



*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, December 4, 2023

6:30 P.M.

E.J. Delaney Treatment Plant

A regular meeting of the Board of Sewer & Water Commissioners was held on Monday, December 4, 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.

The meeting was filmed and will be available on Walpole Media's YouTube Channel.

Present at the Meeting

Sewer and Water Commissioners:

John Hasenjaeger, Patrick Fasanello, 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, David Wluka, Optima Hospitality Group and Wluka Real Estate, Legal Representative: Philip H. Macchi, Macchi & Macchi, LLC Attorneys at Law, Terri DiGiovanni, Board Secretary

Minutes: November 13, 2023

Motion made by Mr. Abbott and ***Seconded*** by Mr. Fasanello to approve the minutes with said changes of November 13, 2023.

Vote 4-0-1

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

Superintendents Status Report:

Mr. Gustafson reports that the Distribution Crew has continued working on the water leaks identified in the recent Leak Detection Survey. He continues that on November 24th, we had a water leak on Neal Street. It was a corporation on the 8" Transite water main. MTU Report: Several issues with the repeaters going down and requiring a reset, but no major issues. Mr. Gustafson continues that the Raw Water Line cleaning project bid opening has been delayed. There were no bidders, and we are working to give vendor's clear notification that there is a bid available. The Water Main Replacement bid has been out with an opening date of 12/7/23. (Bird, Allen, Spring & Riverview Place). Mr. Gustafson states that the Redundant Line to Central Storage has been put out to bid with an opening date of 12/13/23. The Well Cleaning Bid has been put out with an opening date of 1/3/24. Mr. Abbott asked, what Wells will be cleaned. Mr. Gustafson answers we will be doing seven cleaning and redevelopments and five acid cleans. Mr. Gustafson continues that the pumps for Morningside Drive finally have a ship date of 1/25/24 and that routine tasks and maintenance continue to be performed.

Policy Review

1. Irrigation Abatement Consideration Request dated 11/16/23 from Resident – 140 Endean Drive

Resident requested an abatement for a leak caused by a lightning strike. Mr. Abbott comments that he looked at past usage and prior years have had higher irrigation usage and 2 years ago even higher than that so he does not see any particular reason that we would give an abatement. The water went through the meter. Mr. Hasenjaeger suggests that the resident go through insurance.

Motion made by Mr. Abbott and *Seconded* by Mr. Fisher that we have reviewed prior usage and are consistent with our past policy that the water went through the meter and we are rejecting the request for an abatement.

Vote 5-0-0

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

2. CRK Hospitality – Request to waive interest

Mr. Gustafson comments that the water bill has been paid and that by law they would only be able to get rid of a total of \$15 worth of interest. No action for this request.

Motion made by Mr. Abbott and *Seconded* by Mr. Mishra that there is no action for this request.

Vote 5-0-0

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

Correspondence:

1. Kearsarge Walpole Site Plan Discussion – Informational

Mr. Hasenjaeger states Read and Noted.

Discussion:

1. League School of Boston Site Plan Approval

Mr. Abbott asks, are they replacing the building/buildings onsite. Mr. Gustafson states that he believes a residential property is being removed and they have another site that is part of the school across from Moose Hill. Mr. Mattson states that they are asking for the Board to send a letter to the Planning Board outlining that the service should remain private. Mr. Gustafson notes that the Engineers are requesting that the Water & Sewer Commission send a memo adding a special condition for approval as outlined in the highlighted section.

Motion made by Mr. Abbott and *Seconded* by Mr. Hasenjaeger to send a letter to the Planning Board that the condition to be applied to the project is that the proposed grease trap and holding tank (grit chamber) be maintained per the Town Engineer's recommendations which are in accordance with DEP and Walpole Sewer & Water regulations (this is currently noted on the plan notes).

Vote 5-0-0

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

2. 120 & 126 South Street Site Plan Approval

Mr. Gustafson states that this is 12,000 square feet of commercial space that has just passed. It is located on the same side as the high school on South Street. Mr. Fasanello notes that his concern is for the snow and ice control since it is a sensitive area. Mr. Gustafson notes that it has been addressed and that they have modified the storage plan for the snow.

Mr. Hasenjaeger notes Read and Noted.

Old Business

1. MWRA Water Connection

Mr. Gustafson notes that the Director of DPW and I have been in contact with Weston & Sampson and they are getting more information from Norwood and Stantec. Mr. Gustafson continues that we have a meeting tomorrow with Weston & Sampson to discuss the connection. The recommendation will be to have Weston & Sampson appear either in person or remotely to answer the Board's questions at the next meeting, January 8, 2024.

2. Jarvis Farm

Mr. Gustafson states at the last meeting, we were asked what the hindrance was to move forward. There is a section of the property that has restricted use and the conflict with the parking area that we proposed. The survey that we initially got was to do the entire bounds of the property that the Board already has from when they purchased the property. Mr. Gustafson continues if the Board would like, we can get the cost for doing that portion, whether or not it is the wetlands area, that you are identifying that is the actual piece that we have to stay off. Mr. Abbott comments we need to resolve where that area is so that we can decide either we have to adjust our plans or the DEP can say you can do what you were planning. Mr. Fasanello asks, what is the plan for resolving. Mr. Gustafson states if the Board approves, we can get a quote to perform a reduced survey rather than doing the entire property.

Motion made by Mr. Fasanello ***Seconded*** by Mr. Abbott to approve the reduced survey to know where to put the parking lot.

Vote 5-0-0

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

3. Meter to Cash Report

Mr. Abbott states that the pumping numbers did not arrive in time. Normally, I have both by the 10th that is generally in time for the meeting that occurs on the 2nd Monday of the month. Mr. Abbott continues that I do not have the revenue numbers yet but generally get them closer to the 10th of the month. Mr. Mishra asks if they can get that by email after the meeting. Mr. Gustafson agrees.

Mr. Hasenjaeger recuses himself and he states that he will let Pradeep handle the Appointment discussion.

Appointment – 7:00pm – David Wluka, Optima Hospitality, Wluka Real Estate and Philip H. Macchi, Macchi & Macchi, LLC Attorneys at Law

Mr. Macchi, 1256 Washington Street, Norwood, MA is here on behalf of Optima Hospitality Group. He states that some things have changed since the last time they were here. We would like to re-orient and re-introduce you to the site and the project that we are discussing that is currently an Applebee's Restaurant site at the corner of Route 27 and Route 1. Mr. Macchi continues that they have been approached by a hotel chain to build a hotel at that site. We have re-engineered the site fairly considerable. Mr. Macchi notes a slightly larger hotel than what was initially anticipated is built completely in Walpole. A Chase Bank is also built in Walpole and then there is a small retail development with a warehouse component in Sharon. These three things are all basically inter-related from our end. Mr. Macchi continues that we are asking for your consideration and authorization to move forward and modify the old agreement or have a new one and then come back to the Board for your review and hopefully approval. We believe it is a significant improvement to the project as far as Walpole goes and we believe that fiscally the town will come out ahead. Mr. Mishra asks on the bank site if it is a full fledge bank or an ATM site. Mr. Macchi answers full fledge bank. Mr. Abbott comments that he wants to make sure that the whole thing is one project. Mr. Macchi states that this absolutely would be built as a single project. Optima Hospitality is on the hook to provide three pad sites, the Walpole piece goes in Walpole and the Sharon piece goes in Sharon. We are going to permit the site planned for the whole thing all at once. Mr. Mishra comments that he thinks if the hotel property is coming there and the Town of Walpole is going to generate room tax and it is good for the town, he does not see an issue with water and sewer connections. Mr. Fisher comments \$350K-\$400K in room tax with a \$125K in property assessment that is the benefit I see.

Motion made by Mr. Abbott and ***Seconded*** by Mr. Fisher to get an authorization to the administration to negotiate an off-site migration whatever agreements are needed with Sewer and Water and to bring them back for final review.

Vote 4-0-0

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

Mr. Hasenjaeger re-enters the room

Discussion about the 2024 meeting schedule.

New Business:

1. MWRA Update – Mr. Fasanello

Mr. Fasanello states there is a new chairperson for the MWRA Advisory Board. Not a lot happening right now. Mr. Fasanello continues the MWRA will be involved in the PFAS Settlements (3M & DuPont). Three towns are opting out of the settlement because they had their own issues and they want to preserve their rights to be taken care of. Mr. Abbott asks if Walpole would be included in any settlement. Mr. Mattson answers that no we are not party to the class action suit that the MWRA communities have, we are party to another suit that represents many water supplies across the country. Mr. Abbott states that the fact is we are not involved in the MWRA suit since Walpole does not get the water from MWRA at this point.

Motion made by Mr. Abbott Seconded by Mr. Mishra to adjourn at 7:38 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: January 8, 2024