

August 14, 2017

A regular meeting of The Board of Sewer & Water Commissioners was held on Monday, August 14, 2017 at 7:00 p.m., at the Edward J. Delaney Water Treatment Plant.

Present: John Spillane, Patrick Fasanello, Tom Brown, John Hasenjaeger and William Abbott.
Also Rick Mattson, Supt. of Sewer and Water.

SUPERINTENDENT'S STATUS REPORT

Mr. Mattson reports that the demand for water is in check for August at 2.52 mgd. There are 65 warnings that have been given out and 7 violations with 2 appeals before the Board tonight. There have been 5 leaks that were not significant, 4 were services that were on private property. Therefore we are not losing water to leakage. The DEP was in town for a Sanitary Survey last week. Mr. Mattson explains what is involved in the survey and then a report is generated and based on what he saw there was nothing real alarming. Once he receives the final report, he will provide it to the Board. There is some discussion on the types of penalties the DEP can assess. Mr. Hasenjaeger asks what the interval is between surveys and Mr. Mattson responds that it depends but usually every 3 to 5 years. He then reports that the Old Post Road Tank bids and they were favorable. Wright Pierce has been in contact with pilot equipment manufacturer for the 1.4 dioxane. They are looking at November for the start of the pilot. Articles for the Fall Town Meeting are then discussed. He says there are 2 articles the first is the \$72,000 the Board voted to put towards rate stabilization. The other is to abandon an easement through Mr. Petrozzi's subdivision on Boyden Place as he granted a new easement. Mr. Abbott asks about 12 Plain St. He says they do not have an account and are on a well. He says he was talking to the owner of #12 who told him the resident attempted to connect and was told he couldn't. He would hate to have that one house unable to connect. Mr. Mattson will check into it. Mr. Fasanello asks about a sewer line behind Watson's and the building next to it that is being renovated. Mr. Mattson says this is a private issue. Mr. Abbott asks about the cleaning up of the accounts on his report and Mr. Mattson says there are a lot of accounts and it is still being worked on.

Motion Made by Tom Brown to place an article on the FATM for \$72,000 to be taken from retained earnings to be used to stabilize the water rate for FY 2018. Second by William Abbott. Vote 5-0-0.

Motion Made by William Abbott to place an article on the FATM for the abandonment of an easement on Boyden Place. Second by John Hasenjaeger. Vote 4-0-1, Fasanello abstained.

Motion Made by William Abbott to accept the minutes of July 10, 2017 with the recommended amendments. Second by John Spillane. Vote 4-0-1, Fasanello abstained.

REQUEST FOR USE OF JARVIS FARM OBSTACLE CHALLENGE

Mr. Mattson says this request has been withdrawn as this date was already taken.

PLANNING BOARD COMMENT REQUEST - ISAACS PATH, 740 EAST ST

There is discussion as to whether or not the utilities will remain private here or not. The Board would like the applicant to come to the next meeting to give an overview as the Nichols Pond La. subdivision which is the next agenda item may be related to this issue. A letter to reserve the right to comment will be sent to the Planning Board.

PLANNING BOARD COMMENT REQUEST NICHOLS POND LA.

As discussed, the Board feels the applicant should come to their next meeting for an overview of both this subdivision and Isaac's Path. Mr. Mattson suggests that a sewer capacity study be required. This will be part of the discussion when they meet. A letter to reserve the right to comment will be sent to the Planning Board.

PLANNING BOARD COMMENT REQUEST PINE ACRES, 388 NORTH ST

The Commission would also like to invite this applicant into give an overview of their plans. A letter to reserve the right to comment will be sent to the Planning Board.

BD. OF APPEALS COMMENT REQUEST 7 LONGWOOD LA.

This is an inlaw addition. There is discussion as to whether this should be considered a second service or if it is attached to the current residence. It is determined that the attached garage is being converted and there is no comment by this Board.

VIOLATION WAIVER REQUEST – 8 LADY SLIPPER DR.

Motion Made by William Abbott that based on the information provided to waive the \$50 violation for this address. However should another violation occur it will be considered a second violation at \$100 and the \$50 violation will be re-applied. Second by John Spillane. Vote 5-0-0.

VIOLATION WAIVER REQUEST – 31 PALL MALL

Motion Made by William Abbott that based on the information provided to waive the \$50 violation for this address. However should another violation occur it will be considered a second violation at \$100 and the \$50 violation will be re-applied. Second by John Spillane. Vote 5-0-0.

SEWER EXTENSION PERMIT REQUEST – 95 WEST ST.

Mr. Mattson explains that a capacity study is being done for them by Weston and Sampson. Mr. Fasanello asks how close they are to the interceptor and he is told about 100 feet. He then asks if that is where they are connecting and he is told no, they will connect to a small portion of pipe on West St. It is asked if they are aware of their connection fees and they are told water and sewer entrance fees must be paid at the time of application and for inflow and infiltration they must enter a contract with the Board along with a bond and this must be satisfied prior to occupancy. **Motion Made** by William Abbott to sign and issue the sewer extension permit application for 95 West Street pending successful Weston and Sampson capacity study and addressing any recommended input to the infrastructure. Also all fees must be addressed as discussed. Second by John Hasenjaeger. Vote 5-0-0.

PLANNING BOARD COMMENT REQUEST 26 BAKER ST.

Mr. Brown asks if we would benefit from requiring a flow test and the answer is yes. **Motion Made** by William Abbott to send a letter to the Planning Board stating that a flow test must be performed at this location and the Town Engineer's comments did not address any water or sewer issues. Therefore additional comments will be provided pending water and sewer comments from the Town Engineer. Second by John Hasenjaeger. Vote 5-0-0.

2000 FATM ARTICLE #41 – RESCIND REQUEST – EASTLAND CIR

This is a request of the Finance Director to rescind an article to authorize borrowing for Eastland Circle as the project is completed. **Motion Made** by William Abbott to sign the document submitted by the Finance Director to rescind this article. Second by John Hasenjaeger. Vote 5-0-0.

CONCOM COMMENT REQUEST – 1385 WASHINGTON ST., DPW GARAGE

Mr. Abbott asks about the closeness to Washington Well #2 and Mr. Mattson responds that it is a little closer than the last building. There is then discussion regarding Zone 2 (Area 1). Mr. Abbott asks about issues with impervious cover. Mr. Mattson says everything was addressed by the Building Commissioner. Mr. Fasanello says no one else would be allowed to build this close. There should not be any construction in that area. Mr. Brown says it is obvious that there will hazardous materials stored here. Mr. Mattson says everyone knew where it was going. Mr. Brown and Mr. Fasanello feel the money was discussed but not location. Mr. Abbott would like to make sure that if all appropriated money is not spent that this Board gets a portion of theirs back. Mr. Brown asks about containment and Mr. Mattson tells of a double wall

above ground. There is discussion on how close it is to the wells and a plan for collection of oils, etc. Mr. Mattson suggests they ask for the Waldron Report and they can respond after they see it. Mr. Brown feels construction should be halted until we have our concerns addressed. There is discussion on how hazardous materials will be stored, used and disposed of being that it is Area 1 of our aquifer protection area. **Motion Made** by Patrick Fasanello to table this until they can receive definitive answers on how disposal and spillage of hazardous materials will be handled. Second by Tom Brown. Vote 5-0-0.

PUBLIC HEARING RULES AND REGULATIONS

Chairman Brown takes a roll call vote to open the public hearing; Abbott aye, Spillane aye, Hasenjaeger aye, Fasanello aye, and Brown aye. The hearing is opened at 8:00 p.m. and there is no public presence. Suggestions of changes made by the Superintendent are discussed. Mr. Abbott asks what is the proposed number of gallons use on a project that would be required to offset and how would this be done. Mr. Mattson says they could work with local restaurants or homeowners to change toilets, or funds for low flow dishwasher rebates. Rain barrels are also suggested. Mr. Abbott feels this may be overkill for a 2 lot subdivision. Mr. Hasenjaeger house lots are going down in value because of permitting costs and they are being forced to go to 40B's because we are piling on unnecessary regulations. There is discussion about sprinklers and Mr. Mattson says they are a huge factor in water usage. They Board agrees this regulation shall be: For any project submitted to the Zoning Board and/or Planning Board for which are in excess of 19 units and proposed to use 6600 gallons or more, the developer shall as a condition of approval to connect, offset the proposed demand at a ratio of 1:1 gallons. Mr. Brown asks if these regulations should be run by Town Counsel and Mr. Mattson says they probably should be. Mr. Hasenjaeger feels we are being hypocritical because we were just convinced there is plenty of water. Mr. Mattson responds that irrigation is a problem with the State. There is then discussion on how inclining block rates being able to control nonessential water use and Mr. Abbott we should try this first and relook at this regulation at a later time. Mr. Mattson suggests looking a raising the seasonal rate. Mr. Brown would like all irrigation systems registered with the Town. He feels we should put a notice in the next water bills stating that they must register their irrigation system with the Water Department. This regulation will be tabled until the inclining block rates are instituted.

The next regulation discussed is: Water services connected to dead end lines shall not exceed 100 feet.

Motion Made by William Abbott to add this requirement to our regulations. Second by Tom Brown. Vote 4-0-1 Spillane abstained.

Motion Made by Patrick Fasanello to accept the following regulation: Any residential structure that is constructed after January 1, 2018 and will be connected to Walpole's municipal water supply shall have toilets that are 1.28 gallons per flush maximum. They shall also have bathroom and kitchen faucets that are equipped with 1.5 gpm maximum aerators. Shower heads shall also have a maximum output of 1.5 gpm. Second by Tom Brown. Vote 4-0-1, Spillane abstained.

Motion Made by Tom Brown to adopt the following regulation: Irrigation systems connected to the municipal water supply shall be prohibited unless designed and constructed by a licensed and insured company. All systems shall be equipped with rain and moisture sensors. Second by Patrick Fasanello. Vote 5-0-0.

- The next proposed regulation is to be tabled which is: For any proposed project submitted to the Planning or Zoning Board of Appeals, the developer shall provide the Sewer & Water Commission with a water system impact study report. The study shall be completed by a qualified professional engineer, registered under the Laws of the Commonwealth of Massachusetts. The Water System Impact Study shall include but not be limited to the evaluation and review of the following:
 - Pressure
 - Domestic and Fire Flow Demands and Availability
 - Identified system deficiency and recommend improvements
 - Impact on the Town's current/future water demands, and any associated withdrawal permits

➤ Proposed mitigation measures to offset demands (Said measures shall be a condition of approval The Walpole Board of Sewer & Water Commissioners and/or Water Superintendent will review the submitted System Impact Report and may at its discretion have it reviewed by a consulting firm employed by the Town. The developer shall provide the Town with funding to cover the cost of the review of the study.

The next proposed regulation addition is discussed. **Motion Made** by William Abbott to adopt the following regulation: Any water main extension shall, at a minimum extend to the end of lot frontage however it shall not exceed 750 feet in length without being looped. Second by John Spillane. Vote 5-0-0.

Mr. Mattson says the next proposed addition may not be within the Boards purview and might need to be referred to the Planning Board. Following discussion of this proposed regulation, **Motion Made** by Tom Brown to adopt the regulation: No water main shall be extended into any subdivision or other property until the proposed roadway or proposed area of installation is at rough grade. Water mains shall have 5 feet (60") of cover. Second by Patrick Fasanello. Vote 5-0-0.

There was one new sewer regulation proposed and the Board chose to table this.

Motion Made by Patrick Fasanello to close the public hearing. Second by John Hasenjaeger. Roll Call Vote: Abbott aye, Spillane aye, Hasenjaeger aye, Fasanello aye, and Brown aye.

I/I FEE PROTEST

This is a letter of protest from builder at 234 Stone Street. Mr. Abbott asks if we must require I/I and Mr. Mattson responds that the MWRA and DEP require that we control I/I in our Sewer Use Discharge Permit however we establish the ratio. There is discussion on I/I is available and Mr. Mattson recommends that the Board may want to revisit their ratio. Mr. Brown asks about performing this in-house and Mr. Mattson answers that this is specialty work and we are not equipped. This protest letter is read and noted.

OPEN AND CLOSE DATES FOR FATM

The Board has voted their articles during the Superintendent's status report.

CONTRACT AWARD RECOMMENDATION – WATER MAIN CLEANING

Mr. Mattson tells that pigging will be done in October and will be done on West St., Stone St., School St. and part of Lincoln Rd. If able to they may also do Highland Lake Dr. This is read and noted.

ELECTION DAY MEETINGS

This is read and noted.

CONTRACT AWARD RECOMMENDATION -2017-27 CLEAN AND REPAIR OPR TANK

Mr. Abbott asks if the \$469,900 is for everything and Mr. Mattson responds that it does not cover the mixing system, also the antenna and engineering are additional. Mr. Brown asks about the warranty and Mr. Mattson says he will check the specs to see what the warranty says. He will get a copy of the guarantee for the Board however it is the same for all bidders as it in the specs.

CONTRACT AWARD RECOMMENDATION 2018-01, WATER TREATMENT CHEMICALS

Mr. Mattson says this is the annual chemical bid. It is read and noted.

NEW BUSINESS

Mr. Hasenjaeger says he would like us to coordinate with the MWRA for a supplemental water source. He would like this sooner than later. There is discussion how they should meet with and Mr. Mattson says that Pam Hiedel of the MWRA has suggested that the Board go there. Mr. Fasanello says he can get her to come to us.

REQUEST FOR ANNUAL JARVIS FARM USE – NORFOLK BOY SCOUTS

This was on the previous agenda however the Board had some questions before they could respond. They are told that this is not a Walpole organization and also expressed concern over locking in dates. **Motion Made** by William Abbot that all applicants should apply year to year after January 1st of that year. Also priority should be given to Walpole organizations since they are the ones paying for the farm. Second by Tom Brown. Vote 5-0-0.

Mr. Brown reads a comment made by the DOR with regard to enterprise funds as follows: The Massachusetts Department of Revenue (DOR) issued an “Information Guideline Release” (IGR 08-101) in April 2008 in which the DOR recommends that every community with an enterprise fund establish a written, internal policy regarding indirect cost allocation, to be reviewed annually. IGR 08-101 also recommends that local financial officials should understand and agree on what indirect costs are appropriated as part of the general fund operating budget and what percentage of these costs should be allocated to enterprise funds.

We believe it would be prudent for the Town to follow the DOR recommendations in IGR 08-101 for its enterprise funds.

Mr. Brown would like to know if we have any written guidelines for the Town of Walpole and is so he would like a copy for each Commissioner and if not why not. Mr. Abbott says if there is any system it has to be able to interface with other systems. Mr. Hasenjaeger would like the Commission to consider agreeing to shelve or postpone Mr. Brown’s request for an audit and asks that we focus on Tom Brown’s main interest which is indirect costs.

Mr. Spillane left the meeting at this time (9:15 p.m.)

PULTE HOMES (FORMER WALPOLE WOODWORKERS)

Mr. Mattson explains that the applicants have met with Administration and they are looking to have their fees slashed in exchange for making this an age qualified site that would all be for sale instead of the 40B they had proposed. They are looking for relief on fees for water, sewer and I/I and were told by Administration that these fees are set by the Board of Sewer & Water Commissioners. Mr. Hasenjaeger says there was previous discussion for an override with the Woodworkers for the Town to Purchase and Economic Development was never asked. It should have mixed use as it is on the fringe of the CBD. Mr. Fasanello confirms that they are saying if this becomes a senior village they would like the Commission to give them a break on fees. Mr. Hasenjaeger says he would have to see the plans before any decision could be made. Mr. Mattson says if it is a 40B they would pay more in entrance fees. Mr. Brown says he spoke with Mr. Mattson about entertaining the idea of lowering the fees if Pulte helped the community in some manner. Mr. Abbott says he listened to the Board of Selectmen meeting with them and they more or less were saying lower the fees or we will make it a 40B. Mr. Brown asks the members to state whether or not they would be interested in discussing lowering the fees. Mr. Fasanello says he would want to see plans before considering anything like this. Mr. Hasenjaeger and Mr. Abbott are not interested.

Inclining block rates are discussed again and Mr. Mattson says they are still refining numbers and then they will run a parallel.

Motion Made by William Abbott to adjourn. Second by John Hasenjaeger. Vote 4-0-0. Meeting adjourned at 9:45 p.m.

Accepted September 11, 2017