



Town of Winchester

Town Manager's Office
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

Board of Selectmen Meeting
Tuesday, November 1, 2016

HEARINGS

- Docket Item **F-1:** **National Grid – Grant of Location Petition:** Ledyard Road
Extend gas main 40 feet to serve #48 Ledyard Road
- Item **F – 2:** **Comcast Grant of Location Petition:** 478 Main Street
Main Street: Placing (1) 2 inch PVC conduit 4 ft. +/- from
existing Comcast Vault located in the concrete sidewalk at
478 Main Street to provide service to the Unitarian Church
- Item **F – 3:** **Amendments to Water and Sewer Rates**
[Chapter 7, Section 3 – Code of ByLaws]

Supporting Documents:

- F – 1:** Public Hearing Notice
NGrid Gas Main Location Petition
Drawing of placement area
Memo from Town Engineer w/attachment
List of Abutters Noticed
- F – 2:** Public Hearing Notice
Comcast Grant of Location Request
Comcast Order for Conduit Location
Drawing of placement area
Memo from Town Engineer w/attachment
List of Abutters Noticed
- F – 3:** Memo from Jay Gill, DPW Director
Public Hearing Notice (newspaper notice)
Memo from Town Manager dated 10/24/16;
Abrahams Group Report
Updated Analysis of Impact of FY2018 Rate Increases

Action Required:

- F – 1:** VOTE to approve National Grid Grant of Location.
(RED BOOK)
- F – 2:** VOTE to approve Comcast Grant of Location **(RED BOOK)**
- F – 3:** VOTE to amend Water / Sewer Rates

PETITION OF NATIONAL GRID FOR GAS MAIN LOCA'

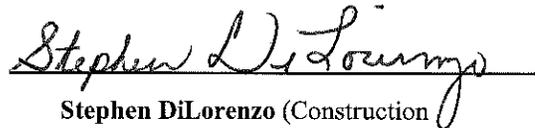
To the City Council of the Town of Winchester, MA:

The National Grid hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways, and places of

Town of Winchester and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:
EXTEND GAS MAIN 40' to serve # 48 Ledyard Rd.

DATE: October 19, 2016

BY:


Stephen DiLorenzo (Construction

Supervisor)

ORDER FOR GAS MAIN LOCATION

City Council of the Town of Winchester MA.

It is HEREBY ORDERED that the location of the mains of the National Grid for the transmission and distribution of gas in and under the public streets, lanes, highways, and places of the Town of Winchester substantially as described in the petition dated 10/19/2016, attached hereto and hereby made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and/or accomplish the objects of said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and approved.

The said National Grid shall comply with all applicable provisions of law and ordinances of the Town of Winchester to the enjoyment of said locations and rights.

Dated this 10th day of October, 2016

I hereby certify that the foregoing order was duly adopted by the City Council of the Town of Winchester, MA on _____ day of _____, 2016.

BY: _____

Title

PLEASE RETURN ORIGINAL TO
NATIONAL GRID
100 COMMERCIAL ST
MALDEN, MA 02148
ATTENTION: Steve DiLorenzo_617-908-4312

RETAIN DUPLICATE FOR YOUR RECORDS



Town of Winchester

71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

NOTICE OF PUBLIC HEARING

The Board of Selectmen will hold a public hearing on the following location to:
National Grid hereby respectfully requests consent to the location of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways, and places of

Town of Winchester and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

Extend gas main 40 feet to serve #48 Ledyard Road

The hearing will be held on **Tuesday, November 1, 2016 at 8:00 PM** in the Board of Selectmen's Meeting Room, 2nd Floor of Winchester Town Hall.

National Grid hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways, and places of the Town of Winchester and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place: Extend gas main . 40 feet to serve #48 Ledyard Road.

The Public is invited to attend.

October 24, 2016



TOWN OF WINCHESTER
71 MT. VERNON STREET, WINCHESTER, MA
ENGINEERING DEPARTMENT
PHONE 781-721-7120 / FAX 781-721-7166

TO: Richard Howard, Town Manager
FROM: Beth Rudolph, P.E., Town Engineer *BER*
DATE: October 21, 2016
RE: National Grid Grant of Location Petition – Ledyard Road

The Engineering Department has received a National Grid Grant of Location petition to extend the existing four-inch plastic gas main approximately 40-feet on Ledyard Road, as shown on the plan dated August 15, 2016. The work is necessary to provide a new gas service to the property located at 48 Ledyard Road. The Engineering Department and DPW have reviewed the plan and have no concerns regarding the proposed location. The work shall be performed subject to the Town's Street Opening Moratorium Policy, which goes into effect on November 15th.

The following conditions shall apply:

- The petitioner must meet and satisfy all conditions of Exhibit A (attached);
- The roadway shall be repaired to the specifications and standards of the Engineering Department and DPW, as determined through the issuance of the Street Opening Permit;
- All town-owned utilities shall be relocated at the applicant's expense, as needed;
- All underground utilities shall be adequately protected; and
- The work shall be duly recorded with Dig Safe.

cc: Jay Gill, DPW Director

Attachment: Exhibit A – Town of Winchester Grant of Location Requirements



**TOWN OF WINCHESTER
GRANT OF LOCATION – EXHIBIT A**

Public Utility: National Grid
Location: Ledyard Road

Grantee(s) shall apply for and obtain a Street Opening Permit from the Winchester Department of Public Works, (781-721-7100).

Said Grantee(s) and/or any sub-contractor employed by the grantee(s), shall indemnify and save the Town harmless against all damages, costs and expense whatsoever to which the Town may be subjected in consequence of the acts or neglect of said Grantee(s), its agents or servants, or in any manner arising from the rights and privileges granted by the Town. The foregoing is with respect to activity in, over or under public ways and public property.

Grantee(s) shall execute a bond in a penal sum of five thousand dollars (\$5,000.00) (a bond already on file with Town may be used if and only if said bond by its terms is applicable to the work hereby authorized), conditional on the faithful performance of its duties under this permit including without limitation compliance with lawful state and local laws and requirements.

Said Grantee(s) shall comply with the requirements of all state laws and regulations, to the extent applicable, including but not limited to Massachusetts Dig-Safe Requirements, MGL c. 82, sections 40A – 40D; the Massachusetts Excavation and Trench Safety Law, MGL c. 82A, s. 1 et al, and Town of Winchester by-laws, Board of Selectmen and Department of Public Works reasonable regulations and requirements including *Rules and Regulations Governing Street Opening Permits and Grants of Location in the Town of Winchester, Massachusetts*, and such other reasonable rules and regulations as may hereafter be adopted governing the construction and maintenance of conduits and wires, and work in and use of the rights-of-way within the Town, so far as the same are not inconsistent with the laws of the Commonwealth.

In work involving excavation of more than 100 feet of any public way, Grantee shall exercise best efforts to notify all abutters served and impacted by the work within 72 hours prior to commencement of said work.

Grantee shall comply with traffic management and police detail requirements as stipulated in the street opening permit or as otherwise lawfully required by the Winchester Police Department.

All Town-owned services located in, or serviced from this location, shall be re-connected without any cost to the Town in accordance with Town of Winchester requirements and standards.

All disturbed areas must be returned to the same condition in which they were found before the excavation.

Grantee will upon request of the Town, provide to the Town, plans kept in the ordinary course of business reflecting the location of Grantee's facilities in a particular area; and if Town has compatible GIS data exchange, Grantee will periodically exchange its data base on facility locations via GIS data exchange.

Grantee(s) acknowledges and agrees to the Town of Winchester roadway construction moratorium between November 15st and April 15st, except for emergency situations. If emergency status is granted to permit work during the winter moratorium, the grantee(s) and/or contractor must secure the area by sunset each working day, and shall secure the roadway to allow snow plowing and salting and to avoid any flooding. All roadway paving must be maintained during the winter months until permanent repairs can be made.

Upon reasonable request of the Department of Public Works, Town Engineer or Police/Fire Departments, Grantee shall meet with Town designees prior to commencement of construction to discuss Town right-of-way management, public safety matters, street restoration, work standards and related matters if and as needed.

Conduit shall be installed by excavation and not tunneling.

Loc: 49 LEDYARD RD Parcel ID #: 6 182 0
LUC: 101

GREER ELLEN B

49 LEDYARD ROAD

WINCHESTER MA 01890

Loc: 52 LEDYARD RD Parcel ID #: 6 263 0
LUC: 101

ROSIN MARY JEAN

52 LEDYARD ROAD

WINCHESTER MA 01890

Loc: 48 LEDYARD RD Parcel ID #: 6 264 0
LUC: 101

SPELMAN KARA E + PAUL A

48 LEDYARD RD

WINCHESTER MA 01890

Loc: 44 LEDYARD RD Parcel ID #: 6 265 0
LUC: 101

MCIVER PAUL + CAROL

44 LEDYARD ROAD

WINCHESTER MA 01890

Loc: 43 LEDYARD RD Parcel ID #: 6 285 0
LUC: 101

WIEGNER GIAN-RETO + MICHELE F

43 LEDYARD RD

WINCHESTER MA 01890

Loc: 16 SHERWOOD RD Parcel ID #: 6 286 0
LUC: 101

BEAUVAIS SONIA R

16 SHERWOOD ROAD

WINCHESTER MA 01890



Comcast
David R. Flewelling
Specialist 2 Construction
9 Forbes Road, Suite 9B
Woburn, MA 01801
Cell - 617-279-7864
dave_flewelling@cable.comcast.com

October 18, 2016

Board of Selectman
Town of Winchester
71 Mt. Vernon Street
Winchester, MA 01890

RE: Grant of Location – Petition
478 Main Street

Dear Members of the Board,

Enclosed please find materials supporting Comcast request for a grant of location from the Town of Winchester. The petition is to allow Comcast to install a conduit to the Winchester Unitarian Society located at 478 Main Street in Winchester.

I look forward to the opportunity to address the petition in further detail at the next scheduled meeting of the Winchester Board of Selectman.

Should you have any questions or concerns, please feel free to contact me at 617-279-7864.

Sincerely,

A handwritten signature in black ink that reads "David R. Flewelling".

David R. Flewelling
Specialist 2, Construction

RECEIVED
2016 OCT 20 AM 10:13
TOWN OF WINCHESTER
TOWN MANAGER
BOARD OF SELECTMEN

ORDER FOR CONDUIT LOCATION

Board of Selectman of the Town of Winchester, Massachusetts.

ORDERED:

That permission be and hereby is granted to **Comcast of Massachusetts I, Inc.**, to lay and maintain underground conduits and manholes, with the wires and cables to be placed therein, under the surface of the following public way or ways as requested in petition of said Company dated October 17, 2016

Main Street: Placing (1) 2" PVC conduit 4'+/_ from existing Comcast Vault located in the concrete sidewalk at 478 Main Street.

Substantially as shown on plan marked - Petition plan, filed with said petition.

Also that permission be and hereby is granted said Comcast to lay and maintain underground conduits, manholes, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

The foregoing permission is subject to the following conditions:

1. The conduits and manholes shall be of such materials and construction and all work done in such manner as to be satisfactory to the Board of Selectman or to such officers as it may appoint to the supervision of the work, and a plan showing the location of conduits constructed shall be filed with the town when the work is completed.

2. Said Company shall indemnify and save the town harmless against all damages, costs and expense whatsoever to which the town may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the town.

3. In addition said Company shall, before a public way is disturbed for the laying of its wire or conduits, execute its bond in a penal sum of One Hundred Thousand Dollars (\$100,000) (reference being had to the bond already on file with said town) conditioned for the faithful performance of its duties under this permit.

4. Said Company shall comply with the requirements of existing by-laws and such as may hereafter be adopted governing the construction and maintenance of conduits and wires, so far as the same are not inconsistent with the laws of the Commonwealth.

I hereby certify that the foregoing order was adopted at a meeting of the Board of Selectman for the Town of Winchester, Massachusetts, held on the _____ day of _____ 2016.

(over)

Town Clerk

We hereby certify that on _____, 2016, at _____ o'clock _____ M., at Winchester, Massachusetts a public hearing was held on the petition of the Comcast for permission to lay and maintain underground conduits, manholes and connections, with the wires and cables to be placed therein, described in the order herewith recorded, that we mailed at least seven days before said hearing a written notice the time and place of said hearing to each of the owners of real estate determined by the last preceding assessment for taxation along the ways parts of ways upon which the Company is permitted to construct the lines said Company under said order. And that thereupon said order was duly adopted.

Board of Selectman Winchester, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of a location order, and certificate of hearing with the notice adopted by the Board of Selectman for the Town of Winchester, Massachusetts, on the _____ day of _____ 2016, recorded with the records of location orders of said Town, Book _____, Page _____. This certified copy is made under the provision of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

Town Clerk

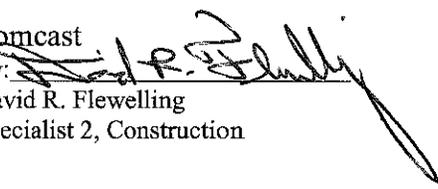
PETITION OF COMCAST FOR LOCACTION FOR CONDUITS AND MANHOLES

To the Board of Selectman of the Town of Winchester, Massachusetts:

Comcast of Massachusetts I, Inc., a company incorporated for the distribution of telecommunications services, respectfully represents that it desires to construct a line for such telecommunications under the public way or ways hereinafter specified.

Main Street: Placing (1) 2" PVC conduit 4'+/_ from existing Comcast Vault located in the concrete sidewalk at 478 Main Street.

Wherefore, your petition prays that, after due notice and hearing as provided by law, the Board of Selectman may by Order grant your petitioner permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, said conduits and manholes to be located, substantially as shown on the attached plan CMCT 1 dated October 17, 2016, and filed here with, under the following public way or ways of said Town of Winchester:

Comcast
By: 
David R. Flewelling
Specialist 2, Construction

Dated this October 18, 2016

City of Winchester Massachusetts

Received and filed _____, 2016

WINCHESTER TOWN OF
15 LAKE ST
WINCHESTER, MA 01890

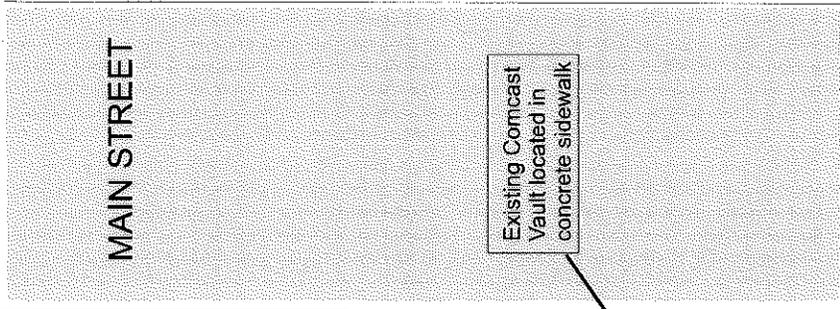
LINCOLN SCHOOL
161 MYSTIC VALLEY RD
WINCHESTER, MA 01890

WINCHESTER UNITARIAN SOCIETY
478 MAIN ST
WINCHESTER, MA 01890

MCCALL JUNIOR HIGH SCHOOL
452 MAIN ST
WINCHESTER, MA 01890



Lincoln School
161 Mystic Valley Road



Winchester Unitarian Society
478 MAIN STREET

PROPOSED COMCAST UNDERGROUND CONDUIT 1-2" PVC.SCH.40 L = 4' +/-

Notes:

1. This plan was prepared to depict the proposed Comcast Underground to provide service to number 478 Main Street. The total length of the proposed conduit is 4' +/-.
2. Prior to any construction the contractor shall notify Dig Safe at least 72 hours in advance at 1-888-Dig-Safe or 811 for verification of utilities and for field locations.
3. All work to be undertaken shall conform to the Town of Winchester Engineering Department and Department of Public Works Standards.

PROPOSED COMCAST UNDERGROUND CONDUIT PLAN TO SERVICE 478 Main Street Winchester
PLAN of LAND in WINCHESTER, MA
DATE: OCTOBER 17, 2016 SCALE: N/A DRAWING NO. CMCT-1



TOWN OF WINCHESTER
71 MT. VERNON STREET, WINCHESTER, MA
ENGINEERING DEPARTMENT
PHONE 781-721-7120 / FAX 781-721-7166

TO: Richard Howard, Town Manager
FROM: Beth Rudolph, P.E., Town Engineer 
DATE: October 21, 2016
RE: Comcast Grant of Location Petition – Main Street

The Engineering Department has received a Grant of Location petition from Comcast to install approximately 4-feet of 2-inch conduit in the sidewalk on Main Street from the existing Comcast vault. The work is necessary to provide service to the Winchester Unitarian Society Church (478 Main Street), as shown on a plan dated October 17, 2016. The Engineering Department and DPW have reviewed the plan and have no concerns regarding the proposed location. The work shall be performed subject to the Town's Street Opening Moratorium Policy, which goes into effect on November 15th.

The following conditions shall apply:

- The petitioner must meet and satisfy all conditions of Exhibit A (attached);
- The roadway shall be repaired to the specifications and standards of the Engineering Department and DPW, as determined through the issuance of the Street Opening Permit;
- All town-owned utilities shall be relocated at the applicant's expense, as needed;
- All underground utilities shall be adequately protected; and
- The work shall be duly recorded with Dig Safe.

cc: Jay Gill, DPW Director

Attachment: Exhibit A – Town of Winchester Grant of Location Requirements



**TOWN OF WINCHESTER
GRANT OF LOCATION – EXHIBIT A**

Public Utility: Comcast
Location: Main Street

Grantee(s) shall apply for and obtain a Street Opening Permit from the Winchester Department of Public Works, (781-721-7100).

Said Grantee(s) and/or any sub-contractor employed by the grantee(s), shall indemnify and save the Town harmless against all damages, costs and expense whatsoever to which the Town may be subjected in consequence of the acts or neglect of said Grantee(s), its agents or servants, or in any manner arising from the rights and privileges granted by the Town. The foregoing is with respect to activity in, over or under public ways and public property.

Grantee(s) shall execute a bond in a penal sum of five thousand dollars (\$5,000.00) (a bond already on file with Town may be used if and only if said bond by its terms is applicable to the work hereby authorized), conditional on the faithful performance of its duties under this permit including without limitation compliance with lawful state and local laws and requirements.

Said Grantee(s) shall comply with the requirements of all state laws and regulations, to the extent applicable, including but not limited to Massachusetts Dig-Safe Requirements, MGL c. 82, sections 40A – 40D; the Massachusetts Excavation and Trench Safety Law, MGL c. 82A, s. 1 et al, and Town of Winchester by-laws, Board of Selectmen and Department of Public Works reasonable regulations and requirements including *Rules and Regulations Governing Street Opening Permits and Grants of Location in the Town of Winchester, Massachusetts*, and such other reasonable rules and regulations as may hereafter be adopted governing the construction and maintenance of conduits and wires, and work in and use of the rights-of-way within the Town, so far as the same are not inconsistent with the laws of the Commonwealth.

In work involving excavation of more than 100 feet of any public way, Grantee shall exercise best efforts to notify all abutters served and impacted by the work within 72 hours prior to commencement of said work.

Grantee shall comply with traffic management and police detail requirements as stipulated in the street opening permit or as otherwise lawfully required by the Winchester Police Department.

All Town-owned services located in, or serviced from this location, shall be re-connected without any cost to the Town in accordance with Town of Winchester requirements and standards.

All disturbed areas must be returned to the same condition in which they were found before the excavation.

Grantee will upon request of the Town, provide to the Town, plans kept in the ordinary course of business reflecting the location of Grantee's facilities in a particular area; and if Town has compatible GIS data exchange, Grantee will periodically exchange its data base on facility locations via GIS data exchange.

Grantee(s) acknowledges and agrees to the Town of Winchester roadway construction moratorium between November 15st and April 15st, except for emergency situations. If emergency status is granted to permit work during the winter moratorium, the grantee(s) and/or contractor must secure the area by sunset each working day, and shall secure the roadway to allow snow plowing and salting and to avoid any flooding. All roadway paving must be maintained during the winter months until permanent repairs can be made.

Upon reasonable request of the Department of Public Works, Town Engineer or Police/Fire Departments, Grantee shall meet with Town designees prior to commencement of construction to discuss Town right-of-way management, public safety matters, street restoration, work standards and related matters if and as needed.

Conduit shall be installed by excavation and not tunneling.



Town of Winchester

Lance R. Grenzeback, Chairman
E. James Whitehead, Vice Chairman
Stephen L. Powers
Michael Bettencourt
David P. Errico

PUBLIC HEARING NOTICE

To: Abutters

In conformity with the requirements of Section 22 of Chapter 166 of the General Laws (Ter. Ed.) you are hereby notified that a public hearing will be held in the Board of Selectmen Meeting Room on the 2nd Floor of Winchester Town Hall in the Town of Winchester, Massachusetts on the **1st day of November, 2016 at 8:15 p.m.** upon the petition of Comcast of Massachusetts, Inc, to lay and maintain underground conduits and manholes, with the wires and cables to be placed therein under the surface of the following public way or ways as requested in petition of said Company dated October 17, 2016 under the following public ways of said Town:

Main Street – Placing (1) 2 inch PVC conduit 4 ft. +/- from existing Comcast Vault located in the concrete sidewalk at 478 Main Street

The public is invited to attend.

October 24, 2016



Town of Winchester

James M. Gill, Director
Department of Public Works

Department of Public Works
15 Lake Street
Winchester, MA 01890
Phone: 781-721-7100

Docket Item:
E - 3:
November 1, 2016

Memorandum

TO: Board of Selectmen

FROM: James M. Gill, Director, Department of Public Works *JG*

SUBJECT: Water / Sewer Rate Increase

In response to the Board of Selectmen request for a Staff recommendation relative to the water / sewer rate increase recommended by the Abrahams Group, please note that DPW Staff does not believe that a 2% increase is sufficient to keep retained earnings at the recommended level – continuous drop over FY2018 – FY2021 and by FY2022, the balance is \$144,574 or 1.39% of the budget.

As recommended by the Abrahams Group, 4% keeps the retained earnings at an average of 11% until FY2022 when those earnings drop to 6% of the budget.

However, if the Board would like a middle of the road solution, an increase of 3% (provided by Abrahams Group last week) would still keep retained earnings at an average of 10% over the next four years (FY2018-FY2021), which is the goal, until FY2022 when it drops to 3.76%. Considering the unknown costs of the upcoming MS4 Permit process, we would not go with an increase of less than 3%.

Please let me know if you have any questions or comments.

JG/lfm

POLITICS 2016

Candidates clash in battlegrounds as Trump path narrows

STEVE PEOPLES opponent in battleground New Hampshire. At the same time, Democrats continue to get help from President Barack Obama, whose high job approval numbers have made him a political force in the sprint to Nov. 8. The latest out at

Trump and praised Clinton as he campaigned Sunday in Nevada, a competitive state in the race for the White House and the Senate. Obama told Nevadans they have a winning hand in Clinton and Senate candidate Catherine Cortez Masto, who is locked in a tight race to fill

the seat being vacated by retiring Democratic Sen. Harry Reid. Democrats need to retain the Nevada Senate contest and pick up four new seats elsewhere to claim the Senate majority if Clinton wins. Many Republicans fear that Trump's struggles could



DONALD TRUMP speaks during a campaign rally, Sunday, Oct. 23, 2016, in Naples, Fla. (AP Photo/Evan Vozza)

LEGAL NOTICES

LEGAL NOTICE MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in the Mortgagee's Deed of Real Estate... The premises are to be sold subject to and with the benefit of all assessments, restrictions, building and zoning laws, laws and rules pertaining to the sale of real estate...

LEGAL NOTICE MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

The Unit is shown on a plan recorded with the land records of the State of Massachusetts... The Unit is shown on a plan recorded with the land records of the State of Massachusetts...

LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS

THE TRIAL COURT MIDDLESEX PROBATE AND DOMESTIC RELATIONS DEPARTMENT... NOTICE OF PUBLIC HEARING

LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS

THE TRIAL COURT MIDDLESEX PROBATE AND DOMESTIC RELATIONS DEPARTMENT... NOTICE OF PUBLIC HEARING

A certain parcel of land in the County of Middlesex, Commonwealth of Massachusetts... The premises are to be sold subject to and with the benefit of all assessments, restrictions, building and zoning laws...

LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS... THE TRIAL COURT MIDDLESEX PROBATE AND DOMESTIC RELATIONS DEPARTMENT

LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS... THE TRIAL COURT MIDDLESEX PROBATE AND DOMESTIC RELATIONS DEPARTMENT

LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS... THE TRIAL COURT MIDDLESEX PROBATE AND DOMESTIC RELATIONS DEPARTMENT

Please Recycle



LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS... THE TRIAL COURT MIDDLESEX PROBATE AND DOMESTIC RELATIONS DEPARTMENT

LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS... THE TRIAL COURT MIDDLESEX PROBATE AND DOMESTIC RELATIONS DEPARTMENT

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LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS... THE TRIAL COURT MIDDLESEX PROBATE AND DOMESTIC RELATIONS DEPARTMENT

Clinton aides suggested email jokes, say hacked messages

LAURIE KILMAN

WASHINGTON (AP) — Hacked emails from the personal account of Hillary Clinton's top campaign official show her aides considered inserting jokes about her private email server into her speeches at several events — and at least one joke made it into her remarks. "I love it," she told a dinner in Iowa on August 14, 2015, noting she had opened an online account with Snapchat, which deletes posts automatically. "Those messages disappear all by themselves."

Mass. voters set to begin casting ballots early

BOSTON (AP) — Election Day is more than two weeks away, but Massachusetts voters are already heading to the polls to cast ballots in this year's presidential race.

On Monday, the state launches a new early voting initiative. It's the first time Massachusetts has allowed early voting, joining more than 30 other states that give voters the chance to cast ballots ahead of time. In Massachusetts, the early voting period for the Nov. 8 election is between Oct. 24 and Nov. 4. Cities and towns have set up early voting locations. Voters can also get an early ballot from the state to cast by mail. Clerks will begin mailing out the ballots on October 24. Voters will also be deciding winners of legislative and congressional races and four statewide ballot questions.

The crack spread a laugh from the audience, but the issue was plenty serious. About a month earlier, news broke of an FBI investigation into whether some of the emails that passed through Clinton's unsecured server contained classified information. Ultimately, the agency criticized Clinton for being reckless with classified information but declined to prosecute her. But hacked emails of John Podesta, Clinton's top campaign official, show the Democratic candidate and her team were slow to grasp the seriousness of the controversy, initially believing it might blow over after one weekend. It did not, and became the most recent example of a penchant for secrecy that has fueled questions about Clinton's trustworthiness, which she has acknowledged has been a political challenge.

The joke was included in hacked emails that WikiLeaks began releasing earlier this month, saying they included years of messages from accounts used by Podesta. Podesta warned that messages may have been altered or edited to inflict political damage, but has not pointed to any specifics. Almost from the moment The Associated Press on March 3, 2015, called the campaign for comment on its breaking story that Clinton had been running a private server to five months later, campaign aides sought venues on Clinton's schedule where she could show some humor over the issue, according to the hacked emails. In a series of emails on March 3, 2015 — the same day The Associated Press called for comment — staffers listed around the idea of making jokes about the emails at a dinner hosted by EMILY's List, a political action committee, that evening. "I wanted to float idea of IRC making a joke about the email situation at the EMILY's List dinner tonight," Jennifer Palmieri, director of communications for Clinton's campaign, wrote at 2:37 p.m., using the candidate's initials. "What do folks think about that?"

The idea got a mostly favorable response at first. "I do think it's nuts if we can come up with the right thing. But it could also be nuts," replied campaign spokesman Nick Merrill a couple of minutes later.

LEGAL NOTICE



**TOWN OF
WINCHESTER**

**NOTICE OF
PUBLIC HEARING**

The Board of Selectmen will hold a public hearing on **Tuesday, November 1, 2016 at 8:30 PM** in the Board of Selectmen Meeting Room 2nd Floor of Winchester Town Hall, to consider amendments to the water and sewer rates currently in effect in accordance with Chapter 7, Section 3 of the Town's By-Laws.* The final schedule of proposed changes in rates that will be considered by the Board of Selectmen shall be posted on the Town's website at www.winchester.us and in the offices of the Town Manager and of the Town Clerk no later than Friday, October 28, 2016 at 12:00 Noon.

The Public is invited to attend.

Lance R. Grenzeback,
Chairman
E. James Whitehead,
Vice Chairman
Stephen L. Powers
Michael Bettencourt
David P. Errico

161298 10/24/16



Town of Winchester

Lance R. Grenzeback, Chairman
E. James Whitehead, Vice Chairman
Stephen L. Powers
Michael Bettencourt
David P. Errico

Board of Selectmen
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

TOWN OF WINCHESTER

NOTICE OF PUBLIC HEARING

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Lance R. Grenzeback, Chairman
E. James Whitehead, Vice Chairman
Stephen L. Powers
Michael Bettencourt
David P. Errico

**Pursuant to Chapter 7, final action on water and sewer rates requires a Town Meeting vote. Article 18 of the Fall 2016 Annual Town Meeting, scheduled to commence on Thursday, November 10, 2016, has been inserted in the warrant for this purpose.*

Published in Daily times Chronicle
Posted on website
Posed on WinCam Community Bulletin Board
Posted with Town Clerk
Emailed to Chamber of Commerce



Town of Winchester

Richard C. Howard,
Town Manager

AT TABLE

10-24-16

MEMORANDUM

October 24, 2016

TO: Board of Selectmen

FROM: Richard C. Howard, Town Manager

SUBJECT: FY2018 Water / Sewer Rates

As you know, the Board has under consideration the Water / Sewer Enterprise Fund rate structure for FY2018 to be recommended at Fall Town Meeting. The recent presentation made by the Abrahams Group provided an analysis that followed upon the Board's report last year, namely a series of three (3) consecutive fiscal year increases (2016, 2017, 2018) of 4% each that would provide for adequate resources for costs associated with usage and capital maintenance.

As was noted, due to the higher than forecasted revenue for the several most recent billing cycles, revenues and retained earnings projections were slightly higher than expected under the original scenario. As such, we have a projection that would anticipate a more modest 2% increase for FY2018 and that projection is attached to this memorandum.

These materials, together with the original Abrahams Group report, should be considered as you take the topic up at your next meeting on Tuesday, November 1, 2016.

/pcm

Town of Winchester
Water and Sewer Rate Study

5-Year Summary w FY17 Proj. 2%

Description	Actual FY 2016	Projected FY 2017	Projected FY 2018	Projected FY 2019	Projected FY 2020	Projected FY 2021	Projected FY 2022	Comments
Revenues								
User Charges	\$ 5,280,458	\$ 5,568,387	\$ 5,173,815	\$ 5,173,815	\$ 5,173,815	\$ 5,173,815	\$ 5,173,815	FY16 actual, FY17 projected billings, FY18-22 from billing analysis w/95% collection rate
Other Revenue (service charge, liens, etc.)	\$ 420,631	\$ 345,000	\$ 351,666	\$ 351,666	\$ 351,666	\$ 351,666	\$ 351,666	FY16 actual, FY17 budgeted, FY18-22 avg. of FY13-15 amounts; No FY16 since com. fee
Chapter 110 Tax Levy (86.45% of Total Debt)	\$ 4,133,635	\$ 4,506,618	\$ 4,830,598	\$ 4,311,167	\$ 4,294,994	\$ 4,204,235	\$ 4,345,537	FY16 actual, FY17 budgeted, FY18-22 based on total debt number for the FY
Total Revenues	\$ 9,834,724	\$ 10,419,955	\$ 10,356,039	\$ 9,836,648	\$ 9,820,475	\$ 9,729,716	\$ 9,871,018	
Available Funds								
Retained Earnings (to fund Capital Outlay)			\$ 428,000	\$ 170,000	\$ -	\$ -	\$ 170,000	Equal to amount of planned capital expenditures to be funded by Retained Earnings
Retained Earnings (to balance budget)		\$ 434,306	\$ -	\$ -	\$ -	\$ -	\$ -	Only showing FY17 amount since it is the only known amount to balance budget at this time
Total Available Funds	\$ -	\$ 434,306	\$ 428,000	\$ 170,000	\$ -	\$ -	\$ 170,000	
Total Revenue and Available Funds	\$ 9,834,724	\$ 10,854,261	\$ 10,784,039	\$ 10,006,648	\$ 9,820,475	\$ 9,729,716	\$ 10,041,018	
Expenditures								
Operating Expenses (less MWRA O&M)	\$ 1,724,169	\$ 1,830,245	\$ 1,866,850	\$ 1,904,187	\$ 1,942,271	\$ 1,981,116	\$ 2,020,738	FY16 actual, FY17 budgeted, 2% yearly increase, starting with FY18
MWRA O&M	\$ 1,586,392	\$ 1,747,108	\$ 1,921,819	\$ 1,649,848	\$ 1,715,842	\$ 1,784,475	\$ 1,855,854	FY16 actual, FY17 budgeted, FY18 10% > FY17, FY19 4% > FY16, FY20-22 4% > prev. year
MWRA Debt	\$ 3,516,291	\$ 3,860,670	\$ 4,246,737	\$ 3,656,942	\$ 3,803,220	\$ 3,956,349	\$ 4,113,563	FY16 actual, FY17 budgeted, FY18 10% > FY17, FY19 4% > FY16, FY20-22 4% > prev. year
Existing Local Debt Service	\$ 1,298,571	\$ 1,352,306	\$ 1,255,953	\$ 1,207,073	\$ 1,022,088	\$ 729,350	\$ 707,635	FY16 amount actual debt. See "Existing Debt" tab for rest.
New Debt Service			\$ 85,000	\$ 122,875	\$ 142,875	\$ 178,500	\$ 205,450	See "New Debt Summary" tab, which shows the totals of new debt schedules created.
Capital Outlay		\$ 152,000	\$ 428,000	\$ 170,000	\$ -	\$ -	\$ 170,000	See "5-Year Capital Summary" tab, items in yellow there to be funded by Retained Earnings.
Indirect Costs	\$ 1,132,079	\$ 1,207,324	\$ 1,231,471	\$ 1,256,100	\$ 1,281,222	\$ 1,306,847	\$ 1,332,984	FY16 actual, FY17 budgeted, 2% yearly increase, starting with FY18
Total Expenditures	\$ 9,217,502	\$ 10,149,654	\$ 11,035,830	\$ 9,987,026	\$ 9,907,517	\$ 9,938,637	\$ 10,406,224	
Excess (Deficit) of Revenues and Available Funds > Expenditures		\$ 704,608	\$ (251,791)	\$ 39,622	\$ (87,043)	\$ (205,921)	\$ (365,206)	
Cumulative Surplus		\$ 704,608	\$ 452,817	\$ 492,439	\$ 405,396	\$ 199,475	\$ (165,731)	
Retained Earnings Projections								
Retained Earnings Start of the FY		\$ 1,512,611	\$ 1,782,913	\$ 1,103,122	\$ 972,744	\$ 885,701	\$ 679,780	Starting balance artificially high since the planned Retained Earnings draws were included
Retained Earnings Used/Planned for Current FY		\$ (434,306)	\$ (428,000)	\$ (170,000)	\$ -	\$ -	\$ (170,000)	In certification of Retained Earnings.
Surplus/(Deficit) Current FY		\$ 704,608	\$ (251,791)	\$ 39,622	\$ (87,043)	\$ (205,921)	\$ (365,206)	Actual certified Retained Earnings as of June 30, 2016, is \$1,078,306.
Projected Retained Earnings at End of FY		\$ 1,782,913	\$ 1,103,122	\$ 972,744	\$ 885,701	\$ 679,780	\$ 144,574	
Retained Earnings as a % of Budget		17.57%	10.00%	9.76%	8.94%	6.84%	1.39%	
Rate increase based on water user charges for latest 12-month period								
Numbers may be off due to rounding								
FY17 projection includes first two quarters of FY17 billings and last two quarters of FY16 billings to make a full year estimate on billings. Collections rate of 95% used to show amount.								

THE ABRAHAMS GROUP

FOR BETTER GOVERNMENTS

October 14, 2016

Mr. Richard Howard
Town Manager
Town Hall
71 Mt. Vernon Street
Winchester, MA 01890

Dear Mr. Howard:

I am pleased to submit this report to discuss water and sewer rates for the Town of Winchester. This report contains results of an analysis on water/sewer projected revenues, expenditures, and retained earnings and is a supplement to the water and sewer rate study completed during FY 2016. After the completion of the most recent water and sewer rate study, the Town increased water and sewer rates by 4% for the last two billing periods of FY 2016 and an additional 4% for all of FY 2017 and planned to increase water and sewer rates by 4% for all of FY 2018.

FY 2017 WATER/SEWER BUDGET

The following table contains the FY 2017 Water/Sewer Enterprise Fund budget that was approved by Town Meeting:

Revenues	
User Charges	\$ 4,863,730
Other Revenue (service charge, liens, etc.)	\$ 345,000
Chapter 110 Tax Levy (86.45% of Total Debt)	\$ 4,506,618
Total Revenues	\$ 9,715,348
Retained Earnings (to balance budget)	\$ 434,306
Total Revenues and Available Funds	\$ 10,149,654
Expenditures	
Operating Expenses (less MWRA O&M)	\$ 1,830,245
MWRA O&M	\$ 1,747,108
MWRA Debt	\$ 3,860,670
Existing Local Debt Service	\$ 1,352,306
Capital Outlay	\$ 152,000
Indirect Costs	\$ 1,207,324
Total Expenditures	\$ 10,149,654
Surplus/(Deficit)	\$ 0

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BETTERGOV@AOL.COM • WWW.THEABRAHAMSGROUP.COM • PHONE (508) 788-9172 • FAX (508) 788-6217

FY 2017 WATER/SEWER PROJECTIONS

The following table contains FY 2017 Water/Sewer Enterprise Fund projections, much of which is taken from the FY 2017 budget:

Revenues	
User Charges	\$ 5,568,337
Other Revenue (service charge, liens, etc.)	\$ 345,000
Chapter 110 Tax Levy (86.45% of Total Debt)	\$ 4,506,618
Total Revenues	\$ 10,419,955
Retained Earnings (to balance budget)	\$ 434,306
Total Revenues and Available Funds	\$ 10,854,261
Expenditures	
Operating Expenses (less MWRA O&M)	\$ 1,830,245
MWRA O&M	\$ 1,747,108
MWRA Debt	\$ 3,860,670
Existing Local Debt Service	\$ 1,352,306
Capital Outlay	\$ 152,000
Indirect Costs	\$ 1,207,324
Total Expenditures	\$ 10,149,654
Surplus/(Deficit)	\$ 704,608

The projections show a user charges revenue number that is over \$700,000 higher than the budgeted amount. The user charges projection is based on the DPW's first-quarter billing in FY 2017, preliminary second-quarter billing in FY 2017, and third- and fourth-quarter billings in FY 2016. With FY 2017 billings not completed, the last two billings in FY 2016 were used to complete the projected year. A collections rate of 95%, which was used during the rate study during FY 2016, was used to produce the user charges number shown.

BASELINE SCENARIO

Our discussions have outlined a baseline scenario with projected yearly deficits over the next five fiscal years. The following table contains the baseline, which includes projected results for FY 2017 to FY 2022 assuming no rate increase for FY 2018 or subsequent years:

Description	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Yearly Surplus/(Deficit)		\$ 704,608	\$ (350,639)	\$ (59,226)	\$(185,890)	\$(304,768)	\$(464,054)
Cumulative Surplus/(Deficit)		\$ 704,608	\$ 353,969	\$ 294,743	\$ 108,853	\$(195,915)	\$(659,969)
Retained Earnings Use		\$ 434,306	\$ 428,000	\$ 170,000	\$ -	\$ -	\$ 170,000
Retained Earnings Balance	\$1,512,611	\$1,782,913	\$1,004,274	\$ 775,048	\$ 589,158	\$ 284,390	\$(349,664)
Retained Earnings as % of Budget		17.57%	9.10%	7.78%	5.95%	2.86%	-3.36%

These projections include a positive retained earnings balance through FY 2021 and a negative retained earnings balance in FY 2022 and are based on certain assumptions, including the following:

- The FY 2017 projections include budgeted line items from the approved FY 2017 budget, except for the updated user charges projection detailed earlier in the report.
- User charges projections for FY 2018 to FY 2022 were determined using actual consumption, by account, from FY 2014. The recent rate increases were included in the calculations to determine the projections, as well as the 95% collections rate.
- FY 2018 projections for MWRA O&M and Debt are 10% higher than the FY 2017 MWRA assessment numbers. The high projections are included due to the Town's closing of the reservoir and increased reliance on MWRA's water due to the high demand for water during the extremely dry warmer months of 2016. FY 2019 projections for MWRA O&M and Debt are 4% higher than FY 2016's MWRA assessment numbers. These projections are based on FY 2016's assessment numbers since FY 2016's assessment is more in line with the Town's typical assessment than FY 2017's assessment and FY 2018's projected assessment since those are linked to atypically dry summers. MWRA projections for FY 2020 to FY 2022 are 4% higher than the projections used for the previous year.
- Long-term borrowings to fund upcoming capital projects have a 20-year term and a 3% interest rate. Other projects will be funded by MWRA loans, either with no interest or with a 25% loan/75% grant split, with the loan portion also being a no-interest loan.

Additionally, the Town has started its planning to satisfy the first year requirements for the State's MS4 Stormwater permit. Initial minimal capital expenditures related to this planning are included in these projections. Additional stormwater expenses will be identified during the planning process and will need to be included in any future Water/Sewer Fund analyses since stormwater expenses are funded within the Water/Sewer Fund. The Town will need to fund additional stormwater expenditures over the FY 2018 to FY 2022 and subsequent periods.

Mr. Richard Howard
 Town Manager
 October 14, 2016
 Page 4

IMPACT OF PLANNED FY 2018 4% RATE INCREASE

As a result of the most recent water and sewer rate study, the Town planned to increase water and sewer rates by 4% for consumption on or after July 1, 2017. The following table shows the amount of projected user charges revenue, projected surplus/deficit, and projected retained earnings, if this rate increase were to be implemented.

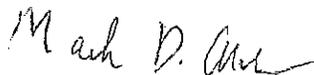
Description	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
User Charges Revenue		\$5,568,337	\$5,272,662	\$5,272,662	\$5,272,662	\$5,272,662	\$5,272,662
Yearly Surplus/(Deficit)		\$ 704,608	\$ (152,943)	\$ 138,470	\$ 11,805	\$ (107,073)	\$ (266,359)
Cumulative Surplus/(Deficit)		\$ (251,685)	\$ (404,628)	\$ (266,158)	\$ (254,353)	\$ (361,427)	\$ (627,785)
Retained Earnings Use		\$ 434,306	\$ 428,000	\$ 170,000	\$ -	\$ -	\$ 170,000
Retained Earnings Balance	\$1,512,611	\$1,782,913	\$1,201,969	\$1,170,439	\$1,182,244	\$1,075,171	\$ 638,812
Retained Earnings as % of Budget		17.57%	10.89%	11.74%	11.93%	10.82%	6.14%

These projections include a positive retained earnings balance over the five-year period and are based on the same assumptions mentioned in the prior section. The following table contains the per-bill impact of the rate changes for certain users.

Description	Class	Usage	Current	FY18 Bill		
			Bill	\$	Diff \$	Diff %
Tier 1 User	RES	15	\$ 45.07	\$ 46.68	\$ 1.60	3.56%
Average User	RES	21	\$ 90.57	\$ 93.99	\$ 3.42	3.78%
Average User	COM	37	\$ 458.82	\$ 476.97	\$ 18.15	3.96%
Average User	IRR	74	\$ 618.19	\$ 642.72	\$ 24.53	3.97%

We are pleased to provide assistance to the Town of Winchester on this important and challenging project. I will be pleased to discuss this letter with you at your earliest convenience.

Sincerely yours,



Mark D. Abrahams, CPA
 President