

MINUTES
July 11, 2006

The regular meeting of the Board of Sewer Commissioners was called to order by Elaine Fiore at 7:04 PM. Members in attendance were Elaine Fiore, Peter Cobb and Sean Walsh.

Brian Maguire and Michael Brophy represented L. Knife and Son and asked about the construction schedule for the Elder Avenue, Bradford Avenue and Spring Street area. Ms. Fiore stated that she understood that this area would not be done until September and that Revoli would be filling in open time on Bradford Avenue. This should not have any effect on the distribution operation. Mr. Brophy said that they would like to attend a construction meeting when construction on Elder Avenue will be discussed. They need to be sure that the trucks can make the turn on the corner.

The next subject discussed was that they have 4 parcels assessed for sewer service, 22 Bradford Avenue, lot 20 that has an abandoned barn on it, lot 57-59, which is a triangular lot at the top of their driveway. Webby Engineering says it may be a buildable lot. They have offered the lot to the Town as a school bus turnaround. They would like an abatement to this assessment. Ms. Fiore said they have already been billed a betterment on the vacant lot. If it should become unbuildable then they will be asked to sign a document relinquishing their capacity. The abatement would be abated after this document has been signed. Mr. Brophy asked about transferring capacity from this lot to another lot. Ms. Fiore stated that sewer capacity was not transferable. If capacity becomes available it would have to go into the pool for the next project on the waiting list.

The last subject to be addressed was the assessment for the L. Knife building. They are assessed as 20 ERU's or 6600 gallons per day. An analysis on the existing building and the proposed addition and the daily flow came to 1662 gallons per day based on the current building, the 30,000 square foot addition and the number of employees currently at 34. This would be 5 ERU's. Allowing for a potential increase of employees they rounded the number of ERU's to 6. The Board reviewed the first floor as 74,000 square feet on the assessor's property card. Mr. Brophy stated that their planned addition would add 6 employees and the space would be mostly storage. The Board advised them to be sure of how much reserve they would need for the expansion because once they have relinquished their capacity it cannot be given back. The decision was to ask for a reduction from 20 ERU's, or 6600 gallons per day, to 7 ERU's, or 2310 gallons per day. This should allow enough reserve for the addition.

MOTION, by Peter Cobb, seconded by Elaine Fiore, to reduce the number of ERU's assessed to L. Knife and Son from 20 to 7. A letter relinquishing the additional capacity will be sent and must be returned signed before any adjustments will be made. The motion was unanimously voted.

Ms. Fiore stated that she will contact Mr. Brophy with the dates for the construction meetings scheduled in August so that they will have the opportunity to discuss their needs for accessibility directly with Revoli.

Brian Malberg, owner of 2 Main Street, attended to ask if he can build another dwelling consisting of 2 units as a duplex. He currently has an existing duplex on this lot that is connected to sewer and uses Plymouth water. Mr. Cobb stated that he could not connect both building with the same connection. Separate buildings require separate connections. Ms. Fiore confirmed this stating that the Rules and Regulations require separate connections.

Mr. Malmberg stated that there is no water tap available for him to receive Kingston water but he would like to get everything serviced to Kingston. Ms. Fiore said that this would be considered new construction and that the wastewater treatment plant has no capacity for new construction. The Board of Health indicated at their meeting last night that they would consider septic systems for new construction if there is no capacity for a sewer connection. If the Thorndike development is approved there may be some additional capacity remaining but this would not be built for at least 2 to 3 years. The Board of Health needs to make a ruling that someone putting in a septic system, due to the lack of sewer capacity, would not need to connect immediately when capacity becomes available.

Mr. Malmberg asked about a problem he had heard about regarding sump pumps. He said he had heard that connections of sump pumps had caused excessive flow at the treatment plant. Ms. Fiore stated that once Phase 2 has connected that illegal sump pump connections could cause a problem created by excessive flow during periods of heavy rain.

The Board advised Mr. Malmberg that they would contact the Board of Health to request that they render a decision on the use of septic systems for new construction in sewer areas and that they clarify how long the systems may be used, if approved. They should respond within a month. The Board will send the response to Mr. Malmberg at 9 May Avenue.

Linda Saulnier of 36 Crescent Street attended to discuss a letter she received from the Sewer Commission regarding connecting her house to Town sewer. She got a letter at the early stages of Phase 1 but never received anything else and has not been charged a betterment. She made an inquiry at the office about why she was not included in the sewer project and has recently received a letter from the Sewer Commissioners stating that she now has to connect. Nava has told her that there is no stub for her to connect to. She has at least a 300 foot run to get to her house. It would be further to go to the opposite side of Crescent Street and the excavation in the road would be at least 10 feet deep according to Mr. Vandal's discussion with Mr. Nava. Ms. Saulnier stated that she would connect to Town sewer if required to do so but that her system is working fine. If the Board requires the connection then she feels that she should not have to put the connection in into the road. Mr. Vandal stated that Mr. Nava said it might cost \$20,000.00 to run the sewer line from the house and across Crescent Street to tap the main sewer line. An official cost estimate has not been requested. Ms. Fiore added that she understood it cost about \$23,000.00 for the connection that was added at 83 Main Street, which also required crossing the road to the opposite side and tapping the main sewer line. Crescent Street would have to be closed at that end in order to install the new

sewer stub. Ms. Saulnier said that at some point she would like to connect to sewer so that in the event she decides to sell her house it would be taken care of. She is not in a hurry to do anything now. Ms. Fiore stated the Board would have to make an inquiry with an installer to get cost estimates for installing the service in Crescent Street. Mr. Vandal mentioned that Albanese or Revoli may be able to put in the service connection from the contingency money. Ms. Fiore said she would request a price estimate from Revoli.

The owner of 82 Main Street is not able to attend the meeting tonight. He has provided his own calculations of the building. Ms. Fiore has done another capacity analysis and has found about 870 gallons available that had been applied to applicants that are already connected. They have requested enough capacity for a minimum of 4 chairs and a maximum of 6 chairs for a hair salon. There should be enough capacity to accommodate the salon.

MOTION, by Sean Walsh, seconded by Elaine Fiore, to approve the additional use for 82 Main Street from 660 gallons per day or 2 ERU's to an addition of up to 6 chairs for the hair salon to equal 2 additional ERU's for 600 gallons of use. The motion was unanimously voted.

Lt. Kelley said there were problems with Revoli. Signs are not correct and there are problems with people on the site. They had said 2 service crews would be on Summer Street working close together but they had 3 crews working and they were spaced out along Summer Street. It took Lt. Kelley several lights to get through the intersection at Evergreen Street and Summer Street and cars were backing up on the railroad tracks. He has spoken to Paul from Revoli and told him that the traffic flow was unacceptable. Today the crews have been reduced to 2 and the number of vehicles has been reduced also. Tomorrow Revoli should be doing 2 service connections by Winthrop Street and the police should be able to alternate the traffic. Paving will be done on Summer Street from Evergreen Street up the hill toward the Reed Building because there is such a long stretch to do. If signs are not correctly posted then they will not be working tomorrow. Albanese needs to pave Riverside Drive on Friday. They have done no paving in that area yet.

The Board discussed how they were going to deal with existing buildings that are on sewer and are requesting additional capacity. They discussed 15 Leigh Road, that is not on sewer. Mr. Satterfield may have sold this parcel. If so his request for sewer service should be released. The condo proposal for Wapping Road should also be removed from the request list.

The Board reviewed a letter regarding the building constructed at 5 Braintree Avenue. An appointment should be set up with the owner of the property sometime in August.

Royal Garden needs to have a grease trap inspection done and the grease trap needs to be certified by a Title V inspector that it meets Title V requirements and is in working condition. They would like to retain the grease trap when they connect to sewer.

An Enforcement Order issued by the Conservation Commission to Revoli Construction was reviewed.

A cost estimate for the extension of the 10" sewer main on Summer Street has been provided by Revoli Construction. The extension would be needed for the ice rink. Brad McKenzie is still waiting to hear from DEP whether they will allow them to use a tight tank instead of extending the sewer line. The Board cannot wait for him because

Revoli will be doing the work tonight. Ms. Fiore said they would need to put at least \$58,000.00 into an escrow account for the work.

Robert Masse has told Ms. Fiore that the utilities in the street at the intersection of Main Street, Evergreen Street, Pembroke Street and Wapping Road make it extremely difficult and complicated to put in a service connection for 282 Main Street. He asked that the Board consider omitting this address from Phase 2.

MOTION, by Elaine Fiore, seconded by Peter Cobb, to remove 282 Main Street from Phase 2 and to abate the betterment from the property. The motion was unanimously voted.

Ms. Fiore reported that the Treasurer has informed her that the Sewer Commission has a CD coming due soon and he would like to reinvest the money but would like to increase the principal amount to \$500,000.00 instead of the current amount.

MOTION, by Elaine Fiore, seconded by Sean Walsh, to invest \$500,000.00 in a new CD upon maturity of the current CD.

The ZBA has sent their reply to the MEWS proposal on Baker Avenue. They have recommended that the MEWS resolve their issues of sewer capacity with the Sewer Commissioners. Their representatives need to contact the Board about this matter.

John LaBrache has reported that the Sewer Commissioners have \$20,000.00 in an account. This is an escrow account for the Bog sewer connection.

Paul Basler sent a memo to the Board stating that the Town had come to an agreement with Sharon Davis on Pottle Street and that an agreement has been made to deposit excess fill in the hole there. This needs to be reviewed at the construction meeting on Thursday. Mr. Basler has estimated that it will take at least 65 truckloads to fill the hole.

A building permit was reviewed for 3 Pebble Lane, also known as 8R Sunset Road. This lot has a stub and a betterment and they would like to build a breakfast nook and a garage extension. The additions are 26 X 12 and 16 X 2. Ms. Fiore mentioned that the Board should send this back for clarification of what the garage will contain.

Mr. Vandal discussed the current septage disposal rate as 6 cents per gallon. He would like to raise the rate to 7 cents per gallon. There is always more demand than can be filled so the rate increase should not cause a decrease in revenue.

MOTION, by Sean Walsh, seconded by Elaine Fiore, to raise the septage rate from 6 cents per gallon to 7 cents per gallon. The motion was unanimously voted. The new disposal rate will go into effect August 1, 2006.

Ms. Fiore discussed problems with the final assessment letters sent out in May of 2003. Betterment payments were reported on the letters but there is no backup on file for the payments. One homeowner says he paid the preliminary assessment shown as a payment on his final letter but he does not have a cancelled check. He has since said he paid for it with a money order. The tax collector has no backup to support that a payment was actually made.

There is also a problem taking payments of the preliminary betterments for Phase 2 now that FY 2007 has begun. The tax collector has refused to accept the checks because there she has no way to post it to the MUNIS system. There is a meeting scheduled for Thursday to discuss this matter.

Joe LaLiberte and Don Freeman have reviewed the cost to operate the Hilltop Avenue pump station by generator. They have stated that the cost will be about the same

to run a power line from the school to the pump station as it would be to install generator at the pump station. Mr. Vandal stated that he felt the pump station should receive power from the school as the pump station only serves the school. Their generator should power the pump station in a power outage. Ms. Fiore said she felt that the cost was high to do electrical work. Mr. Vandal said CDM will be working on a cost estimate for the electrical work and that they feel that is the right way to power the pump station.

Mr. Vandal said he had spoken with FR Mahony and that they will need to provide a price for electrical boxes with a plug on them. This will eliminate the need to access the grinder pump in order to pump them down in a power outage. The cost estimate will state the additional cost for this box as opposed to the box currently being used. They have also indicated that they will order some pumps in anticipation of receiving the contract so some will be on hand if they are needed. The warranty will be 3 years for Phase 2 pumps.

A windmill analyst will be visiting the treatment plant tomorrow. The only feasible spot for the windmill is where the tower is currently located, at the old landfill site. All other sites would prohibit expansion of the treatment plant. Ms. Fiore agreed and said the Town must consider future discharge sites and also the Thorndike proposal.

East Coast Fence has a potential buyer for their property. The buyer has inquired about whether they would be able to install a septic system. There are rumors that they want to add housing to the property.

MOTION, by Peter Cobb, seconded by Elaine Fiore, to approve the minutes for May 23, June 6 and 20 and the construction meeting minutes of June 8, 2006. The motion was unanimously voted.

Bills were signed. A Kopelman and Paige bill included a charge for \$105.00 for inquiries about a vacant lot that has requested sewer capacity. Ms. Fiore states she understood that the inquiries were made at Mr. Beaton's request and that the Selectmen should pay for this part of the bill no the Sewer Commissioners. This part of the bill will be adjusted from the bill schedule.

MOTION, by Sean Walsh, seconded by Peter Cobb, to adjourn the meeting at 9:30 PM. The motion was unanimously voted.

Suzanne Richards
Administrative Assistant