



*Town of Walpole  
Commonwealth of Massachusetts  
Board of Sewer and Water Commissioners*

*John Hasenjaeger, Chair  
Pradeep Mishra, Clerk  
William Abbott, Member  
Patrick Fasanello, Member  
Jeffrey Fisher, Member*

**MEETING MINUTES**

*Monday, April 8, 2024  
6:30 P.M.  
E.J. Delaney Treatment Plant*

A regular meeting of the Board of Sewer & Water Commissioners was held on Monday, April 8, 2024 at the E.J. Delaney Treatment Plant, 1303 Washington Street. The meeting is called to order by Board Chair, John Hasenjaeger at 6:30 p.m.

*The meeting is being recorded and will be available on Walpole Media's YouTube Channel.*

**Present at the Meeting**

**Sewer and Water Commissioners:**

John Hasenjaeger, Patrick Fasanello, William Abbott, Pradeep Mishra – Absent and Jeffrey Fisher

**Other Participants:**

Scott Gustafson, Sewer and Water Superintendent, Stephen Nunnery, Asst. Sewer and Water Superintendent, Ryan Lenhart, Paragon Investments, Stephen Cabral, Crossman Engineering, Lou Petrozzi, Wall Street Development.

**Minutes: March 6, 2024, March 11, 2024, March 25, 2024**

**Motion** made by Mr. Abbott and **Seconded** by Mr. Hasenjaeger to approve the minutes of March 6, 2024.

**Vote 3-0-1 (YES VOTE)**

**Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, William Abbott-Yes, Pradeep Mishra – Absent, Jeffrey Fisher-Abstain**

**Motion** made by Mr. Fisher and **Seconded** by Mr. Abbott to approve the minutes of March 11, 2024.

**Vote 4-0-0 (YES VOTE)**

**Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, William Abbott-Yes, Pradeep Mishra Absent, Jeffrey Fisher-Yes**

**Motion** made by Mr. Abbott to approve the non-minutes of March 25, 2024.

**Vote 3-0-1 (YES VOTE)**

**Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, William Abbott-Yes, Pradeep Mishra Absent, Jeffrey Fisher-Abstain**

**Abatement: Sewer Abatement Request**

19 Saboites Way is requesting a sewer abatement because the outside spigot off the main meter was broken and water went through the ground not sewer. Mr. Fisher comments that the January 2<sup>nd</sup> reading over inflates the average that we are using to make the calculation. He continues that

his concern is with that number. Mr. Fisher continues do you want to take an average on the January 3<sup>rd</sup> – January 22<sup>nd</sup> 2024 readings.

**Motion** made by Mr. Abbott and **Seconded** by Mr. Fisher that we follow our standard procedure abating the sewer charge if we use the dates January 3<sup>rd</sup> – January 22<sup>nd</sup> to come up with the average use.

**Vote 4-0-0 (YES VOTE)**

**Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, William Abbott-Yes, Pradeep Mishra – Not Present, Jeffrey Fisher-Yes**

#### **Superintendents Status Report:**

Mr. Gustafson reports that on March 13<sup>th</sup>, there was a water main break on Park Lane. He continues that it was quickly isolated and repaired the following Saturday. Replaced 34 feet of Water Main. MTU Report: No issues. Mr. Gustafson continues the pilot program meters are now up to 36 installs. The system continues to run great. He continues that more training for staff took place on March 25<sup>th</sup>. Mr. Fisher requests that they see a demo. Mr. Gustafson continues that very few customers are using the web portal (3 Commissioners, 1 interested resident). ASR submitted 4/5/24. He continues the Water Management Policy was published on April 4, 2024 and it is on both the Water Department and Board of Sewer and Water Commissioners website. Mr. Fasanello comments that the Board would like to see the Policy before it is posted. Mr. Gustafson notes that routine tasks and maintenance continue to be performed.

#### **Appointments:**

##### **6:45PM - Leah Sampson, Weston & Sampson**

Unable to attend the meeting. Plans to reschedule.

**Motion** made by Mr. Fasanello and **Seconded** by Mr. Fisher to open the 7:15pm Appointment early.

**Vote 4-0-0 (YES VOTE)**

**Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, William Abbott-Yes, Pradeep Mishra- Not Present, Jeffrey Fisher-Yes**

##### **7:15PM - Ryan Lenhart, Paragon Investments, 130 West Street & 25 Spring Street**

Steven Cabral, Crossman Engineering is here to represent the applicant. Mr. Cabral notes that the site is at the intersection of West Street & Spring Street. Mr. Cabral continues the project would have five levels, the lowest level of the building a parking garage, the first level retail space and three levels of apartments. He notes the project proposes to have 95 units – 9 will be studios, 62 will be one bedroom and 24 will have two bedrooms for a grand total of 119 bedrooms. The retail space is approximately 25,000 square feet. He continues that we are proposing that the water connection be on West Street and the sewer connection be on Spring Street but the location can be where it is best for you. In regards to the water and sewer demand, we used the Title 5 regulations for estimating the maximum day water and sewer and based on 119 bedrooms at a maximum day of water we have 13,090 gallons per day. Mr. Cabral notes that the retail space we are estimating 25,617sf, according to Title 5 the estimate is 50 gallons per day for every 1,000sf, which equates to 1,281 gallons per day for a total on a maximum day of 14,370 gallons per day. He comments that the building will be fully sprinkled and we are arranging a meeting with the fire department to make sure they are satisfied with the existing hydrant locations on West Street and Spring Street.

Mr. Fasanello comments do you have water service from both streets, West and Spring. Mr. Fasanello continues that it may be better for you and us if you had two difference water lines coming in that would be connected in case that one fails. Mr. Cabral states if that is the preference of the Board, we could certainly do that. Mr. Cabral adds that we would appreciate your input as we go through the process.

Mr. Fisher notes that he would like to make a comment regarding an issue we had with a development a couple of years ago about our entrance fees. Mr. Hasenjaeger comments that we would like to get a letter from the applicant that you review and understand the entrances fees that are involved in what the applicant is requesting from the water department. The fees are online.

**Motion** made by Mr. Abbott and **Seconded** by Mr. Fisher that we are in agreement with the Town Engineer's comments that he wrote to Mr. Gustafson on Friday, April 1, 2024.

**Vote 4-0-0 (YES VOTE)**

**Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, William Abbott-Yes, Pradeep Mishra-Not Present, Jeffrey Fisher-Yes**

**Motion** made by Mr. Fisher and **Seconded** by Mr. Abbott to open the 7:30pm Appointment early.

**Vote 4-0-0 (YES VOTE)**

**Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, William Abbott-Yes, Pradeep Mishra-Not Present, Jeffrey Fisher-Yes**

### **7:30PM - Lou Petrozzi, Wall Street Development re: Brooks Lane Condominium**

Mr. Petrozzi states that he is here tonight to discuss a revision to a project that has been ongoing for several years. He continues that you may recall this property has been the subject of a 40B application. The project started out as 32 townhouse units. It was considered to be expanded to 40 units after we acquired a parcel of land on Brook Lane. Subsequently, the project was approved as 20 individual single-family lots under Chapter 40B. Mr. Petrozzi continues however, as a result of accommodations to the homeowners on Brook Lane, which is now going to be the primary access for the project. The Brook Lane homeowners requested that we look into the possibility of reducing the number of homes in the development. Mr. Petrozzi continues it turns out that under the Conventional Zoning that we can comply with the regulations and provide for 15 units and the 15 units will all be accessed off Brook Lane to a cul de sac. Mr. Petrozzi notes that this is in front of the Zoning Board at this time. Mr. Abbott asks is this still a 40B. Mr. Petrozzi states that this application is not a 40B. Mr. Petrozzi continues the difference between the two is 20 homes under 40B and 15 homes under Conventional Zoning – Special Permit. He continues all that has changed from one plan to the other is the lot lines are gone and there are five less homes. Mr. Petrozzi notes that the utility and roadway network are the same. He continues as far as the Commissioners are concerned, sewer and water will all come out of Brook Lane tie-in. Mr. Petrozzi comments that we are not able to loop the water to Burns Ave because of a landowner dispute. Mr. Petrozzi continues that we are providing water line as far as we can go to the property line. Mr. Fisher notes to replace the 6-inch line with an 8-inch line out to Union Street. He continues that we do all the Union Street work and see what we can do to abandon the line in place. Mr. Fisher notes that basically, see what works out from an offset and connection fee. Mr. Petrozzi notes that is something that we could try to work together on if you are interested. Mr. Fisher asks Mr. Gustafson if he can find out when the water line on Brook Lane will be replaced. Mr. Fisher continues if it is 5 or 10 year then let's do it now.

**Motion** made by Mr. Abbott and **Seconded** by Mr. Fasanello that we are in agreement with the Town Engineers letter as outlined in Correspondence 3. The two items that have been added are Mr. Fasanello added the utility easement and #7 where the Town Engineer suggests replacing the existing 6-inch main on Brook Lane with an 8-inch main subject to resolving land ownership issues.

**Vote 4-0-0 (YES VOTE)**

**Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, William Abbott-Yes, Pradeep Mishra-Not Present, Jeffrey Fisher-Yes**

Mr. Fisher asks that we do the MWRA monthly project update because he need to leave. He continues do we have any comment from the exorbitant cost that Norwood is proposing. Mr. Abbott notes that he would like to wait until we have Leah, since he has some thoughts on this also. He comments that he thinks it would be worthwhile to have her here to represent Weston & Sampson. Discussion regarding cost and future plans.

Mr. Fisher leaves the meeting.

**Comment Requests: (All Plans will be available for review)**

**1. Memo from Town Engineer re: 130 West Street & 25 Spring Street Re-Submission**

**Motion** made by Mr. Abbott and **Seconded** by Mr. Fisher that we are in agreement with the Town Engineer's comments that he wrote to Mr. Gustafson on Friday, April 1, 2024.

**Vote 4-0-0 (YES VOTE)**

**Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, William Abbott-Yes, Pradeep Mishra Not Present, Jeffrey Fisher-Yes**

**2. Memo from Town Engineer re: 241 Norfolk Street Second Submission**

Read and Noted

**3. Memo from Town Engineer re: Union Square Village – 7 Brook Lane Condominium Development – Sewer and Water Review #1**

See 7:30pm - Mr. Petrozzi Appointment

**4. Memo from Town Engineer re: Alsarabi Estates Subdivision**

Mr. Fasanello notes that lot #1 there has to be an easement and lot #3 needs an easement. Mr. Abbott comments that we should have the developer come in; the Planning Board is looking for comments by April 26<sup>th</sup>. Mr. Hasenjaeger agrees. Mr. Abbott continues that the letter we have from the Town Engineer indicating that we approved a layout back in 2021 and the Town Engineer says there has been significant changes. Mr. Fasanello adds if you look at the plan, Old Town Road comes down and ends. Mr. Fasanello continues that you know that they will develop here someday. Discussion on the plans to connect to other areas for some type of circulation. Mr. Hasenjaeger asks if we could get a plan for the next meeting that shows us where the houses are and where the empty land is so we can understand what is taken place there, what is filled in. Mr. Fasanello requests a copy of an updated map of the town water system.

5. **Memo from Planning Board re: Alsarabi Estate Subdivision**

See Correspondence #4.

6. **Memo from Town Engineer re: Lincoln Estates – REMAND**

7. **Memo from Planning Board re: Lincoln Estates – REMAND**

**Correspondence:**

1. **MWRA Monthly Project Update**

Mr. Abbott comments that hopefully Weston & Sampson will be available for the next meeting.

2. **Water Rate Comparisons – Stephen Nunnery**

Mr. Nunnery comments that how I looked at this was two people in a home and four people in a home. He continues that I used our per capita number of 56 gallons per day. He notes that two people over a quarter, the bill would be \$74 if you were Tier 1 or Tier 2. He notes that four people pushes you into three tiers, \$175/quarter. In addition, there are no base fees. Mr. Nunnery continues the Norwood bills are monthly, for two people \$28/month and quarterly \$85 and for four people a few dollars more than we are. He continues that they are both the first tier and then the four person moving into the second tier and their base charges are based on meter size. Mr. Nunnery notes that Wrentham bills twice a year, has three flat fees, which are a base charge, a capital charge and then another capital charge, which they rate off your average. Mr. Nunnery continues to compare rates with neighboring communities. Mr. Fasanello asks if Walpole rates are lower, medium, or higher than the others. Mr. Nunnery notes to compare an average on a two person, we are about \$20 less than the average and a four person, we are only \$3 lower than the average.

3. **2024 Mandatory Water Demand Management Policy**

Read and Noted

**Motion** made by Mr. Abbott and **Seconded** by Mr. Hasenjaeger to approve the Water Management Policy as listed.

**Vote 3-0-0 (YES VOTE)**

**Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, William Abbott-Yes, Pradeep Mishra-Not Present, Jeffrey Fisher-Not Present**

4. **Memo dated 04-01-24 from Bill Abbott re: Data for the Water Pumped since 2018 by Month**

Mr. Abbott comments that the only item to note is that we now have a string of 5 months more than the historical average. Mr. Fasanello notes that our revenue flow depends on how much water we sell. Mr. Abbott states that we pump to meet what is purchased.

**Discussion**

**1. 48 Mill Brook Avenue Meter Test Results**

Mr. Abbott comments that the meter is fine.

**Old Business**

**1. MWRA Water Connection**

See page 4.

**2. Jarvis Farm**

Mr. Gustafson has no new information on Jarvis Farm.

**3. Meter to Cash Report**

***Motion*** made by Mr. Abbott ***Seconded*** by Mr. Hasenjaeger to adjourn at 8:09p.m.

***Vote 3-0-0***

***Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, William Abbott –Yes, Pradeep Mishra-Not Present, Jeffrey Fisher-Not Present***

***DATE MINUTES ACCEPTED:*** **April 22, 2024**