

**October 25, 2010**

A regular meeting of the Board of Sewer & Water Commissioners was held on Monday, October 25, 2010 at 7:00 p.m., at the Edward J. Delaney Water Treatment Plant, 1303 Washington St.

Present: Patrick Fasanello, Kevin Muti, Roger Turner and Ken Fettig. Also, Rick Mattson, Supt. of Sewer and Water.

Donnell Murphy also arrived as a resident at the meeting.

All abatements submitted tonight are reviewed and signed.

**Motion Made** by Patrick Fasanello to accept the minutes of September 27, 2010. Second by Roger Turner. Vote 3-0-0.

Mr. Fettig arrived at this time (7:05). He would like a minor correction to the minutes which all Board members agree to include in the motion, second and vote.

**REQUEST FOR WATER TO FOUR HOMES, 67 COUNTY ST., DOVER**

The legislation from 1982 with regard to this area is discussed. Mr. Fasanello says he read the document and his interpretation is that they must supply water only if the Dover Board of Selectmen authorizes the supplying water from Walpole. Mr. Fasanello adds that based on what he sees Walpole cannot charge entrance fees that are any different than what is charged Walpole residents. There is no bargaining allowed. Therefore Mr. Fasanello feels there is no advantage to allowing this. Mr. Mattson adds unless it counts for Walpole against their allotted 40B permit requirements, however he doubts it.

Resident Bill Hamilton arrived at the meeting at this time (7:10 p.m.)

Mr. Mattson says right now the applicant is looking for a fire line for fire protection. Mr. Fasanello says there is no need to discuss this until we have a note from the Town of Dover as the legislation states. Mr. Mattson says the applicant would be interested in domestic water also if the Board was amendable to the idea. Mr. Fasanello says there is no need to discuss this until we have a note from Dover and Mr. Mattson asks then what. Mr. Fasanello says then we can ask our attorneys to look at the legislation. Mr. Mattson asks why we would go this far if there is not direct benefit unless there is a potential credit for the units. There is discussion on the applicant needing the fire line for insurance purposes or the Dover Fire Dept. would require residential fire sprinklers which are very costly. Mr. Fasanello thought that perhaps the Town Administrator might be able to answer if he is reading the legislation correctly. Mr. Turner is interpreting the document the same as Mr. Fasanello and thinks that perhaps a legal opinion would be a good idea to find out 1.) If we are bound to supply water to the Town of Dover under this legislation, and 2.) If we can charge a special entrance fee. There is then discussion on Section 3 which holds the Town of Walpole liable for everything. It appears that we have all responsibility for any damages. **Motion Made** by Roger Turner to inform Bristol Pacific Homes that based on the interpretation of the legislation that this Board is not interested in talking to Dover. There is no second. There is further discussion and the Board is in agreement that the first step is to receive a letter from the Board of Selectmen of Dover and then to get answers to the two questions discussed.

The applicant will be told that the Board needs to get a letter to them from the Dover Selectmen and they will attempt to get some answers to their questions. Then the Board can decide where they want to go with this.

#### **REQUEST FOR IRRIGATION SYSTEM, 30 HOUND PACK CIRCLE**

**Motion Made** by Patrick Fasanello to authorize 30 Hound Pack Circle to install an irrigation system provided that all requirements of the Board and the Water Department are met. Second by Ken Fettig. Vote 4-0-0.

#### **WATER BAN WAIVER REQUEST – GUPTA, 24 HOMEWARD LA**

All information is reviewed and discussed. In her letter the homeowner asks that the \$50 charge be removed from her bill. **Motion Made** by Kevin Muti to send a letter to Ms. Gupta of 24 Homeward Lane explaining how the Board needs to remain consistent in their policies and therefore denies her request for a waiver of the fine. Second by Ken Fettig. Vote 4-0-0.

#### **RAM COMPLETION REPORT –BAKER HUGHES**

Mr. Muti points out that the complete report was previously sent to all the Commissioners for review and this is a summary of what they already have. The document is a read and noted.

#### **WALPOLE WATER MANAGEMENT PERMIT ORDER OF COMPLETION RESPONSE**

Mr. Mattson says he does not expect to hear anything about this from the State until probably January. There is then discussion on a pamphlet that was sent out by NepRWA that some of the member felt was fraught with errors. They would like to know how much State money was spent on these pamphlets. Mr. Fasanello is going to see if he still has the pamphlet at home to bring to the next meeting.

#### **PROPOSED LARGE METER ANALYSIS AND REVENUE RECOVERY REPORT**

Mr. Mattson says the information before them shows an interesting concept for commercial and industrial accounts. He says by properly sizing these meters they would properly register. He suggests moving forward with this project through town meeting and capital budget and take ownership of commercial meters and make them KP adaptive. By having a company come in to survey and provide the proper recommended size we would not be losing revenue on low flows. The estimated cost would be \$150,000 to \$175,000. There is discussion and Mr. Mattson says there could be a meter depreciation account set up. Mr. Fettig would like to confirm that it is Mr. Mattson's opinion that we are losing revenue due to defective meters and Mr. Mattson responds they are not defective they are oversized. He says he wanted to run this by the Board before he submitted any capital improvement documents.

**Motion Made** by Roger Turner to accept the document submitted by the Superintendent and ask him to prepare the material for Capital Budget and for the 2012 Spring Annual Town Meeting relative to this. Second by Patrick Fasanello. Vote 4-0-0.

#### **WALPOLE PARK SOUTH VIII**

The plans submitted by the applicant are reviewed. Brought as late mail per the Chairman is the request from the Planning Board asking for information regarding chemical storage and site plan approval conditions. Mr. Fasanello asks Mr. Mattson if he would need help with the request and Mr. Mattson says no, he has all the information, as he files the information with the Board of Health every year. Mr. Muti explains the compromise that he had offered at the Planning Board meeting last week where the proponent could move the building and reduce the square footage in Area 3 so none of the building

would be in Area 2. He says Mr. Merriken had agreed to look at it. Mr. Murphy says he has no intention scaling back his current plan and he plans to exercise his rights for a special permit and site plan approval. If he is denied the special permit he will still pursue site plan approval. There is further discussion. Mr. Murphy says he will build in Area 2 as he has that right and if he has to he will change the uses. His plan is that the building is divided into 5000 square foot increments with 18 units planned. He says he is not interested in doing anything that is outside of the Zoning By Laws and this building would be identical to all the other buildings in Walpole Park South. Mr. Muti says Site Plan is continued with the Planning Board for November 18<sup>th</sup> and he believes but is not sure that they will also hear the Special Permit this same night. Mr. Fasanello says this Board needs professional guidance with the questions they have. He would like to hire someone to look at this information. Mr. Fettig asks, for what purpose and Mr. Fasanello responds to generate questions with the situation of the building. Mr. Fettig asks why we are depending on help to make a decision. Mr. Fasanello says he is not an expert on this and would like help and Mr. Fettig says he feels this is a “fishing expedition”. There is further discussion. Mr. Fasanello says he would like our consultant to look things over and respond, then he would feel better and if they say they are comfortable with the issue then he would accept it. Mr. Mattson asks Mr. Fasanello for a scope of services. Mr. Fasanello says he wants the existing plans reviewed. Mr. Mattson says he needs more information than this and Mr. Muti says review the plans to determine what impact, if any, a special permit would have on our aquifer. **Motion Made** by Patrick Fasanello to hire Weston and Sampson to go over the information and plans on Walpole Park South VIII to seek what affect if any the issuance of a Special Permit would have on the Town’s water supply and the environment and to notify the Planning Board of this Board’s decision. Second by Roger Turner. Mr. Turner suggests that the Planning Board could put certain stipulations and Mr. Murphy could agree to no hazardous materials. Mr. Murphy again says he has no intention of changing his current plans. Vote on the motion 3-1-0, Fettig against. Mr. Muti asks that we get the information back as soon as possible, preferably within the next 2 weeks but definitely by the 18<sup>th</sup> of November, Mr. Mattson will contact Weston and Sampson tomorrow.

Mr. Mattson speaks about the water tanks on High Plain St. He says there is \$1.5 million of repairs needed because they are lead based and must be encapsulated under negative pressure. The DEP now requires the installation of mixing mechanisms to move the water. The Board does have the option of piece mealing the individual tanks for smaller amounts at a time, they can do them all at once or they can take these tanks down and build a new 2 mg tank for \$1.7 million. There is discussion and Mr. Muti asks if there is enough land. Mr. Mattson says if not they can put it adjacent to the Old Post Road tank. Mr. Muti asks for more definitive costs. Mr. Mattson says he just wants to see about putting it into the capital budget. He will get the numbers for the next meeting.

**Motion Made** by Patrick Fasanello to adjourn. Second by Ken Fettig. Vote 4-0-0. Meeting adjourned at 8:25 p.m.

