

Town of Newton Utility Advisory Board
July 15, 2014

The regular meeting of the Newton Utility Advisory Board was held on July 15, 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, Mr. Joseph Carr, Senior Water/Sewer repair, and Mrs. Jacki Shackleton, Utility Collector, were also in attendance. Ms. Unhoch was excused.

Chairman Lawler read the Open Public Meetings Act statement and moved to approval of the amended minutes from the March 25, 2014 special meeting, as well as the minutes from the regular May 20, 2014 meeting. Chairman Lawler motioned to approve the minutes and was seconded by Mr. Pham. The minutes were approved with an "aye" vote.

Chairman Lawler then moved to the first order of new business which was for the Moose Lodge. Mr. Simmons explained that Daniel Davies, engineer for the Moose Lodge would be present and presented a diagram of the lot and railroad bed. He explained that they plan to subdivide the moose lot into two additional lots with a common parking lot. Mr. Simmons explained that they need to go to the planning board, but they also need to apply for water/sewer hookup for the two additional buildings. One building is proposed to be an unemployment building and the other is unknown. He explained that they are seeking water/sewer approval so that they can be hooked up prior to the paving of Diller Avenue.

Mr. Vrahnos asked if the Moose Lodge owns all of the property or if someone is looking to purchase it. Mr. Simmons replied that Julie Rich, who owns the Division of Motor Vehicle bought it and wants to subdivide. Mr. Pham asked if they would be paying upfront and Mr. Simmons explained that they are here for approval prior to the paving.

Chairman Lawler asked if it was just a tap and Mr. Simmons replied affirmatively. Chairman Lawler inquired as to whether a time frame after the taps were installed would be a factor, and Mr. Simmons replied that it would not be a factor. Chairman Lawler asked if hydrants were needed and Mr. Simmons replied that the existing hydrants had enough flow.

Mr. Simmons called Mr. Davies in to the meeting. After a brief introduction, Mr. Davies explained that the architect said that there is no need for fire lines and that the request could be pulled back. Chairman Lawler asked if he had spoken to Joe Inga. Mr. Davies replied that he spoke to Keith Utter, but not Joe Inga. Mr. Simmons explained that the figures were just obtained. There would be no cost for the Moose Lodge because it is existing, the unemployment office would be \$37,204.50 without the \$5200 for the fire line and the future building would be \$26475 without the \$5200 fire line, making a grand total of \$63,679.50 without the fire lines.

Chairman Lawler asked if they had prospective tenants for the additional buildings. Mr.

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Davies stated that the Department of Labor was definitely a tenant for one building. Mr. Simmons added that Lower Spring Street and Diller Avenue had existing hydrants, and they plan to do an independent flow test. He stated that they are confident that it will be adequate. He went on to explain an additional hydrant located on top of a retaining wall. There is currently a ramp allowing access, and parking spots will be striped out near the ramp for continued access. Chairman Lawler inquired as to how big the parking spaces will be and Mr. Davies explained that there will be regular, compact, and handicap spaces. Chairman Lawler asked if there would be islands for planting and lighting and Mr. Davies said yes. Mr. Simmons explained that there is a manhole to the existing main present and Mr. Carr stated that the main has been marked out. Mr. Baldwin stated that it will all go to the 12" main, not the 6" main. Mr. Davies explained that if the fire line is pulled, it will be removed from the plans. Chairman Lawler asked if anyone had any questions, and then motioned to approve, pending approval of the Planning Board and Fire Marshal. Mr. Vrahnos seconded the motion. Mr. Davies explained that they do not have a date for the Planning Board, but that there is indeed a date for the paving. Chairman Lawler stated that if the Planning Board date is not before the paving, they would have to back up and come back to the Planning Board. Mr. Simmons said that the next Planning Board meeting is August 20, 2014. He suggested that they proceed at their own risk and pay prior to the tapping. Mr. Davies indicated that if it was paid and tapped but the Planning Board didn't approve, there would be no loss to the Town. Mr. Vrahnos agreed that there would be no harm to the Town if they dug prior to Planning Board approval. Mr. Simmons said that years ago a tap was dug near Shady Lane prior to paving and the project didn't happen. There was no harm done there either. Chairman Lawler said that if they are willing to pay there is no harm but requested that they contact the Fire Marshal to ascertain that they do not need fire lines. Chairman Lawler then amended his motion to dry tap prior to paving as long as they ascertain whether fire lines are needed. Mr. Vrahnos seconded the motion and it was unanimously approved with an "aye" vote.

The next order of business was for 26 Church Street. Mr. Ruiz was requesting waiver of sewer charges due to a water leak. Chairman Lawler asked Mr. Baldwin if he had seen the premises. Mr. Baldwin said that he had. Chairman Lawler asked if he had been inside and a brief discussion of what may have happened transpired. Chairman Lawler motioned to credit sewer charges and the motion was seconded by Mr. Pham. The motion was unanimously approved by an "aye" vote.

The final order of new business was for 76-78 High Street requesting waiver of sewer charges due to a water leak. Chairman Lawler asked which building it was, and Mr. Baldwin stated that it is just before Liberty Street towards the hospital on the left. Mr. Baldwin stated that

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Mr. Fraser's excess usage was 50,000 gallons. Chairman Lawler made a motion to credit him \$250 for 50,000 gallons of sewer charges. Mr. Vrahnos seconded the motion and it was unanimously approved with an "aye" vote.

Chairman Lawler asked Mr. Carr how the water filtration was operating and Mr. Carr said that everything is fine. Chairman Lawler then asked about the Wastewater Treatment Plant and Mr. Carr stated that the new climber takes away a lot of debris.

In his engineers report, Mr. Simmons stated that Greg Martorana got his DEP Permit and Lower Glen Lake was excavated, locating the 12" line. He further stated that a fitting is needed to go over the cast iron. On the other end, there is a temporary phase-one nipple. When they are ready, they can remove the cap and fit it together, ultimately having a solid piece with under-water concrete in phase two.

There being no further business to discuss, Chairman Lawler motioned to close to meeting and it was seconded by Mr. Vrahnos. The meeting was adjourned at 8:30 p.m.

RESPECTFULLY SUBMITTED,

Jacki Shackleton