

BOARD OF WATER/SEWER COMMISSIONERS

166 John Scott Blvd., Norton, MA 02766

Wednesday March 21, 2012

5:45pm Meeting opened. Commissioners Diane McElligott, Luke Grant and Steve Wiseman present. Also present Duane Knapp, Rose Melito, Attorney Joseph Cove, Fran Yanuskiewicz and Mark Abrahams.

Red Mill Village: Attorney Cove submitted the transfer agreement to the Board for their review. He stated this agreement identifies and transfers ownership and exclusive control of the sewer force main in Newland Street, the sewage lift station located in Red Mill Village, all appurtenances associated with the operation on the pump station, and the system of gravity and force main pipes in Williams Road and the utility access alley westerly of Williams Road and a portion of Coddington Road connecting the lift station to the force main on Newland Street, from the Trustees of Red Mill Village and Thorndike Properties to the Board of Water and Sewer Commissioners. After reviewing the document Commissioner Wiseman motioned to accept and approve the **RED MILL VILLAGE TRANSFER AGREEMENT - Agreement to Transfer Sewerage Force Main System Infrastructure From the Trustees and Developer of Red Mill Village to the Town of Norton.** Commissioner Grant seconded the motion. No further discussion.

All in favor:

Steve Wiseman – aye

Luke Grant – aye

Diane McElligott – aye

So voted.

Attorney Cove submitted the Red Mill Village Sprinkler Fee Agreement to the Board for their review. He stated this agreement waives building sprinkler fees on Phase I (Buildings 1-5, 7, and 10-18 inclusive) in lieu of substantial contributions to the installation of new and upgrades to existing water mains in the area of the Red Mill development. After reviewing the document Commissioner Wiseman motioned to accept and approve the **Red Mill Village Sprinkler Fee Agreement.** Commissioner Grant seconded the motion. No further discussion. All in favor:

Steve Wiseman – aye

Luke Grant – aye

Diane McElligott – aye

So voted.

Norton Glen – Update: Attorney Cove wanted to take this time to clarify his position.

In December of 2011 the information presented to him was:

- 1.) The project had already been put out to bid
- 2.) They were ready to award the contract by January 14, 2012
- 3.) They had a construction schedule
- 4.) Connection Fees would be paid by July 1, 2012 (2013 Receipt)

March 2012 the reality is - the credibility of RI Homes and GPT is shaky at best.

- 1.) They did not award the contract (bids may have come in higher than expected)
- 2.) They misrepresented the bid award date
- 3.) They do **not** have a construction schedule at this time
- 4.) Value Engineering aka penny pinching is evident
- 5.) Attorney Landry is very evasive and nonresponsive
- 6.) No answers to connection fee payment

This pattern of behavior is very unsettling. Attorney Cove suggested that a letter be sent regarding these concerns. After further discussion, Commissioner Grant motioned that Attorney Cove be authorized to send a letter to Attorney Landry and copied to all parties involved including Mass Housing, that states our concerns as well as defining conditions for future extensions, fee payments and additional money for legal and engineering fees. Commissioner Wiseman seconded the motion. No further discussion.

All in favor:

Luke Grant – aye

Steve Wiseman – aye

Diane McElligott – aye

So voted.

The Board also authorized Mr. Yanuskiewicz to follow up in writing with Chris Duhamel and outline the conditions and requirements discussed at our last meeting with him and Lou Calcagni (October 2011).

Minutes: The minutes of the January 17th, 25th, and 31st, 2012 Board Meetings were read, approved and signed as submitted. The minutes of the February 9th and 16th, 2012 Board Meetings were read, approved and signed as submitted. The minutes of the Executive Sessions held January 25th and February 9th and 16th, 2012 were read, approved and signed as submitted.

Mark Abrahams reviewed and summarized the proposed FY-13 Water and Sewer Enterprise Budgets. He recommended that Mr. Knapp present the budgets to FinCom, and he would explain and answer any questions with regard to Mass General Law and Enterprise Funds, including required language for town meeting vote.

Capital Improvements Committee meeting has been postponed until Monday March 26, 2012 at 6:30pm.

All appropriately processed bills were signed.

Next Board Meeting Thursday March 29, 2012 at 6:30pm.

7:00pm Meeting Adjourned. Commission to attend FinCom Meeting at 7:15pm.