



*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, September 25, 2023

**6:30 P.M.**

E.J. Delaney Treatment Plant

A regular meeting of the Board of Sewer & Water Commissioners was held on Monday, September 25, 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, William Abbott, Pradeep Mishra and Jeffrey Fisher

**Other Participants:**

Rick Mattson, Director of Public Works, Scott Gustafson, Sewer and Water Superintendent, Stephen Nunnery, Asst. Sewer and Water Superintendent, Elizabeth Scott, 80 Rhoades Avenue, Terri DiGiovanni, Board Secretary

**Minutes: May 23, 2023, June 12, 2023**

***Motion*** made by Mr. Abbott and ***Seconded*** by Mr. Fisher to approve the minutes of May 23, 2023.

***Vote 4-0-0***

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

***Motion*** made by Mr. Abbott and ***Seconded*** by Mr. Mishra to approve the minutes with said changes of June 12, 2023.

***Vote 4-0-0***

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

**Superintendents Status Report:**

Mr. Gustafson reported that there have been two (2) service leaks since the Board last met; Lakewood Avenue on August 23, 2023 and Baker Street on September 7, 2023. Mr. Gustafson continues with the MTU Report: Within the current Cycles (1, 2, 3a & 3b) approximately 40 MTU's did not read at all; 58 did not read on the billing date, but did have a read during the billing cycle that could be used. Mr. Gustafson notes that the Raw Water Line Cleaning project is being put back out to bid with changed specifications as far as scope. There was only one (1) bidder, that was high. Mr. Gustafson continues that he has answers for Mr. Hasenjaeger about Jarvis Farm that Mr. Hasenjaeger asked at the last meeting. Mr. Gustafson notes that as far as treatment at the pond, it is basically monitoring for algae and controlling if needed. Mr. Gustafson notes that no swimming is taking place. Mr. Gustafson continues that as far as solar panels, it is not under recreation. In addition, the cabins are being kept with some activity when people use the site. Mr. Hasenjaeger noted that he still has questions and would like Director Croak to come in and talk at one of the future meetings. Mr. Gustafson continues that the pumps will be shipped at the end of October for Morningside Drive. Mr. Gustafson notes that some

limited site work, anything that they can do ahead of time will take place mid-October. Mr. Gustafson updates that they are still doing hydrant maintenance, painting and flushing.

*Mr. Hasenjaeger invites Elizabeth Scott, 80 Rhoades Ave, who is in attendance to speak.*

**Policy Review (Taken out of order)**

**1. Memo from Derek Raynard re: 80 Rhoades Ave Bill Adjustment Dispute (Homeowner: Elizabeth Scott may be in attendance)**

Ms. Scott is at the meeting to dispute her sewer and water bill. She notes that her bills are normally \$600. Ms. Scott continues that the water department came out to change her water meter. Ms. Scott notes that she then received a \$1200 water bill. Ms. Scott called the water department to dispute the bill. The meter was replaced and the readings were verified. The sewer and water bill was adjusted to \$818 that Ms. Scott does not believe that she owes. Mr. Gustafson comments that there were multiple issues with reads, whether on the wrong meter or not reading. Mr. Gustafson continues that the \$818 bill is based on the actual meter reading itself and not what was transmitted or estimated. Mr. Abbott plans to look into this issue further and will contact Ms. Scott directly.

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

**1. Memo from Planning Board re: Off Warwick Road Subdivision**

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

**2. Memo from Planning Board re: 120-126 South Street Site Plan Approval**

Mr. Gustafson pointed out that this project is currently under review by Engineering. Mr. Hasenjaeger commented that it would be nice to have Engineering's conclusion.

***Motion made by Mr. Abbott Seconded by Mr. Fisher to send a note to the Planning Board that we have no comments on this project at this time.***

***Vote 4-0-0***

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

**3. Memo from Planning Board re: 2023 Fall Town Meeting Zoning Article**

Mr. Hasenjaeger noted that they would be open to some kind of resolution on how to divide up utilities if someone was concerned about the cost of sewer and water between 2 units.

**4. Memo from Planning Board re: Kearsage Walpole LLC**

Mr. Hasenjaeger pointed out that the Board would like to review the easement and its metrics, perimeters and conditions. Mr. Gustafson added that the water line cuts through the property so no solar panels or structures on the easement. Mr. Gustafson continues that they would need access to the gate and padlock with keys that the town has to make repairs if necessary.

***Motion made by Mr. Hasenjaeger Seconded by Mr. Abbott to send a note to the Planning Board that they would like to review the easement and its metric, perimeters and conditions.***

***Vote 4-0-0***

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

**5. Memo from Planning Board re: League School of Boston**

Mr. Gustafson notes there are no utility issues. Mr. Hasenjaeger states that it has been Read and Noted.

## **Policy Review (Taken out of order)**

### **2 Memo from Derek Raynard regarding 810 North Street bill discrepancy**

Mr. Gustafson states that 810 North Street is looking for a reduction in their bill since they claim they had a water leak. Mr. Gustafson continues that multiple attempts were made to get access to 810 North Street and they were notified of alerts in the system. Mr. Gustafson points out that the Sewer and Water department does not have any evidence or documentation that there was a leak.

**Motion** made by Mr. Fisher **Seconded** by Mr. Abbott for 810 North Street to provide documentation of the leak and the Board can estimate what the normal usage would be and look into an abatement on the sewer.

**Vote 4-0-0**

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

### **3 2 Washington Street, Foxboro – Outstanding Balance**

Mr. Abbott spoke with Lisa Sinkus in the Treasurer/Collector Office who found out that the town does have the ability to place a lien on the property. Mr. Abbott suggests terminating the service to the property and alert the Foxboro Board of Health at the same time notifying the Collectors Office. Mr. Hasenjaeger and Mr. Fisher noted that they would like more information on the billing; particularly when the bill was last paid. Mr. Mattson will get the information on the billing to the Board.

### **4. Request for Water Abatement – Walpole Little League**

Mr. Abbott and Mr. Fisher did some research and the baseball field has water service and sewer service. The bulk of the water usage is the irrigation. Mr. Abbott noted that it is impossible to estimate how much water is used in the snack shack and restroom. Mr. Abbott notes that unfortunately we only get the reads from the PIT meter from the last time that we read the meter. Mr. Fisher points out that 42,000 cubic feet of water was used. Mr. Fisher continues the normal usage should have been 23,700 cubic feet of water billed at Tier 4. We estimate that 19,000 cubic feet of water was the overage from the irrigation leak that they had for multiple days. Mr. Fisher adds that we are looking for a sewer abatement of \$1,293.40 just on the sewer side based on the estimate of usage.

**Motion** made by Mr. Fisher **Seconded** by Mr. Abbott to abate the \$1,293.40 on the sewer side and that the Board continue to investigate a potential water abatement.

**Vote 4-0-0**

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

## **Correspondence:**

### **1. Walpole & Sharon Fire Chiefs and Police Chiefs Memos re: Wluka Site Plan**

Discussion on how Walpole will benefit from this project. Mr. Wluka's attorney has a new proposal to submit to the Board. Mr. Hasenjaeger sees no harm in reviewing the new proposal. The review of the new proposal will be added on next month's Agenda.

### **2. FY23 Revenue Numbers**

Mr. Abbott comments that there has been 16 months of more than historical use. Mr. Abbott continues that prior to the 16 months we were in a severe drought and used more water. Mr. Abbott points out that now we are certainly not in a drought and have more than enough water. Mr. Abbott continues that hopefully it will go back to something that looks like 2020/2021 where there was a mix of overs and unders. Mr. Abbott points out that when they set the rates, they did not say we were going into either a drought or a rainfall period.

### **3. Jarvis Farm Permit Application Approval – Courtney Noonan**

Ms. Noonan would like to have her application approved to host a Reiki Healing program at Jarvis Farm.

**Motion** made by Mr. Fisher **Seconded** by Mr. Hasenjaeger to approve the Reiki Healing program at Jarvis Farm.

**Vote 4-0-0**

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

### **Discussion Items #1: Memo from Town Engineer re: Modification to Proposed Summer Street 40B Permit**

Mr. Hasenjaeger notes that they have not seen the pumping stations yet. Mr. Mattson points out that these pumping stations will remain private. Mr. Hasenjaeger would like a letter sent to the Zoning Board of Appeals requesting they come in to explain their plan and their utility hookup needs.

**Motion** made by Mr. Hasenjaeger **Seconded** by Mr. Abbott to send a letter to the ZBA that the Board would like a presentation of their utility plan.

**Vote 4-0-0**

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

### **Discussion Items #2: Town of Easton Water Division – Water Meter Technology**

Mr. Mattson provides information on a new meter system that runs on a cellular network. Mr. Mattson continues that this is entirely different system than Walpole has now. Mr. Mattson points out that this system is one of many and suggests that the Board interview different companies if this is the direction they want to go in. Mr. Mattson suggests a pilot program.

**Motion** made by Mr. Hasenjaeger **Seconded** by Mr. Abbott to set up a pilot program.

**Vote 4-0-0**

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

### **Discussion Items #3: Letter from William Hamilton re: 40B**

Mr. Hasenjaeger states Read and Noted. No comments.

### **Discussion Items #4: Darwin Commons Sewer Design**

Mr. Abbott notes that the comments that the Board have previously made still apply. Mr. Abbott comments that the Board would like Mr. Gustafson to speak with the town engineer regarding the sewer issue to ensure there no issues. The Board asked Mr. Gustafson to review the plans and update the Board.

### **Old Business**

#### 1. MWRA Water Connection

Mr. Mattson notes that the Board should hear something very soon from Weston & Sampson relative to the Stantec modeling of the Norwood system and the MWRA modeling.

#### 2. Jarvis Farm

Mr. Hasenjaeger has requested that Mr. Croak come to a meeting for a discussion on Jarvis Farm. Mr. Mattson plans to reach out to MA DEP regarding the parking concerns at Jarvis Farm.

#### 3. Meter to Cash Report

### **New Business:**

*Motion* made by Mr. Fisher *Seconded* by Mr. Abbott to adjourn at 8:18 p.m.

*Vote 4-0-0*

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

***DATE MINUTES ACCEPTED: October 23, 2023***