

# WAYLAND BOARD OF PUBLIC WORKS

Wayland Town Building

January 13, 2014

7:00 PM

## MEETING MINUTES

T. Abdella, M. Lowery, J. Mishara, M. Wegerbauer, D. Ouellette – Director

Meeting opened at 7:03 PM

(Abdella announced that the meeting is being videotaped and recorded.)

Abdella reviewed the meeting agenda.

Abdella made a request for public comment.

### **Public Comment**

Arlene Martino – 9 Hammond Road stated that she had been recently notified via telephone by 150 Main Street, LLC that Hammond Road will no longer be plowed by the town. Martino noted that Hammond Road had not been plowed in the last two snow storms. Martino distributed a handout to the Board citing applicable Mass General Laws as well as a letter from Sarkis Sarkisian regarding the status of Hammond Road.

Ouellette replied that he was not aware that Hammond Road was not being plowed and will address it with the Highway Department.

### **Public Comment**

Cynthia Hill – 54 Orchard Lane discussed with the Board the proposed implementation of smart water meters. She voiced her concerns about the meters, and urged the Board to schedule a public hearing forum to discuss the meters prior to pursuing their implementation.

### **Public Comment**

David Hill – 54 Orchard Lane discussed with the Board the status of the site of the proposed River's Edge Development. Hill stated his concerns about relinquishing control of the site and provided a handout to the Board providing his reasons. Hill also proposed an alternative use of the land – the establishment of a town-owned and managed crematorium.

The Board then discussed the merits of a town-owned crematorium with Hill.

### **Water Abatement Issue – Billing Cycle Discrepancy**

Tom Gulley – 20 Meadow View Road appeared before the Board to discuss his recent water bill, on which he contended he was overcharged, as the bill encompassed a period twenty-three days longer than six-months.

Ouellette discussed the current meter reading and water billing process and explained the inherent limitations of the system with the Board.

The Board discussed with Gulley the nature of his issue, his water usage history, and the water billing tier structure.

Mishara noted that he felt the billing date discrepancy does not warrant abatement.

Abdella noted that this represents a problem with the billing system that needs to be addressed.

Wegerbauer proposed that the Board wait until the end of the next billing cycle before reaching a decision.

Wegerbauer made a motion to abate Gulley's bill after the next billing cycle, Abdella 2<sup>nd</sup>.

After Board discussion, Wegerbauer withdrew the motion.

Abdella stated that it is the consensus of the Board that the petitioner will return before the Board upon issuance of the next water bill.

### **DPW Capital Budget Review / Prep for Finance Committee**

Ouellette discussed with the Board the current status of water revenue and the current status of the water billing process.

Ouellette discussed with the Board upcoming budget meetings scheduled with the Finance Committee.

### **Review / Vote on Proposed Annual Town Meeting Warrant Articles**

- **Transfer of Rocky Point Parcel from Board of Public Works**

Lowery updated the Board that the Conservation Commission has noted that they view this as a desirable acquisition.

- **Add Regulation to Allow Private Irrigation Wells to be Subject to Water Bans**

Abdella noted that it is the Board's decision to pass over this article.

- **Alter Chapter 191 Regulations with regard to Clarifying Irrigation on Multi-parcel Properties**

Lowery suggested that the Board draft one coherent water by-law prior to action.

Abdella noted that it is the Board's decision to pass over this article.

- **Capital Funding for Wetlands & Flood Control Mitigation for the Landfill Access Road**

Lowery noted that the Conservation Commission has voted that they would be willing to sponsor this article.

Abdella noted that the Board had voted on and approved this article at the 12/30/2013 Board of Public Works Meeting.

- **Implementation of Wireless Water Meter System**

Ouellette noted that the implementation of a wireless water meter system is still a part of the capital budget.

Lowery noted to the Board that this should be presented as a separate warrant article, and not part of the capital budget. He also stated that he felt this should not be presented now, but at a later Town Meeting.

The Board discussed the investigation and implementation of improved water billing software.

Lowery made a motion to inform the town that the Board favors the adoption of wireless meters, to be brought forward at a future Town Meeting. Mishara 2<sup>nd</sup>, all in favor.

- **Alteration to Number of Members on Board of Public Works**

Lowery noted to the Board that he discussed this potential article briefly with the Board of Selectmen. He suggested that the Board should reach a consensus before voting to present to the Selectmen.

Mishara voiced his concern regarding potential vacant seats of the Board.

The Board discussed the potential difficulty in recruiting seven Board members.

Lowery suggested that no action be taken by the Board at the present time, which the Board agreed.

- **Alteration to Board of Public Works / Town Administrator Responsibilities regarding DPW Operations**

Lowery distributed a handout to the Board for review.

Lowery expressed his desire for the Board to have input into the appointment and review of the DPW Director with the Town Administrator.

The Board discussed potential changes to the agreement.

Mishara noted that he feels this issue should first be discussed with the Personnel Board.

The Board continued to discuss the proposed alterations.

The Board elected to table the discussion of this potential article until after the Economic Development Commission – River’s Edge Development discussion.

**Economic Development Commission – River’s Edge Development Discussion / Vote**

Sam Potter and James Grumbach of the Economic Development Commission appeared before the Board to discuss the status of the River’s Edge Development.

Abdella asked if the article has changed since 2013 Town Meeting.

Grumbach noted that it is essentially unchanged and they are still requesting a land transfer.

Abdella discussed the status of the land in question and its potential transfer, as well as other parcels owned by the DPW.

Lowery noted that he does not feel that the Board is in a position to declare the land surplus.

Abdella made a motion that the Board of Public Works expresses their conditional willingness to transfer the parcels provided they prove no use to be determined at a future date. Mishara 2<sup>nd</sup>.

Wegerbauer, Abdella, Mishara in favor. Lowery opposed – expressing that voting is occurring too soon for something to be determined at a future date.

**Review / Vote on Proposed Annual Town Meeting Warrant Articles**

- **Alteration to Board of Public Works / Town Administrator Responsibilities regarding DPW Operations**

Wegerbauer noted that he is in favor of the Board’s involvement in a collaboration regarding the hiring, termination, and review of the DPW Director position.

Abdella expressed his opinion to strike the phrase ‘and supervision’ from the proposed article to remove the directive for day-to-day supervision of the DPW by the Board.

Mishara noted that any decision should be made jointly between the Board of Public Works and the Personnel Board.

The Board continued to discuss potential alterations.

Abdella asked if the issue had been raised with the Board of Selectmen.

Lowery replied that it had not been.

Mishara noted that references to day-to-day supervision should be removed, but the article should make clear who is responsible for day-to-day supervision.

Mishara noted his intention to abstain from voting prior to further review and investigation.

Wegerbauer made a motion to enter the article subject to the edits discussed.

Lowery 2<sup>nd</sup> – subject to satisfactory agreement following consultation with the Personnel Board, removal of the word ‘supervision’, and an additional vote by the Board of Public Works prior to Town Meeting.

Abdella, Wegerbauer, Lowery in favor. Mishara – abstain.

### **Board Members’ Reports, Concerns, and Updates**

Mishara noted that he wishes to continue a dialog and Board review of intersection concerns and traffic issues.

Abdella suggested that a public hearing be scheduled to discuss traffic calming.

Lowery noted that Ouellette’s Capital Budget Presentation to the Finance Committee was very well received.

### **Topics not reasonably anticipated by the Chair 48 hours prior to posting, if any**

There were none.

### **Review and Approve Minutes; Status of Posting to Web Page**

Lowery made a motion to accept the minutes.

Wegerbauer 2<sup>nd</sup>, all in favor.

Abdella made a motion to adjourn.

Mishara 2<sup>nd</sup>, all in favor.

Meeting adjourned at 9:14 PM