



*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, January 8, 2024

**6:30 P.M.**

E.J. Delaney Treatment Plant

A regular meeting of the Board of Sewer & Water Commissioners was held on Monday, January 8, 2024 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, Bill Abbott - Absent, Pradeep Mishra, Jeffrey Fisher

**Other Participants:**

Rick Mattson, Director of Public Works, Scott Gustafson, Sewer and Water Superintendent, Stephen Nunnery, Asst. Sewer and Water Superintendent, Leah Stanton, Weston & Sampson, Lou Petrozzi, Darwin Commons Project, Terri DiGiovanni, Board Secretary

**Superintendents Status Report:**

Mr. Gustafson reports that on December 12<sup>th</sup>, we had a water leak on Hemlock Street. It was a circle crack on the 12<sup>th</sup> water main. MTU Report: We had an issue with the server going down, but it was related to emergency electrical work at the Town Hall. Mr. Gustafson continues that the Water Main Replacement bid has been recommended for award to Dig-It Construction (Bird, Allen, Spring & Riverview Place). He notes that the prep work has begun for the cleaning of the Raw Water Transmission Lines (MB1 Tee, line locating, etc.). Mr. Gustafson reports that the Redundant Line to Central Storage has been recommended for award to Ferreira Construction. He states that Morningside Drive currently has a contractor mobilization date of 1/22/24. Mr. Gustafson continues that routine tasks and maintenance continued to be performed. Mr. Mishra asked are there other streets that will be part of the Water Main Replacement project. Mr. Gustafson answers the streets mentioned (Bird, Allen, Spring & Riverview Place) are identified to be replaced. He continues that this is part of the Cast Iron Replace Program and is an ongoing project.

Discussion about the bid document procedure.

**Minutes: December 4, 2023**

**Motion** made by Mr. Fasanello and **Seconded** by Mr. Mishra to approve the minutes of December 4, 2023.

**Vote 4-0-0 (YES VOTE)**

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

### **Appointment – 6:45pm – Leah Stanton of Weston & Sampson**

Leah Stanton is here from Weston & Sampson and provides a recap. In May 2023, we evaluated five different sites that were Main Street, Mylod Street, Washington Street, Pleasant Street and Union Street at Route 1. Ms. Stanton continues as part of the evaluation, the Main Street, Washington Street and Pleasant Street sites were ruled out because they did not have a proper location for a facility. We went to Norwood with Mylod Street as the preference and Union Street as a second location. Ms. Stanton continues that Stantec has finished their Hydraulic Analysis and we have had several meeting with them in Norwood. Based on the discussions with Stantec, either site would work. Ms. Stanton continues that the improvements required in the Norwood system are for the most part the same depending on either site. Ms. Stanton continues that we are comfortable with moving forward with the next step that in our opinion is designing the facility. We have been talking a lot about Mylod and I considered a reasonable location tucked in between the parking area and the road where the soccer fields are not. Ms. Stanton states that Mert Street was brought up as a potential location. Mr. Hasenjaeger comments that he has concerns about wetlands in that area. Ms. Stanton continues that the next step is to iron out the location for the site of the pumping station and then the design and then move forward into permanent. Mr. Hasenjaeger states that his proposal is to move forward with the Mylod site. Mr. Fasanella would like to hear the pros and cons of the Mylod and Mert Street sites. Mr. Hasenjaeger believes Mylod is the simpler solution and states that he has concerns about the timeframe of the project. Mr. Mattson comments on Mert Street that the goal is to complete the project as efficiently and economically as possible. He continues that just because it is the best solution does not mean it is the cheaper solution. Mr. Mattson comments that Mylod is a good location, there is a certain amount of piping and infrastructure that has to be done out there. Mr. Mattson continues that the Mert Street connection based on what I know Norwood has, we would probably have to add a little more infrastructure and probably would have another line through the town of Norwood. Mr. Mattson notes that Stantec modeled Mylod and they did not have to make many improvements. Discussion about location sites and timeframe. Mr. Hasenjaeger states that he would like to make Mylod the number one choice. Ms. Stanton comments that someone is going to put an X on a map where the Pump Station is going at the Mylod site and we will enlist a surveyor to survey around that area. She continues after we do our due diligence, she will reach out to Stantec and Mr. Mattson will reach out to Norwood to notify them that we are moving forward with the Mylod site. Mr. Fisher requests an updated project plan.

### **Correspondence:**

***Mr. Hasenjaeger recuses himself and states that Pradeep will handle the Darwin Commons discussion.***

#### **1. Darwin Commons Updated Plans**

Mr. Mishra comments that he reviewed the TetraTech letter and notes that there were some concerns raised by them about going into production. He continues that they are waiting for more documentation by the bidder. Mr. Fasanella comments that on page 13 it talks about visitors. Mr. Fasanella has a question about the provisions for the amount of delivery trucks that deliver. Lou Petrozzi, Wall Street Development, the proponent for the Darwin Commons project comments that they have designed the project to comply with the regulations for cul de sac and road width. Mr. Petrozzi continues that we do not expect any adverse effects of delivery trucks. The road will be plenty wide enough – 24 feet wide. Mr. Petrozzi note that the two cul de sacs are sufficient diameter (82 foot diameter) to handle the largest fire trucks that the town has. We do not feel like

it will cause any problems in terms of deliveries. Mr. Fasanello comments that the plan says that all visitor parking spaces have been eliminated. Mr. Fasanello notes that it seems that if you take away all visitor parking, how does it work with all the delivery trucks coming. Mr. Petrozzi comments that it was suggested that we eliminate all visitor parking to reduce the amount of impervious surfaces. Mr. Petrozzi continues that you can fit six cars in the unit driveways so delivery trucks can easily pull in the driveway of each unit to deliver packages. If someone makes a suggestion, we could probably have one central drop off location. Mr. Petrozzi comments that anything dropped on the surface of the pavement in a rainstorm that gets collected in the catch basins will be filtered out to protect the ground water. Mr. Fasanello asks how you will control the salt. Mr. Petrozzi comments that most cases when we are in a sensitive area there is usually a condition placed on the development that we do not use a lot of salt or recommend low salt area. Mr. Petrozzi points out that the Sewer and Water Commissioners have the ability to make that recommendation to the Zoning Board to incorporate in any permit. Mr. Petrozzi states that part of the reason that we are here is to get comments or suggestions from this Board to recommend to the Zoning Board to incorporate in their decision. Discussion about meeting the standards of the impervious surface in the zone, special permits and complying with the Storm Water Report regulations. Mr. Petrozzi continues that when we get our Analysis report submitted, there is a concern both during and post construction for vehicles that are being refueled on the site during construction. There will be extra precautions for that during construction. Mr. Petrozzi notes that the Sewer and Board Commissioners would certainly be able to make recommendation to the ZBA to incorporate that kind of condition. He continues by discussing toxic and hazardous waste. Mr. Petrozzi states that we are in the process of designing a pump chamber and system to ensure that we cover the bases in the event of some sort of backup or power failure. Mr. Petrozzi continues that we will provide a schedule of materials being trucked into the site. It has been suggested that we use the gravel road during construction that is located on the adjoining property where Ever Source has power lines. Mr. Petrozzi continues that the last criteria that we are responsible for under your special permit requirements of the bylaw is an analysis by a technically qualified expert such as a registered professional engineer to certify that the integrity of the underline ground water resources will not be degraded. He notes that report has not been provided either to the Zoning Board or to this Board but we anticipate that it will be provided in the coming weeks. Mr. Petrozzi notes that this design will comply with all the rules and regulations of MASS DEP Storm Water Management guidelines and standards as well as Massachusetts Water Program that also regulates this project. He notes that we did go out and survey the distance from the wellhead to the property line, which is 410 feet. We have incorporated a fence. Mr. Petrozzi states that any comments that you might have previously had, we tried to incorporate them in the current plan. Discussion about snow storage and trucking during construction on the gravel road. Mr. Mattson recommends that the Board have the Peer Reviewer in to discuss any outstanding issues.

***Mr. Hasenjaeger re-enters the room***

**2. Water Main Replacement at Various Locations dated 12-13-23**

Recommendation for Dig-It Construction.

**3. Redundant Transmission Water Main Project dated 12-28-23**

Recommendation for Ferreira Construction.

**2024 Meeting Schedule**

Approved by the Commissioners and posted. .

4. **Memo dated 01-02-24 from Bill Abbott re: Data for the Water Pumped since 2017 by Month**

Read and Noted.

5. **Memo dated 12-7-23 from Bill Abbott re: Breakdown of FY23 Revenue Numbers**

Read and Noted.

**Discussion:**

1. **Olive & Mint**

Mr. Hasenjaeger comments that Walpole is involved because of the sewer line. Director Mattson states that they currently owe \$16,000. Mr. Fisher notes that they have paid it down. Mr. Mattson comments that this is information if you want to close them down. Mr. Fisher comments that they are pretty much shut down as of January 1, 2024.

**Old Business**

1. **MWRA Water Connection**

Mr. Hasenjaeger comments that Mr. Fasanello gave us a very detailed report from CDM Smith that is a concern. Mr. Hasenjaeger continues that we want to keep the ball moving on this and that we do not want any slowdown. Mr. Fasanello comments that if you read this report, when they are finished there is nothing left for Walpole. He continues that he is concerned about that because we were promised to be in this study and I do not see Walpole in it at all. Mr. Fasanello states that it may be an oversight or this report may have been written before we were included. He notes that he has a meeting next week and he will find out what is going on and send an update via email. Mr. Hasenjaeger requests that Mr. Fasanello tell them that we do have a consultant and we are hoping that the consultant is letting them know that we are vigorously pursuing them. Mr. Fasanello agreed to let them know.

2. **Jarvis Farm**

Mr. Fisher requests that they take a vote on the cabin surplus at the next meeting. Mr. Mattson discusses the solar panel permit process on town parcels and asks if they want to include Jarvis as a potential site.

**Motion** made by Mr. Hasenjaeger **Seconded** by Mr. Fasanello to include Jarvis Farm in the opportunity to have an expedited solar opportunity.

**Vote 4-0-0 (YES VOTE)**

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

3. **Meter to Cash Report**

Mr. Mishra notes there was one issue with delayed billing in December and they are back on track. Mr. Fisher ask what is the status with the meter pilot program. Mr. Gustafson comments that right now we are scheduling the meters and the software to be installed in Town Hall for the meters that are involved in the program. Mr. Fisher comments that the Commissioners are also included in the pilot program. Mr. Hasenjaeger notes that a few residents have commented that they have had new meters installed and their bills have gone up. Mr. Gustafson comments that the mechanical

meters have the tendency to slow down over time not speed up. He continues that if the meter has been there for over 10 years, it is slowing down. Mr. Gustafson comments that when a new meter is installed, it is accurate. Mr. Gustafson notes that they are paying for what they are using.

***Motion*** made by Mr. Fasanello Seconded by Mr. Hasenjaeger to adjourn at 8:03 p.m.

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

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

***DATE MINUTES ACCEPTED: January 22, 2024***