



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

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

**Monday, October 25, 2021**  
**Meeting Minutes**  
**7:00 p.m.**

A regular meeting of the Board of Sewer & Water Commissioners was held. on Monday, October 25, 2021 at the Delaney Water Treatment Plant, 1303 Washington Street. The meeting is called to order by Board Chair John Spillane at 7:00 p.m.

Present at the Meeting:

**Sewer and Water Commissioners:**

John Spillane, John Hasenjaeger, William Abbott, Patrick Fasanello and Pradeep Mishra

**Other Participants:**

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

**Abatelements** (signed and approved as delivered)

***Motion made*** by Mr. Abbott ***Seconded*** by Mr. Hasenjaeger to approve the abatements

***Vote 5-0-0***

**Resident correspondence requests for abatements:** Ms. Timilty explains to the Board there are five resident requests to the Board for consideration:

- (1) 14 Tilton Court-Ms. Timilty explains the resident's situation to the Board-  
***Motion made*** by Mr. Abbott ***Seconded*** by Mr. Hasenjaeger to send the resident the standard letter regarding the water passing through the meter has to be paid for and the meter testing policy.  
***Vote 4-1-0 (Mishra-No)***
- (2) 5 Sawmill Road-Ms. Timilty explains the residents situation to the Board-  
***Motion made*** by Mr. Abbott ***Seconded*** by Mr. Hasenjaeger to abate the sewer charges as standard policy  
***Vote 5-0-0***
- (3) 96 Lewis Avenue-Ms. Timilty explains the residents situation to the Board-  
***Motion made*** by Mr. Abbott ***Seconded*** by Mr. Hasenjaeger to abate the sewer charges as standard policy  
***Vote 4-0-1 (Mishra-abstain)***
- (4) 97 South Street-Ms. Timilty explains the residents situation to the Board-  
***Motion made*** by Mr. Abbott ***Seconded*** by Mr. Hasenjaeger to deny the abatement request as the water passed through the meter  
***Vote 4-0-1 (Mishra-abstain)***
- (5) 55 Ginley Avenue-Ms. Timilty explains the resident's situation to the Board-Discussion is had regarding the drain and questions are asked.  
***Motion made*** by Mr. Spillane ***Seconded*** by Mr. Abbott to deny the abatement request  
***Vote 4-0-1 (Mishra-abstain)***

**Invoice dispute-28 Pelican Drive**

Ms. Timilty explains the situation at this property and the Board reviews the correspondence from the resident.

***Motion made*** by Mr. Hasenjaeger ***Seconded by*** Mr. Abbott to deny the \$100 abatement request  
***Vote 4-0-1 (Mishra-abstain)***

**Superintendents Status Report**

Mr. Gustafson provides an update on the Filters and their performances. Mr. Gustafson updated the Board the town has had one minor leak on Park Lane and one water main break on Birch Road and the repair was made very quickly. Mr. Gustafson updates the generator and electrical situation at Washington Six and Old Post Road Booster Stations. Mr. Gustafson updates the Water Management Policy is now over and the Fall Hydrant Flushing has begun starting with the water quality issue areas first. Mr. Abbott asks when the Water Management Permit will be finalized and Mr. Gustafson answers it is in the hands of the Mass DEP now.

**Correspondence #1:** ***Thank you note to Commissioners from Walpole Boy Scout Master Troop 44***  
Read and Noted by the Board

**Correspondence #2:** ***Letter dated 9/9/21 from Neponset River Watershed Association Re: Draft WMA Permit***  
Read and Noted by the Board

**Correspondence #3:** ***Letter dated 9/28/21 from Director Mattson in response to Neponset River Watershed Association Letter dated 9/9/21***  
Read and Noted by the Board

**Correspondence #4:** ***Memo dated 10/6/21 with comments from Carl Balduf & Chris Johnson re: Residences at Darwin Commons***  
Discussion is had by the Board.

***Motion made*** by Mr. Abbott ***Seconded by*** Mr. Spillane to make the following comments to Patrick Deschenes, Director Community & Economic Development:

The Board of Sewer & Water Commissioners concurs with Town Engineer Carl Balduf's comments dated October 6, 2021; Would like to make all involved aware this project is adjacent to the 400 foot radius to Washington Well #5 and requesting a fence to be added surrounding the 400 foot protection zone during construction and remain post construction when the residents have moved in. The Commissioners are concerned with what deicing materials will be used on this property.

***Vote 4-0-1 (Hasenjaeger abstain)***

**Correspondence #5:** ***Email dated 9/14/21 from William Hamilton re: ZBA Hearing 9/15/21 BOH request***  
Read and Noted by the Board

**Correspondence #6:** ***Email dated 9/15/21 from William Hamilton re: 55 Summer Street 40B***  
Read and Noted by the Board

**Correspondence #7:** ***Letter dated 9/13/21 from Walpole Planning Board to Elizabeth Gaffey re: Alsarabi Estates Definitive Subdivision Decision***  
Read and Noted by the Board

**Correspondence #8: Letter dated 9/30/21 from Walpole Planning Board to Elizabeth Gaffey re: New World Definitive 5-Lot Subdivision (38 Peach Street and a portion of 24 Peach Street)**

Read and Noted by the Board

**Correspondence #9: Letter dated 9/23/21 from Planning Board re: Garden Path Estates-585 Washington Street-6-Lot**

Mr. Abbott comments this subdivision is not in our aquifer and it is a vacant lot. Mr. Fasanello comments between Lorusso Road and this proposed location on lot #4 if they can have an easement coming from the cul-de-sac running along the north side terminating at this lot near Lorusso Road. Mr. Fasanello continues if we connect a 20 foot easement to the lot on Lorusso Road. Further discussion is had by the Board.

**Motion made** by Mr. Abbott **Seconded** by Mr. Spillane to comment to the Planning Board and copy the Town Engineer the pursuing of a loop.

**Vote 5-0-0**

**Correspondence #10: Memo dated 10/13/21 from Planning Board re: Hash Brown Holdings, LLC-272-274 South Street Revised Plans (Plans will be available at meeting for viewing)**

Mr. Mattson comments this includes the revisions including the chemical storing and discussion is had. Plans are reviewed and discussed by the Board and Mr. Mattson suggests an in person meeting with the Applicant and the Engineer. Mr. Abbott comments to let the Planning Board know they are requesting the Applicant and their Engineer at their next meeting.

**Correspondence #11: Memo dated 9/21/21 from Planning Board re: Neponset Solar-Ironwood-455 South Street (Plans will be available at meeting for viewing)**

Mr. Abbott comments this the property behind Harwood Engineering which backs up to the Solar Farm on Industrial Road.

**Motion made** by Mr. Abbott **Seconded** by Mr. Spillane the Board has no comments at this time.

**Vote 5-0-0**

**Correspondence #12: Memo dated 9/22/21& 10/20/21 from Planning Board re: Lincoln Estates revised plans including Gravel Removal Operation Plan updated on 10/20/21 plans (Plans will be available at meeting for viewing)**

Mr. Abbott comments both deal with gravel removal and the Board has already responded with their comments. Further discussion is had.

**Motion made** by Mr. Abbott **Seconded** by Mr. Spillane the Board's original comments dealing with water still stand.

**Vote 4-0-1 (Hasenjaeger abstain)**

**Correspondence #13: Memo dated 10/13/21 from Planning Board re: Paragon Investments, Inc.-130 West & 25 Spring Street Revised Site Plans (Plans will be available at meeting for viewing)**

Discussion is had by the Board and Mr. Gustafson.

**Motion made** by Mr. Abbott **Seconded** by Mr. Spillane the Board's original comments still stand with no additional comments.

**Vote 5-0-0**

**Correspondence #14: Memo dated 10/18/21 from Planning Board re: Stigmatine Fathers-605 Elm Street**

Mr. Abbott summarizes the plans of this property and comments they are connected to water and not connected to sewer. Mr. Spillane comments this is across the street from Minebrook #4. Mr. Fasanello comments his concern is land disturbance and the well fields. Mr. Abbott comments they are moving some utilities in the driveway and discussion is had by the Board.

**Motion made** by Mr. Abbott **Seconded** by Mr. Fasanello that the Applicant appear before the Sewer and Water Commissioners to answer questions.

**Vote 4-0-0 (Spillane no present at time of vote)**

**Discussion Item #1: Memo dated 10/13/21 from Commissioner Abbott re: Water Production-Current vs. Prior Years**

Mr. Abbott summarizes the Board regarding the water production and will continue to provide this information to the Board every month and Mr. Mishra makes his comment.

**Discussion Item #2: Memo dated 10/10/21 from Commissioner Abbott re: FY22 Revenue Numbers**

Mr. Abbott comments he will continue to provide the Board the Revenue Numbers

**Discussion Item #3: Meter to Cash Report**-Mr. Mishra comments the purpose was to monitor the delay in billing and find out ways to improve the plan. Further discussion is had regarding the projections and the meter to cash report request. Mr. Mishra comments he will be receiving the information requested by the end of this week and Mr. Abbott suggest to put this on the upcoming agenda.

**Discussion Item #4: Memo from Director Mattson re: 1034 East Street, LLC escrow funds**

Mr. Mattson comments this is the Liberty Village Apartments and the Board asked that he list out the connection fees. Mr. Mattson continues to summarize the Board that there were questions about what the sewer and water fees should be and to keep the process moving forward they offered to escrow amount for the entrance fees. Mr. Mattson continues the escrowed amounts are \$462,030 for Water and \$312,660 for Sewer and we are at a point of resolution of what the fees should be. Mr. Mattson summarizes his formula to calculate the fees and discussion is had regarding the fees calculated by the developer.

**Motion made** by Mr. Hasenjaeger **Seconded** by Mr. Abbott to approve the proposal made by Director Mattson based on his calculations for Water \$346,480 and Sewer \$237,140 total of \$583,620 to be presented to the Applicant

**Vote 5-0-0**

Mr. Mattson makes comments on the fees for the project off of Renmar Road. Mr. Mattson continues as part of that project the developer was going to install a 12 inch water main, summarizes the area and they will be looking for some consideration on their connection fees also. Mr. Mattson continues that this project differs from the East Street project as this has a mutual benefit. The upper end of Lincoln Road is flow deficient and the improvement they will make will enhance that area.

**Discussion Item #5: Memo dated 9/23/21 from Commissioner Abbott re: Additional MWRA information**

Mr. Abbott comments that at their last meeting they talked about the possibility of asking the MWRA to allocate even though we would not use the water now. Mr. Fasanello commented the Quabbin has so much water and feels it is a win win situation and further discussion is had. Mr. Fasanello continues to update the Board with information he was given regarding the capacity of water and availability and discussion is had. Mr. Fasanello continues to provide the information he was told about the Quabbin and if we get involved with their water it is an insurance policy as this place will not run out of water. Mr.

Fasanello provides the current population and Mr. Mattson comments the new census figures are coming out soon. Discussion is had on the topic and the Town Meeting presentation to the members. Mr. Hasenjaeger makes comments regarding the funds Norfolk County receives for the sewer and water infrastructure.

Mr. Mattson comments about the Governors cutbacks in the funding and discussion is had. Mr. Abbott comments the town would have to vote at Town Meeting at the earliest Spring, 2022. Mr. Abbott comments on the town of Norwood and that they would charge us to use their pipes and the upgrades that may be needed and also having to add a meter at the town line. Mr. Abbott continues with the process and all the steps. Mr. Hasenjaeger comments to have someone from the MWRA explain the process and Mr. Abbott suggests they have someone come to the meeting and see if they consider. Mr. Hasenjaeger makes comments and feels the Town of Norwood would not be negative and further discussion is had. Mr. Hasenjaeger suggests the Board contacts Congressman Lynch's Office as he helped with issues in the past. Mr. Abbott suggest the next best opportunity would be the Spring Town Meeting. Mr. Hasenjaeger suggest the Board come up with a date for a Workshop with the MWRA.

**Discussion Item #6:**

***Preliminary Design with cost estimate and Field Work Plans for Jarvis Farm Parking Lot***

Mr. Fasanello proposes to look at all the packet information and comments if they put a parking lot at Jarvis Farm are they encouraging people to bring cars in and asks if it would it be better to close the place down and have foot traffic only. This item will be added as a reoccurring item on upcoming agendas.

Mr. Fasanello speaks about the current block rates and the first block to expand to include most of the senior citizens and to investigate how to increase the first block and making up the difference in the other blocks. Further discussion is had.

***Motion made*** by Mr. Fasanello ***Seconded by Mr. Hasenjaeger*** to adjourn at 8:22 p.m.

*Date Minutes Accepted: January 10, 2022*