



*Town of Walpole  
Commonwealth of Massachusetts*

*William Abbott, Chair  
Glenn Maffei, Clerk  
Patrick Fasanello, Member  
John Hasenjaeger, Member  
John Spillane, Member*

*Board of Sewer and Water Commissioners*

**Monday, April 26, 2021  
2:00 P.M.  
Meeting Minutes**

A regular meeting of the Board of Sewer & Water Commissioners was held on Monday, April 26, 2021. The meeting is called to order remotely via Zoom by Board Chair William Abbott at 2:00 p.m. Mr. Abbott recites the Executive Order on Remote Participation.

Present remotely at the Meeting: William Abbott, Patrick Fasanello, John Hasenjaeger (joined meeting late), Glenn Maffei, John Spillane, Bernie Marshall, Water & Sewer Superintendent, Rick Mattson, DPW Director, James Johnson, Town Administrator, Scott Gustafson, Assistant Water & Sewer Superintendent and Mary Timilty.

**Abatements**

Mr. Fasanello asks why there are so many MTU issues on the sewer abatements. Ms. Timilty answers that the office is in the process of scheduling appointment that have been building up for a year when the schedule was not open due to Covid-19. Once the appointments had been scheduled and the office is receiving actual readings, some account had been overestimated. Ms. Timilty provided an update on the progress of scheduling the necessary appointments.

**Motion Made** by Mr. Maffei to approve the abatements for Mr. Abbott to sign. ***Seconded*** by Mr. Spillane  
***Roll Call Vote*** John Spillane-Aye, Glenn Maffei-Aye, Patrick Fasanello-Aye, William Abbott-Aye  
***Vote 4-0-0***

**Minutes of February 22, 2021**

**Motion Made** by Mr. Maffei to approve the minutes of February 22, 2021 as amended. ***Seconded*** by Mr. Spillane

***Roll Call Vote*** John Spillane-Aye, Glenn Maffei-Aye, Patrick Fasanello-Aye, William Abbott-Aye  
***Vote 4-0-0***

**Minutes of March 23, 2021**

**Motion Made** by Mr. Maffei to approve the minutes of March 23, 2021. ***Seconded*** by Mr. Spillane  
***Roll Call Vote*** John Spillane-Aye, Glenn Maffei-Aye, Patrick Fasanello-Aye, William Abbott-Aye  
***Vote 4-0-0***

**Superintendents Report**

Mr. Marshall comments the Grant Program is still ongoing and provided an update on the GIS work. Mr. Marshall continues that the Representative from CDM was onsite with Wright Pierce ironing out some of the differences in clarification with some of the locations and the way information was gathered in the past. Mr. Marshall comments they are working on having the whole package back together and on track

as they are still collecting data. Mr. Marshall provided an update on a new employee, an update on the work being performed by the distribution crew and the filter rehabilitation project. An update was given on the generator project and the completion of the work on Plain Street which 700 feet of eight inch water main from Lincoln Road to the end pipe on Plain Street was connected, being filled and flushed. This water main will soon be pressure tested and chlorinated. Mr. Marshall provides an update on the drying lagoon at the Willis Plant and states it will be hopefully cleaned and retrofitted with a new curtain in approximately 3-4 weeks. Mr. Marshall continues to update that the Annual Statistic Report was reported to the DEP on April 8, 2021 and the town has 10.6% of unaccounted for water. Mr. Marshall discusses his best estimates of what he feels the unaccounted for water reasons were and discussion is had. Mr. Marshall reports they are still at 64 gallons per capita per day and he is happy to report that we are still in good shape. Mr. Abbott questions on the water withdrawal permit and if they miss two consecutive years it impacts the ability to water outdoors twice a week and other questions are asked that Mr. Marshall comments he will have to look into it. Mr. Maffei asks if the states standard is 65 gallons per person per day and if we are at 64 gallons per person per day. Mr. Marshall comments he believes we were at 63 gallons last year and we have been under. Mr. Abbott comments we have gone over and under in the past and provides an example and Mr. Marshall will check in that. Mr. Mattson comments that we need to meet both criterias if you miss one or the other you fail. Further discussion and clarification is had regarding the unaccounted for water and gallons per capita per day. Mr. Marshall provides an update on the PFAS samples and reports the results that came back are under what the maximum contaminant level is and the town still has to resample because they were over the method detection limit. Mr. Marshall continues that they have confirmatory samples that have to be taken and they need to be taken from each and every individual well and that these samples will be taken shortly. Mr. Marshall continues that this will guide the DEP if the town will have monthly monitoring for PFAS or quarterly samples which will depend on how each individual well comes back in its concentrations. Mr. Abbott asks how close we were to the maximum ? Mr. Mattson comments the maximum contaminant level is 20 parts per trillion and the sum of 6 compounds. Mr. Mattson continues he believes the Delaney was at 15.8 and Mine Brook was at 3.1 or 3.31 and what triggers the second set of samples.

#### **Correspondence #1-Commonwealth Dance Letter Dated 4/12/21**

Mr. Abbott comments Commonwealth Dance originally requested to use Jarvis Farm for their dance recital but now they are going to Norwood High School. Commonwealth Dance is now cancelling the rental and states the Board will send them back the \$150 fee. Mr. Abbott asks for any questions. Mr. Spillane comments the Board should not have rented it out in the first place.

#### **New Business #1-Jarvis Farm Application-May 14-16, 2021-Boy Scout Troop 44**

Mr. Abbott comments Troop 44 has been to Jarvis Farm before and asks for any questions or comments. Mr. Spillane comments he noticed they requested a burn permit and would like to know the story. Mr. Maffei speaks from experience with these troops they use a half barrel and Mr. Mattson comments they need to deal with the Fire Department to get a permit. Mr. Fasanello questions the number of vehicles being there and comments the parking lot is not ready for vehicles there yet.

**Motion Made** by Mr. Maffei to approve the Jarvis Farm Application by Troop 44. **Seconded** by Mr. Spillane

**Roll Call Vote** John Spillane-Aye, Glenn Maffei-Aye, Patrick Fasanello-Abstain, William Abbott-Aye  
**Vote 3-0-1**

### **Continued Business #1-Jarvis Farm Parking Lot Update**

Mr. Mattson provides an update that Commissioners Fasanello & Spillane, himself and Mr. Marshall met with a representative from the Southeast Regional Office of the DEP to go over exactly what they would like to do at Jarvis Farm in terms of putting in an asphalt parking lot. Mr. Mattson comments the representative has been provided with all the information needed to bring it up the chain of the DEP and what further steps have to be taken by the DEP. The DEP will let the town know if they need to fill out a full application or if anything else needs to be done by the town and he will update the Board of the findings. Mr. Abbott asks if the DEP gave any indication of when they would get back to us and Mr. Mattson answers they did not give a timeframe and will look into. Mr. Maffei asks Mr. Mattson to discuss some techniques that improve the water quality and what it does to run off in a parking area. Mr. Mattson provides a lengthy explanation regarding Mr. Maffei's question and some further discussion is had.

### **Continued Business #2-Septage Facility Hours**

Mr. Abbott updates that at the last meeting one of the haulers was asking if the Board could extend the current hours and in the Board's discussions it was brought up the original sighting of the location off Robbins Road was restricted by the Zoning Board to only operate during while school was in the building and not when kids were outside. Mr. Mattson suggests a memorandum be written asking what is necessary to the Zoning Board to request an extension of the hours to extend the hours because without a reversal of their vote there is nothing they can do. Mr. Mattson comments he feels there is nothing to be gained by the hours being extended and discusses the schedule of the facility hours with Mr. Marshall. Mr. Abbott asks if the hauler has been made aware it is not as simple as changing the hours and Mr. Marshall comments he has explained the process to Mr. Orlando. Mr. Abbott and Mr. Marshall have further discussion on the situation. Mr. Maffei suggests Mr. Orlando write a memo to the Board of what his needs are, his reasons and what hours he is looking for. Mr. Abbott asks Mr. Marshall to contact Mr. Orlando and update him on the process of the Zoning Board's approval. Mr. Fasanello comments it would be helpful for the haulers to come before the Board and explain their situation and Mr. Marshall said he will reach out to have them put on an upcoming agenda.

### **Continued Business #3-Vote on Articles 7 (No Action Needed) & Article 9 (Transfer of Funds from SRE)**

Mr. Abbott comments based on an oversight they had discussed Articles 7 & 9 which are the article for the current fiscal year and when they were put on the agenda the board was concerned they might come up with a shortfall in the budget and may have to take some retained earnings. Mr. Abbott comments Article 7 was covered at the last meeting which is for the water and with the Pennington Crossing entrance fees coming in we will not need any additional retained earnings and recommends the Board takes no action on that Article. Mr. Abbott comments when asked at Town Meeting he will answer he has a vote for them other than yes the Board put it on the Warrant. The 2<sup>nd</sup> one is Article 9 and that is to use some sewer retained earnings to make up for the shortfall and in this case there is a shortfall for this current fiscal year and as discussed we need \$200,000 out of the Sewer Retained Earnings.

**Motion Made by Mr. Abbott** to recommend no action on Article 7 and on Article 9 the Board recommends a transfer of \$200,000 from Sewer Retained Earnings to supplement the Sewer Operating Budget. **Seconded by Mr. Maffei**

**Roll Call Vote** John Spillane-Aye, Glenn Maffei-Aye, Patrick Fasanello-Abstain, William Abbott-Aye  
**Vote 3-0-1**

#### **Continued Business #4-Edgewood Development Entrance Fees**

Mr. Mattson summarizes back in 2018 when this project was being proposed there was a question as to what the connection fees for the properties would be and discusses the issues that came up in the effort to allow them to continue with the process to obtain the building permit. The connection fees had been put in an escrow account for the full cost of what the connections would be at the Commission's most expensive scenario, which is scenario "A". The amounts put into escrow for water connections were \$462,030 and sewer connections \$312,660. Mr. Mattson continues that these building are starting to be occupied and we need to get this settled and establish what these entrance fees are exactly going to be. Mr. Mattson makes the Commissioners aware we need to get the money out of escrow and into the accounts based on what they want to charge. Mr. Abbott asks if Mr. Mattson contacted the representative from Edgewood and Mr. Mattson replies he has not heard back. Mr. Mattson believes one of the points of contention is a portion of the property was assessed in betterments on the sewer side and what that would do is dramatically reduce the sewer connection fees. If the Commission charges per unit the sewer connection fees would total \$22,800 and he believes all the units are not entitled to the embetterments and believes they have added a couple connections there and the Commission will have to come up with some sort of fee. Mr. Mattson comments on the water side there may be a minimal credit due because of the preexisting businesses that were there and does not see a whole lot on that side. Mr. Abbott recalls at the meeting with them the way they wanted to go was not in the Commissioners rules. Mr. Abbott suggests they take a look at the way they give the options as to the situation of what is commercial, residential or industrial and to give it some thought at the time of the rate hearing. There is further discussion on the entrance fees and ways to determine. Mr. Fasanella suggests the Chair and the Public Works Director meet to figure out and bring to back to the Commissioners for a vote. Mr. Abbott comments that is what they will do to have something presented to the Board and then the Applicant.

#### **Discussion Item #1-MII and Metron-Farnier Water Meters**

Mr. Mattson discusses the concern with the current vendor system is the current business dealings of Mueller Corporation and he is concerned they may not be offering the product in the next four to five years unless they make some dramatic manufacturing and technical support improvements. Mr. Mattson discusses other communities that are migrating away from Mueller based on what he was told. Mr. Mattson comments he would like to run a small pilot test similar to what they did before when they engaged with KP Electronics on some selected accounts to see how the system works. Mr. Mattson discusses the type of cellular technology and how some people love it and some are fearful of having this type of technology because they think we are watching them and we need to find a happy medium. Mr. Mattson is unaware of the cost at this time and comments that this system has been working very well for Siemens and has worked well with our current billing system. Mr. Mattson expresses his concern is this is all cellular based and what would happen when the networks go down. Mr. Mattson would like the company Mass Installation give a demonstration once the meetings are back to being in person or we could do a brief overview over Zoom. Mr. Mattson continues to update the Board of all the transmitter problems we have experience with Mueller Systems. Mr. Abbott and Mr. Mattson have further discussion on the current and Metron systems. Mr. Abbott suggests the Board watch the short presentation video and to have a demonstration and the Board can start to figure out what to do. Mr. Marshall expresses his frustrations with the current vendor and the problems he has encountered. Mr. Maffei comments this sounds interesting and will ask more questions when they hear more information. Mr. Fasanella comments that if we consider this system to speak to other utility companies about making some type of arrangement for using our system.

## **Discussion Item #2-FATM Capital Improvement Projects**

Mr. Marshall comments they are currently taking a look at what direction they want to go as they need to have the SCADA upgraded at the Delaney Treatment Plant and the sludge disposal that was going to be implemented but we did not receive the proper quotes from Wright Pierce so they will try to incorporate them together. Mr. Marshall also comments the Willis Plant is going to need some upgrades also and they are using Asset Management Plan. Mr. Marshall discusses some areas that also need some cast iron water main replacement. Mr. Marshall continues he does not have a dollar figure for the Board right now and will get back to the Board when he does and reviews the Asset Management Plan from Wright Pierce. Mr. Marshall continues to update the Board he would like to get the next sewer pump station location at Morningside Drive. Mr. Fasanello comments the Board should maybe think about the pump station being part of the Jarvis Farm parking lot situation. Further discussion is had regarding the sewer capital improvement projects. Mr. Mattson recommend the Draft Sewer Master Plan prepared by Wright Pierce should be considered to be formalized to a formal Sewer Master Plan. Mr. Abbott discusses the request made about the Norton Avenue sewer extension and when he reviewed the Sewer Master Plan that was the number one item to go the full length. The other locations at the top of the list if Conifer Drive, Chandler Avenue and Birch Street. Mr. Abbott comments the Birch Street area currently has a pump station because the development design is on a slight hill so one side of the hill has sewer and the other side does not. Mr. Mattson recommends the Board review the Master Plan and try to get costs for all the projects listed as TBD and incorporate into the Sewer Capital Improvements. Mr. Abbott discusses the Master Plan and how it is heavily depending on grinder pumps and not to be adding pump stations and provides examples. Mr. Maffei asks if the Board should reach out to residents who have maybe just updated their septic systems and will not be interested in connecting and make their decision from there. Mr. Mattson comments they had done that in the past and at that time a number of people had updated their septic systems and were not inclined to take on the betterment assessment. Mr. Mattson discusses the formula of the betterment assessment and how the cost is 75% on the homeowner now and how it may make sense to some if they are paying \$40,000-\$50,000 for the septic system. Mr. Mattson comments in the past they have sent out letters and certainly could again to targeted areas. Mr. Mattson discusses a phone call he received from a business owner on Production Road and wanted to discuss an extension referring to the Biden Infrastructure Plan and says that is an area that could be targeted as well. Further discussion is had about the betterment costs for the homeowners past and present and what to consider.

**Motion Made** by Mr. Spillane to adjourn at 2:59 p.m. **Seconded** by Mr. Maffei.

**Roll Call Vote** John Spillane-Aye, John Hasenjaeger-Aye, Glenn Maffei-Aye, Patrick Fasanello-Aye, William Abbott-Aye

**Vote 5-0-0**

Date Meeting Minutes Accepted ***June 21, 2021***