

Town of Newton Utility Advisory Board
March 25, 2014

A special meeting of the Newton Utility Advisory Board was held on March 25, 2014, 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. Paul Baldwin, Water/Sewer Supervisor, Mrs. Debra Millikin, Deputy Town Manager, Mrs. Jacki Shackleton, Utility Collector, Mr. J. Martorana, Mr. G. Martorana, and Mr. Anthony Fiorello, attorney for the Martoranas, were also in attendance. Ms. Unhoch was excused.

Chairman Lawler read the Open Public Meetings Act statement and then invited the Martoranas and Mr. Fiorello into the meeting. Chairman Lawler explained that the special meeting was being held for the matter of the Sparta Avenue property. Mrs. Millikin explained that the Utility Advisory Board is advisory to the Town council. Mr. Fiorello said that he had spoken to Mr. Russo about the initial Developer's Agreement and there was no loop. He explained that they discussed the multiple phases, and there would be a dead end loop in phase one. At the conclusion of phase one, looping would be decided. The dead end would be temporary for the first 20 units. In phase two it would be looped prior to phase two construction. Mr. Fiorello referred to 5:21-5.2 (b) of the Residential Site Improvement Standards which states that "Dead-end lines shall be permitted with the design of a looped system provided that there are no more than 20 dwelling units permanently, or no more than 50 dwelling units temporarily, on a dead-end line. When dead-end lines are used, they shall be provided with a hydrant or blow off at the terminus as a means of flushing." He stated that this was approved by the Fire Marshal. He stated that considering these standards, it is reasonable to have a dead end in phase one and when phase one commences, phase two will begin and there will be a loop.

Regarding the bonds, all bonds are in place with the demolition of the building in phase two and a phase two looping. Mr. Fiorello explained that they are not a large company and also that they have been trying to begin this project for eight years. Mr. G. Martorana added that the loop may be constructed before phase two begins. Mr. Fiorello said that the loop occurs immediately after phase one. He also added that they have six people interested in units already. Mr. G. Martorana said that it is not clear cut that buildings will be up before the loop. Mr. J. Martorana said that the loop will be a continuation of phase one. Mrs. Millikin clarified that the loop will be in before phase two begins. Mr. G. Martorana answered affirmatively and Mr. Fiorello added that before phase two, there will be a loop. Chairman Lawler stated that they had now clarified the issue. Mr. J. Martorana confirmed that it is a continuation of phase one. Mr. Fiorello added that the buildings can't be knocked down until tenants are removed. Chairman Lawler stated that now it is clear as to how and when, and the water main will be

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looped prior to commencement of phase two. He went on to read the remainder of the memo, stating that the common water meter pit is to be installed for the watering of all common areas if desired by the association, and that connection fees of \$588,990 are required prior to construction. Chairman Lawler made a motion to approve and it was seconded by Mr. Pham. The motion was unanimously approved with an "aye" vote. Mrs. Millikin said that based on what was agreed upon by the Board, a resolution will be made. Mr. G. Martorana stated the DEP applications need to be submitted and wanted to know when they can get the applications. Mrs. Millikin stated that the DEP applications will be ready soon. Mr. Vrahnos asked when they will likely be able to begin. Chairman Lawler stated that it would likely not be until September.

There being no other business to discuss, Chairman Lawler made a motion to adjourn the meeting and was seconded by Mr. Vrahnos. The meeting was adjourned at 8:02 p.m.

RESPECTFULLY SUBMITTED,

Jacki Shackleton