



*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, November 13, 2023

6:30 P.M.

E.J. Delaney Treatment Plant

A regular meeting of the Board of Sewer & Water Commissioners was held on Monday, November 13, 2023 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 was filmed 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 and Jeffrey Fisher (running a few minutes late)

Other Participants:

Scott Gustafson, Sewer and Water Superintendent, Stephen Nunnery, Asst. Sewer and Water Superintendent, Lou Petrozzi, Wall Street Development, John Glossa, Glossa Engineering, David & Jo-Anne Vlacich, 31 Darwin Lane, Tom White, 20 Darwin Lane, Terri DiGiovanni, Board Secretary

Minutes: October 23, 2023

Motion made by Mr. Abbott and ***Seconded*** by Mr. Mishra to approve the minutes with said changes of October 23, 2023.

Vote 4-0-0

Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, William Abbott-Yes, Pradeep Mishra-Yes, Jeffrey Fisher-not present

Superintendents Status Report:

Mr. Gustafson reported the Distribution Crew has been working on water leaks that were identified in the recent Leak Detection Survey. It is about 2/3rds completed, with the rest of the survey to be completed in the spring. Mr. Gustafson continues that there was a water main break on November 1st on Squire Court (8"CC). Mr. Gustafson reports that according to the MTU Report that 30-35 water meters needed to be replaced since there were software issues on our end. He reports that both the Raw Water Line Cleaning Project (opening date 11/29/23) and the Redundant Line to Central Storage Project (opening date 12/13/23) have been put out to bid. Mr. Gustafson continues that the Crew has been winterizing various properties, the cemeteries, Jarvis Farm and Adam's Farm. He reports that we received the membranes for the Willis Plant and looking for installation 11/27-12/6. Mr. Gustafson continues that routine tasks and maintenance continue to be performed.

Mr. Fisher arrives to the meeting during the Superintendents Status Report discussion.

1. Resident Correspondence, Darwin Commons 40B Project

Mr. Hasenjaeger expresses his disappointment and displeasure with the contents of the correspondence. He states that he takes pride in his reputation and he does not like to be insulted unnecessarily. Mr. Hasenjaeger states that he wants the members to know his view on the Agenda policy. Mr. Hasenjaeger continues that he has given Scott Gustafson, Sewer and Water Superintendent, flexibility to place Minutes, his Status Reports and Old Business of standard nature on the Agenda and recurring items without the Chairman's review. Mr. Hasenjaeger continues for Appointments, Project Discussions and New Business that are new he must have approval. It must be a valid request from an identified requesting source and the Chair must approve that 48 business hours before the desired meeting. Mr. Hasenjaeger states that items that do not have the needed Chairman's approval or have not arrived in time for approval should not be on the current Agenda but can be proposed for the next regular meeting. Mr. Hasenjaeger states if a third party requesting party seeks to discuss an entity department or project, the Commission staff must ensure that both parties are copied, notified and requested at the designated time and date of the scheduled appointment so they may attend. Mr. Hasenjaeger continues that these rules were not followed in this particular case but he hopes they are going to be followed in the future. Discussion on Darwin Lane ownership and the Wluka project.

Mr. Hasenjaeger left the room for the following discussion.

Appointment – 7:00pm – Lou Petrozzi, Wall Street Development & John Glossa, Glossa Engineering, Darwin Commons 40B Project

Lou Petrozzi stated that he is the President of Wall Street Development Corporation and that they have a contract to purchase the property off Darwin Lane that consists of approximately 3.45 acres. He continues that they filed an application for a Comprehensive Permit with the Zoning Board and with the town to construct a 28-unit townhouse development on the property. We felt it was important to come to this Board to discuss the project and provide assurances to the Commissioners that we are compliant with every aspect of both the town and state regulations relative to the development at the water resources overlay district. Mr. Petrozzi continues that we have had several meetings with the Zoning Board and the Board is currently considering lots of information that we have submitted and is being reviewed by the town's Peer Review Consultant. Mr. Petrozzi notes that he has with him, John Glossa from Glossa Engineering and that he is the Project Design Engineer. Discussion about the town and board previously having an opportunity to purchase the property. Mr. Glossa states the he is the owner of Glossa Engineering, 46 East Street in East Walpole and he is working with Mr. Petrozzi on this project at the end of Darwin Lane. They are in the process of revising the plans based on the Tetra-Tech review letter. Mr. Glossa states the project is a work in progress right now. Mr. Glossa continues the biggest difference is that Tetra-Tech suggested that we reduce to the maximum extent possible the amount of pavement. Therefore, we moved all the buildings so they are, wherever possible, within 20 feet of the edge of the pavement. He discusses the parking plan. Mr. Glossa continues that we plan to construct access driveway of about 560 feet in length and 24 feet wide. The project will be connected to municipal sewer and there is sewer on Darwin Lane. We would be connected to the town's water system. Each building would have domestic service and fire service. The units will have gas and will be connected to Eversource Gas. He explains the special permit requirements and the Storm Water Management Regulations. Discussion about the concerns of the source control of the potential pollutants and the concerns of polluted surface water streaming into the Aquifer. Mr. Mishra asks if anyone from the public would like to speak. David Vlacich, 31 Darwin Lane asked the Board if they received copies of the Scott Horsley's presentation to the ZBA and if he not that he will plan to send out to the Board members tomorrow. Discussion between Mr. White, 20 Darwin Lane and Mr. Glossa about water well location and town zoning.

Mr. Hasenjaeger re-enters the room

Correspondence cont'd:

2. Water Pumped since 2017

Mr. Abbott comments that we have run a streak of below historical levels which were a little bit more than a third of the way in. I hope that that will change. Mr. Fasanello comments that our pumping is directly related to our revenue. He continues the important part of that is not how much water we pump, it is how we are doing this year vs last year. Mr. Fasanello asks are we on target for meeting our revenue needs. Mr. Abbott states that we set rates for FY24 and we did not say that we are going to duplicate what we did for production in FY23. He continues at this point, I think we are probably still ok on revenue.

3. FY23 Revenue Numbers

Mr. Mishra states there is almost \$2.2 million from water and \$1.8 million from sewer. Mr. Abbott states that we do not get the revenue 1/12th of it every month. There is high months and low months as one would expect. Mr. Abbott continues the bills that are coming in next are from the tail end of the summer months.

Discussion: 2 Washington Street (Foxboro) Family Funway – Termination of Sewer service for non-payment of outstanding balance.

Discussion regarding non-payment of the sewer bill in 2 years and that a lien has been put on the property but has not been issued yet.

Motion made by Mr. Mishra *Seconded* by Mr. Fisher to authorize issuing the lien.

Vote 4-0-1

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

Old Business

1. MWRA Water Connection

Mr. Fasanello notes that he has a Zoom meeting on Thursday and will email the Commissioners if they talk about anything concerning with the water connections. It seems right now that the Agenda they sent me is regarding Discharge Permits and their new Federal Regulations. Discussion about the RTE 1 location and piping. Mr. Gustafson states that he received a letter that Stantec has done the modeling but they have not yet reached out to us. Mr. Gustafson will reach out to Weston & Sampson to schedule a meeting.

2. Jarvis Farm – Proposal for Boundary Line Survey

Mr. Fasanello comments that he gave his Land Lawyer the Survey to take a look at. She did make some comments that he sent to the Town Administrator. Mr. Abbott comments that it seems a part of the problem is not just where the line is that we own but where the wetlands are located so we do not put a parking lot there. Mr. Hasenjaeger suggests contacting the Conservative department since they have maps that produce aerial photos to show wetland lines. Mr. Abbott comments that we want to make sure that we address whatever the real problem is between us & DEP to address the parking issue. Mr. Fisher comments if we can get clarification from the DPW Director, Rick Mattson, on what the actual issue was

when we brought to the DEP. He continues will the site plan address the issue as far as where the parking lot can be laid out. Mr. Abbott comments that we want to resolve the issue between the town and the DEP on where the parking lot can be located.

3. Meter to Cash Report

Mr. Mishra comments that we received an update that the last fiscal year bills have gone out so we will wait for an update next month.

New Business:

Motion made by Mr. Abbott *Seconded* by Mr. Fisher to adjourn at 8:39 p.m.

Vote 5-0-0

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

DATE MINUTES ACCEPTED: December 4, 2023