

December 17, 2018

A regular meeting of the Board of Sewer & Water Commissioners was held on Monday, December 17, 2018 at 7:00 p.m., at the Edward J. Delaney Water Treatment Plant, 1303 Washington St.

Present: John Spillane, William Abbott, John Hasenjaeger, and Glenn Maffei. Also Bernie Marshall, Supt. of Sewer and Water; Scott Gustafson, Asst. Supt. of Sewer and Water; and Rick Mattson, DPW Director.

Absent: Patrick Fasanello

All abatements submitted tonight are reviewed and signed.

Motion Made by Glenn Maffei to accept the minutes of November 26, 2018 with suggested corrections. Second by John Spillane. Vote 4-0-0.

Motion Made by John Spillane to accept the executive session minutes of November 26, 2018 but not yet release these minutes. Second by Glenn Maffei. Vote 4-0-0.

SUPERINTENDENT'S STATUS REPORT

Mr. Marshall reports that the water main project in the Pleasant St. area is ongoing and they are doing a good job. As new superintendent he has been shown around by the assistant and the foreman. He also reports that well 2B was cleaned but had to be disinfected again as it had a bacteria hit so they had the contractor, Maher, back today to remedy this and they are waiting for the results.

COMMENT REQUEST – CONCOM – 2080 MAIN ST. UROHART

It is explained that this is an extension of an addition into the buffer zone. **Motion Made** by William Abbott to send a letter to the Conservation Commission stating that this Board has no comment regarding the above subject. Second by Glenn Maffei. Vote 4-0-0.

Town Administrator Jim Johnson arrived at this time.

RENMAR AVENUE ADDITIONAL ANALYSIS FOR HYDRAULIC MODELING

Mr. Abbott says this is dealing with the Renmar Rd. 105 units. He was away but watched the taped minutes of August 27th of the Planning Board regarding this. It suddenly struck him that there was an alternative approach that they could take that would benefit the town. From the Winter St. area heading towards the center of town is one part of the south pressure zone also from the Winter St. to the Cedar area and a lot of 8" mains that eventually end up in Granite St. almost to where this project is and what he is suggesting that we could connect the two dead ends branches and have a flow in both directions and also address their fire flow. Mr. Mattson sent the approach to Wright Pierce and their modeling shows that it improves fire flow in a number of cases. Mr. Maffei asks if this is scenario #3 and Mr. Abbott he sent both 2 and 3. Mr. Mattson if you look the whole thing it pretty much improves the flow at Granite at Kitteridge which is the most deficient areas in town. If you look at scenario 3 it just about doubles the flow in the area. Mr. Maffei asks if it is cost prohibitive for the developer and Mr. Mattson responds that it probably is and that will probably be their argument. Mr. Abbott adds that Renmar Rd. was going to end up having less water pressure and also less pressure in the proposed development. Mr. Mattson says they have less static pressure or fire suppression. Mr. Abbott is recommending when they go back to the Planning Board in February that we recommend scenario 3 instead of what they are proposing.

7:10 TOWN ADMIN. JOHNSON – BUDGET PROCESS AND HASENJAEGER PROPERTY

Mr. Johnson says he is almost done working on the town budget and then plans to focus on sewer and water. Due the fact that Mr. Marshall has just started, Mr. Mattson has submitted a budget for you and there are no significant changes other than he is asking for an additional water system technician. He did ask for 2 however

we are going to start out with requesting one. Mr. Johnson says he is looking for a sense from the Board as far as rate increases. He says in the past he has tried to stay between 3 and 4 percent. Before he does his magic he would like to hear what the Board is looking for. Mr. Abbott asks if we know what we are asking for with capital projects and Mr. Mattson responds we are asking for \$355,000 in water from retained earnings. This would be for 750 MTU's at \$82,500, VFD replacement at both plants for \$97,500, and the initial phase of the SKADA upgrade at \$175,000 at both plants. Mr. Abbott asks if there are any vehicle replacements and Mr. Mattson responds that these would be on the sewer side. He then asks about Baker St. and the appropriated money and wonders if we are going to continue with the design of the next phase as was done in the past. Mr. Mattson says he would like to meet with Mr. Gustafson and Mr. Marshall first to see if they want to continue with replacement or look at a different approach with the treatment technique. He continues that Wright Pierce is currently studying the organic carbon in hopes that we can go back to free chlorine as opposed to chlorines which means we can get our organics under control, reduce the trihalomethanes and probably address some of the quality issues we are having with a longer lasting disinfectant which may be causing our discoloration problems. Mr. Hasenjaeger asks about the capital budget template and Mr. Mattson explains and says it is a 5 year plan. Mr. Mattson says any capital improvements on both water and sewer sides are proposed to come out of retained earnings. He adds that both sides are rather healthy and Mr. Abbott asks how much is in water and he is told \$1.8 million. Sewer is roughly \$2.27 million. Mr. Johnson says as in the past he tweak the rates however he would like some type of cap from this Commission and he will try not to go over that. Mr. Abbott asks if all the capital is coming from retained earnings how it would impact the rates. Mr. Johnson responds he hasn't to that yet as he would like something from the Board whether cap be 4%, 2 ½ % or whatever this Commission feels they would like to see. Mr. Abbott asks the other board members if they have any issues or additions for what is being spent on water capital and Mr. Hasenjaeger asks what the percentage is. Mr. Abbott explains that if we are okay with the capital spoken of tonight then Mr. Johnson can come back to us with a percentage and Mr. Johnson adds that he just wants a sense from the Board so he can work the numbers. Mr. Abbott asks Mr. Johnson, with the exception of the Jarvis Farm year if you take all of the years it averaged at 2.54% so he believes maybe less than 3% would be good. He asks the others if they are okay with this and Mr. Spillane says yes, he would like to keep it at around 2 ½% and Mr. Mattson adds that Commissioner Fasanello although not here tonight always promoted a 2 ½ %. Mr. Maffei says 2 ½ sounds like an ideal number however he is not sure it is realistic. The sewer rate is then discussed. Mr. Mattson says it will be nearly impossible to keep the sewer rate at 2 ½ % . Mr. Abbott says he is sure the MWRA will dictate what our rate is. Mr. Mattson tells that there are 2 driving factors that are associated with the MWRA; one is the increase in the annual assessment which will be driven up by \$125,000 and the other is residuals disposal which is independent of the assessment. The residuals are from this plant, it is the sludge that is pumped through the sewer. Mr. Mattson then refers to the administrative consent order that was mentioned earlier in the meeting. He says we are still under this order and an option to come into compliance is to pump the residuals from the Willis. He says this is an additional \$95,500. Capital improvements are reviewed; 750 MTU's for \$82,500, \$55,000 to replace a pickup truck and a van, \$325,000 to rehabilitate Eleanor Rd. and Morningside Dr. sewer stations, \$35,000 for the septage facility roof and \$525,000 for waste and residual handling disposal system. The total would come from retained earnings at \$1,022,500 and currently the retained earning sewer account is at \$2.27 million. Mr. Abbott inquires about the sewer master plan and Mr. Mattson tells it is close to completion and we should have it within the next few months. **Motion Made** by William Abbott to keep the FY 20 water rate at 3% or under and if possible at 2 ½ %. Second by Glenn Maffei. Vote 4-0-0. **Motion Made** by Glenn Maffei to set the FY 20 sewer rate as close to the MWRA assessment percent increase as possible yet under 4%. Second by John Spillane. Vote 4-0-0.

Mr. Johnson then says he wishes to speak on the Hasenjaeger parcel that is off Darwin Lane. Mr. Hasenjaeger recuses himself and leaves the room for this discussion. Mr. Johnson says Bryar Hasenjaeger and her husband were gifted this property. He brought it to the Board of Selectmen as the owners are looking for potential land swap and they were okay with this. He now would like to know is the Sewer & Water Commission would want this property since is so close to our wells. Mr. Spillane says he would like it but they are asking for way too much money. Mr. Abbott speaks on the match money. He says he looked into it and the deadline for applying was November and awarded in April. Town Meeting would have to appropriate the full appraised amount.

Payment is per acre at 50% of the appraised amount and the rest would be on the Commission. Mr. Johnson says they are ready to go 40B with 27 units. Mr. Mattson says the DEP would weigh in on the 40B being that it is so close to our wells. Mr. Abbott feels he would be in favor of a land swap if the Commission wanted to acquire the parcel. Mr. Maffei says he would be open to having an appraisal. Mr. Johnson says he can specify and ask for the current value and the value for a 40B. Mr. Mattson says an appraisal needs to be done regardless if it is a swap or a purchase. Mr. Abbott says there is no rush as the next deadline is next November. Mr. Spillane says he is not interested in the price they are asking. Mr. Abbott gives the history of past matches which are not that big. Mr. Mattson says there is only so much money in the pot. **Motion Made** by Glenn Maffei to authorize the Town Administrator to work with the potential sellers to try to negotiate a price or determine a land swap and he can report back to this Board in January in executive session with either a negotiated price or land swap idea. Then this Board can decide whether or not they want to pursue this. Second by William Abbott. Vote 3-0-0.

Mr. Hasenjaeger returned to the meeting.

7:30 APPT. JOHN SHALBY, ROJO CAR WASH PINE ST. AT ROUTE 1

Mr. Shalby says he met with this Board back in August and there were concerns raised and sent to the Planning Board. He explains that the system he is installing is completely closed and they will use 18 gallons per car which is reclaimed. There is discussion on the series of five reclaim tanks. Sewer is then discussed and Mr. Abbott talks about the odor problem they previously had. Mr. Shalby says they will be pumping directly to the system and there is only one employee bathroom. Mr. Maffei asks what the concern was and Mr. Mattson explains the previous odor problem in the South Walpole area which he believed have been corrected. Mr. Mattson asks Mr. Shalby if his engineer has applied for a toxic reduction permit and the answer is that he would have to check on that. The Board asks Mr. Mattson his opinion on their previous requirement for peer review. Mr. Mattson feels in the applicant agrees to mitigate at his expense should a problem occur then he is comfortable with not requiring the peer review. **Motion Made** by William Abbott to send a letter to the Planning Board stating that this Board met with the applicant again and issues they previously had have been resolved and they are happy with the water and sewer plans for this project. Additionally the applicant/owner has agreed to mitigate at his own expense should a sewer odor become a problem again. Second by Glenn Maffei. Vote 4-0-0.

2019 MEETING SCHEDULE

This is read and noted.

SOC MONITORING 4TH QUARTER 2018

Mr. Mattson speaks of the hexachlorocyclopentadiene that was found at Willis Treatment Plant. He does not know what the point of origin is. The DEP was upset that they weren't notified within 7 days so they will put us on quarterly monitoring instead of the 2 times per year. Mr. Hasenjaeger asks how they could further be penalized and Mr. Mattson says they could issue a notice of noncompliance.

GEOINSIGHT ENVIRONMENTAL SAMPLING RESULTS – FORMER METAL BELLOWS

Mr. Mattson says trichloroethene was detected in monitor well 12 however none was detected in Washington Well 6.

SITE PLAN DECISION – 87 LEWIS AVE. – FUCILE

This is read and noted.

DRAFT TOWN REPORT

One change is discussed and it is asked that the change be made and then submitted to administration.

JARVIS FARM APPLICATION

Mr. Maffei says he supplied this application on behalf of the Walpole Trails Committee and is hoping this would be the first of many hikes to get people outside and enjoy each other's company. He tells of the plans for the day. **Motion Made** by John Spillane to approve and sign this application. Second by John Hasenjaeger. Vote 3-0-1, Maffei abstains.

Motion Made by John Spillane to adjourn. Second by Glenn Maffei. Vote 3-0-1. Meeting adjourned at 8:10 pm.

Accepted January 14, 2019