

**WAYLAND BOARD OF PUBLIC WORKS**  
**WAYLAND TOWN BUILDING**  
**SEPTEMBER 26, 2011**  
**7:00 PM**  
**Meeting Minutes**  
**Draft**

Present: C. Brown, M. Wegerbauer, J. Mishara, T. Abdella, Mike Lowery, D. Ouellette, and Gorham

Open meeting at: 7:07 PM

**Public Comment**

Anette Lewis, 33 Claypit Hill Road

Regarding the Town Center license agreement request Lewis pointed out that the Board of Road Commissioners worked very hard to create the Change in Public Ways Permit 2008 – 813. Lewis felt that the permit should be ammended rather than creating a license agreement for roadway work. Lewis pointed out that the 2008-813 permit lists the exact scope of work. Discussion about whether or not two documents are needed. Discussion about exhibit B. Lanza said that the License agreement is for a year only. Lanza pointed out that the License agreement can be revoked at any time. Lewis pointed out that the indemnifications are stricter in the permit than the License. Discussion about wording in the License Agreement. Discussion about how the storage area will need to be maintained. This will be a responsibility of the Town. Discussion about aqifer protection. Lewis pointed out that the Town will be giving up the right to use this area for something els. Lewis continued that we must know what we are giving up and what we are getting back. Lewis said that indemnication look weak in the License and that the permit has stronger indemnication. Discussion about who should have control of the area Discussion about what was approved by Conservation and when. Lowery noted that he saw a plan in the Conservation office dated later than Oct 2010 titled Millbrook Road replication and flood storage compensation. Brown asked why a License is needed when there is already a permit. Lanza told the Board that the Board of Road Commissioners and the Conservation Commsions were in a regulatory roll when the permit and orders of conditions were granted. Lanza pointed out that the Board of Public Works is being asked to grant a License as custodians of town owned land. The License grant permission to use the land. It give them the right to enter onto the land which is separate from regulatory approvall. The License is revocable at will. This is why there is a separate document. The boards are acting in different capacities. Mishara asked where the reference to the License if in the Permit? Discussion about the scope of work. Mlanza license agreement important leagal description of properties. Bopw proprietary board custodians granting license. Lowery pointed out that if both the Permit and License are in existence then one needs to take priority. Whats difference between the two.?? Abdella asked if they could just amend the permit.? Lanza said yes, but we will

need to put all of the License in it. Lanza pointed out that Twenty Wayland never signed off on the Permit, but never challenged it either. Mishara noted that the appeal date has past. Discussion about Regulatory vs Custodial. (NEED LICENSE UPDATED). Lanza said that the order of condition given by the Conservation Commission is recorded at the Registry of Deeds. Discussion about other drawing. Board expressed its concern about two separate documents. Sense of the Board is to proceed cautiously. Lanza suggested inserting a clause that will state that the stricter provision will prevail. The Board plans to discuss this further next Monday.

### **Glezen Lane Traffic Calming Results**

Traffic study has not been done yet, Ouellette will check with the Police Chief. Bow road final approved plan for bow road?? There is none?? Mishara referred to the action taken by former borc?? Lowery handed out a memorandum by TEC. Discussion about configuration of the intersection. Ouellette said that first they will put a temporary barrier in then a permanent one if that works. . Board decided to table item.

**Need tec doc for file.**

### **Wellhead Protection Update.**

Brown told the Board he was able to convert the PDF Wellhead Protection Plan into Word via Freeware. Discussion about needed edits to the document. Ouellette told the Board that what they eventually approve DEP will take seriously. Discussion about drafting a disclaimer. Abdella offered to write the disclaimer. Abdella will circulate the disclaimer once it is done.

Motion to approve Wellhead Protection Plan as discussed and amended  
2<sup>nd</sup> Mishara  
Unanimous in favor

Discussion about the turf field. Discussion about sampling. Brown said there is mention in the Wellhead Protection Plan to continue monitoring the run off from the field.

Mishara told the Board that Marcia Berger has expressed interest in becoming a member of the Wellhead Protection Committee. Mishara suggested M. Berger meet the Board at the next Board of Public Works Meeting. Discussion about appointments to the Committee. Discussion about a water expert sit on the Committee. Mishara suggested that Hatch could fill in the void on the Committee for now.

**Do to talk about wellhead advisory committee with mhatch. Done**

## **Joint Meeting with Recreation Commission**

Foster and Wright were present for the Recreation Commission

Brown opened the joint meeting with Recreation.

Brown said that he is currently the liaison between the Board of Public Works and Recreation Commission.

Foster received a letter from BSA stating how pleased they are with the condition of the ball fields and how well they are being maintained.

Foster said that he hasn't received a lot of information about the work that is going on at the beach. Foster said that he would like to see everything completed at the Beach by next Spring. Ouellette said that we got approval from Conservation last Thursday. Ouellette said that the engineering firm will be drawing up better plans. Ouellette said that once they get started the work will only take 2 days. Discussion about the work that will be done regarding the drainage and the storm sceptor. Ouellette describes how it will work once completed. Ouellette said that this will be done by the end of October. Foster asked about the building. Ouellette said that Moynihan, Facilities Director, will be overseeing the construction of the building.

## **Hannah William Playground**

Ouellette said that we have received the playground equipment. It is being stored at the Highway Garage. Ouellette said the bid opening to construct the playground will be opened on October 7<sup>th</sup>. There is a pre bid meeting this weekend for contractors. Ouellette described the process. Ouellette said the play ground should be in place around November 15<sup>th</sup>. Ouellette said that the fence will go up after the playground is in. Will hold a playground opening next Spring. Ouellette said that we had to eliminate the rocks feature, but if we can find additional money we could bring them back. Discussion about opening. Discussion about a grant program on the website Kaboom.

## **Middle school fields.**

Wright said that he had asked Turkington for an update. Wright said he received a copy of the RFP and Scope of work but hasn't seen any thing else. Discussion about the study. Wright said some neighbor concerns are drainage, endangered species and ledge. Wright said that if the first report gives us the green light we will proceed. The other study will look at locations that weren't in the master plan. Discussion about locations including Oxbow Meadows, Holiday Road, off Old Conn Path, Loker Recreation area, former landfill and the current garage site. Gale associates is doing the second study. Ouellette will be meeting with them. Wright said that the decision has been made by the Recreation Board to build 2 fields at the Middle School. The study will prove whether or not it is wise. More fields are needed even after the Middle School Fields are in. Foster said that even if Recreation wants to go ahead with the fields at the Middle School it

needs to pass at town meeting. Lowery asked if it involves transferring land?? Wright said probably not. Discussion of the process moving forward. Discussion about using CPC funds. Discussion about the possibility of a field at Oxbow Meadows. Discussion about the type of facility that may fit in well at Oxbow Meadows. Gale Assoc. will make a proposal for the site.

Brown spoke of improvements that were done to fields this year and asked Wright and Foster what they would like to see for improvements this year. Foster said that Riverview field is in bad shape and needs work. Discussion about swingset & clearance. A new set should cost under \$10,000.00. Will need to take out the current set next spring. The replacement will come out of the \$125,000.00. Foster said that McShea would like to see ½ a basketball court at the Beach. Discussion about other possible projects. Discussion about the dingo and how useful it is especially with installing irrigation. Ouellette said the Dingo cost was around \$18,000.00. Wright asked if the Dingo had any use other than for fields and Recreation. Ouellette said no.

Sarkis overlay for nike site don ask

Wright said that they did a good job with the Middleschool goals. Discussion about the dug outs for the Art King Field. Ouellette said that the construction company is having a hard time figuring out how to bring the concrete over the field. Discussion about the process for approval for the dugouts and how it should have been done. Wright said that it is important that neighbors have a chance to voice their opinion. Discussion about approval in general for Recreation related items.

Director Report – None

Brown said that Turkington will be holding a ‘State of the Town’ meeting on October 19<sup>th</sup>. Discussion about how Mishara and Abdella will present the new Town Garage. Discussion about meeting early Monday morning at Mel’s to discuss. Discussion about equipment not covered and protected by the weather. Ouellette to talk to Turkington about the format of the meeting on the 19<sup>th</sup>. Don to do

Discussion about whether or not to ask for the fixed meter program at Town Meeting. It may be too much to ask for even though it is a very good return on investment. Ouellette pointed out the new garage is a better return on investment since you are protecting millions of dollars worth of equipment. Discussion about a video campaign with Jim Mulane. Don to do\*\*\*\*

Discussion about the Board of Public Works meeting schedule. Board of Public Works will have its meeting on the first and 3<sup>rd</sup> Monday of the month. Board of Health will hold its meetings on the 2<sup>nd</sup> and 4<sup>th</sup>. This way Wegerbauer can attend both Board’s meetings..The sense of the Board is to begin future meetings at 7:00 pm.

Capital and water abatements on the 3<sup>rd</sup>.

Brown made a motion to approve the minutes of May 2<sup>nd</sup> as amended  
2<sup>nd</sup> Mishara  
Unanimous in favor

Brown made a motion to approve the minutes of July 25th as amended  
2<sup>nd</sup> Mishara  
Unanimous in favor

Brown made a motion to approve the minutes of August 22<sup>nd</sup> as amended  
2<sup>nd</sup> Abdella  
Unanimous in favor

Ouellette informed the Board that we only received one tree bid back and it was over \$25,000.00. We now have to go out for a formanl bid. Ouellette added that the trees will not come down until December.

Lowery asked that the fence at Mansion beach be fixed. Don to do\*\*\*\*\*

Cb adjorn 9:25  
2<sup>nd</sup> Abdella  
Unanimous in favor