

BOARD OF SEWER COMMISSIONERS

MEETING MINUTES

Wednesday, February 27, 2013

Carby Street Municipal Office Building, Champagne Meeting Room

Jim Connors called the meeting to order at 8:00am

Present:

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

Staff: Todd Korchin, Chris Gallagher, Bob Angelo and Laura Fiske

CDM Smith: Marina Pereira

Developer: Eddie Musto

Minutes were recorded by Liz Keefe

Approval of Minutes: January 23, 2012

Minutes were approved with the following changes noted below:

1. Inflow and Infiltration Project - Phase II

- Jim Connors asked Frank MacPherson to give his opinion on taking on the remaining I/I project in bigger pieces. Frank stated he believed it would be financially beneficial to the Town to complete the project as quickly as possible. Frank MacPherson stated his opinion was that taking on a larger portion of the I/I Project at once would save more money for the Town over time. Jim reported to the Commission that he spoke with Pam Dukeman, Finance Director, and she informed him the interest on the last phase was 1.4% and expects future phases of the project we would be borrowing at a similar rate. Todd Korchin and Jim Connors both think that breaking the project into smaller pieces gives the Town more control over the contractors. Todd and Jim believe from a control standpoint it makes more sense to divide the remainder of the project over two construction seasons instead of one. Bob Angelo told the Commission that the financial savings of the project were not easy to quantify. Todd Korchin asked Marina Pereira of CDM if it would be possible, at this stage to complete the entire project in one construction season Maria does not think there is enough time to complete the entire project in one season due some areas that need special attention such as Weatherbee Drive. Todd asks Marina if the Sewer Department is being aggressive enough with the project. Marina believes that for a town the size of Westwood the project is as aggressive as it should be. CDM thinks waiting to complete Phase III of the project in construction season 2014 gives CDM and the Sewer Department more time to study the problem areas before completing the work. Jim stated that Jim and Tony both want Frank to know they have heard and understand Frank's concerns , but Jim and Tony agree that the project will move forward being divided between the construction seasons of 2013 and 2014. Frank stated for record that he thinks that it would be better to complete the project in one construction season.
- The Finance Department will make the decision on how to fund the remaining Phases of the I/I Project. The two options are funding all remaining Phases in FY14 or the funding will be divided. Funding Phase II for FY14 and Phase

III for FY15. Marina Pereira presented contract from CMS Smith to Commissioners for the I/I Project's 2013 Construction Project. The CDM contract for the 2013 Construction Phase was signed by the Commissioners.

2. Grove Street Expansion

- Todd Korchin informed the Commissioners that CDM completed a preliminary study of the Grove Street sewer expansion. The CDM study showed the potential cost of the project is 1.4 million. Todd wants to know if the Commissioners think they should proceed with just the design to have a more thorough and accurate idea of what needs to be done. Tony Antonellis thinks it is a good idea to go ahead with the design and have a more accurate idea of what the cost will be for the residents. Todd Korchin informs the Commission that the 98% of Westwood now has sewer access. Tony would like to provide sewer to Grove Street to help out the residents as they are some of the highest tax payers as well as get the Town as close to 100% sewer as possible.
- To complete the design phase would be a cost to Sewer Department of approximately \$70-80K. Jim Connors had inquired to Pam Dukeman if the design cost could be bonded but she informed him the cost would have to come from Sewer Department budget.
- Marina Pereira of CDM suggested the option that Sewer Commission authorizes CDM to complete an analysis on Grove Street using just the borings this analysis would cost approximately \$20K-\$25K and allow the Sewer Commission to give the residents a more accurate cost estimate of bringing sewer to Grove Street. The Commissioners would like Todd Korchin to speak with the residents to inform them about the potential cost of bringing sewer to Grove Street. If the residents are still in favor of moving forward, then the Commissioners approve CDM going forward with an analysis of just the borings. The cost of this analysis should be no greater than \$25K.
- Frank MacPherson inquires what the status is with the other utilities on Gove Street. Todd Korchin informed the Commissioners he has spoken with Nstar and they are interested in bringing natural gas service to Grove Street. Nstar would also share in some of the excavating in paving costs if the project moves forward. Chris Gallagher stated that he spoke with Stephen Locke of the Dedham-Westwood Water District about bringing water to Grove Street and the initial discussion was not favorable. Stephen Locke is presenting it to the Dedham-Westwood Water District Board, but it is doubtful it will be approved.

3. Possible Rate Changes

- The Commissioners discussed the reasons for a potential rate change in FY14 due to drop in revenue in FY12 and FY13. Tony Antonellis noted for the record he is becoming slightly more open to raising rates in FY14.
- The Commission has decided to discuss this further at next meeting.

4. Update on Westwood-Walpole Inter-Municipal Agreement

- Jim Connors and Tony Antonellis will work with outside counsel and appropriate staff to draft new Westwood/Walpole Inter-Municipal Agreement.

5. Eddie Musto, Developer: Sewer Connection Fees

- Eddie Musto, Developer of 34 Blueberry Drive is building SRD Housing (Sr. housing) at 1561 High Street. He is building 6 buildings each building will have 2 units. Eddie is asking that the Commission discount the Sewer connection fee from \$3300 per unit to be \$3300 per building because these are Senior Housing Buildings.
- Tony Antonellis would like the Sewer Department to analyze what was done in the past for Westwood Glen and Highland Glen. Todd Korchin would like to know what is outlined for sewer connection fees in the University Station development agreement and for the Colburn School Project.
- Commissioners would like the development agreements for University Station and Colburn School analyzed and find out what precedent was set with Westwood Glen and Highland Glen. The Commissioners recommend the Sewer Department speak with our consultant, CDM Smith. At the next meeting the Commission will consider the advice of CDM and evaluate the information regarding past senior housing developments.

6. Morgan Farm and 600 Clapboardtree Subdivisions

- Chris Gallagher presents the Morgan Farm Subdivision to the Commissioners for their signatures. Lou Petrozzi is the developer and it has been approximately 5-6yrs since his plan was first brought before the Planning Board. There are 10 lots with in the subdivision and it is an open spaced development. He was able to make the lots smaller and receive zoning relief to preserve the open space. The plans have all been reviewed by Chris Gallagher, Bob Angelo and Paul Broadmerck (Planning Board), Conservation and DEP. The plans all meet the required standards of the Sewer Commission. The Planning Board signed and approved subdivision plans Tuesday, February 26, 2013. Tony Antonellis makes a motion for Sewer Commission to approve Morgan Farm Open Space Subdivision Plan. Morgan Farm Subdivision is signed by all 3 Sewer Commissioners.
- Chris Gallagher presents the 600 Clapboardtree Subdivision to the Commissioners for their signatures. 600 Clapboardtree is a 2 lot subdivision with one existing house on the lot. 600 Clapboardtree is located at the bend between Manor Lane and Milk Street. There are no plans at this time to build a second house on the lot. The owner wanted to subdivide the lot but not build at this time. The Planning Board has signed the plans in January 2013. The plans have been reviewed by Chris Gallagher and Bob Angelo. The subdivision will add 2 houses to the sewer system. The existing house is on septic but once that fails the owner will tie into town sewer as will any new house built on the lot. The plans meet all required standards of the Sewer Commission. Tony Antonellis makes a motion to approve 600 Clapboardtree Subdivision and all 3 Sewer Commissioners sign the plans.

7. Other Business

- Next meeting is Friday, April 12, 2013
- CDM Smith will be in attendance at the April 12, 2013 meeting in regards to the Grove Street Expansion Project

Jim Connors adjourned the meeting at 9:00am

Approved:

6/20/13

Date



Sewer Commission, Clerk