

Board of Water Commissioners
Meeting Minutes
693 Massachusetts Avenue
Monday, April 10, 2017

- A. Annual Appointments and Board Realignment
- B. Comments from Citizens
- C. Approve Minutes of March 27 meeting
- D. NEW BUSINESS:
 - 1. Powder Mill Place 40B Housing Project
Presentation by developer for 4 buildings and 254 unit affordable housing project on Powder Mill Road on the Acton/Maynard town line
- E. OLD BUSINESS:
 - 1. Update from Town Meeting on the articles related to Nagog Pond
 - 2. Nuclear Metals Superfund Site:
Potential acquisition of 3-33 Knox Trail
Update on deployment of the temporary treatment system at 16 Knox Trail
Long-term land lease for permanent treatment system and extension of access agreement through April 30.

Present at Tonight's Meeting:

Commissioners: Ronald Parenti, Stephen Stuntz , Leonard Phillips

District Manager: Chris Allen

District Treasurer: Mary Jo Bates

District Counsel: Mary Bassett

District Environmental Manager: Matthew Mostoller

Finance Committee: Chuck Bradley

WLMAC: John Cipar

District Clerk: Robert Stanford

District Moderator: Richard O'Brien

Also present: Kim Kastens, Carolyn Kiely, Joan Gardner and Nancy Tavernier, Acton Community Housing Corporation. Louis Levine, Bruce Ringwall and Vincent Cuttone for Powder Mill Place.

The Board of Water Commissioners meeting was called to order at 7:32 pm on Monday, April 10, 2017 at the Acton Water District Office by Mr. Stephen Stuntz.

Annual Appointments and Board realignment:

Mr. Phillips made a motion to appoint:

Mary Bassett as District Counsel

Maureen Mara as District Auditor

Mary J. Bates as Treasurer/Collector

Chris Allen as Assistant Treasurer

Lynn Protasowicki as Commissioners Secretary

The motion was seconded by Mr. Stuntz and unanimously approved.

Attorney Bassett swore in the District Clerk, who in turn swore in the appointees.

Mr. Stanford also swore in Chuck Bradley.

Mr. Stuntz made a motion to appoint Mr. Phillips as chair. It was seconded by Mr. Parenti and unanimously approved.

NEW BUSINESS

Powder Mill Place 40B Housing Project

Attorney Louis Levine and Bruce Ringwall for Powder Mill Place, representing the owner, Vincent Cuttone. Attorney Levine presented plans for a 254 unit affordable housing apartment complex to be located on the Acton/Maynard town line. 81 units will be in Maynard and 173 units in Acton. The developer has met with Acton and Maynard officials. Maynard has agreed to provide sewerage disposal for the entire project. They are hoping that Acton will agree to provide water for the entire project. Acton will get credit for 100% of the units in Acton towards their affordable housing number as this is a rental project. Mr. Ringwall presented water demand estimates for the project for the Acton Portion, the Maynard portion and building by building. It is estimated that the Acton portion will require 33,500 GPD and the Maynard portion will require 14,080 GPD. They engaged Wright-Pierce to model the potential impacts of the project. Utilizing conservative modeling, the results showed minimal impact on the distribution system pressures and fire flows. The modeling was done utilizing the demands provided by the proponent. An actual flow test will be performed within the next three weeks. The project will have master meters for each building. The owner will individually meter the units. This will be built using sustainable development principles per the Commonwealth of Massachusetts. Nancy Tavernier, Chair of the Acton Housing Corporation spoke in favor of the project. This will increase the number of affordable rentals in Acton while giving Acton credit towards its Housing Production Plan. The project will be close to the new Acton Senior Center in South Acton. The WLMAC will begin reviewing the project at their next meeting and make a recommendation.

Comments from Citizens:

Kim Kastens thanked the Commissioners on behalf of the Citizens Committee that sponsored Acton Town Meeting non-binding referendum articles #26, #27 and #28. All Articles passed with the support of the District. They are looking forward to working with the Board of Selectmen and the Acton Water District on the water study.

Approve Minutes of March 27 meeting:

Mr. Phillips made a motion to approve the minutes of March 27, 2017 meeting. Mr. Stuntz seconded the motion and it was unanimously approved.

Mr. Phillips made a motion to approve and release the minutes of the March 27 Executive Session. Mr. Stuntz seconded the motion and it was unanimously approved.

OLD BUSINESS

Disposition of Articles at Acton Town Meeting Related to Nagog Pond

Articles #26, #27, #28 on the Town Meeting Warrant were approved at the Acton Town Meeting. Mr. Parenti commented that he believes that there should actually be 2 studies. First a water needs study for the Town of Acton and second, actual modelling for the drawdown of Nagog Pond to see what the increased withdrawal will do. The Board of Selectmen will reactivate the Water Resource Advisory Committee to work on this issue. Ms. Kastens indicated that the USGS model is available to utilize. Mr. Stuntz commented that there is a substantial amount of work to be done to get the scope of the study right. The District will be updating its own Master Plan this year. Mr. Mostoller asked what would happen in the modelling shows negative impacts.

Nuclear Metals Superfund Site

Potential acquisition of 3-33 Knox Trail

The District will acquire this property from the Town of Acton at Special Town Meeting December 4, 2017.

Update on deployment of the temporary treatment system at 16 Knox Trail

The contractor is installing the piping for the temporary treatment system and electrical supply for same. They'll also be modifying the river bank at 3-33 Knox Trail to accept discharge from the treatment system to the Assabet River.

Long-term land lease for permanent treatment system and extension of access agreement

Attorney Bassett indicated that they are still negotiating the long-term lease. The District is negotiating in good faith with demaximis. The site access agreement has been extended to April 30th to allow for further negotiation on the long-term lease.

Mr. Mostoller informed the Commissioners that the current 1-4, dioxane sampling results were the same as prior sampling, indication that aquifer conditions are currently stable. The EPA site manager is now the same for both the Grace and NMI sites.

OTHER NEW BUSINESS

Mr. Allen stated that water main flushing in West Acton has been postponed until April 11.

The spaghetti plot of water levels was updated by Mr. Parenti and reviewed. The past few storms have had a positive impact. The Drought Task Force will be meeting next week to determine the current status of drought conditions.

Mr. Stuntz moved to adjourn the meeting at 9:00 pm and it was unanimously approved.