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Town of North Attleborough

TOWN COUNCIL

43 South Washington Street, North Attleborough, MA 02760

Phone: (508) 699-0100

PUBLIC MEETING

February 13, 2023 at 7:00 PM

Town Hall - Lower Level Conference Room
43 South Washington St. North Attleborough, MA

I. Pledge Of Allegiance

II. Approval Of Minutes

- a. Approval of Town Council Minutes of January 30, 2023

III. Town Councilor Community Announcements

IV. Town Manager Report

V. Resident And Community Comment

VI. Confirmations

- a. Measure 2023-039- Confirmation of Appointment of Matthew Fondas to the Historical Commission

VII. Sub-Committee Reports

- a. Finance
 - i. Measure 2023-030- Approval of Transfer of Funds to the School Building Committee for the MSBA Feasibility Study

Documents:

[*MEASURE 2023-030-TO SEE IF TOWN WILL VOTE TO APPROVE TWO MILLION DOLLARS FOR MSBA FEASIBILITY .SIGNED.PDF*](#)

- ii. Measure 2023-034- Approval of Transfer of Free Cash for Constructing Roadway for Boulter Farm Cleanup

Documents:

*MEASURE 2023-034-APPROVAL OF TRANSFER OF FY23 FREE CASH
FOR CONSTRUCTING A ROADWAY FOR BOULTER.SIGN.PDF*

- b. Economic Growth & Sustainability
 - i. Meeting 2/13/2023
- c. By-Law
- d. Rules
 - i. Meeting 2/13/2023
- e. School Committee Representative
- f. Communication, Public Participation, & Engagement
 - i. Meeting 2/22/2023
- g. Local Emergency Planning
 - i. Meeting 2/15/2023

VIII. Old Business

IX. New Business

- a. Presentation of Preliminary FY24 Budget Brief and Budget Message

X. Executive Session

- a. M.G.L. c.30A, Sec.21(a), Sec.6- To consider the purchase, exchange, lease, or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

XI. Adjournment

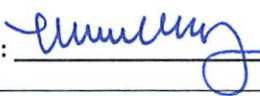
Hardcopies of all "Voted Measures" can be obtained in the Town Clerk's Office at the North Attleborough Town Hall between the hours of Monday through Wednesday 8:00AM-4:00PM, Thursday 8:00AM-6:00PM, and Friday 8:00AM -12:00PM upon request.

TOWN COUNCIL MEASURE SUBMITTAL

Date:	01/18/2023	Submitted by:	Town Manager Town Manager	Telephone #	508-699-0100
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MEASURE DESCRIPTION:

To see if the Town will vote to appropriate Two Million (\$2,000,000.00) Dollars for the MSBA Feasibility Study.

Signed:  25 JAN 23

PURPOSE AND JUSTIFICATION:

Attachment A
ARTICLE

To see if the Town will vote to appropriate, borrow or transfer from available funds, an amount of money to be expended under the direction of the North Attleborough High School Building Committee for the feasibility study for North Attleborough High School, 1 Wilson Witty Way, North Attleborough, MA, for which the Town may be eligible for a grant from the Massachusetts School Building Authority. The MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the Town incurs in connection with the feasibility study in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town.

MOTION/VOTE/ORDER

That the Town of North Attleborough appropriate the amount of Two Million (\$2,000,000) Dollars for the purpose of paying costs of the feasibility study for North Attleborough High School, 1 Wilson Witty Way, North Attleborough, MA, including the payment of all costs incidental or related thereto, and for which North Attleborough may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the North Attleborough High School Building Committee. To meet this appropriation the sum of One Million Dollars (\$1,000,000) Dollars will be transferred from the Capital Improvement Stabilization Fund and the sum of One Million Dollars (\$1,000,000) will be transferred from Fiscal Year 2023 Free Cash. The Town of North Attleborough acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the Town of North Attleborough incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town of North Attleborough.

\$1 Million from the Capital Stabilization Fund. This requires a 2/3 majority.
\$1 Million from FY23 Free Cash.

SPECIAL REQUIREMENTS:

Vote for \$1 million from Capital Stabilization Fund requires a 2/3 majority.

ATTACHMENTS:
REFER TO SUB-COMMITTEE:

Finance

TOWN COUNCIL MEASURE SUBMITTAL

Date:	1/30/2023	Submitted by:	Town Manager Town Manager	Telephone #	508-699-0100
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MEASURE DESCRIPTION:

Approval of Transfer of Funding from FY23Free Cash to the Highway Regular Overtime Line Item for the purpose of Constructing a Roadway in support of an EPA Funded Cleanup of Boulter Farm

Signed:  26 JAN 23

PURPOSE AND JUSTIFICATION:

Page 1 of 3

The Director of Public Works, through the Town Manager, is requesting a transfer in the amount of \$30,000 to the Highway Division Regular Overtime Budget 014228-513000 for the purpose of assisting in providing matching funds of \$125,000 in support of an EPA funded grant of \$500,000 to clean up the Town-owned Boulter Farm contamination site.

I

SPECIAL REQUIREMENTS:

ATTACHMENTS:

Spreadsheet -"Time Tracking-Boulter Farm est", Maps -"Boulter Farm Site Plan","Courtois Future Use"

REFER TO SUB-COMMITTEE:

Finance Sub-Committee

In May of this past year, Lyle solicited and received a \$500,000 grant from the EPA to clean-up the Boulter Farm lagoon site. Boulter Farm is the adjacent property to the Courtois Site on Mendon Road (see attached map). As part of the EPA grant rules, the Town must apply a 25% match (\$125,000) in Cost sharing for the project. This can be in the form of cash, manhours, or materials toward the project or a combination. This project is similar to an EPA funded project completed in 2018 on the Courtois property to remove contamination on that parcel of land. The remainder of the property has been tested and no other significant contamination was found. There are some tires and debris scattered around the 71 (70.92) acres of parcels, but these can be addressed at a later date.

Lyle, Tony, the LSP Engineers, and I had a site visit this summer, and determined that for the project to move forward, a gravel road must constructed from Mendon Road to and around the lagoon for vehicles and equipment to reach the site, excavate materials and haul out. We agreed a smaller road could be completed fairly quickly to accommodate the engineers getting pickups to the site to sample and document for bid preparation, but that the road would need to be widened at a later date to accommodate larger trucks and excavators. I offered to have my crew on overtime accomplish that task which would generate the in-kind services needed for the project with minimal cost to the Town. I prepared a time tracking schedule of matching costs (required by EPA) in order to reach the \$125k, using the overtime costs, equipment (Town-owned) and materials (also Town-owned). See attached.

So in short, the Town will be spending \$30k that will satisfy the requirement of a \$125k match to receive the \$500k to clean up the site. After the completion of the project, the Town will have a large parcel of land that can be utilized for one or several purposes and has a gravel road from front to back.

The Return on Investment (ROI) on the \$30,000 would be when the property is 100% clean and no longer a liability (the lagoon restoration is essential to any future use of the property, with or without the grants), the Town would have any options to utilize or sell the property.

Regarding the future of the property, it was discussed approaching the Planning Board to consider creating a small 40R in along the frontage of this property to allow small single family homes for duplexes that would all be affordable. The Town, through another grant received by Lyle, are investigating the ability for either individual or communal septic systems that would allow this development. The thought would be to zone is this way and sell the property with restrictions on what can be built there (to gain the credits for affordable housing). This analysis should be completed by spring and if interested, Planning could start working on the framework for a zoning change. This would be for the parcels at the front of the land, which are not excavated out and still have virgin gravel. There is a water main near this property line on Mendon and the Water Division's 5-year plan has the DPW extending Town water past the property frontage to create a loop to Huntsbridge Road. It could be stubbed for a hydrant and service for any development at that time.

The remainder could be used as passive open space, a park, walking trails or possible additional housing in the back (near the current lagoon, which is also not excavated). Attached is a sketch plan that was put together as a working document put together by DPW, Planning, Con-Com and Park and Rec staff.

Mark

Mark L. Hollowell
Director of Public Works

Kerrin Billingkoff

From: Mark Hollowell
Sent: Thursday, November 3, 2022 3:37 PM
To: Michael Borg
Cc: Kerrin Billingkoff; Antonio Morabito III
Subject: Boulter Farm Tracking Sheet

Mike,

As discussed, As part of the \$500,000 grant the Town received to clean up the Boulter Farm lagoon site, the Town will need to target a \$125,000 as Cost sharing for the upcoming project. Lyle, the engineers and I had a site visit, and determined that a road must be cut in to accomplish the project.

I think that my crew on overtime is the best way to accomplish that task and generate the in-kind services needed for the project.

I have included a tracking a tracking sheet (excel) similar to the cleanup project done at the front of the property (Courtois Site).

There are three tabs.

The first Tab is our completed cost share accounting. You can see our hours worked doing the field visit and preparation as well as my work to set this up and email Shannon about a determination on wetlands. We can reconcile quarterly when we have to submit an update.

The second tab is my estimate for the work to be done up there. There are two phases to the work. First clearing the brush from the prior road we installed and ensuring it is wide enough for a pickup truck and clearing around and in the lagoon area. Once the project is out to bid we can finalize what the road needs to accommodate and build out the roadway to suit. We should have some milling that can be used from our paving projects. I put some time in there for assistance to the Contractor and a final cleanup of the area, which would remove tires and other debris from the property. To the far right, in orange, is the estimated amount of overtime that will be needed to be carved out for the project (about \$30k). With our time, equipment, and materials, I am guessing that we will be able to get to \$90 G or so, which leaves another \$35k to be in either cash or other in-kind services, which we can determine as the project progresses

The last tab is just to help me remember what we did on any particular week.

The equipment prices are from FEMA equipment rates for 2021 (most current).

To move forward with this important project that will allow the Town to fully utilize these contiguous parcels of over 70 acres, we will need to have a line item transfer into either Highway overtime or into a force account, created for this purpose. Please let me know if you need any other information. We can start on the first phase of this project once we close the roads before Thanksgiving.

Thanks,

Mark L. Hollowell

Director of Public Works



.....Rail Trail.....

Mendon Road

2 Acre Parcel Compact
Neighborhood Zoned-16 SFH
1200 SF

200'

400'

Parking

Play
ground

Open Park Area

walking Trails

Wetland

Wetland

Walking Trails

Waste lagoon in this area



Roadway Work:

- Expand existing roadway to a minimum of 12' wide with a gradual slope, enough for a pickup truck to travel.
- Any areas of exposed bedrock should be filled in and ramped over to the extent possible.
- Any areas near wetlands, low areas or ponds should have the road pushed to one side to avoid.
- Road should be built with millings, except the two areas noted (which will be marked in the field), which will be gravel only.
- Vegetation of either side of roadway should be cut to ground for 3 feet beyond roadway (unless tree butts).