

**WAYLAND BOARD OF PUBLIC WORKS**  
**WAYLAND TOWN BUILDING**  
**February 21, 2012**  
**7:00 PM**  
**Meeting Minutes**  
**Approved March 5, 2012**

C. Brown, T. Abdella, M. Lowery, M. Wegerbauer , D. Ouellette, D. Gorham

**Public Comment**

**Woody Baston 11 Cochituate Rd.-** Expressed his concern about the work at the Town Center intersection. He noted that the granite on route 126 is shifting. Baston is concerned with the noise and vibrations from heavy trucks. Granite breaking northbound side. Conduit wires for lights. Patch issue. Problem with traffic coming through. Baston said there are issues that need to be addressed before the intersection is accepted by the town. Baston asked that the sign at the depot be moved a little to the left. Ouellette said that he will be meeting with TEC on Friday to go over these issues. Baston requested a copy of the document outlining what is needed to be done before they proceed in the intersection. A waiver?? Don said he gave Twenty Wayland a verbal go ahead. Discussion about moving poles.

**Tonya Largy Historical Commission** Thanked Don/ Diane for the map of North cemetery showing the future plantings. Largey said that she is interested in what may be up there. That area used to be the Old Town Center.

**Anette Lewis, 33 Claypit Hill Road** – Asked if the Town Center intersection contract with Mass Highway has been signed? Yes. Lewis pointed out the website posting for this meeting was wrong. Discussed construction season. Lewis asked if there was a Directors report this evening. Ouellette said no. Lewis asked how long the street light at 126 & 27 will be blinking red?? Brown said that light will be blinking for two weeks then will be functional. Lewis asked if Twenty Wayland has started working in the compensated storage area?? Ouellette said yes.

**Tom Sciacca** – Sciacca requested the light be functional ASAP. Sciacca explained that he almost got into an accident at that location on the southbound lane taking a left on 126. Sciacca said there is a serious line of sight problem. It's a hazardous situation. Discussion about regulation of flashing for a time before lights function. Sciacca said he will email the Police Chief.

**Stan Robinson, Wheelock Road** – Told the Board that the wireless water meters have not been proven to be safe. Robinson said the meters do not protect privacy. Robinson said he is in opposition of the article. Robinson asked why we are spending money to eliminate jobs. Robinson asked if these meters will be obsolete in 3 years?

### **Gerry Heller from the CPC Committee**

Heller came before the Board to discuss the town article to reduce the CPC from 1.5% to .1%. Heller said he is opposed to the article. Heller explained the range of CPC annual contributions in the State. Heller said the lowest in the state is .5%. Heller said he has been part of the CPC since its inception. Heller said he has been Chair most of the time. Heller said CPC's main objective is to offer more affordable housing, historical preservation and protect open space. Heller said that a substantial amount of money is needed to do this. Heller said that the CPC have had requests for 21 projects and all have been approved. Heller said that they have set aside 1.5 mil for open space. Heller said the CPC does have a substantial surplus of funds however a large transaction could wipe them out. Heller explained a conservation restriction example with Hamlen at Mainstone. The CPC is in negotiaton with Hamlen. Heller explained how capital gives the CPC leverage. Heller explained how it works. Heller explained how the matching funds from the State works. Heller said it would not be in the best interest of the town to cut the rate. Currently a family pays \$140.00 per year to the CPC. For those who can't afford it there is an exemption for low income and seniors whose income falls below a certain figure. Wegerbauer asked if CPC funds can be spent recreation fields? Heller explained that CPC funds can be used to create a new field or when acquiring land for a field.. Heller made it clear that the CPC only recommends projects at town meeting. Discussion about how much money can be used on any one project. Heller said that 1 million is restricted to historic and affordable housing. CPC currently collects around \$900,000 per year. Heller asked the Board to oppose the article. Ouellette asked Heller if he was happy with the work that was done at the Nike site?? Heller said he was very happy. Discussion. Heller said some of the upcoming projects are habitat for humanity, Wayland rail trail, rental housing, community farm, athletic fields at the Dow property, boating at Town Center.

Brown explained to the board that the petitioner for the CPC article has asked for equal time and will appear before the Board at a future meeting.

### **Town Hall Service road from Pelham Island Road.**

Lowery showed pictures of the flooded brook from 2010. Lowery passed out a letter that explained the culvert that goes through the road. Lowery said the culvert in the brook clogs up and there is a beaver deterrent fence. Lowery showed an aerial photo of the road. Lowery expressed his concern that the culvert may be acting more like a dam and backing up water. Lowery said that we need to make it more like a bridge and less like a dam. Ouellette suggested a box culvert in. Discussion. Ouellette spoke of the conservation sensitivities. Ouellette said that an engineer would be needed for the project. Ouellette said the box culvert would cost between \$50,000 - \$150,000.

Lowery made a motion to put this on the capital list as a future year project to alleviate the restriction of water at the culvert.

2<sup>nd</sup> Brown

Discussion

4-0 approved

### **Salt / Sand use policy**

Lowery expressed his concern for the wells in the capture zone. Ouellette said that he is surprised that this town uses pure salt on the roads. Ouellette said that he has spoken with Stubby and will mix salt / sand from now on. Ouellette explained that the Vac Truck and the Sweeper will help with the excess sand. Ouellette said that normally only the State uses pure salt. Discussion.

### **Sodium Levels at the Happy Hollow Wells**

Lowery produced a letter from DEP stating that the wells had shown sodium at 76 parts per million. Discussion about the letter's source. Board asked Ouellette to ask DEP where they got the number. Discussion of an upward trend and limits Ouellette said that the state average is 45-50. Discussion about testing. Is the number a trend or abnormal? Ouellette to get back to board about DEP source.

### **North cemetery expansion**

Lowery handed out a map showing the expansion. Lowery pointed out that it is a law that each town provide a place for burial. Discussion about the expansion and the capture zone. Lowery explained that AECOM was hired to study the Happy Hollow Wells. That study cost the town \$88,000. Lowery explained that it was the goal of the Wellhead protection committee to study a well a year. Due to the high cost of the study it is believed this is the reason that more wells have not been studied so far. Lowery suggested the Board consider the value of the data from the study. Lowery explained that the expansion of the North Cemetery has already gone through the Board of Health. Lowery asked if the expansion needs to go through the DEP for permission. Discussion about burying in the capture zone. Ouellette said that all full burials are required to use a sealed vault. Lowery admitted that the sealed vault changes the equation. Ouellette mentioned the possibility of a well at Cow Common. Ouellette suggested that if a study is done at the Baldwin Wells that they should include a study at Cow Common for a well. Ouellette said that he had discussed the idea of a well at cow commons with Brian Moynihan, Conservation Administrator who seemed to receive the idea pretty well. Ouellette said that the North Cemetery is very close to old Town Center. There may be some archeological finds. Discussion about filing with the Massachusetts Historical Commission.

## **Wireless Meter Program**

Ouellette told the Board that he has spent some time with Mark Abrahams regarding the ROI. Ouellette handed out a PowerPoint presentation about the ROI. Discussion. Ouellette explained the cost savings of the Wireless meter program. Ouellette said the return on investment is 5.1 year. Ouellette spoke of how quickly the wireless meter program would find leaks in the water system. Ouellette also pointed out that leaks before meters would be found too. Ouellette said that he will be filming three people speaking on the subject of the fixed meter program:

1. Mark Abrahams – Return on Investment
2. Dr. Wenstrup – Regarding radio frequency
3. John Carroll Norwood Town Administrator – Regarding system advantages

Discussion about the amount of the article. Discussion about how best to present at town meeting. Discussion about radio frequency. Ouellette explained that the signal sample is only 4-6 times daily and is encrypted. Ouellette told the Board that he will be going to Norwood MA on Thursday to meet with John Carroll Norwood General Manager. Ouellette will be talking to him about the system advantages of the fixed meter program. Mr. Carroll spearheaded the fixed meter program in Norwood. Brown asked for a list of towns that use the fixed water system. Discussion about the types of meters. This type has a one way transmission. Discussion about subjective information and how best to present water abatements. Wegerbauer asked for a graph showing the return on investment. Discussion. Discussion about the public hearing on March 5<sup>th</sup>. Discussion about dividing up articles.

Discussion about the DPW garage Public Hearing / Open House on March 24<sup>th</sup>. Discussion about the time for the open house. The sense of the Board is 9:00am – 11:00am is a good time. Discussion about advertising for Open House - ads in the paper, notices out, land fill handout, sign board. Brown said this should be advertised as an Open House.

## **Open Meeting Law complaint response**

Discussion about the draft response by Town Counsel  
Lowery said he could send his emails as examples to Lanza.

Abdella made a motion to approve the letter as presented by Town Counsel with typographical error

Lowery 2<sup>nd</sup>

4-0

Brown said he will ask Lanza to include Lowery's email as an exhibit.

### **Availability of Presentation at Town Meeting**

Lowery told the board that Dennis Barry, Town Moderator, said that it is Town Meeting that decides who can talk at Town Meeting.

Next BoPW meeting - plan to discuss who will be the lead on articles.

### **Board Member's report and concerns**

Lowery said the fence at Alpine Field looks great.

Discussion about why the put-in-take at the transfer station has been shut down.

Ouellette said that it is shut down every winter. It will open soon.

Discussion about a quicker response time when requests are made by a Board member.

Discussion about water rate setting. Need information to set water rates. Discussion about the importance of the water accounting system and the value of the information.

Ouellette told the board that the DPW has given back money to the town for the past two years since the beginning of the DPW. \$803,032. In FY10 and \$600,838.00 in FY11 not including capital cost savings.

Ouellette told the board the water treatment plant has only been fully functional since last July. Brown asked why supplies have gone up drastically. Ouellette said the cost of chemicals have skyrocketed. .

Discussion about the new board member. Discussion about how to bring the new board member up to speed. Now is a good time to step back and reflect.

Discussion about storm waater. Ouellette told the board that storm water is a conservation issue. Testing has not yet been done. Ouellette said theVac Truck will be a great help with storm water.

Discussion about the open meeting law complaint. Brown said this was first reviewed by a staff attorney in the Attorney General's office. This is an opinion by a staff member not an official opinion. The Board will have an opportunity to make its case.

Discussion about how to best manage the Board of Public work email address.  
Discussion about using the email address on the town level vs. the department level.

Lowery showed some pictures of Castle Hill conservation behind Alpine field. There is a pile of old 55 gallon drums. Lowery had sent the picture to Moynihan, Conservation Administrator. Ouellette will get a whacker in there. Will get Moynihan's OK to remove the barrels.

**Action items:**

**Route 27 & 30**

Ouellette said that Brian will have easement issues resolved. Ouellette said that he should have the signed easements for next meeting. Ouellette said that CDM had the old contract at Route 27 & 30. Ouellette explained that CDM's plans have retained the rights to the plans. Discussion. Ouellette said he will speak with Stubby. Ouellette said the plans for the intersection were contracted for the study not for Mass Highway. Ouellette said that he won't sign an agreement unless the drawings are the property of the town of Wayland.

Wegerbauer asked if Abrahams will be at the public hearing on March 5<sup>th</sup>? Ouellette said Abrahams is currently on vacation but will get in touch with him when he gets back. Ouellette said Weston Sampson will be at the garage open house on March 24<sup>th</sup>. Discussion about having a mini touch a truck during the garage open house.

Discussion about water revenues.

Discussion about DPW savings in FY-10 & FY-11.

**Minutes**

Brown made a motion to approve the January 17, 2012 minutes with edits  
2<sup>nd</sup> Abdella  
4-0 unanimous in favor

Lowery made a motion to approve the January 26, 2012 minutes.  
2<sup>nd</sup> Wegerbauer  
4-0 unanimous in favor

Wegerbauer made a motion to approve the minutes of February 6, 2012 as is  
2<sup>nd</sup> Lowery  
4-0 unanimous in favor

Ouellette told the Board that the skate rinks will be taken down by the end of the week due to the current weather and the forecast. No objection. Discussion about picking a more level spot next year. Discussion about the best location for the skate rink.

Ouellette told the board that the Town Center will have separate meters on its buildings with one master meter. Discussion about wastewater treatment issues.

Wegerbauer made a motion to adjourn at 10:24 pm.  
2<sup>nd</sup> Lowery  
4-0 Unanimous in favor.