



TOWN of WAREHAM

Board of Selectmen/Sewer Commissioners

Meeting Agenda

7:00 P.M. Multi-Service Center, Room 320, 48 Marion Road, Wareham, Massachusetts

- 1. CALL TO ORDER BY CHAIRMAN**
- 2. ROLL CALL**
- 3. ANNOUNCEMENTS**
- 4. CITIZENS PARTICIPATION**
- 5. CONSENT AGENDA**
 - a. Authorization to sign bills and documents, etc.
 - b. Approval of regular session meeting minutes of May 28, 2013; executive session May 28, 2013.
 - c. Reappointment to Bike Path Committee; Cemetery Commissioner; Constables
 - d. Interview and or Appointment to the Library Board of Trustees.
- 6. LICENSES AND PERMITS**
- 7. SEWER BUSINESS**
 - a. Funding source for contract 2.
 - b. Vote on sewer commitment - Elm Street.
 - b. Any other sewer business
- 8. TOWN BUSINESS**
 - a. Discussion and possible vote on the Cable Contract with WCTV.
 - b. Discussion and possible vote on Oak Grove Cape Verdean Cultural Center.
 - c. Discussion re. Summer 2014 Celebrations.
 - d. Discussion with Sage Stone re. solar projects.
 - e. Discussion and vote on community septic management program bond.
 - f. Discussion on guidance to Town Administrator for the next year.
 - g. Assignment of policies.
 - h. Discussion and possible vote to remove COA members.
 - i. Discussion and affirmatory vote on the hiring of the Director of Inspectional Services.
 - j. Discussion and reform Master Plan Committee – update 1998 Master Plan.
 - k. Discussion and vote on MWPAT Title 5 loan.

Continued – Board of Selectmen/Sewer Commissioners Meeting Agenda 06/11/2013

- l. Discussion on litter/trash barrels, etc.
- m. Discussion and vote on stabilization account policy.
- n. Discussion and possible vote on special town meeting articles.
- o. Employee cookout.
- p. Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.

9. TOWN ADMINISTRATOR'S REPORT

10. LIAISON REPORTS

11. ADJOURNMENT

12. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

6/13/2013

MINUTES OF MEETING OF SELECTMEN/SEWER COMMISSIONERS

Date of Meeting: June 11, 2013
Date of Transcription: June 12, 2013
Transcribed by: Janet Wilson

1. CALL MEETING TO ORDER BY CHAIRMAN

2. ROLL CALL

Selectmen Present: Peter W. Teitelbaum, Chairman
Alan H. Slavin, Clerk
Stephen M. Holmes
Patrick G. Tropeano, Absent
Judith Whiteside

Also present: Derek Sullivan, Town Administrator

3. ANNOUNCEMENTS

Selectman Holmes urged residents to drive by the Bay Pointe Country Club and look at all the work they have done. Chairman Teitelbaum said that he has also been by and agrees that the facility does look look.

The Cranberry Coast Concerts kicks off the season this Saturday at 4pm in Onset and Sunday at 4pm in Attleboro.

Vacancies exist on the Finance Committee, Planning Board as well as the Capital Planning Committee.

The Wareham Summer of Celebration 2014 Yard Sale will take place on Saturday, June 22nd from 10am-4pm

Town Meeting will reconvene on Tuesday, June 18th at 7pm at the Wareham High School Auditorium

Wareham Gatemen opened up their season this past weekend with a tribute to Joe Walsh.

4. CITIZENS PARTICIPATION

Present before the board: Claire Smith, Town Moderator
Ms. Smith wanted to thank WCTV and everyone who donated and volunteered at the auction to benefit the Guyon Rescue. She said it was a well-organized event.

SELECTMEN/SEWER COMMISSIONERS MEETING - 6-11-13 (CONT'D)

There is a proposal for a trash recycling facility in Rochester and urged the board to contact the Planning Board in Rochester and ask for them to set some conditions.

5. CONSENT AGENDA

- a. Authorization to sign bills and documents, etc.
- b. Approval of regular session meeting minutes of May 28, 2013; executive session of May 28, 2013

MOTION: Selectman Slavin moved to accept the meeting minutes of Selectman Teitelbaum seconded.

VOTE: 2-0-2 (Selectman Whiteside & Holmes abstained)

MOTION: Selectman Slavin moved to accept the executive session meeting minutes of May 28, 2013. Selectman Teitelbaum seconded.

VOTE: 2-0-2 (Selectman Whiteside & Holmes abstained)

- c. Reappointment to the Bike Path Committee; Cemetery Commissioners and Constables.

MOTION: Selectman Slavin moved to appoint Michael Diesso, Robert Tirrell and Gregory Kamon as a Constables to a term expire no later than June 30, 2014. Selectman seconded.

VOTE: 4-0-0 (unanimous)

MOTION: Selectman Slavin moved to reappoint Dale G. Scott as a member to the Bike Path Committee to a term to expire no later than June 30, 2016. Selectman Holmes seconded.

VOTE: 4-0-0 (unanimous)

MOTION: Selectman Slavin moved to reappoint Nancy J. Miller as a Cemetery Commissioner to a term to expire no later than June 30, 2016. Selectman Holmes seconded.

VOTE: 4-0-0 (unanimous)

- d. Interview and or Appointment to the Library Board of Trustees

Present before the board: Johnna Fredrickson

Ms. Fredrickson was previously on the board and was took a couple of years off.

MOTION: Selectman Slavin moved to appoint Johnna Fredrickson, PhD as a member to the Library Board of Trustee to a term to expire no later than June 30, 2016. Selectman Holmes seconded.

VOTE: 4-0-0 (unanimous)

6 LICENSES & PERMITS
(none)

7. SEWER BUSINESS

SELECTMEN/SEWER COMMISSIONERS MEETING - 6-11-13 (CONT'D)

- a. Funding source for contract 2

Selectman Slavin suggested having a meeting on a different night to come up with an idea on to handle this.

- b. Vote on sewer commitment - Elm Street

Present before the board: Guy Campinha

Money is owed in the amount of \$12,894.14 due from 2010.

MOTION Selectman Holmes moved to accept the letter and forward to Mr. Foster to bill the customer in the amount of \$12, 894.14. Selectman Whiteside seconded.

VOTE: 4-0-0 (unanimous)

- c. Any other sewer business

8. TOWN BUSINESS

- a. Discussion and possible vote on the Cable Contract with WCTV

Present before the board: Attorney Ishishara, Jay Heard & Peter Barrows

MOTION: Selectman Holmes moved that the board accept both the main contract between the Town of Wareham and WCTV and the proposed payment contract with WCTV between the Town which will bring our contract up to date and will relieve and remediate all the past payment issues so that we are up to date as of June 11, 2013. Selectman Slavin seconded. Selectman Whiteside asked if this should be done in two motions. Both Selectman Holmes and Slavin withdrew their motions.

MOTION: Selectman Holmes moved that the board sign accept and execute the contract between WCTV and the Town of Wareham for their services provided to the Town. Selectman Slavin seconded.

VOTE: 4-0-0 (unanimous)

MOTION: Selectman Holmes moved that the board execute the payment plan agreement between the Town of Wareham and WCTV which brings all of the past payments up to date and moving forward to the future. Selectman Slavin seconded.

VOTE: 4-0-0 (unanimous)

- b. Discussion and possible vote on Oak Grove Cape Verdean Cultural Center

Present before the board: Attorney Rich Bowen & Attorney DeMiranda

Attorney Bowen read the Lease Amendment to the Oak Grove Lease (as attached)

MOTION: Selectman Holmes moved that the board execute lease agreement 1 between the Town of Wareham and the Oak Grove Cape Verdean Cultural Center on the 11th day of June 2013. Selectman Slavin seconded for discussion. Selectman Whiteside asked if the School Committee would have to sign as the amendment and also asked if town meeting would need to vote since it's over 5 years. Attorney Bowen said that Town Meeting as already approved the lease for 99 years and that yes the School Committee should sign.

VOTE: 4-0-0 (unanimous)

SELECTMEN/SEWER COMMISSIONERS MEETING – 6-11-13 (CONT'D)

- c. Discussion re: Summer of 2014 Celebration
Present before the board: Claire Smith, Rudy Santos & Bob Powilatis
The committee has filed for papers to become 5013c and they have applied for several grants. They are putting together a sponsorship packages as well. Some of the fundraisers planned are a yard sale on Main Street, psychic fair at the Elks and a Cabaret show at the Bay Pointe Country Club. The committee does meet on the 1st and 3rd Tuesday in room 225.
- d. Discussion with Sage Stone – re: solar projects
Present before the board: Richard Kleiman & Guy Campinha
Mr. Klienman spoke about the project and said they have teamed up with the largest energy company called EDF who would be providing the financing. Net metering credits were discussed and what the town uses for megawatts per year.
- e. Discussion and vote on community septic management program bond
Present before the board: John Foster & MaryAnn Silva
MOTION: Selectman Slavin moved to approve the borrowing of \$200,000 for the Community Septic Management Loan Program. Selectman Holmes seconded.
VOTE: 4-0-0 (unanimous)
- f. Discussion on guidance to Town Administrator for the next year
Selectman Slavin would like to have quarterly statements.
- g. Assignment of policies (not discussed until all 5 Selectmen are present)
- h. Discussion and possible vote to remove COA members
The Chairman of the COA as recommended that two members be removed from the board after missing three consecutive meetings. The COA board voted at their April 13th meeting 4-0-0 to remove and replace Lynne Burroughs and Gerald Hannon. Both members have the right to appeal in writing to the Board of Selectmen.
MOTION: Selectman Slavin moved to remove Gerald Hannon as a member of the Council on Aging. Selectman Holmes seconded.
VOTE: 4-0-0 (unanimous)
MOTION: Selectman Slavin moved to remove Lynne Burroughs as a member of the Council on Aging. Selectman Holmes seconded.
VOTE: 4-0-0 (unanimous)
- i. Discussion and affirmatory vote on the hiring of the Director of Inspectional Services
Mr. Sullivan has appointed Robert Iafrate as the new Director of Inspectional Services. He holds a building commissioners license and has been working in the Town of Lakeville for the past 6 years.

SELECTMEN/SEWER COMMISSIONERS MEETING - 6-11-13 (CONT'D)

MOTION: Selectman Slavin moved to ratify the hiring of the Director of Inspectional Services for the job offered by Mr. Sullivan. Selectman Whiteside seconded.

VOTE: 4-0-0 (unanimous)

- j. Discussion and reform Master Plan Committee – update 1998 Master plan

This will be placed on a future agenda. The last time the plan was updated was back in 1998 and should be done every 5-10 years. Members should include the Town Planner, a member of the Board of Selectmen and 5 at large members.

- k. Discussion and vote on MWPAT Title 5 loan (item same as item e)
- l. Discussion on litter/trash barrels, etc.

Mr. Sullivan would like to implement a carry in and carry out policy on all town beaches. The board was in favor of this policy.

MOTION: Selectman Slavin moved to adopt the carry in and carry out policy effective today as outlined by Mr. Sullivan. Selectman Holmes seconded.

VOTE: 4-0-0 (unanimous)

- m. Discussion and vote on stabilization account policy

MOTION: Selectman Holmes moved to adopt the policy as written by Mr. Sullivan. Selectman Whiteside seconded.

VOTE: 4-0-0 (unanimous)

- n. Discussion and possible vote on special town meeting articles
- The board would discuss this next Tuesday at their 6pm meeting prior to Town Meeting.

- o. Employee cookout

The Board of Selectmen will be having a employee appreciation cookout on Thursday, June 20, 2013 from 12-2pm

- p. Any other town business not reasonably anticipated 48 hours prior to the posting of this meeting

9. TOWN ADMINISTRATORS REPORT

Mr. Sullivan said by contract and MGL the Police Chief's position is a strong Chief which means that he has control of all vehicle equipment or motor vehicles used by the Police Department.

Mr. Sullivan provided the board with April's expenditure and revenue report. He will before the Finance Committee seeking transfers. Some discussion ensued on the transfers and budgets.

Mr. Sullivan spoke about the town never adopting the statutes to remove snow and ice from private ways. A letter was supplied to the board from the IG's office to the

SELECTMEN/SEWER COMMISSIONERS MEETING - 6-11-13 (CONT'D)

Wellfleet Town Administrator. Some discussion ensued on the plowing of private roads.

10. LIAISON REPORTS

Planning Board met yesterday and stated that they had a presentation by SPREDD.

11. ADJOURNMENT

MOTION: Selectman Slavin moved to adjourn. Selectman Holmes seconded.

VOTE: 4-0-0 (Unanimous)

12. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

Respectfully submitted

Janet Wilson

Department Assistant

The foregoing minutes were submitted to the Board of Selectmen/Sewer Commissioners on:

Attest: _____

Alan H. Slavin, Clerk

Date Signed: 6-25-13

Date sent to the Town Clerk: 6-26-13

Attachment 6/11/13
meeting minutes

LEASE AMENDMENT No. 1

Whereas, the Town of Wareham and Oak Grove Cape Verdean Cultural Center entered into a Lease dated September 1, 2009 for the Oak Grove School, a copy of which is attached hereto as Exhibit A;

Whereas, the parties deem it expedient to modify the terms of that Lease;

Now therefore, as of this ____ day of June, 2013, the parties agree that the Lease shall be amended as follows, and that all other terms shall remain in effect:

Article A:

Delete the following:

"3.1 Initial Improvements. (a) Tenant shall commence work on the improvements (the "**Initial Improvements**") described in Exhibit B attached hereto and incorporated herein (the "**Schematic Design Plans**") as soon as reasonably possible following the Commencement Date but not later than two (2) years after the date hereof (the "**Outside Construction Start Date**"),..."

Insert the following:

"3.1 Initial Improvements. (a) Tenant shall commence work on the improvements (the "**Initial Improvements**") described in Exhibit B attached hereto and incorporated herein (the "**Schematic Design Plans**") as soon as reasonably possible following the Commencement Date but not later than ten (10) years after the date hereof (the "**Outside Construction Start Date**"),..."

Article B:

Delete the following:

"3.3 Final Completion Date; Approval and Delivery of Final Plans. Final Completion Date shall be on or before four (4) years from the Commencement Date..."

Insert the following:

"3.3 Final Completion Date; Approval and Delivery of Final Plans. Final Completion Date shall be on or before fifteen (15) years from the Commencement Date..."

Oak Grove Cape Verdean Cultural Center

Town Of Wareham

Board of Selectmen

Peter W. Teitelbaum, Chairman

Alan H. Slavin, Clerk

Stephen M. Holmes

Patrick G. Tropeano

Judith Whiteside

TUESDAY, JUNE 11, 2013

NEW BEDFORD, MA

Attachment

6/11/13 meeting minutes

New Bedford company pitches waste proposals to Cape towns

By PATRICK CASSIDY
pcassidy@capecodonline.com

NEW BEDFORD — It doesn't look like much right now but if Michael Camara has his way, a 68-acre parcel of wooded land just off the Cranberry Highway in Rochester will soon host an environment-friendly facility capable of processing refuse and recyclables communities on Cape Cod and elsewhere produce.

"It's a viable green project," Camara said Monday during an interview inside the offices of his family's company, New Bedford Waste Services, LLC, Shawmut Avenue.

In late December, Camara told The Standard-Times that ABC Disposal, of which he is president, is developing a new technology, which it plans to use at a new facility in Rochester, to turn trash into a coal substitute.

The solid waste and recycling company plans to demolish the building currently at a site it owns on Cranberry Highway and build an 89,000-square-foot, solar-powered facility to process solid waste.

The new facility will convert trash into fuel briquettes that can be used in industrial, coal-stoked boilers while producing fewer harmful emissions.

The facility will cost \$16 million, \$13 million of which will go toward the recycling side of the process and \$3 million toward the solid waste processing technology, Camara said.

The project has received approval from the Rochester Conservation Commission and is expected to receive approval from the Planning Board this week, he said.

Now, in what some are calling an eleventh-hour bid, Camara is vying for contracts to get his hands on trash and recyclable materials from Cape towns.

Several SouthCoast officials, contacted Monday, said they have been in happy in their dealings with Covanta SEMASS.

Freetown Town Administrator Richard Brown said the town has "a favorable rate" with SEMASS and he is "pleased" with the services it provides.

"We have been with them a long time," he said.

Brown said there are a couple of years remaining on the town's contract and he has heard nothing about a competitor approaching communities with a much better offer. "They haven't sent anything to me," he said.

Russell Bailey, a member of the Rochester Board of Health, said that town has had a contract with Covanta SEMASS for many years and is happy with its relationship.

"We have a really good deal with them," he said.

In Rochester, it is the Board of Health, who negotiates the town's contract with SEMASS.

On the Cape, officials involved in the negotiations for new disposal contracts say that while Camara's proposed facility sounds interesting and his price of \$60 per ton is between \$6.50 and \$11.50 less than Covanta's latest offer, they still have concerns about permitting and his ability to deliver on his promises.

"What they're offering, is the kind of thing that most consumers on the Cape would really like to get to," said Sims McGrath, chairman of the Orleans selectmen and a participant in the negotiations with Covanta.

The idea of reducing the amount of material that is burned or dumped in landfills through higher rates of recycling is a priority but it's hard to pitch constituents on a facility that doesn't exist yet, he said.

"As much as I think their pro-

gram is a preferential program, I can't see blowing off SEMASS for a maybe," McGrath said.

SEMASS business manager Thomas Cipolla said his facility has a proven track record of dependability with the towns it serves and has been through exhaustive talks with local officials.

"I think the communities are comfortable that we're going to be there for a number of years," Cipolla said.

Camara said his new facility would include both recycling and a new technology to create burnable briquettes out of solid waste that is first sorted for recyclables and cleaned of hazardous materials, Camara said.

In a building across the street from his office, Camara showed off the briquettes the company is producing using a scaled-down version of the machinery.

Solid waste is processed into Eco-Tac fuel briquettes through a proprietary technology devel-

oped by WERC-2 of Pocasset, he said, adding that the silver-dollar size gray briquettes will look more like backyard charcoal briquettes when they come out of the new facility.

The briquettes can be burned in coal plants but give off fewer emissions, less particulates and less ash than coal, he said.

The briquettes, which cannot be legally burned in Massachusetts, are being sent to prospective customers elsewhere for testing and to gauge their interest, he said, adding that the company already has letters of intent signed with customers interested in buying the briquettes as well as financing for the project.

The company is awaiting approval from the Massachusetts Department of Environmental Protection of a minor modification for its existing permit at the property where New Bedford Waste Services currently operates a transfer facility, he said.