

BOARD OF WATER/SEWER COMMISSIONERS
166 John Scott Blvd., Norton, MA 02766
April 14, 2015

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NORTON TOWN CLERK

2015 APR 28 A 8:52

7:15pm. Meeting called to order. Commissioners Diane McElligott and Luke Grant present. Also present Bernie Marshall, Rose Melito, Attorney Ilana Quirk and Fran Yanuskiewicz. Commissioner Steve Bishop arrived at 7:25pm.

Thorndike Properties: Lloyd Geisinger and David Eastridge present. 274 East Main Street; A review and discussion of the (draft) *MODIFICATION TO MEMORANDUM OF AGREEMENT* began with comments from Attorney Quirk.

Paragraph 1 to include appropriate titles and dates

Dollar figure for peer review costs

Include water service connection to pump station

Pump station to include its own designated electric meter

Pump station shall have similarly styled pumps & controls as RedMill Village

As-built plans to be submitted within 60 days of completion

Building permit language

Additional language with regard to ownership / conveyance to the Town

Money in lieu of materials for Knollwood Pump Station to be evident by a firm quote from manufacturer

A resident asked about odor issues. Attorney Quirk responded to the question; the MOA includes language that addresses odor issues.

Commissioner Grant motioned to vote to approve the *MODIFICATION TO MEMORANDUM OF AGREEMENT* as set forth in the Town Counsel draft dated 4/14/15 with the nine revisions discussed with the Board, developers, staff and peer review consultant; and Town Counsel is to prepare final version for signature, signature by the Chair will suffice. Commissioner Bishop seconded the motion. No further discussion.

All in favor;

Luke Grant – aye

Steve Bishop – aye

Diane McElligott – aye

So voted.

Sewer Capacity: Muhammad Itani, General Manager - Stonebridge Homes Inc. present.

Correspondence dated April 8, 2015 from Lloyd Geisinger – regarding sale of remaining sewer rights was discussed. 500g/p/d allotted to the commercial plaza (Red Mill Village) reduces the total sewer flow to 29,500g/p/d. The actual use plus 10% will be deducted from 29,500g/p/d and will be transferred to Stonebridge Homes Inc. If additional capacity is needed Stonebridge Homes will purchase it from the town and pay the established rate at the time of purchase. Mr. Itani wanted it clarified that as long as he pays the town's annual (unused) capacity fee he is guaranteed the use of it anywhere in town (not just Island Brook) and/or has the right to sell it to a third party.

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Continued

The Board agreed and Commissioner McElligott also clarified the Town has no obligation to take back any unused capacity. Mr. Itani said he understood.

Mr. Geisinger suggested now that the terms are acceptable, Town Counsel and Attorney Freeman can draft a tri-party agreement. Commissioner McElligott stated the Town is not a party to the sale of flow between Thorndike and Stonebridge, Town Counsel should only be reviewing final submission for the Board's signature.

The Board was thanked for their time.

Weston & Sampson Updates:

Barbara Cook: Update on Water Treatment Plant Schedule; The findings at Well#5 indicate mostly fill, therefore it looks clean for a generator location. It would cost an additional \$100K for engineering, site work, concrete pad and generator. She asked the Board to notify her as soon as possible if they want her to proceed.

With the horrible winter of 2015 behind us it appears the memo of 1/6/15 seems to be on track. Field work resumed April 13th and should be completed in about two weeks the final report should be complete and submitted to MHC by the end of May. The design will be ready by July 1st. but MHC must sign off before the project can be put out to bid. Commissioner McElligott suggested an RFI to give potential bidders a head start on the project. Ms. Cook will look into it.

The need of an Owners Project Manager was discussed. The cost for this person could be \$50K+ plus the cost of drafting an RFP (approximately \$3000.00 - \$4000.00). Issue tabled.

Superintendent Updates: Capital Budget – approved

20 applicants for the sewer position. Top 6 interviewed – narrowed down to 3. Final interviews with Mike Yunits April 22nd.

Attended DEP seminar on MANGANESE. Last month we had two samples over the limit. A public notification may be required, waiting on word from DEP.

Design on the State Bridge Project on Plain Street is about 75% complete will submit Superintendent comments by next week.

ConCom – Order of Conditions for the Center Pump Station Project were issued today (4/14/15) Spring Hydrant Flushing began Sunday April 12, 2015

Selectmen's Meeting 4/16/15 at 7:00pm regarding Warrant Articles – Bernie and Commissioner McElligott to attend.

Minutes: Minutes of the 10/15/13; 10/29/13; 10/1/13; 11/12/13; 11/26/13; 1/27/14; 2/4/14; 3/10/15 and 3/24/15 were read, approved and signed as submitted.

All appropriately processed bills were signed and correspondence was read.

Next meeting Monday April 27, 2015 at 6:30pm.

Meeting adjourned 10:45pm.

BOARD OF WATER/SEWER COMMISSIONERS
ACCEPTED AND APPROVED MINUTES FOR THE

Board Meeting Held: April 14, 2015

Respectfully submitted,

Rosemarie Melito
Office Administrator

Diane McElligott
Diane McElligott, Chairwoman

4/27/15
Date Approved

Luke Grant
Luke Grant, Clerk

4/27/15
Date Approved

Steve Bishop
Steve Bishop, Member

4-27-15
Date Approved