



*Town of Walpole
Commonwealth of Massachusetts*

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

Board of Sewer and Water Commissioners

**February 8, 2021
Meeting Minutes**

The meeting is called to order remotely via Zoom by Chairman William Abbott at 7:00 p.m. Mr. Abbott recites the Executive Order on Remote Participation.

Present Remotely at the Meeting: William Abbott, Patrick Fasanello, John Hasenjaeger, Glenn Maffei, Bernie Marshall, Rick Mattson and Mary Timilty. Absent from meeting is John Spillane.

Review of Correspondence from Weston & Sampson regarding Cedar Crossing Capacity Study-

Mr. Marshall provides an update that Weston & Sampson may do some flow metering in some areas that haven't been taken care of in years. Mr. Abbott comments he is unaware when the ZBA will close their hearing. Mr. Maffei made his comments on the study. Mr. Mattson and Mr. Maffei make comments regarding the chances of being reimbursed for this study.

Review of FY 21 Water Pumped by Month

Mr. Abbott reviewed and commented where we stand as of halfway through the fiscal year.

No questions from anyone in attendance.

Review of FY21 Pumped 2015 thru Present

Mr. Abbott reports we had near normal pumping during May through October and we have reverted back to being roughly 10% under the historical averages. Mr. Abbott states from a revenue standpoint it appears we are slightly ahead. Mr. Mattson comments by the water usage it is clear that water saving devices are definitely having an impact on water usage.

No questions from anyone in attendance

Projected Sewer and Water Rates.

Mr. Abbott reports, being halfway through the year he built what the rate spreadsheets would look like and as we get closer to the June timeframe, we'll be able to get a better sense on what's the new entrance fees and how the water consumption is doing.

Mr. Mattson comments what to consider to calculate a proper rate increase.

Mr. Abbott reports on his discussion with the Town Accountant and Treasurer about using some of the retained earnings and reported the Town Accountant has no objections.

Mr. Fasanello reports about what he learned at a recent MWRA meeting about Boston and the suburban cities and towns water usage. Mr. Fasanello comments we should be increasing our water usage because people are working from home and not going out as much. Mr. Abbott comments Walpole's usage started to pick up in May, June, July and August, which would reflect irrigation and it's also it's possible that, people were working from home as a result of the virus.

Mr. Fasanello comments he has been talking to people about their water usage, habits and thoughts on the public water supply. There is a discussion between Mr. Abbott, Mr. Fasanello and Mr. Maffei regarding what we have estimated our usage at and what the retained earnings looks like.

Mr. Abbott comments about the upcoming rate hearing in June and what consumption figures will be available to help determine the new rates. Mr. Abbott continues that the intent was just to show the Commissioners where they were and that we are taking into consideration what the actual is in the first quarter of fiscal year when we are billing for water, using the prior years rates.

Superintendent Status Report

Mr. Marshall comments we have had three water main breaks, one on Countryside Lane and two on South Street since the last meeting. Mr. Marshall provides an update on the SCADA upgrade and some issues that are being worked out. Mr. Marshall also provides an update on the grant program that Engineering has received and what is being done by Wright & Pierce to start this program. Mr. Marshall provides a report to the Commissioners of the new employees in the Department and that the distribution crew continues to work on a maintenance location for different projects, and also snow and ice removal. Mr. Marshall provides an update regarding the Water Management Permit and the information still needed and questions on the high efficiency products enforcement for Wright Pierce's review. An updated was given on the pre-construction bid for the sandblasting and the painting of the six filters last week. Mr. Marshall spoke about the permanent lagoon solution at the Willis plant in accordance with our administrative order. Mr. Marshall stated we are in compliance with everything right now and spoke about what was being worked on for a permanent solution.

Mr. Abbott asks Mr. Marshall a question about our water withdrawal permit and when it will go out for public comment. Mr. Marshall answers that Wright Pierce is still working with the DEP at this time. Mr. Maffei asks a question to Mr. Marshall about COVID expenses and if he is tracking all expenses for an opportunity to be reimbursed. Mr. Marshall and Mr. Maffei have a discussion about the different COVID expense types and not missing an opportunity to be reimbursed.

Request for Comments from Planning Board regarding the proposed Lincoln Estates subdivision

Mr. Hasenjaeger recuses himself as he is one of the so called 10 former owners of that lot and not of that project. Mr. Abbott comments he did see Mr. Hasenjaeger name on a few items and feels it is wise to recuse himself. Mr. Abbott asks if we had any comments from the Town Engineer and Mr. Marshall comments that he and Mr. Balduf had a discussion and they took a look at the actual subdivision. The few things that they did see was that at the end of Deerfield Drive, they should be installing gate. There also should be installed a chlorine and a pressure testing tap. Also, at the end of a cul de sac there was a possibility of moving a hydrant because of snow removal. Mr. Marshall also commented that Mr. Balduf and him thought it was very well laid out. Mr. Marshall feel the best department to relocate a hydrant or two is the Fire Department.

Mr. Abbott and Mr. Fasanello discuss the wetlands near the project. Mr. Fasanello discusses the consideration of a utility easement. The reason of his request is because he has seen at times

conservation property and especially wetlands catch on fire. Mr. Fasanello also feels two easements on near the gun club and the other on the top lot according to the maps.

Mr. Abbott comments he sees the need for one easement by the gun club but does not see a need for the other abutting into the town of Norfolk and the Stop River. Mr. Fasanello feels it will be nice to have it there as it will not hurt anybody. Mr. Marshall comments they both have hydrants at the end of the cul-de-sacs according to the way the plans were made up. Mr. Abbott comments we can request easements at the end of both cul-de-sacs.

Mr. Mattson asks if there is a water connection from Daisy Drive and Mr. Abbott answers no, not that he could see. Mr. Mattson asks why not? Mr. Abbott answers from Daisy Drive they would be crossing either the perennial stream that goes into the Stop River. Mr. Fasanello asks why anyone would not want to put an easement there. Mr. Abbott comments that we are going to request at Mr. Fasanello's suggestion. Mr. Abbott continues that there is a perennial stream and an allotment that goes into the Stop River that crosses between Daisy Drive and there are 3 lots that they would be crossing. Mr. Mattson comments we should have an Engineer look at it. Mr. Abbott, Mr. Mattson and Mr. Fasanello continue to discuss the considerations of easements and requesting a water line.

Mr. Abbott suggests the Commission looks into obtaining a connection to Daisy Drive, a gate at the end of Deerfield Drive and a pressure testing tap. Mr. Marshall comments to also inquire about a gate valve, a chlorination test, a pressure test tap after the gate where they will start the new water main. Mr. Mattson and Mr. Marshall discuss the purpose of the tap.

Mr. Abbott makes a suggestion that the Commission sends a note to the planning board, requesting that a gate be added at the end of Deerfield Drive. Also requesting the Planning Board have the Engineer look to see if they can connect to the end of Daisy Drive, and to have an easement off of the cul-de-sac that is adjacent to the Sportsman's Club. Mr. Abbott states he does not see the need for an easement at the other end as it is very close to the town line and the Stop River. Mr. Abbott comments that Mr. Fasanello feels very strongly about add that we put easements of both the end of both cul-de-sacs, he will add that on also. Mr. Maffei asks what is the concern with the easement at the river? Mr. Abbott does not find it to be necessary if it's so close to the town line that there'll be little benefit in this.

Mr. Abbott comments it's wetlands and the Stop River is relatively small but there's wetlands on both sides. Mr. Abbott points out at the end of the lot at the end of the cul-de-sac is going to back up to a swamp. Mr. Maffei doesn't feel like there is any downside.

Mr. Abbott asks if anyone has any other request for what he proposes to the Planning Board. Mr. Maffei comments the Commission requests both easements and let the Planning Board comment if they feel both are necessary and then the S&W Commission can reconsider at that time. Mr. Mattson comments they should request a capacity analysis.

Mr. Abbott asks Mr. Hasenjaeger if he is ready to un-recuse himself and Mr. Hasenjaeger answers Yes.

FY22 Water & Sewer Budget Recommendations to be reviewed at February 22nd Finance Committee Meeting

Mr. Abbott asks if anyone have any questions on the budget recommendations and announces he will be attending the Finance Committee meeting on February 22nd to address the Water and Sewer Budget Articles. Mr. Abbott asks if anyone has any questions on the Water and Sewer Budget Recommendations and there are none.

Policy Review-43 Oak Street

Mr. Abbott comments the Commission has already have given them an abatement and his suggestions if they want to work something out with the Collector's Office and offers some suggestions the Collector's Office has offered in the past. Mr. Abbotts comments that is what the Commission suggests for the 43 Oak Street. Mr. Abbott asks if anyone has any other thoughts. Mr. Maffei comments that he suggested at their last meeting the Commission eliminates tier 3 & 4 and the Commission decided on eliminating just tier 4. Mr. Maffei is still open to eliminating tier 3 & 4. Mr. Abbott commented that the Water Department went above and beyond for this resident and being able to get in to the house to identify the leaking toilet. Mr. Abbott feels with that help and an abatement is more than enough.

Policy Review-12 Emerald Way

Mr. Abbott feels after reviewing the correspondence he does not see a reason to adjust the bill. They were irrigating and used the water. Mr. Abbott asks if anyone sees any reason the Commission does anything with this invoice with no responses.

Policy Review-16 Neal Street

Mr. Abbott comments this is a resident who started using their irrigation system. The office has recalculated the bill. Mary Timilty comments the resident just started using their irrigation system this past summer. The office was not receiving transmissions from the transmitter at the home and the invoice was estimated based on the same time last year when the irrigation system was not in use. Mr. Abbott comments we have already adjusted the bill and he suggests they call the Collectors Office regarding the interest charges.

Policy Reivew-11 Shufelt Road

Mr. Abbott comments, a customer get a rather large bill but they planted bushes in their backyard and they abut up to the Foxboro line train tracks. Again, he would suggest that they talk to the Collector's office, they'll tell them how that they can catch up and they will now know that watering those plants uses a lot of water.

Request from the Commonwealth Dance Academy for Use of Jarvis Farm

Mr. Abbott comments the Dance Academy want to use a couple of the cabins and also that they want to use the property until eight o'clock at night. Mr. Abbott questions who will clean the cabins and lock them up after they leave. Mr. Maffei comments he think it's a great idea to use Jarvis Farm. It's a great piece of property and Mr. Maffei thinks it's awesome that the Commonwealth Dance Academy wants to use it. Mr. Maffei suggests they relay a message to them that the Commission wants them to clean up after themselves. Mr. Maffei believes the Recreation Department will provide them keys and then the keys are returned to the Recreation Department. Mr. Maffei acknowledges that Mr. Fasanello may not be happy about the number of cars there. Mr. Maffei would encourage that the Commission approve this. Mr. Fasanello comments that this is a commercial enterprise and the Commission never envisioned Jarvis Farm as a venue for commercial enterprises. Mr. Fasanello questions what justification does the Board

have for compromising our watershed for somebody who's using it to make money. Mr. Fasanello also asks what the fees are for the use of Jarvis Farm and if the Dance Academy is paying for the use of the farm and asks if anyone knows that. Mr. Marshall comments it does not appear they are and Mr. Maffei comments he would say they are not. Mr. Fasanello asks what possible benefit to the Town or the Commission to have the Dance Academy there. Mr. Maffei comments it is a local business that are struggling and they cannot do anything indoors. Mr. Fasanello comments they could use Adams Farm, Bird Park or the new fields. Mr. Fasanello asks why they have to use Jarvis Farm. Mr. Abbott comments that Jarvis has cabins for costume changes and says that Mr. Fasanello brings up a good point of this being a commercial event and not the Boy Scouts or a fundraising event.

Mr. Abbott asks Mary Timilty to look into what Adams Farm charges for events. Mr. Fasanello suggests the Commission should for commercial enterprise events charge them money for every car they bring into Jarvis Farm. And the money that money to pave a parking lot and make the parking lot environmentally safe for the watershed. Mr. Fasanello also comments that since the town doesn't seem to want to help us pay for the environmentally safe parking spot. We might have to do with ourselves. And that could be a way to make some funds for that.

Mr. Abbott comments that Mary is going to look into what the town charges for other venues and says it's a good point that Mr. Fasanello made that this is a commercial activity, which Mr. Abbott believes the town does charge for other properties of the town. Mr. Fasanello comments that the funds collected should be for Jarvis Farm only.

Mr. Abbott comments that we can, how we could do this and certainly it would be a good idea if it's a property that the water department is responsible for and the fund go to the Commission. Mr. Hasenjaeger comments that he believes what the Commission is missing is that the Commission is not giving these applications out, the Recreation Department is giving out applications and recommending this venue to people, for the different functions. Mr. Hasenjaeger thinks what we need to understand is what the Recreation Department is doing, if they charging people and how they are promoting Jarvis Farm and what they are taking into consideration. Mr. Hasenjaeger comments that someone else is making all the decisions and not the Sewer and Water Commissioners and they need to find out with the Recreation Department is doing.

Mr. Maffei explains that the Commissioners would be in charge of the setting up a fee structure and looking back at the Jarvis Farm Committee before he was on the S&W Commission they were working towards developing a fee structure that was never approved, so there is no fees right now for Jarvis Farm whether it is for non-profit or Commercial. Mr. Maffei looked up the fees for Adams Farm and explained it is \$500 a day for Commercial use and perhaps that is why they are coming to Jarvis Farm. Mr. Maffei states there is no charge for nonprofit at Adams Farms and feels it is worth looking into charging for commercial use and feels it Adams Farm does not charge for non-profit than they should not either.

Mr. Abbott comments that there was some discussion from the Select Board about trying to make sure that the fees that were being charged by various organizations had some sense to them, and right now it doesn't appear that there is. Commonwealth is requesting the use in June and he feels the Commission has some time to investigate this.

Mr. Hasenjaeger comments that there is some required follow up about who will be cleaning up the bathrooms, pick up the trash, cut the grass, clean the building and whatever other related costs that could

be involved in using the facilities and how the Recreation Department deals with that. Mr. Hasenjaeger feels the Commission does not know and should try to have these questions answered.

Mr. Maffei suggests that the Commission invites the applicant to find out more information as to why they want to use Jarvis Farm and to address Mr. Fasanello and Mr. Hasenjaeger's concerns.

Mr. Hasenjaeger comments he would like to make it clear he is fully in support of the Dance Academy's being able to use Jarvis Farm and it is a separate issue from more longitudinal issue that factors over time, irrespective of what entity and what activity is being conducted there over time is what the procedures are what the charges are in what the parameters of use are. Mr. Hasenjaeger suggests the staff looks into some of these questions and get some clarity on what's ambiguous and what doesn't make sense.

Mr. Fasanello commented that many meetings ago he requested that the Commission put up signs saying this is a water resource area or aquifer. Mr. Fasanello feels that people do not understand what Jarvis Farm is. He feels they think it's a lovely piece of property that can be used for recreation and they don't understand the Sewer & Water Commission bought that and it was not bought with tax payer's money and that it belongs to the Sewer & Water Commission.

Mr. Abbott and Mr. Mattson comment that the signs have been posted at Jarvis Farm and what they say. Mr. Fasanello comments he is not concerned with people trespassing as he feels it is safer when people are at there. He is concerned with the cars and the activities that are not compatible with the aquifer. Mr. Mattson comments about the concern to cars that he went to Jarvis Farm with the Assistant Town Engineer, Chris Johnson to begin the process of attempting a design and/or get a budgetary figure for a paved parking lot. Mr. Fasanello comments he has some ideas himself for what can be done there. Mr. Mattson comments that there are a lot of restrictions that they are dealing with the EverSource right away and when he and Chris Johnson can discuss the plan they will contact Mr. Fasanello to join in. Mr. Mattson and Mr. Fasanello also discuss the information they received from the MA DEP.

Mr. Hasenjaeger requests the Commission take some kind of vote so the applicant does not get shut out of their date for the planned event and to vote to approve the use subject to the Commissioners obtaining a set of answers to certain activities and fees.

Mr. Abbott suggests the Commission lets Mary get some information so they get a sense of whether it's appropriate to charge a fee, what's the fees that makes sense and what their plan is to use it in June. Mr. Abbotts feels the Commission has some time and recommends for the next meeting to put this on the agenda, so that we could give them an answer and we could get back to them to tell them there's a number of issues that have been introduced being the first commercial activity and the Commission in general is looking positively at it but there are a number of things that we need to work out so that hopefully we'll be able to get to an answer. Mr. Mattson comments he does not believe the dance recital is for profit and Mr. Hasenjaeger suggests we send the Dance Academy a letter.

Motion Made by Glenn Maffei to adjourn. Second by John Hasenjaeger. Vote 4-0-0
Meeting Adjourned at 7:58 p.m.

Date Meeting Minutes Accepted: *March 23, 2021*