

MINUTES  
June 12, 2007

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

The Board reviewed and signed documents for an abatement of a sewer betterment at 17 Hillcrest Road, pending the outcome of sewer easements.

The Board reviewed a letter from Laurie Cleveland requesting an extension of her connection deferral. A letter will be sent to her stating that the Board will not consider an extension unless the Board of Health reviews the status of her septic system and finds it still in compliance with Title 5. An extension would only be granted for a limited amount of time or until such time that she has enough funds available for her connection.

A chart of department fees and fines was reviewed. The Board will take this under advisement and will review any additional changes or additions at the next meeting.

The Board briefly discussed the Kingston Kitchens building next to the pump station in Kingston center. The building has changed ownership recently and the Board needs to know what the intensions are for this building.

Brad McKenzie met with the Sewer Commission at 7:15 to discuss Phase 1 and Phase 2 of the Bog project. Mr. McKenzie asked what the status of the pump station and gravity sewer was. Ms. Fiore stated that NStar needs to bring in power and Verizon has to connect the phone line. The project is being held up until these services are done.

The Bog is ready to install the 3 gravity lines, on the Kingsbury Club property, that will service the Kingsbury Club, the Bog and the Sullivan Brothers auto dealership. Mr. McKenzie stated that the easement had been signed. Ms. Fiore said the Sewer Commissioners should have a copy of the easement and that a letter would be sent to Sullivan Brothers asking for a copy.

Mr. McKenzie reviewed that in Phase 1 of the Bog project, the main floor included 5 locker rooms. Three more will be added for future use in Phase 2. There will also be a pro shop that sells equipment and sharpens skates and a first aide station. Bathrooms will be added as well. The second floor is considered the main entrance. A snack bar or café is planned for the area that was originally meant for the pro shop. They expect to have the stand installed at the first rink by late September. There should be seating for 450 people. Construction on the second rink is expected to begin in late spring to early fall of 2008.

A tight tank has been in use since the middle of November 2006. It is a 10,000 gallon tank that has been pumped once a month. They have pumped about 6000 gallons per month under the current conditions and during hockey season. The average was about 250 gallons per day. The water use was about 2500 gallons per day. All newer rinks have

ice melt pits that allow evaporation. Any thing that doesn't evaporate goes into a detention basin.

The Title 5 minimum for a skating rink is 3000 gallons per day or 5 gallons per seat. The Bog will have 450 seats for a total of 2250 gallons per day. Allowing 30 seats for a snack bar at 10 gallons per day (at a Country Club rate) would be another 300 gallons per day. If participants were averaged at 20 per team for a total of 40 at 10 gallons per day (at a park rate for showers, toilets, etc.) per participant, that would be another 400 gallons per day.

Only 2 of the 5 locker rooms are currently used. When completed, there will be 3 dry locker rooms and 2 showered locker rooms in Phase 1. Future locker rooms will be built as part of Phase 2 when the current locker rooms will be reassigned for use by the new rink.

There will be 1 café to serve both buildings. The seating might increase and be relocated behind glass overlooking the rink. There will be no open to the public food service. It will be limited to spectators and will be paper plates, hot dogs, hamburgers, pizza and snack type service.

The Board asked for the maximum build-out numbers for the rink. Mr. McKenzie stated that he would be in contact by email regarding this information.

Drain Layer Applications were reviewed for Commonwealth Excavation and for Aqua Line Utility Inc. Both application were found to be in order and were approved.

The Board discussed building permits being issued in areas that have or will be receiving sewer service without having the permits reviewed by the Sewer Commission. It has been brought to their attention that a building permit was issued for 14 Bonnie Lane. A three car garage was built with an in-law apartment above it. Not only was the permit issued without review by the Sewer Commission, but 14 Bonnie Lane is assessed as a single-family dwelling at 1 ERU. The in-law apartment could exceed the amount of flow allocated to the property. The Board will contact the building department for a copy of the plans that were used in the approval process for the addition.

William White, owner of 179 Summer Street, has applied for additional sewer capacity for the Barber Shop he has signed a lease with. The shop has 4 chairs and requires 400 gallons of additional flow. His request will be put on the waiting list for 2 ERU's or 660 gallons of additional flow. A letter will be sent to confirm the placement on the list and to ask if there are any other plans to change the use of the building.

The Board discussed the use of schedule 40 pipe instead of SDR 35. Ms. Fiore said she consulted with CDM about this and they have had no reports of roots growing into the gasket joints. Gluing the joints can be time consuming and if done improperly can require cutting the pipe and reinstallation of another section. They did not recommend changing the requirements and recommended that the Rules and Regulations remain as is. The Board agreed that the requirements should remain as is.

An abatement application was reviewed for 3 Blair Drive. The original owner of this parcel never applied for an abatement when it was possible to review the assessment. The new owner purchased the property 2 years ago. The betterment was paid in full when the property was sold. The current owner applied for a building permit and was refused because the lot does not conform to the current zoning requirement for 20,000 square feet. He understood when he purchased the property that he would need a variance from the ZBA in order to build on this lot.

Town Counsel was consulted about this application and they have stated that the property has missed the opportunity allowed to apply for an abatement. The Sewer Commission has no authority to grant an abatement of the betterment at this time.

MOTION, by Elaine Fiore, seconded by Peter Cobb, to notify the applicant that Town Counsel has advised the Sewer Commission that the time limit allowed to apply for an abatement of the betterment assessment has passed and that the Sewer Commission has no authority to grant an abatement at this time. The motion was so voted.

A letter from John Hajjar, owner of 116 Main Street, was reviewed. Mr. Hajjar has requested an extension to the mandatory sewer connection deadline until he constructs a new commercial building or rents the unoccupied house. He plans to apply for a ZBA variance to allow him to construct a commercial building. He feels it is a waste of money to connect an unoccupied building that might be torn down. The Board decided that they would send a letter to Mr. Hajjar asking for the date he is scheduled to meet with the ZBA to discuss this matter. The Board will render a decision on the matter when they have received the review date.

Numerous properties in sewer areas are applying to construct additions to existing buildings. The Sewer Commission discussed the need to establish a method of assessing properties according to Title 5, by the number of bedrooms. Now that capacity is becoming limited, any 3 bedroom home proposing to add more bedrooms becomes a potential problem of violating the permit for the wastewater treatment facility.

The tax collector has committed the unpaid sewer user fees, charged to Indian Pond Country Club, to the tax bill. The user fees have not been paid on the tax bill either. This matter needs to be brought to court for resolution. The Sewer Commission would like to retain a firm other than Kopelman and Paige. The Board will look into possible alternative firms. A list of issues needs to be established for this purpose.

Final paving by Revoli will probably not start until the week of June 25<sup>th</sup>. Revoli has been waiting for prices for grinding and the Cape Cod berms. The Board needs to know how this work will be billed so that Mr. Vandal can encumber the money to cover the expense.

MOTION, by Elaine Fiore, seconded by Sean Walsh, to adjourn the meeting at 9:10 PM. The motion was unanimously voted.

Suzanne Richards  
Administrative Assistant