

**BOARD OF SEWER COMMISSIONERS  
MEETING MINUTES**

**September 23, 2019  
Westwood Police Station, Training Room**

The meeting was called to order at 6:01 pm

**Present:**

Sewer Commission members present: Frank MacPherson (Chair), Diane Hayes and David Krumsiek

Town Counsel: Pat Ahearn

Special Counsel: Dan Bailey

Environmental Partners Group: Bob Rafferty

Staff members present: Todd Korchin and Rich Barry

Nora Loughnane

Dan Green- Green Development

Minutes recorded by Patricia Healey

**Welcome New Sewer Commission Members and Opening Statements**

Diane Hayes and Davis Krumsiek were recently appointed by the Select Board to the Sewer Commission. T. Korchin welcomed the new members and outlined the role of the Commission. The Sewer Commission will be involved in setting policies; reviewing capital requests; and setting sewer rates. Environmental Partners is our on call engineer. The Sewer Department is supported by an amazing field staff, consisting of Patricia Healey, Rich Barry (Sewer Superintendent), Shaun Degnan, and Gino Carpeno. The Town is in the process of interviewing candidates for the additional pump station operator position.

**45 Clapboardtree Street- Green Development**

45 Clapboardtree Street is a development of 55+ Townhouses, located on the former Westwood Lodge site.

- 38 Market Rate Townhouses
- 2 Affordable Townhouses
- 1 Group Home Building
- 5 Single Family Lots

The property will be changing from a hospital to a residential housing. The estimate sewer flow calculation for the development is approximately 10,000 gallons per day (gpd), which is estimated to be lower than what was produced by Westwood Lodge.

The individual townhouses will be connected to gravity to the sewer pump station to the force main on Clapboardtree Street. EPG asked for upgrades to the sewer pipe on the property and Green Development. Green Development will address these requests and review changes with EPG. Per EPG, there is enough capacity in the main for the flow. The pump station will be located on private property, privately owned and will have 24-hour maintenance under the direction of the Condo Association.

Through the planning process for the project, Green Development has committed to funding for sidewalk construction; donation of the soccer field to the town; creation of 40 parking spaces at the soccer field; and funding for affordable housing. With the total

September 23, 2019

funding as committed, Dan Green, President of Green Development, is asking the Sewer Commission for review of the proposed sewer connection fee.

The Petitioner wanted the Board to understand that this project would create lower title 5 flow, the projection is lower due to the zoning change from a hospital (number of beds, plus additional laundry) to 55 and over housing. The new townhouses will be deed restricted two bedroom units. Each building connection will be subject to a sewer inspection fee. Also, the single family lots will be subject to a sewer connection fee and sewer inspection fee.

The Sewer Commission will review past practices as to how connection fees were determined in the past and will confer with Town Counsel will review the request and create a proposed agreement between Green Development and the Sewer Commission, to be presented at a future commission meeting. The meeting date to be determined.

**Other Business that May Properly Come Before the Board**

- The bid opening for the next phase of Inflow and Infiltration (I/I) will be on September 25, 2019.

**F. MacPherson moved to adjourn the meeting at 7:03 pm. Seconded by D. Hayes. Unanimous vote, 3-0.**

Approved:

Date

 8/10/20

---

Sewer Commission, Clerk  
