

**WAYLAND BOARD OF PUBLIC WORKS
WAYLAND TOWN BUILDING**

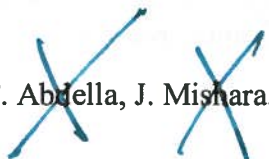
August 20, 2012

7:00 PM

MEETING MINUTES

DRAFT

M. Lowery, T. Abdella, J. Mishara, M. Wegerbauer, B. Goldsmith D. Ouellette and D. Gorham



Meeting opened at 7:06 PM

Public Comment

115 Lincoln Road – Holly Ellis is present

Ellis expressed her concern about the disrepair of Lincoln Road. Parts of Lincoln Road are dirt and paved. She has twisted her foot in potholes. Grading does not happen on a consistent basis as promised. Ellis described other problems to the Board.

Ellis said that she had appeared before the Board of Road Commissioners in the past but nothing ever happened. Ellis said she spoke with the DPW Director who told her it is not yet on the radar.

Lowery explained that the Board relies on the Highway Director and DPW Director regarding the road work that needs to be done in town. Ouellette said that the road is on the list to be done, but not this year. Ouellette said that the paved portion needs to be done. Ellis said that she did not feel well received at the Board of Road Commissioner’s meeting. The issue was then dropped. Ellis has asked the Board to follow through. Lowery invited her to send a request to be put on the agenda.

Lewis, Anette 33 Claypit – Lewis asked how the Town is working on Plainview Road? Lewis said that it is a private way. Only \$16,000.00 is left. Lowery said that the developer had left sufficient money. Lewis said that they are using the Town’s resources. Discussion.

for the job to be completed at the time.

Water Abatements

5 Standish Przybylski

Had checked toilets and irrigation but found no leaks. New meter put in. Plumber checked system found no leaks. Ouellette said he will send someone out to check. Wegerbauer asked for a receipt from the plumber.

Wegerbauer made a motion to abate to 4,000 units and 4,000 units per period after a plumber receipt has been submitted and confirm from the DPW that no leak was found.

2nd Goldsmith

Unanimous in favor

190 Stonebridge

- Who? (name)

16 irrigation heads were leaking. Discussion about historic usage.

Move to wait until after the next cycle. They asked her to stay in touch with the DPW. If the usage goes down they will have her back for an abatement request.

Sign request by the Historic Commission

Tabled since the requestor is on vacation.

Sage Hill Physical Alteration Permit

Rick Olstein with Keystone Development was present

Lowery said that the stormwater cannot run into the roadway. Discussion about the stormwater plan. Discussion about the order of conditions from Conservation.

Discussion about the drainage at the end of the road. Ouellette explained the history of the road and how it was changed. Discussion about sediment running down to Concord road. Lowery said it is important the storm water does not enter the road. Wegerbauer asked how soon the paving would be done? Olstein said that it should be done before labor day. Olstein reviewed the plan with the Board. Olstein ~~showed~~ the amount of water coming down the road is reduced from what it used to be. This was designed under a Green developing program. Ouellette explained his concern about the dead end water main loop system. Keystone gave him an easement. Ouellette said he couldn't guarantee that 100% of the run off will not enter Concord Road. Goldsmith asked if the depression at the bottom will be corrected? Olstein said he would be happy to do what they want as long as he has permission from Ouellette. Discussion. Ouellette suggested putting in a contingency that if after the paving is done there is still a problem a slot drain be installed. Ouellette said that he has a memo from Sarkis that says that Planning will not release the bond until the Board of Public Works is satisfied. Olstein told the Board that they paid a lot of money for a drainage system and they want it to work.

claimed

Goldsmith made a motion to issue a permit subject to standard conditions provided the Planning Board does not release to bond until Ouellette and Kadlik are satisfied the drainage is working properly.

2nd Wegerbauer

Unanimous in favor

9 Lake Road Terrace

The only jurisdiction is stormwater issues. Discussion about the possibility of becoming a public road some day. How to proceed? Lowery asked Ouellette to check with Lanza to see if they should have anything to do with it.

Access Road Meadowview Well & NSTAR power line trim area.

Lowery told the Board that they could control the access road if it is not within the easement. Should they advise NSTAR that it is not a public road and they can't drive heavy equipment over it without the Boards permission?. Discussion about the difference between the easement where the gate is and the acces road which is not in the easement. Goldsmith asked if we have can verify whether or not any damage was done. Yes.

Goldsmith made a motion that the Chair meet with Town Counsel to draft a letter to NSTAR to assert rights.

2nd Lowery

Unanimous in favor

Lowery asked Sciacca for his advice as an expert. Discussion about possible damage that may have been done to the area of the well. Lowery said that he will make sure the letter addresses future concerns.

Route 27 Physical Alteration Permit

Lowery said that Stubby told him that a lot of this has been done already. Ouellette has been involved all the way. Waiting for Conservation. Discussion about the pipe. Discussion about water and gas mains and what needs to be done. Ouellette noted some errors in the plans.

Lowery made a motion to approve the Physical Alteration permit with conditions subject to the Directors satisfaction of the pipe diameter and hydraulic flow design of the culvert.

2nd Goldsmith

Unanimous in favor

Traffic Calming

King Street Application The Board asked Ouellette to put out traffic counters

Budget Planning Process

Turkington sent the Board a summary of the Budget process. Discussion about the Capital and Operational Budget. Discussion about the format and how the budgets will be presented to Fin Com.

Lowery made a motion that Abdella and Goldsmith work with Ouellette and Fin Com to prepare the DPW budget for discussion by the Board.

2nd Wegerbauer

Unanimous in Favor

Directors Report

Ouellette said that he will provide his goals and objectives within the next couple of weeks.

Ouellette told the Board that the Baldwin treatment plant chlorine hockey pucks are still working. Discussion. Ouellette explained that the backwash water from the filters iron bacteria turns to gel and clogs up the machinery. Ouellette said that they are putting chlorine pumps in and will put in clean sand in October. If the chlorine pucks don't solve problem they may need to look into the membrane. Goldsmith offered his assistance stating the he has had 30 years experience in this field. Ouellette said that he will set it up for Goldsmith to meet with Jack O'Connell from Tata and Howard.

Discussion about Happy Hollow Wells. The building has started. Discussion about salt. Goldsmith asked to have this as a future agenda item.

Action items:

Lowery asked if the road inventory is near done? Ouellette replied that it is almost done. Lowery asked what the target date was? Ouellette said mid October. Lowery said that the Board wants to see priority, criteria, year to be done and method. Discussion about coordinating future water main work with paving.

Lowery told the Board that he has looked at the water billing software VADAR. Lowery said there is no user manual for the software. Lowery added that the VADAR site offers only limited information. The Capabilities brochure is only a few pages long. Lowery said that he was not able to access the support site. Lowery asked for a quote to improve processing water abatements. Discussion.

Emergency access to Dudley Pond

The land is really a private way. Spoke with MWRA and was given the name of the person to speak with. If OK with Ouellette will take the next step.

Dog walking in cemeteries.

Discussion about whether or not people should be fined for walking their dog in the cemetery. Discussion about enforcement. Discussion about how to post. The sense of the Board that they ask the Chief about giving out warnings and fines. Lowery said he will report to Turkington to see what they can do and ask for support from the Police Chief.

Joint Meeting with Board of Selectmen

Lowery addressed the Board of Selectmen

Lowery explained that the BoPW is an elected Board. Lowery said that there have been times when the BoPW was not asked to approve some important things like the change at the Transfer Station and the DPW Directors evaluation. Lowery explained the reasons for the MOU. Lowery said that both the Town Administrator and Town Counsel were very helpful in drafting the MOU. Discussion. Lowery reviewed the items in the final draft of the MOU including goal setting and feedback to Personnel and the Town Administrator. The Board of Public Works will provide feedback to the Town Administrator individually. Discussion about the Board's responsibilities. Nolan said that the Board should have a stake in the Director's position. This is a fair first step approaching the Board of Selectmen. Discussion. Turkington pointed out a number of key things. Turkington described the history of how previous Boards had operated, and what their responsibilities were. Turkington described how some decisions were made. Discussion about the Board of Public Works Role vs the DPW Directors role. Turkington said that he is surprised that the growing pains took three years to surface. Turkington explained the difference between elected and appointed Boards. Turkington said that the BoS is his boss and he is the boss of the DPW Director. The MOU represents what they can do with the existing bylaw. Laird asked how if this will impact or hamper good quality candidates for DPW Director? Correia spoke of communication issues. How the BoPW and Turkington work together modeled after bylaw agreement between you and Turkington. Lowery disagreed saying that Turkington works for BoS and Ouellette for BoPW wants the agreement to be between boards. Could have Turkington and Ouellette also sign. Discussion about what to do when things aren't working out. Information flow needs to go both ways. Discussion. Turkington commented that the MOU was well thought out. Bladon agreed that it is a good document. Discussion about concerns, parameters and conflict resolutions. Discussion.

Bladon made a motion to approved the draft MOU as presented by the Board of Public Works. It is agreed that it will be signed by the Board of Selectmen, Board of Public Works, Turkington and Ouellette.

2nd Collins

Unanimous in Favor

(The Board of Public Works Returned to regular session at 10:20 pm)

Follow-up discussion about the MOU.

Ouellette expressed his concern about personnel confidentiality. Discussion. Discussion about emergency situations and the DPW Directors communication with the Board. Discussion.

Board Members Reports and Concerns.

Goldsmith said that we should explain the need for a water ban via the water bill.
Discussion.

Ouellette said the High School girls cheerleading squad wants to do a car wash. They are asking permission to hold the car wash.

Lowery expressed his concern about IT support. Lowery mentioned the GIS DPW module.

2nd Public Comment

Anette Lewis regarding Lincoln Road. Lewis said the paved portion of the road was not paved by the town. There is no road base. Lewis said that according to the town bylaws in order to pave where it has never been paved before you need to go before town meeting. Lewis said it was not a bully session. Lewis said that historically scenic road residents have liked the road not being paved. Lewis claimed that it was not a bully session when Ms. Ellis approached the Board. There would be more than one mile to pave. At end of the meeting it was pretty clear that we weren't going to pave the road. Ouellette suggested holding another hearing to see if the sentiment is the same. Lowery said that formally adopted regulations should be supplied

Goldsmith Adopt minutes goldsmith as amended
2nd Wegerbauer
Unanimous in favor