



Town of Carver
North Carver Water District Commission

approved
9/13/21

Monday, June 14, 2021 @ 6:30 PM
MEETING ROOM #3

Members Present: Kevin T. Tracey, Chairman, Stephen P. Romano; Commissioner and William Sinclair, Commissioner.

Others Present: Representatives Route 44 Development: Bob Delholm, Nate Kirschner from Hillwood

Present via phone call: Dave Bray (water operator)

The meeting is called to order at 6:30pm.

1. Reorganization: Chairman Kevin Tracey steps back and allows fellow Commissioners take over the nominations and vote for Chairman.

a. Stephen P. Romano nominates Kevin Tracey for Chairman. William Sinclair seconds the motion. Vote 2-0, yes. Chairman Kevin T. Tracey accepts the nomination for Chairman again.

2. Route 44 Development Urban Renewal Plan: Bob Delholm represents 44. This project has been going on since 2013. Route 44 Development is working with Hillwood to make sure that there is adequate power, environmental considerations, zoning amendments are achieved. They are going through their due diligence process now.

a. Nate Kirschner from Hillwood speaks, states that he has been in front of the RDA several times. States that he has a representative with Boehler Engineering is present tonight as well as David Fomatto from Onsite Engineering that is assisting in the project. This project at this point in time does not have a tenant, but with the area the hope is that we work through our due diligence then get interest from national tenants that need highway access. We usually find a tenant as we go along in the process.

b. John from Boehler Engineering speaks regarding goals and infrastructure on the project. Montello Street will be the primary access for the development. This is a distribution center, so you will see the trucks, as well as parking for employees. From the infrastructure standpoint, water will need to be extended from Montello Street to the site. Based on the size of the development we would need to make provisions for fire and domestic protection. John from Boehler states that they don't have exact numbers for tanks yet.

c. The Chairman explains more the process moving forward with the Water District:

i. Based on Title V flows, we would issue a privilege fee. We cannot call it a betterment, these are tied to Massachusetts Law. The Commission has been able to trade for services that are of benefit to them. The fee is based on the Title V gallons/day as well as an amount tied to the original betterment.

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- ii. The approval process: Once you have a design, we can do a peer review.
- iii. There is no water model at this point to knowledge.
- d. The Chairman asks Bob Delholm about the proposed water treatment.
 - i. Bob Delholm responds with there will likely be a septic on site with water treatment plants. They are confident that they will find a good location on site for this.
- e. William Sinclair recommends to the representatives keeping the community updated. He also clarifies that they have to do applications with The Planning Board, The Conservation Commission, etc. Emphasizes this is what we envisioned several years back.
- f. Stephen P. Romano notes that it is not possible to give estimates without specific numbers. William Sinclair clarifies that we can work with them to get estimates to them and start working on the process immediately.
- g. William Sinclair asks whether solar will be utilized. 30% will be solar.
- h. William Sinclair recommends as soon as possible starting to get us numbers so we can be on the same page.
- i. The Chairman asks Dave Bray if he has any questions. No questions.

3. Service Connections on Santana Way: Dave Bray: No updates.

4. Plymouth Street Water Connection: Dave Bray met with Mike. They have about 300-ft of pipe placed already.

- a. Was asking about shut-off, standard protocol will be followed on this. Plymouth Street should be done early next week, then maybe go down the side roads.
- b. Will be going further than when they originally thought.

5. Well Maintenance and Backflow: The Chairman informs Dave Bray that well #1, really needs to get this done before the end of the month. The backflow device on the fill station on Marion Drive. Cost would be \$4600, wasn't comfortable putting into FY21 budget, so deferred to FY22.

- a. William Sinclair asks what happened to the backflow device. Dave Bray states that it somehow froze and cracked.
- b. William Sinclair makes a motion to fund for the backflow device on the back station after July 1. Stephen P. Romano seconds the motion. Vote, 3-0 yes. Unanimous. The conduit work has to happen before and invoiced.

6. Bill Pay:

- a. Batch #1: \$8834.77. Stephen P. Romano motions to authorize batch #1. Mr. Sinclair seconds the motion. Vote, 3-0, yes.
- b. Batch #2: \$6000. Stephen P. Romano motions to authorize payment for batch #2. Mr. Sinclair Seconds the motion. Vote 3-0, yes.

7. Meeting Minutes:

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- a. Stephen P. Romano requests that if there are corrections to the minutes that they get re-sent the amended copy.
- b. Stephen P. Romano motions to approve the minutes from May 10, 2021 as written. Mr. Sinclair abstains due to being absent. Mr. Tracey seconds the motion. Vote, 2-0-1, yes. Mr. Sinclair abstains.

8. Correspondents: Train actuator valve has an actuator and a re-build kit. Costs about \$517. Dave Bray managed to get it working, but Joyce Costello is recommending we put a re-build kit on the shelves.

9. Discussion: William Sinclair would like to personally thank Jill for always getting the packets out ahead of time to his personal e-mail.

10. Next Meeting: Stephen P. Romano makes a motion that the next meeting is July 12, 2021 at 7:00 pm. Mr. Sinclair seconds the motion. Vote, 3-0 yes.

11. Adjournment: Stephen P. Romano motions to adjourn. William Sinclair seconds the motion. Vote 3-0, yes. 7:51 pm.

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