Toolbox Located Behind Cab for Water Pump and/or Hose Reel.
- Toolbox, Passenger Side Subframe in lieu of Tool Tray, 104w x 24h x 22d

ADDITIONAL FEATURES

- Water System Rating is 20 GPM @ 3000 PSI
- Wireless Remote Control for Body Functions - Hand-held
- 7' Telescopic Boom, 320 Deg. Rotation with Removable Turret Box
- 8" Dig Tube Handle Assembly
- Cyclone Drain Valve
- Folding Pipe Rack, Curbside
- Folding Pipe Rack, Streetside
- Lube Manifold
- Plastic Lube Chart
- Debris Body Vibrator, Electric
- Air Purge
- Water Heater, 400,000 BTU's
- Cold Weather Package
- Glycol Heated and Foil-Backed Closed Cell Insulated Over Fender Toolbox
- Glycol Heated and Foil-Backed Closed Cell Insulated Right-Hand Rear Toolbox
- Cold Weather Recirculator
- 300 CFM Air Compressor
- 250 PSI and 110 PSI Dual Setting for Digging and Pneumatic Tools
- 1" x 50' Air Hose on Manual Extend/Spring Retract Reel
- Airspade 4000 Digging Lance w/ Application Specific Digging Nozzle
- Rear Mounted, LED Beacon Light
- Front Mounted, LED Beacon Light
- Worklights (2), Boom
- Work Zone Lighting, (8) LED Lights
- Toolbox, Driver Side Chassis Frame, 58w x 48h x 30d, in lieu of STD. Frame Mount Pipe Storage
- Toolbox, Passenger Side Behind Tandem, 18w x 48h x 24d
- Toolbox, Driver Side Behind Tandem, 18w x 48h x 24d
- Toolbox, Driver Side Subframe in lieu of Tool Tray, 104w x 24h x 22d
- Module Paint, Dupont Imron Elite - Sanded Primer Base
- Second Operator Station
- Trash Pump – Rear Door
- (1) 8" x 3' Aluminum Vacuum Tube
- (1) 8" x 5' Aluminum Vacuum Tube
- (1) 8" x 7'-6" Aluminum Vacuum Tube
- (5) 8" Quick Clamp Assembly
- (2) 6" Quick Clamp Assembly
- (1) 8" Adjustable Air Adapter
- (1) 8" to 6" Flanged Reducer
- (1) 8" x 6" Flanged Transition
- TruVac Manual, Partial Manual and USB Version - 1

Chassis: 2024 Western Star 47X SBA, Tandem Axle, 370 HP, Auto, 66,000 GVWR

Module Paint Match Cab - No
Module Paint Color - Grey
Module Paint Color Code - 840976EX
Cab Color - White
Cab Color Code - L0006EY WHITE ELITE EY
Door Stripe Color - None
Chassis Year - 2024

Chassis Make - WESTERN STAR

Chassis Model - 47X 6X4 SBA
Chassis Axle - Tandem

Budget Price:	\$648,730.00
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Thank you for considering C.N. Wood Enviro, LLC for your equipment needs.

LIMITED WARRANTY

Limited Warranty. Each TRUVAC machine manufactured by VACTOR MANUFACTURING (or, "the Company") is warranted against defects in material and workmanship for a period of 12 months, provided the machine is used in a normal and reasonable manner and in accordance with all operating, maintenance and safety instructions. In addition, certain machines and components of certain machines have extended warranties as set forth below. If sold to an end user, the applicable warranty period commences from the date of delivery to the end user. If used for rental purposes, the applicable warranty period commences from the date the machine is first made available for rental by the Company or its representative. This limited warranty may be enforced by any subsequent transferee during the warranty period. This limited warranty is the sole and exclusive warranty given by the Company.

STANDARD EXTENDED WARRANTIES (Total Warranty Duration)

HXX and HXX2, Prodigy and Paradigm	10 years against stainless steel water tank leakage due to corrosion. 3 years against aluminum water tank leakage due to corrosion. Nonmetallic water tanks are covered for 5 years against any factory defect in material or workmanship.
HXX and HXX2, Prodigy and Paradigm	5 years against leakage of debris body, centrifugal compressor or fan housing due to rust-through

Exclusive Remedy. Should any warranted product fail during the warranty period, the Company will cause to be repaired or replaced, as the Company may elect, any part or parts of such machine that the Company's examination discloses to be defective in material or factory workmanship. Repairs or replacements are to be made at the selling Company's authorized dealer's or distributor's location or at other locations approved by the Company. In lieu of repair or replacement, the Company may elect, at its sole discretion, to refund the purchase price of any product deemed defective. The foregoing remedies shall be the sole and exclusive remedies of any party making a valid warranty claim.

This Limited Warranty shall not apply to (and the Company shall not be responsible for):

1. Major components or trade accessories that have a separate warranty from their original manufacturer, such as, but not limited to, trucks and truck chassis, engines, hydraulic pumps and motors, tires and batteries.
2. Normal adjustments and maintenance services.
3. Normal wear parts such as, but not limited to, oils, fluids, vacuum hose, light bulbs, fuses and gaskets.
4. Failures resulting from the machine being operated in a manner or for a purpose not recommended or not in accordance with operating, maintenance or safety instructions provided by the Company.
5. Repairs, modifications or alterations without the express written consent of the Company, which in the Company's sole judgment, have adversely affected the machine's stability, operation or reliability as originally designed and manufactured.
6. Items subject to misuse, negligence, accident or improper maintenance.

NOTE The use in the product of any part other than parts approved by the Company may invalidate this warranty. The Company reserves the right to determine, in its sole discretion, if the use of non-approved parts operates to invalidate the warranty. Nothing contained in this warranty shall make the Company liable for loss, injury, or damage of any kind to any person or entity resulting from any defect or failure in the machine.

THIS WARRANTY SHALL BE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND TO THE EXTENT PERMITTED, CONFERRED BY STATUTE, INCLUDING WITHOUT LIMITATION, ANY IMPLIED WARRANTIES OF MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, OR ANY WARRANTY AGAINST FAILURE OF ITS ESSENTIAL PURPOSE, ALL OF WHICH ARE DISCLAIMED.

This warranty is in lieu of all other obligations or liabilities, contractual and otherwise, on the part of the Company. For the avoidance of doubt, the Company shall not be liable for any indirect, special, incidental or consequential damages, including, but not limited to, loss of use or lost profits. The Company makes no representation that the machine has the capacity to perform any functions other than as contained in the Company's written literature, catalogs or specifications accompanying delivery of the machine. No person or affiliated company representative is authorized to alter the terms of this warranty, to give any other warranties or to assume any other liability on behalf of the Company in connection with the sale, servicing or repair of any machine manufactured by the Company. Any legal action based hereon must be commenced within eighteen (18) months of the event or facts giving rise to such action.

The Company reserves the right to make design changes or improvements in its products without imposing any obligation upon itself to change or improve previously manufactured products.



VACTOR MANUFACTURING
1621 S. Illinois Street
Streator, IL 61364

**TOWN OF PLYMOUTH CAPITAL IMPROVEMENT PLAN REQUEST
FY26 FALL ANNUAL TOWN MEETING**

Department: Airport	Priority #:	1
Project Title and Description: Runway 6/24 Reconstruction	Total Project Cost:	9,200,000

Department/Division Head: Matthew Cardillo, Airport Manager

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: This project will be 90% funded by the Federal Aviation Administration (FAA) (\$8,280,000), 5% funded by MassDOT Aeronautics (\$460,000), and 5% funded by Airport Enterprise free cash (\$460,000).

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
<i>Planning and Design</i>	990,000		<i>FY27</i>		
<i>Labor and Materials</i>	8,210,000		<i>FY28</i>		
<i>Administration</i>			<i>FY29</i>		
<i>Land Acquisition</i>			<i>FY30</i>		
<i>Equipment</i>			<i>FY31</i>		
<i>Other</i>					
<i>Contingency</i>					
Total Capital	9,200,000	Airport's share is 5% or \$460,000			

Project Justification and Objective: The runway was last reconstructed in 1998 which makes this current runway almost 28 yrs old.

The current pavement condition index (PCI) for the runway is 53 out of 100. There are portions of the runway that have cracks ranging from 2 inches wide up to 4 inches wide (see the images below).

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.

MEMO



To: **Plymouth Selectboard**

From: **Matthew Cardillo, Airport Manager**

RE: Runway 6/24 Reconstruction

Date: **August 14, 2025**

Dear Selectboard Members,

The Plymouth Airport Commission is requesting the support of the Selectboard with their Runway 6/24 Reconstruction Project.

Project

This project would consist of removing the current asphalt and replacing it with new asphalt. The total length and width of the new asphalt would be 4350ft by 75ft. The runway was last reconstructed in 1998 which makes this current runway almost 28 yrs old. The current pavement condition index (PCI) for the runway is 53 out of 100. There are portions of the runway that have cracks ranging from 2 inches wide up to 4 inches wide (see the images below). MassDOT Aeronautics does have a crack sealing program that we take advantage of every 2-3 years but some of these imperfections are going to be too large to fill with crack seal soon. The project does not lengthen the runway. It is purely a reconstruction of the existing runway where no additional feet of pavement will be added.

Funding:

Like most of the airport's projects this project will be 90% funded by the Federal Aviation Administration (FAA), 5% funded by MassDOT Aeronautics, and 5% funded by Airport Enterprise free cash. The breakdown of that funding is below:

FAA:	\$8,280,000
MassDOT:	\$460,000
Airport:	\$460,000
Total	\$9,200,000

Thank you,

Matthew Cardillo
Airport Manager



An example of one of the 3-inch cracks that has been attempted to be crack filled



An example of a 4-inch crack that has also been crack sealed but is too large to correct the issue.

**TOWN OF PLYMOUTH CAPITAL IMPROVEMENT PLAN REQUEST
FY26 FALL ANNUAL TOWN MEETING**

Department: Airport	Priority #:	2
Project Title and Description: Gate 3 Taxilane Replacement	Total Project Cost:	\$870,000

Department/Division Head: Matthew Cardillo, Airport Manager

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: This project will be 86% funded by the Federal Aviation Administration (FAA) though the Bipartisan Infrastructure Law Bill (BIL) funds that they airport received, 7% funded by MassDOT Aeronautics, and 7% funded by Airport Enterprise free cash

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
<i>Planning and Design</i>	220,000		FY27		
<i>Labor and Materials</i>	650,000		FY28		
<i>Administration</i>			FY29		
<i>Land Acquisition</i>			FY30		
<i>Equipment</i>			FY31		
<i>Other</i>					
<i>Contingency</i>					
Total Capital	870,000	Airport's share is 7% or \$59,000			

Project Justification and Objective: This area currently has a Pavement Condition Index (PCI) of 1 on a scale from 0 to 100. This area of pavement has been repaired on multiple occasions, but it is desperately in need of full replacement. The area has debris from the deterioration of the pavement that could become a liability for the Airport Commission if an aircraft was damaged.

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.

MEMO



To: **Plymouth Selectboard**

From: **Matthew Cardillo, Airport Manager**

RE: Gate 3 Taxilane Reconstruction

Date: August 14, 2025

Dear Selectboard Members,

The Plymouth Airport Commission is requesting the support of the Selectboard with their Gate 3 Taxilane Reconstruction Project

Project

The Taxilane Reconstruction Project will replace a paved area of approximately 50,000 square feet that aircraft use to taxi to and from their hangars. This area currently has a Pavement Condition Index (PCI) of 1 on a scale from 0 to 100. This area of pavement has been repaired on multiple occasions, but it is desperately in need of full replacement. The area has debris from the deterioration of the pavement that could become a liability for the Airport Commission if an aircraft was damaged.

Funding:

Like most of the airport's projects this project will be 86% funded by the Federal Aviation Administration (FAA) through the Bipartisan Infrastructure Law Bill (BIL) funds that they airport received, 7% funded by MassDOT Aeronautics, and 7% funded by Airport Enterprise free cash. The breakdown of that funding is below:

FAA:	\$752,000
MassDOT:	\$59,000
Airport:	\$59,000
Total	\$870,000



Figure 1: The approximate area that would be repaved.



Figure 2: An example of the part of the area that needs to be replaced.