



Town of West Boylston
140 Worcester Street, West Boylston, Massachusetts 01583

Board of Selectmen/Sewer Commission Meeting Minutes

Date/ Time/ Location of Meeting
October 4, 2017; 7:00 p.m.; Rm 210
Town Hall

Members Present
John W. Hadley, Chairman
Christopher A. Rucho, Vice Chair
Barur R. Rajeshkumar, Clerk
Patrick J. Crowley, Selectman
Siobhan M. Bohnson, Selectman
Members NOT Present
Invited Guests:
James Barry
Michael Schrader
Steven Watts

Welcome - Call to Order

Time: 7:00 pm

PUBLIC COMMENT - 7:05PM:

No one is present for this agenda item.

APPROVAL OF MEETING MINUTES:

September 20, 2017, regular session

Motion to Accept: Mr. Crowley

Seconded: Mr. Rajeshkumar

Result: All in favor

September 27, 2017, regular session

Motion to Accept: Mr. Rajeshkumar

Seconded: Mr. Rucho

Result: All in favor

Review and vote to approve warrants for the period covering September 21, 2017 through October 4, 2017: payable warrants for the town FY2018-13 and 14, sewer enterprise warrant FY2018-SE-11, school warrant FY2018 S-5, and Municipal Light Plant Warrant FY18 #8

Motion to Accept: Ms. Bohnson

Seconded: Mr. Rucho

Result: All in favor

Green Communities Program Overview

James Barry, Western Mass Regional Coordinator for Green Communities joined the Board to provide an overview of Green Communities and a presentation on the Stretch Code. In 2008 the Green Communities Act was passed and he has worked for the state for eight years as a Regional Coordinator. The program allows you to spend your money on energy savings projects. The state previously allowed for \$10 million in grants and they are now at \$20 million in grants. If a community meets the five qualifying criteria which are adopting as-of-right siting in designated areas, adopting an expedited application/permitting process, establish and energy use baseline inventory with a program to reduce that by 20% in 5 years, purchase only fuel-efficient vehicles and require all new residential construction greater than 3,000 square feet and new commercial and industrial construction to minimize energy costs, they are eligible for a minimum of \$125,000 in grants. West Boylston's estimated grant amount is \$140,000. When you spend that down, you get more money up to \$250,000 a year. As of right siting is more business friendly and says at least one place in town we need to be a little more business friendly. West Boylston has already qualified for criteria 1 and 2. You have to establish an energy use baseline and adopt a five-year plan to reduce that number by 20%. CMRPC is helping develop that plan. It is a plan that is not cast in concrete. The first thing you do is some energy audits. They can back date this to pre-ESCO project. You can go back two years to FY15 and they put together a to-do list to reduce the baseline. Mr. Rucho asked what happens if you do not meet the 20%. Mr. Barry explained that they look for the town to make a five-year plan and work to execute it. They do not ask for the money back. Ms. Scheipers advised that at the next meeting of the Board we will have CMRPC's list of energy projects for the Board to vote to approve. With regard to purchasing fuel efficient vehicles the language says you will procure vehicles that are fuel efficient, whenever such vehicles are available and practical. Police, ambulance and school busses are exempt. Criteria #5 is Minimize Life Cycle Costs. New construction will be more energy efficient than standard construction. The Stretch Code must be adopted as a General Bylaw. It is on the warrant for the October 16th town meeting. Misconceptions on the Stretch Code is that it is new and experimental, which it isn't. It is based on Energy Star for Homes Program. Other misconceptions are that the Stretch Code requires tight unhealthy homes, homes with oil heat can't meet the Stretch Code and town residents will be required to update their existing homes. You can meet the Stretch Code with oil, but it is easier with gas and the code does not impact existing homes. It applies to new construction only.

Mr. Barry added that the Stretch Code was a stretch prior to 2014, and a new base energy code took effect on July 1, 2014. It required blow door tests and increased insulation levels in walls and attics. Builders had to start building more carefully. Effective January 1, 2017 a new energy code took effect with almost no stretch at all. You have to hire a HERS Energy Rater, which costs more money, but can be paid for through rebates. If you have natural gas you can get those rebates. If you have oil and you have a municipal lighting plant you do qualify for those rebates. Criteria #5 requires buildings to be more energy efficient. There is free training for building officials. It provides for performance testing rather than prescription measures. Performance you design a house you measure the performance of the building. Prescriptive codes do not guarantee good insulation, air and water tightness or effective thermal insulation. The HERS (Home Energy Rating System) process requires you to hire somebody to plug all the information into a computer model to see how much more energy

efficient the home could have been. It starts with computer modeling. You also have in process inspections, with the insulation being inspected two times during the constructions. HERS does energy efficient only. For a 2,550 square foot home with natural gas it will cost \$2,606 for a HERS rater fee. If you have natural gas you get \$1,630 in utility rebates and you end up spending \$976 to save \$200 a year in your energy costs.

NEW BUSINESS:

Assign Motions for Town Meeting

Motions were assigned as follows: Mr. Rucho will read the motions for articles 1, 11, Ms. Bohnson will read the motions for articles 4, 14, 15 and 20; Mr. Crowley will read the motions for articles 3, 13, and 19. Mr. Rajeshkumar will read the motions for articles 2, 12, 17 and 18; Mr. Hadley will read the motions for articles 5 and 6 or it will be the Capital Investment Board, Article 10 and 16; Articles 7 and 8 will be the Capital Investment Board; Article 9 will be the CPC.

Vernon Jackson, DPW Director

I. Pavement Management Plan Update Project Status

Mr. Jackson explained that the first 29 pages of the plan is the rating of the roadways,. It is a six-year plan and this is what he will use in the future to decide which roads need to be paved. Ms. Scheipers noted that this plan is an update of the previously Pavement Management Plan. It will go to the Transportation Committee tomorrow night and be back on the Boards' November 1 agenda. Mr. Crowley asked if Mr. Jackson has the ability to update the plan going forward. Mr. Jackson advised that CMRPC volunteered to do that for the town.

2. Fall 2017 Paving Project Update

Mr. Jackson reports that the Newton Street project is slightly delayed. It will start next Tuesday. Keating will be in on the 19th and 20th and Mass Broken Stone will be in the next week to pave. He will also freshen the lines for winter. The Newton Street project will be re-bid in the spring.

Public Hearing: Consider amending sewer rates

Mr. Hadley opened the public hearing and Mr. Rajeshkumar read the following notice. Public notice is hereby given, in conformity with the requirements of the General Bylaws of the Town of West Boylston, ARTICLE XXIII- PUBLIC HEARING AND NOTICE, that the Board of Selectmen will meet on Wednesday, October 4, 2017 at 7:45 p.m. for the purpose of considering amendments to the sewer rates. The meeting will be held in Conference Room #210 of Town Hall, 140 Worcester Street, West Boylston. For additional information, or to review the proposed changes, please contact the Office of the Town Administrator/Board of Selectmen at 774.261.4012. All interested persons, groups, and agencies are invited to attend. John W. Hadley, Chairman, advertised on September 20, 2017.

Michael Schrader of Tighe & Bond joined the Board. He recently completed a sewer rate study and provided the Board with three options for rate increases to go into effect for FY18 as the sewer revenue is not keeping pace with the expenses. The first option is an annual 8% increase from FY18 through FY22. The second option is an 8% increase in FY 18, 21 and 22 and a 10% increase in FY19 and 20. The third option is a 27% increase in FY19 and a 20% increase in FY22. He also recommends that annually when the actuals come in we review them and review the plan. Mr. Rajeshkumar suggested raising them every other year. Mr. Schrader noted that because the increases build on each other the best approach is a large increase. Ms. Bohnson prefers the 8% annually as it

would be easiest for people to budget. Mr. Crowley spoke with residents and they would rather a little each year rather than a large increase. There is no one present to speak on this item.

Motion Mr. Rucho to close the public hearing, seconded by Mr. Crowley.

Motion Mr. Crowley to go with Alternate A, a year 8% increase from FYI 9 through FY23, seconded by Ms. Bohnson, all in favor.

Continuation of Public hearing in accordance with MGL Chapter 148, Section 13, on application of Brenntag Northeast, Inc. to amend the current license to store at 164 Shrewsbury Street in the name of Be-Ar Holding Corp.

Mr. Hadley opened the public hearing and Mr. Rajeshkumar read the following notice. In accordance with MGL Chapter 148, Section 13, the Board of Selectmen of the Town of West Boylston will hold a public hearing on the application of Brenntag Northeast, Inc., 81 West Huller Lane, Reading, PA to amend the currently license to store located at 164 Shrewsbury Street, West Boylston, MA in the name of Be-Ar Holding Corp. by changing the name to Brenntag Northeast, Inc. and amending the gallons to 26,400 gallons of flammable liquids, up to the limits in accordance with NFPA 30 pursuant to 527 CMR 14.03(23).

The hearing will be held on Wednesday, September 20, 2017 at 7:15 p.m. in the Selectmen's Meeting Room of town hall, 140 Worcester Street, West Boylston. All interested persons, groups, and agencies are invited to attend. John W. Hadley, Chairman, advertised September 13, 2017 and The public hearing was continued until the October 4, 2017 meeting of the Board of Selectmen at 8:00 p.m.

Steven Watts joined the Board with Chad Massie, President of Brenntag. He introduced Ed Bennett, District Manager, Kevin White, Operations Supervisor and Robert Gavin, Operations Manager. They operate a chemical distribution facility, felt they needed a presence in New England, and the site is what they have been looking for in New England. They are located in Reading, Pennsylvania, are a sizeable company, and buy in bulk and break those chemicals down into packages. They are the third largest chemical distribution center. One of their biggest things is core values and their safety record which they are extremely proud of. They will switch the lease over once they get permitting to house their products. They displayed their Safety Scorecard of safety statistics and their driving records. Their headquarters is in Germany and they have over \$11 billion in global sales. They have 190 sites in North America and the West Boylston site would only store, not package. They look to find ways to lower the impact of chemicals on the environment and their big focus is sustainability program. They have outside bodies come in and audit their facility. They are not changing anything structurally and they will not use the tank farm on site. They do not manufacture chemicals, just distribute. Ms. Bohnson asked if someone is on site 24-7. Mr. Massie explained that they run an 8-5 shift and they do not have anyone on site 24-7. The initial plan would be to retain some of the people from the consolidation and their intention is that they need to grow here and potential growth could bring in new jobs.

Fire Chief Welsh stated that they have been very cooperative, answered all his questions, and addressed his concerns. The facility is empty and they will look at the sprinkler system. He put a clause in the license that the tank farm would be looked at annually. It will be a change in the license from combustibles to flammables and the silos will remain on the site. The Building Inspector also reviewed the property and met with the safety team. If it goes to a different type of handling, he does not have a problem as long as they follow everything the Fire Chief has asked for. There is no one present to speak on this item.

Motion Mr. Crowley to close the public hearing, seconded by Mr. Rucho, all in favor.
Motion Mr. Crowley to approve the license, seconded by Mr. Rajeshkumar, all in favor.

TOWN ADMINISTRATOR'S REPORT:

I .Economic Development Activity Update

Ms. Scheipers reports that the state put out a request to get feedback on economic development related ways to use a portion of the new gaming revenues being realized by the state for economic development. The list created thus far includes earmarking money for communities to use for utility infrastructure development to be able to attract businesses, fund economic development strategic planning such as DLTA funding that help towns respond quickly to business inquiries, fund job creation and training programs.ms for small businesses, fund the design portion of MassWorks applications and fund business incubator program to grow small businesses programs. They had a good response to the letter and it was put on the website.

2.Internships for fall semester projects

Ms. Scheipers is working with local colleges on internship projects. She met with the individual at Assumption College who is responsible for that program. She will have students working on the development of a 5-year revenue and expenditure forecast, a 20-year capital plan, the resident and employee customer satisfaction survey and the development of an economic development data base for different businesses we have so we can attract businesses and identify which might be eligible for certain grant programs and work with the Economic Development Task Force on that.

3.Cemetery Land Acquisition Update

Ms. Scheipers continues to work with the Cemetery Board on identifying potential parcels of land for a new cemetery. We did reach out to the DCR for a land swap, however, we would have to pay them their appraised value. We had two responses to the RFP issued last year and we have two representatives from the Board working with the Cemetery Board to look at other property. The Cemetery Board is looking at those properties. We received feedback that any parcels located in a residential area cannot be considered for a site unless we amend the existing zoning bylaws. Once we get a better sense of what we are looking at we will have to go to town meeting. The Cemetery Board will wrap up their visits in the next few weeks and we will discuss our next steps.

FISP UPDATE:

I .Approval of Invoices: Caolo & Bieniek Invoice #5611, \$24,275.00

Motion Mr. Rucho to approve, second by Mr. Rajeshkumar, all in favor.

2.General Update on Senior Center and Police Station

Mr. Hadley reports that we are working on the senior center drawings and moving forward pretty well. The police station is on time and on budget, will wrap up in two or three weeks, and the open house is scheduled for October 21st at 11:00 a.m. The open house will be discussed at the October 11 FISP meeting.

MEETINGS, INVITATIONS & ANNOUNCEMENTS:

- 1.October 16, 6:30- Special Meeting of the Board prior to Town Meeting
- 2.October 16, 7:00 -Town Meeting at Middle/High School

3.October 21, 11:00 a.m. -Open House for Police Station

FUTURE AGENDA ITEMS/SELECTMENS REPORTS:

Mr. Rajeshkumar asked if there is a need for any action on the proposed blight bylaw. Ms. Scheipers noted that at the Board's work session we discussed establishing a subcommittee to work with appropriate departments. She would like to identify two Board members to start working with the DPW or the Board of Health on the blight bylaw. This will be on the Board' November 1 agenda. We will establish those working subcommittees at that meeting. Mr. Hadley thinks a meeting with all land use boards would be a good business goal.

Mr. Hadley would like to schedule a public hearing to amend the Board's policy on Beautification of Squares/Islands to add the circle on Lost Oak Road. The residents on the streets would like to be able to improve the circle and do some plantings. Mr. Hadley reports that there has been an increase in interest from businesses wanting to advertise their business on the Gateway Sign. He would like to schedule a public hearing to amend the Board's Gateway Policy to reinstate the fee.

ADJOURN MEETING

Motion to Adjourn at 8:40 p.m.: Mr. Rajeshkumar

Seconded: Mr. Crowley

Result: All in favor

Respectfully submitted,

Nancy E. Lucier, Municipal Assistant

Approved: October 18, 2017

John W. Hadley, Chairman

Christopher A., Vice Chairman

Barur R. Rajeshkumar, Clerk

Siobhan M. Bohnson, Selectman

Patrick J. Crowley, Selectman