

Iron Rail Commission minutes 5-1-16

In attendance:

Bill Tayek P. Lombardi J. Clemenzi J. Romano T. Batchelder
J. Wachtel J. Maestranzi(attending) Lisa Kane(attending: owner of wags)

Stabilize and Enhance

Jim Romano opened the meeting by extending his earnest thanks for the Arbor day work done by Iron Tree at the Iron Rail property and Pingree Park. It was a tremendous effort on Iron Tree in terms of equipment and staff to get as much done as they did in one day. It is to Iron Trees credit that they will return at their own expense to finish trimming work on the Iron Rail property. We are truly grateful for such a generous gift on this Arbor Day. It is worth noting that this marks the third year that Iron Tree has given back to the Town of Wenhams. Iron Tree would also like to commend the Wags doggie daycare in their flexibility and courtesy in allowing the removal of trees around their business.

The Commission now headed by Mr. Romano wanted to thank Ted Batchelder for the years of service that he has given to the Iron Rail commission. We owe a great deal to the service he has given to keep the property functioning and generating revenue for the Town.

The Iron rail commission would like to recognize Bill Tayak and the DPW for clearing a great deal around the Iron Rail property in advance of Arbor day. In addition it is worth extending a thanks to the Gordon College environmental service learning projects that cleared areas around our town, and surrounding communities. May their poison ivy recovery be swift and the tick counts be none.

We regretfully announce that Al Evans has resigned from the commission. We would like to thank him for his efforts and the diversity in experience and opinion he brought to the commission. We all wish him well.

The commission would also like to thank the attendance of Mr. Clemenzi, Ms. Kane and Mr. Maestranzi. We appreciate the patience in listening to us and input to keep the Iron Rail a productive asset to our Town.

Below are the points raised for action and inquiry;

Setting up a regular communication between the Iron Rail commission and Bill Tayak was established to occur via email a week prior (roughly) to inform us about issues arising around the property.

Notification to the tenants needs to go through Bill Tayak before any other use of the property is done by other Town departments. There was concern about a car on its side with a dummy under it from a training exercise by the fire department.

Notification of projects that impact use of the property needs to be delivered to the tenants in a timely fashion.

Mr. Romano has taken on the task of revising the charge of the commission for the selectman to help focus efforts and coordination between the town and the commission.

There are 3 outstanding quotes for the Cupola project. Bill Tayak has given a date of June 30th for completion.

Bathroom project to comply with Handicap access ran into some issues in regards to tenant notification . Resolution for this is being handled by the DPW immediately.

One of the largest problems facing the property is the septic. The DPW has stated that only 2 fingers on the field are currently functioning. The commission formally requests the towns engineering staff to assess and advise on repair or replace.

As a general rule smaller projects should be requested through Bill Tayak. The DPW and Mr. Tayak will effectively act as the property manager for day to day issues. Not that this has been the case, but is being recorded for reference to help define procedure and process.

The sign at the grapevine road entrance has lost one side. It was decided by the commission to seek an initial quote for new signage that has lighting at a different location for visibility. J. Wachtel is the contact for this project.

Steam traps in the main building will need work within the next year. Ballpark is 7k.

An assessment of the roof and possible repair/replace is in order.

The commission voted and decided that the DPW would use existing town resources to repair the front stoops during the first week of April.

Gutter cleaning and repair is needed as well as some carpentry work on the soffits and flashing behind the gutter.

2nd floor of scout barn heating element needs surround. Bill Tayak to complete by Oct. 15.

Removal of Old scout recycling trailer within two months to be completed by July 1st. J. Wachtel as contact person.

Fire Dept. Trailer review to be done by Mr. Romano.

Youth Football trailer not in use according and removal is necessary. Contact is J. Wachtel

The town administrator Peter Lombardi is making progress on defining leases for the Iron Rail property to comply with state law. A standard lease agreement will be presented to the commission next month.

The entrance road going in needs to be widened and the parking lot is in dire need of replacement. Location of speed bumps should be addressed as well. The DPW has noted the enthusiasm some people have in leaving the property is of concern.