



*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, October 24, 2022

6:30 P.M.

1303 Washington Street
E.J. Delaney Treatment Plant

This meeting was taped and will be available on Walpole Media's YouTube Channel

A regular meeting of the Board of Sewer & Water Commissioners was held on Monday, October 24, 2022 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.

Present at the Meeting:

Sewer and Water Commissioners:

John Hasenjaeger, William Abbott, Patrick Fasanello, Jeffrey Fisher

Other Participants:

Scott Gustafson, Sewer and Water Superintendent, Rick Mattson, Director of Public Works,

Abatements: (to be delivered for vote)

Motion made by Mr. Abbott *Seconded* by Mr. Fisher to approve abatements.

3-1-0 (YES VOTE)

Roll call John Hasenjaeger-Yes, William Abbott-Yes, Patrick Fasanello-No, Jeffrey Fisher-Yes

Superintendents Status Report:

Mr. Gustafson reports from last meeting they had a minor service leak on Norfolk Street. Mr. Gustafson also provided an update on Pilgrim Way. The generator for Old Post Road station to be delivered on Wednesday. The Eleanor Road sewer station relocation is nearing completion. Should be less than 30 days to wrap it up. Washington Terrace sewer extension – markout was requested last week – have most of materials and should be starting at end of week.

Question: Have you ordered the membranes for Willis. The signed proposal was sent today.

Policy Review:

502 North Street Bill Dispute

Discussion was had regarding past practices of flat rate sewer billing. Mr. Hasenjaeger agrees with Mr. Abbott that the meters should all be consistent with the Walpole meters.

Motion made by Mr. Fasanello to continue the hearing on this issue until they get further information.

Seconded by Mr. Abbott

4-0-0 (YES VOTE)

Roll call John Hasenjaeger-Yes, William Abbott-Yes, Patrick Fasanello-Yes, Jeffrey Fisher-Yes

Correspondence

1. Memo from William Abbott dated 10/5/22 re: FY23 Revenue Report Discussion had regarding comparing FY23 with prior equivalent period.

Read and noted.

2. Memo from William Abbott dated 10/5/22 re: Water Production Report 16:35

Read and noted.

Discussion

1. Update on Jarvis Farm

Mr. Hasenjaeger noted that he stopped by the farm and was happy with the condition of the 27 buildings and the office. Further discussion on the parking lot.

2. Meter to Cash Report

Not discussed due to absence of Mr. Mishra.

3. Town Meeting

All Sewer and Water Articles were voted favorably.

4. MWRA

Discussion had on MWRA charges. Mr. Hasenjaeger requesting that Mr. Abbott get information gathered to file application with MWRA and inquire about consultants.

Appointments:

7:00pm: *Applebees Property (990 Boston Providence Highway) Town Engineer Comments included Applicant: David Wluka, Wluka Real Estate Corp., Legal Representative: Philip H. Macchi, Macchi & Macchi, LLC Attorneys at Law*

Attorney Macchi appeared on behalf of Dave Wluka of Optima Hospitality and Wluka Real Estate. Discussion had with regard to the hotel that was supposed to be built behind Applebees. Covid and financing problems caused these plans to change and Wluka has decided to leave Applebees as is. With regard to the Sharon piece, they are now suggesting a small retail use and a warehouse – which sewer will be handled by Sharon. They are still looking to come to agreement on water. Fire Chiefs from both Towns have asked that the sprinkler systems be a wet system and would like to Walpole. Mr. Abbott is against supplying water to a building in another town. Mr. Hasenjaeger suggests to take the decision under advisement and speak to Walpole Fire Chief.

8:00 p.m. *Bristol Brothers Re: Renmar AQV*

Chairman announces that appointment was canceled.

EXECUTIVE SESSION

7:15 p.m. *Executive Session-Litigation Strategy Discussion*

Motion Made by John Hasenjaeger to go into Executive Session *Seconded by* William Abbott. Vote 4-0-0.

Executive Session ended at 7:25pm

Comment Requests:

1. Revised Plans from Planning Board re: Northwoods IV-Delaney and Dover Drive dated 9/16/22 (plans to be available for review) Memo re: Definitive Subdivision Review #2 from Carl Balduf, Town Engineer

Discussion had regarding plans.

Motion made by Mr. Abbott to bring the developer come before the Board. Send correspondence to Planning Board asking the developer come in to discuss the sewer and water issues of this development.

Seconded by Mr. Hasenjaeger.

4-0-0 (YES VOTE)

Roll call John Hasenjaeger-Yes, William Abbott-Yes, Patrick Fasanello-Yes, Jeffrey Fisher-Yes

2. Revised Plans from Planning Board re: Marion Street dated 9/26/22 (plans to be available for review)

Discussion had regarding the revised plans.

Motion made by Mr. Abbott to have no further comments **Seconded** by Mr. Hasenjaeger.

4-0-0 (YES VOTE)

Roll call John Hasenjaeger-Yes, William Abbott-Yes, Patrick Fasanello-Yes, Jeffrey Fisher-Yes

3. Application, DIS and Site Plan from Planning Board re: 931 Main Street dated 9/28/22 (plans to be available for review)

Discussion had regarding site plan. Plan to demolish Santander Bank and replace with retail spaces on bottom floor and residential above. Further discussion regarding having Building Inspector attend next meeting to discuss their policy on the connections.

4. Application, DIS, Site Plans, Waivers and Public Hearing notice re: Definitive Lot 2 – Off Warwick Road (plans available for review)

Motion made by Mr. Fasanello to change all easements to be relabeled utility easements **Seconded** by Mr. Hasenjaeger. **4-0-0 (YES VOTE)**

Roll call John Hasenjaeger-Yes, William Abbott-Yes, Patrick Fasanello-Yes, Jeffrey Fisher-Yes

Old Business:

1. Survey letter to High Street/North Walpole residents

Discussion had regarding letter and whether there are other residents interested in the survey. Further discussion had regarding pumps and grinder pumps.

Motion made by Mr. Fisher **Seconded** by Mr. Fasanello to draft letter to invite residents of North/High Street Ext. to a meeting on sewer expansion **4-0-0 (YES VOTE)**

Roll call John Hasenjaeger-Yes, William Abbott-Yes, Patrick Fasanello-Yes, Jeffrey Fisher-Yes

Motion made by Mr. Hasenjaeger **Seconded** by Mr. Fisher to adjourn at 8:00pm

Vote 4-0-0

DATE MEETING MINUTES ACCEPTED: May 8, 2023