

MINUTES
December 5, 2006

The meeting of the Sewer Commission was called to order at 7:00 PM by Elaine Fiore. Members in attendance were Elaine Fiore and Peter Cobb.

Lloyd Geisinger attended tonight to further discuss the 1021 Kingston Place project and to review a draft letter of agreement between the project and the Sewer Commission.

Ms. Fiore began by stating that the letter had been provided to all of the Commissioners for review and that the Sewer Commission would be preparing a response to the letter.

Ms. Fiore addressed the possible effluent sites and stated that the Davis site was being considered for a 7 acre leaching area not 10 acres. Mr. Geisinger said that this would be revised.

Mr. Geisinger continued that the Smelt Brook disposal site is conceptual at this time. He will be meeting with the Water Commissioners next week to discuss their opinion of this concept. Mr. Cobb expressed concern that the proposed use of this site for effluent disposal would be assigned for mandatory use as a disposal site. There could be added expenses to the department associated with this site depending on the water quality requirements set by DEP.

Mr. Geisinger clarified that his development needs 200,000 gallons of effluent disposal capacity. He understood that the Town needed 100,000 gallons for the waiting list. Ms. Fiore stated that if the Smelt Brook site were not used then the development would be using the David site for 200,000 gallons leaving only 100,000 gallons for the Town. There would be no extra disposal capacity. The Town was seeking the Davis site for 300,000 gallons of disposal capacity. If the development uses 200,000 gallons then the Town will not meet its needs. The Town needs at least 200,000 gallons.

Mr. Geisinger commented that Ms. Davis was considering a subdivision for the property. The land could support cluster housing with the same number of units as a regular subdivision whether the leaching field is on 7 acres or 10 acres. The Jones River Watershed should support the new well being proposed by the Water Department, if the Smelt Brook can be recharged. If this is possible then it is felt that DEP will approve this as well. Cubelis Engineering and Mark Devine believe that the Davis property and Smelt Brook area will be approved as disposal sites. Ms. Fiore commented that the Sewer Commission needs to know if DEP is in agreement to the sites before they can commit to a proposal.

Mr. Geisinger continued that the water table is 25 feet below the site grade level and that it might be possible to provide another area, on site, for a disposal field. The current materials on the site are less perkable than the Davis site and it would leach

slower than on the Davis site. They could include another proposal to put leaching fields under the parking lots.

Mr. Geisinger asked if the Board was looking for 300,000 gallons of disposal on the Davis site. Ms. Fiore stated that if the development were to dispose of 100,000 gallons on their own property, then that would leave the Davis site with 300,000 gallons of which 200,000 gallons would be for the Town and the remaining 100,000 gallons could be used by the development if needed.

Mr. Cobb mentioned the payment schedule listed in the agreement and asked how the expansion would be paid for without the funding from the development. Mr. Geisinger replied that there is money being put into an escrow account to pay CDM, approximately \$33,000.00 for design and a cost estimate. The Town should be getting the first \$1,000,000.00 installment before any contracts are signed for the expansion. Right now money would be placed in the escrow account to pay engineering costs in 6 month increments. CDM will prepare a cost estimate for their services during construction and for the expansion of the plant. The cost estimate will be broken down into 6 month increments. If the development were to back out after the first 6 months, the Town would at least have the engineering portion of the work done.

Ms. Fiore stated that CDM should be told that the Town will not be liable to complete payments on a contract if the funding source is no longer available from Thorndike.

Mr. Geisinger continued that the first \$1,000,000.00 would cover the principal and interest payments on the plant expansion, funded by some kind of loan the Town secures to build the plant expansion, based on the estimate of a \$3,000,000.00 loan. The Town would need to collect \$250,000.00 in betterments per year. This would be 22 new users needed to pay for the loan if the developer backs out. The leaching fields would be built in stages to match the 3 payments of \$1,000,000.00 each. The 100,000 gallons on the Town's waiting list will gain 3.3 million dollars to develop and build the plant expansion, which should cost about 3.1 to 3.2 million dollars, plus CDM's fees.

Ms. Fiore stated that with the current users, there might be enough revenue to pay for the debt for 1 year. The Sewer Commission must find out if the Town will even approve funding for another \$3,000,000.00 project and additional department personnel. The Board needs to know how much it would cost the Town for a project that might be half completed if the developer should walk away.

Mr. Geisinger stated that before the development delivers any wastewater to the plant, they will have contributed \$2,000,000.00 to the Town for a distribution system and plant upgrade. He added that a new well would cost about 1.1 million dollars. The project is committed to contribute 2.2 million dollars to this project. The treatment plant should cost about 3.3 million dollars for construction at the plant and CDM. It would cost another 1.75 million for the leaching field and distribution system. The overall contribution to the Town would be about \$6,000,000.00. The developers do not feel it is appropriate to fund the expansion.

Ms. Fiore said the Town would be looking for Town Meeting approval of the Thorndike project in the spring. If the Town does not approve funding the sewer expansion in the fall, then that is the end of any proposals. Mr. Geisinger stated that the developer would step in to fund the expansion if that were to happen.

Mr. Vandal pointed out that SBR's are sequential and valves open and close to move through the processing operation. He and the Board needs the engineering from CDM to see if the proposal will work on the site available as presented by the Thorndike proposal.

Mr. Geisinger continued stating that if the project were to fund the expansion, CDM would be the inspecting engineer and the construction would be bid out to a qualified contractor to complete the work. Thorndike would obtain the financing, which would be released to the Town to pay the contractor.

Ms. Fiore said the Board would review the proposal and discussion and prepare a reply.

Department bills were signed as was the sewer user fee commitment totaling \$211,165.28 for the last quarter. Bills will be sent out in December.

Mr. Vandal discussed the proposed bakery to be opened in Kingston center. The Board of Health has told the owner that she needs a fourth sink to be used only for washing fresh fruit. She has had the Big Dipper representative review her needs for a grease trap and based on the review they have suggested that she use a 25 gallon unit. They based their estimate on the amount of flow coming from the 4 sinks, not on the size of the sinks. This unit will cost about \$3500.00. Mr. Vandal stated that he felt this was a reasonable estimate for the size of the grease trap. The Board was in agreement.

A postcard was prepared and reviewed by the Board regarding the removal of sump pumps and storm/roof drains from all sewer connections currently using Town sewer. An inspection program needs to be established to remove these illegal connections.

Ms. Fiore reported that Mr. Basler was upset with CDM because Revoli was lifting manhole covers today. He reported that the contractor was digging in the road and that he had called Tom Morgan and asked that Robert Masse be replaced. Ms. Fiore said that she had spoken to Mr. Basler and the Town Administrator and arranged for Mr. Masse and Revoli to report to Mr. Basler every morning regarding where they will be working. If he is not in then they will report to Kevin Donovan.

Motion Elaine Fiore, seconded by Peter Cobb, to adjourn the meeting at 8:05 PM. The motion was so voted.

Suzanne Richards
Administrative Assistant