

## **FINANCE COMMITTEE**

### **Minutes**

**March 29, 2010**

Regular meeting of the Finance Committee was held on Monday, March 29, 2010 with the following members present: L. Donovan, P. Stasiukevicius, R. Knobel, M. Kent, R. Knobel, M. Boragine, M. Gallivan, M. Hickey, T. Bowen, D. Burke, L. Pitman, J. Stadtler, 7:50 p.m. T. Jalkut. Also in attendance was Town Administrator M. Boynton, Finance Director M. Good.

7:30 p.m. – called to order by Acting Chairman L. Donovan

### **May 3, 2010 Spring Annual Town Meeting**

#### **Article 30 – Water Resource Overlay District Map**

Speaking to this article was Attorney P. Macchi, R. Johnson from Tetra Tech Rizzo and D. Merrikin, Merrikin Engineering. This is a private petition of Donnell Murphy for property along Route 1 adjacent to Walpole Park South. Consideration is being requested to reclassify a portion of land from Area 2 to Area 3.

Area 2 is defined as a potential water supply area, Area 3 is a primary recharge area. Water Resource Maps were prepared previously by IEP and are locus specific. They were done at a time when today's technology was not available. Property does not have the characteristics of an Area 2, it has a potential for a well, but could not be used as this property does not having the requirements for a well head that nothing should be within 200 feet. The Murphy's are planning to build a building at this location whether or not they are reclassified. They will be applying for Site Plan for a building over 100,000 sq. ft, with anticipated revenue to the Town of over \$100,000.. Iorio property located across the street was changed from an Area 2 to Area 3 approximately 10 years, due to supposedly being improperly classified. .

Sewer and Water Commissioners voted not to support article. They have agreed for the consultants to go out and check at petitioner's expense.

R. Johnson – Rizzo Associates, spoke to the area not meeting the criteria for Area 2, they have excavated six or seven test pits and have found throughout the property fine sand and silt with clay which indicates a lake deposit. They did pumping tests. Question is whether the property should be reclassified.

7:50 p.m. Finance Committee Chairman T. Jalkut took over the chairing the meeting.

Dan Merrikan, Merrikin Engineering spoke to the map from the Town's website plan shows areas that are thought to be a groundwater resource. IEP did not have the capabilities that are available today with GIS, they relied on generalizing mapping. The closest boring was 200 to 300 feet away and did not have any site specific data, they relied on other reference material. He feels that if they had the right data, at that time, it would have been designated an Area 3. Combining two properties into one piece, building will be 100,000 sq. ft. in Area 3.

Attorney Phil Macchi – J. Murphy had previously entered into an agreement with Town of Walpole on Walpole Park South, called for monitoring of site, agreed to uses and testing, He has met with Board of Health and Building Inspector. Agreement stops at this site, have agreed to amend the agreement to include this property. This is more assurance than leaving it as Area 2.

K.McKinnon/Weston & Sampson – spoke to disagreeing with the findings of moving from Area 2 to 3, He will be out at the site on Friday, and has problem with the mapping as presented, needs to be done right. The objective for the Water Resource Protection Area is to protect. A new water supply on this particular site would not be allowed, area does not feed into existing water supply and you don't want to contaminate the area, he recommends proceeding with caution with buildings and developing. Weston & Sampson will go in and drill the site, proposed development would assume quite a bit of moving materials, making it easier for contaminants to go into. He offered to come back to the Committee and share his findings.

T. Jalkut, - Sewer & Water Commissioners voted not to support the article. Weston and Sampson doing the work and paid for by the Town, they will come back with report and it will be available to the FinCom. Tests can be done in one day, report will be ready in two weeks, it is premature not to wait for the report.

Sewer and Water Commissioners have the right to refute applicants interpretation, reports will have to be compared at some point and we need to have the input.

Sewer and Water Commission Chairman K. Muti spoke to the Town spending \$22,000 to date on this issue, they wanted to fund their own study. Sewer and Water Commissioners are against the rezoning, feels it is spot zoning and they are adamant at looking at entire area, look at whole area as a whole, they are trying to be proactive. They will come back to the Finance Committee when the report is available. Questions were raised as to why we won't let the petitioner pay for the study, Sewer and Water Commissioners feel it is better to get an objective point of view and pay for their own consultant.

Attorney Macchi spoke to there could be one or multiple businesses, it will be up to the applicant to prove it is environmentally safe.

### **Article 31 – Rezoning/Independent and Assisted Living**

Attorney Macchi spoke to this article, Petitioner requested that this article be withdrawn from the town meeting warrant. Planning Board had held a public hearing on the article on March 18, 2010 and abutters had raised a lot of concerns and they wish to evaluate them before proceeding any further. They will come back at a future town meeting.

**Sewer & Water Articles** – Superintendent of Water and Sewer R. Mattson spoke to these articles

**Article 18 – Improvements to the Edward J. Delaney Water Treatment Plan**

They are requesting \$750,000 by borrowing for these improvements. Mr. Mattson explained that this is the second phase of a three phase project. \$714,000 was appropriated last Spring. Contracts have been secured, and phase should be completed end of July or early August.

**Metal Bellows Update** – Problem was caused years ago, Town received a settlement of \$80,000. Town cannot pursue any additional money, it has been through the courts. Town Administrator spoke to them already receiving a settlement and doesn't feel there is an opportunity to seek additional funds. He will take a look at the settlement to see if we can do anything additional. J. Stadler spoke to going back to Metal Bellows and see why we are spending the \$485,000 for this treatment plant improvements and if they would like to contribute to the replacement of the air strip towers and media.

**Town Administrator Update**

Town Administrator updated the Committee on the recent rain storm. He doesn't have any costs at this time. Potential that employees will be call in and have to close roads due to heavy flooding. At 5:00 p.m. Neponset River was still down but is rising. The Following streets have the potential to be closed: Norfolk, Elm. Spring Valley Drive, Brown Drive, and Lewis Avenue.

**Budgets**

Town Administrator review the individual budgets with the committee.

Board of Selectmen – two positions, one shared half and half with administration and selectmen, and part time licensing secretary, Miscellaneous of \$5,000 is for the licensing program.

Administration – Expenses are down, he has eliminated overnight and out of state travel for one year. Positions covered under this department are Town Administrator, Assistant Town Administrator, Purchasing and Assistant and Purchasing Assistant and shared position of Administrative Secretary. Town Administrator's 457 plan is funded under this budget.

Finance Committee –No changes – budget is basically level funded. Any changes to the printing and mailing of booklet would require a charter change. Town Administrator will see about putting booklet on line, RTM packets will be on line for this town meeting. Printing of booklet, would require a charter change.

Reserve Fund – traditionally \$150,000,

Town Accountant – 3 positions, Town Accountant, Assistant Town Accountant and part time clerk. This is a busy department and is under the Finance Director.

Municipal Offices – consists of central purchasing, everything goes through this office, pays the town's telephone bills, office supplies for town hall, postage and courier, copy paper for various departments. Any purchase over \$5,000 requires 3 verbal quotes and are required to bid anything over

Assessors – no specific changes, they will be doing a revaluation for commercial growth. Appraiser has picked up more responsibility as the department is down ½ position, shares position with Treasurer/Collector.

Treasurer/Collector – Department is down ½ position this year (shares with Assessor's Department). Town Administrator doesn't have flexibility to move people around but will be looking into the possibility of consolidating different offices in the future.

Legal Services – Bottom line of \$150,000, and covers legal services for Kopelman & Paige and labor counsel. Requests for legal services has not slowed down.

Personnel Board – covers Employee Assistance Program, this is not a consulting service, it is utilized for people that need to referrals.

Information Systems – Biggest expense is licensing fees for Munis, GEOTM, GIS fee and Microsoft licenses. They will be looking into possibly combining these licenses with other towns.

Town Clerk – no changes,

Elections/Registrations –Town is entering the State cycles and charges are increased for elections. State is going to reimburse towns for the cost of the Scott Brown election.

Conservation – Department is still busy with filings, and permit inspection program. Department is supplemented with funds from the Wetland Fund.

Planning Board – no changes, expenses are lower this year.

Zoning Board of Appeals – level funded basically.

Pond Management –No monies requested this year.

Economic Development – Budget has been previously discussed.

Permanent Building Committee – Salary will be funded by project.

Building Maintenance – Budget has been previously discussed. CDM is looking into the town eligibility for solar.

Town Report/Audit – Budget basically level funded..

Trust Fund Commissioners – level funded.

Public Safety – Committee had previously heard from Police Chief Stillman and Fire Chief T. Bailey.

Building Inspector – Department is down one position this year, department had requested restoration of the position, but Town Administrator did not recommend the funding. Toll Bros. project is 70 -80% complete.

Committee will begin voting on the budgets and articles on April 5 and 8.

**MOTION MADE** by R. Knobel, Seconded by P. Stasiukevicius to approve the February 25, 2010 minutes, Motion approved (12-0-1) (M. Hickey abstained) (13 voting)

**MOTION MADE** by R. Knobel, Seconded by M. Boragine to approve the Executive Session Minutes of March 11, 2010, Motion Approved (11-0-2) (J. Stadtler and M. Hickey abstained) (13 voting)

Adjourn 9:55 p.m

Respectfully submitted,

Clare P. Abril  
Clerk