

WAYLAND BOARD OF PUBLIC WORKS

Wayland Town Building

June 9, 2015

7:00 PM

MEETING MINUTES

Present: C. Brown (Chair), M. Lowery (Vice Chair), W. Baston, J. Mishara (left at 8:55), M. Wegerbauer (left at 7:52), S. Kadlik (Director)

Meeting opened at 7:00 PM

(Brown announced that the meeting is being recorded)

Brown opened the meeting with a review of the agenda.

Brown asked for public comment

Discussion of River's Edge Property and Potential Board Vote to Declare Land Surplus

Lowery noted that the map provided for review has a different name than the map referenced in the text of the motion.

The Board determined that map reference in the text was titled incorrectly and did not reflect the updated map provided.

The Board discussed the changes reflected in the updated assessor's map.

Wegerbauer suggested the addition of language to the motion to include the granting of any easements necessary to meet Conservation's Order of Conditions.

The Board discussed the nature of wording needed to ensure that the access required to meet the Order of Conditions is maintained.

Baston asked how any additional costs incurred by the DPW due to the transfer of the land would be address within the FY16 DPW budget.

Wegerbauer asked if the DPW's estimated costs incurred relating to the transfer of the land had been broken down to specify one-time and ongoing costs.

Mishara made a motion to amend the proposed motion to include a clarification that nothing in the transfer language should 'limit the ability of the Board of Public Works to access the Locus, by temporary easement, or otherwise to comply with the DEP 322-808 Order of Conditions', as well as update the description of the lot in the first paragraph to 'Lot 3, Lot 6, & Lot 7'.

Lowery 2nd the amended motion.

Wegerbauer expressed his concern that a commitment from the Board of Selectmen be obtained that they will support funding the additional costs incurred by the DPW.

Mishara suggested that the wording ‘funding levels’ in the last paragraph of the motion be changed to ‘significant ongoing and one-time increased ongoing funding levels to maintain current operations.’

All in favor of the motion containing the three amendments noted.

Items Included as Part of Agenda Packet for Discussion

- 2015-06-01 Assessor’s Map of River’s Edge Parcel

Items Distributed for Information and Use by the Board of Public Works

- 2015-06-09 Motion re: River’s Edge Housing Project Site

- 2015-06-09 Motion re: River’s Edge Housing Project Site – Amended (attached to minutes)

Irrigation Application Review: 25 Glen Road

Kenny Cabral of Cabral Irrigation appeared before the Board to discuss the request for an irrigation permit for 25 Glen Road.

Brown asked Kadlik if the permit meets all requirements.

Kadlik replied that it did.

Lowery asked if any irrigation would take place with the Town’s right-of-way.

Cabral replied that the area in the Town’s right-of-way would not be irrigated.

Mishara commented that the projected irrigation amount of 10,000 gallons per month was, in his opinion, high.

Lowery asked if the homeowner is aware of the potential costs associated with the monthly usage of that amount of water.

Cabral replied that he is representing the builder, and the home has not yet been sold.

Lowery discussed the nature of abatements granted for malfunctions within the irrigation system and the limits on abatements for irrigation issues imposed by the Board.

Lowery discussed pending rules that will further limit irrigation usage.

Mishara asked Cabral if he would like to consult with the builder about potentially installing a private well for irrigation.

Cabral replied that he would discuss it with the builder.

Mishara made a motion to approve the irrigation permit as presented.

Brown 2nd.

Lowery noted that he opposes the system, as it uses more water than necessary, but he would support helping the builder establish a lawn through temporary measures.

In favor: Baston, Brown, Mishara, Wegerbauer. Lowery opposed.

Items Included as Part of Agenda Packet for Discussion
- Irrigation Application: 25 Glen Road

Discussion of Recent Water Management Act Workshop (Don Millette in attendance)

Don Millette, DPW Water Superintendent, appeared before the Board to discuss Water Management Act Workshops he recently attended.

Lowery noted the importance of finding ways to conserve water to stay under the usage levels that would trigger further usage restrictions.

Mishara asked Millette what may have caused unaccounted-for water to have been so high in recent years.

Millette replied that estimates in hydrant flushing may have contributed, but will be metered in the future.

Lowery asked how water lost due to main breaks can be estimated.

Millette described the data used to estimate water lost due to main breaks.

Lowery asked what the target for unaccounted-for water usage for 2015 is.

Millette replied that is goal is 10%.

Millette described the processes he has planned to use to reduce the amount of unaccounted-for water, including the scheduling of flow testing of the wells to calibrate source meters and the implementation of annual leak detection.

Millette discussed options for implementing water bans with the Board.

The Board discussed the nature of the regulation of irrigation systems, including the potential for establishing a separate rate structure for irrigation and mandating the installation of separate irrigation meters.

Mishara suggested that the time may be right to seek funding to implement an automated meter reading system.

Millette discussed meter reading technology currently available.

Millette requested the Board's input on how future water bans would be implemented.

The sense of the Board was to implement water bans on automatically every year from May through October.

The Board noted they would like to see examples of water ban bylaws from comparable towns.

Brown encouraged Millette to continue researching remote read meter options and report back to the Board.

The Board discussed implementation options for remote read meter systems.

Kadlik noted that the Board should remain informed of the development and status of the Mainstone Farm property, and the potential for the installation of a well or water tank in the area.

Brown asked Kadlik when the Happy Hollow well would be taken off-line for the completion of construction, and noted that a public information campaign may be beneficial.

Items Included as Part of Agenda Packet for Discussion

- *Wayland Water Management Act Permitting Process Summary*
- *PowerPoint Printout: Concord Basin Permit Meeting*
- *Performance Standards in Public Water Supplier WMA Permits*
- *Permit Renewal Summary Sheet*

Discussion of Preliminary Intersection Assessment of Rt. 27 / Old Connecticut (Five Paths) Intersection

Mishara asked if the Wayland Police Department would be funding the proposal.

Kadlik responded that they would not be funding the proposal.

Kadlik discussed the history of the intersection, and suggested that the best option is to update the traffic signals.

Kadlik noted that traffic counts are currently being taken, and he would speak with TEC regarding updating the traffic lights if the Board desires.

Mishara made a motion to have TEC redo their proposal to include replacing traffic signals, and to conduct the traffic counts necessary to support the proposal for new traffic signals for the intersection.

Baston 2nd.

All in favor.

Items Included as Part of Agenda Packet for Discussion

- *TEC Preliminary Intersection Assessment*

DPW Director's Financial Report

Kadlik discussed the current DPW Budget, as well as anticipated expenditures for the remainder of FY15.

Kadlik described the funding process for replacing the crashed water truck.

Kadlik described the current status of replacing guardrails on Lake Shore Drive and Old Conn East.

Kadlik noted that the on-site credit card swipe system for selling transfer station stickers is not currently working and needs to be resolved as soon as possible.

Brown requested that a Board vote to formalize the FY16 Transfer Station sticker fees be placed on the next agenda.

*Items Included as Part of Agenda Packet for Discussion
- 2015-06-04 DPW Budget Summary*

Board Members' Reports, Concerns, and Updates

Lowery noted that he has an appointment to speak with Town Counsel to discuss the Board's scope of authority relating to the regulation of roadside signs.

Lowery discussed the status of establishing the area surrounding Mill Pond as Adams Park.

Brown discussed the grand opening of the new DPW Facility, and suggested that it be scheduled in the morning on 6/20/2015, rather than 2:00pm.

The Board determined 6/20/2015 at 10:00am would be a more suitable time.

Kadlik asked the Board how they would like to conduct the grand opening.

Lowery suggested that a ribbon-cutting ceremony at 10:00am, followed by guided tours beginning at 10:15am.

Mishara also noted that a building fact sheet will be handed out to attendees.

Brown suggested that Tom Abdella be invited to do the ribbon cutting.

Lowery suggested that Kadlik cut the ribbon.

Brown asked Kadlik about the status of West Plain and Old Connecticut Path.

Kadlik described the process of the work being conducted as well as the time frame for the work's completion.

Kadlik noted that much of the granite curbing in the intersection will be removed and replaced with Cape Cod berm.

Kadlik noted he would forward the project punch list to Brown.

Review and Approve Minutes (Delivered in Advance of the Meeting)

Baston noted that last meeting was not recorded.

Baston noted that the light fixtures referenced under Board Members' Reports, Concerns, and Updates are at the intersection of Route 27 and Route 126.

Lowery noted a typographical correction.

Baston made a motion to approve the minutes of the 5/27/2015 meeting as amended.

Brown 2nd.

All in favor.

Items Included as Part of Agenda Packet for Discussion
- Board of Public Works 5/26/2015 Meeting Minutes Draft

Lowery made a motion to adjourn.

Baston 2nd. All in favor.

Meeting adjourned at 9:03 PM.