

MINUTES OF MEETING OF THE BOARD OF SELECTMEN

Date of Meeting: May 2, 2022
Date of Transcription: May 19, 2022
Transcribed by: Cassandra Slaney

1. CALL MEETING TO ORDER BY CHAIRMAN

2. ROLL CALL

Selectmen Present: Judith Whiteside, Chairman
Patrick G. Tropeano, Clerk
James M. Munise (arrived 7:02pm)
Alan H. Slavin
Peter W. Teitelbaum, Esq.

Also Present: Derek Sullivan, Town Administrator

Not Present: Rich Bowen, Town Counsel

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS

Selectman Slavin stated that elections are taking place May 3rd and he urged residents to vote.

Selectman Teitelbaum read into record a memorandum from the Sewer Commissioners pertaining to the capacity at the Wareham Water Pollution Control Facility and what was determined. *(See attachment)*

5. BOARD'S COMMENTS

Zoom meetings are allowed by the State until July 15th. There are pending bills that may or may not allow an extension.

Chair Whiteside stated that the meeting scheduled for May 3rd will be remote.

6. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS

a. Wareham Library Board of Trustees-term to expire June 30, 2025

i. Sarah Corbitt

Present before the Board: Sarah Corbitt

MOTION: Selectman Tropeano moved to appoint Sarah Corbitt to the Wareham Library Board of Trustees to a term to expire no later than June 30, 2025. Selectman Teitelbaum seconded.

VOTE: 5-0-0 (Unanimous)

7. LICENSES AND PERMITS

a. Renewal of Fortune Tellers License under the provisions of Chapter 140, section 185 of the Massachusetts General Laws.

i. Kristina Lisa Burbank

SELECTMEN MEETING MINUTES-5/2/2022 (CONT'D)

Present before the Board: Kristina Lisa Burbank

MOTION: Selectman Tropeano moved to approve the renewal of the Fortune Tellers License for Kristina Lisa Burbank under the provisions of Chapter 140, section 185 of the Massachusetts General Laws. Selectman Teitelbaum seconded.

VOTE: 5-0-0 (Unanimous)

8. TOWN BUSINESS

- a. **Review, discussion and possible vote regarding concept drawings for renovation of Bayview Park.**

(Presentation by Jaime Rebhan-Buckminster)

Present before the Board: Jaime Rebhan-Buckminster, Community Development/CDBG Program Manager;

Cassie Bethoney, FLA Project Manager and Landscape Architect for Weston and Sampson; Tongyi Zhang, Landscape Designer II for Weston and Sampson

Ms. Bethoney presented the proposal for the Bayview Park renovations. *(See attachment)*

Ms. Buckminster stated that any questions, concerns or suggestions can be emailed to bayviewpark@wareham.ma.us.

MOTION: Selectman Tropeano moved to endorse the concept drawings for renovation of Bayview Park. Selectman Teitelbaum seconded.

VOTE: 5-0-0 (Unanimous)

- b. **Discussion and possible vote to recommend At-large Commissioner for SRPEDD.**

There were no applications turned in to recommend an At-large Commissioner for SRPEDD at this time. Selectman Slavin stated he would reach out to the non-profit organizations to see if there is any interest.

- c. **Discussion and possible vote to authorize the Town Administrator to execute an MOU between Buzzards Bay Coalition and the Town of Wareham regarding the purchase of property known as Little Harbor Country Club.**

MOTION: Selectman Tropeano moved to authorize the Town Administrator to execute an MOU between Buzzards Bay Coalition and the Town of Wareham regarding the purchase of property known as Little Harbor Country Club in addition to identifying the envelopes around the building. Selectman Teitelbaum seconded.

VOTE: 5-0-0 (Unanimous)

- d. **Discussion and possible vote to draft letter of support for a six unit rental to be located at 6 Chapel Lane, E. Wareham.**

Present before the Board: Steven Beauchemin

MOTION: Selectman Tropeano moved to authorize the Chair to draft a letter of support to the Massachusetts Department of Housing and Community Development for a six unit rental to be located at 6 Chapel Lane, E. Wareham. Selectman Slavin seconded.

VOTE: 4-0-1 (Selectman Teitelbaum abstained)

- e. **Discussion and possible vote regarding right of first refusal to purchase land noted on 61A partial land conversion-Off Charge Pond Road, Wareham, Map 115, Lots 1002B and 1008.**

MOTION: Selectman Tropeano moved to pass over the right of first refusal to purchase land noted on 61A partial land conversion-Off Charge Pond Road, Wareham, Map 115, Lots 1002B and 1008 to get further information. Selectman Teitelbaum seconded.

VOTE: 5-0-0 (Unanimous)

SELECTMEN MEETING MINUTES-5/2/2022 (CONT'D)

f. **Review and possible vote to amend Selectmen Policy 02-7; Chapter 61A S14 Notification.**

Discussion ensued pertaining to the amendment of Policy 02-7; Chapter 61A S14 Notification. It was determined that notifications should be sent to other organizations. Chair Whiteside stated she would rewrite the policy with the proposed changes for discussion and vote at the next meeting.

g. **Discussion and possible vote to adopt Beach Sticker policy.**

This item will be discussed at a future meeting.

h. **Discussion and possible vote on commitment of FY22 Curbside Revenue.**

MOTION: Selectman Tropeano moved to approve the commitment of FY22 Curbside Revenue in the amount of \$1,293,882.50. Selectman Teitelbaum seconded.

VOTE: 5-0-0 (Unanimous)

i. **Discussion and possible vote to issue letter of support regarding sale of Royal Crest Mobile Home Park.**

Present before the Board: Robert Costa, Royal Crest Residents Association, Inc. Board Member

Chair Whiteside explained that residents of Royal Crest Mobile Home Park have right of first refusal and in order to qualify for certain grants and opportunities, a letter of support from the Board must be submitted. Chair Whiteside read into record the sample letter.

(See attachment)

MOTION: Selectman Tropeano moved to issue letter of support regarding the sale of Royal Crest Mobile Home Park. Selectman Slavin seconded.

VOTE: 5-0-0 (Unanimous)

j. **Ratify hiring of the following:**

Thomas Kovalski - WPCF Laborer

Paul Turner - Director of Inspections

Patrick Brophy - Seasonal Parking Enforcement for DNR

Lisa Duarte - Seasonal Parking Enforcement for DNR

Antonia Marietta - Seasonal Deputy Harbormaster for DNR

Michael Houdlette - Seasonal Deputy Harbormaster for DNR

Matthew Glennon - Seasonal Deputy Harbormaster for DNR.

MOTION: Selectman Tropeano moved to ratify the hiring of all of the above. Selectman Teitelbaum seconded.

VOTE: 5-0-0 (Unanimous)

Mr. Sullivan was before the Board seeking affirmation for the hiring of Paul Turner as the Building Commissioner subject to passing the final module for the building certification.

MOTION: Selectman Tropeano moved to affirm the hiring of Paul Turner as the Building Commissioner subject to passing the final module for building certification. Selectman Slavin seconded.

VOTE: 5-0-0 (Unanimous)

k. **Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.**

9. TOWN ADMINISTRATOR'S REPORT

Nothing to report.

10. LIAISON/INITIATIVE REPORTS

SELECTMEN MEETING MINUTES-5/2/2022 (CONT'D)

The Bike Path is moving along as expected and may be expanding the path as well.

Chair Whiteside honored Selectman Tropeano and Selectman Teitelbaum an award for their loyalty and years of service as Selectmen. Town Moderator Claire Smith was also honored with a proclamation for her years of service as Town Moderator.

11. CONSENT AGENDA

- a. **Authorization to sign bills and documents, etc.**
- b. **Approval of meeting minutes:**

12. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

13. ADJOURNMENT

MOTION: Selectman Slavin moved to adjourn at 8:59 pm. Selectman Munise seconded.

VOTE: 5-0-0 (Unanimous)

Respectfully submitted

Cassandra Slaney

Senior Department Assistant

The foregoing minutes were submitted to the Board of Selectmen on:

Attest: *Patricia Wurts*
Patricia Wurts, Clerk (out of necessity)

Date Signed: *5/31/22*

DOCUMENTS REVIEWED AND/OR USED IN MEETING.

1. Appointment to the Library Board of Trustees-Sarah Corbitt.
2. Application to renew Fortune Tellers License.
3. Bayview Park presentation.
4. MOU – Little Harbor Country Club.
5. 61A partial land conversion.
6. Selectmen Policy 02-7; Chapter 61A S14 Notification.
7. Beach Sticker policy.
8. FY22 Curbside Revenue memo.
9. Royal Crest letter of support sample.
10. Ratification of new hires.

Date sent to Town Clerk: *6/2/22*



Town of Wareham
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Wareham, MA 02571

SELECTMEN'S OFFICE
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Board of Selectmen

Judith Whiteside, Chair
Patricia Wurts, Clerk
Ronald Besse
Jared Chadwick
Alan H. Slavin

MISSED MEETING CERTIFICATION

I, Patricia Wurts, a voting member of the Wareham Board of Selectmen,
was not able to attend the Board of Selectmen Meeting on, Date: May 2, 2022.

As required by MA General Laws Chapter 32, Section 23D(a), I hereby certify that I
have examined all evidence received at the missed session, which includes an audio or
video recording of the missed session, or transcript thereof.

Patricia Wurts
Board of Selectmen Member Signature

6/2/22
Date

Board of Sewer Commissioners
Wareham Water Pollution Control Facility
6 Tony's Lane
Wareham, MA 02571

Attachment to
5-2-22
meeting minutes

To: Derek Sullivan, Town Administrator

From: James Giberti, Chairman Board of Sewer Commissioners

Subject: Moratorium

Date: 29 Apr 2022

Cc: Judith Whiteside, Chair BoS, Richard Bowen, Town Counsel, All Town Departments, Board of Health, Wareham Water District, Onset Water District, Bourne Select Board

At the 29 Apr 2022 meeting of the Board of Sewer Commissioners a GHD 24 Sept 2020 memorandum titled "Draft memorandum of capacity at the Wareham Water Pollution Control Facility" and updated April 2022 was discussed. The document was presented by Russ Kleekamp an engineer from GHD. The memorandum covered the high peak influent flow that the plant has been experiencing as well as the committed allocations and permit discharge restrictions for the facility. This document is attached. This is a draft copy and the final will be available next week.

With all allocations and present flows considered, it was determined that we are in excess of our 80% allowance. The recommendation of GHD, the engineering firm, based on their findings was to not allow any new **flow** to the system. This means **no** new building hookups as well as **no** additions to existing structures that would increase flow.

We are continuing efforts to expand discharge capacity through potential groundwater discharge, attempting to acquire Federal Approval to increase our discharge to the Agawam River, continuing to explore the feasibility of discharge to the canal as well as stand alone treatment plants for select neighborhoods.

Until one or more of these options materialize, we have no other option than to institute this moratorium effective immediately and begin a queue for future hook ups.



Memorandum

June 8, 2021

To: Town of Wareham Ref. No.: 11217251

From: Marc Drainville, P.E. BCEE; Russ Kleekamp; Lenna Quackenbush Tel: 774-470-1647

Subject: Draft Memorandum of Capacity at the Wareham Water Pollution Control Facility

1. Introduction

The purpose of this memorandum is to provide information on the capacity at the Wareham Water Pollution Control Facility (WPCF). The memorandum discusses the high peak influent flow rates due to inflow and infiltration (I/I) and diversions that the plant has experienced as well as the committed flows and permit discharge levels for the of the facility.

1.1 Permit and Design Flow

The National Pollution Discharge Elimination System (NPDES) permit authorizes Wareham to discharge an average annual wastewater effluent flow of 1.56 million gallons per day (mgd) to the Agawam River. The permit is analyzed monthly and on a rolling 12-month period. When the average annual flow reaches 80% of the permitted flow rate in a calendar year, a plan of action is required to be submitted to the Department of Environmental Protection (DEP) by March 31st of the following year. The treatment plant is designed to be able to convey flow at an average daily flow of 2.00 mgd. The design and permitted flow rates are summarized in the table below and the NPDES permit is included as an attachment to this document.

Table 1.1 Design and Permitted Flow Rates

Parameter	Permitted Flow (mgd)
Permit	1.56
80% of Permit	1.25
WPCF Capacity	2.00

2. Peak Influent Flows and Non-Permitted Diversions at the WPCF

The WPCF has exceeded its capacity multiple times in the last three years. When the WPCF has sustained flows above the rate that the secondary treatment process can handle while its equalization basins are full, the plant diverts flow to an unlined depression on the site. These diversions are technically non-permitted and must be reported to Mass DEP. A number of these diversions have taken place at the WPCF in the last



three years including prolonged diversions in spring 2018 and spring 2019. A photograph of the diversion is presented below.



Figure 2.1 Non-Permitted Diversion at WPCF

The spring 2018 diversion led to the evaluation of and decision to increase the volume of equalization at the plant. The additional equalization basins that are scheduled to be constructed by spring/summer of 2021 will help to limit the future number of diversions at the plant. However, the additional equalization basins will not do anything to increase the capacity that the secondary treatment process can treat or the effluent flow that is able to be discharged to the Agawam River under the permit. The evaluation of the diversions during the March 2018 during the three Nor'easters that struck the area in that month (March 2nd, 7th, and 13th), concluded that 1.3 million gallons of additional equalization would have been necessary to keep the WPCF from exceeding its capacity. The worst of the three Nor'easters in March delivered precipitation equivalent to



a 24-hour 1.5 year magnitude storm. An additional capacity of 2.7 million gallons was designed into the new equalization basins to contain flow from a 1.5-year magnitude storm scaled to tolerate increases in precipitation that are projected to occur in 2050. A figure of the additional equalization basin layout is included as an attachment.

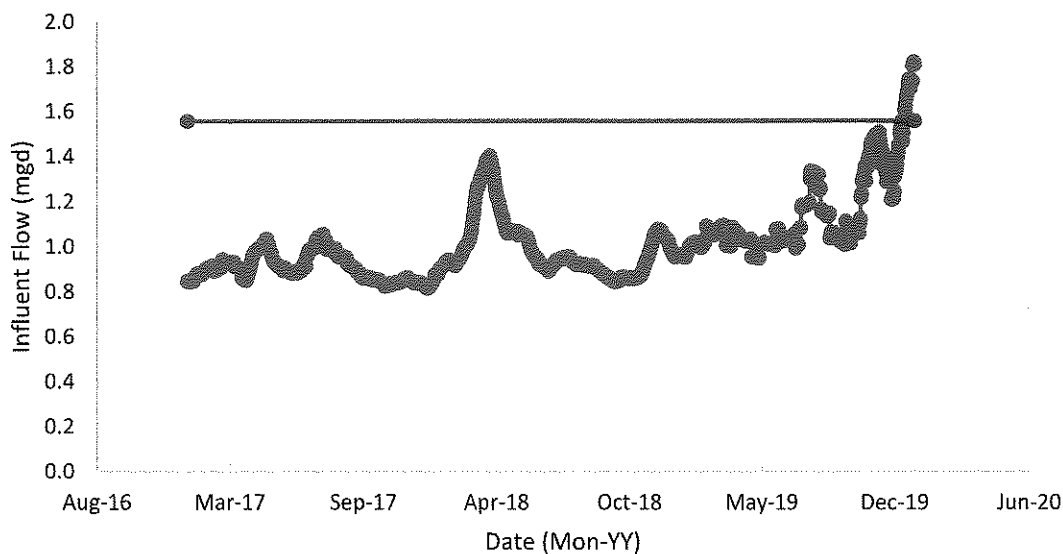
It should be stated that even with the new equalization basins there may be weather events that still result in a non-permitted discharge. However, we expect these events will have to be much larger than the events that have caused previous non-permitted diversions. If we were to design to the 50- or 100-year storm event, the required equalization would require many acres of new basins that would likely remain dry, except for once or twice every 100 years. However, in these larger events, regulatory agencies will likely understand that treatment plants cannot account for these storms.

3. Committed Future Flows and Effluent Discharge Permit

In addition to the diversions from peak influent flow events, the WPCF is also trending to exceed its discharge permit in the future.

3.1 Current Flows

The WPCF has been experiencing a trend of increasing influent flows in the past years. The figure below shows the rolling 30-day average influent flow rate for 2017 through 2019.



Note: The red horizontal line shows the 1.56 mgd permitted effluent discharge rate.

Figure 3.1 Average 30-Day Rolling Flow for January 2017 through December 2019

In the last three years (2017 through 2019) the influent flows have not exceeded the permit on a rolling annual basis. In the month of December 2019 the average influent flow rate was 1.82 mgd. This flow exceeded the monthly reporting value of 1.56 mgd and a letter was sent from the WPCF to the State notifying them. The maximum average rolling 365-day influent rate from the past three years occurred in 2019 and was 1.18 mgd. This flow represents 76 percent of the permitted discharge rate. When the 365-day



rolling average of the flow exceeds 80% of the permitted discharge rate, a plan must be submitted to the State outlining a plan of action. While the chart seems to show that the plant did not exceed its capacity and require discharges during spring 2018, the plant did need to discharge flow because there were consecutive days where the capacity was exceeded but the average 30-day flow was still under the permitted flow.

3.2 Committed Future Flow Rates (As of June 8, 2021)

The town has committed to allowing for an increase in flows to the WPCF (see table below). Although these flows are not depicted in the flow data for 2017 through 2019, they need to be accounted for when planning for future flows and in analyzing the permit. These flows were initially presented in the Board of Selectmen presentation on February 11, 2020, they have been updated based on email from Mr. G. Campinha on May 13, 2021 and a meeting with Mr. G. Campinha May 25, 2021.

Table 3.1 Committed Flows

Committed Future Flows	Flow (gal per day)
Bourne (approximate remaining capacity)	100,000
Robertson Plaza/Delta Dental	6,000 ¹
Bay Point	27,000 ²
Great Hill Park	20,000
Woodland Cove	32,000
Assisted Living Facility, Sandwich Road	10,140
Chapel Lane	1,700
Minot Forest Condominium's	1,320
Single Family Home – 240 Oak Street	330
Single Family Home – 14 Tremont Street	330
A.D. Makepeace (Rosebrook Building)	10,000 ³
Queued Projects	37,400⁴
Tom Knapp	1,320 ⁵
Brian Grady for TGCI Emnaca, LLC	6,600
Littleton Drive	15,875
Robinwood Road	3,000
First Hartford Realty Corp, 3013 Cran. Hwy	5,600
GAF Engineering, Tower Terrace	Tie property into sewer ⁶
Greater Attleboro Regional Transit Authority (GATRA)	5,000
Total	246,000^{7,8}

***Notes:**

1. Was originally estimated at 12,000 gpd but was reduced to 6,000 gpd based on email from Mr. G. Campinha on May 13, 2021.
2. Was originally 37,000 gpd but was reduced to 27,000 gpd based on a meeting with Mr. G. Campinha May 25, 2021.
3. Was originally estimated at 60,000 gpd but was reduced to 10,000 gpd based on email from Mr. G. Campinha on May 13, 2021. Approximately 50,000 gpd from A.D. Makepeace was estimated to have been added to the collection system in 2020.
4. Value rounded to nearest hundred.
5. Flow was estimated assuming twelve units for a 40B based on email from Mr. G. Campinha on May 13, 2021.



6. Additional flow was not added for GAF engineering, Tower Terrace based on a meeting with Mr. G. Campinha May 25, 2021, the request for the property stated that GAF engineering "would like to run the pipe through the Decas property into Tower Terrace to tie into the sewer".

7. Was originally estimated at 275,000 gpd but was reduced to 246,000 gpd based on the estimated committed flow changes discussed in a meeting with Mr. G. Campinha May 25, 2021 and outlined in an email from Mr. G. Campinha on May 13, 2021.

8. Value is rounded to nearest thousand.

3.3 Future Flows

The known committed future flows to the facility are 209,000 gpd and the queued flows are 37,400 gpd. If the known committed and queued flows are added to the facility, the influent flow rate could increase by 246,000 gallons per day. The committed future flows could be added at any point because these flows have already been approved and the Town has no control over the timing. The queued flows have not been approved due to the current moratorium on additional flows but have been requested to be added. Both the committed future flows and current queued flows have been considered for flow analysis. When the committed and queued flows are added to the average annual influent flow rate for 2019 (per Section 3.1 above), the influent flow rate would increase to 1.43 mgd. The flow rate of 1.43 MGD represents 91% of the permitted effluent discharge rate. Any flow greater than 80 percent of the permitted flow (80% of 1.56 mgd or 1.25 mgd) would require the town to submit a plan of action to EPA, the entity which issued the permit. The NPDES permit requires that the WPCF submits the plan to EPA by March 31 of the calendar year following the 80% exceedance. The plan must describe further flow increases and how the WPCF will maintain compliance with all effluent and flow limits. Because the Town has been so close to exceeding the flow threshold, planning for additional flows and facility compliance has already commenced and must be completed as soon as possible.

In addition to the committed flows the Town of Wareham has also allowed A.D. Makepeace to connect to the sewer collection system. A.D. Makepeace has been allowed to contribute their full buildout flow through existing sewer connections. A.D. Makepeace has indicated that their likely flow will be an additional 500,000 gpd in the future, for the Business Development Overlay District (BDOD). The timeline for when the A.D. Makepeace flow would be added is not definite. However, when this flow is added with the additional committed flow the total flow is estimated to be 1.93 mgd. This flow would exceed the discharge limit and put the plant at 96% of design maximum flow capacity.

4. Findings

The WPCF has experienced both an increasing number of peak flow events and an increasing trend in overall influent flow rates. In the last three years (2017-2019) the WPCF has had to discharge untreated wastewater multiple times due to these increasing flow rates combined with I/I flows. A previous study found that the WPCF lacked adequate equalization volume to handle peak influent flow rates during storms such as the 2018 March Nor'easters. Additional equalization basins are scheduled to be built and completed in calendar year 2021 to allow the WPCF to be able to handle high flows. The overall trend in influent flow rates has also been increasing and with 246,000 gallons per day of additional committed and queued flows, the WPCF is at risk of nearing its permitted discharge rate, but, more immediately, exceeding 80% of the permitted flow rate which requires submitting a plan of action to the State.



If, during this or a future calendar year, the Town exceeds 80% of the permitted discharge flow, the permit allows only three months between the exceedance of 80% of the discharge rate and date of plan submittal. For calendar year 2019 the Town was at 76% of their permitted discharge flow. If the 246,000 gpd of committed and queued flows were online, the Town would have been at approximately 91% of the permitted discharge flow for 2019, and the plan of action would have been due in March of 2020. Additionally, if all of the allowed A.D. Makepeace flow was also added the WPCF would exceed its discharge capacity and be at 96% of its design flow capacity.

While the commitments are not actual flows and do not trigger the required plan of action, the Town needs to start developing this plan of action, as the Town has committed well over 80% of their permitted discharge flow.

While the Wareham WPCF is designed to convey up to 2.0 MGD of wastewater, there are two processes that are undersized; the equalization basins, which were identified as being undersized in a previous study and may be further undersized as flows exceed the design average of 1.56 mgd, and denitrification filters, which are lacking a backup required by current standards. The flow diversions in the spring of 2018 and 2019 were a result of these two undersized processes flooding the WPCF grounds, and potentially resulting in a raw sewage spill to the Agawam River.

5. 2020 Update

The original draft of this memo did not include data from 2020. The following section was added after an analysis of the 2020 data was conducted. The year 2020 saw a significant drop in total precipitation in Wareham and a small decrease in influent flow to the WPCF as compared to 2019 flows. The total annual precipitation and average influent flow for the WPCF for the previous four years are presented in the following table.

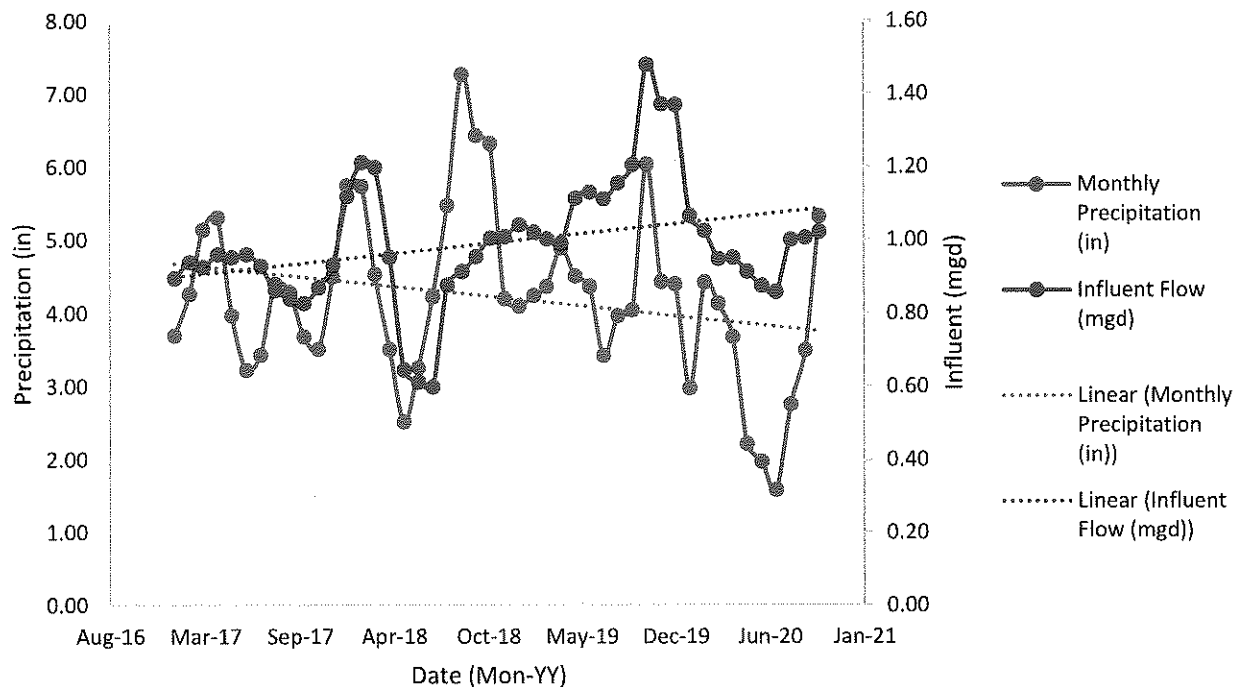
Table 5.1 Wareham Precipitation and Influent Flow

Year	Total Precipitation (in) ¹	Average Influent Flow (mgd) ^{2, 3}
2017	48.4	0.91
2018	59.77	0.90
2019	55.36	1.16
2020	40.77	0.98

Notes:

1. Precipitation provided as monthly summaries for coastal Massachusetts from the Southern Regional Climate Center.
2. Influent data provided by the Wareham WPCF.
3. Influent does not include septage.

The total precipitation received in 2020 was 80 percent of the average precipitation received in Wareham over the last four years. However, the average influent flow was the second highest flow in the last four years, second only to 2019. The following graph (Precipitation and Influent 2017-2020) shows that in the last four years the influent flow has been trending upwards while the average precipitation has been trending downwards.



Note: Data shown using three-month rolling average to reduce monthly noise

Figure 5.1 Precipitation and Influent 2017-2020

As previously discussed in this memorandum the WPCF has been adding additional flow and has future committed flows. The influent trendline in the Precipitation and Influent 2017-2020 graph demonstrates that additional flow is being added to the facility. If 2021 or a subsequent year has a precipitation trend that is on the increase, it is probable that the yearly influent flow rate will increase at a higher rate than the trends show above, especially if new connections to the system increase at the same rate as they have in the past four years. This demonstrates the need to continue to pursue the recommendations in Section 6.

One additional factor to consider during analysis of the 2020 influent flow data is that the Town of Wareham was experiencing the Covid-19 pandemic during the majority of the year. The effects on wastewater due to the societal changes that occurred during the year are not known and the longevity of these changes is further unknown.

Given that 2020 was an unusual year with regard to the pandemic and low rainfall, we can provide recommendations based on 2019. As of 2019, the WPCF had 24% of the total capacity remaining. If the flow committed to Bourne is accounted for, that leaves 13% capacity remaining. The closer the Town gets to 100% of the flow, the riskier operations become with regard to meeting permit and permit exceedances. The Town has at most 180,000 gallons of capacity remaining as of 2019; it should be noted that as long as Bourne does not use the other half of their committed flow, the Town would be at 94% capacity if they used all 180,000 gallons but as the town approaches its flow capacity, it would put the Town in a risky position with regard to continued permit compliance (and this does not include impacts from a rainier than normal year which could further erode the capacity of the facility). Pursuit of additional disposal capacity and an upgrade of the facility are strongly recommended. In addition, it should be noted that the Town has already committed well beyond the 180,000 gallons in capacity (as explained earlier in this memo) and these



commitments represent a further complication to the facility and are a further pressing reason to pursue additional disposal capacity and a plant expansion to accommodate future flows.

Moving forward, any additional flows from uncommitted connections will impact committed flows. It is also recommended that the Town re-evaluate the larger committed flows from housing developments and A.D. Makepeace to better determine when the total flows will be required for such development. For example, if a housing development is requesting 30,000 gpd of flow, is that immediately or over the course of 10 years? The longer-term commitments should be coordinated with future plant expansion plans so that smaller developments that have an immediate need for flow allocation can be connected right away, which will keep the Town's economic development flourishing rather than halting.

6. April 2022 Update

The total average daily flow to the Wareham WPCF in 2021 was 1.034 MGD, see updated flow table below. This information is based on the DMR provided by the Town of Wareham.

Table 6.1 Updated Wareham Influent Flow

Year	Average Influent Flow (mgd) ^{1, 2}
2017	0.91
2018	0.90
2019	1.16
2020	0.98
2021	1.03

Notes:

1. Influent data provided by the Wareham WPCF.
2. Influent does not include septage.

12 MONTH AVERAGE INFLUENT FLOW	
21-Jan	0.9080
21-Feb	0.8751
21-Mar	0.9380
21-Apr	0.8727
21-May	0.9836
21-Jun	1.0078
21-Jul	1.2352
21-Aug	1.3430
21-Sep	1.3972
21-Oct	1.2044
21-Nov	0.8612
21-Dec	0.7821
AVERAGE:	1.0340

The revised project / queue list in table 6.2 indicates the Town has committed to approximately 250,000 gallons of future flow for recognized projects. This amount does not include any consideration for future flow from A.D. Makepeace and the Business Development Overlay District.

Combining the current committed flows and 2021 average daily flow totals 1.28 MGD. This volume exceeds 80% of the WPCF discharge capacity by approximately 34,000 gpd.



Table 6.2 Updated April 2022 Project / Queue List

Committed Future Flows	Flow (gal per day)
Bourne (approximate remaining capacity)	100,000
Bay Point	27,000 ¹
Great Hill Park	20,000
Woodland Cove	32,000
Assisted Living Facility, Sandwich Road	10,140
Chapel Lane	1,920
Minot Forest Condominium's	1,320
Single Family Home – 240 Oak Street	330
Single Family Home – 14 Tremont Street	330
A.D. Makepeace (Rosebrook Building)	10,000 ²
52 Main	5,000
"Lateral" Properties	Unk. ³
Queued Projects	39,745⁴
• Tom Knapp	1,320 ⁵
• Brian Grady for TGCI Emnaca, LLC	6,600
• Littleton Drive	15,875
• Robinwood Road	3,000
• First Hartford Realty Corp, 3013 Cran. Hwy	5,600
• GAF Engineering, Tower Terrace	Tie property into sewer ⁶
• Crummet Factory	Unk.
• 434 Main Street	3,850
• 76 Main Street	3,500
Total	248,000⁷

***Notes:**

1. Was originally 37,000 gpd but was reduced to 27,000 gpd based on a meeting with Mr. G. Campinha May 25, 2021.

2. Was originally estimated at 60,000 gpd but was reduced to 10,000 gpd based on email from Mr. G. Campinha on May 13, 2021. Approximately 50,000 gpd from A.D. Makepeace was estimated to have been added to the collection system in 2020.

3. Properties within sewer areas that have not been connected to the sewer system, but have the ability to at any time as they are within the areas of planned growth under the previously approved CWMP and have an existing sewer lateral in place.

4. Value rounded to nearest hundred.

5. Flow was estimated assuming twelve units for a 40B based on email from Mr. G. Campinha on May 13, 2021.

6. Additional flow was not added for GAF engineering, Tower Terrace based on a meeting with Mr. G. Campinha May 25, 2021, the request for the property stated that GAF engineering "would like to run the pipe through the Decas property into Tower Terrace to tie into the sewer".

7. Value is rounded to nearest thousand.



7. Recommendations

Our recommendations are based on managing the risks associated with the flow conditions at the Wareham WPCF. Having documented known non-permitted diversions with MassDEP, certain actions must be initiated at the WPCF, and several have been including the new equalizations basins and planning for a new denitrification filters. Once these improvements are online, the risk of non-permitted diversion will still exist, however at a reduced level. It is our goal to recommend a flow management policy that will allow the Town to grow while minimizing risks of non-permitted diversion. However, some immediate actions are strongly recommended:

- Given that the current flows, commitments and queued flows have well exceeded 80% of the total permitted discharge flows and having a known condition where the WPCF is performing non-permitted diversions to manage elevated I/I flows, we cannot recommend adding any additional flow (committed or not), as the potential for non-permitted diversions will be exacerbated. Further detail:
 - Even with the new equalization basins and new denitrification filters, there may be weather events that still result in a non-permitted discharge.
- Although any future connections to the collection system will require Town approval, it appears as though the Town has overcommitted the discharge capacity of its wastewater treatment facility. Current flows and all committed and queued flows, including the BDOD, well exceed the permitted discharge capacity of the facility (1.56 mgd).
- This memorandum does not include any wastewater flows from future development of the Tremont Nail Factory.
- It is recommended to install a flow meter at the upstream manhole of the influent line of the Cohasset Narrows pump station to confirm the amount of flow from the Town of Bourne during summer months.
- The Town should continue efforts to expand discharge capacity either through permit modification or a new effluent discharge site.
- The Town should complete the Comprehensive Wastewater Management Plan (CWMP) update which would include projections for future flows. These projections are critical for planning associated with future effluent discharge sites or permit flow expansions, cost-effective upgrades at the WPCF, and responses to EPA if the WPCF exceeds its permitted flow. Additionally, completion of the CWMP is one of five requirements to receive 0% financing through the State's Revolving Fund program (for example, a 2% loan for 20 years is roughly \$180,000 for every \$1M of loaned monies).

Attachment to 5/2/22
meeting minutes

IMPROVEMENTS TO BAYVIEW PARK / ONSET BLUFFS

Onset Village, Wareham, MA

BOARD OF SELECTMAN MEETING
MAY 2, 2022



Weston & SampsonSM
design studio

AGENDA

PROJECT TEAM

OVERVIEW & GOALS

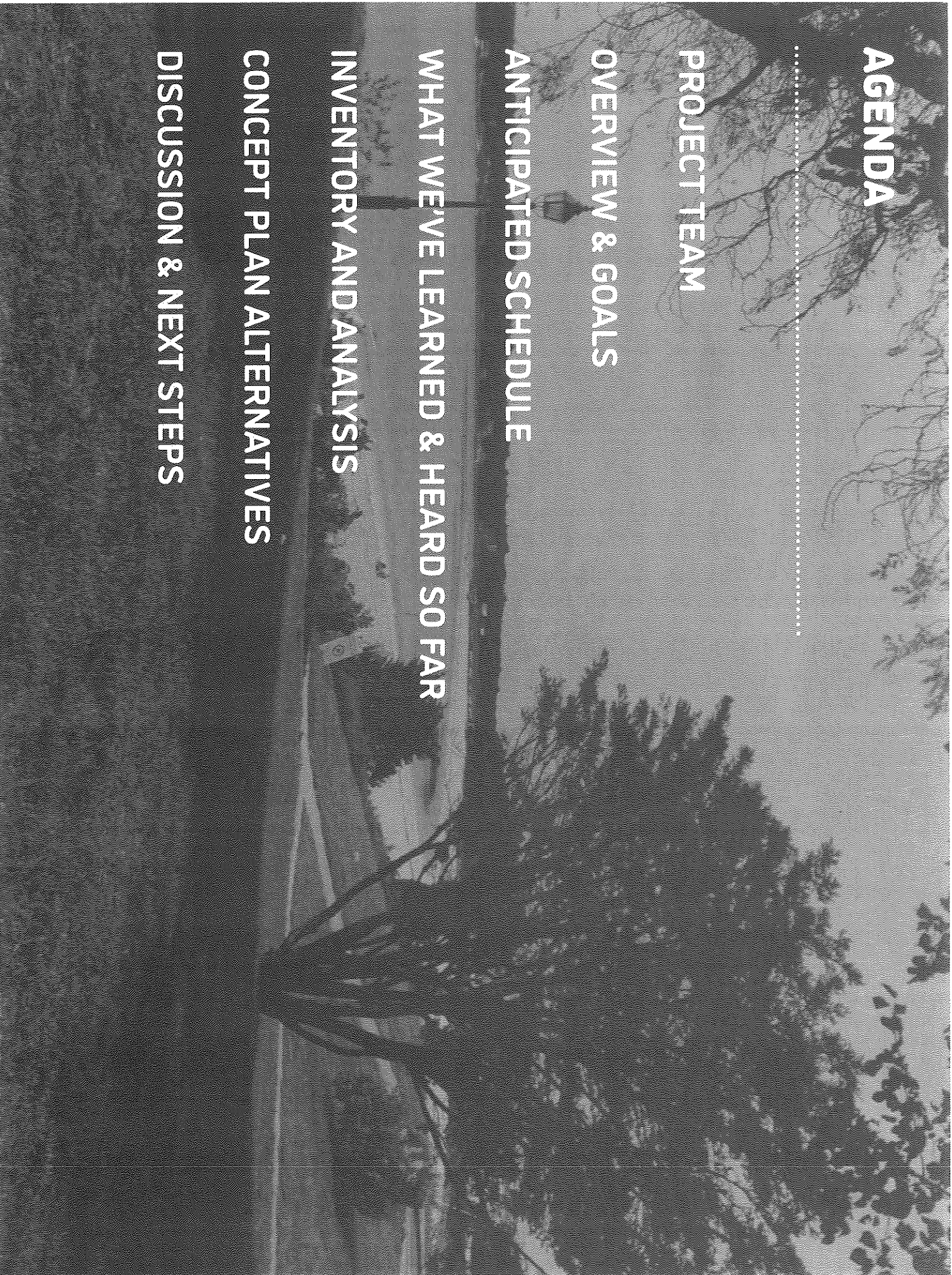
ANTICIPATED SCHEDULE

WHAT WE'VE LEARNED & HEARD SO FAR

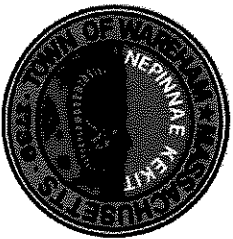
INVENTORY AND ANALYSIS

CONCEPT PLAN ALTERNATIVES

DISCUSSION & NEXT STEPS



PROJECT TEAM



Derek Sullivan
Wareham Town Administrator
Town of Wareham

Dave Menard
Wareham Director Municipal
Maintenance



Jaime Rebhan-Buckminster
Community Development
/ CDBG Program Manager



Cassie Bethoney, RLA
Project Manager and
Landscape Architect

Tongyi Zhang
Landscape Designer II

Working Group

Judith Whiteside Chairman, Select Board

Dave Pichette Conservation Agent

Ken Buckland Town Planner

Paula Nord CDBG Program /
Community Development

Garry Buckminster Harbormaster

Kat Jones Onset Bay Association

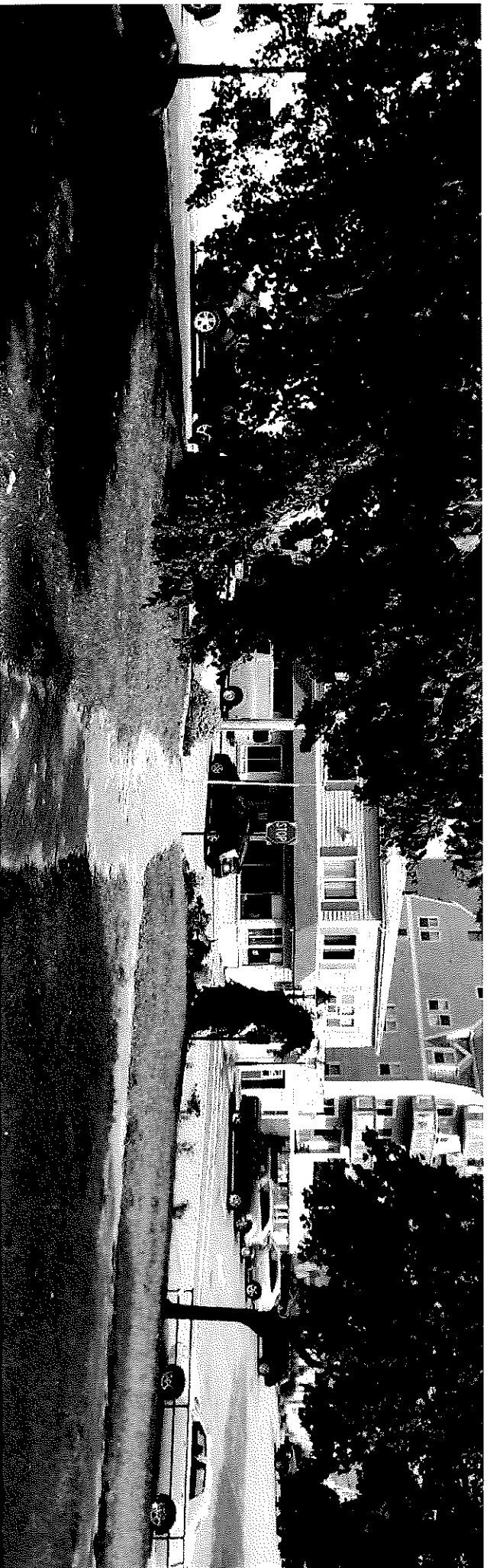
Linda Gay Onset Bay Association
Beautification
Committee

Marie Greig Onset resident

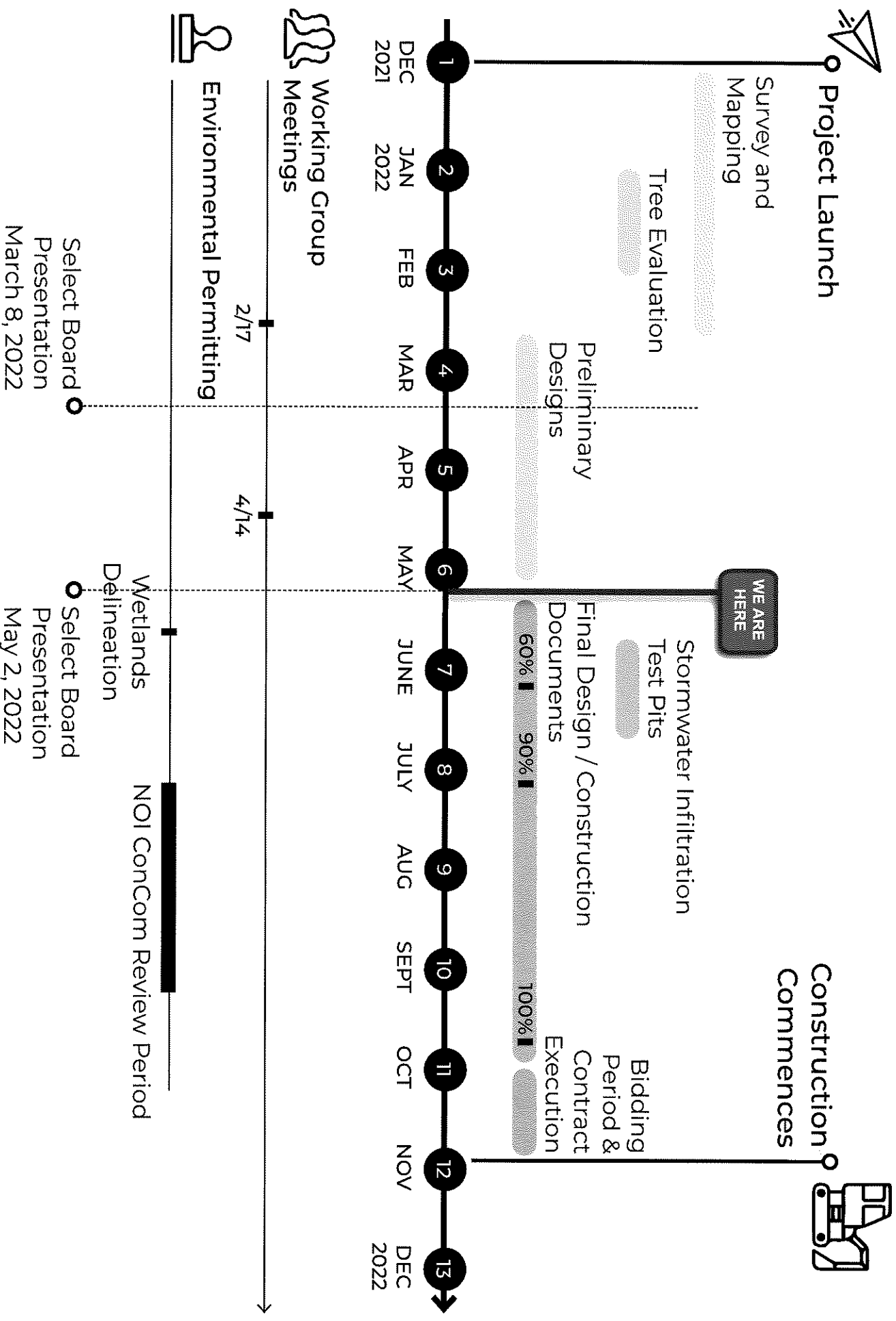
Sandy Slavin Conservation
Commission member

OVERVIEW & GOALS

- Improve universal access and safety.
- Strengthen connections to the Bandshell, nearby open spaces and downtown Onset Village.
- Prune and manage existing trees.
- Enhance park visibility and view sheds.



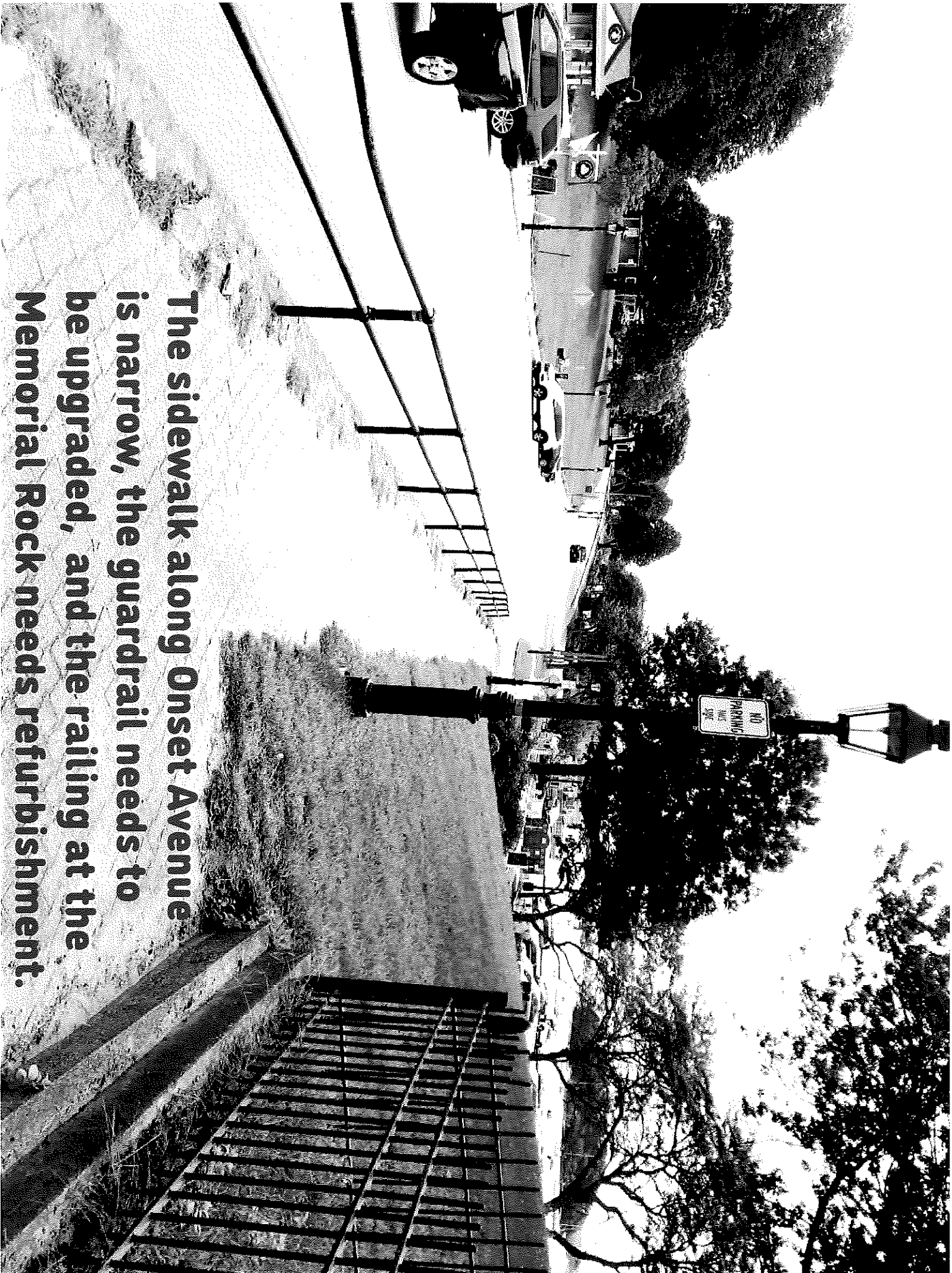
ANTICIPATED SCHEDULE



**Views of Onset Bay are
unsurpassed.**







The sidewalk along Onset Avenue is narrow, the guardrail needs to be upgraded, and the railing at the Memorial Rock needs refurbishment.

**Large mature canopy
trees are beautiful and
provide ample shade.**



OBA

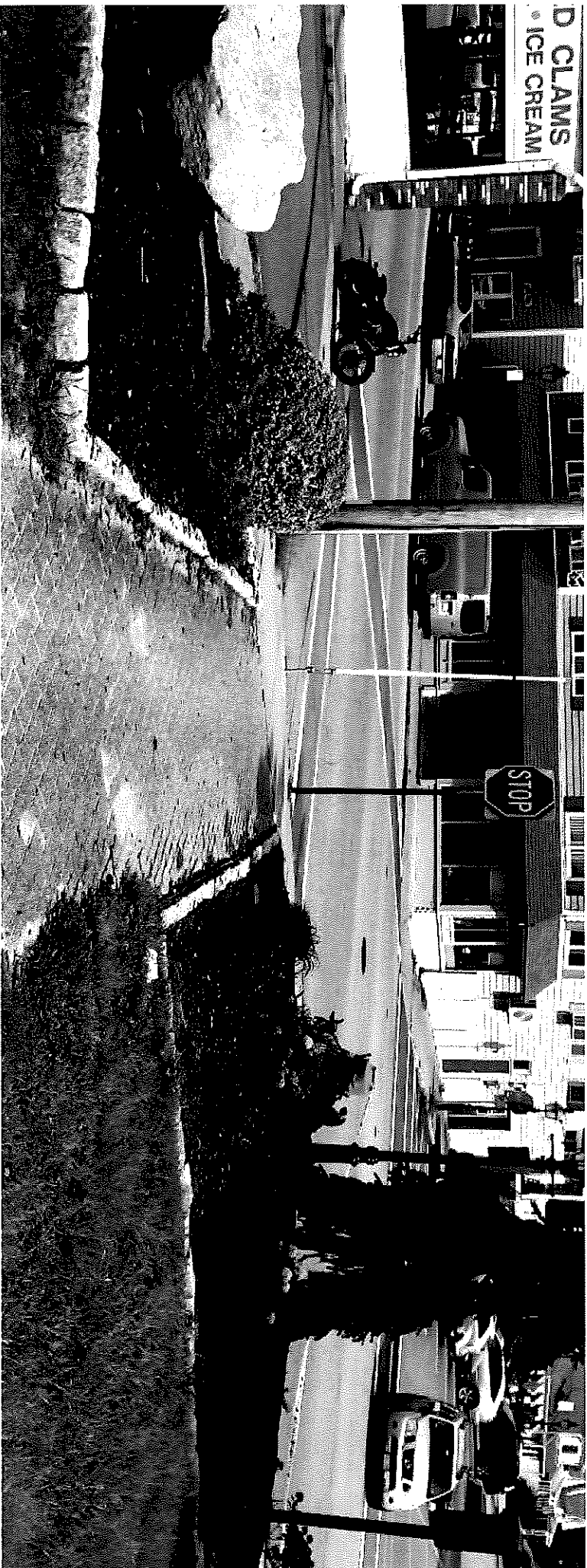


**BEAUTIFICATION
TEAM**

**MEMBERS
AT WORK!**

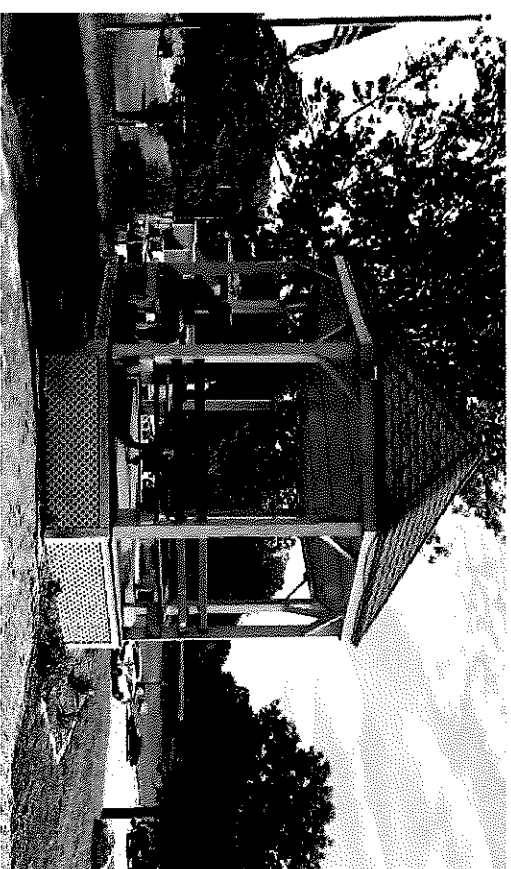


**Enhance edges
and entrances
into the park.**

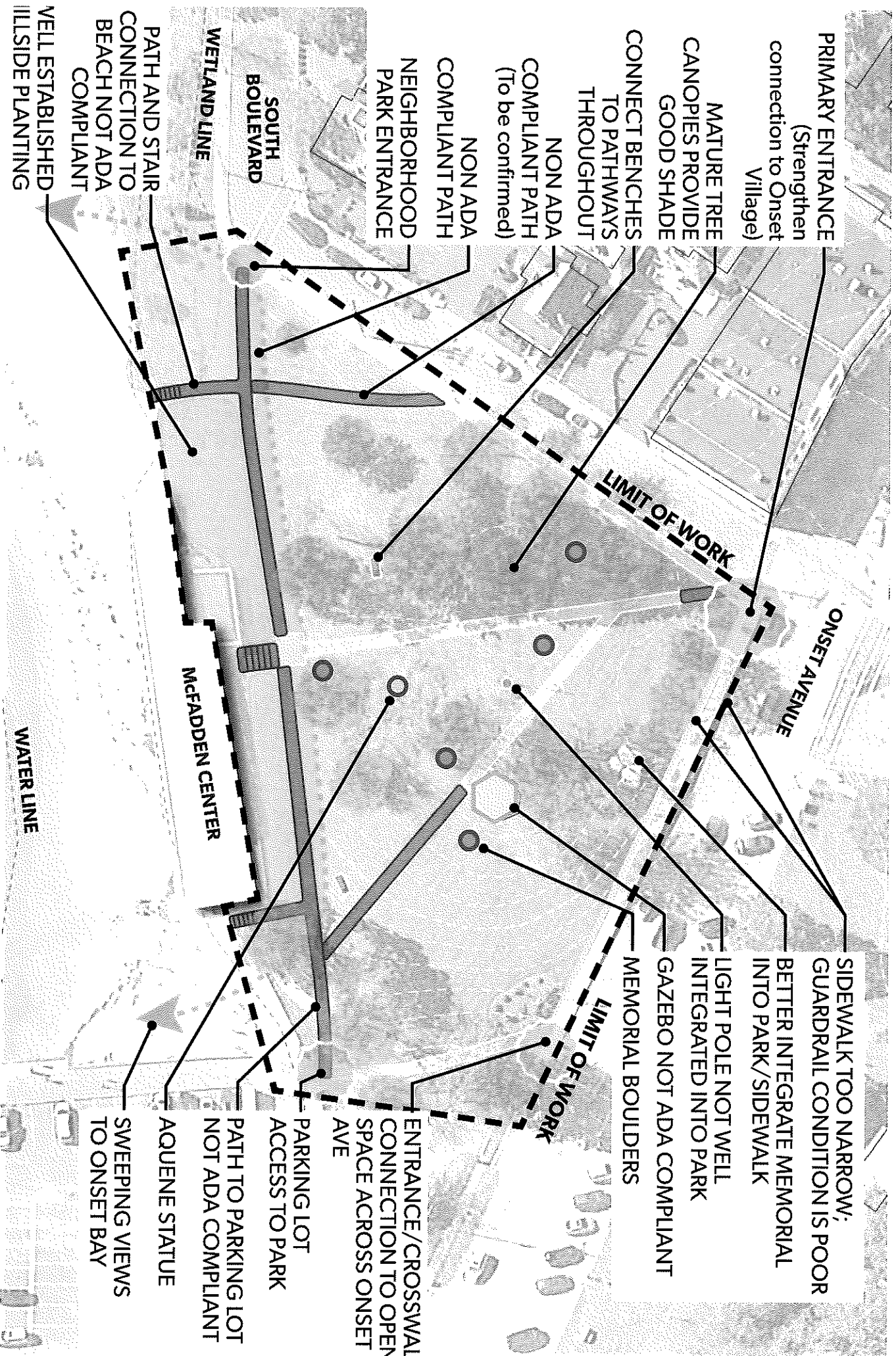


WHAT WE HEARD

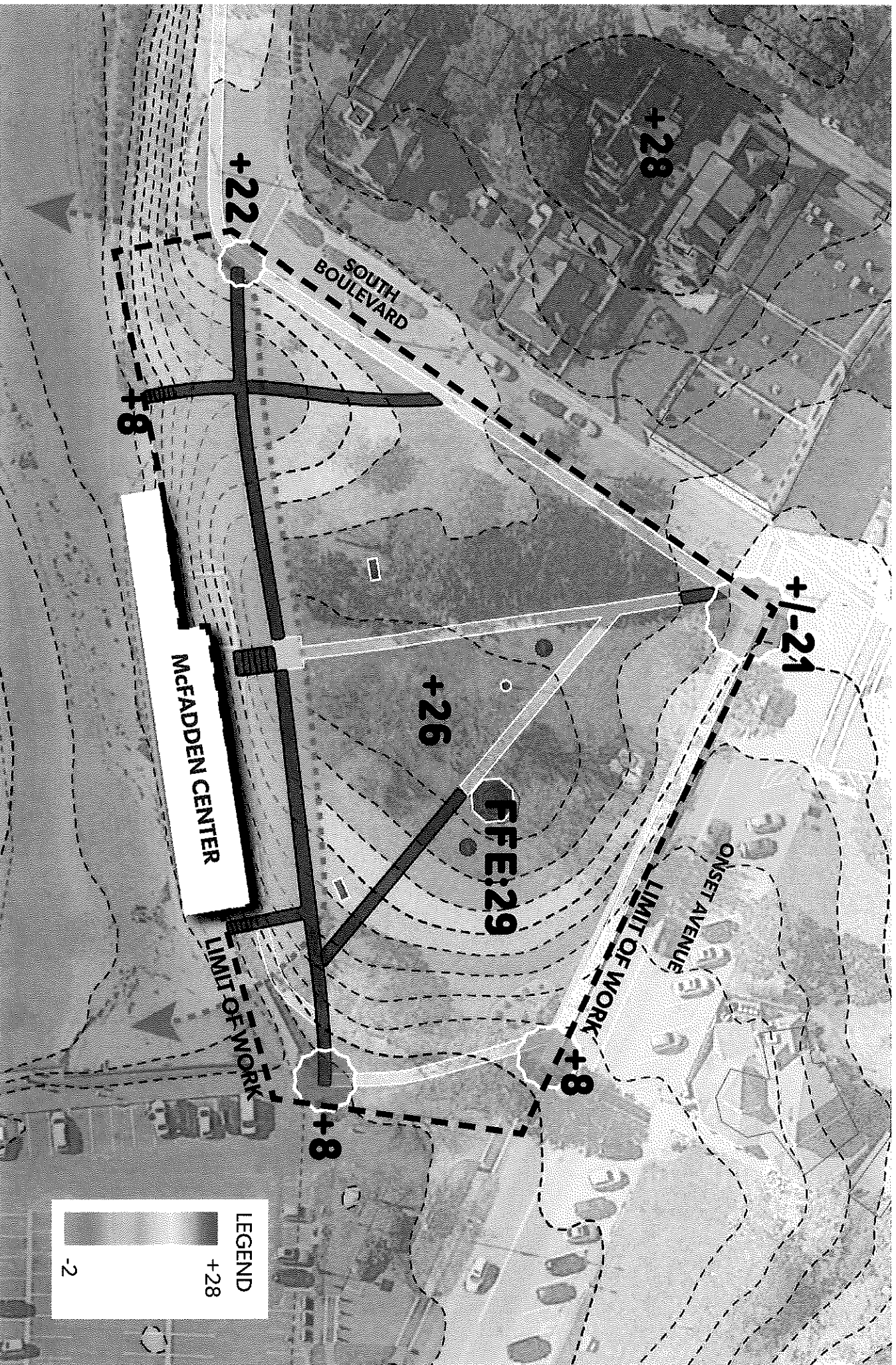
- Quantify number of benches with water views and retain that number in the improvements.
- Consider skateboarding on handrails.
- Inventory and incorporate the memorial stones and monuments in the proposed improvements.
- Consider local references (i.e. shells and sea life) in paving and entrance materials.
- Add pedestrian lighting throughout.
- Add additional power at the Gazebo.
- Consider the permitting challenges around a ramping system down to the beach at South Boulevard.



INVENTORY AND ANALYSIS



EXISTING TOPOGRAPHY



EXISTING VEGETATION

EXCAVATE AND INSPECT
ROOT CROWN AND FERTILIZE
D3 WILL IMPROVE HEALTH IF
D2 AND D4 ARE REMOVED
(ALL NORWAY MAPLES)

ONSET AVENUE

SOUTH
BOULEVARD

LIMIT OF WORK

OVERHEAD POWER
LINES SEVERELY
DISFIGURED THESE
PIN OAKS. REPLACE
WITH LOW GROWTH
SPECIES.

EXCELLENT SPECIMEN
LINDENS

REMOVE STUMP
CRABAPPLE

LEGEND

EXCELLENT

GOOD

FAIR

FAIR TO

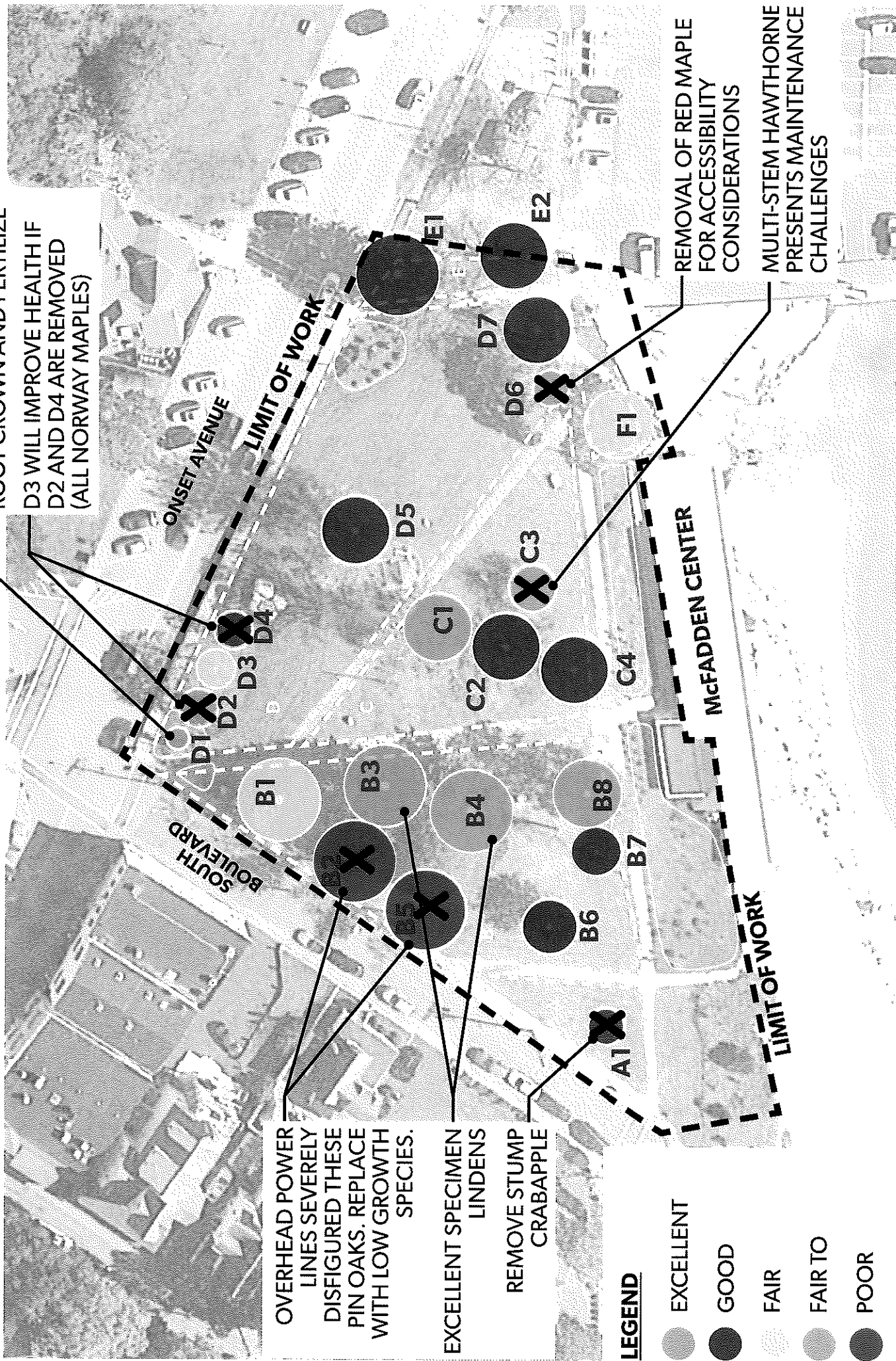
POOR

McFADDEN CENTER

LIMIT OF WORK

REMOVAL OF RED MAPLE
FOR ACCESSIBILITY
CONSIDERATIONS

MULTI-STEM HAWTHORNE
PRESENTS MAINTENANCE
CHALLENGES



NEARBY PRECEDENTS FOR PARK GATEWAYS



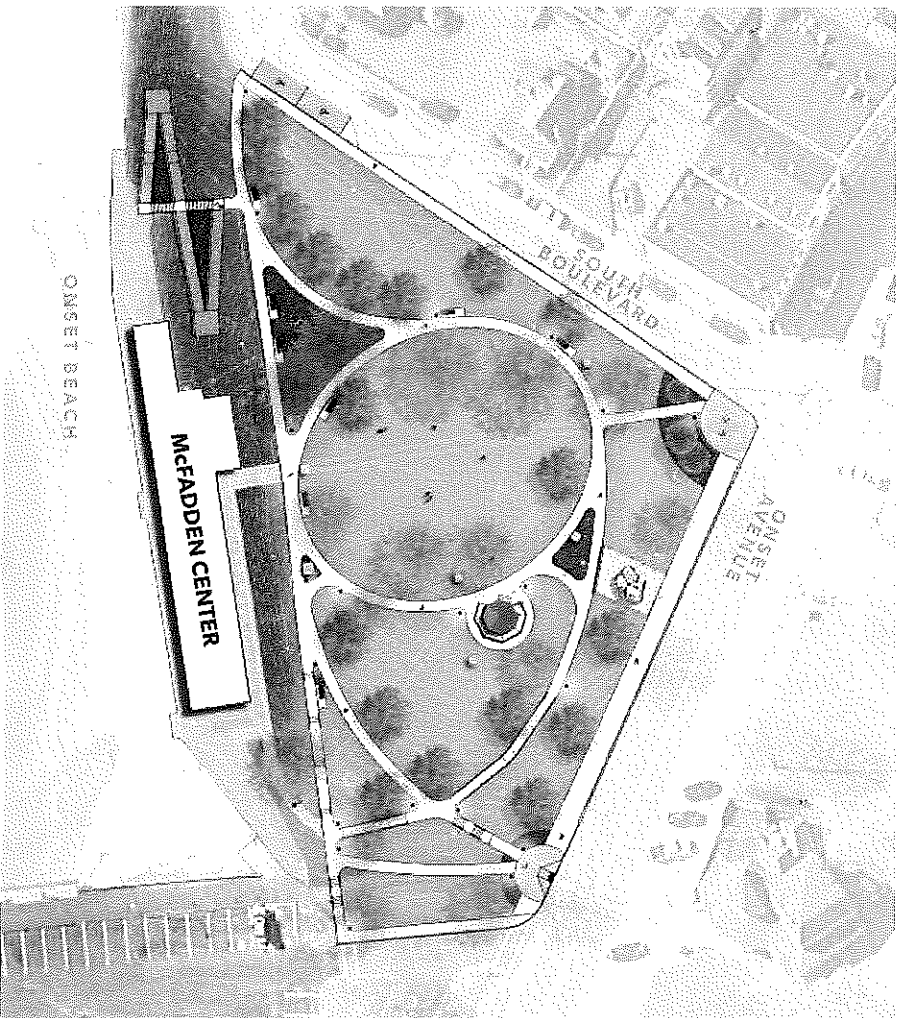
Buzzards Bay Park
Bourne, MA



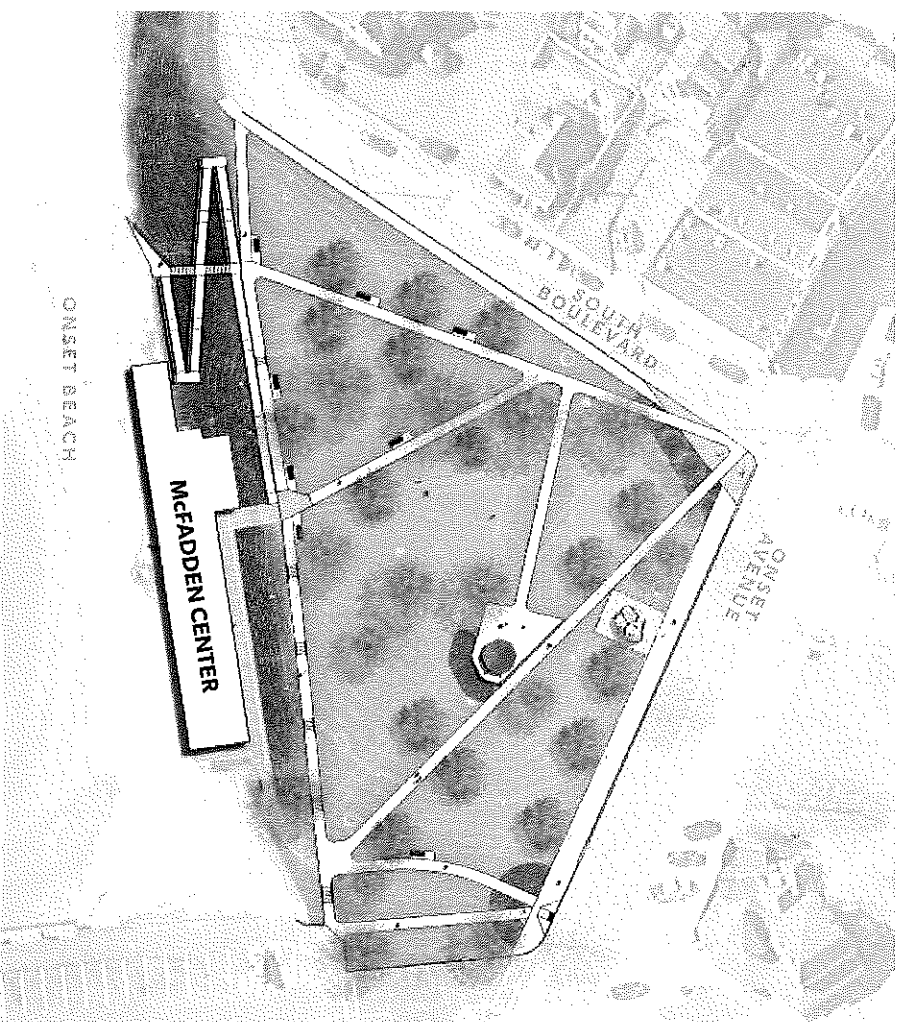
Downtown Revitalization
Needham, MA

CONCEPT ALTERNATIVES

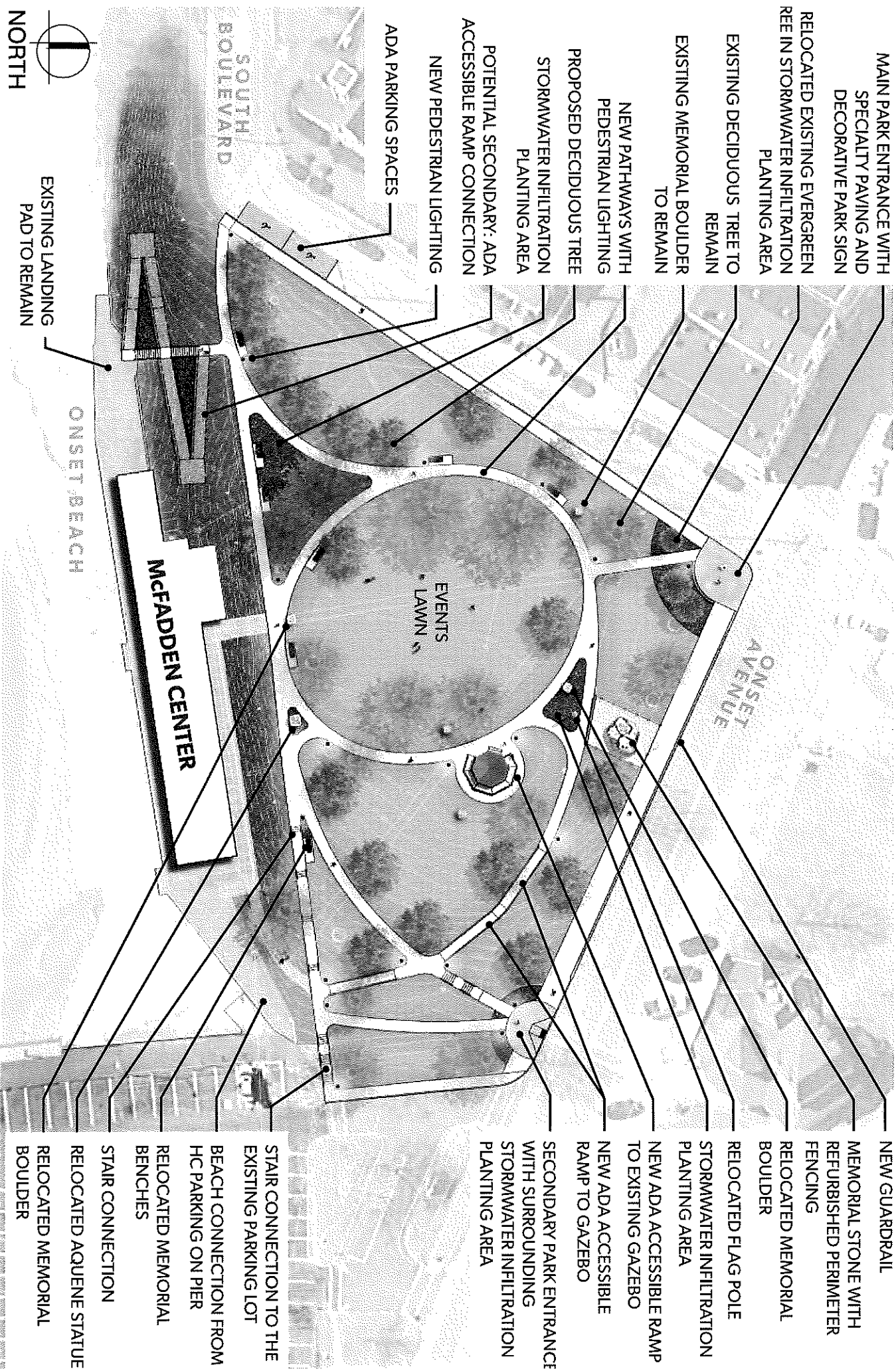
CONCEPT A



CONCEPT B








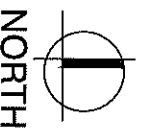
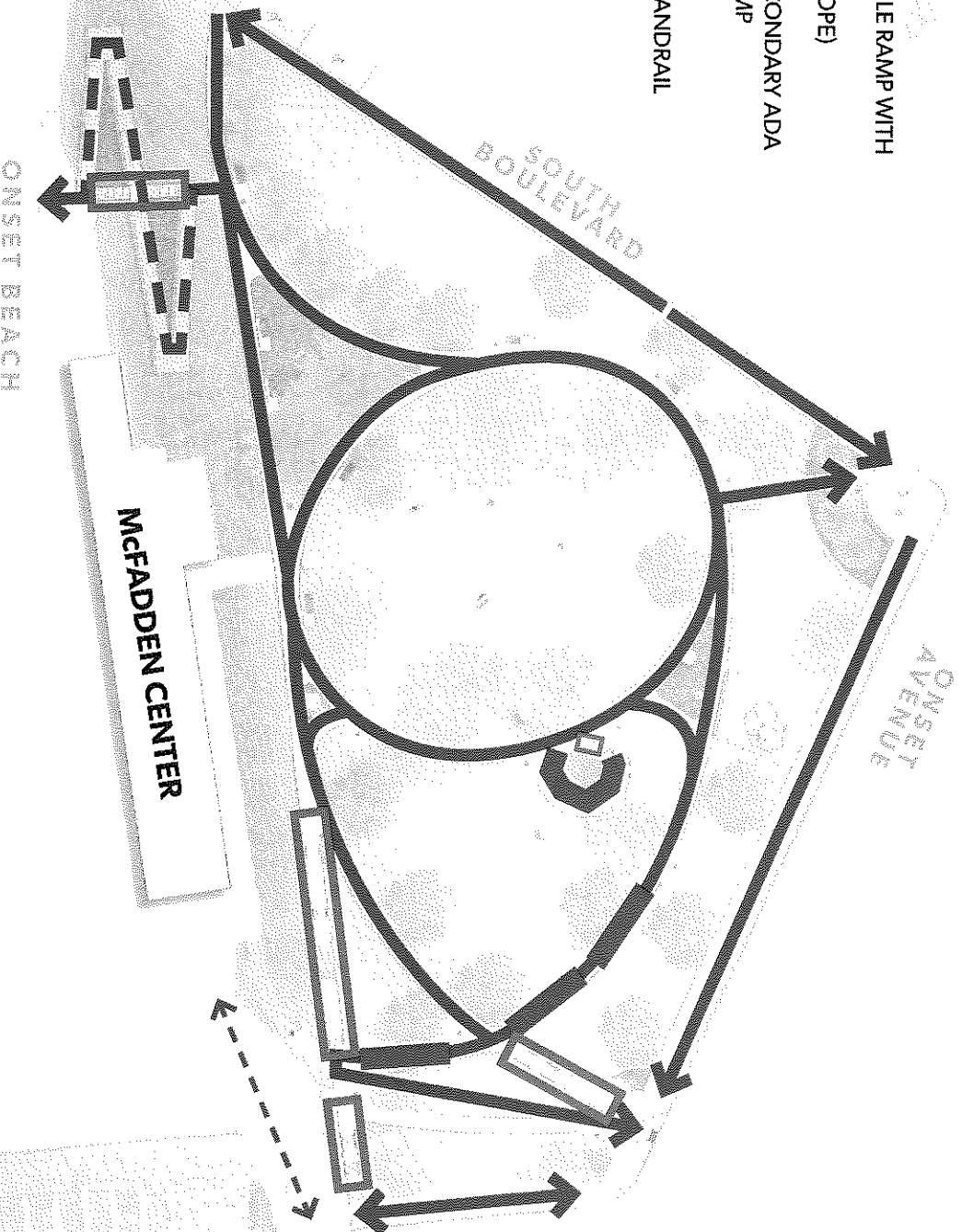
PREFERRED PLAN



PREFERRED PLAN ACCESSIBILITY

LEGEND:

-  PATHWAY CONNECTION
(UNDER 5% SLOPE)
-  EXISTING PATHWAY CONNECTION
TO REMAIN
-  ADA ACCESSIBLE RAMP WITH
HANDRAIL
(>5%, < 8% SLOPE)
-  OPTIONAL SECONDARY ADA
ACCESSIBLE RAMP
CONNECTION
-  STAIRS WITH HANDRAIL

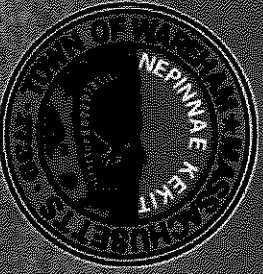




Thank you!

Questions and Thoughts?

For additional comments or questions,
please email bayviewpark@wareham.ma.us



Weston & SampsonSM
design studio

Attachment to 5/2/22
meeting minutes



Town of Wareham
54 Marion Road
Wareham, MA 02571

SELECTMEN'S OFFICE
Phone: 508.291.3100
Fax: 508.291.3116
E-mail: selectmen@wareham.ma.us

Board of Selectmen
Judith Whiteside, Chair
Patrick G. Tropeano, Clerk
James M. Munise
Alan H. Slavin
Peter W. Teitelbaum, Esq.

April 20, 2022

Congressman Bill Keating (MA-9)
50 Resnik Road Suite 103
Plymouth, MA. 02360

SAMPLE

RE: Community Project Funding request from the Cooperative Development Institute

Dear Representative Keating,

This letter is in support of the Cooperative Development Institute's Community Project Funding request to support the acquisition and preservation of Royal Crest Mobile Home Park in West Wareham, MA as an affordable housing community. Owned by a local family, Royal Crest has 145 homes, and has provided much needed, affordable senior housing in our town for several decades.

Royal Crest is currently up for sale and the residents have exercised their Right of First Refusal, taking steps to become resident owned. As a resident owned community (ROC), Royal Crest would be a not-for-profit and operate like a small town, with a Board of Directors meeting regularly to conduct community business in open meetings, a membership body that would gather annually to approve a budget and hold elections, and a professional, third-party property management company. The residents would individually own their homes, as they do now, and collectively own the land upon which those homes sit. Royal Crest would also have the ongoing support of the Cooperative Development Institute (CDI), a 501(c)3 that provides technical assistance to 54 ROCs throughout New England. The Cooperative Development Institute is part of a larger network called ROC USA, which supports 293 resident owned communities across the United States.

A large private equity company based in Arizona is interested in purchasing Royal Crest, as they have already done to three other such communities in Wareham in 2021 alone. By becoming resident owned, Royal Crest would be able to keep valuable housing stock in local control, not out-of-state control. With the federal support Representative Keating's office can provide, resident ownership will allow seniors on fixed incomes to stay in their homes, not worrying about the next owner, and the owner after that. There is no rent control for manufactured housing in our town, and so no control over what an investor community owner can charge.

Approval of this request will enhance the work and capacity of the affordable housing network in the South Shore, which ripples throughout the state of Massachusetts. We ask that you give positive consideration to the CDI submission for the preservation of Massachusetts affordable housing stock.

Sincerely,

Judith Whiteside
Wareham Board of Selectmen, Chair