

**BOARD OF SEWER COMMISSIONERS
MEETING MINUTES**

May 11, 2015

Carby Street Municipal Office Building, Champagne Meeting Room

The meeting was called to order at 8:15 am

Present:

Commissioners: Jim Connors, Chair, Frank MacPherson, and Tony Antonellis

Staff: Todd Korchin, Jeff Bina and Rich Barry

Daniel Bailey (Rackemann, Sawyer and Brewster)

Cindy Vito (12-16 South Park West), Lou Petrozzi (Wall Street Development), Michael Hansen (11 Briarwood Drive), Bob Rands (157 Grove Street) and Joanna Kjellman (258 Grove Street)

Minutes recorded by Tish Healey

Approval of Meeting Minutes:

- February meeting minutes to be reviewed for discussion at next Sewer Commission meeting.

Second Meter Policy:

- Policy is posted on the Town of Westwood website
- Homeowner needs to call the Sewer Department to schedule both a plumbing inspection and a seal and tag of the meter. If you use the meter before getting the inspections you will not receive credit.

Second Meter Review (12-16 Southwest Park Realty, LLC)

- The Sewer Department and Building department does not have a permit on file for the second meter on the above property.
- Per letter received on January 14, 2015 there is a second meter on the property, but a permit does not exist and the meter was not properly sealed and tagged. The second meter was sealed and tagged on January 9, 2015. Therefore, no credit for sprinkler water usage can be issued prior to January 9, 2015 per our second meter policy.
- The owner of 12-16 Southwest Park is looking for consideration from the Sewer Commission.
- Request will be reviewed by the Sewer Commission.

Second Meter Review (65 and 67 Morgan Farm Road)

- The above properties are new homes constructed by Wall Street Development.
- 65 Morgan Farm Road- Second meter permit was dated 6/13/14 and the meter was inspected and sealed on 4/22/15. The sewer bill in question (#6184) was for usage through November 2014, therefore per our second meter policy, no credit can be issued for usage before the seal and tag date.
- 67 Morgan Farm Road- Second meter permit was dated 6/13/14 and the meter was inspected and sealed on 12/31/14. The sewer bill in question (#6207) was for usage through November 2014, therefore per our second meter policy, no credit can be issued for usage before the seal and tag date.
- Mr. Petrozzi (Wall Street Development) stated that it was an oversight by the plumber and felt it was an obligation by the plumbing inspector to contact the Sewer Department for the seal and tag of the meter. Per our policy, it is the responsibility of the homeowner to get the meter properly sealed and tagged. For new construction, responsibility falls on the property owner or the developer. The second meter policy is posted to the Town of Westwood website.
- Request will be reviewed by the Sewer Commission.

Wall Street Development

- Mr. Petrozzi is questioning the Sewer Connection fee structure and our sewer connection fee increase as of July 2014. A consultant from CDM was hired to review our current fee structure. Per the report, the Town of Westwood had not been charging enough for sewer connections and this warranted the raise in connection fees.
- Tony Antonellis questioned whether Mr. Petrozzi is arguing that the connection fee is unreasonable or that developers should not have to pay a connection fee after they install the sewer line to connect to the new properties. Mr. Petrozzi stated that sewer rates should be raised for all sewer system users and

thus eliminating sewer connection fees to those select few who are connecting now. Per the commission, all homes that have connected to our sewer system have paid a fee at the time of connection and have been paying sewer rates quarterly for their usage.

- Mr. Bailey and the Sewer Commission will review the request.

11 Briarwood Drive- Sewer Connection

- Per Michael Hansen current owner of 11 Briarwood Drive, the property was purchased in 2009. A cut and cap of the sewer line was done in 2009 and the house was demolished. The lot was developed in 2014.
- According to the Sewer Department, there are no records of a sewer connection, the cut and cap or inspection. The property was not being billed for sewer usage. Without a connection record, the current homeowner would be charged a connection of \$4400 for up to 4 bedrooms (plus \$1100 per additional bedroom) and an inspection fee of \$300. Per Mr. Hansen, the property was on town sewer and the sewer line was cut and capped in 2009. Therefore, he should not be charged a connection fee and only a fee for any additional bedrooms.
- Dan Bailey to review for the Sewer Commission
- Certificate of Occupancy will not be issued until the sewer connection is resolved.

Grove Street Sewer

- On the discussions of Grove Street sewer, Commissioner Antonellis recused himself from the matter and left the room.
- Mr. Rands is reviewing a possible connection to 5 stubs at the upper end of Grove Street. Feels sewer line on Grove Street should have been installed on Grove Street years ago.
- Todd Korchin said they are looking into ways to connect Grove Street to town sewer before Grove Street is paved and the 5 year moratorium is enacted. Either to run sewer down Grove Street to Summer Street manhole or run across Grove Street.
- The Town of Westwood would be responsible for 50% of public work with the residents responsible for the remaining 50%. Any work on private property is 100% responsibility of homeowner.
- Town meeting approval is needed before the Sewer Commission can approve spending funds for the Grove Street project.
- Jim Connors requested an additional meeting on May 18th at 8:15am. Jeff Bina will provide a cost estimate of connecting Grove Street to town sewer.

Adjourn: Motion to adjourn at 9:30 am by Jim Connors, seconded by Frank MacPherson.

Approved:

Date



12/1/15

Sewer Commission, Clerk