

MINUTES OF MEETING OF BOARD OF SEWER COMMISSIONERS

Date of Meeting: May 13, 2021
Date of Transcription: May 20, 2021
Transcribed by: Christiana Robbins

1. MEETING TO ORDER

Chairman Giberti called the meeting to order at 6:34 pm.

2. ROLL CALL

Sewer Commissioners Present: James R. Giberti
Donna M. Bronk
Malcolm R. White

Sewer Commissioners Absent: Peter G. Dunlop
Sandra L. Slavin- Technical difficulties caused Commissioner
Slavin to leave early

Also Present: Guy Campinha, Super Intendent
Russ Kleekamp, GHD Engineer
Steve Sooey
Ken Buckland, Town Planner
Jason Pinon
Don Huggins

Please Note- Due to technical difficulties a portion of the meeting was not recorded. We apologize for the inconvenience.

3. APPROVAL OF MEETING MINUTES

This section of the video was not recorded.

SEWER BUSINESS

1. 16 Wildwood Ave

This section of the video was not recorded due to technical difficulties. The Board of Sewer Commissioners unanimously approved the abatement for 16 Wildwood Ave in the amount of \$646.00, due to the water being shut off at the street by the water department for over one (1) full year as the abatement criteria states.

2. 20 Old Town Road

This section of the video was not recorded due to technical difficulties. The Board of Sewer Commissioners voted unanimously to approve the abatement for 20 Old Town Road in the amount of \$376.84 due to the water being shut off for at the street by the water department for over one (1) year as the abatement criteria states.

3. Kleinfelder Amendment NO. 1

This section of the video was not recorded due to technical difficulties.

4. JC Engineering: Various Roadways Existing Conditions Survey & Plan in Swifts Beach Area

This section of the video was not recorded due to technical difficulties, however the final vote was heard.

VOTE: 4-0-0

5. Grinder Pumps

Mr. Campinha reminded the Board of Sewer Commissioners that Mr. Nazih Elkallass was the example used, the problem at hand was Mr. Sooy wanted to put a dry well or a sump pump pit and pump a sump pump into it, which Mr. Campinha believes that is the issue. He told the Sewer Commissioners the documents he gave them are the same documents given to Mr. Elkallass. The documents contain a copy of the policy (Policy States: Commissioner Bronk motion that they the Board requires the use of grinder pumps for any individual looking to tie in if sewer lines are below the water table pending legal confirmation. Commissioner Dunlop seconded- Please refer to the March 21, 2019 Meeting Minutes or the Meeting Video.) which is saying if any of the force mains and/or gravity mains are below the water table, then grinder pumps are a must. Mr. Campinha expressed some of his concerns in the discussion and had Mr. Russ Kleekamp join the conversation with his opinion.

Mr. Kleekamp stated with this sort of system the Sewer Commissioners should have engineered plans to help them make the decision. Mr. Kleekamp asked Mr. Sooy if he is proposing to tie a sump pump into the infiltration system in the yard that will be tied into the roof gutters, and Mr. Sooy said yes. Mr. Kleekamp asked about the excavations and if any have been done on the property. Mr. Sooy said the foundation was done the past week but it is all fine sand with no signs of water. Mr. Kleekamp stated his concern is if a system either like the concrete chamber or the plastic system to collect the runoff, there is a potential mound. Mr. Kleekamp continued speaking on the depth of the infiltrating chamber, as well as the size of the sump pump, and a couple of his concerns. Mr. Sooy just wanted to clarify he said the pump **could** go up to three (3) and a half (1/2) horsepower, and he will do whatever is requires. Mr.

Kleekamp reminded Mr. Sooy if there does become a time when groundwater is higher and you are pumping [water] out of the basement and it does get mounded, there is a potential it could soften the front yard, basically turning it to a mush. Mr. Kleekamp also stated if the structure has roof gutters tied into it and the groundwater is mounded, it will get pushed back up the roof gutters because that is the path of least resistance.

Mr. Kleekamp recommended if the foundation is dug, to look into doing a French Drain System. He also recommended that “at the minimum” looking at stamped engineer plans that show all the details about the system and then make a decision. Mr. Kleekamp said he believes there are other ways to go handle the groundwater, and one of which being waterproofing agents and sealers. Mr. Kleekamp said he applauds Mr. Sooy for looking at alternatives, but he thinks if the structure is built correctly, installed correctly, and designed properly a sump pump shouldn’t be needed. Mr. Sooy said he planned on doing everything Mr. Kleekamp suggested except the French Drain System. The discussion continued between Mr. Kleekamp and Mr. Sooy. As the discussion continued the Board of Sewer Commissioners as well as Mr. Campinha added the Dry Season information and effects to the conversation.

Mr. Campinha stated it is “a caution the we [Board of Sewer Commissioners] approve the plans for engineering because grinder pumps are going to be put on Wankinkquoah, Barnes, Murphy, all those houses are going to get grinder pumps because of the sump pump issue with rain and the water table, so we’re going to do a project there.” Mr. Campinha verbalized his concerns and continued stating issues with sump pumps. He continued by saying “I’m also going back because we tried to repair some piping on Wankinkquoah, Barnes, Bayview... sump pumps ran like crazy [and] destroyed a job because you couldn’t shut sump pumps off and so we know sump pumps are a major issue and so we got to go back. We can’t repair the pipe but we can repair the pipe at millions of dollars, so we’re balancing out, and why we’re doing surveys [is] because we believe that the cost of grinder pumps will get rid of sump pumps.”

Mr. Kleekamp asked Mr. Sooy if he has dug down to see how deep the water is below the excavation. Mr. Sooy said he was going to have his site person but Mr. Campinha said they were all set so it did not end up getting done, Mr. Campinha said that is because he wouldn’t look at anything until after the discussion this evening. Mr. Kleekamp explained to Mr. Sooy the upside of having an engineered plan is if it does get approved it’s their [The Engineers] liability when they put a stamp on it. If it is built exactly as, it is designed and it malfunctions, the engineer is liable. Commissioner Bronk shared her thoughts and opinions regarding the Grinder Pump Policy. She states “What’s the sense in setting up a policy if we’re not going to follow through on it, and you know we’ve listened to the engineers, we’ve listened to our superintendent, and I really have a problem doing this without a grinder pump.” Commissioner White said he believes the original mistake was putting deep gravity

pipes in a high water table and that is where the Board should be going.

Commissioner Slavin indicated she believed the Board of Sewer Commissioners said no grinders [pump] unless the sewer lines would be in water.

Mr. Kleekamp reminded Commissioner Slavin it is still a dry season which causes the water table to fluctuate. Mr. Campinha agreed with Mr. Kleekamp and even pointed out the Board of Health of the Septic System would not use the water table, they would use a soil evaluation to establish the water table normally. Mr. Campinha expressed to Commissioner Slavin he would suggest either going by the water table in a wet season or to have a soil evaluation to determine where the water table really is during wet season. Mr. Campinha continued speaking on the water table and the dry season. He noted that "Historically the water table is between four (4) and six (6) feet" and then continued to speak in more depth about the water table, force mains, and sump pumps. Chairman Giberti said he did not want to inflict feed of Mr. Sooy if it is not something that would not "pan out in his favor." Commissioner Slavin suggested "For all intents and purposes call me not present because I cannot comment on something I'm not hearing all the discussion on." Mr. Campinha added later in the discussion that "all the new projects we're [Water Pollution Control Facility] moving forward with to add sewer to houses that have septic, they're all going to be grinder pumps because grinder pumps eliminate inflow and infiltration because everything is in one piece." He continued and said, "We're including grinder pumps because everything can be four (4) feet in the ground, if it's higher it's all solid, less joints, and all that good stuff... I and I (Inflow and Infiltration) is a tremendous cost of treatment and it robs capacity..." Mr. Sooy said he greatly appreciates the time and it makes more sense to him looking at the bigger picture now.

6. Wareham Redevelopment Authority- Tremont Nail Factory

Ken Buckland the Town Planner introduced Jason Pinon and Don Huggins who are the developers of the project being introduced. Mr. Jason Pinon did a small introduction before starting on the presentation. Mr. Pinon notified the Board of Sewer Commissioners he and his team have been before the selectman and spoke with a few other committees, but would like to give an overview to the Sewer Commissioners. Mr. Pinon revealed he thinks the next step after meeting with the Sewer Commissioners is to start work with the Town and "iron out the details" by giving a brief overview. Mr. Ken Buckland gave general background information on the Tremont Nail Factory such as when the Town of Wareham bought the property, what the process was to get Mr. Pinon and Mr. Huggins on the project, and the hopes of what the site will be when the developers are finished. Mr. Pinon shared his screen with the Board members so he could continue with the vision of the property.

Mr. Pinon announced his team is excited about the opportunity that there are existing buildings that they would like to take advantage of for not only the views, but the history. He continued and said the project that his team would like to try is a mixed

use development to begin bringing commerce and traffic back to the Tremont Nail Factory. Mr. Pinon commented on the finer details regarding his teams civil engineer and what they will do when on-site. He also stated the building will be reused, and some will need to be rehabbed and upgraded. **PLEASE NOTE: NONE OF THE FOLLOWING PLANS ARE FINAL, THE BOARD HEARD A PROJECT PROPOSAL.** Building number one (1) which is the larger building, is being fine-tuned to see how the layout is going to work and what it will be. Building number five (5) would be utilized as a restaurant and something more open concept for the community in the warmer months such as food trucks and potentially concerts. Building number four (4) a retail/event space that the team hoped to utilize, as well as building number three (3). Building number seven (7) is the existing warehouse that the Town [of Wareham] is separately working on an agreement with another entity. Building number nine (9) is hoped to be used as a two story building for more retail and professional space, and that would be new construction. Building number two (2) was originally going to be proposed to utilize the history of the property and try to keep some of the history there with some artifacts and what the team could do to preserve that but the historical committee hoped they would be able to utilize number eight (8) as more of a historical building. Mr. Pinon continued and said when the project progress is when the teams civil engineer will begin to dig more of the underground infrastructure relating to water and sewer that is currently in place. With building number five (5) potentially being a restaurant the team is really trying to resolve the use of building number one (1), whether it be more office/retail space or potentially residential apartments. Mr. Pinon said the teams vision is to try and rehab and reutilize “a phenomenal” piece of property.

Mr. Pinon proceeded with the presentation and explained to the Board of Sewer Commissioners that the teams architect provided a 2-D rendering to allow the Board to see the vision a bit clearer. It showed the new construction and the existing construction, but Mr. Pinon did state the D.O.T (Department of Transportation) is working on the bridge and there is a plan in place. Mr. Campinha spoke on the pumps at the Tremont Nail Factory, but he also communicated his concerns such as capacity. Mr. Campinha stated if the team is looking at apartments then the pump station on-site will not be able to handle that. He noted the teams civil engineer would address those issues, and if the team wants to put a new force main in that becomes a new project in itself. Mr. Pinon informed Board of Sewer Commissioners once more of the details are straightened out, the team will return in front of the Board to get the project moving. He noted the team wanted to speak with each department within the Town [of Wareham] and figure out a way to improve the property. Mr. Campinha asked if the project will be phased or done all at once, and Mr. Pinon enlightened him that the project may be phased from the standpoint of either vertical or horizontal improvements to the building.

7. SEWER SUPERINTENDENT'S REPORT

- A. Staffing- Mr. Campinha spoke about the staffing issues at the WPCF, stating the private companies are paying operators “big money” which causes the employees to leave. The permits have been fine for the staffing issue however.
- B. Linwood- Mr. Campinha received a complaint on Linwood about behind the pump station, saying people are using it as a leave, brush, and debris dumping ground. A fence with a gate will be put up. He said the WPCF will fence in some properties they have in Smiths and Kendrick that are not fenced, and by security measures through the Environmental Protection Agency (EPA) and Department of Environmental Protection (DEP) all pump stations must be fenced in.
- C. Roof Replacement- The roof on the administration building at the WPCF due to water beginning to leak into the copier room and into the light fixtures. American Shingles were put on that give 40-year protection to replace the metered shingles that were present before.
- D. Grease- Raynham is closed so the WPCF is getting 20,000 gallons of grease per day and getting slammed with septage.
- E. Force Main Lining- May have an elevation issue, which calls for surveys out there along with doing the elevation at the air relief valve to make sure WPCF can get in there.

8. UNFINISHED BUSINESS AND GENERAL ORDERS (Unanticipated Items)

- A. Sump pumps –. Discussed in the Grinder Pump Section. Wright Pierce informed Mr. Campinha of a grant out to and to speak with the DEP to look at tying sump pumps into the storm water system.
- B. Houses not connected to Town Sewer – no update
- C. EDU Rates –

9. NEW BUSINESS

10. NEXT MEETING DATE AND TIME

June 10, 2021 6:30 p.m. Zoom

11. ADJOURNMENT

MOTION: Commissioner Bronk motioned to adjourn. Commissioner White seconded.

VOTE: 3-0-0

Meeting adjourned 7:51 P.M

Respectfully submitted,

Christiana Robbins

Department Assistant

Attest: SSS

Sandra L. Slavin, Clerk

BOARD OF SEWER COMMISSIONERS

Date Signed 6/15/21

Date sent to the Town Clerk _____