

Selectmen's Meeting
Monday, October 20, 1997
Ayer Town Hall-2nd Floor Meeting Hall
Main Street, Ayer, MA

7:00p.m. Open Session

The Board met with Chairman Norstrom, Selectman Hamel and Selectman Bresnahan.

Town Crier: Chairman Norstrom made the following announcements:

1. 10-21-97 10:00a.m. Bio Conversion On-site meeting/Barnum Rd.
2. 10-23-97 7:30a.m. United Way Breakfast-Devens Inn
3. 10-24-97 10:00a.m. Grand Opening Ceremony-New Police Station, Park St., Ayer, MA
4. 10-24-97 7:00p.m. Harvest Dance-Lions Club-Devens Inn
5. 10-25-97 12:00 noon Halloween Trick-Treating Main St/Business Alliance
6. 10-25-97 4:00p.m. Gun Club Halloween Haunted Hayride
7. 10-27-97 7:00p.m. AC/PC Public Hearing Final Comp II Plan-Town Hall
8. 10-30-97 11:30a.m. Sylvia's Haven/Buena Vista St.,
9. 10-31-97 Halloween observation 6-8p.m. in the Town of Ayer.

Public Input: Chairman Norstrom requested if there was anyone present wishing to speak under Public Input, the following people requested to be heard:

1. Lauri Nehring, re: Concerned Citizens of Ayer, re: Water Issues Meeting.
2. Dennis McGillicuddy re: Town of Ayer Web Site.

Chairman Norstrom requested a motion to approve the Agenda as amended. Selectman Hamel moved the Agenda for October 20, 1997 be amended as recorded, 2nd by Selectman Bresnahan. VOTE: unanimous, so moved.

The Board welcomed Laurie Brennan, Chairman of the Ayer Commission on Disabilities to the table. The Board stated the reasoning having Ms. Brennan present this evening was to advise the Disabilities Commission that the 2nd floor bathroom of the Town Hall is now ADA accessible. Renovations to the bathroom having been completed as well as the Handicap parking space at the top of the driveway at the rear town hall is also underway with an anticipated completion date towards the middle of next week. Ms. Brennan thanked the Board on behalf of the Ayer Commission on Disabilities for bringing the building into compliance and commenting on the wonderful job done in doing so.

The Board met with James Williams, Chairman of the Ayer Planning Board. Mr. Williams stated he was before the Board this evening to update the Board on the Planning Board's Zoning Bylaw Amendments. Mr. Williams advised the Board to the Planning Board conducting a Public Hearing on Wednesday, October 15, 1997, at the Town Hall regarding proposed Zoning Revisions. Mr. Williams stated at this Public Hearing a suggestion to update the Town's Zoning Map came up, but that none of the zoning revisions presented at the Hearing would be effected with this map update. Mr. Williams stated only a few of the properties in Ayer are shown incorrectly. Mr. Williams requested the Board transfer \$7,000.00 from UDAG to fund this updating of the map. Mr. Williams stated the Planning Board would support a Annual Town Meeting Warrant Article in the spring to request Town Meeting reimburse UDAG this \$7,000.00 for the map update. Mr. Williams presented to the Board copies of the Planning Board's proposed Special Town Meeting Articles for November 17, 1997:

1. Warrant Article to add Article VI-Wireless Communication Services District.
2. Warrant Article to amend the following sections:
 - Article I-Purpose & Policies
 - Article II-Definitions and Non-conforming Uses
 - Article IV-Table of Uses

Article V-Dimensional Requirements
Article VI-Off Street Parking and Signs
Site Plan Review By-law

3. Warrant Article to adopt an Adult Entertainment Enterprise Bylaw.
4. Warrant Article to adopt a Cluster Development Zoning Bylaw

The Board thanked Mr. Williams for coming in to meet with the Board and voted to approve his request to transfer \$7,000.00 from UDAG to Update the Town's Zoning Map and at the Annual Town Meeting in May of 98 reimburse UDAG this \$7,000.00. Selectman Bresnahan moved the motion 2nd by Selectman Hamel, Vote: unanimous, so moved.

The Board met with Lori Nehring representing People of Ayer Concerned about the Environment (PACE)- Ms. Nehring stated she was before the Board this evening regarding announcing the rescheduling of the next meeting to November 6, 1997 re: the consolidation of the seven landfills on Devens to Shepley Hill Landfill. Ms. Nehring stated representative from DEP and EPA would also be present for this meeting.

The Board met with Denis McGillicuddy re: a Town of Ayer Web Site. The Board requested Mr. Henzy to sit in on this discussion. The Board introduced Mr. Henzy to Mr. McGillicuddy stating that Mr. Henzy has been instrumental with bringing the Town Hall's computer system on line and educating Town officials to the need to be on the internet. Mr. McGillicuddy requested the Board establish an Internet Website with a Home Page for the Town of Ayer. Mr. McGillicuddy stated this would be for the general public-for the distribution of valuable Town information and related publications. Mr. McGillicuddy presented to the Board a draft of his proposal, stating that it will require some work to bring it into fruition. Once the web is up and running it will be necessary to monitor usage and to designate a town government person who will be responsible for the site. Mr. McGillicuddy stated the standard municipal business package would run at \$49.50/month or \$594.00/yr with a one time only set-up fee, as well as cost to provide modems and cable. The Board thanked Mr. McGillicuddy for his time investigating this valuable informational tool and thanked him for coming in to meet with the Board. Selectman Hamel moved the Board vote to establish a Town of Ayer Website at a cost of \$669.60 2nd by Selectman Bresnahan, Vote: unanimous, so moved.

The Board met with Mr. Henzy re: Mass. Small Cities Close-Out Report and Historic Grant status. The Board based upon the recommendation and review of the documentation moved to approve the FY-95 Mass. Small Cities Grant Close-out Report. Motion made by Selectman Hamel, 2nd by Selectman Bresnahan, VOTE: unanimous, so moved.

Mr. Henzy updated the Board to the Two Mass. Historic Grants to renovate the Town Hall and the Pleasant Street School. Mr. Henzy stated the contracts have been forwarded to Town Counsel again, due to their losing the first set. Town Counsel submitted the preservation restrictions required by the grant. Mr. Henzy advised the Board that a vote of Town Meeting is required to give the Selectmen and the Historic Commission the authority to sign off on the restrictions. Mr. Henzy reviewed with the Board his two warrant articles for the Special Town Meeting authorizing the grant by the Town and the Mass. Historical Commission re: preservation restrictions on the Town Hall and Pleasant St. School properties.

Supt. Girouard's Report: see report dated 10-20-97

1. The Board met with Stephen Salka of 5 Elm St., Ayer, MA re: the Town's paving project. Mr. Salka stated he was present this evening re: the sidewalk on Elm St. not being part of the overall project. The construction crew are there now why wait and have them come back to replace the old crumbly sidewalk later. The sidewalk had been broken and in some areas dirt and sand was separating the street from the old crumbly sidewalks. Mr.

Girouard stated that the sidewalk replacement would be part of the project and what appeared to be a dirt area left behind on Elm St., was a sand base to back up berm and other low point areas on the Street.

Mr. Salka thanked the Board and Supt. Girouard for this information.

Supt. Girouard stated the DPW crews would be flushing hydrants the week of 10-27-97 through 11-4-97. Cable will be carrying the street locations as well as the newspaper.

The Board approved the following water & sewer permits:

Shanahan Estates: Water Permits/Sewer Permits: Lots 2, 3, 4, 5 & 6.

Pingrey Way: Water Permits: 39, 33, 31, 16, 14, 4, new dwelling-lot 64, lot 35, 19.

Robbins Rd.: 21, 17, 15, 25, 27,

Accessory Bldg.-Tocci Trust-Sewer & Water Permit

Oakridge Dr. Sewer permit: lot 14, 127, 15, 111, 20, 103

Pineridge Dr: Sewer permit: 43, 19,

Western Dr: Sewer permit: 6,

Old Towne Village: Water Permit new construction 48 units.

Selectmen Hamel moved the above water & sewer permits be approved, 2nd Selectmen Bresnahan;

VOTE: unanimous, so moved.

The Board awarded the low bid for the road salt to Eastern Salt for \$32.00/ton. Selectman Hamel moved the award, 2nd by Selectman Bresnahan, VOTE: unanimous, so moved.

Town Administrator's Report

Action Items:

1. The Board moved and seconded to appoint the following people to the Water & Sewer Enterprise Com. with the approval of the Town Moderator: Daniel Sallet, Olga Pender, Martha Craft, Jane Witherow, and Wellman Parker. Lisa Gabree, Town Accountant and Supt. Girouard will serve this committee in a technical capacity. Motion moved by Selectman Hamel 2nd by Selectman Bresnahan, VOTE: unanimous, so moved.

2. The Board moved and seconded to appoint the following people to serve on the Town Government Committee with the approval of the Town Moderator: Robert Pena, Mary Cote, Linda Garant, Murray Clark, Ruth Coke with Mr. Kreidler serving in a technical capacity. Motion made by Selectman Bresnahan, 2nd by Selectman Hamel, VOTE: unanimous, so moved.

3. The Board moved and seconded to appoint Merry Balchunas and Ronald DeFilippo to the Open Space and Recreational Committee on Devens, John Petrin of Harvard to serve this group in a technical capacity. Motion made by Selectman Hamel, 2nd by Selectman Bresnahan; VOTE: unanimous, so moved.

The Board set November 17, 1997 for the Special Town Meeting. This meeting to be a joint meeting with the Ayer Planning Board re: Zoning Amendments/Revisions.

Mr. Kreidler advised the Board to the preliminary "Free Cash" to be approximately \$1.2 million, which represents two years Free Cash. Mr. Kreidler recommended the Board utilize at the Special Town Meeting one half of the \$1.2 million the remaining balance to be used for the FY-99 Budget. Mr. Kreidler to present the articles to the Board at their next meeting.

The Board set back the Hoyle Tanner Agreements re: Engineering Services-Upgrade of the Town's WWTP facility.

BOSMIN10-20-97/PG.4

The Board advised Town residents to their meeting with Pepsi officials earlier to day concerning the article which appeared in the Boston Globe Sunday edition re: their bottling water. The Board stated mis-information was released in the article. Yes CPF-Pepsi does bottle Ayer water but the process entails two separate treatments and the volume used was incorrect. EPIC has their own well. The Bottled water unit used 176,000 gallons of water total in a year. The 300,000 gallons a day was grossly inaccurate.

Mr. Kreidler advised the Board to his research concerning Grove Pond, when it had been brought off line and reasoning behind it per a request of Selectman Hamel. Mr. Kreidler stated Grove Pond problems have been 50 years in existence, advising the Board that he had taken Town Report home over the weekend and presented to the Board a summary of events concerning the Grove Pond Wells. Grove Pond was taken off line in 1994. Grove Pond came on line from 1948 to 1952 until 1976 when Spec Pond came on. Grove Pond was used on a 50-50%, to 75% Spec and 25% Grove to 95% Spec. wells. In 1989 The Board of Selectmen voted to only use Grove Pond Wells on an emergency basis. Mr. Kreidler provided a in depth report to the Board addressing Grove Pond Wells to the present. The Board thanked Mr. Kreidler for his research and congratulated him on such a thorough report.

The Board reviewed with Mr. Kreidler the Zone II Delineation Article appearing on the Special Town Meeting Warrant and the need for the article at this time.

The Board met with Patty Scott (Horgan) re: the intersection of Central Ave. and Groton Harvard Rd., Ayer. Mrs. Scott advised the Board to the serious need for a light at this intersection advising the Board to many accidents occurring there as well as near misses. Mrs. Scott stated she herself has had close calls there as well as her father having had two accidents there-one very recently. Mr. Kreidler advised the Board to a special Article in 1996 funding \$25,000.00 for such a light but due to the fact that the DPW has had three (3) Superintendents in the last couple of years this blinking light project never got addressed. Today it will cost an additional \$25,000.00 to put the same light up. Mr. Kreidler advised the Board to the possibility of placing an article on the Annual Town Meeting requesting this additional funding. In the mean time Selectman Hamel requested the trees be pruned in that area as well as placing warning signs before intersection. Mr. Kreidler to meet with the DPW and the Police Chief re: this request.

The Board approved of the sprinkler system at the new police station being tested on 10-21-97 for one hour. Selectman Hamel moved to approve this request 2nd by Selectman Bresnahan.

The Board moved to approve the funding of the \$5,000.00 penalty issued by DEP re: the consent Order; with a caveat to recover this funding at the Special Town Meeting.. Motion made by Selectman Bresnahan 2nd by Selectmen Hamel, VOTE: unanimous, so moved.

Selectman Bresnahan requested if the residents were having problems with Channel 4 transmission stating his reception is awful and requested residents to call Channel 4 or the Town's Cable Commission to report their poor reception.

Chairman Norstrom closed the Open Session portion of the meeting by complimenting all those involved with John Conway's retirement from Boy Scouting ceremony at the Devens Conference Center with doing an outstanding job for a truly deserving individual.

Chairman Norstrom called for a motion to enter into Executive Session. Selectman Hamel moved the Board enter into Executive Session pursuant to M.G.L. Chapter 39, Section 23b, Exemption #3 re: pending litigation, 2nd by Selectman Bresnahan, VOTE: unanimous, so moved.

9:10p.m. The Board closed from Open Session to enter into Executive Session


Paul D. Bresnahan, Clerk

DEC 11 1997

DEPARTMENT OF PUBLIC WORKS UPDATE

WATER DEPARTMENT

- Ongoing construction at Grove Pond Treatment Facility proceeding
- Informational meeting was conducted on 10/9/97 - there has been little feedback to the D.P.W. from Town's people.
- As suggested by Selectwomen Hamel, I am currently researching the possibility of utilizing the wells located on Mr. Curt Belchunis's property as a future water source. Mr. Rick Linde was requested previously to research this possibility when he returns from vacation on 10/21/97. I will meet with him to discuss any information he may have regarding this issue.
- Enclosed is a proposal for Zone II deliniation at the Spec. Pond Well area. Also, a master plan and other related water issues. Please review and comment if necessary.

HIGHWAY DEPARTMENT

- Ongoing road rehabilitation and paving. Weekly notice has been sent to local cable T.V. as to the areas under construction during given week.
- Road salt bids were opened on 10/17/97. Five bids were received:

*Eastern Salt	\$32.00\Ton
Continental	\$33.00\Ton
Morton	\$32.25\Ton
Cargill	\$41.86\Ton
Eastern Minerals	\$34.90\Ton /

low bid P21 m - 2nd PB
Vote

I recommend the Board award the bid to Eastern Salt Co. at \$32.00 per ton.

- On paving issues, the highway department is currently placing sand as a base to back up berm and other low point areas. In the spring, the department will place loam & seed in these areas.

Current streets are: Shirley, Pleasant, Lawton, Pearl, Church, Elm, Forest, Whitcomb, East , Third and Fletcher.

It should also be noted that the handicap parking area has been constructed and completed at the rear of Town Hall. Other miscellaneous related projects such as signage-painting will be completed as soon as possible.

WASTEWATER TREATMENT DEPARTMENT

-daily routine maintenance and testing at treatment plant ongoing. Also, contractors are continuing to tie in residents to Town sewer in the Oak Ridge development.

BEM
10/17/97

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Scope of Services
Zone II and Related Work
Ayer, Massachusetts

Grove Pond
Total Hard
\$400,000
Well

01-92

Overview

The Zone II and related work would complement ongoing work at the Grove Pond water treatment facility. The Zone II provides a delineation of the area of contribution for the Spectacle Pond wells. The related work provides the master planning necessary to eliminate the water supply deficit which currently exists. The goal of the work is to provide short term and long range plans to develop sufficient water supply for the Town of Ayer. Upon development of sufficient yield, the requirement for water bans on an annual basis can be eliminated.

The related work under the study serves to update components of the 1990 master plan; including identifying water supply deficiencies, evaluating options for additional yield, and update system mapping and modeling. The investigations will identify alternate sites for a test well program for development of additional yield.

Zone II Delineation at the Spectacle Pond Wells

01-92

1. The work under this task will be performed in accordance with DEP Drinking Water Regulations 310 CMR 22.21 and the Guidelines and Policies for Public Water Systems latest revision, for delineating Conceptual Zone II for existing wells.
2. Compile all available pertinent hydrogeological data at the Spectacle Pond wells. After review of the data, evaluate which method will be utilized to determine the approved pumping rate for the Zone II delineations. Three methods are available: existing pump test data or historical pumping volumes. Meet with the OWNER and DEP to discuss the advantages and disadvantages of each method evaluated and formulate a consensus as to which method will be utilized at the source.
3. Prepare the following:
 - a. a description and discussion of the stratigraphy and hydrology of the aquifer using USGS geologic maps, any pertinent USGS or other reports, well logs, and borings from available sources, including private wells;
 - b. a discussion of water quality as it relates to the groundwater flow system;

- c. a map of the surficial geology based on USGS GQ series surficial geologic maps, topographic maps, Hydrologic Investigation Atlas, field mapping, and review of available subsurface data;
 - d. a regional water table or potentiometric surface map showing groundwater flow directions in the region in which the Conceptual Zone II is located. The map will be constructed based on water levels obtained from production and monitoring wells, USGS observation well network, and hydraulically connected surface features;
 - e. for confined aquifers, a discussion of the hydraulic connection among overlying stratigraphic units, including any overlying unconfined aquifer, the lateral extent of the confining layer and estimates of leakage through the confining layer;
 - f. a complete land use/sanitary survey of the Conceptual Zone II;
 - g. a discussion of the hydrogeologic system and the likely sources of recharge to the production wells;
 - h. two cross-sections through the pumping wells, one in the direction of groundwater flow and the other perpendicular to it.
4. Compile and present all information in the final report. The Zone II will be delineated utilizing a combination of analytical and surficial geologic mapping techniques.

Related Water Supply Investigations

1. Review historical average day and maximum day demand conditions for the past five years. Review components of average day demand including residential, industrial, commercial, and unaccounted for water. Provide estimate of projected maximum day to average day demand ratio, and utilize in projecting future demands. Population projections will be provided by the Town.
2. Summarize available yield at the existing water supply sources at Grove Pond and Spectacle Pond, as well as permitted volumes under the Water Management Act at each source. Tabulate available yield vs. demand for current and projected future demand conditions.
3. Prepare an AutoCad map of the existing water system, including hydrant and valve locations. Valve and hydrant locations will be provided by the Town. Incorporate existing water system model into Cybernet software to enable compatibility with the AutoCad mapping.

4. Review existing emergency connections status with the Town of Littleton and the former Fort Devens Military complex relative to availability, system hydraulics and water quality, as appropriate. Prepare an emergency water supply plan which outlines contingencies for water supply alternative scenarios such as emergency connections, demand management, resource management, and operational considerations.

5. Review alternative to increasing water supply availability identified in the 1990 Water Supply and Distribution Report. Review pertinent available data on potential new sources, including yield potential, potential need for treatment, land ownership, zoning, potential contaminant receptors, and proximity to the existing water system. Upon evaluation of available alternatives, provide recommendations for a test well program at two to three locations. Prepare letter report to the Town outlining findings and recommendations.