

WAYLAND BOARD OF PUBLIC WORKS

Wayland Public Safety Building

December 17, 2014

7:00 PM

MEETING MINUTES

M. Lowery (Chair), C. Brown, B. Goldsmith (left at 7:29), J. Mishara, M. Wegerbauer (left at 8:21), S. Kadlik (Director),

Meeting opened at 7:00 PM

(Lowery announced that the meeting is being broadcast live and videotaped)

Lowery opened the meeting with a review of the agenda.

Lowery asked for public comment – there was none.

Discussion on the Status of the Water Account of the Wayland Community Pool

Ben Downes and Cherry Karlson appeared before the Board on behalf of the Wayland Community Pool to discuss their outstanding water bill.

Downes described an arrangement with previous DPW Director Don Ouellette for payment on the Community Pool water bill.

Lowery asked if there is any formal agreement on file between the DPW and the Community Pool.

Downes described the financial status of the Community Pool, and noted that the pool does not turn a profit.

Brown made a motion to waive all interest and penalty fees to date with the understanding that the Community Pool will be paying \$1000 month plus current charges.

Lowery 2nd.

Wegerbauer asked Downes what caused the high water bill.

Downes replied that it was the expense incurred during the initial fill of the pool.

Mishara amended the motion to include that Kadlik also draft a written agreement with the Community Pool superseding any past agreement.

All in favor.

Downes discussed the water rate tier structure with the Board and the nature of their water usage.

Goldsmith asked Downes if the pool had investigated utilizing water recycling.

Lowery asked if there have been any instances of leaks.

Downes replied that there have been no significant leaks.

Discussion of DPW Financial Reports Requested by the BoPW

Lowery noted that Goldsmith had produced a graph analyzing town water production.

Lowery added that since Goldsmith had to leave the meeting early, this discussion will be delayed until a future meeting.

Discussion of Town Land Parcels Designated for Park Purposes Under the Purview of the BoPW

Lowery described the nature of several parcels of varying sizes that have been designated for Park Purposes and fall under the purview of the Board of Public Works.

Lowery distributed a handout listing the Park Land in question as well as GIS images of the parcels in question.

Lowery noted that discrepancies in town records exist regarding the designation of some of the parcels.

Lowery reviewed each parcel listed in the handout with the Board, describing the parcels' locations and potential uses.

Wegerbauer noted that the Board should examine if any of the parcels may potentially be used as storage for the DPW to replace any parcels potentially conveyed to the REAC.

Lowery noted that the Board would also need to investigate any restrictions on the parcels before discussing any potential uses.

Lowery noted that it is important to understand what property is under the purview of the Board, as any development needs to be signed off on by the legal custodian of the land.

Mishara noted that the deed would be the controlling document as to who has authority over a parcel of land.

Lowery noted that the possible uses and dispositions of the parcels in question need to be discussed at an upcoming meeting.

Lowery asserted that permission of the Board is required when placing any signs on the Park Land parcels in question, such as the temporary signs placed on heater pieces throughout town.

Discussion of DPW Facilities Needed to Replace Parcels Potentially Conveyed to the REAC

The Board discussed the current uses of the land in question, noting that the DPW uses the land for compost storage, woodchip storage, and as a contractor staging area. The area is also used for school bus parking and police firearms training.

Kadlik added that construction and road work material is also stored at the site in question.

DPW Park Superintendent Michael Lindeman described the amount and variety of material stored at the site, and the importance of maintaining a storage area for the needed material.

Lowery noted that he feels it is important that the Board of Selectmen and REAC be advised of the DPW's use of the land and the important role it plays in daily operations.

Wegerbauer requested that Kadlik compile a comprehensive list of things the land is used for to be given to the REAC.

Kadlik described the costs the DPW would incur should the material currently stored need to be taken off site.

Wegerbauer discussed with Kadlik what size land would be needed to continue the current level of material storage, and what size would be needed to stage material for removal.

Mishara suggested that this be a recurring agenda item to ensure that this issue be addressed and resolved.

Board Members' Reports, Concerns, and Updates

Wegerbauer noted that Town Counsel will draft the conveyance of the land for the REAC.

Lowery noted that he had a conversation with John Senchyshyn about interviewing candidates for Water Superintendent, and indicated that he would like to sit in on interviews.

Lowery discussed the status of School Department playgrounds, and who is responsible for their care and maintenance.

Lindeman discussed with the Board the history of the maintenance of school fields and playgrounds, and how maintenance is conducted and funded.

Lowery noted that the Park Department lacks the manpower to monitor the safety of the playground, and the School Department should ensure that the playgrounds are safe.

Kadlik noted there is a meeting between several departments scheduled next week to determine responsibility for playgrounds.

Kadlik noted that he is going to seek a quote for having the playgrounds professionally inspected by an outside contractor.

Lindeman described to the Board the costs associated with having the playgrounds inspected.

Lowery noted that a formal memorandum outlining the care and responsibility of the playgrounds needs to be issued after responsibility is determined.

Lowery noted that the Board of Selectmen will be receiving their meeting packets electronically, and requested that this be explored for the Board of Public Works as well.

Lowery asked about the status of easements at the Route 27 / Route 30 intersection.

Kadlik noted that the project is on schedule, and the DPW is waiting for MassDOT before progressing forward.

Lowery discussed a letter that the five former members of the Wellhead Protection Committee sent to the Board urging them to take action regarding the drainage of the artificial turf field.

Lowery suggested that their concerns be considered after the planned drainage analysis is completed.

Lindeman described what he believes are test holes that were drilled approximately five years ago to test groundwater in the vicinity of the turf field.

Lowery requested that a price quote be ascertained to conduct a water lead and zinc test of the water coming directly out of each of the wells.

Lindeman added that past test data may be available for comparison.

Review and Approve Minutes

Mishara noted a correction to be made on page 5.

Lowery noted corrections to be made to page 6.

Mishara made motion to approve the minutes of the 12/3/2014 meeting as amended.

Brown 2nd, Mishara and Lowery in favor; Brown abstain.

Lowery made a motion to adjourn.

Mishara 2nd, all in favor.

Meeting adjourned at 8:46 PM.