



TOWN OF NORTON

Water Bodies Committee _____ (Committee)

MINUTES

Date: __ January 7, 2013 _____ Time: 7 pm _____

Location: _____ Town Hall 1st Floor Conference Room

Members & Staff Present: _Dave Lennon, Carol Zwicker, Brian Brady, Colleen Ryan, Joe McFarland, Nick Adams, sub-committee member

Members Not Present: Herb Ellison, Frank C. Hovey, Lee Parham, member from Conservation Commission

The meeting was called to order at: 7PM _____

Meeting Motions / Actions and Summary of Discussions:

- There were no minutes to read or approve.

-Nick presented an initial report on property tax revenue attributed to waterfront value. The report was prepared by Nick Adams using the Norton Town Assessors GIS maps and valuation panels. Also submitted was a list of estimated costs associate with each water body as well as anticipated times for treatment based on information the committee has.

Dave suggested a time frame to approach the various commissions for funding and for support. He will work on it for next meeting.

Colleen to work on press releases for Norton Mirror, Sun Chronicle, Patch and cable TV.

Joe McFarland wants the committee to use the Boy Scouts as a resource for the signs. They can use it as a project for becoming an Eagle Scout. He will submit a design for the Committee.

Dave relayed the information about the MACOLAP Annual Winter Workshop scheduled for January 26, 2013. Carol will find information and check with Town Manager to be sure we are members. Colleen and Carol will attend.

Brian Brady Motion to adjourn, Dave Lennon Seconded.

List of Documents and Other Exhibits used at Meeting:

- Report prepared by Nick Adams
- Estimated costs report
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Meeting was adjourned at 7:55 until the next meeting on Monday, February 4,
2013 at 7pm at the Town Hall.

Respectfully submitted,

Minutes Approved by Committee on: _____
(Date)

Signatures:

(Name & Title)

Chairman, _____
(committee)

TOWN OF NORTON WATER BODIES

LAKE WINNECUNNET

1. PRETREATMENT SURVEY \$1000.00-\$2000.00
2. APPLICATION AND PERMITTING \$8000.00-12000.00
3. APPLY 2 FORMS OF SONAR AT 3 DIFFERENT TIME DURING THE SUMMER
 - A. 1ST APPLICATION JUNE
 - B. 2ND APPLICATION JULY
 - C. 3RD APPLICATION AUGUST

CONCENTRATIONS OF SONAR AT <20PPB MUST BE MAINTAINED FOR 60-90 DAYS WITH TWO FORMS OF SONAR APPLIED [SONAR ONE PELLET FORM] AND[SONAR AS LIQUID FORM]

WHOLE LAKE TREATMENT OF LAKE WINNECUNNET MAY NOT BE FEASIBLE DUE TO THE HIGH FLOW RATE,INSTALLATION OF LIMNO-BARRIERS AND TREATING SMALLER AREAS SHOULD HAVE POSATIVE RESULTS

- A.LIMNO-BARRIERS \$10-\$20 PER FT OR \$3000-\$6000 PER 100 YDS
- B.SONAR APPLICATION \$1000 PER ACRE OR 20 ACRES AT \$20000

TOTAL ESTIMATED COST PARTIAL TREATMENT 20 ACRES \$40000.00

NORTON RESERVIOR

1. APPLY FOR LAKE DRAWDOWN CONDUCT A DRAWDOWN EVERY YEAR 2FT-3FT AND ON THE 3RD YEAR CONDUCT A DEEP DRAWDOWN 4FT-5FT,AT THE END OF JANUARY CONDUCT A PARTIAL REFILL TO ELIMINATE STRESS TO THE FISH AND REFILL TO WITHIN 1FT BY APRIL TO ENABLE FISH SPAWNING AND FULL LAKE FOR THE SUMMER SEASON.

- PERMITTING AND APPLICATIONS \$8000-\$12000
- PRE-TREATMENT AND POST TREATMENT SURVEYS \$2000-\$4000
- SPOT TREATMENTS HERBICIDE \$500-\$800 PER ACRE

TOTAL ESTIMATED COST PARTIAL TREATMENT 20 ACRES \$30000.00

CHARTLEY POND

- 1.APPLY FOR WINTER DRAWDOWN USING THE SAME CONDITIONS AS THE RESERVIOR

- PERMITTING AND APPLICATION \$8000-\$12000
- PRE-TREATMENT AND POST TREATMENT SURVEYS \$1000-\$2000

SPOT TREATMENT HERBICIDE	\$500-800 PER ACR	TOTAL
ESTIMATED COST PARTIAL TREATMENT 10 ACRES	\$18000	

BARROWSVILLE POND

1.APPLY FOR WINTER DRAWDOWN USING THE SAME CONDITIONS SPECIFIED FOR THE RESERVIOR

PERMITTING AND APPLICATIONS	\$8000-\$12000
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PRE-TREATMENT AND POST TREATMENT SURVEYS	\$1000-\$2000
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SPOT TREATMENT HERBICIDE	\$500-\$800 PER ACRE
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TOTAL ESTIMATED COST PARTIAL TREATMENT 10 ACRES	\$18000
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PERMITTING COST IF ALL 4 LAKES ARE DONE SEPERATELY COULD COST \$32000-\$48000

IF WE COULD APPLY FOR A WHOLE TOWN LAKES TREATMENT PERMIT THIS COULD SAVE ADDITIONAL COST FOR PERMITS.

TOWN COULD APPLY FOR A GENERAL PERMIT FOR CONTROL OF INVASIVE AQUATIC PLANTS.

A.WHOLE LAKE TREATMENTS

B.SPOT TREATMENTS

C.AREA TREATMENTS

D.LAKE DRAWDOWN

EACH LAKE AND EACH HERBICIDE WOULD HAVE IT'S OWN ORDER OR CONDITIONS BY THE CONSERVATION COMMISSION BUT WOULD FALL UNDER THE GENERAL PERMIT.

DEPENDING ON FUNDING AVAILABLE PRIORITIES WILL NEED TO BE SET FOR HERBICIDE TREATMENTS

WE SHOULD ALSO TRY TO GET A 3 YEAR CONTRACT FOR LAKE TREATMENTS AS FOLLOW UP TREATMENTS WILL BE NEEDED

TOTAL ESTIMATED COST FOR ALL LAKES PARTIAL TREATMENT \$110000.

Water Bodies Committee of the Town of Norton Massachusetts

Initial report on property tax revenue attributable to waterfront value

Source : Norton Town Assessors GIS maps and valuation panels. Jan 7, 2013

LAKE WINNECUNNET

There are approximately 80 waterfront lots on Lake Winnecunnet

Generally a waterfront lot is valued at \$148,000 while across the road the value is \$120,000.

So each waterfront lot is valued at \$28,000 more than nearby similar non waterfront lots.

80 Lots x \$28,000 differential value is \$2,240,000 additional tax base.

\$2,240,000 x 14.95/1,000 tax rate raises \$33,488 additional annual tax revenue.

THE RESERVOIR

There are approximately 155 waterfront lots on the Norton Reservoir.

Generally a reservoir front lot is valued at \$131,000 while across the road value is \$108,000.

So each reservoir front lot is valued at \$23,000 more than nearby non reservoir front lots.

155 Lots x \$23,000 differential value is \$3,565,000 additional tax base.

\$3,565,000 x 14.95/1,000 tax rate raises \$53,296 additional annual tax revenue.

CHARTLEY POND and BARROWSVILLE POND

There are about 15 lots with frontage on Chartley Pond, and another 15 lots with frontage on Barrowsville Pond. However due to the smaller sample size and the effect of some properties being zoned commercial, it is difficult to determine any consistent property valuation differential.

BOTTOM LINE: \$5,600,000 additional tax base, raising \$86,600 additional annual revenue.