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# TOWN OF NORTON

## FINANCE COMMITTEE TOWN HALL, NORTON

Minutes of the Meeting  
September 9, 1996  
(AMENDED)

**CALL TO ORDER:** 7:30pm by Chair Michael Thomas

**Present:** Tom Deluca, Jackie Desrochers, Mike Fiore, Paul Helmreich, Christine Meyer,  
Jack Nicolas, Donna Summerfield, Michael Thomas  
**Absent:** James Barrett, Jonathan Rowe

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Minutes for meeting of 8/12/96 were reviewed and accepted  
Minutes for meeting of 9/4/96 were reviewed and accepted

### WATER AND SEWER

**Dan Callahan, Water Commissioner**, was present to discuss the possible transfer of five acres of land, located on Barrows Street for the purpose of constructing a water storage facility. **Dan Callahan** stated the cost of the facility will be \$1M, which he is expecting we will be able to pay for in cash. The facility will not be on line for two years, at which time **Dan** expects the balance in the surplus account to cover the cost of such. **Jack Nicolas** asked what the amount in the surplus account is at this time. **Dan Callahan** stated it was at approximately \$250,000 and expects another \$250,000 to be added to that figure when fiscal '96 is completed. **Tom Deluca** feels it is a great idea to pay cash for the facility but is concerned about unforeseen expenses coming up that we will not be able to pay for. **Dan Callahan** does not foresee any major expenses occurring.

**Dan Callahan** also requested \$10,000 for the emergency response system. In the past he has had major water breaks and was not able to reach any of his crew to work on the breaks. He is proposing the Town pay an individual a sum of \$250 a week to be on call for the entire week. His crew will rotate the weeks. The on-call person will carry a beeper and be expected not to leave town when on call. **Dan Callahan** stated they will not move forward with this matter without an agreement with the Union. **Jack Nicolas** expressed concern about the amount of money proposed and suggested a bonus be paid to individuals when they are called out on an emergency call. **Dan Callahan** would rather see the Town pay the \$250 and be guaranteed a person will be available. **Paul Helmreich** asked if the individuals on call would be paid additional wages when they go out on a call. **Dan Callahan** stated they would be paid their normal regular and/or overtime wages (whichever applies) plus the \$250. **Selectman Bill Gouveia** feels other

departments will be looking for compensation when they are called in during off hours and sees no need for these funds. **Dan Callahan** stated the Water Department is a stand-alone department and we need water emergency response. **Jack Nicolas** asked if we could take anything out of the surplus account for operating costs. **Dan Callahan** stated it is not allowable. He is looking to increase his budget by \$10,000, thereby decreasing the surplus fund for next year by \$10,000.

### MANSFIELD PETITION

**Jim Tumbleson, President, Mansfield Cooperative Bank**, discussed a petition to change the zoning of a parcel of land located on the westerly side of Taunton Avenue from Residential II to Commercial for the purpose of installing a driveway for the Mansfield Cooperative Bank. Approval of the Historical Society is needed in order to make any changes to this parcel of land. **Mr. Tumbleson** stated the bank would not put up another structure as long as they owned the property. **Mike Fiore** asked if a traffic study was conducted to see how much the driveway would be used. **Jim Tumbleson** responded with a "no" answer. **Mike Fiore** also stated traffic may increase with the building of the new medical facility across the street. **Bill Gouveia** feels approval of this Article will be a guarantee of another building on the site eventually. **Jim Tumbleson** reminded us that any future building will have to seek the approval of the Historical Society. **Paul Helmreich** stated that there was a commercial building on the site in the 1960's and doesn't feel there is any violation.

### MASTER PLAN

**Martha Thatcher and Charles Gabriel** from the Planning Board were present to discuss a Master Plan for the Town. **Charles Gabriel** would like to get a consultant on board and form a Steering Committee to work with the consultant for the purpose of helping the Planning Board put a plan together. **Martha Thatcher** stated she would like to see input from the Town. **Tom Deluca** stated that last year the Town spent \$5,000 on a survey to find out what the Town wanted. He also stated there has been a lot of talk of a Master Plan for several years now and we haven't seen anything yet. He asked what was so different about this Master Plan and asked if anyone has seen the survey. **Martha Thatcher** said she had not seen the survey. **Tom Deluca** told Martha she should have gotten a copy of the survey. **Mike Fiore** asked what a consultant could do that we cannot. **Charles Gabriel** feels a survey is not enough. He feels there is an important financial component involved, which a consultant could assist with as well as researching rules and regulations, a capital improvements program, zoning, Board of Health issues, environmental matters, water system, road system, and school system. **Selectman, Bob Kimball**, stated the survey is not completed. He also stated the Town wants a lot of different services, but not raised taxes. This statement was reiterated throughout the meeting several times by the majority of parties present. **Bob Kimball** also feels we do not have the expertise to decide if we need schools and how much they will cost. **Tom Deluca** would like to know how many times we have to hear from the people to figure out what it is they want. **Jack Nicolas** agreed with Tom and also thinks we should pull from whatever resources we have in house. **Jack** also thinks today's community is willing to spend a little more of their tax dollars on services. **Mike Fiore** thinks we need a Master Plan, but he doesn't feel the need to hire a consultant for \$100,000. **Donna Summerfield** does not feel we have the knowledge to put together a Master



Plan and we need outside assistance. **Paul Helmreich** agrees that we probably have most of the material we need for a Master Plan available to us, however, he feels the Town Planners do not have the time to do all that needs to be done. He feels we need a consultant. **Charles Gabriel** stated the need for various Boards to work together, but unfortunately they do not, therefore he feels we need a consultant to tell us what questions to ask. **Jack Nicolas** suggested we hire a Special Projects Planner - it would be cheaper. **Selectwoman Patricia Graney** feels we should pool our resources and then bring in a consultant. **Bill Gouviea** doesn't think we have the ability to pool our resources together. He's also very upset about seeing two Articles asking for money for surveys (\$100,000 for a consultant and another \$250,000 for water survey). He also feels an outside consultant could be more objective and get us going in the right direction. **Jack Nicolas** agrees we need a consultant, but does not feel we have to spend \$100,000 to put the plan together. He is willing to spend less money to bring in an intern or at least a part-time person. **Ron Almeida** agrees with Jack and feels we have a lot of data available to us and can save a lot of money. **Bob Kimball** stated the Town will shoot us down if we present a plan without the assistance of a professional. He feels we need someone to oversee, but does not think an intern would be qualified. **Jack Nicolas** stated the Master Plan is not subject to approval at Town Meeting. **Martha Thatcher** stated that portions of the Master Plan may have to go to Town Meeting, such as zoning changes. **Tom Deluca** suggested we take a look at what we already have. **Paul Helmreich** agrees we should not use an intern as a consultant. **Michael Thomas** has seen very few zoning changes approved at Town Meeting and is worried about wasting money.

### ELDERLY HOUSING

**Attorney Henry Sousa** was present to discuss amending a Zoning-By-Law to allow multiple Commercial, Industrial Buildings and Housing for the Elderly Buildings be built on a single lot in Commercial Zoning Districts. **Henry Sousa** feels this issue addresses a growing area of elder care and would generate tax dollars - not consume them. **Paul Helmreich** pointed out the contradiction of the language in the Article. **Henry Sousa** agrees the Article should be more specific and perhaps the language should be amended to make it clearer. **Mike Fiore** asked what initiated the change in the by law. **Henry Sousa** responded by stating that there is a company looking to build in Norton.

### WATER AND SEWER

**Howard Baker, Sewer Commissioner and Dan Callahan, Water Commissioner** were present to discuss Articles 4 and 5. **Mike Fiore** asked how much money it would take to complete. **Walter Lindberg** expects the costs to complete areas 1 and 2 plus build a waste water treatment facility to be in the vicinity of \$13M - \$15M. **Howard Baker** felt the Town would be eligible for 0% financing from the State. **Michael Thomas** asked how many other towns have applied for 0% financing. **Howard Baker** stated there are several other towns on the list. **Tom Deluca** asked what we will get for \$420,000, indicated in Article 4. **Howard Baker** stated we will know how much pipe to put in for 650 homes. He also stated Article 5 will tell us how much a treatment facility will cost. **Howard Baker** feels people in the Town would have to spend approximately \$10,000 to update to Title V and that this is a better deal and their property values will increase by being hooked up to town sewerage. **Paul Helmreich** does not see any

justification to Article 4, however he can see some to Article 5, since it addresses the whole town. He also feels it makes more sense to have design and location in place first. He stated this would give us a better idea of cost. **Paul Helmreich** also feels there is no justification for the order of the Articles. **Howard Baker** explained that these Articles would put design plans in the works for 0% financing. He also stated that Lake Winnecunnet is the most concentrated area for Title V. **Walter Lindberg** quoted cost projections from a recent study as follows:

\$6.9M for sewerage to 389 existing dwellings and 1,345 more build ups  
\$8M for treatment plant.

According to **Walter**, this would amount to an approximate .50 increase in the tax rate. **Bill Gouveia** feels Article 5 does not make any sense because we need fiscal ability to fund additional costs before we conduct the study. **Paul Helmreich** was somewhat facetious and somewhat serious when he suggested the Town offer to pay 50% of Title V fees for every homeowner. He feels it would be cheaper to throw out the whole sewer system.

#### ADJOURNMENT

A motion was made by Mike Fiore to adjourn meeting and seconded by Paul Helmreich. The meeting was adjourned at 10:45pm.

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**NEXT MEETING:** Wednesday, September 11, 1996 @ 7:30pm

**Agenda:** Conservation Commission

Respectively Submitted by:



Christine McSweeney  
Secretary to Finance Committee