

Town of Newton Utility Advisory Board
November 17, 2015

The regular meeting of the Newton Utility Advisory Board was held on November 17, 2015 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. Lockwood, Mr. Vrahnos, and Chairman Lawler. Mr. David Simmons, Engineer, Mr. Ervin Lasso, Water Foreman, Mrs. Jacki Shackleton, Utility Collector, and Wayne McCabe, Planning Board Member, were also in attendance.

Chairman Lawler read the Open Public Meetings Act statement and moved to approval of the minutes from the October 20, 2015 meeting. Mr. Lockwood motioned to approve the minutes and was seconded by Mr. Vrahnos. The minutes were unanimously approved with an "aye" vote.

Chairman Lawler then moved to the first order of new business which was for John Kweselait & Gercino Soares who are requesting installation of 2" lateral from the 4" main on Adams Street to provide sufficient domestic water for eight apartments and two retail units for 180 Spring Street. Mr. McCabe explained that the two gentlemen are looking to purchase the old Style Shop and renovate, putting two commercial units on the first level and apartments on the second and third levels. He went on to explain that they will need to tap through Adams Street because Spring Street is newly paved. Mr. McCabe distributed an email from the engineer with calculations of water demands. There will be six one-bedroom apartments and two efficiencies on the second and third floor. He asked Mr. Simmons if they can go through the existing trench and Mr. Simmons replied that a separate trench is needed.

Chairman Lawler asked if there will there be enough room for a meter pit or will there be room in the crawl space for the meter and Mr. McCabe stated that there will be storage in the back. Chairman Lawler asked if there will be separate meters for each unit and Mr. McCabe stated that he was not sure. Mr. Simmons stated that he thought there would be probably be one main meter for which the Town billed. Mrs. Shackleton stated that typically when there is more than one unit, there is a separate meter for each unit that the Town bills. The only case where there is one main meter for which the Town bills and private meters feeding off the main meter is for Fred Judge's Orchard Street trailers. Mr. Simmons explained that the Planning Board intends to discuss and work out the utilities later.

Mr. McCabe stated that there will be air conditioning units outside and heating

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inside. They have a design for blocking and screening that he will provide to Mr. Simmons. Mr. McCabe stated that the stockroom will contain the utilities. Mr. Vrahnos asked if the property is still owned by Mr. Tolerico and Mr. McCabe replied that the father still owns it, but he did not have apartments upstairs because he never wanted to be a landlord.

Chairman Lawler asked who Mr. McCabe represents and he stated that he represents Mr. Kweselait and Mr. Soares, the prospective purchasers of the building. He added that Mr. Kweselait owns the woodworking shop on Clinton Street. They wanted to apply to the Utility Board prior to the sale taking place. Chairman Lawler then asked Mr. Simmons if the calculated water is in line with our calculations. Mr. Simmons explained that in other cases the RSIS formula has been used. Using that formula, each apartment would use 100 gallons per day and the efficiencies or studios would use 80 gallons per day totaling 760 per day total for the residential units. The figures that Mr. McCabe submitted were 1200 gallons per day for the residential units. Regarding the first floor, tenant one would have 884 square feet and tenant two would have 1251 square feet, totaling 2135 square feet. The Town has a standard connection fee of \$5200 for the first floor and \$14,430 for the second and third floors. Chairman Lawler asked Mr. Simmons if he agreed that a 2" line would be adequate. Mr. Simmons agreed. Chairman Lawler asked about the sewer size and Mr. Simmons stated that a 4 or 6" sewer would be adequate.

Mr. Vrahnos asked if there would be food in the commercial units and Mr. McCabe stated that there would be one furniture unit and one coffee shop. Mr. Simmons stated that the coffee shop would be smaller than the furniture store and then asked how many seats would be in the coffee shop. Mr. McCabe was not sure. Mr. Vrahnos stated that it would be helpful to have more information about the prospective businesses. Mr. Simmons stated that the floorplan shows one restroom in the coffee shop. Chairman Lawler asked if a coffee shop would require a 6" line. Mr. Simmons stated that Applebee's has a 6" and it would not be required in this case. Mr. Simmons stated that they did not include heavy water use in the calculations and Mr. McCabe added that there will be high efficiency appliances. Chairman Lawler stated that a coffee shop may not necessarily be 9-5 and Mr. Simmons stated that the figures for the second and third floor are okay but he suggested that the Board find out how

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many seats will be in the coffee shop. Chairman Lawler stated that the Furniture Store is cut and dry, but more hard data is required with respect to the coffee shop.

Mr. McCabe asked why the Town charges labor and tap fees if contractors will be doing the work. Mr. Lasso stated that the fees cover the valve and tap sleeve. Mr. Simmons said he did calculations for a 2" main with a water closet and asked if there would be a dishwasher. Chairman Lawler stated that they may need bigger than a 2" main. Mr. Simmons stated that if 2" is too small, they would need to go to 3". Mr. Vrahnos asked if there would be any cooking and Mr. McCabe stated that he did not know. Chairman Lawler stated that the second and third floors were acceptable but suggested tabling the first floor pending new data. Mr. Lockwood made a motion for same and was seconded by Mr. Vrahnos. The motion was unanimously tabled with an "aye" vote.

There being no more new business, Chairman Lawler asked about the water filtration plant and Mr. Lasso stated that things were going well and that they just finished reading meters and doing leak detection. He continued on to say that they have begun work on the sewer issue on Stuart Street. Mr. Simmons stated that Hatch Mott McDonald would be doing the work and a brief discussion took place.

Chairman Lawler asked about the wastewater treatment plant and Mr. Lasso stated that they are still waiting for the flashing for the roof. Mr. Vrahnos asked about the level of Morris Lake and Mr. Simmons replied that it is 41" below the spillway. Mr. Lasso stated that we need a really good rainstorm.

In his engineer's report Mr. Simmons stated that the Shell and 7-11 in Sparta are both open and within an inch of being completed. Referring back to the last meeting, he presented a print from the Applebee's as-built showing an 8" sewer line with a 6" lateral for the future pad. Behind Applebee's he showed a 6" lateral and 6" grease trap. Mr. Vrahnos asked if they were still having issues and Mr. Lasso stated that there have been no issues since the last Utility Board meeting. Mr. Vrahnos asked about the trees at Fox Hollow and Mr. Simmons reviewed what he had explained at the October 20, 2015 meeting regarding the take down and replanting of trees at Fox Hollow.

There being no other business to discuss, the meeting was adjourned at 8:40 p.m.

RESPECTFULLY SUBMITTED,

Jacki Shackleton