



WATER & SEWER COMMISSION

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Minutes of the Water & Sewer Commission meeting 9/15/201

9:30AM Meeting called to order by Bob Parker
Members present: Bob Parker; Brad Paiva
Staff present: Keven Desmarais; Steven Chandler
Meeting being recorded by Steven Chandler

Guests: Ray Lahey of Churchill & Banks and Dave Taglianetti of VHB

RECEIVED
FREETOWN TOWN CLERK
OCT 23 AM 9:00
JA Desmarais

Churchill & Banks

- Dave Taglianetti, engineer firm VHB and Ray Lahey, Churchill & Banks.
- VHB is working with Churchill & Banks (C&B) on the Massachusetts Environmental Protection Agency (MEPA) portion of the riverfront business park project.
 - C&B is proposing a master plan development comprised of a 2.7 million sq. ft. of mixed use development which includes light industrial, retail, commercial, and residential. There are no specific tenants at this time.
 - C&B's goal is to create jobs and opportunities in the town of Freetown. The state of Massachusetts has invested a great deal of resources to support this project. \$40 million has been spent on the interchange at Route 24 (Innovation Way and the Life Science and Industrial Park) and the support for the C&B project is part of the State's investment.
 - A draft DIR document has been submitted to MEPA and should receive comments in the next couple of weeks. Once comments have been received, a final environmental impact report will be submitted. After receiving the MEPA certificate, a Mass DOT access permit can be secured. This puts the project in a really good position in a marketing stand point.
 - There is an inter-municipal agreement between Freetown and Fall River that allows for 100,000 gallons of water per day (GPD) for the Churchill & Banks project and Stop & Shop which is a portion of the full amount of 220,000 GPD allotted to the Town of Freetown.
 - Projected water demand for the C&B project is 137,000 GPD; projected waste water demand is 117,000 GPD to meet the current master plan that has been drafted. As tenants come on board, depending on their needs, these numbers could change. These numbers are based on the Massachusetts Title 5 requirements for water and sewer flows.

- Bob Parker explains that during a meeting with City of Fall River it was stated that they would provide Freetown with as much water as is needed.
 - Keven Desmarais explains that if more than 220,000 GPD is needed, the Freetown Water & Sewer Commission would request a meeting with Fall River to renegotiate the inter-municipal agreement. FW&SC will act on this sooner rather than later to increase the allotted GPD to 400,000 in preparation for C&B needs as well as for AmeriCann which is already slated to be built in 2018.
- Brad Paiva asks about the old Algonquin gas line on the property, is it still active?
 - Ray Lahey explain that the gas line was moved and the remaining small section of 12” gas pipe is 7-8 feet below ground, has been cut, capped and is dormant, empty, and inert having been certified by the gas company. If C&B ends up having to dig in this area to build they will remove the pipe.
 - Ray Lahey also explains that there are water lines on site near distribution that are active. The pond on site has a water line and hydrants that were used for fire protection for Algonquin but the Town installed a fire system on South Main Street so these hydrants are empty and not used. C&B has the ability and entitlement to use 100,000 GPD out of the river near the dam for fire protection or, say, a sod farm.
- Ray Lahey states that C&B has spent approximately \$1,500,000 on environmental clean-up and about \$1,000,000 on engineering to date.
- Dave Taglianetti explains that they will need additional information from the FW&SC showing the increase in available GPD when the final EIR document needs to be submitted to MEPA. Dave will contact the FW&SC near the end of October requesting correspondence that shows Town of Freetown met with Fall River and that the Town of Freetown is willing and able to supply the needed amount of water and capacity for waste water for Churchill & Banks.

By-pass Valve Project

- Waiting for test results to come back.

City of Fall River Water Dept.

- Nothing new to report.

City of New Bedford Water Dept.

- Bob Parker has left a message and still has not heard back.

Ashland/ISP Land

- Bob Parker has left a message and still has not heard back.

Department Vehicle

- Purchase order has been signed by Selectmen and emailed to Brian at MHQ. Chandler has placed a copy in the MHQ file.

Articles for Warrant for Fall Special Town Meeting (STM)

- 5 Articles have been submitted to the Board of Selectmen to be reviewed.
- An article has been submitted to pay off the BAN in the amount of \$75,000. Since being submitted, the Town Treasurer has let the FW&SC know that in addition to the \$75,000 there is interest in the amount of \$750. to be included in that payment.
 - Bob Parker makes a motion to amend the original motion to pay the BAN and include the interest in the amount of \$750. for a total of \$75,750 to be paid. Brad Paiva 2nd. All in favor. Motion carried.
- Commission need to vote on and sign the Indirect Cost Allocation Plan (ICAP) drafted by Kim Fales, Town Accountant.
 - Brad Paiva makes a motion to approve the ICAP. Bob Parker 2nd. All in favor. Motion carried.

Dep

- Meeting scheduled for Thursday, September 21, 2017 to discuss the South Main Street Filtration Site.

Environmental Partners Group

- Discussed during conversation about Articles.

GPS Equipment

- Keven Desmarais will work on this after he does the current quarters' meter reading.

Salaries

- Hold off on this until Paul Sadeck is present.

Approve Minutes

- Brad Paiva makes a motion to approve August 31, 2017 minutes. Bob Parker 2nd. All in favor. Motion carried.

Sign Bills

Brad Paiva makes motion to adjourn. Bob Parker 2nd. All in favor. Motion carried. Meeting adjourned.

Respectfully submitted,



Steven Chandler
Senior Clerk, Freetown Water & Sewer Commission