

# ARTICLE 18

## SHARON COUNTRY DAY CAMP LAND PURCHASE

The School Meadow Brook Aquifer has been Walpole's primary source of water since our establishment as a public water supply in 1895 and currently has 10 operational wells that provide nearly 80% of the water to the community.

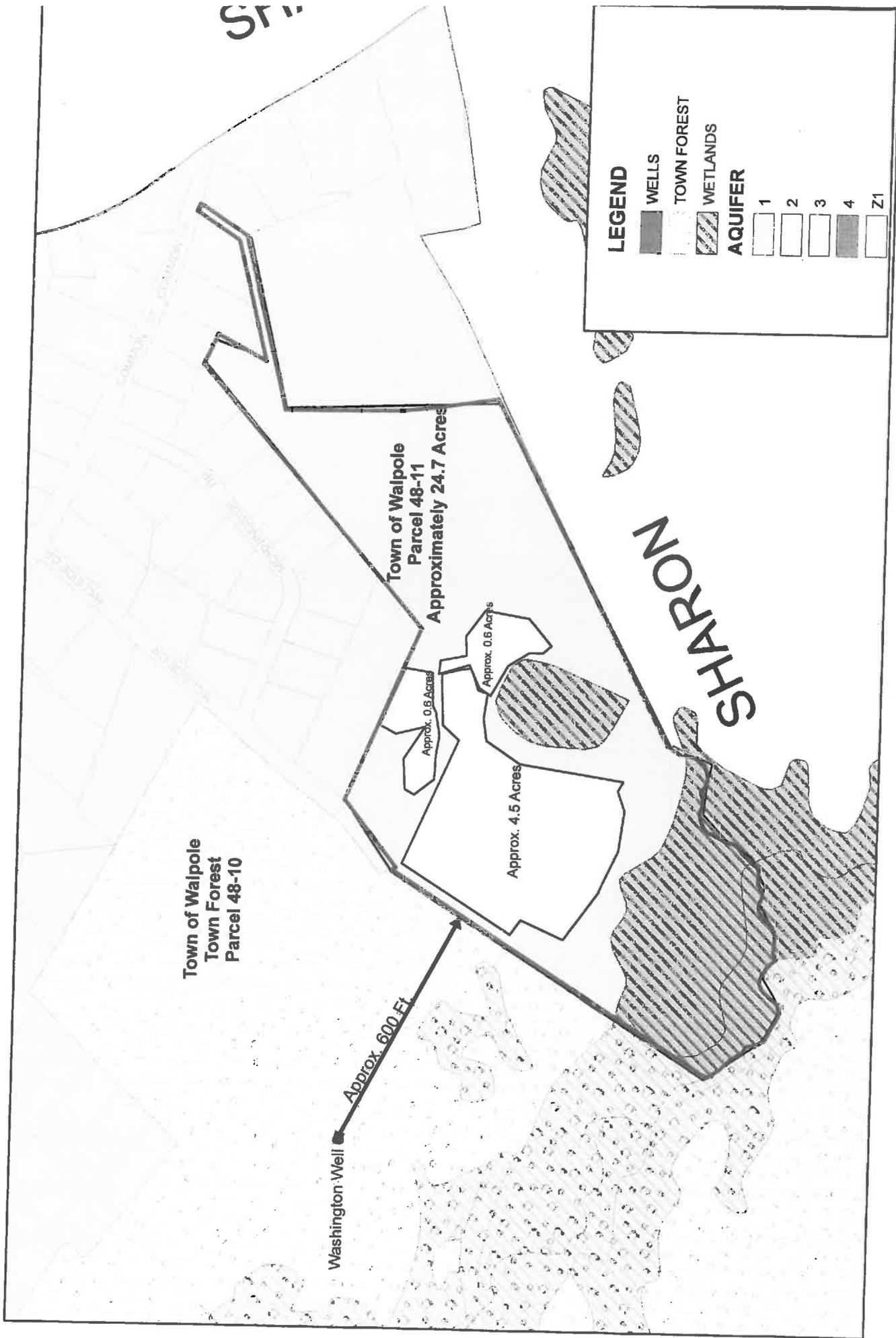
As elected officials of the Town of Walpole, the Board of Sewer & Water Commissioners is charged with the responsibility of preserving and protecting the public water supply. Committed to this charge, the Commission under this article is requesting authorization to borrow the funds to purchase the 24.7 acre parcel of property known as the Sharon Country Day Camp.

### FACTS

- Parcel identified in 1983 School Meadow Brook Aquifer Protection Study as one that should be purchased for the protection of the water supply.
- Parcel is located entirely within the Department of Environmental Protection designated Zone II of the School Meadow Brook Aquifer and Area 1 of the Town of Walpole's Water Resource Overlay Protection District.
- Parcel is situated +/- 600 feet from Walpole's largest producing well. (Washington Well #6)
- In calendar year 2013 Washington Well #6 accounted for nearly 36% of the total annual production. (274 mg of 770 mg)
- The Town had actively pursued this purchase in the past and to date has secured a conservation deed restriction for 4.5 of the 24.7 acres.

**TOTAL REQUEST \$4,500,000  
TO BE FUNDED THROUGH WATER USER RATES**

**TOWN OF WALPOLE  
PARCEL 48-11  
TOTAL 24.7 ACRES**



PROJECTED				PROJECTED			
	FY 2016 RATE WITHOUT SCD CAMP		FY 2016 RATE WITH SCD CAMP				
	\$51.81/1000 CUBIC FT		\$56.67/1000 CUBIC FT				
	Average		Additional				
User Class	Usage TCF Annually	* Cost per Bill (\$/year)	* Annual Cost	*Cost per Bill (\$/year)	* Annual Cost	Net Difference	
2 Retired Adults	6.39	\$2.63	\$13.16	\$8.84	\$44.22	\$31.06	
2 Conservative Adults w/o Irrigation Well	5.317	\$2.19	\$10.95	\$7.36	\$36.79	\$25.84	
1 Senior	3.63	\$1.49	\$7.48	\$5.02	\$25.12	\$17.64	
2 Seniors	4.63	\$1.90	\$9.54	\$6.40	\$32.00	\$22.46	
1 Conservative Adult	3.53	\$1.45	\$7.27	\$4.89	\$24.43	\$17.16	
2 Adults/1 Child	8.78	\$3.62	\$18.09	\$12.15	\$60.76	\$42.67	
2 Adults /2 Children	9.25	\$3.81	\$19.06	\$12.80	\$64.01	\$44.95	
2 Adults/3 Children	12.79	\$5.27	\$26.35	\$17.70	\$88.51	\$62.16	
Mixed Commercial Use Property	118.01	\$48.60	\$243.10	\$163.33	\$816.63	\$573.53	
Large Industry	6496.3	\$2,676.48	\$13,382.38	\$8,990.88	\$44,954.40	\$31,572.02	

\*Projected increase over FY 2015 Rate

# ARTICLE 19

## MASSACHUSETTS WATER RESOURCE AUTHORITY INFLOW & INFILTRATION LOCAL FINANCIAL ASSISTANCE

This request, if favorably acted upon will allow for the Town to participate in the MWRA's Phase 8 and 9 Local Inflow and Infiltration Financial Assistance Program. The funds that will be received will be combined with the \$154,700 that remains in the previously approved allocation to complete work that has been identified in the January 2014 Weston and Sampson Engineers I&I Investigation Report.

The financial assistance will be provided through a combination of grants and no interest loans. Under this article the Town is requesting authorization to borrow the funds for the loan portion of the allocations as shown below:

**Phase 8: 45% grant of \$144,450                      55% loan of \$176,550**

**Phase 9 75% grant of \$478,500                      25% loan of \$159,500**

**GRANT \$622,950                      LOAN \$336,050**

**TOTAL REQUEST \$336,050**

# ARTICLE 20

## REMEDIATION OF CONTAMINATED SOILS AT THE FORMER SITE OF THE HIGH PLAIN STREET WATER STORAGE TANKS

As part of the construction of a new water storage tank, the Town removed the 3 steel storage tanks located on High Plain Street from service in October of 2013.

After being removed from service the tanks were demolished. In order to complete all of the work the pipe lines that were in place to service the demolished tanks were excavated, cut and capped.

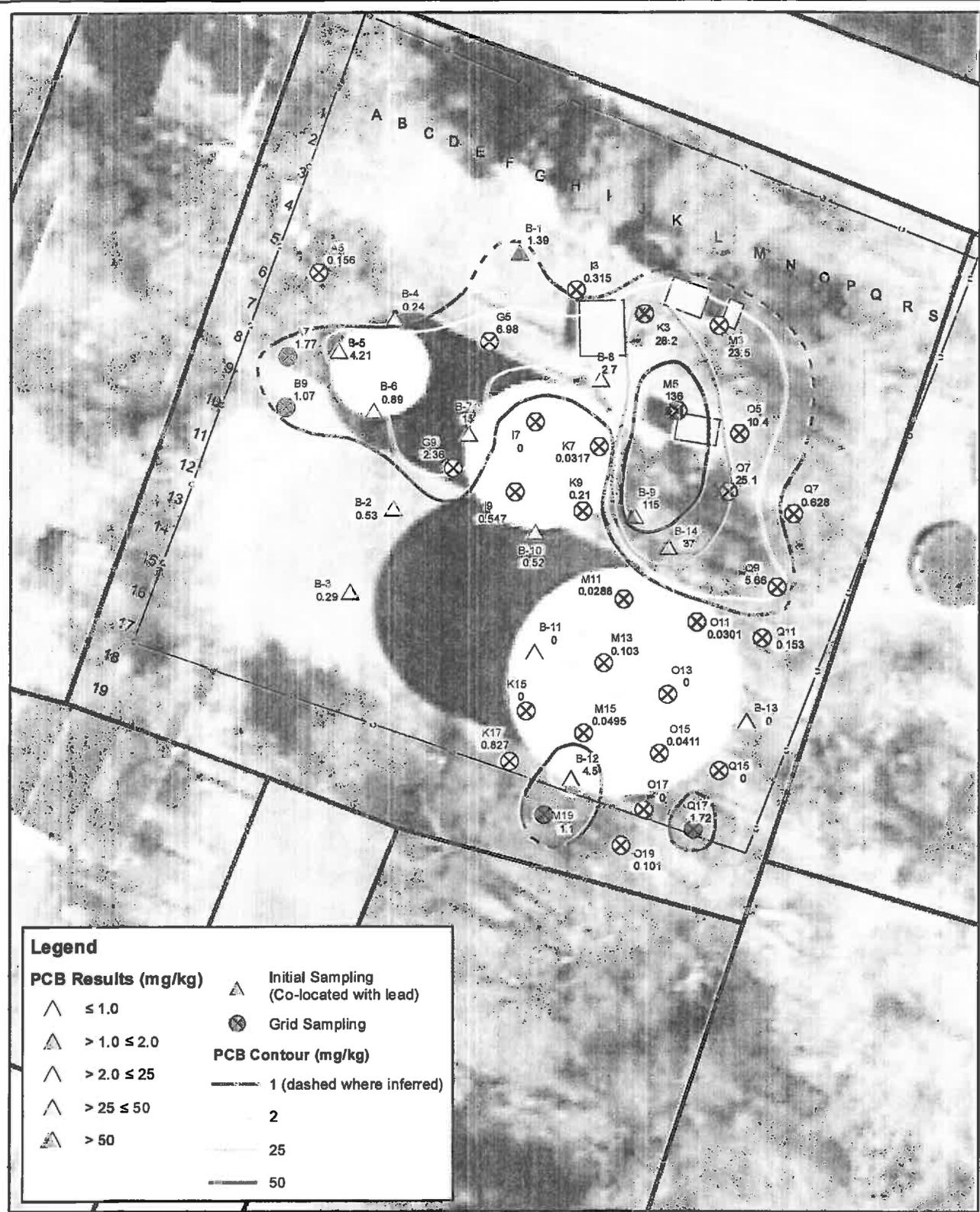
Given the ages of the tanks and the traditional use of the lead paint on these structures some of which have historically been known to contain PCB's, it was anticipated that some of the soil to be excavated would possibly be contaminated. As such the soils were stockpiled to be tested in accordance with proper disposal practices. This testing indicated that PCB's and lead were in fact present in the soil samples and at this point the services of Licensed Site Professional was secured to assist us with and guide us through the regulatory process.

Subsequent testing and field research show that PCB's and lead are present on the site in levels that require removal.

Under this article all of the work required to remediate the site in accordance with the US EPA and MA DEP will be completed.

• LSP Services	\$ 93,500
• Engineering Services	\$ 39,600
• MCP Fees (EPA/DEP)	\$ 2,500
• Soil Excavation and Disposal	\$346,000
• 5% Contingency	\$ 17,300
<b>SUBTOTAL</b>	<b>\$498,900</b>

**TOTAL REQUEST \$500,000**



**Legend**

**PCB Results (mg/kg)**

- △ ≤ 1.0
- △ > 1.0 ≤ 2.0
- △ > 2.0 ≤ 25
- △ > 25 ≤ 50
- △ > 50

**PCB Contour (mg/kg)**

- 1 (dashed where inferred)
- 2
- 25
- 50

**Initial Sampling (Co-located with lead)**

- △

**Grid Sampling**

- ⊗

**Notes:**

1. Location of all features is approximate. Map is for reference purposes only. Nobis Engineering, Inc. makes no claims, warranties, representations, expressed or implied, relating to the completeness, accuracy, or reliability of the data shown.

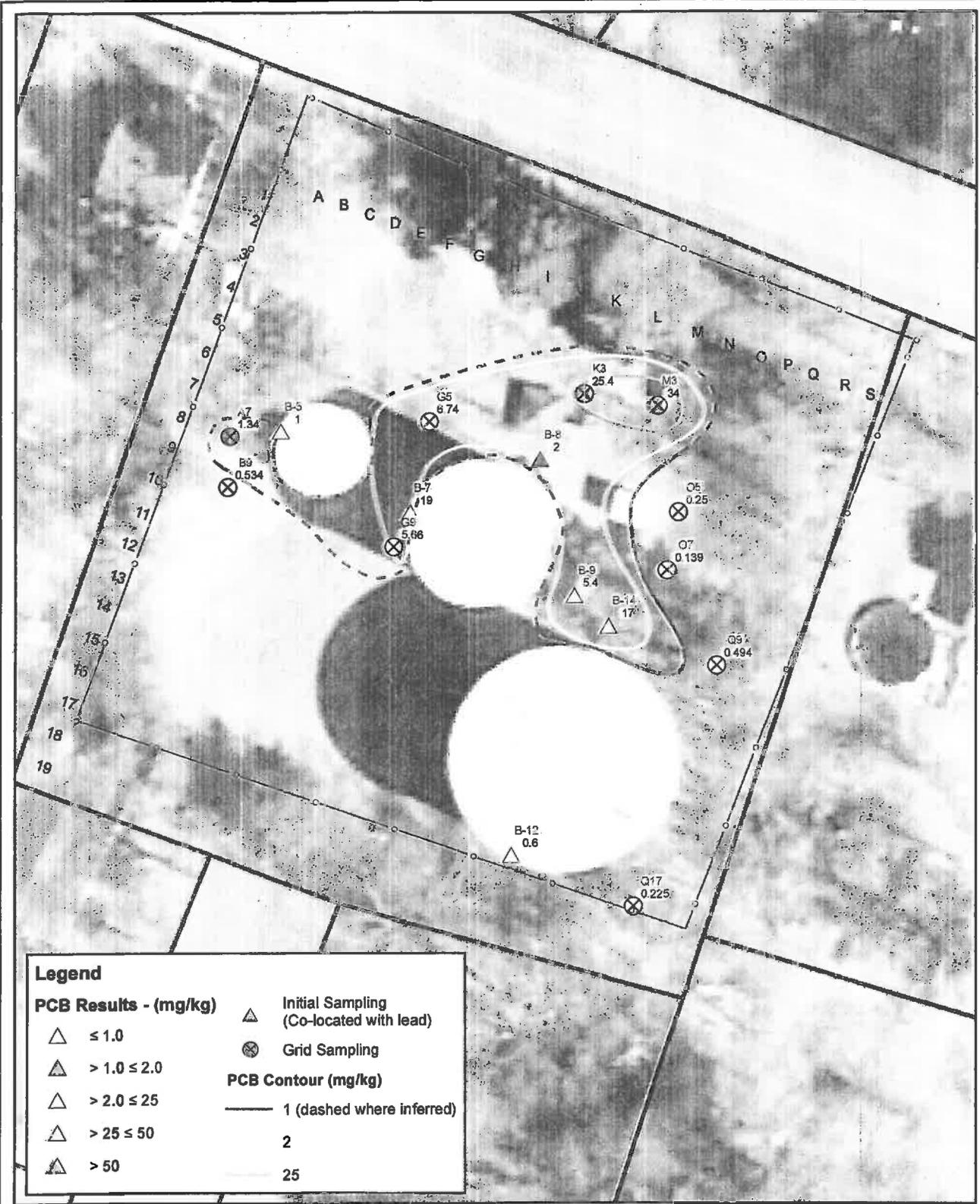


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**FIGURE 1**

**PCB SAMPLE RESULTS**  
**0-1 FOOT BGS**  
**205 HIGH PLAINS STREET**  
**WALPOLE, MASSACHUSETTS**

PREPARED BY: JH	CHECKED BY: SV
PROJECT NO. 86640.06	DATE: JUNE 2014



**Legend**

<b>PCB Results - (mg/kg)</b>	△ Initial Sampling (Co-located with lead)
△ ≤ 1.0	⊗ Grid Sampling
△ > 1.0 ≤ 2.0	<b>PCB Contour (mg/kg)</b>
△ > 2.0 ≤ 25	— 1 (dashed where inferred)
△ > 25 ≤ 50	— 2
△ > 50	— 25

**Notes:**

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0 20 40 80  
Feet 1 inch = 40 feet



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**FIGURE 2**

**PCB SAMPLE RESULTS**  
**1-2 FEET BGS**  
**205 HIGH PLAINS STREET**  
**WALPOLE, MASSACHUSETTS**

PREPARED BY: JH	CHECKED BY: SV
PROJECT NO. 86640.06	DATE: JUNE 2014



*Town of Walpole*  
*Commonwealth of Massachusetts*

**ARTICLE 21**

**TO:** Town Meeting Members  
**FROM:** Zoning Board of Appeals  
Conservation Commission  
**DATE:** October 3, 2014

Article 21 requests Town Meeting to adopt the provisions of Massachusetts General Laws c. 39 Section 23D. This law was passed by the Legislature in 2006 and is otherwise known as the Mullin Rule. The proposed article would only apply to the Zoning Board of Appeals and the Conservation Commission.

MGL c. 39 Section 23D is a local option statute which gives local boards, committees and commissions that conduct adjudicatory or quasi-judicial hearings flexibility if a member misses no more than one session of a public hearing.

Board members may participate and vote after missing one (1) public hearing. But before taking a vote, the board member must certify in writing that he/she has examined all evidence of the missed session of a public hearing, including an official audio recording, video recording and/or transcript, and the board member's certification must be filed with the Town Clerk.

Some of the communities which have adopted the provisions of this statute include Hingham, Seekonk, Provincetown, Amherst, Framingham and Sturbridge.