



*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, January 22, 2024

**6:30 P.M.**

E.J. Delaney Treatment Plant

A regular meeting of the Board of Sewer & Water Commissioners was held on Monday, January 22, 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 was filmed and will be available on Walpole Media's YouTube Channel.*

**Present at the Meeting**

**Sewer and Water Commissioners:**

John Hasenjaeger, Patrick Fasanello, Bill Abbott, Pradeep Mishra, Jeffrey Fisher -Absent

**Other Participants:**

Scott Gustafson, Sewer and Water Superintendent, Stephen Nunnery, Asst. Sewer and Water Superintendent, Lou Petrozzi, Darwin Commons Project, Joe Moriarty, 28 Darwin Lane, Dave Vlacich, 31 Darwin Lane, Terri DiGiovanni, Board Secretary

**Minutes: January 8, 2024**

**Motion** made by Mr. Mishra and **Seconded** by Mr. Hasenjaeger to approve the minutes of January 8, 2024.

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

**Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, Bill Abbott-Abstained, Pradeep Mishra Yes**

Mr. Hasenjaeger states that the Appointment for 6:45 was canceled.

**Superintendents Status Report:**

Mr. Gustafson reports that on January 16th, we had a water leak on West Pine Drive at Carl Road. It was a circle crack on the 8<sup>th</sup> water main. MTU Report: Cycle 7,8 & 9 are due to begin the billing process next week (usage 10/30/23 – 1/28/24). Mr. Gustafson continues that approximately 105 accounts within these cycles are experiencing read issues. MTU's & meters are being replaced as available. Mr. Gustafson notes that the Cleaning & Re-Development of Wells bid has been awarded to D.L. Maher Inc. Mr. Gustafson notes that the surveyor is currently working on identifying CR area's and their impact on the parking lot location at Jarvis Farm. He continues that the Cold Water Meter bid has been awarded to Stiles Company, Inc. Discussion about how the contracts are being awarded without the Commissioners input as well as the difference between RFP and RFB. Mr. Fasanello states that they would like to see the same as Town Administration. Mr. Abbott suggests that they receive the specifications that are out for bid in their meeting packets. Mr. Gustafson states that Morningside Drive currently has a contractor mobilization date of 1/23/24 and that

pumps are on schedule for a 1/25/24 delivery. He notes that routine tasks and maintenance continue to be performed.

**Comment Requests:**

**1. Memo from Planning Board re: League School of Boston**

Read and Noted.

**Motion** made by Mr. Abbott **Seconded** by Mr. Fasanello to send a letter to the Planning Board that we have read and noted and we have no additional comments.

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

**Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, Bill Abbott-Yes, Pradeep Mishra-Yes,**

**2. Memo from Planning Board re: S.M. Lorusso, 241 Norfolk Street**

Mr. Abbott notes that they call it a contractor's warehouse and there is a couple of them in this area. He continues that they have a garage that are like the ones at the end of Oak Street and South Street. Mr. Abbott notes that they have a building with a garage and he thinks that is what they are going to build. There is already a few of them in this particular area. He states that would be my interpretation of a contractor's warehouse. Commissioners review the map to determine the location and how close it is to the Aquifer.

**Motion** made by Mr. Abbott **Seconded** by Mr. Fasanello to send a letter to the Planning Board that since this development is within an Aquifer area, we are concerned with what businesses are going to occupy this building and the potential effects of our ground water. Mr. Fasanello adds that our concern is again we are looking to protect the Aquifer for the Town of Walpole.

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

**Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, Bill Abbott-Yes, Pradeep Mishra-Yes**

**3. Email from Zoning Board re: Darwin Commons 40B Project**

**Mr. Hasenjaeger recuses himself and states that Pradeep will handle the Darwin Commons discussion.**

Mr. Abbott states that he attended the ZBA meeting on January 3, where he learned that there is going to be 4,600 cubic feet of fill brought onto the site. My concern is where the fill is coming from and how close it will be to the Aquifer. Mr. Abbott comments that he wants the fill to be tested. He continues that they are talking about 260 truckloads, which means 520 trips back and forth. If their suggestion is to come in through Zone 1 to bring the fill in and deposit it on a parcel that is within 400-600 feet of an active well, that knowing where they got the Fill in my opinion is not sufficient. I want them to test those loads. Mr. Mishra comments that he thinks it is a good suggestion. Mr. Fasanello notes that again his concern is the salt. Mr. Mishra asks if there is anyone here from the public that would like to talk about this project. Lou Petrozzi from Wall Street Development Corporation, applicant for the Darwin Commons project states regarding the salt application, his presumption is that they would comply with whatever the town is doing and probably go a few steps more stringent than what the town is doing in our project. Mr. Petrozzi continues that another concern that the Commissioner will have is the application of fertilizer and other lawn maintenance type of applications. He comments that we intend to have a professional landscape maintenance organization that will be qualified to apply the appropriate lawn pesticides, fertilizer etc. in the area to ensure no adverse impact to the ground water. Mr. Petrozzi discusses

the installation of a Storm Water Management System that provides for infiltration of all storm water into the ground. He also discusses the town bylaw regarding the Water Resource Protection Overlay District. He also notes that it is not their decision but the Zoning Boards decision on trucking materials in using the fire roads. He continues that the report is forthcoming of the required analysis of a technically qualified expert certifying that the integrity of the underlying ground water resources will not be degraded. David Vlacich, 31 Darwin Road, states that he believes that the Board should hear from the peer reviewer regarding the Storm Water Management and whether or not the system complies. Mr. Vlacich comments that the Board has no permitting authority and Mr. Mishra states that they need to ensure that the water wells are not impacted by the construction. Mr. Vlacich comments that he believes since the ZBA is permitting authority and approval, these presentations should be happening at the ZBA versus several meetings here, which is a little bit of an anoboly for a 40B project. Mr. Mishra comments that most of the time since 40B projects are huge and their impact on the water & sewer system is large, we have seen a few big projects coming here. Mr. Abbott comments that this project is so close to our well and we have been addressing the concerns. Mr. Vlacich again states that the Board should speak with the peer reviewer and they can make their consultant available free of charge to the town. Mr. Mishra notes that he would like the truck plans at our next meeting that were discussed at the ZBA meeting. Joe Moriarty, 28 Darwin Lane notes that we have hired a water expert who is very concerned about the size of the project and he believes that the water is bound to be affected since it's so close.

***Mr. Hasenjaeger re-enters the room***

**Correspondence:**

**1. Cleaning and Redevelopment of Gravel Packed Wells Bid Recommendation**

Read and Noted.

**2. Cold Water Meters Bid Recommendation**

Mr. Hasenjaeger notes that we selected the company that had the higher bid. Mr. Abbott points out that the other company that bid did not meet the required specifications. Mr. Fasanello asks how did they not meet the required specifications. Mr. Gustafson answers that they did not meet as far as construction materials. They did not have stainless steel. Mr. Gustafson adds they are also a foreign manufacturer and we specified a US based company. Discussion about the bid process and transparency.

**3. Memo dated 01-04-24 from Bill Abbott re: Breakdown of FY24 Revenue Numbers**

Mr. Mishra comments that the water use looks okay. He continues 3.5 million out of 6 million projected and sewer is 2.9 million out of 5.8 million projected. The 6 months of revenue shows that we are on track. Mr. Abbott comments that the things that we will be getting in the second half of the year are the winter months, early spring months so the revenue should be more at the beginning. He adds that it was a year where we produced a lot of water. Mr. Abbott continues that we are going into the period where water production and as a result, sales will be lower than the first 6 months.

## **Old Business**

### **1. MWRA Water Connection**

Mr. Hasenjaeger references an email that he sent requesting materials for the water location sites for the next meeting that is a follow up to our meeting with Weston and Sampson. He notes that the Mylod site may not be an option now because of soccer plans. Discussion about water locations, pipe connections and timing. Mr. Abbott asks is there a reason why we cannot put the pumping station at this certain location (points to map) at Mylod. Mr. Abbott continues that is the answer that we need to know. He states if there is no reason and the Commission agrees, we should tell Weston & Sampson, here is the X on the map and that will be the end of it. Mr. Hasenjaeger comments that we have to get this thing moving and give the Town this opportunity. We need to put it on the table at the Town Meeting, that is our job and then they can do what they want with it. Mr. Hasenjaeger continues that I want to get that on before it is a lost opportunity. Mr. Abbott states that we want the Mylod site and unless somebody in the next 2 weeks can tell us the reasons that we cannot, then Mylod is the site the Commission wants.

**Motion** made by Mr. Hasenjaeger **Seconded** by Mr. Fasanello assuming the town has an As Built Plan for the soccer fields that are currently in existence on Mylod Street and that As Built will show where there are wet lands. According to this diagram here, they are not right up against the Anderson property and that being said, there clearly seems to be land available for a small building or a pump station at that location that could be easily connected to Mylod Street. We prefer that site to get this moving unless there is a reason that an 8-inch line at Mylod is not satisfactory to Norwood for the connection. We want that confirmed for the next meeting by the Town Engineer.

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

**Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, Bill Abbott-Yes, Pradeep Mishra-Yes,**

### **2. Jarvis Farm**

Mr. Fasanello comments that he saw the master plan and on the plan, they suggest they build a parking lot so that was nice to see that at least it is on the master plan. Mr. Fasanello ask for the status on the surveying. Mr. Gustafson notes that he mentioned in his status report that right now, the surveyor is working on finding the areas of conservation restrictions and anything that would impact the parking lot.

### **3. Meter to Cash Report**

Mr. Mishra asks about the status of the pilot program. Mr. Gustafson comments that it is getting much closer; they are still working on it.

**Motion** made by Mr. Abbott **Seconded** by Mr. Fasanello to adjourn at 8:23p.m.

**Vote 4-0-0**

**Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, Bill Abbott –Yes, Pradeep Mishra-Yes,**

**DATE MINUTES ACCEPTED: February 12, 2024**