

Minutes  
October 10, 2006

The meeting of the Board of Sewer Commissioners was called to order by Peter Cobb at approximately 7:05 PM. Members in attendance were Peter Cobb and Sean Walsh. Mr. Cobb stated that Ms. Fiore was on route to the meeting and that she should be arriving shortly. The Board reviewed meeting materials for several minutes before Ms. Fiore arrived. She arrived approximately 5 minutes later.

Upon Ms. Fiore's arrival a discussion began regarding Kingston Place. Doug Hartnett and Lloyd Geisinger reviewed the progress that has been made since the last meeting with the Sewer Commission. Mr. Hartnett said he had spoken to Don Freeman of CDM regarding the permitting schedule for Kingston Place and the expansion of the Wastewater Treatment Facility. A plan was provided to the Board to review, which detailed the layout for the reconfigured transfer station, the current location of the Wastewater Treatment Facility, the proposed wind turbine location and the proposed new highway ramp.

Mr. Hartnett said that they needed to know what role CDM would be playing. Would they be a consultant for the Town regarding the wastewater needs of the Sewer Commission? Would they be helping to establish the developer's agreement with the Sewer Commission? What are the Sewer Commission needs for expansion in addition to what is needed for Kingston Place?

Mr. Geisinger said that the Planning Board has not taken any comments from the general public yet. The next meeting is planned for October 23, 2006 at 7:00 PM. It would be beneficial for the Sewer Commissioners to attend this meeting and comment on the status of the proposed treatment facility expansion.

The Board reviewed the conceptual plan for the access road location. A new effluent site and the approved transfer station disposal site would allow enough disposal area for four new SBRs. It looks like only enough expansion for Kingston Place has been shown. This plan does not allow space for 4 new SBRs. The Town does not have a design contract with CDM for the expansion.

Mr. Geisinger stated that they have set up an account with the Town, which can be drawn on to pay for consultant's fees as needed by the Town. Kevin Donovan has told them that the account would have to be replenished as it is depleted by various Town departments. Funding for consultants needed by the Sewer Commission could come from this account. Ms. Fiore said she was under the impression that a separate account should be set up for the Sewer Commission. Mr. Geisinger asked that the Sewer Commission contact Don Freeman about what their needs are for future expansion and to ask what his recommendations are in order to create a developers agreement.

Ms. Fiore stated that there is already a waiting list for 100,000 gallons of additional capacity. This figure does not include Kingston Place.

Mr. Geisinger said that Mr. Freeman had estimated a cost of \$100,000.00 to complete a hydro geological study at a new effluent disposal site. Kingston Place cannot commit to such a cost without Town Meeting approval of their project. Ms. Fiore replied that Mr. Freeman's opinion is that the proposed site would be viable as an effluent discharge site.

Mr. Geisinger said that they have met with the Water Commissioners and that they have given a favorable reply to placing leaching fields along Smelt Brook where biking/walking trails are proposed to be located. Ms. Fiore stated that locating leaching fields in this area would mean another disposal site for the Wastewater Department to monitor and maintain.

Mr. Geisinger said that he would need a conceptual plan for the Wastewater Treatment Facility expansion and an outline of specifications in order to develop an initial cost for the project and to his project. He would like to see what CDM would have to do to relocate what the Sewer Commission needs for their expansion project, in order to fit it into the conceptual layout that has been provided.

Mr. Cobb asked what their project would contribute to the expansion of the Wastewater Treatment Facility to help meet the needs of people waiting for capacity. The Sewer Commission has no way to pay for a project without charging betterments. There is no State funding available for development. The Sewer Commission has to add capacity beyond the needs of Kingston Place.

Mr. Geisinger said his project plans to pay for the full cost of design. They would pay for costs associated with expansion needed to accommodate their development. They would put in the gravity and forced sewer lines to the effluent site and would pay for the hydro geological study to be done. They have also prepared an Impact Report for the Finance Committee and will present this to them on October 19, 2006. Their research indicates a positive total of 1.1 million dollars in taxes from the project. The Town would receive 2.6 million dollars from the State 40R funding program. Town services required for the development would not be near this amount.

Ms. Fiore asked when they would expect construction to start. Mr. Geisinger replied that Construction would start in January of 2009. They expect there would be a 15 month construction period and that occupancy would begin in March 2010. He then repeated that Mr. Freeman needs to give them a cost to expand the Wastewater Treatment Facility to meet the needs of the Sewer Commission. Their project contribution should give the Sewer Commission 80% of what they need to expand.

Mr. Hartnett asked the Board for permission to continue his conversations with Mr. Freeman in order to develop a cost estimate.

Ms. Fiore stated that the Board was working with the owner of the property proposed for a new disposal site. They cannot comment on whether the site will be used until the matter is resolved with the owner.

Mr. Geisinger said that they have spoken to Pine DuBois regarding recharging Smelt Brook/Smelt Pond with a leaching field. They plan to discuss this with Mr. Freeman also.

Mr. Hartnett said they have a meeting with the Planning Board on October 23, 2006 will discuss the possible expansion of the Wastewater Treatment Facility, the

reconfiguration of the Transfer Station and the modified layout of the road. There has been discussion about relocating the transfer station to the old landfill site. Mr. Basler was not in favor of this idea. It is possible if an Exclusive Use Easement is obtained to allow them to construct it and create access roads. It was done in another town. They cut the liner, removed material from the excavation site and then sealed the area again. Weston and Sampson should contact CDM regarding the location of the transfer station. Mr. Geisinger suggested that Paul Basler be invited to attend the next meeting with the Sewer Commission and the Kingston Place representatives to review any changes that might be suggested.

The permitting process for the Kingston Place project will take a minimum of 18 months once Town Meeting approves the project. They will need to conduct an Environmental Impact Report, which needs to be approved by the State.

Ms. Fiore mentioned that the Town prefers that the Wastewater Treatment Facility stay within the currently fenced in area. The wind turbine has been drawn into the plan inside the fence to the facility. Mr. Geisinger replied that the turbine committee was not in favor of the landfill site because they would not be able to cross a public way in order to provide power to the facility. Such projects are not allowed to cross a public right of way to provide power. It is considered to be in competition with NStar. The foundation footing for the turbine is 50 feet in diameter. A leaching field can be placed above the footing. The blades for the turbine would turn very slowly and would supply power to the Wastewater Treatment Facility. Any excess power generated would go to the power grid. The Town would not be paid for the excess power.

Ms. Fiore said she would speak to Kevin Donovan about the reserve account being held for consulting fees and that she would contact Don Freeman about consulting with Mr. Geisinger and Mr. Hartnett on the Board's behalf.

Department bills, a bill adjustment, lien forms and memos were reviewed and signed.

The Board discussed closing the office on Tuesday nights as there has been no traffic there in the last 18 months that it has been open. The Board agreed that they would close the office on Tuesday nights.

A building permit application for 3 Pebble Lane/8R Sunset Road was reviewed. The plan was for a kitchen addition and did not alter the amount of flow to the wastewater facility. The permit was signed and will be returned to the Building Inspector.

A Site Plan was reviewed for the South Shore Medical Center. They plan to create a new entrance and patient consultation and waiting area. There will be no increase in the number of sewer units needed and no plumbing will be added. A memo will be sent to Mr. Bott indicating that the Board has approved this proposal.

A connection plan was received from Dan Galambos for 26 Wapping Road. This is a business complex next to the Jones River. They will be connecting to the new sewer on Wapping Road. The Board felt that the information provided was in such detail that it should be reviewed by Robert Masse of CDM. Mr. Masse will be contacted to review the information and provide comments to the Board.

The Conservation Commission sent a memo to the Board regarding the proposed construction project at 21 Pottle Street. Mr. Moon had attended a Sewer Commission meeting and was told there was no capacity for this project. The Board will send a memo

to the Conservation Commission explaining that there is no capacity for any new construction.

The Board of Health sent a memo to the Sewer Commission stating that they would allow septic systems in sewerred areas with a maximum life span of 20 years, if sewer capacity is not available. They will not require connection to the Town sewer if it becomes available. The property owner must provide a letter to the Board of Health stating that they have been refused capacity. Ms. Fiore asked that a copy of this memo be forwarded to Kevin Donovan.

The Drain Layer Questionnaire was reviewed again and was approved for general distribution to new customers. Information received will be used to determine whether a license will be renewed or not.

Applications for Drain Layer Licenses were reviewed. The Board approved a license for Browning Excavators, Inc. and will approve a license for South Shore Excavators upon receipt of 3 missing items of information. The connection application submitted for 4 Lantern Lane will not be approved until they take a grinder pump class. An application for Royal Flush was rejected due to insufficient experience and references. They have dealt with cleaning sewer lines but have provided little information to support that they have installed sewer lines.

MOTION, by Elaine Fiore, seconded by Sean Walsh, to approve the minutes for the construction meetings of September 7, 2006 and the regular meetings of September 12 and 26, 2006. The motion was unanimously voted.

MOTION, by Elaine Fiore, seconded by Peter Cobb, to adjourn the meeting at 8:50 PM. The motion was unanimously voted/

Suzanne Richards  
Administrative Assistant