

BOARD OF SEWER COMMISSIONERS

MEETING MINUTES

Tuesday, March 31, 2014

Carby Street Municipal Office Building, Champagne Meeting Room

Jim Connors called the meeting to order at 8:30am

Present:

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

Staff: Todd Korchin, Chris Gallagher, Jeff Bina

Daniel Bailey, Rackemann, Sawyer and Brewster

Grove Street Residents: Mrs. Donna Garner, Mr. Yanni Tsipis

Duncan McFarland Representative: Mr. Luke Leger, McGregor and Associates

Benchmark Senior Residential Group: Mike Terry and Leo Bloom

Ed Musto: Senior Development High Street

Richard Goodman: 355 East Street

Minute recorded by Tish Healey

1. Resignation of Deputy Director

- Jim Connors began with congratulations and well wishes from the Commission to Chris Gallagher, who will be leaving for a job opportunity in Foxboro. Todd Korchin announced the restructuring within the DPW. Jeff Bina, town engineer, will assume Deputy Director duties and Sewer Superintendent responsibilities. Jeff will be responsible for administrative support and Rich Barry will assume responsibility in the field.

2. Sewer Connection Fee Update

- Jim Connors motioned to table this discussion to the end of the meeting in order to allow for resident discussion from those present.

3. Grove Street Sewer

- Mrs. Donna Glover is the representative for the Grove Street residents seeking support for sewer connection on Grove Street. Initial estimates from CDM were a \$1.45 million connection fee. The initial assessment was tabled last year for further cost analysis. Chris Gallagher presented a more detailed breakdown, with two options for potential sewer connection (see attached).
- Option 1- Gravity Sewer cost estimate of \$355K plus additional for ledge removal and engineering, bid documents etc. Run gravity from subdivided lot on Grove Street (currently sewer privately held). Town would take an easement on sewer line, and would own line. This would allow access to remaining 9 houses on Grove Street.
- Option 2- Gravity sewer and force mains cost estimate \$285K plus additional for ledge removal and engineering, bid document etc. Each house must connect with their individual grinder pumps.
- Jim Connors asked for a detail breakdown of the engineering, bid documents and/or construction management cost not included in the cost estimate, which Chris Gallagher estimated at \$100K.

- The commission questioned CDM original estimate of \$1.45 million. Chris Gallagher determined that the initial cost figures included cost for removal and would not be anticipated to reach \$1.45 million. \$500K estimate was included by CDM for ledge removal, as well as a 25% contingency fee. Jim Connors inquired as to the estimated ledge cost. Chris Gallagher stated the next logical step would be to conduct borings on Grove Street for an estimated cost of \$20-25K. Todd Korchin seconded the need for samples to determine an accurate cost of ledge removal.
- Todd Korchin and Jeff Bina will work with an engineering company to determine best location for borings, determine cost for moving forward with a design plan. Todd Korchin stated that there is no critical time frame for paving Grove Street. Tony Antonellis inquired about drainage work, water work or traffic calming plans. Todd Korchin stated that calming plans will be explored once the Grove Street paving is complete. The commission stated that boring costs were previously voted for up to \$25K. Jeff Bina responded that results from the borings can be expected within 2 to 3 months. The commission would like a design with construction costs for August-September FIN COMM meeting, in preparation for the fall town meeting.
- Chris Gallagher explained the fees for new sewer connection. Town votes to approve money spent up front. For main pipe construction, Commission approved that 50% of the betterment cost be absorbed by residents connecting to town sewer. They have an option of paying up front or a pay plan for up to 20 years. A particular betterment is also assessed where each individual house is responsible for 100% cost for connection from their house to the main pipe in street. All 9 homes will be able to connect to town sewer. Frank Macpherson inquired whether all 9 homes are assessed a betterment charge. Chris Gallagher stated only those who would benefit from town sewer connection will be charged.
- Luke Legere, representing Mr. Duncan McFarland of 263 Grove Street. Mr. McFarland is requesting a conservation restriction for his property and his exclusion from assessed betterment fees. Chris Gallagher stated that 245,263,281,295 and 303 Grove Street have already been excluded from additional fees, which would include the McFarland property.
- Mr. Antonellis inquired about water availability on Grove Street. Mrs. Garner stated that Dedham Westwood Water is not interested in providing water on Grove Street. Tony Antonellis asked for letters sent to Dedham Westwood Water to consider Grove Street; BOS- sewer, water, and calming plans updates; and Mr. McFarland for the decision regarding 263 Grove Street. The Commission requested informational letters to all 9 Grove Street residents, detailing 50% cost breakdown and next phase update, i.e. borings.
- Todd Korchin would like to utilize another engineering firm for future projects. Jeff Bina has history with several firms he successfully worked with in Weymouth. Commission approved request to investigate other engineering firms.

4. Benchmark Real Estate Development: Clapboardtree Street

- Benchmark is an Assisted Living development on Clapboardtree Street, on Norwood property. Property is an 8.3 acre, 60-70 unit assisted living facility, with 20 additional memory care units. The proposed project is a 3 story, 72000 sq. ft. building. Closest connection to Norwood sewer is 1.5 miles, their goal would be to connect to existing town sewer on Clapboardtree Street in Westwood. The Benchmark group has been working with and communicating with Westwood DPW, CDM Smith, Xaverian Brothers School, and the Bean family. Jim Connors asked whether the proposed sewer service pipe will run directly out to Clapboardtree and not through residential property. Any new pipe will be on the Benchmark property.
- Benchmark is conducting an analysis review for flow into the Clapboardtree pump station. Jim Connors expressed concern over what will potentially flow into our system. Jeff Bina will correspond with Benchmark to investigate if the proposed connection would cause a potential backup into our system from the Assisted Living facility. Current standards call for 100gallons/ 1unit and 150 gallons/ 2 units.
- Benchmark will be kept on the agenda for future meetings, and commission will expect future updates. The commission requested that Benchmark continue correspondence with Mr. Bailey.
- Tony Antonellis questioned how many residents from Norwood, Walpole or Dedham tie into our sewer and also how many Westwood residents tie into other adjacent towns. Tony suggested we compile a list of home/commercial properties, for Norwood, Walpole, Dedham and Westwood.

5. 215 High Street: Harlequin Stable Site

- 8.8 acres for a Senior Residential Development
- 19 Townhouses and 153 unit Apartment Building (111 bedroom total)
- Current application to Planning Board, would like to connect to private sewer line. If the developer fails to reach an agreement with the private owners, they may petition to tie into the public line on High Street. Jim Connors suggested removing this item from commission agenda until an agreement is made with the private sewer owners. Jeff Bina will be submitting commission comments to Planning Board.

6. Next Meeting: Tuesday, May 13, 2014 at 8:15am

7. Other Business:

- Richard Goodman, 355 East Street requested a hardship approval for a sewer connection of \$3300. His property has failed compliance. The commission is in favor of keeping bill at \$3300, staying payment for 12 months. After one year, payment will be assessed at \$100 per month. If the property is put up for sale, a lien for the update balance will be assessed on the property.
- Ed Musto, senior development property on High Street. The development consists of 12 senior units, at 2 bedrooms each. Ed Musto would like a reduction in the sewer connection fee of \$3000 per unit. He stated that each of the units is 2 bedrooms and the \$3000 connection fee is based on 4 bedrooms. Jim Connors

informed Ed Musto that he should be able to receive a SRD (senior residential development) cost reduction, and questioned whether the units were condos or apartments. Per Ed Musto the units were condos. Todd Korchin stated that the fee would be \$1700 per unit as an SRD, but we currently do not have a SRD option. Ed Musto initially paid \$12.0K for 4 sewer connections, with 8 more units to connect. Todd Korchin asked for a vote to incorporate SRD into the current fee structure. Jim Connors asked for more time to review fee proposal and asked to grant Mr. Musto special circumstance approval as an SRD. Frank MacPherson expressed concern of granting special circumstances, and setting a precedent for others to come before the commission. The Commission requested that Dan Bailey review the resident request, and present results to Mr. Musto at the May meeting.

- Sewer Connection Rates- Multiplier
 - i. Todd Korchin to present examples for next meeting, i.e. 50 units at proposed rates vs. current rates. Tony Antonellis stated that he does not want to raise current resident's fees. Tony Antonellis motioned to vote on new sewer connection rates at May meeting, Dan Bailey to review current guidelines for Mr. Musto.

- Tony Antonellis motioned to recuse himself from any vote pertaining to Benchmark Real Estate Development Group.

- Todd Korchin updated commission of sewer line re-lining on Clapboardtree Street.

Next meeting will be held on Tuesday, May 13, 2014 at 8:15am.

Jim Connors adjourned the meeting at 9:51am

Approved:

2/27/15

Date

Frank X. MacPherson

Sewer Commission, Clerk