

NORTH SAGAMORE WATER DISTRICT
MEETING MINUTES OCTOBER 14, 2021

The North Sagamore Water District Board of Water Commissioners held their monthly meeting on Thursday, October 14, 2021 at 4:15 pm at the North Sagamore Water District office, 14 Squanto Road, Sagamore Beach, MA. Chairperson Mark Melchionda called the meeting to order at 4:15 pm.

Those in attendance at the start of the meeting were Chairperson Mark Melchionda, Commissioner George Sala, Commissioner Mark Bergeron, Superintendent Matt Sawicki, Treasurer Maureen Fruci, District Employee Geoff Ray, District Engineer Kristen Berger, District Counsel A. Alexander Weisheit, Cape View Way Representatives – Greg Wozny – Wozny Barbar, Joe Henderson – Horsley Witten, Brian Kuchar – Horsley Witten and District resident Stephen Mealy.

APPOINTMENT 4:15 PM – CAPE VIEW WAY DEVELOPERS – DISCUSSION & POSSIBLE VOTE ON CAPE VIEW WAY PROJECT

Commissioner Melchionda introduced the Board of Water Commissions and welcomed the Cape View Way project representatives. Brian Kuchar introduced himself and said he is a civil engineer working on the project. He explained that he was attending the meeting because engineer Gemma Kite was unable to attend due to a prior commitment. He then introduced Joe Henderson, lead wastewater designer, Greg Wozny from Wozny Barbar and Attorney Peter Freeman who is representing the developer. He explained that Dave Quinn was also not able to attend the meeting.

Mr. Kuchar said in the interest of time they would get right into the water flow calculation. He turned the floor over to Mr. Wozny from Wozny Barbar. Mr. Wozny explained the only approved standard for water for fire protection in the state of Massachusetts is NFP13 and NFP14. The state excluded NFP1. He said the first fire flow test was done at the beginning of the project and based on the calculation, 300 gpm will be needed to support the sprinkler system and 100 gpm for a hose connection. At 20 psi (minimum pressure) the results showed about 1700 gpm of available water at the site. A second flow test was completed this summer and showed more favorable results. At 20 psi, the available water was over 2300 gpm at the site. District engineers, utilizing the hydraulic model and different scenarios, showed 900 gpm of available water at the project site while maintaining 20 psi at other locations within the distribution system. There would be 400 gpm for the sprinkler system and 500 gpm available to the fire department. Commissioner Sala asked why there were two different tests. Mr. Wozny said it was discovered that a valve had been unknowingly turned off at the time of the first test.

Mr. Wozny said after the tests were complete there was a meeting with the project developers, Bourne Fire Department and Superintendent Sawicki. The sprinkler system plan and the results of the fire flow tests were reviewed. Mr. Wozny said that based on the approved standards in the state of Massachusetts, the Bourne Fire Department signed off on the fire flow. Commissioner Melchionda asked if the site could go over 900 gpm in an emergency. Mr. Wozny said statistical data show the sprinklers would control the fire until the fire department arrives. However, he said that could be a question for the fire department to answer. He said when their findings were presented, the fire department was satisfied. Superintendent Sawicki said the fire department can only make a judgement based on NFP13.

Superintendent Sawicki said North Sagamore Water is obligated to the needs of the entire District not just one project site. Commissioner Bergeron asked why initially the developers said they needed 1,100 gpm but now say the project will only require 400 gpm. Mr. Wozny said the 1,100 gpm was based on NFP1, however that

code was excluded from the fire codes in the state of Massachusetts. Engineer Kristen Berger said the District has to take care of the existing customer base and just because 20 psi can be maintained at one site in the District doesn't mean that 20 psi can be maintained in other parts of the District as well. She explained that it is vital that 20 psi be maintained to all customers during an emergency and not just to that site.

Commissioner Melchionda said the two issues the District is concerned with are pressure and capacity in reference to the District's Water Management Act permit. He said the plan for this site was originally 5 house lots requiring 1,650 gallons of water and now it is a 51-unit apartment building requiring 8,610 gallons of water which is a big change in capacity. He said the Board has an obligation to the entire District and not just one particular site. Commissioner Melchionda continued on to say that at the ZBA meeting it was said that this project was 14 years in the making and yet the District was not made aware of the project until last August. He said that currently the District is looking at other well sources. If the District had been informed about this project sooner, they could have been more proactive in looking at other sources. Commissioner Melchionda went on to say he is not ready to take a vote on the project at this time.

Attorney Peter Freeman addressed the Board and said he understands the District's concern about not being informed of the project sooner. He explained that the property was a town owned site and was turned over to the housing authority in 2002 for affordable housing. He said it was never brought to their attention that the District was not aware of the project. Mr. Freeman said the developers were guided by the RFP which allowed up to 63 units, however the developers ultimately decided on 51.

Commissioner Melchionda said the Board is very concerned that if the water pressure drops below 20 psi in other parts of the District there could be public health concerns. He said that unless the project is downsized the Board would like to see mitigation to the existing water system by upsizing the existing water main. Commissioner Melchionda said the Board treats every development the same. He said there is another development in the District that will be making system improvements as well. Mr. Freeman said he was surprised to hear this now because the developers understood that the issue was fire flow and that has been satisfied. He continued on to say that imposing such a huge cost for a new water main doesn't seem necessary for this project. Mr. Kuchar said for clarification, he is hearing that capacity is still an issue and the fire flow seems to be acceptable. He asked what the reasoning is for the water main upgrade. Commissioner Melchionda said it is site specific due to the change of use. Mr. Kuchar explained that decision is out of their hands. He said if the number of units is reduced, construction costs become even more of a problem. He said they will bring all of this information and the District's concerns back to the developer and their design team. They would like to keep the lines of communication open and want to make sure they have the correct information to bring back to the developers.

Commissioner Melchionda asked if there were any other comments. District resident Stephen Mealy asked if somebody could speak to the capacity issue. Superintendent Sawicki said the District currently has approximately 18,000 gallons a day of available water and after this development there will be approximately 10,000 gallons left. He said one more project could use the remainder of that capacity.

There was a brief discussion about using CPA and Covid-relief funds for the upgrades to the water system. Mr. Kuchar then asked what would be needed for the next meeting. Commissioner Sala explained that from the beginning, the District had discussed the need to have the water main increased from 8" to 12" from the Hoxie School to the Cape View Way development. Stating it would be better for the project and the District as well. Mr. Freeman said they were aware of the water main upgrade but were under the assumption that it was not

an issue anymore. Superintendent Sawicki asked if the site plan has been updated with the NSWDC comments. Joe Henderson said yes and he will leave a copy of the plans.

APPROVAL OF MEETING MINUTES DATED 9/15/21

Commissioner Sala asked for a change to the meeting minutes under the agenda item Phillips Road water main replacement project. In the third paragraph, third sentence – change the word statute to by-law. The fourth sentence should state – He said that applies to the apron as well. In the fifth sentence the word regulation should be changed to bylaw. Commissioner Sala made a motion to approve the meeting minutes dated 9/15/21 with the changes as noted. Commissioner Bergeron seconded the motion. All Board members were in favor.

SUPERINTENDENT'S REPORT

Superintendent Sawicki said he met with the drillers at the end of September regarding the test wells. He said in order to do the test wells it will be necessary to cut a road/path through Weldon Park open space to get to the District land. A letter was sent to residents informing them of the project. There were a couple of residents who raised concerns about the potential road and the clearing of trees. The Superintendent said the “road” will be more of a path, just wide enough to get the equipment through and will not be paved. The original plan was to cut the road/path between 46 and 48 Chartwell Drive in order to connect to an existing dirt road that runs through the woods. However, after looking at the area there is some open space further down the road between 36 and 40 Chartwell Drive which is flat and has less trees. The site doesn't lead to the existing dirt road, but could be a better way to reach the potential well sites.

Superintendent Sawicki said he will draft another letter to the residents to inform them of the new location for the “road” and explain that it will be more of a path just wide enough to get the necessary equipment to the test well sites. The driller will only go in there once for a few days. Depending upon the results they may need to return to the site for further testing.

Engineer Kristen Berger said Joel went out to the test well site and located two areas which he marked with stakes. Ms. Berger explained the Black Pond site would be a satellite or replacement well and would regain lost capacity. The Church Lane site is south of the existing well and would be considered a new well. The Weldon Park site would also be a new source. Installing a new well is a long process that takes 6 years, however it will give the District more redundancy and is a longer term solution. Ms. Berger said the District can keep maintaining these potential well sites as options for the future. Commissioner Melchionda asked about iron and manganese in the water. Ms. Berger said it seems to be appearing more and more across the region. She said the driller is scheduled to come out to the District during the last week in October. She said it would be a good idea to try and coordinate clearing and the drillers

Ms. Berger updated the Board about the meeting she attended with Superintendent Sawicki, the Bourne Sewer Commission and the Bourne and Buzzards Bay Water Districts regarding Buzzards Bay Water District's Water Management Act. There was a discussion regarding the town's involvement with mitigation and the different things the Districts can do to get credit to offset additional water withdrawals above their Water Management Act Permits. She said she will make sure the District stays involved with the process.

Superintendent Sawicki said the property at 147 State Road may go before the town of Bourne Planning Board tonight. Commissioner Melchionda said there may be some push back on the District's comments. The Superintendent said if they are opening up the special permit this is the time to make the changes.

The Superintendent said the resident of 337 Phillips Road who was unaware of the water main easement on her property, has said she may consider paying to move the easement. Superintendent Sawicki said if that is the case District counsel will have to review it and the issue will have to be voted on at the Annual District Meeting.

The Superintendent will be taking some vacation time – a half day 10/15, a half day 10/19, 10/20 and 10/21.

TREASURER'S REPORT

Treasurer Fruci informed the Board there were 84 certified letters sent to past due accounts in the last week of September. Currently there are 79 past due accounts totaling \$13,356.80. The water lien list based on the District's water lien policy, will be sent to the town of Bourne at the end of October.

Korbey-Lague is still working on the FY20 audit. Consultant Teresa Johnson said Sandwich Water District will be using a new auditor for their FY21 audit. She suggested the District may want to speak with him when the FY20 audit is complete.

NEW BUSINESS

Commissioner Melchionda suggested the District begin using the same 2-year limit for permits as the town of Bourne. He said it will be easier if the District policy is in line with the town of Bourne Planning Board policy when it comes to renewing permits. Commissioner Melchionda said with the new development in the District a limit on permits should be put into the District's policy.

OLD BUSINESS

None

COMMISSIONERS COMMENTS/SELECT NEXT MEETING DATE

The next monthly meeting is scheduled for Wednesday, November 17, 2021 at 4:15 pm.

ADJOURN

Commissioner Sala made a motion to adjourn the meeting at 6:30 pm. Commissioner Bergeron seconded the motion. All Board members were in favor.

Respectfully submitted,

Maureen Fruci,
District Clerk