



*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, August 7, 2023

6:30 P.M.

E.J. Delaney Treatment Plant

A regular meeting of the Board of Sewer & Water Commissioners was held on Monday, August 7, 2023 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.

Present at the Meeting

Sewer and Water Commissioners:

John Hasenjaeger, Patrick Fasanello, William Abbott and Jeffrey Fisher

Other Participants:

Rick Mattson, Director of Public Works, Scott Gustafson, Sewer and Water Superintendent, Stephen Nunnery, Asst. Sewer and Water Superintendent, David Wluka, Wluka Real Estate, Phil Mackey, Attorney, George Lang, Developer

Mr. Hasenjaeger pointed out that they will jump around the Agenda since they are waiting for people for the 7:00pm Appointment

Superintendents Status Report:

Mr. Gustafson notes that it has been relatively quiet as far as leaks since the last meeting. Mr. Gustafson continued that there was a minor service leak on Common Street and a water main break on a 4-inch line on Crestview Lane. Mr. Gustafson pointed out that the Water Main Replacement Project is complete as it was originally designed. However, there is one more task to complete which is to install the pressure regulating valve that will separate the two (2) zones. Mr. Gustafson notes that the original water line had a checked valve in the line and we are isolating it with a closed valve. Mr. Gustafson notes that the Waste Basin Project is substantially complete and that they have an upcoming inspection with Mass. DEP. Mr. Gustafson notes that they have been continuing with hydrant maintenance, which includes painting, as well as other routine maintenance.

Correspondence:

1. MWRA Connection

Mr. Mattson comments that it took a while for Weston & Sampson and Stantec's legal counsel to work out terms of agreement between two (2) engineering firms. It has now been resolved. Stantec has a couple of people on vacation. Mr. Mattson continues that they are supposed to start the flow test next week. Mr. Mattson points out that they need to do full testing first at the locations that we gave them to model. Mr. Mattson notes that Weston & Sampson reached out to MWRA to tell them what they wanted to do in Walpole. Mr. Mattson adds that Walpole is looking for wheel water through Norwood to connect on Mylod Street and/or Union Street. Mr. Hasenjaeger points out that there has been some confusion about hydrology testing and flow testing. Mr. Mattson notes that Weston & Sampson will be at the next Board Meeting, possibly remote.

2. FY24 Billing – updated 6/22/23

Mr. Hasenjaeger notes that the report is included that Mr. Mishra was looking for.

3. Email to Commissioners dated 6/22/23 from Jason Noto, 36 Mill Brook Ave re: Water Policy

Discussion was had and Mr. Fasanello moved that they waive. Mr. Abbott assumes that we gave them a warning and that they are playing by the rules. Mr. Abbott would like to add an addendum to the motion that if they violate again, they will move right to the third step.

Motion made by Mr. Fasanello *Seconded* by Mr. Abbott to waive. *Motion* made by Mr. Abbott *Seconded* by Mr. Fasanello to add an addendum

Vote 4-0-0

Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, William Abbott-Yes, Jeffrey Fisher-Yes

4. Email from William T. Hamilton re: 55 Summer Street 40B Project

Mr. Hasenjaeger noted that they have a correspondence from William T. Hamilton in reference to 55 Summer Street. Mr. Hasenjaeger explained that he received an extensive four (4) page correspondence of the history of the 55 Summer Street project. Mr. Hasenjaeger continues the water & hydrology studies that were historically done on the Walpole Aquafor and the Bird Machine Company as far as dumping violations were historically before the company closed. Mr. Abbott noted the ZBA already declined initially and then it went to the State Housing Authority Board who told the town and applicant to work it out and they did. The ZBA has approved this project. Mr. Abbott continues that it is before the ZBA again because the original applicant has sold to another company who only wants apartments. Mr. Hasenjaeger continued that Mr. Hamilton expressed that he would like to get answers from the company whoever the company is now about the sewer lines and pump stations. Mr. Hasenjaeger noted that the old company did not come to present plans when requested. Mr. Hasenjaeger would like to ask the new company to present and explain their plan and sewer line. It would be helpful for us to ask questions directly. Mr. Hasenjaeger also commented that they could possibly ask the town engineer to come in and explain it to the Board. Mr. Fasanello added that it is hard to comment on this unless they have the plans in front of the Board. Mr. Abbott noted all the 40B information is online at the town's website. Mr. Hasenjaeger said that they would look at these plans at the next meeting. Mr. Fasanello requested that Mr. Gustafson get a key to the filing cabinet so they can file documents referring to the utility plans. Mr. Abbott added that it would be helpful to also file in the cabinet, the Weston & Sampson reports for reference. Mr. Fisher asked Mr. Gustafson if he could get access to the online plans so that he can look at the plans ahead of time.

Mr. Mishra entered the meeting at 6:46pm.

5. Jarvis Farm Permit Application – Emergency Management Training

Mr. Fasanello recused himself since he is a member of this particular thing. Mr. Fasanello sat in the audience. Mr. Hasenjaeger read the request from John Lightbody of the Walpole Emergency Management regarding the mock disaster training that they would like to have at Jarvis Farm. Mr. Hasenjaeger continues that they are requesting permission to have 35 people and 20 vehicles without a burning permit for the purposes of training.

Motion made by Mr. Abbott *Seconded* by Mr. Mishra to approve the emergency training.

Vote 3-0-1

Roll call John Hasenjaeger-Yes, Patrick Fasanello- recused, William Abbott-Yes, Pradeep Mishra – Yes, Jeffrey Fisher-Abstain

Appointments: David Wluka – Re: Sharon Fire Line (Taken out of order)

Mr. Wluka is here to see if the Commissioners would consider giving him a fire line for the property at 990 Providence Highway. Mr. Wluka has brought his attorney, Phil Mackey and Developer, George Lang. Mr. Wluka pointed out that from a water standpoint; the domestic water that they are using is about the equivalent of a 5-bedroom house. Mr. Wluka states that it is not very much and they could drive a well for it but whatever the expense, he would rather that Walpole have it and in turn they would have a line as opposed to a well. Mr. Hasenjaeger pointed out that Mr. Wluka is a Walpole businessman who owns property on Route 1. Mr. Hasenjaeger continues that they had previously approved a water connection for a hotel for him. Mr. Wluka points out that the hook-up would not be an issue since there is an 8-inch water main within 20 feet of the town line. Mr. Wluka notes that he spoke with the Sharon Fire Chief who stated that Walpole fire would be the first responders in the case of a fire. Mr. Abbott again asks what will the benefit to Walpole be. Mr. Abbott points out that the original project was a hotel and half the building was located in Walpole which would have generated room tax for Walpole. Mr. Mackey asks the Board what would be appropriate for the Town of Walpole. Mr. Mishra pointed out that they need input from the Walpole police and Walpole fire on this project. Mr. Wluka offers to drop off the new traffic study to the Walpole Police Chief and Walpole Fire Chief. Mr. Fisher notes that he spoke with the Fire Chief about this project and the Fire Chief mandates a Wet System. Mr. Fasanello would like to hear from the Walpole Fire Chief before they take a vote.

Motion made by Mr. Mishra ***Seconded*** by Mr. Fasanello to continue until they receive input from the Walpole Fire Chief and Walpole Police Chief

Vote 3-1-1

Roll call John Hasenjaeger-Abstain, Patrick Fasanello- Yes, William Abbott-Yes, Pradeep Mishra – Yes, Jeffrey Fisher-No

Policy

1. Attendance/Quorum Discussion

Mr. Gustafson wonders if the Board would like to have a mechanism to determine ahead of time when there will be a quorum. Mr. Gustafson notes that there has been some confusion at the last couple of meetings about whether they would have quorum or not. Mr. Abbott points out that when he knows he will be out, he notifies in advance. Mr. Fasanello points out that he calls when he cannot make it. Mr. Abbott continues they could call the Board Secretary, once hired. Mr. Fasanello points out that they can have a meeting without quorum, they just cannot vote. Mr. Fasanello asks about the status of the open Board Secretary position and asks that they put an advertisement in the local paper. Mr. Fisher requests that if it were known that the meeting would be canceled in advance, he would appreciate as much lead-time as possible.

Comment Requests: (All Plans will be available for review)

1. Memo from ZBA re: 40B Application for Neponset Village

Mr. Hasenjaeger notes that they are sticking with the original comments until such time as the utilities plan may change at which time they will revisit and review the project.

2. Memo from Planning Board re: Revised Plans for Bristol Bros./Renmar Ave & West St

Mr. Hasenjaeger states that it has been Read and Noted.

3. Memo from Community & Economic Development re: League School Expansion

Mr. Hasenjaeger states that it has been Read and Noted.

Discussion Items #1: FATM 2023 Capital Budget

Mr. Abbott asks on Phase 3 if they anticipate that being it on terms of phases. Mr. Gustafson notes that will be determined and there may be a Phase 4 which would not be as substantial as the first 3 phases. Mr. Abbott asks would the possibility of a Phase 4 be a result if the \$865,000 was not enough to complete everything. Mr. Gustafson notes that he is confident that \$865,000 is a good number for everything that is in Phase 3. Mr. Abbott asks about the water tank improvements. Mr. Gustafson notes that it is not for this year but it would cover any repairs if needed. Mr. Mishra would like to know the certified water retained earnings and the certified sewer retained earnings. Mr. Abbott noted that in terms of the Capital Plan in Year 3, our expectations is that we will be replacing water mains. Mr. Fasanello has requested that they look into other brands of large machines/equipment. Mr. Hasenjaeger notes that the Board will continue the discussion at the next meeting. Mr. Mattson mentions to contact Mr. Gustafson or Mr. Nunnery with any questions.

Discussion Items #2: Darwin Commons 40B Project

Mr. Abbott notes that currently this project is before the ZBA and that the comments that we made previously still seem relevant. Mr. Abbott continues that there is a change potentially regarding the question of how a fire truck would be able to access one leg. Mr. Abbott states that until we see a change to the utilities plan, they will stick with the original comments that are still valid. Mr. Fasanello would like to look at the old plans that could give some insight. Mr. Mishra notes that they will wait for the actual plans until next time. Joe Monarty, 28 Darwin asks if the comments that come out of the Board meeting are followed up on. Mr. Abbott comments that the Zoning Board run's the whole show. Mr. Abbott points out that the Zoning Board incorporates many of the comments that come from various departments in their final decision. Mr. Fasanello adds that since this is a 40B, the result is we have certain restrictions.

Discussion Items #3: FY2024 Water & Sewer Rates

Mr. Hasenjaeger states Read and Noted.

Discussion Items #4: Jarvis Farm

Mr. Abbott would like to write to the Select Board that the Recreation Department has no interest in the cabins listed and should be declared as surplus. Mr. Fisher notes that he thought cabins 16 & 17 would be kept for storage since they are in tough shape. Mr. Gustafson confirms that they plan to keep cabins 16 & 17 for storage. Mr. Fasanello requests that Recreation Director, Mr. Croak come to the meeting to meet the Board and discuss the Jarvis Farm plans. Mr. Fasanello points out that the Sewer and Water Commission bought Jarvis Farm and they are supposed to protect it. Mr. Fasanello continues one of the ways to protect it is to have the parking area environmentally sound. Mr. Fasanello adds that when you continue to have hundreds of cars there, it is not a good thing for the drinking water. Mr. Mattson noted that there is a future plan for drainage. Mr. Mishra suggests putting solar panels in the parking area.

Motion made by Mr. Abbott **Seconded** by Mr. Mishra to invite Mr. Croak to the next meeting for an introduction and to discuss Jarvis Farm plans.

Vote 5-0-0

Roll call John Hasenjaeger-Yes, Patrick Fasanello- Yes, William Abbott-Yes, Pradeep Mishra – Yes, Jeffrey Fisher-Yes

Discussion Items #5: Meter to Cash Report

Mr. Mishra would like to know the impact since the billing address has been changed to Woburn and how many people are coming into the Town Hall to make payments.

New Business:

Motion made Mr. Hasenjaeger *Seconded* by Mr. Fisher to adjourn at 8:20 p.m.

Vote 5-0-0

Roll call John Hasenjaeger-Yes, Patrick Fasanello-Yes, William Abbott-Yes, Pradeep Mishra-Yes, Jeffrey Fisher-Yes

DATE MINUTES ACCEPTED: October 23, 2023