

NORTH SAGAMORE WATER DISTRICT
MEETING MINUTES MAY 13, 2026 – 5 PM

The North Sagamore Water District Board of Water Commissioners held their monthly meeting on Wednesday, May 13, 2026 at 5:00 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 Mark Bergeron, Commissioner Stephen Mealy, Superintendent Drew Buckley, Treasurer Maureen Fruci, Attorney Robert Troy, Notary Teresa Johnson and Contractor Rick Anderson. Commissioner Melchionda called the meeting to order at 5:01 pm.

Commissioner Mealy made a motion to move the agenda item regarding the 331 Phillips Road Easement to the top of the agenda. Commissioner Bergeron seconded the motion. All Board members were in favor.

331 PHILLIPS ROAD EASEMENT

The District's Attorney Bob Troy asked the Board to review the escrow agreement, which he will hold until Attorney Chris Kirrane approves it. He said the abandonment document needs to be signed by the Board and notarized. He explained that after the original document is executed it has to be put in escrow.

Two copies of the Termination of Water District Easement document were signed by all Board members and notarized by Notary Teresa Johnson. Attorney Troy said each respective party will get a signed and notarized copy of the document. He also said the Escrow Agreement will be signed tomorrow. As soon as he has confirmation that the documents were recorded, he will let everyone know.

Contractor Rick Anderson asked if the documents need to be recorded before the work is started. Attorney Troy asked Mr. Anderson if the work being done with the new easement impacts the area of the previous easement. He said no. Superintendent Buckley said ideally he would like a week's notice in order to notify District residents who will be affected by the work. Mr. Anderson said if he can begin the work a week from now, it is possible to get it done before Memorial Day. Commissioner Melchionda said if not, it can be done the week after Memorial Day. Contractor Rick Anderson said in the interest of time, he can deliver the documents to Attorney Kirrane.

Attorney Troy said he will speak to Attorney Kirrane and they will arrange to have the documents recorded at the registry of deeds.

FY27 WATER RATES

The Board reviewed the FY27 water rate comparison information. They decided to go forward with option 4 for FY27. The rate increase information will be sent to all District customers immediately. Commissioner Mealy made a motion to accept option #4 from the FY27 Water Rate Comparison prepared by Engineer Kristen Berger on 4/23/26. Commissioner Bergeron seconded the motion. All Board members were in favor.

DISTRICT RATES & REGULATIONS

There was a discussion about the fees for ADU's. Currently the fee for a detached ADU is \$3,700 for a typical 1" residential service and 5/8" meter and \$1,200 per bedroom (max of 2 bedrooms) for an

attached ADU. After some discussion, the Board decided to raise the fee for an attached ADU to \$1,500 per bedroom. Commissioner Mealy made a motion to approve the new fee increase for attached ADU's (accessory dwelling unit) to \$1,500 per bedroom (max of 2 bedrooms). Commissioner Bergeron seconded the motion. All Board members were in favor. The Board said the Rates & Regulations should be updated and the information should be added to the District's website.

The Board also discussed increasing the reconnection fee. Commissioner Mealy made a motion to increase the reconnection fee to \$1,500 for any applicant reconnecting to the existing water service after a demolition, remodel or new construction. Commissioner Bergeron seconded the motion. All Board members were in favor.

SOLAR ARRAY PROCUREMENT

After reviewing the bill of sale provided by Greg Wirsén, K.O. Law suggested a new bill of sale be written in favor of the District's interests. Commissioner Melchionda said Mr. Wirsén would like to get the sale completed as soon as possible, however the District can't pay the funds until the new fiscal year begins on 7/1/26. There was a brief discussion regarding the attorney fees.

FY27 BUDGET & CAPITAL ARTICLES

The Board did a final review of the FY27 budget and capital articles.

SUPERINTENDENTS REPORT

-The Superintendent said the replacement of the 4 valves at Williston and Clark Roads went smoothly. The loam was done today and the hydro seed will be done on Friday.

-The hydrant on Williston Road will be done the same day as the shutdown for the Phillips Road easement.

ADJOURN

Attorney Troy informed the Board he will be closing down his practice in October. He said he would be happy to advise the District on a successor. He has enjoyed his time at the District and said everyone has been great to work with. Commissioner Bergeron made a motion to adjourn the meeting at 5:51 pm. Commissioner Mealy seconded the motion. All Board members were in favor.

Respectfully submitted,

Maureen Fruci, District Clerk