

BOARD OF WATER/SEWER COMMISSIONERS
TUESDAY MAY 24, 2011

Clerk
RECEIVED
NORTON TOWN CLERK
2011 JUN 21 P 1:33

6:30pm. Meeting opened. Commissioners Diane McElligott and Luther Grant Present. Also present, Duane Knapp, Rose Melito and Fran Yanuskiewicz

Minutes: The minutes of the May 10, 2011 Board Meeting were read, approved and signed as submitted.

Mark Abrahams: Mr. Abrahams came before the Board to discuss his proposal for continued services in accounting and rate assistance to the Town of Norton. Objectives, workplan, timing and fees (outlined in the proposal) were discussed. Luther Grant made a motion to approve the proposal in the amount of \$33,000.00. Diane McElligott second the motion. No further discussion. All in favor:

Luther Grant – aye

Diane McElligott – aye

So voted.

Mr. Abrahams thanked the Board and stated he would get started immediately.

Attorney Joe Cove: Came before the Board to give updates on the following issues:

* Sprinkler Bills: There is a six year limitation on the Statute of Repose. The time begins at the date of occupancy. The Board directed Mrs. Melito to send a bill to Thorndike Properties listing the property location and the amount for sprinkler fees from 2005 to the present.

* Reilly Property: Speaking with Attorney Antine, there are a number of items the family members want addressed in the sale of the property. Odors, migration of effluent onto adjacent properties, one hundred foot buffer with a No Build / No Touch clause. He and Attorney Ross are working out the details.

* The Norton Glenn: Attorney Cove and Fran agreed a decision has to be made with regard to Red Mill Village. The Glenn's design for their sewer will be based on what happens with Red Mill. Diane McElligott stated as a last resort the design can include installing sewer main up to Kings Road, by-passing Red Mill all together. The Board directed Mr. Knapp to contact Red Mill Village representatives and have them attend the next meeting.

IMA: The next meeting is June 9, 2011. Commissioner McElligott stated it could be a very short meeting. The PILOT issue needs to be discussed and agreed upon before moving to any other business. If they're not ready to do that, the meeting will be over.

Mansfield Ave. Project: Mr. Knapp informed the Board the State Highway Permit is in place and R.S.Rezendes should be starting June 1st.

Claude Giroux: Mr. Giroux was asked before the Board to explain his appraisal on the Kimball property. He stated its common practice to use the comparable sales approach, 1.) to be fair, and 2.) to avoid litigation. The industry standard is about \$5.00/ft. The \$14,000.00 evaluation is defensible if ever disputed and brought to litigation. The Board thanked Mr. Giroux for his time.

Commissioner Grant questioned the Superintendent's recent contract signed in April. He stated he had some concerns but what jumped out at him was the date and term of the contract. He noted it went from January 2011 through December 2013. He questioned why the contract didn't run on a fiscal year basis. Mr. Knapp stated he thought it was in his best interest to get a signed contract. Commissioners Grant asked Mr. Knapp to consider revisiting the term of the contract and re-negotiating for a contract starting July 1, 2011. Mr. Knapp agreed. Issue tabled until the next meeting.

The Board directed Mr. Knapp to contact the Town Manager and find out the status of a response to the Campanelli letter.

Mr. Knapp informed the Board that all permits are in place including ConCom's for the work being done at Well#4.

The installation for the phone and internet networking began today and should be complete within a few days. Mr. Knapp said he will be meeting with the Building Inspector to discuss a temporary occupancy permit.

Mr. Knapp informed the Board of a letter of response he will be sending regarding 6 Lopes Drive, and the owner's required Special Permit for the storage of hazardous materials he has on site.

All appropriately processed bills were signed, and correspondence was read.

Meeting Schedule: June 1, 2011 @ 6:00pm. – Interview applicants for vacant seat.
June 2, 2011 @ 7:30 – Joint meeting with Bd. of Selectmen.
June 14, 2011 @ 6:30 – Regular bi-monthly meeting.

Meeting adjourned 11:15pm.

BOARD OF WATER/SEWER COMMISSIONERS
ACCEPTED AND APPROVED MINUTES FOR THE

BOARD MEETING HELD: May 24, 2011

Respectfully submitted,

Rosemarie Melito
Office Administrator

Diane McElligott
Diane McElligott, Chairwoman

20 June 2011
Date Approved

Luther Grant
Luther Grant, Clerk

6/20/11
Date Approved

Steve Wiseman
Steve Wiseman, Member

Date Approved