

## **NORTH SAGAMORE WATER DISTRICT - MEETING MINUTES - JANUARY 5, 2022**

The North Sagamore Water District Board of Water Commissioners held their meeting on Wednesday, January 5, 2022 at 4:15 pm via tele-conference per Governor Baker's order on June 16, 2021, extending remote meeting provisions until April 1, 2022.

Those who dialed in remotely at the start of the meeting were: Chairperson Mark Melchionda, Commissioner George Sala, Commissioner Mark Bergeron, Superintendent Matt Sawicki, Treasurer Maureen Fruci, District resident Stephen Mealy, Attorney for NSWDAlex Weisheit, Cape View Way engineer Gemma Kite, David Quinn – Housing Assistance Corp., Cory Fellows – Preservation for Affordable Housing and Pat Nemeth – Bourne ZBA. Chairperson Mark Melchionda called the meeting to order at 4:15 pm.

### **4:15 PM – APPOINTMENT WITH CAPE VIEW WAY 40B DEVELOPERS**

Commissioner Melchionda did a roll call attendance of the Board – Commissioner Sala – yes, Commissioner Bergeron – yes, Commissioner Melchionda – yes. Commissioner Melchionda wished everybody a Happy New Year and thanked everybody for attending the meeting.

Mr. Quinn explained that the changes to the Cape View Way development that were made in December will be given to the ZBA at the next meeting. Mr. Quinn said they are open to working with the Board regarding mitigation. He said they have reduced the number of units in the development from 51 down to 42 which will have an impact on the water flow. He said it will also have a financial impact on the project as well. Commissioner Melchionda said at the last meeting with Gemma Kite and Joe Henderson the District proposed not looping through Homestead Road which would also eliminate the easement and save the developers money. Commissioner Melchionda said he knows the developers met the fire department's fire flow requirements for the site, but the Board is still concerned about fire flows and pressure throughout the entire district. Additionally, he explained that the District required mitigation from another developer for a project that is similar in size and capacity to this project in an effort to be proactive. He said the Board is trying to protect the District residents but also trying to work with the developers.

Commissioner Melchionda said the Board is aware the developers received a \$1 million grant from ARPA funds for this project. Commissioner Melchionda suggested the funds should be put into the infrastructure. He added the District also sent a letter to Senator Susan Moran to see if the District can possibly receive some of those funds as well for this particular project.

Commissioner Melchionda asked Superintendent Sawicki if he had an estimate for the cost of the water main replacement. The Superintendent said there are approximately 2400' linear feet of water main that would need to be replaced at an estimated cost of \$200 per linear foot also noting that prevailing wage would need to be factored into the cost as well. Ms. Kite asked if the estimate included design. Superintendent Sawicki said design and surveys for that area are included. The developers asked if the District is looking for a mitigation payment with the District doing the work? Commissioner Melchionda said with other projects the developer would include that as part of their project. Commissioner Sala agreed that it is best if the work comes under the Cape View Way project and not NSWDA. Cape View said they will have to digest all of this information and discuss what the process would entail and what the liability would be. He explained that it's not generally part of their process. Commissioner Sala said the Board has to be concerned with the 1800 residents of the District and the impact it would have if the water main isn't replaced.

Commissioner Melchionda asked about the ARPA grant the developers received. Mr. Quinn explained that it's an earmark process through the state legislature. The money was given as an offset due to the reduction in size and not intended for infrastructure. He said he would have to look at the specific wording of the award.

He said the District is asking the developers to take on public infrastructure that's not part of the property for the project. Superintendent Sawicki asked if they typically have to make road repairs or other things have been required for a project? They responded, sometimes there are minor repairs in front of their building but outside infrastructure is something different and it's not usually done on a project this size. He said they are not ruling it out but they will have to confer with legal and accounting because they may have concerns with that. Commissioner Sala asked if the developers have been in contact with Mass DOT or the town of Bourne DPW about any type of work that's being done on the road. They said there have been discussions with some department heads but not with the current director of the DPW.

Commissioner Melchionda opened the discussion up for public comment. District resident Stephen Mealy introduced himself explaining that he is a resident and former chair and member of the Bourne Finance Committee, Planning Board and Board of Selectmen. He said he is interested in a discussion where some cost savings from non-looping could be used to offset infrastructure. The developers said they haven't priced out what the savings will be yet but perhaps it could be used toward mitigation. Mr. Quinn said the water main will be more money than looping. He said they will need to have a discussion with the group to see where the full cost of the project is now with the changes and a cost for the potential mitigation.

Commissioner Melchionda said the developers have known about the mitigation for some time. He explained Superintendent Sawicki put together a thoughtful plan with mitigation in place. He said NSWDC is a small water district serving 4,800 residents with a green sand filter plant. The Board is trying to be proactive and is currently in the process of looking at a new well source in addition to trying to keep up with infrastructure. He said the mitigation is something the District needs and he is not sure the project would move forward without it. Commissioner Sala said as commissioners they've deliberated on this for a long time. Mr. Quinn said they will put their heads together and see if they can come up with some form of mitigation. He said they fully understand the District's obligation to the tax payers, stating they will be a tax paying entity as well. He said they appreciate all of the Board's time and consideration.

Commissioner Melchionda said the Board wants to work together with the developers to get this done. Superintendent Sawicki said he thinks they should go into tonight's ZBA meeting working together and not as adversaries. Mr. Quinn said they can let the ZBA know they had a good meeting with the District today and would like to come up with an agreeable solution for both sides. Commissioner Bergeron said it looks like they are all on the same page that there is some form of mitigation. The Superintendent said if there are any questions to please feel free to reach out.

#### **DISCUSSION & POSSIBLE VOTE ON WATER CONNECTION FOR CAPE VIEW WAY 40B DEVELOPMENT**

The Board members and Superintendent Sawicki discussed attending the ZBA meeting later that evening. No vote was taken.

#### **ADJOURN**

Commissioner Bergeron made a motion to adjourn the meeting at 4:52 pm. Commissioner Sala seconded the motion. All Board members were in favor. Roll call vote – Commissioner Sala - yes, Commissioner Bergeron - yes, Commissioner Melchionda - yes.

Respectfully submitted,

Maureen Fruci, District Clerk