

## **MINUTES OF MEETING OF BOARD OF SEWER COMMISSIONERS**

Date of Meeting: April 8, 2021  
Date of Transcription: April 15, 2021  
Transcribed by: Christiana Robbins

### **1. MEETING TO ORDER**

Chairman Giberti called the meeting to order at 6:30 pm.

### **2. ROLL CALL**

Sewer Commissioners Present: James R. Giberti  
Sandra L. Slavin  
Peter G. Dunlop  
Malcolm R. White

Sewer Commissioners Absent: Donna M. Bronk

Also Present: Guy Campinha, Super Intendent  
First Hartford Realty Corp.  
Russ Kleekamp, GHD Engineer

### **3. APPROVAL OF MEETING MINUTES**

#### **No Minutes For Approval**

## **SEWER BUSINESS**

### **1. EDU's**

Chairman Giberti reminded the Board of Sewer Commissioners the relative items such as doctor offices, dentists, hospitals, and all nursing homes need to be reviewed and the Board will need to arrive at what exactly an EDU and Individual Dwelling Unit is. Chairman Giberti said that's probably not going to get done before the end of the meeting, but he wants the Board Members to be aware of that item. He continued by saying the last EDU item talked about was if a two (2) bedroom house of a three (3) bedroom house should be the baseline. Commissioner White noted that he was leaning towards three (3) bedrooms. Commissioner Dunlop said he is not sure if the Sewer Commissioners will be

able to break it down into bedrooms, but otherwise the Board will be unable to help people in a four (4) bedroom home with only one occupant. Commissioner Dunlop also said he does not understand how a multiple family dwelling is 110 gallons yet a family mobile home is 300 gallons and asked how they come up with these numbers. Mr. Campinha informed him the numbers are flow rates for capital flow, and it was probably developed in 1996, and he could get Commissioner Dunlop the actual data. Mr. Campinha also told Commissioner Dunlop they base it apart for capital water consumption, but we [Board of Sewer Commissioners] don't have it and he wants to stress to the Board that there are legal guidelines in the letter. Mr. Campinha said "Legal guidelines for this purpose are put out by the EPA (Environmental Protection Agency), states that utility rates and charges and how they apply to customers must be justifiable in a court of law". Mr. Campinha explained to the Board, they must develop a basis that goes on the fact that "utility rates must bear some relationship to present or future cost provider utility service or courts make a deem rate to be a tax and not a charge generating a tax hold with the sole purpose of generating revenues". Mr. Campinha continued and noted that the average home in Wareham has 2.7 bedrooms, and explained the flow a little more in depth. Chairman Giberti said at this time the Board of Sewer Commissioners are just thinking and guessing at the moment, and they will work towards coming up with a justifiable system. Commissioner White asked Mr. Campinha if a tax or a fee is better for the consumer, and Mr. Campinha said he is not 100% sure and he is not to legally find that, but he also commented the townspeople give us so much water, treatment will charge you and that's why there's different fees. He also said supercharging fees, the fees need to be justified with what is charged. Commissioner Slavin asked Mr. Campinha if he had the report from the Assessors Office and he let Commissioner Slavin know the Assessors Office gave him a short verbal report. The report let Mr. Campinha know the office was still working on compiling the list requested and she will provide a finished report. Commissioner Slavin believes the list will exclude apartment buildings, but she is not entirely sure.

## **2. Kendrick Pump Station**

Chairman Giberti mentioned the Kendrick Pump Station being an issue currently, and it will become a bigger issue as time progresses. Chairman Giberti stated "Looking at the maps of our sewer lines, we've gotten that one line that is obviously abandoned. They went from Thatcher Station, under 195 down to Narrows. Chairman Giberti continued explaining the Pump Station and noticed AD Makepeace obtained the sewer line when doing the Rosebrook project. They approached the Town of Wareham and received the line, allowing them to clean it out and put a three (3) inch line going into Thatcher. Russ Kleekamp joined the discussion by suggesting night-time holding tanks, and continued development for the infrastructure. Mr. Kleekamp said the Town may want to start planning what the most financially feasible way to put in upgrades and handle whatever future flow may be. He continued explaining that if the Town plans for what the Trailer

Park may be bringing and that is all, then the same situation will be happening in five (5) to ten (10) years from now. Mr. Kleekamp continued by saying the WPCF is keeping a “24/7” flow on your pump center stations and he wants them to be aware of that. He stated his recommendation would be get a thorough understanding of what the infrastructure is and look for ways to relieve the flow on Main Street and then also look at Kendrick Pump Station and Thatcher Pump Station. Mr. Campinha said the Board of Sewer Commissioners might want to include the two (2) pump stations and make an upgrade one at a time, but then everything that is in the industrial part of town can utilize their facilities. He did note “all of these things may take a joint meeting between the Selectman and the Sewer Commissioners to get some solid direction. Mr. Campinha and Commissioner Slavin discussed the Sewered Industrial Parks in Wareham for a lengthy conversation. Chairman Giberti asked Mr. Kleekamp if he is working on the survey that will tell pipe sizes and more. Mr. Kleekamp informed Chairman Giberti that GHD has the model almost built, and Mr. Kleekamp has requested the flows from both Onset and Wareham fire districts. He did comment that the 2020 water flows were unavailable to him, but he does have 2015 and 2016 to review. Mr. Kleekamp switched back to Thatcher and Kendrick Pump Stations stating his suggestion is to consider a moratorium to the Kendrick and Thatcher Pump Stations. Commissioner Slavin asked if it was possible to “hold off” on taking the trailer park’s commitment, and Mr. Campinha told her no. Mr. Campinha explained “we did a five (5) year plan to phase it in. We committed to the gallons, gave him five (5) years to make it easy on the residents, the property is being sold and the condition of sale is that they are tied into the sewer, and it will be reviewed by the Attorney General.

**3. Capital Items**

Commissioner Slavin wanted Mr. Campinha to be aware the WPCF requests for Capital Items have not one on the Special Spring Town Meeting, and the WPCF is \$22,000 short to cover what was asked for.

**4. SEWER SUPERINTENDENT’S REPORT**

Mr. Campinha did not give a super intendent report at the April 8, 2021 meeting.

**5. UNFINISHED BUSINESS AND GENERAL ORDERS (Unanticipated Items)**

- A. Sump pumps –.
- B. Houses not connected to Town Sewer –
- C. EDU Rates –

**6. NEW BUSINESS**

7.

**A. First Hartford Realty Corp.**

Chairman Giberti explained that First Hartford Realty Corp. is at the Sewer Commissioners meeting to get into the queue for allocation. The proposed project is a car wash, to replace the old 99 building on Cranberry Highway (3013 Cranberry Highway). The project is not looking to come online until September 2021. Chairman Giberti also said the proposed flows are up to 5,600 gallons per day (GPD), and the 99 was doing 3,100 GPD, which is an increase of 2,500 GPD (Please Note: This figures are rounded up to the nearest whole number). Ari Hacıotis, whom is the sponsor of the project, told the Board of Sewer Commissioners he appreciated their comments about the project, and asked the Board if he could get some guidance with the permitting process based on the Sewer Commissioners expectations. Mr. Campinha stepped in for clarification of Mr. Hacıotis' question, saying he believes Mr. Hacıotis is asking if he attends other Board meetings and they ask about Sewer allocation, what he should tell them. Mr. Hacıotis confirmed Mr. Campinha's rephrase was correct, and he asked the Board if he does go through engineering, would he be able to operate. Mr. Campinha took some time to explain to Mr. Hacıotis the projects taking place at the Water Pollution Control Facility and why the WPCF is getting another evaluation for capacity when the construction is finished. Mr. Campinha and Mr. Hacıotis continued a small discussion, and the Board of Sewer Commissioners encouraged Mr. Hacıotis to continue with the permitting and explained the moratorium. Russ Kleekamp, GHD Engineer whom conducted the study leading to the moratorium, stated "The way the moratorium was written it said we [GHD] do not recommend any **additional** flow. When we say additional we have to keep a few things in mind..." Mr. Kleekamp continued explaining the moratorium as well as possible net gains from the project.

**8. NEXT MEETING DATE AND TIME**

April 22, 2021 6:30 p.m. Zoom

**9. ADJOURNMENT**

**MOTION:** Commissioner Dunlop motioned to adjourn. Commissioner White seconded.

**VOTE: 4-0-0**

1  
Meeting adjourned 7:34 P.M

Respectfully submitted,

**Christiana Robbins**

Department Assistant

Attest: 

**Sandra L. Slavin, Clerk**

BOARD OF SEWER COMMISSIONERS

Date Signed 6/11/2021

Date sent to the Town Clerk \_\_\_\_\_