

Town of Newton Utility Advisory Board
March 19, 2013

The regular meeting of the Newton Utility Advisory Board was held on March 19, 2013, at 7:30 p.m. at the Newton Municipal Building, 39 Trinity Street, Newton. Chairman Lawler called the meeting to order and the following members were present: Mr. Pham, Mr. Vrahnos and Chairman Lawler. Mr. David Simmons, Engineer, Mr. Ervin Lasso, Water/Sewer Foreman, and Mrs. Jacki Shackleton, Utility Collector, were also in attendance. Mrs. Millikin, Mr. Baldwin and Ms. Unhoch were excused.

Chairman Lawler read the Open Public Meetings Act statement and then moved to approval of the minutes from the February 19, 2013 meeting. Chairman Lawler made a motion to accept the minutes and was seconded by Mr. Vrahnos. The minutes were unanimously approved by an "aye" vote.

The first order of business was for Martorana Enterprises for approval of a 54 Townhouse development at 100 Sparta Avenue. Mr. Simmons explained that the issue is before the Planning Board for approval. The plan is to leave the existing restaurant, Laundromat and brick building with computer warehouse. The building where the plumbing used to be would be removed.

They propose to add 54 townhouses with two taps and a loop. Chairman Lawler asked if it would be off the 10" or 16" main. Mr. Lasso replied that it would be off the 10" main. Mr. Simmons explained that they are going to the Planning Board again and he asked their engineer for a water volume. A report of same was submitted. Mr. Vrahnos inquired about the apartment usage in comparison to the usage of the computer warehouse. Chairman Lawler said that basically residences use 80 gallons of water per day per person. Mr. Simmons stated that they are calculating usage based on the Residential Site Improvement Standards (RSIS) which is set up by the State.

Mr. Vrahnos asked if this will be a 55 and over community and Mr. Simmons replied that he was unsure. Chairman Lawler asked about the proposed main and Mr. Simmons explained that it would be 8". Chairman Lawler stated it would be the same as in the commercial application but the hydrants would change with residential. Mr. Simmons suggested that his office submit an updated report prior to Board Approval. Mr. Lawler inquired about the differences in usage from Martorana Enterprise's first application of commercial development of the area. Mr. Simmons explained that the usage would be cut nearly in half and that the Martoranas were present this evening to present their new application for residential development of the area. Chairman

Town of Newton Utility Advisory Board
March 19, 2013

Lawler clarified that it was the same application as the original, only now it would involve hydrants. Mr. Simmons added that there would also be a change in gallons. Mr. Vrahnos asked if there was any low income housing involved. Mr. Pham stated that the application said four to six lower income units. Chairman Lawler stated that the Board's decision would be contingent on the Planning Board, Fire Marshal and Engineer's Report.

Martorana Enterprises were present at the meeting and explained that the development would be done in phases. The first phase would be for buildings 1, 2, & 3 and when they are filled, phase II would begin. The second phase would be buildings 4 & 5. Mr. Martorana stated that the front building, number 10 is going to be low income. The third phase would be buildings 6, 7, 8, & 9. Chairman Lawler asked if they planned to do the water loop in the first phase. Mr. Martorana stated that the engineers and fire marshal decided that the safest way to proceed would be to bring the water all the way up. Chairman Lawler asked if Mr. Inga, the fire marshal, had given approval and Mr. Martorana confirmed.

With that, Chairman Lawler motioned that contingent upon Planning Board, Fire Marshal, and engineer approval, the Utility Advisory Board would approve. Mr. Simmons stated that Mr. Donahue needs data to submit to DEP and they need to make sure the numbers are correct before submission.

Chairman Lawler then inquired as to water usage for landscaping of common areas. Mr. Martorana explained that they have consulted a landscape engineer about low-maintenance shrubs that require minimal water. Chairman Lawler asked if they were drought tolerant and Mr. Martorana replied affirmatively. Chairman Lawler stated that there is nothing in the plans indicating water usage for the Homeowners Association if needed for landscaping. Mr. Martorana stated that they would use water from one of the vacant units, as Martorana enterprises would be responsible for bills of vacant units. Mr. Simmons suggested that he look at the numbers again, taking into consideration the water usage in the common areas. Mr. Lawler stated that he would like to take back his earlier motion and table the decision pending a report from Mr. Simmons and Planning Board approval. He stated that if necessary, the Martoranas would be invited back for a future meeting. Before exiting, Mr. Martorana inquired about the report Mr. Donahue is waiting for so it can be submitted to the DEP. Mr.

Town of Newton Utility Advisory Board
March 19, 2013

Simmons stated that the numbers need to be recalculated because it is hard to change them once they are submitted to the DEP.

The next order of business was for Tara Jones of 20 Ryerson Avenue for reduction of her bill which was elevated by a leaky toilet that went unreported by her tenants. Mr. Lasso stated that the tenants did not inform the landlord of the toilet problem which used a lot of water which went down the sewer. Mr. Vrahnos added that they cannot credit the customer for sewer charges if the water went through the sewer. Chairman Lawler motioned to deny the request, stating that maintenance of the property is the responsibility of the landlord. The motion was seconded by Mr. Vrahnos and unanimously denied with an "aye" vote.

Chairman Lawler then initiated a discussion regarding the old business of Wilshire Realty requesting a well. Chairman Lawler stated that the request for a well was withdrawn, but in speaking with the Town Manager, he thought that the Town needs to look more into the issue. Chairman Lawler stated that he wants to be sure the Town is protected in the future and that the Board has a responsibility to advise the Town Manager if something needs to be addressed.

Chairman Lawler also reported that he witnessed a monitoring well at the Thorlabs property and inquired as to the reason for said well. Mr. Simmons replied that he did not know and would contact the construction official regarding same.

Mr. Lasso then reported that the water filtration and waste water treatment plant are running well and there are no issues pending with either.

In the engineers report, Mr. Simmons reported that there was an incident at Fox Hollow Lake following the last meeting. He reviewed the history of Fox Hollow, stating that there is both a 10" and 16" main that existed before the lake when the area was a swamp. In a recent attempt to locate unaccounted for water, they heard something at the lake and suspected a leak. Mr. Simmons stated that the earlier leak in the 1980's had required the lake to be drained.

Mr. Simmons stated that Walker Diving came up and assessed the situation. In the meantime, the water department shut off the valves and the usage went from 1,000,000 to 600,000, indicating a leak. Walker diving requested that the Water Department blow air through the pipes and after two hours, bubbles surfaced, indicating the location of the leak. At this time they are waiting for a report from the

Town of Newton Utility Advisory Board
March 19, 2013

diver and are hoping to be able to put a clamp on the pipe to stop the leak. Mr. Vrahnos asked if the lake would need to be emptied and Mr. Simmons answered that they are trying to avoid same. Mr. Lasso stated that right now the leak has been isolated so that there is no unaccounted for water. Mr. Pham inquired as to why there is both a 10" and 16" main and Mr. Simmons gave a history and explanation for the two mains. Mr. Vrahnos inquired about the cost of repair and Mr. Simmons stated that they are not sure yet.

There being no other business to discuss, Chairman Lawler made a motion to adjourn the meeting and was seconded by Mr. Pham. The meeting was adjourned at 9:40 p.m.

RESPECTFULLY SUBMITTED,

Jacki Shackleton