

NORTH SAGAMORE WATER DISTRICT
MEETING MINUTES JANUARY 21, 2026

The North Sagamore Water District Board of Water Commissioners held their monthly meeting on Wednesday, January 21, 2026 at 4:00 pm at the North Sagamore Water District office at 14 Squanto Road, Sagamore Beach, MA.

Those in attendance at the start of the meeting were: Commissioner Mark Melchionda, Commissioner Stephen Mealy, Superintendent Drew Buckley, Treasurer Maureen Fruci, Herring Run Condominium residents Bill Woomer, Joan Kenney Boylan, Maureen Martin and Grace Day. Commissioner Mark Bergeron joined the meeting remotely. Commissioner Melchionda called the meeting to order at 4:04 pm. ROLL CALL VOTE: Commissioner Mealy – yes, Commissioner Bergeron – yes, Commissioner Melchionda – yes.

Commissioner Mealy made a motion to move to the agenda item regarding the Herring Run Condominium booster station. Commissioner Bergeron seconded the motion. All Board members were in favor. ROLL CALL VOTE: Commissioner Mealy – yes, Commissioner Bergeron – yes, Commissioner Melchionda – yes.

APPROVAL OF MEETING MINUTES DATED 11/12/25 AND 12/8/25

Commissioner Mealy made a motion to approve the meeting minutes dated 11/12/25 as written. Commissioner Bergeron seconded the motion. All Board members were in favor. ROLL CALL VOTE: Commissioner Mealy – yes, Commissioner Bergeron – yes, Commissioner Melchionda – yes.

Commissioner Mealy made a motion to approve the meeting minutes dated 12/8/25 as written. Commissioner Bergeron seconded the motion. All Board members were in favor. ROLL CALL VOTE: Commissioner Mealy – yes, Commissioner Bergeron – yes, Commissioner Melchionda – yes.

CHURCH LANE WELL

Superintendent Buckley told the Board Church Lane well is back on line. Bacteria samples were done on Wednesday and they came back clean on Friday. However, the iron increased another part per mil after it was cleaned. The yield is very good. He will have Jeff Souza from Wright-Pierce look at a few things. He thinks it was low suction which caused the pump to shut itself off. It protected itself. He said it is possible to put a change of events in the program. There would have to be a separate program for a fire pump. If the District is not notified when there is a fire it could be a half hour before somebody gets there. Commissioner Mealy asked if maybe the fire department can notify the District if there is a fire.

Commissioner Melchionda said when there was a fire at the old Friendly's building they emailed the former Superintendent, however he did not respond. The new business (pot shop) has not applied for water yet. Commissioner Melchionda said they will need an order of conditions as soon as possible and they need to pay the \$1,500 connection fee. He asked the Superintendent to look through the former Superintendent's emails for any information.

Superintendent Buckley said he has tried to get the District added to the Town of Bourne's check list. He said in Plymouth the water department was the last department to sign off before occupancy was approved. So if they didn't call us they didn't get occupancy.

BEACH WELL

The Superintendent spoke to Peter Maher from Maher Services about cleaning the beach well explaining it needs to be completed before the spring. He said they could try for the beginning of March. He said they really need to watch the timeline. Commissioner Mealy asked how long the Church Lane well was down. The Superintendent said it was down for 5 months. Commissioner Melchionda said the beach well usually can be completed in 2 weeks barring any problems.

SOURCE WATER PROTECTION – ZONE 2

There was a discussion about possible chemical storage in some of the businesses located in Zone 2 which is a source water protection area. The Superintendent said Pinnacle is storing oil and chemicals for cleaning machines. He showed the Board pictures of the Pinnacle property. Commissioner Melchionda said there should be an order of conditions with them which prohibits this. Commissioner Mealy asked who enforces the order. Commissioner Melchionda said the town of Bourne building inspector and the water district. There was a discussion about several other businesses potentially storing chemicals in Zone 2. Commissioner Melchionda said there should be an order of conditions with all of these businesses. He told the Superintendent to look for the order of conditions for Pinnacle. A letter should be sent from the Board to the owner of Pinnacle regarding the improper storage of chemicals on the property in Zone 2. Tell them the District needs to do a sight inspection because of the recent fire next door. Commissioner Melchionda suggested contacting Fire Chief Dave Pelonzi about the chemicals. The Superintendent said there were some issues with the fire hydrant near the fire. We will have to replace some parts. He said Hoadley will do the work for the District.

NORRIS ROAD BOOSTER STATION

Superintendent Buckley said he wants to find out why the fire pump did not come on during the recent fire on State Road. He said Geoff Ray may be able to figure out what the problem is. It is possible it may need to be re-programmed.

HERRING RUN CONDOMINIUM BOOSTER STATION

Superintendent Buckley said he was contacted by Joan Kenney Boylan from Herring Run Condominiums on behalf of the condominium owners, asking if it may be possible for the North Sagamore Water District to take over their booster station. Ms. Boylan said currently the pump station is in good order. The plumbing was re-done after an accident several years ago, the fire pump was replaced in 2018, the generator was updated in 2014, the valves were done in 2018. Commissioner Melchionda said this issue has come before the Board in the past. He explained that unfortunately it would be cost prohibitive for the District to take over operation of their pump station assuming all of the problems and the cost.

Commissioner Melchionda said obviously the District's biggest concern is about the drinking water. He asked the Superintendent if it might be possible to have one of the vendors that service the District go out and look at the booster station. The Superintendent suggested having Weston and Sampson assess the condition of the booster station.

Ms. Boylan said she got a quote for a new generator from South Shore Generator for \$5,800. Superintendent Buckley said they should change to propane. He will provide them with contact information for some of the vendors that the District uses. He said that would be a good place to start.

The residents thanked the Board for their time and consideration and departed the meeting.

321 PHILLIPS ROAD – HEBB BUILDERS

The Superintendent said he and Field Technician Jon Devine met contractor Mark Hebb at 321 Phillips Road to look at the water main issue. He explained there is a 2" water main running down Phillips Road which tees off at 321 and 323 Phillips Road. He said it is almost entirely on 321 Phillips. He said B&B Excavation will do the taps. He said there will be a new tap for 321 Phillips Road and a new tap and new line for 323 Phillips Road. The 2" line also needs to be abandoned.

331 PHILLIPS ROAD – RICK ANDERSON

Superintendent Buckley told the Board contractor Rick Anderson is anxious to begin demolition at 331 Phillips Road. The Board said the easement issue at the property needs to be addressed before the work can begin. Commissioner Melchionda said the last time there was an easement issue the homeowner's attorney prepared the easement documents and the District's attorney Bob Troy reviewed and approved them. Commissioner Melchionda said he doesn't want the house torn down until the water line is moved. Commissioner Mealy said the District could hold a Special District Meeting in February regarding this issue however more information about the project is needed first.

FEBRUARY SPECIAL MEETING

Commissioner Melchionda said if the District has a Special Meeting in February to address the easement, the potential new position and the purchase of a new truck could also be added to the agenda.

Commissioner Melchionda said he spoke to somebody at Cape Light Compact who could review the solar array information. This person would not be involved with the legal aspect of the donation/purchase of the solar array but could review the documents and advise the District on whether or not this could be a viable option for the District. Her rate is \$70 an hour. Commissioner Mealy suggested there should be a separate meeting just for the solar array. Commissioner Melchionda said it would be a good idea to contact attorney Bob Troy to see if he can refer the District to a law firm that has experience with this type of situation. He asked the Superintendent to contact Greg Wirsen to let him know the District is interested. The Superintendent said he will reach out to the consultant and Commissioner Mealy offered to take care of contacting another attorney to assist the District.

FY27 BUDGET & CAPITAL ARTICLES

The Board reviewed the proposed FY27 budget and capital articles. Commissioner Melchionda asked to raise the Reserve line item to \$100,000. The Superintendent suggested the District pursue the interconnection with the Town of Plymouth in FY27 rather than doing the redundant well. He will get prices for the engineering so the District can budget for the project. He said it will take at least a year to do the engineering. Commissioner Melchionda said DEP recommended the District do the interconnection, however the Town of Plymouth said there is no benefit to them so all costs would be on the District. Commissioner Melchionda said in 23 years the District has never needed help with the water from anybody. Commissioner Mealy suggested it may help if the District sent a letter to DEP explaining that we tried but the Town of Plymouth said no. The Superintendent said he is concerned if there is a fire situation or a catastrophic failure at Norris Road it could be a big problem for the District. Commissioner Melchionda told the Superintendent to get the price for the engineering and then have a conversation with engineer Kristen Berger about the project.

SUPERINTENDENTS REPORT

The Superintendent said the CCR is complete. It will be posted on the NSWd website and copies were left in several locations throughout the District as well.

The insurance payment for the damaged hydrant was received.

The test shutdown for the 3 gate cluster on Williston Road will be done in the spring.

The flow tests are done except for Church Lane well which will be done next week.

Superintendent Buckley said there was an issue with the radio at Black Pond well. They were receiving an alarm for no communication. TCS reprogrammed the radio and put up a new antenna. He suggested the District get a spare antenna.

Windows 11 was installed on the Superintendent's computer.

The Superintendent said hiring for the new position could be pushed off until FY27 if necessary. The Board said it is necessary to hire someone with treatment experience.

The Superintendent attended a meeting with MA DOT regarding load testing for the bridges. Testing should be completed by 4/2/26. The work will not impact the water utilities. Contractor A.A. Will is doing the work.

TREASURERS REPORT

Treasurer Fruci told the Board there are currently 63 accounts with balances totaling \$12,343.35. Water bills were mailed to 1,920 customers on 1/15/26 with a total commitment of \$491,357.14.

The Treasurer received an email from a resident asking why she is being charged a water tax because she does not have District water. After a brief discussion the Board said a letter should be sent to the resident explaining that all town residents receive fire protection from the water District. In addition, a copy of the MA general law regarding water tax will be included with the letter.

ANY BUSINESS NOT REASONABLY ANTICIPATED WITHIN 48 HOURS OF MEETING

None

COMMISSIONERS COMMENTS/SELECT NEXT MEETING DATE

Commissioner Mealy thanked Superintendent Buckley, Geoff Ray and Commissioner Melchionda for being present to take care of water issues that occurred during the fire on State Road.

The next monthly meeting is scheduled for Wednesday, February 25, 2026 at 4:00 pm.

ADJOURN

Commissioner Mealy made a motion to adjourn the meeting at 6:19 pm. Commissioner Bergeron seconded the motion. All Board members were in favor. Roll call vote: Commissioner Mealy – yes, Commissioner Bergeron – yes, Commissioner Melchionda – yes.

Respectfully submitted,
Maureen Fruci