



*Town of Walpole  
Commonwealth of Massachusetts  
Board of Sewer and Water Commissioners*

*John Spillane, Chair  
John Hasenjaeger, Clerk  
William Abbott, Member  
Patrick Fasanello, Member  
Pradeep Mishra, Member*

**Monday, August 16, 2021  
7:00 P.M.  
Meeting Minutes**

A regular meeting of the Board of Sewer & Water Commissioners was held on Monday, August 16, 2021 at the Delaney Water Treatment Plant, 1303 Washington Street. The meeting is called to order by Board Chair John Spillane at 7:00 p.m.

Present at the Meeting:

**Sewer and Water Commissioners:**

John Spillane, John Hasenjaeger, William Abbott, Patrick Fasanello and Pradeep Mishra

**Other Participants:**

Scott Gustafson, Acting Sewer & Water Superintendent and Mary Timilty

**Minutes** of June 21, 2021

**Motion made** by Mr. Abbott ***Seconded*** by Mr. Hasenjaeger to approve the June 21, 2021 minutes with said changes.

***Vote 5-0-0***

**Superintendents Status Report**

Mr. Gustafson reports about the water line test shut down at Main and North Street and it turns out the line is still alive and reported the crew will be shutting the line down. Mr. Gustafson updated the Board that Washington 4B and Minebrook 3A were sampled for PFAS and reports after the retest of the samples and completion of that it ends the program with the MA DEP. Mr. Gustafson provides history of the past sampling procedure with results and reports the number are going in the right direction for the Town and there is no action on the Town's part. Mr. Gustafson provides an update on Roberts Filter Group and the filters they were troubleshooting at the Wells. Mr. Gustafson continues to update on the Draft Water Management Act Permit and that it went out for public comment on August 11<sup>th</sup>. Mr. Gustafson updated the Board that the Warrant closes on September 14<sup>th</sup> and at the next Board Meeting on September 13<sup>th</sup> to have the four articles voted on. Mr. Fasanello asks a question regarding the Coliform. Mr. Gustafson provides an update on the recent samples taken and the sample procedure to meet compliance and there is no further action. Mr. Fasanello asks Mr. Gustafson about the Zeeweed and Mr. Gustafson comments they had been bought by GE after the Town went through the purchasing and set up procedure and since that time it has not been purchased by Suez. Further discussion is had regarding the history of the filter replacements at the Wells. Discussion is had regarding the Warrant close date and what needs to be voted on. Mr. Gustafson comments that Item Number 4 on the Capital Budget item needs to be voted on at this meeting.

Chairman Spillane addresses the Board that in the future any agenda item has to go through him and asks that if a Board Member has something to say at a meeting to raise their hand to speak and ask a question as it will prevent any back and forth and talking over each other.

**Correspondence #1:**

***Memo dated 7/21/21 with comments to ZBA from Carl Balduf, Town Engineer regarding Non-Conforming & Flood Plain-295 Union St. (Tesla)***

Mr. Abbott updates the Board of the location of this building and they want to have a facility to bring cars to perform maintenance. Further discussion is had regarding the exact location and the Board would like to see a map of the location.

**Correspondence #2:**

***Memo dated 8/6/21 with comments to Planning Board from Carl Balduf & Chris Johnson re: 130 West Street- "West End" Mixed Use***

Discussion is had regarding the location of this building which is on the Corner of Spring and West Street and this was discussed at a prior meeting.

**Correspondence #3:**

***Memo dated 8/10/21 with comments to Planning & Conservation Commission from Carl Balduf & Chris Johnson re: New World Estates***

Mr. Abbott comments the Board has already provided comments on New World Estates.

**Correspondence #4:**

***Letter to James McLaughlin-Bureau of Water Resources from Director of Public Works, Richard Mattson***

Read and noted by the Board.

**Correspondence #5:**

***Email dated 7/28/21 from William Hamilton, RTM Pct. 5 to Town Boards re: Solar Array***

Read and noted by the Board. Mr. Hasenjaeger commented he spoke to the Town Engineer and he mentioned the Solar Array that is proposed has a sewer and water easement that runs through the field that is not shown on the plans. The Town Engineer recommended that they consider have the Planning and Zoning Board acknowledge the easement and show it on their plans because they will have to have a set back from the sewer and water easement. Further Discussion is had and Mr. Hasenjaeger asks Mr. Gustafson to obtain the map from the Town engineer that shows the easement through the project.

**Correspondence #6:**

***Email dated 8/2/21 from William Hamilton, RTM Pct. 5 re: Solar Array***

Read and noted by the Board.

**Correspondence #7:**

***Memo from William Hamilton, RTM Pct.5 re: Public Water Supply***

Read and noted by the Board.

Mr. Spillane discusses from years ago the piece of land inside Adams Farm which is owned by the Agricultural School and the baseball field behind the Agricultural School situation. Further discussion is had regarding the town pieces of land and use.

**Correspondence #8:**

***Email dated 7/29/21 from MWRA re: Walpole Developer Flow Reduction Program***

Mr. Abbott comments that the State requires a program for the I&I which the Town has and it is funded. Mr. Abbott suggests that the Board notify Mr. Mattson, Director of Public Works, it is the Board's opinion that they are not on the "hook" to remove a 4 to 1 if it is a large development. Mr. Abbott provides a history of the program and the past court case based on Mr. Fasanello's question of why the

Board did not go to a 1 to 1. Mr. Abbott comments they meet all requirements that they are required. Further discussion is had regarding the program, funding and the ratios and bringing back the program. The Board agrees to have a further discussion at another time.

**Correspondence #9:**

***Memo dated 8/10/21 from Bill Abbott re: Water Production current years vs. prior years***

Mr. Abbott discusses the unusually low usage in July, 2021 and further discussion is had. Mr. Mishra asks if the Town collects the rain statistics and discussion is had regarding this matter and the accuracy.

**Correspondence #10:**

***Memo dated 7/20/21 from Bill Abbott re: FY21 Revenue Numbers***

Mr. Abbott comments this closes out the FY21 which shows more revenue was collected as anticipated as the office staff shrinking the billing date lag and additional billing commitments were produced. Mr. Abbott continues to update and discuss the FY21 revenue figures. Further discussion is had between Mr. Mishra and Mr. Abbott regarding questions and comments Mr. Mishra had regarding the figures and the extra commitments. Discussion is had regarding the rate hearing figures and actuals.

**Correspondence #11:**

***Memo dated 8/10/21 from Bill Abbott re: FY22 Revenue Numbers***

Mr. Abbott comments this memorandum and shares the figures so far for the FY22.

**Discussion Item #1:**

***Sewer Master Plan Update-Memo from Bill Abbott dated 8/4/21***

Mr. Abbott discusses the Sewer Master Plan and updates that Mr. Mattson had asked Weston and Sampson to look into the rural area of North Walpole. The current Master Plan does not cover that area because of the policy of the Board due to the lots being so big not to have sewer connections. Mr. Abbott discusses that listed in his memo are the areas that are in the rural zones in North and South Walpole with information from the Board of Health. Mr. Fasanello discusses the history of the MWRA and the information collected and discusses the charges of the sewer charges for the residents on septic systems. The betterment fees are discussed and the options for residents who are going to have failed septic and having a plan in place to have sewer available to them in the future. Discussion is had that the only septic haulers that dump in Walpole is what the Town has record of. The betterments fees are discussed and what portions are paid and by whom depending on the Federal and State money. Mr. Hasenjaeger suggests the Board develop a program to find out the level of interest from the residents based on the economics and proceed from there. Further discussion is had regarding the current Sewer Master Plan and the history of correspondence to residents regarding connecting to sewer. Mr. Mishra asks when the last time the entrance fees were raised and Mr. Abbott answered that Woodcock and Associates performed a study about 5 to 6 years ago. Discussion is had regarding wastewater, stormwater and rainwater. Public participation of the Master Plan is discussed.

**Discussion Item #2:**

***Letter dated 7/29/21 from Weston & Sampson re: Coach Road Area Sewer Extension Evaluation***

Mr. Abbott comments this is the area in North Walpole and to have Weston and Sampson take a look at the West Pine Drive area. Mr. Hasenjaeger suggests they wait until they discuss this with Public Works Director Mattson.

**Discussion Item #3:**

***Southwood Hospital email dated 6/30/21 & monitoring wells***

Mr. Fasanello comments if there were to be land disturbance he would like to see a set of monitoring wells in the area of the ball fields. Mr. Fasanello would like to put this under advisement and discussion is had. Mr. Spillane and Mr. Fasanello agree if something were to go into this property they would act.

**Discussion Item #4:**

***Capital Budget Summary-Vote to be taken on Year 1 CY2022 Water and Sewer &***

**Discussion Item #5:**

***Direct and Indirect costs***

Mr. Abbott comments that Director Mattson would like a vote on these items. Mr. Gustafson comments this is the focus to vote on the capital improvements they want due to the Capital Budget meeting on August 24, 2021. Mr. Abbott suggests they vote on the six water and five sewer priorities. Questions are asked on the SCADA upgrade and Mr. Gustafson provides a detailed explanation. Mr. Spillane asks about priority #2 the water main replacement and where it is. Mr. Gustafson responds with the area of Rhoades Ave., Pilgrim Way, June St., Walnut St., Peach St. areas and further discussion is had. Mr. Abbott discusses with the Board a summary of the current metering equipment responding to Mr. Mishra's questions. Further discussion is had regarding the Capital Budget requests and the responsibility of all involved.

***Motion made*** by Mr. Hasenjaeger ***Seconded*** by Mr. Abbott that the Board Vote to approve the five items #1-5 for the Water Capital Budget items and to hold off on #6

**Vote 3-1-1 (Mishra No and Fasanello Abstain)**

***Motion made*** by Mr. Hasenjaeger ***Seconded*** by Mr. Abbott that the Board vote to approve the five items for the Sewer Capital Budget items

**Vote 4-1-0 (Mishra No)**

**Discussion Item #6:**

***Memo dated 8/9/21 from Bill Abbott re: MWRA Mine Brook Well #4***

Mr. Abbott comments he put some information together for the Board to discuss at a further time.

**Discussion Item #7:**

***Edgewood Development Escrow Amount***

Mr. Abbott comments Mr. Mattson has been negotiating with this company and the Board will discuss at a future meeting when Mr. Mattson can attend.

**Discussion Item #8:**

***Email from Pradeep Mishra dated 8/4/21 re: Meter to Cash Report, "Ready to Serve" Charges, Water Rate Study Tier, Wording on Water Bills***

Mr. Mishra discusses monthly billing options as a long term goal and the meter to cash report purposes. Mr. Mishra shares his thoughts on having a "flat charge minimum fee" and a lengthy discussion is had by the Board. Mr. Mishra discusses his thoughts to discuss at the next rate hearing discussion and his thoughts of the wording on the invoices listing the Sewer and Water Commission. Mr. Fasanello responds per the Town Charter the Sewer and Water Commission has control over the billing and how it is billed and further discussion is had.

Mr. Fasanello has comments on Discussion Item #5 Indirect Costs and how the Town of Dudley asked the Commonwealth of MA and there is a government agency that looks into indirect costs. Mr. Fasanello continues the Board should look into verifying the indirect costs.

**Discussion Item #9:**

***Sewer and Water Commission Secretary Position***

The Board discusses the Board Secretary position past and present and will wait for further information from Town Administration.

***Motion made*** by Mr. Spillane and ***Seconded*** by Mr. Fasanello to adjourn at 8:43 p.m.

***Date Minutes Accepted: November 22, 2021***