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9/10/18*

Town of Carver, North Carver Water District Commission

Posted in accordance with the Provisions of M.G.L. Chapter 30A, Section 20B

Meeting minutes for August 13, 2018. The North Carver Water District Commissioners met, today, at the Carver Town Hall, meeting Room # 3, 108 Main Street, Carver, Massachusetts.

Attendees: Kevin Tracey, Chairman; Stephen Romano, Commissioner; William Sinclair, Commissioner

Absent:

Also present: Bruce Trumbull, SWSS; Dave Siedentopf

Meeting called to order at 5:30 PM, by Mr. Tracey

Glenn Priolo, 0 Plymouth Street:

Mr. Priolo presented his plan for 32 units at 0 Plymouth Street, to the Board. We are going to go conventional town houses, all with 2 bedrooms and 55+. The plans should be ready to submit next week. Mr. Priolo - End of run so instead of looping, we could modify and we could do 3 hydrants. Mr. Trumbull - There is nothing to gain by making you do the loop. What's in here for valving? Mr. Priolo - 8" to match what's at the street. Mr. Trumbull - We will look at it to check the closest inlet. Mr. Priolo - What are the tap in fees? Mr. Tracey - That property was originally assessed at 300 gals/ per day for one family home. Our privilege fee is based on gals/day. We have a schedule with a multiplier attached to that. We are talking about a significant amount. Our job isn't to prevent growth; we need to talk about it. Mr. Priolo - What is your tie in per unit? Mr. Tracey - I believe \$125 to do a service connection. The privilege fee (which has to be paid up front) would be determined on the property as a whole, not individual units. Inspections are tied to a meter. Mr. Priolo - Could you please get back to me when you decide?

We do all of the work ourselves. Mr. Milanoski - When not looping, how many times per year will it need to be flushed? Mr. Trumbull –one time per year is good. Mr. Priolo – Fire protection? Mr. Tracey – We don't have fire flow yet. Mr. Priolo – So we will take care of that. Mr. Tracey – We will work on the fees right away and let you know as soon as possible.

Joe Mussa, 58 North Main Street:

Hazem Dani, Engineer – The owner would like to put up another building (about 7000 sq. ft.) We are proposing a Coffee shop, Chinese, Nail Salon, florist, etc. with apartments above, which would probably be 3 units, each with 2 bedrooms. The original building would be a restaurant and function room. We estimate the usage at about 6,900 gals/day for both properties. Mr. Trumbull – How is it going to be metered? Mr. Mussa – They will be metered separately. Mr. Tracey – They have to be metered separately. Mr. Sinclair – You will need sprinkler systems. We don't have the pressure for that so you will need to arrange that. I would suggest you meet with the fire department, as soon as possible, to make sure what they need. Mr. Sinclair – I like the concept. Mr. Tracey – The privilege fee is required. Your property was not "bettered" originally. In order to get the water, you need to pay a privilege fee. It is kind of high; but can be negotiated with "in kind" services. If you install the water main, we reduce the fee. The current modifier is 46.905 per gallon, which would be \$324,568.76. If you install the water line, the commission would be amenable to accepting that as the privilege fee. Mr. Romano – If you lay the pipe, we don't see any of that. We get the benefit of the new pipe going in. Mr. Mussa – What do you think it would cost? Mr. Tracey – You would have to get that from your contractor; get as many bids as you want. You would need to work with an approved contractor. Mr. Dani – Do the other businesses benefit? Mr. Tracey – They could benefit; you could talk with the neighbors to share costs to install pipe. Mr. Romano – Let's say Quickeez is not interested. 5 years later, they want water, then what? Mr. Tracey – They have to pay a privilege fee. Mr. Sinclair – Once hooked up to the water line, any existing well can only be used for irrigation. Mr. Tracey – I think that you will find installing the pipe will be less money. Mr. Dani – What is the distance? Mr. Tracey – It runs from the end of Green St to your building, probably about ½ mile. Mr. Mussa – What if we don't rent to a coffee / breakfast place? Will the number go down? Mr. Sinclair – It's based on what plan you present; it won't change with what tenants you have. Mr. Tracey – The rules and regulations are available on the Town of Carver website. If this board has to lay the pipe, we would have to get approval from the Town Meeting. There have been a couple of developers that have installed their own pipe this year. There is a list of contractors; you can contact Jill Martins in the Planning Department. Mr. Dani – What is the next step? Mr. Romano – Find out what it's going to cost first. Mr. Trumbull – You should be able to get a pretty close \$/ft. from most contractors. Mr. Sinclair – First, talk to the fire department! Then contact the Planning Director to schedule an informal discussion with the Planning Board. They are a great resource for information. You should then measure the length/distance and call contractors for price/foot estimates.

GAP 2 Grant / Generator Replacement:

Mr. Tracey – There is no update. I am meeting with Mr. Cole tomorrow.

Rte. 44 Development, Urban Renewal Plan:

Mr. Sinclair – No updates. Still in the State level. We are supposed to take a site walk but no confirmation yet.

Water Operators Report:

Mr. Trumbull –

- Well 1 cleaning – When we pull it we would like to do everything; put a new pump in etc. It's more cost effective. They will jet the casing for us. The Board is in agreement.
- 182 Plymouth St - looking to hook up.
 - Mr. Sinclair – We have to look at this with the Building Department as there may be some issues on the property. Mr. Tracey – Let's hold off until the Building Inspector reviews.
- Plymouth Street Church – 2 -2" feed service lines. Water and Fire. Mike says we need to meter the fire line. Mr. Tracey – We did approve one for domestic and one for protection. I don't believe we meter fire protection. Mr. Trumbull – We already did but we can undo it. Mr. Romano – That would lower pressure if there was a fire.
- N.O.N. is coming in from the State for not getting our consumer confidence report out by the 1st (we got it out the 2nd). I've talked with my office about getting it to the town earlier and following it through; confirming with the town that it is done.

RFP – Water Operator Contract:

Mr. Siedentopf – Bruce signed the contract – I will bring it up to Mike tomorrow for signature. This also includes both schools. Mr. Romano – We will have to make sure that we separate those on the bill.

Bills Payable:

Mr. Sinclair – We seem to have duplicate invoices from Astro Chemicals. Mr. Romano – There is a difference in the lot numbers; invoice date is the same and order number is the same. Bruce confirmed there was a total of 4 units purchased; each invoice is for 2. Mr. Sinclair – Why do we only have one solar invoice?

Motion to approve payment of the bills in Batch #1, in the amount of \$6,567.92: Mr. Romano

Second: Mr. Sinclair

Approve: Unanimous (3-0)

Motion to approve payment of the bills in Batch #2 in the amount of \$ 5,980.00: Mr. Romano

Second: Mr. Sinclair

Approve: Unanimous (3-0)

Minutes – July 9, 2018:

Motion to approve of the minutes of July 9, 2018, as written: Mr. Sinclair

Second: Mr. Romano

Approved: Unanimous (3-0)

Correspondence

Mr. Tracey - Regarding the increase in the insurance cost – They got back to me; they are catching up with what was done in 2015 (\$85,888) to fix the roof.

Next meeting:

Motion to approve the next meeting date of September 10, 2018 at 5:30 PM: Mr. Sinclair

Second: Mr. Romano

Approved: Unanimous (3-0)

Meeting adjourned:

Motion to adjourn was made at 7:07 PM: Mr. Sinclair

Second: Mr. Romano

Approved: Unanimous (3-0)