

Sewer Commissioners Meeting
Minutes of Tuesday, January 31, 2017 RECEIVED
Bourne Community Building
Bourne, MA 02532

2017 AUG 18 AM 11:14

TA Guerino

TOWN CLERK BOURNE

Sewer Commissioners

Peter Meier, Chairman

Michael Blanton, Vice-Chairman

Stephen Mealy, Clerk

Don Pickard

George Slade

Note this meeting is being televised and recorded. If anyone in the audience is recording or videotaping, they need to acknowledge such at this time – Michael Rausch Bourne Enterprise

All items within the meeting agenda are subject to deliberation and vote(s) by the Board of Sewer Commissioners.

Meeting Called to Order

Chm. Meier called the meeting to order at 6:30 pm.

1) Public Comment

2) Approval of minutes: 11-29-16

Voted Michael Blanton moved and seconded by George Slade to accept the minutes from November 29, 2016. Vote 5-0.

3) Update from Wastewater Advisory Committee – Ms. Riggs and Mr. Ewell

Mrs. Riggs updated the Board on the Wastewater Advisory Committee. Sally Riggs reported the Waste Water Advisory Committee had a meeting the day after the workshop. There was a consensus among the committee members that there wasn't enough time between now and Town Meeting to put together a District Improvement Finance Program so we are not making a recommendation to go forward at this time.

At the request of Selectmen Mealy the committee took up the subject of an allocation policy. He collected statements from a number of towns and asked the committee go through those and come back with some recommendations. A subcommittee has been formed and they will review what Mr. Mealy had collected and come back with a synopsis and possible recommendations with 90 days.

Don Pickard questioned how far out are we on the waste water plant on Queen Sewell Park?

Wes Ewell updated the Selectmen on the waste water plant. We had to amend the schedule and stretch it out to match the police station schedule. We will be clearing the site the same time as the police station. The waste water treatment plant construction schedule is 4-6 months, the police station is 12-14 month construction schedule. We don't want to put the leaching beds in until the heavy equipment has gotten off the site from building the police station. We should be up and operational before the police station is operational. We don't know for certain what the cost is because we don't have the design documents yet. I am trying to get a better handle on what the actual cost will be. I thought the estimate we got from Weston and Sampson was very high. That was based on conceptual plans. The waste water advisory committee asked me to get an independent estimate, which is difficult because we have conceptual plans. I found a company that can give estimates from conceptual plans. I expect to hear back from them soon.

Also looking at how to reduce the cost of this project. One thing is to reduce the mitigation that is required or eliminate it completely. Do more extension infiltration test on the site; we may be able to reduce the area and the size of the infiltration beds. We are confident we can show an infiltration rate that is better than the book. The cost is about \$60,000 the potential savings of the results of that test could be \$300,000 or more in construction costs.

Also going to do an amendment to our Environmental Notification Form. Because the town has decided to put the police station on the site we have to file an amendment to the ENF.

Don Pickard would like clarified what is the recommendation of the administrative that runs the operation of the town regarding how we are going to proceed.

Tom Guerino stated at this point we are working with Capital and Finance Committee. We are going to go to the Finance Committee with at reserve fund transfer request as it relates to the additional soil testing to see what we need relative to infiltration bed system. The Police Station Committee their OPM will be charged with coordinating the Waste Water Plant but not overseeing that project. The particular size facility will need a Clerk of the Works. I have to find out how this gets financed at town meeting. Until I know what it will cost and what DEP is going to require from us I can't give you a good answer.

Stephen Mealy should we have Weston and Sampson take those plans and give us a more precise estimate. Mr. Ewell said he did that. He is satisfied with what they said but the Committee has asked me to get an independent estimate cost. The Disposal Permit can be put in, but I would rather put the application in complete rather than put it in partial then have to amend it.

Holding that up is whether to have twice the leaching field or less because of the leaching test of the soils. Mr. Ewell said we may put it in based on the assumption that

we are doing that. Before we do that I have to know if we have the money to do it. Mr. Mealy said we are frustrated because you come in every month but we are not seeing timelines or substantive plans of where this is going, and it has shifted. Wes Ewell stated it has shifted. It shifted with the vote to place the police station on that location.

Wes Ewell said I gave the Waste Water Advisory Committee a revised schedule of how we could best coordinate with the police station. Mr. Mealy said he would like to see the schedule. Stephen Mealy spoke about the funding so far, which is just Mr. Elwell's time. Is there anything else that would ensure success of the project if we were to have funds available to the project? Mr. Ewell said he would like to get enough money to get Weston and Sampson working on the contract drawings and bid specifications.

Tom Guerino questioned is it still the intent to move forward with the entire construction costs or a portion at the annual town meeting. Mr. Ewell said yes. Mr. Guerino questioned how can I go to Town Meeting and speak to this if we don't have the other set of drawings to narrow down the cost for which we need to go to Town Meeting for.

Mr. Ewell said the figures we have now are the upper end of what the project will cost. Before we can assure the funding sources we need to have a vote of Town meeting to say yes we will provide whatever portion it is that we don't get from grants. We will have to ask for the whole amount at Town Meeting. We are asking for borrowing authority. Mr. Guerino spoke about the amount of the grants and what the town will have to cover of the costs.

Mr. Meier spoke about the mitigation costs.

Mr. Ewell we have to convince all the agencies involved. All of the ground water for the area goes to the canal. If we have to do the mitigation it would put the cost of the project beyond what Town Meeting will approve. We still have that long range plan that we are cooperating with Plymouth, Wareham and the Maritime Academy to expand the Wareham plant.

Mr. Ewell said I have told Tom Guerino and the Committee that I don't want the responsibility of the OPM but I will continue to work on the financing, the grant writing, and the permitting. I would like the town to hire someone else for the OPM work during construction.

Mr. Mealy spoke about the 208 Plan and if this has been passed to the 208 Plan person and will this address some of the issues?

Tom Guerino said the 208 folks are aware of this plan. This will help.

Wes Ewell said this entire project was initiated by the report that came out of the Cape Cod Commission. They have been very supportive of this project.

4) Discussion with Vincent Michienzi regarding update of 100 Main Street Block project

Zach Basinski with Bracken Engineering gave an update on the 100 block on Main Street. Mr. Basinski spoke about the Flood Zone, the back lot, and the bank lot, flood proofing the building and elevated sidewalks. We do have the 27,000 and would like that extended for the property. We would like to increase that flow. We want to provide a project that is good for the town.

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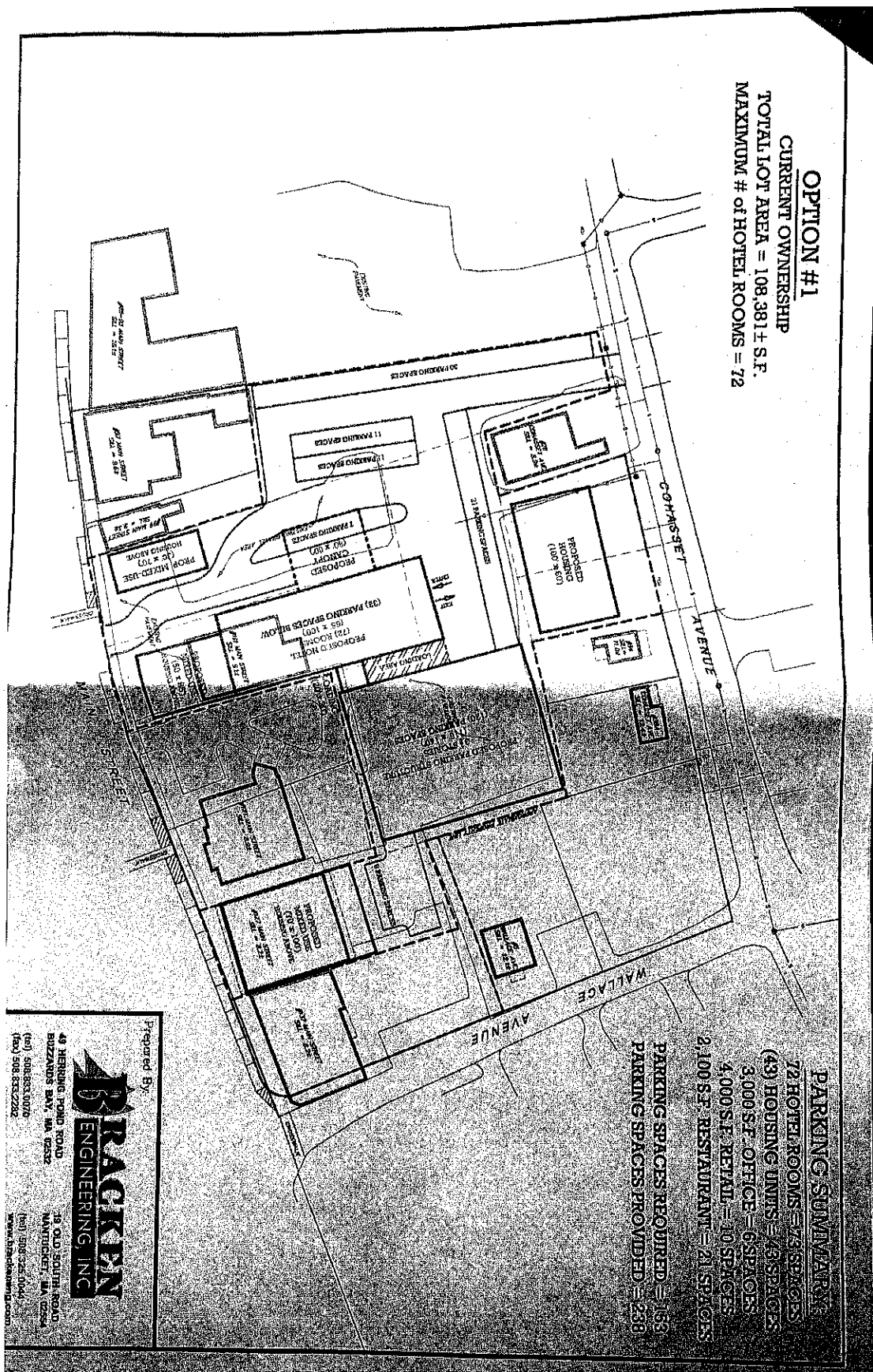
BRACKEN
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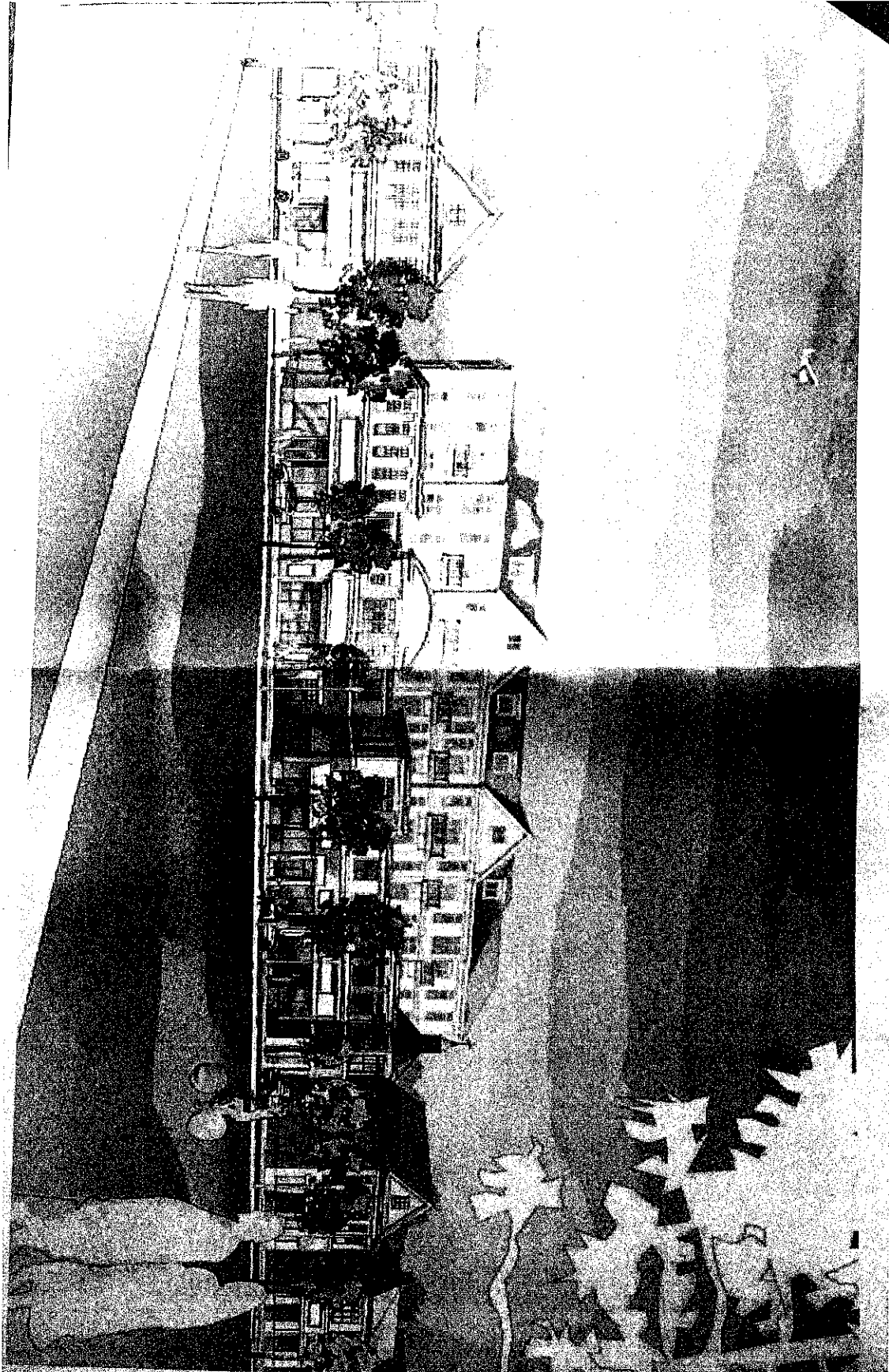
19 Old South Road
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100 Main Street Block Requested Sewer Flow Allocation

Use:		Design Flow:		Required Flow	
72	Hotel Rooms	110	GPD	7920	GPD
43	Two (2) Bedroom Dwelling Units	110	GPD/Bedroom	9460	GPD
3,000	Office (S.F.)	75	GPD/1,000 S.F.	225	GPD
4,000	Retail (S.F.)	50	GPD/1,000 S.F.	200	GPD
150	Restaurant (Seats)	35	GPD/Seat	5250	GPD
80	Restaurant (Seats)	35	GPD/Seat	2800	GPD
35	Restaurant (Seats)	35	GPD/Seat	1225	GPD
Total Anticipated Flow				27080	GPD







Peter Meier spoke about the Commissioners helping to make this a reality. Having you give this presentation give us an idea of what is going on with the project.

Tom Guerino questioned the elevated sidewalk and how far back you would have to start to get to that level. Mr. Basinski said keeping Main Street where it is and keeping the cars down low and having sidewalks that are three feet up. Would need to have ramping systems on either end. Everyone on Main Street would have to have access to that. Michael Blanton spoke about the other property owners on that block being OK with the elevated sidewalk and flood proofing.

George questioned if other communities have done this.

Mr. Basinski said we will bring in information about other towns doing that at the next meeting.

Mr. Mealy questioned what the plan is. Is the plan to continue to buy parcels over the next couple of years? Would like to see something more substantial from the town's point of view.

Mr. Blanton spoke about the request for the waste water allocation. We are being asked to extend the waste water allocation when there are other developers that are waiting for waste water allocations also.

Tom Guerino spoke about the allocations and the other developers that are waiting. Stephen said if the town will stand behind this project and hold back other projects that are interested in the waste water allocations we need to know when they will be ready.

Mr. Michienzi spoke about having to secure the bank property, taking down the other buildings, securing allocations, parking, and fixing his other properties.

Mr. Mealy said he is just frustrated that it is taking a long time and asking the town to withhold other developments for a period of two more years is unreasonable.

Michael Blanton spoke about holding up other developers that are ready and are waiting for the waste water allocation.

Mr. Pickard said we are talking about waste water allocation and I don't think a lot is going to get done within the next two years, because we just heard from Mr. Ewell. The Town has an issue with having enough waste water allocation.

Peter Meier said we need to find a way we can work together. I want the communication and I want to see the effort in this project. We are holding up other developers that may be ready to go.

Don Pickard said we don't have a policy for allocation, we don't have a plan; we can't allocate anything because we don't have the capacity to dispose of it.

Stephen Mealy said we need to agree on the number of allocations that you need. Mr. Michienzi said we will need a total of 40,000. 27,000 that was originally allocated to me with another 13,000 gallonage.

Michael Blanton would like an update in 90 days with something a little more structured, the time frame, the gallonage needed. That would be the end of April, April 25th.

Jim Mulvey questioned in the development area how many total dedicated gallonages are dormant in that area. Mr. Guerino said we have about 21,000 gallons that are dormant. Mr. Mulvey questioned are there procedures in place for relinquishing or selling the allocation to be used at another location. Mr. Guerino said the betterments go with the property not the property owners.

5) Next meeting date (02.28.17)

The next Board of Sewer Commissioners meeting will be on February 28, 2017 at 6:30 p.m.

6) Adjourn

Voted Stephen Mealy moved and seconded by Michael Blanton to adjourn at 7:30.
Vote 5-0.

Respectfully submitted – Carole Ellis, secretary.