



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

Meeting Minutes
Monday, November 22, 2021

A regular meeting of the Board of Sewer & Water Commissioners was held on Monday, November 22, 2021 at the Delaney Water Treatment Plant, 1303 Washington Street. The meeting is called to order by Board Chair John Spillane at 6:30 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, Sewer & Water Superintendent, Stephen Nunnery, Assistant Sewer & Water Superintendent, Kevin Orlando, All Season Septic, William Hamilton, Rob Traux, GLM Engineering, Ian Brown, Ian Brown Landscaping and Amanda Cavaliere, Guerniere & Halnon.

Superintendents Status Report

Mr. Gustafson introduces to the Board, Stephen Nunnery as the new Assistant Sewer & Water Superintendent. Mr. Gustafson provides an update on the filters at the Willis Plant and that they are back in service and the performance is being watched. Mr. Gustafson reports that all the town irrigation systems have been turned off for the season and the lines cleared out so they do not freeze. Mr. Gustafson continues to update there was a water main break on Higgins Circle. The THM's are starting to creep up a bit at two of the locations in North Walpole. They are monitored quarterly and as a running annual average the town has not violated. Mr. Gustafson continues the MCL's are something that have to be monitored and Mr. Gustafson explains the process. Mr. Gustafson comments it is not unexpected as it creeps us at this time of year due to the season variation. Discussion is had and Mr. Gustafson explains if it continues to rise as a first step optimizing the plant or the parameter to see if they can do it through simple optimization. Mr. Gustafson continues with other options that can be taken. Questions are asked to Mr. Gustafson by the Board and further discussion is had as options. Mr. Abbott asks about the Water Management Permit decision and Mr. Gustafson updates it has not been received yet. Mr. Abbott asks about the status of the streets up in North and South Walpole connecting to sewer. Mr. Gustafson answered this is still ongoing and the information back from Westin and Sampson is being evaluated.

Minutes of August 16, 2021 & September 13, 2021

Motion made by Mr. Abbott ***Seconded*** by Mr. Hasenjaeger to approve the minutes of August 16, 2021
Vote 5-0-0

Motion made by Mr. Abbott ***Seconded*** by Mr. Hasenjaeger to approve the minutes of September 13, 2021

Vote 5-0-0

Appointments

6:35 p.m. Kevin Orlando, All Seasons Septic (Septage Facility Hours of Operation)

Mr. Orlando from All Seasons Septic addresses the Board that he is there representing the companies Podgurski, Corp. and Atkinson and they are looking to have the hours extended again for the facility. The recent change in hours to accommodate is not working for the companies. Mr. Orlando asks the Board for the hours of 7:00 a.m.-3:00 p.m. as the current situation is not working. Mr. Gustafson comments the current hours are 8:00 a.m.-2:30 p.m.. Mr. Orlando discusses the problems they are running into now and they are trying to accommodate everyone. Mr. Abbott comments this will have to go back to the ZBA and asks Mr. Gustafson if they can staff those hours and if that works for the Johnson Middle School. Mr. Fasanello asks the Board if they have a problem with the hour change if everyone else is in agreement and the members answer no. Further discussion is had and Mr. Gustafson will contact the School and if they are ok to set up an appointment with the ZBA. Discussion is had between Mr. Orlando and Mr. Gustafson regarding the hours and further discussion is had.

Motion made by Mr. Abbott **Seconded** by Mr. Spillane that the Board is in favor of altering/extending the hours to help out the haulers pending the Superintendent contact the School and arranging with the staff and to take the steps to get this issue before the ZBA.

Vote 5-0-0

6:45 p.m. Ian Brown Landscaping Inc./Land Design to discuss 272-274 South Street Project

Rob Traux addresses the Board who is representing Ian Brown Landscaping to discuss the project on South Street. Mr. Traux comments that Mr. Brown is looking to build a new building which is 60 x 175 square feet footprint which is 10,500 square feet. Mr. Traux updates the Board they are in the permitting process and provides updates of the process. Mr. Traux comments to the Board that Mr. Brown will need to connect to the town water system with two lines (one for domestic and one for sprinkler service). They are unaware at this time the size of the sprinkler service and the domestic line will be a 2 inch. Mr. Traux discusses the current sewer configuration and the plan for the upcoming sewer connection which was discussed with the Town Engineer. Mr. Traux continues to discuss the plans and the access areas with the Board. Mr. Traux commented the main use of the water is for the bathrooms inside the building. Mr. Abbott asks about the storage area and what is going to be there. Mr. Traux answers the existing storage bins on site are big blocks and they are pushing them back to the property line and they will be covered and explains which ones have the road treatment. Mr. Traux explains to the Board that nothing will be able to get into the ground and the process of the treatment units and the drains. Mr. Fasanello asks about the man holes and if they are environmental and discussion is had about the plan to maintain and further discussion is had about the planned use of the property.

6:55 p.m. 605 Elm Street -Stigmatine Fathers Applicant and Engineer

Amanda Cavaliere from Guerniere & Halnon representing the Stigmatine Fathers comments she is there is discuss and answer any questions on the project. Ms. Cavaliere provides an overview of the property that there is currently 10 bedroom residential house with garden and one story carriage house. Ms. Cavaliere explains what they are proposing to do is build an addition on the ten bedroom house and create individual units for the Fathers as a residence and there will be a total of 9 individual units total. Ms. Cavaliere continues that currently this property is serviced by water and septic and they have gone in front of the Board of Health and there are no proposed changes for the carriage house. Ms. Cavaliere explains that they are proposing to move the water and gas lines which are currently going through a cross easement through several properties and are looking to relocate. Ms. Cavaliere continues that they are currently working with the property owners to reestablish the easements and discusses what the new proposed plan is. It is discussed they will still have the easement for the utilities and not for the access. Mr. Fasanello asked what size the water line is and Ms. Cavaliere answered an 8 inch water line and there is a proposed hydrant.

**Correspondence #1 Comments from Town Engineer Carl Balduf Re: 130 West Street
“West End” Mixed Use-2nd Review dated 10/21/21**

Read and Noted By the Board

**Correspondence #2 Comments from Town Engineer Carl Balduf Re: 272-274 South Street dated
10/21/21**

The Board comments Mr. Traux just spoke about this property.

**Correspondence #3 Comments from Town Engineer Carl Balduf Re: Garden Path Estates-aka 585
Washington Street**

Read and Noted

Policy Review #1 Jarvis Farm Application for use 1/1/22-Walpole Trails Committee

Motion made by Mr. Abbott *Seconded* by Mr. Hasenjaeger that the Board approve the request
Vote 5-0-0

Policy Review #2 Request for Consideration-15 Olympic Court

Motion made by Mr. Abbott *Seconded* by Mr. Spillane to abate the sewer charges following standard policy

Vote 5-0-0

Policy Review #3 Request for Consideration-44 Pinnacle Drive

Motion made by Mr. Abbott *Seconded* by Mr. Spillane to abate the sewer charges following standard policy

Vote 5-0-0

Old Business #1 55 Summer Street (Plans will be available for review at meeting)

Mr. Abbott summarizes to the Board the information on the Town’s Community and Economic Development Page regarding the 55 Summer Street project. Mr. Abbott commented at various points he represented the Board and other times as an individual. Mr. Abbott continues that their main concern was looping and updates that the developer got access to 87 Summer Street. Mr. Abbott continues they now do have a loop which unfortunately does not go all the way to the end but it is the best they could do. Discussion was had about the many points that the Board submitted and the answers that were given.

Discussion was had about the attempts for the Board to meet with the Applicant and were unsuccessful. Mr. Hasenjaeger comments they should still come in front of the Board to explain the pumping stations and other issues they wanted to discuss at a past meeting. Discussion is had on the project and the fees.

Motion made by Mr. Fasanello *Seconded* by Mr. Spillane The Board requests the Applicant appear before the Sewer and Water Commissioners

Vote 5-0-0

Mr. Hamilton addresses the Board regarding this project and discusses in length his concerns of the School Meadow Brook and feels a hydrologist needs to come in for a study. Discussion is had by the Board and Mr. Hamilton about the locations of the pumping stations and further discussion is had. Mr. Spillane comments to Mr. Hamilton that if they can get the Applicant to come in they will address his concerns further with them.

Discussion is had regarding Policy Review #1 and Mr. Fasanello’s concerns with the cars parking at Jarvis Farm.

Discussion Items #1 Spring Annual Town Meeting Warrant-Opened

Mr. Abbott asks Mr. Gustafson what the plan are for the Articles other than the standard ones. Mr. Gustafson comments there is not going to be any capital. Mr. Mishra asks about his request about the infrastructure funds and American Recovery Funds available. Mr. Gustafson answers that the eligibility has to be determined by the Town Administrator and they will wait until that is determined. Mr. Abbott suggests this topic be added to a future meeting to follow up. Further discussion is had by the Board.

Discussion Items #2 2022 Meeting Dates

Motion made by Mr. Abbott ***Seconded*** by Mr. Hasenjaeger to approve the 2022 Meeting Schedule
Vote 4-0-1 (Fasanello Abstain)

Discussion Items #3 Block Rate Adjustment

Mr. Fasanello addresses the Board regarding the rates and asks what the average 4 person family person uses in a year and the Board needs to see some numbers. Mr. Fasanello comments he is looking to enlarge the first block for savings for the seniors and small families and to make the next three blocks larger. Mr. Abbott will look over some households and numbers and follow up with the Board. Mr. Mishra comments he has an objection on the rate blocks which are based on the family size and feels no one in Massachusetts are using them and further discussion is had. Mr. Spillane would also like the elderly to be given consideration and Mr. Mishra feels they look into the other utilities and who qualifies for the low income rebate the Board should give them their rebate. Further discussion is had about the inclining blocks and changing the sizing of the blocks and this will be discussed at the upcoming Rate Hearing in June.

Discussion Items #4 Meter to Cash Report

Mr. Mishra discusses he continues to check the delays in the water billing and discusses his concerns. Mr. Mishra was asking for an update and Ms. Timilty discuss in the processing of billing and it is not an option for the billing at this point to be under 30 days based on the process. Further discussion is had regarding the billing process. Mr. Mishra comments the current process is very manual and there are technologies that bill in thirty days. Mr. Mishra comments the problem is not the billing team it is the technology the billing team is using. Mr. Mishra feels is outdated and would like to find out the manual process and to research a way to improve the process.

Motion made by Mr. Mishra ***Seconded*** by Mr. Fasanello to have the Superintendent find out the technical upgrades that can be done to improve the billing system.

Further discussion was had regarding having presentations to find out the costs and options at future meeting.

Vote 5-0-0

Motion made by Mr. Abbott ***Seconded*** by Mr. Fasanello to adjourn at 8:00 p.m.

Vote 5-0-0

Date Meeting Minutes Accepted:
January 24, 2022