



TOWN OF HOPEDALE

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**Board of Water & Sewer
Commissioners**

Ed Burt, Chr
James Morin
Adam Anderson

Hopedale Board of Water & Sewer Commissioners Minutes of October 13, 2022

The Hopedale Board of Water & Sewer Commissioners met October 13, 2022, at 6:00 P.M. in the Draper Room of Town Hall. Members present were Chairperson Burt, Commissioner Morin and Commissioner Anderson.

Consent Items

Minutes of the September 8th meeting— Commissioner Morin made a motion to approve the minutes of September 8th seconded by Commissioner Anderson and made unanimous by Chairperson Burt.

All in favor, Anderson – Aye, Morin – Aye, Burt - Aye.

New Business

- A. New water tank discussion with residents (question & concerns), federal funding update – Margaret Carrigan resident of 1 Crockett Circle called the water department to discuss the new water tank. Ms. Carrigan is in attendance this evening. She is curious if the 42' tank diameter has been confirmed. Commissioner Burt stated we will go through the updates then take any questions. The utilities will come off Crockett Circle, trying to keep this very basic. Hoping to keep the equipment at the base of the tank. The only unknowns are the cost and the type of tank. Hoping there is not much ledge, we will still need to check the depth of the ledge. It will go out to bid after we find out about the federal funding. All forms are complete, just waiting for a project number. Chairperson Burt asked if they stated when the money would be released. Dave Butler stated that they have not. Residents Carl and Mary had a few questions via Zoom. They wanted to know if going through wetlands was a cost restriction. It was explained that the original plan was to have the access road off of Freedom Street but due to federal funding requirements there are some environmental and wetland issues. Carl asked about the equipment at the tank, Tim stated there would be a small fan that mixes the water. It was stated that if tank costs come in lower than expected, we then may be able to do an environmental study to see if the access road can be changed to off of Freedom St. Both Chairperson Burt and Tim feel it will come close to budget, but just wishful thinking. Ms. Carrigan asked why concrete and not steel. Tim stated that nothing has been determined, everything has to be American made so we will have to see what is available. Chairperson Burt asked Tim for a sense on the engineering progress in which Tim responded it should be complete mid to late November. Tim told Ms. Carrigan that he would like her and the other abutters to start deciding on landscaping designs. Carl stated he

appreciates the handouts that were given to the abutters and asked if the abutters could be part of the bid process. Commissioner Burt stated that we would set up another link on our webpage with any information we have. Regarding the bid process, the engineers deal with that process.

- B. Flushing – it is not an ideal time to flush but the system is requiring. Flushing will start Sunday, October 16th through Sunday, October 30th. This will be done between the hours of 9:00 P.M. and 5:00 A.M. Tim feels we will only get a few nights a week done before we run low on water. We will start in the Route 16 – Greene Street area. We typically do the main lines first. If residents experience dirty water run outside spicket first if possible....
- C. Lead and Copper – Dave Butler explained how EPA released their new guidelines and revisions on lead and copper rules. Waiting for DEP to adopt these new guidelines. By 2024, we will need a full inventory of all distribution lines submitted to the EPA and DEP. There will be a template of 26 categories and since we have approximately 2,200 service lines that will be 2,200 lines with 26 categories for each. If we do not have service cards for a service line it is assumed to be lead. Typically, we are responsible from the street to the property line but for this it would be all the way from the street to the home. If we do not comply, we cannot apply for any government funding. DEP and EPA are allowing 15 years to complete this project of replacing all lead and galvanized lines. Considering the number of service lines that would need to be replaced, we would have to do a minimum of 17 lines per year at approximately \$3,000 per line.

Old Business

- D. Water Treatment Plant PFAS Upgrades – still moving along with design as planned. DEP approved preliminary design.
- E. Water Restrictions – currently still in stage 3 water restrictions. Unfortunately, we cannot remove it since it is still needed.
- F. Wastewater Upgrades – there are a few projects currently happening, the raising of the weirs and PFAS. We would love to do in lower flow months. Call with engineers to review long term capital projects and to see about money from the federal government.
- G. Hopedale Rail yard – Concord NMI site contaminated soils transport update: Emergency Procedures, site visit, DEP – Zone II restriction – we have been in contact with DEP and the EPA regarding the contaminated soil that will be transported to Hopedale. We did hear back from DEP, and they said it was OK, it is not a banned material. Dave Butler read the letter received from Marielle Stone from MA DEP. We still do not have any emergency procedures. Chairperson Burt is not comfortable with this, feeling we do not have all the information. Tim explained that we know the contaminated soil is coming in a bag but if a bag falls off and breaks on the ground what is their emergency procedure? What can happen?

H. West Street Update – we are still waiting for a federal judge ruling. There was a site visit report but no real repercussions in those notes. The EPA has not gone to the next step to say what they will do about it. Pushing the railroad for site plans and details.

At 7:00 P.M. a joint meeting was called with the Planning Board to discuss the Overdale Parkway subdivision. Planning Board Chair, Stephen Chaplin called his Board to order, other members present were Michael Costanza, Christopher Chase, Kaplan Hasanoglu and Jimmy Khokhar. Water Chair Burt stated there are three history points to be addressed:

- 1) Regulation itself, planning board regulations, nothing in our regulations
- 2) Proposed in the past, the town previously tried to extend the lines.
- 3) When a similar development was proposed back in 2000 it was going to include sewer.

At one time back in 2000 the town planned to extend the sewer line to that area. Funding was never approved so it never moved forward. Town meeting approved to extend the lines though out town, but the funds were to come strictly from new users. Town resident, Lou Costanza, spoke about this stating he was the one to start this process and brought it to Town Meeting. Federal funding would have paid 95% and Mr. Costanza asked the towns' people to pay the difference, but the residents voted it down.

Attorney Eli Leino, counsel for Mr. Lima asked if we had the cost. Tim stated the town wide cost was approximately \$6M, will look for the paperwork and forward to Attorney Leino. Attorney Leino then asked if it was a lot of expansion or just a few tie ins. Tim stated he thought it was about 20%. Planning Board member Jimmy Khokhar asked if the developer is required to bring in the line. Planning Board Chair Chaplin stated it is unless the Planning Board agrees to waive. Attorney Leino reminded the Boards that only the first 4 lots fall within the 2,000 foot requirement. Planning Board members Hasanoglu and Costanza discussed further reasoning for the rule. Bringing in 10 houses versus a larger development would be a large expense. It was also mentioned that this area is not in a Zone 1 or a Zone 2 area.

Commissioner Morin stated that when the Harmony developers came in, they were made to bring in sewer on Plain and Mill Streets which was outside of the development. Commissioner Morin stated we have rules for a reason. In our Rules and Regs it states that if a developer comes in, they need to compensate the town for the I and I. Planning Board member Chase asked for a rough budget number regarding cost. Tim stated we are not engineers but if we were to do the work a rough estimate would be \$850,000 to \$1M. Chairperson Burt emphasized that we are not experts so do not run with our numbers. Planning Board Chair Chaplin asked Mr. Lou Constanza about ledge in that area. Mr. Constanza stated there is a lot of ledge in that area that would require blasting. He feels we could be damaging existing homes. Commissioner Chase felt they would not blast, hammers would be used but would take a lot longer and more costly. Resident Stephanie Thomas from 12 Overdale Parkway asked by adding more septic, how will that affect the quality of her well water. Commissioner Constanza stated it has been reviewed by Graves Engineering and they have approved the percolation tests. Scott Galante, a direct abutter to the proposed development asked if any Board would address water going there.

Chairperson Burt stated that was not before us this evening. Rob Fahey asked about the outstanding legal opposition of the development. Chairperson Chaplin addressed the question stating that the Planning Board has checked with legal and that town counsel stated we do have the authority. Resident Denise Linder spoke about the legal ruling and how it was only an opinion. She feels we should be representing the Towns people and not be worried about the cost to the developer.

The Water/Sewer Commissioners were asked by the Planning Board if they supported the regulation related to the sewer waiver request. The Planning Board will make the final ruling. Each of the Water/Sewer board members stated that they support the regulation and do not see a reason for a waiver. Commissioner Morin stated we would like to be consistent on how we treat all developers.

Attorney Leino asked what the sewer tie in cost would be, and was informed it was \$3,000 per tie in. Attorney Leino asked about waiving the tie in fees to the residents on Overdale Parkway in which Tim responded that it would be reviewed if the resident asked for a waiver.

Planning Board member Costanza made a motion to adjourn their meeting, seconded by Chris Chase and all were in favor.

Managers' Report – nothing additional

Commissioner Anderson made a motion to adjourn at 8:06 P.M. seconded by Commissioner Morin and made unanimous by Chairperson Burt.

Anderson – Aye, Morin – Aye, Burt - Aye

I attest to the best of my knowledge that this is a true and accurate recording of the minutes of October 13th, 2022



Ed Burt – Chairperson



James Morin



Adam Anderson