

WAYLAND BOARD OF PUBLIC WORKS

DPW Facility

August 8, 2016

7:00 PM

MEETING MINUTES

Present: C. Brown, (Chair), M. Lowery (Vice Chair), W. Baston, J. Mishara, M. Lindeman (Acting DPW Director)

Absent: M. Wegerbauer

Meeting opened at 7:00 PM

Brown noted that the meeting is being recorded.

Brown opened the meeting with a review of the agenda.

[Baston recused himself from the Board at 7:01 PM]

Public Comment

Woody Baston of 11 Cochituate Road expressed his concern with regard to the elevation at which water will flow into the library drainage inlet. Baston is concerned that the risk of flooding will continue to exist following the proposed mitigation project.

[Baston returned to his seat on the Board at 7:02 PM]

Water Abatement Request – 27 Lake Road

Scott McQuilkin of 27 Lake Road appeared before the Board to discuss his request for abatement.

Brown made a motion to abate the 9/25/2015 water bill of 27 Lake Road down to 4800 units, waiving all interest and fees.

Lowery 2nd, all in favor.

Lowery noted that if radio-read meters had been implemented, a leak such as this would have likely been detected very quickly.

Items Included as Part of Agenda Packet for Discussion

- 27 Lake Road request for water abatement

Review and Board Vote on the Amended MOU Between the DPW, Recreation, and School Dept

Lowery noted that he attended the Recreation Meeting where the changes were proposed and supports the amended MOU.

Brown made a motion to accept the amended MOU between the DPW, Recreation, and School Department.

Lowery 2nd, all in favor.

Items Included as Part of Agenda Packet for Discussion

- 7/12/16 Amended Memorandum of Understanding Among Wayland School Committee, Wayland Recreation Commission, and Wayland Board of Public Works

Update on Status of Potential DPW Lay-Down Area

The Board discussed the zoning and permitting status of the potential lay-down area.

Baston described the Town's earth removal bylaw, noting a provision that allows earth removal when related to building construction.

Brown suggested hiring John Moynihan as a consultant to facilitate the usage of the proposed lay-down area of the DPW.

Items Distributed to the Board for Discussion

*- 8/1/2016 Map of proposed lay-down area
- 8/2/2016 Email from Geoffrey Larsen re: Uses permitted in the Refuse Disposal District*

Report on Recent Power Outage at Happy Hollow Wells

Lindeman described the recent power outage that occurred at the Happy Hollow Well Site as well as the measures being taken to prevent the issue from occurring again.

Lindeman noted that Tata & Howard his currently working on expediting the design and installation of a backup generator at the Happy Hollow Well Site.

Lowery added that he would like to know why the SCADA system failed to automatically notify the DPW of the power outage.

Items Distributed to the Board for Discussion

- Summary of Happy Hollow Well power failure

Discussion Regarding Woodcock & Associates Services Contract

Lowery noted that he had hoped Woodcock would provide perspective for the Board regarding the questions he provided.

Mishara noted in past Board discussions on the target balance of the reserve fund and rate setting, the Board typically agrees on a target balance of \$2.4 million, and generally favors leaving the rate structure unchanged.

The Board discussed the merits of using reserve funds vs. borrowing for capital projects.

Baston suggested that Woodcock be asked to review the Tata & Howard report and provide his analysis to the Board.

Lowery reviewed the scope of work Woodcock initially provided to the Board in June 2015.

Brown asked if the sense of the Board is that the contract should be continued.

The Board determined that the contract should be continued, but the Board's expectations should be communicated to Woodcock.

Lowery requested that Lindeman provide Woodcock with both the Tata & Howard report and the last ten years of Water Division capital expenditures for his review.

Baston suggested that the Board meet with Woodcock every two to three months for updates.

Items Included as Part of Agenda Packet for Discussion
- Questions on Wayland DPW Policies Regarding Water Fund

Water Abatement Request – 79 Lincoln Road

Ying Chen of 79 Lincoln Road appeared before the Board to discuss her request for abatement.

Brown described the Board's policy for granting abatements for irrigation-related leaks.

Lowery noted that water abatements granted for irrigation leaks would only be for 20% of the lost water.

Lowery added that, in his opinion, if a resident is compelled to discontinue the use of their irrigation system, they should be exempted from the 20% rule.

Cheng noted that she does not intend to use the irrigation system in the future.

Mishara expressed his concern for deviating from the policy established by the Board.

Brown made a motion to abate the 11/25/2015 water bill of 79 Lincoln Road down to 13,900 units, waiving all interest and fees.

Mishara 2nd, all in favor.

Items Included as Part of Agenda Packet for Discussion
- 79 Lincoln Road request for water abatement
Items Distributed to the Board for Discussion
- 79 Lincoln Road Water Usage History

Discussion of Potential Town Meeting Articles

The Board discussed the potential modification of the irrigation bylaw to allow for the irrigation of Town-owned fields over 15,000 square feet.

Brown expressed his concern for the language citing ‘...best technology and management practices.’

Following Board discussion, the language was amended to read ‘provided that prudent water conservation measures are followed,’ while also adding that ‘Any municipal field that shall follow these prudent practices shall be exempt.’

Following Board discussion, it was determined that the reference to the DEP should be removed and ‘applicable regulations’ should be cited in its place.

Mishara noted that future water ban announcements should specifically distinguish or exempt municipal playing fields.

Mishara suggested that language be added to the bylaw to specify that ‘nothing in this bylaw shall limit the authority of the Board of Public Works to implement water restrictions, including for municipal irrigation systems.’

Brown made a motion that the Board of Public Works support the inclusion in the warrant for Special Town Meeting a Municipal Field Irrigation Waiver Bylaw Amendment, so-called 191-6(c), dated 8/8/2016.

Mishara 2nd, all in favor.

Lowery expressed his desire for the Board to seek an amendment to the irrigation bylaw to regulate, and potentially apply water conservation restrictions to, private irrigation wells.

The Board discussed the merits of submitting a private well regulation bylaw for Special Town Meeting.

Baston suggested that the Board consider delaying a private well regulation bylaw until Annual Town Meeting, noting that a delay would not change when it would be enforced, as it would still be in effect prior to the next watering season.

The Board discussed the impact a private well regulation bylaw would have on businesses.

Lowery noted that he would be willing to delay the article, providing that the Board will discuss and consider the article for Annual Town Meeting.

Brown responded that the potential bylaw would be discussed by the Board in the future for potential inclusion in Annual Town Meeting.

Items Distributed to the Board for Discussion

- Draft 191-6(c) Municipal field waiver bylaw amendment

DPW Director's Operational Report

The Board reviewed the operational report provided to the Board.

Lindeman updated the Board on the status of road projects scheduled in town.

Items Included as Part of Agenda Packet for Discussion

- 8/8/2016 DPW Director's Report

Board Members' Reports, Concerns, and Updates

The Board discussed the several open positions within the DPW.

Brown noted that 17 applications were received for the DPW Director position, and asked for Board volunteers to be a part of the interview process.

Lowery and Baston noted they would participate if needed.

Baston reviewed the talking points for submission to the Wayland Weekly Buzz.

The Board discussed September meeting dates, agreeing upon September 13 and September 27.

Brown noted that the Board will likely not meet on August 23 as initially scheduled.

Items Distributed to the Board for Discussion

- 8/8/16 Wayland Weekly Buzz Proposed Submission

Review and Approve the Minutes of the 7/26/16 Meeting

Mishara noted he was present for the meeting.

Baston noted typographical corrections on pages 3 and 4.

Baston noted that under Reports, Concerns, and Updates; his research of historical water usage data indicated that consumption had dropped by 198 million gallons between 2001 and 2015.

Brown made a motion to accept the minutes of the 7/26/2016 meeting as amended.

Lowery 2nd, all in favor.

Items Included as Part of Agenda Packet for Discussion

- 7/26/2016 Meeting Minutes Draft

Executive Session to Discuss the Potential Purchase of Baldwin Pond Area Property For Sale, Bernstein et al v. Planning Board, Moss et al v. Lingleys et al, and Review and Approve the Executive Session Minutes of the 7/26/16 Meeting

Brown made a motion that the Board of Public Works enter into executive session pursuant to Massachusetts General Laws Chapter 30A, Section 21(a)(3) to discuss the potential purchase of Baldwin Pond area property for sale, Bernstein et al v. Planning Board, Moss et al v. Lingleys et al, and review and approve the executive session minutes of the 7/26/16 meeting.

Mishara 2nd.

Roll Call Vote: Mishara – aye, Lowery – aye, Brown – aye, Baston – aye

Brown invited the attendance by DPW employees Mike Lindeman and Dan Cabral.

Brown noted that the Board will reconvene in open session in approximately ten minutes for the purpose of adjourning.

The Board entered into executive session at 9:16 PM.

The Board reentered open session of 9:42 PM.

Mishara made a motion to adjourn.

Baston 2nd, all in favor.

Meeting adjourned at 9:43 PM.