

WAYLAND WASTEWATER MANAGEMENT DISTRICT COMMISSION

MEETING OF 2 April 2015

MINUTES

In attendance: Fred Knight, Sam Potter, Rick Greene, Cindy Cincotta
Absent:
Guests: Jonathan Buchman, Linda Segal
Location of meeting: Selectmen's Meeting Room, Wayland Town Building

Fred Knight motioned to called the meeting to order at 7:38 PM.

- 7:38 1. Call to order
+
- 7:31 2. Public Comment
- None
- 7:45 3. ATM Article 2 PAY PREVIOUS FISCAL YEAR UNPAID BILLS
- Legal fees for special counsel- DiNicola \$6,354.98
 - Operation Whitewater \$1,234.56
 - WWMDC will use retained earnings to pay the old bills
 - Linda Segal asked if Article 3 should read as Article 2
 - The order of articles cannot be changed
 - Six line items will go over budget and Fred will be able to justify that at Town meeting if need be
 - Fred will look at the April month to date budget
- 8:00 4. ATM Article 3 Current Year Transfers
- Relates to Article to 2
- 7:55 5. ATM Article 5 FY2016 Ominus Budget
- Page 31
 - Motion under Article 5 remove Wastewater Treatment Facility
 - Discussed the increase in the budget due to repairs and maitenance and legal fees
- 8:01 6. ATM Article 25 ACQUIRE MUNICIPAL PARCEL IN TOWN CENTER AND CONVEY EASEMENT IN TOWN CENTER
- The WWMDC is concerned that if the facility needs to be enlarged there might be an impingment on access.

Wayland WWMDC Minutes

- This was proposed by Twenty Wayland and an access road and a curb cut
- They wanted to do something for delivery traffic to the back of the Ace Hardware.
- The issue was due to the delivery from a planning perspective. It looks better without a curb cut.
- Rick stated we don't actually own the land and the WWMDC does not own the land, however, we have control of the land, but we do not own it. There are different departments that have control and the town owns it, but an easement cannot be granted unless the Article is approved. The WWMDC would be transferring the control so that the easement can be conveyed.
- Rick spoke with Ian Catlow of Tighe & Bond. Rick got the impression that Ian did not think it would be prudent.
- Jonathan Buchman asked if there is no other way, if there is not another way to re-route that road and have a plan B. It can be a licensing agreement. Once you grant an easement, it is difficult to revoke.
- Ian Catlow sent a second email stating the following three things:
- 1)The Town would want the right to revoke the easement in the future if necessary to accommodate treatment system upgrades
- 2) buyer of the easement should be responsible for all stormwater upgrades necessary to handle the increase runoff produced by the increased impervious area. This could mean changes to the onsite stormwater basin and pipes.
- 3)Traffic through the easement shall be managed in such a way that it does not interfere with sludge haulers or chemical deliveries to the plant. This would likely mean posting the road for "Commercial deliveries only." I suspect that when 18 wheeled trucks are used to haul sludge they could encroach on the proposed road.
- Mark Lanza sent an email stating his the appendix is not a recordable plan which references the easement as an access easement only.
- Jonathan wanted to know why we are granting the easement. Sam stated it does not hurt the WWMDC.
- Fred said why give it up now.
- Linda Segal said back in January and had three questions:
- 1)Why there is only on motion and given there could be questions regarding d.) & e.)
- 2)The map is not legible, do you plan to give the people a legible map? When the warrant comes to voters that is what voters see and the map in the warrant is not legible.
- 3)Jonathan suggested something different than an easement. The wording in the Article is access easement. If you want a licensing agreement the wording will have to be changed.
- Rick said we do not own the land, but have control and we might need that land. If we can't do it we can't do it. Sam said there is nothing here that says we cannot do it. Sam thinks this does not hurt us. Rick said it would have to be revokable and at no cost to the users. Rick does not feel it is not prudent

to do it. Since there is another option he would not want to do it. Jonathan B. said you need a bulletproof agreement. Sam said the WWMDC needs to have a relationship with the BOS. Rick is here to represent the wastewater users. This is more of a want than a need. They are wetlands and you cannot do anything with that land. Sam said it is not a problem and at the planning level they are looking at other ways to do this. This is a suggestion.

- Linda asked if the WWMDC was provided a draft. Sam said no, we have not.
- Linda said this article was written in January.
- Sam said spending on drafting and thousands of dollars.
- Fred said there are three options (1) Remain neutral (2) Oppose (3) Endorse
- Rick said why is there one motion? It is tied into the town parce. It either passes or not. Sam feels the two are connected.
- Linda feels there is not enough information to make a decision.
- Rick said this was not part of the settlement.
- Linda appreciates the boards patience, but still feels that are not the same.
- Fred is leaning towards neutral position, but if not we would simply be silent on this article. Sam is happy with remaining neutral, but not opposed to this because we still have control over the agreement.
- Fred moved to remain neutral and not oppose. We are satisfied that we have the controls to impose conditons with the agreement with respect to any grant of easement. The vote was 2-1. Fred and Sam approved and Rick opposed.
- Linda is not comfortable and does not feel the Article is ready.

8:44 7. Topics not reasonably anticipated by chair 48 hours in advance on the meeting, if any.

- None

8:45 8. Calendar: upcoming meetings and events, including hearings.

- 29 April 2015 on abatements

8:46 9. Public Comment

- None

8:47 10. Adjourn