



Water Supply District of Acton

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Board of Water Commissioners

Meeting Agenda

Monday, March 14, 2022 @ 7:00 PM

Due to the COVID-19 Pandemic, meetings are being held virtually via Zoom

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88164890673>

Or One tap mobile :

US: +13017158592,,88164890673# or +13126266799,,88164890673#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669
900 6833

Webinar ID: 881 6489 0673

International numbers available: <https://us02web.zoom.us/j/88164890673>

- Comments from the Public
- Approve minutes from the meeting of 2/28
- Appoint one Commissioner to approve warrants while conducting meetings virtually

NEW BUSINESS:

- Attorney Lou Levine & representatives of Wood Partners on the Powdermill Place 40B project

OLD BUSINESS:

- Land lease with Baldco on District property at 104 Powdermill Road-Rear
- Update on Free Cash certification from MA Department of Revenue (MA DOR)
- Per- and Poly-Fluoroalkyl Substances (PFAS)
 - Current sample data, if available
 - Review of the bottled water rebate program for sensitive subgroups

EXECUTIVE SESSION: -- To consider the purchase, exchange, lease of real property at 549 Main Street as an open meeting may have a detrimental effect on the negotiating position of the District

Board of Water Commissioners
Meeting Minutes
Acton Water District
693 Massachusetts Avenue, Acton, MA
Monday, February 28, 2022

AGENDA

- A. Comments from the Public
- B. Approve minutes from the meeting of 2/7/22
- C. Appoint one Commissioner to approve warrants while conducting meetings virtually

E. OLD BUSINESS:

- 1. Per- and Poly-Fluoroalkyl Substances (PFAS)
 - Current sample data, if available
 - Update on the American Rescue Plan (ARPA) Act Funding from the Town of Acton for the Design of PFAS Filtration at the North Acton Water Treatment Plant (NAWTP)
- 2. Follow-up Discussion on the Presentation from the Friends of the Bruce Freeman Rail Trail
- 3. Update on Central Acton Water Treatment Plant (CAWTP) Project
- 4. Discussion of the Presentation of the Warrant Article for the Annual District Meeting on 4/13/22

F. NEW BUSINESS:

- 1. Extension of the COVID-19 Pandemic Provisions of the Governor's Executive Order for Holding Open Meetings.

Due to the Covid-19 stay-at-home order by Governor Charles Baker, the Board of Water Commissioners meeting was not held at the Acton Water District Office, instead the meeting was held via Zoom Webinar. The meeting was called to order at 7:00 PM on Monday, February 28, 2022, by Mr. Barry Rosen.

Present at Tonight's Meeting:

Commissioners: Erika Amir-Lin, Barry Rosen (Chair), Stephen Stuntz
District Manager: Chris Allen
District Treasurer: Mary Jo Bates
District Counsel: Mary Bassett
Environmental Manager: Matthew Mostoller
Commissioners Secretary: Lynn Protasowicki
Finance Committee: Bill Guthlein

Public Attendees:

Kim Kastens

A. Comments from the Public

No comments this evening.

B. Approve Minutes from the Meeting of 2/7/22

Mr. Rosen motioned to approve the minutes of February 7, 2022. Mr. Stuntz seconded the motion, and it was unanimously approved by a roll call vote: Mr. Stuntz, Ms. Amir-Lin, and Mr. Rosen.

C. Appoint One Commissioner to Approve Warrants While Conducting Meetings Virtually

Mr. Rosen motioned to appoint Barry Rosen as the Commissioner to approve warrants while conducting meetings virtually until the next meeting of the Commissioners. Ms. Amir-Lin seconded the motion, and it was unanimously approved by a roll call vote: Ms. Amir-Lin, Mr. Stuntz, and Mr. Rosen.

E. OLD BUSINESS:

1. Per- and Poly-Fluoroalkyl Substances (PFAS)

- Current sample data, if available
- Update on the American Rescue Plan (ARPA) Act Funding from the Town of Acton for the Design of PFAS Filtration at the North Acton Water Treatment Plant (NAWTP)

- Current sample data

Currently serving water to the public is the South Acton and North Acton Water Treatment Plants. The new Central Acton plant is intermittently supplying water during normal working hours (9-3PM). Work continues on the instrumentation and controls. We have been manning it over the weekends to get more water in system storage. We continue to use North Acton intermittently at a lower rate. South Acton is running at about ½ its capacity due to annual preventive maintenance on the supply wells. Samples for January and February have been in compliance for both treatment plants at around 17 parts per trillion (ppt).

- Update on the American Rescue Plan (ARPA) Act Funding from the Town of Acton for the Design of PFAS Filtration at the North Acton Water Treatment Plant (NAWTP)

Mr. Allen stated that he received from the Town of Acton a questionnaire related to the request for ARPA for remediating PFAS at the North Acton Treatment Plant. He submitted the questionnaire back to the Town. He and the District Treasurer participated in a risk assessment interview with the town's consultant, Clifton Larson Allen (CLA). It seems that they have been hired to manage the ARPA funding disbursement for the town. It will be managed as a grant, where we would submit invoices, they'd then be approved, and paid. Originally, the consultant said it would be a reimbursement process. The funds that we were currently approved for were for the design of the permanent PFAS filtration system for the NAWTP in the amount of \$450K. The next step in the process is the town will give us an application to fill out for approval. He is awaiting the application.

Erika Amir-Lin: Was there a final answer on the structure of the reimbursement question. Mr. Allen stated that the woman they interviewed with from CLA thought it was expense reimbursement, but then she corrected herself and said it would be more typical grant process, as aforementioned.

They have not said when they will start dispersing.

2. Follow-up Discussion on the Presentation from the Friends of the Bruce Freeman Rail Trail

Mr. Allen wanted to follow-up on the presentation that Paul Malchodi from the Friends of the Bruce Freeman Rail Trail presented before the Board at the last meeting with some configurations including a path that connects Lawsbrook Road to the School Street fields. They proposed path cuts right through our property in the vicinity of the Christofferson Well. He wanted to caution us on considering that model. It would limit the District on the use of that property. We have done some replacement well exploration in the vicinity of where that trail proposed to go. We are considering that while fresh in our minds and wanted to get this on the record and have a discussion.

Stephen Stuntz: his proposal just cut right through our property. Chris Allen: it would cause severe limitations on a relatively small parcel that is bordered by residences to the west on School Street and the Fort Pond Brook to the east. It is not a large sliver of land.

Erika Amir-Line: a good concern as once it is there it can't be undone.

Barry Rosen: it's nice for the trail (keeps away from the road) and makes it direct connection to the fields but it also creates artificial limits to the Water District's use of the property. He would lean more toward not having to ask people to undo things.

Chris Allen: Wanted to plant the seed as we have just seen the proposal. So that next time they come to us we are all on the same page with our concerns.

Matt Mostoller: There is the issue with limitations on a potential Christofferson well relocation and then there is also the bridge structure at the southern property which would be a substantial undertaking; there's a 30 ft elevation change from where the trail would traverse our property up to Lawsbrook Road which would all be in the wetlands. He has been tapped to be on a working group with the Town to represent the District's interest about this new trail.

Barry Rosen: do we need to give Paul a response now? Matt Mostoller: no not at this point.

Kim Kastens: requesting to please put a copy of Paul Malchodi's map of this proposal in the meeting document package so that the public can preview it.

3. Update on Central Acton Water Treatment Plant (CAWTP) Project

Mr. Allen stated that we are pumping it intermittently. Certification letter from MA Department of Environmental Protection (MA DEP) is enclosed in the Board's packets. The backup generator has been tested, and certified. The Fluoride tracer has been conducted and is pending submittal to MA DEP, so we are waiting on disinfection requirements. Pumping the facility to the system at a rate of 300 gallons per minute. Quality has been good. Mineral content has been low. Iron non-detect, manganese has been mostly in the .0005-.0006 parts per million (ppm) or Milligrams per Liter (mg/L). Our operators getting use to running the facility. Certified as a grade Treatment 2 (T2) facility so our operators have the appropriate level of license to run the facility. PFAS levels were at 5.92 PPT (first samples taken) and we will continue to sample for PFAS at the required interval, which, at this time, is monthly.

Barry Rosen: what do we do with the backwash? Chris Allen: Backwash is recycled but waste is trucked out.

Kim Kastens: when you truck the waste away where does it go and what happens to it? Chris Allen: it gets trucked offsite, and this type of waste can be typically can be mixed in with other organic material and reused in agriculture. It's basically inorganic solids. Kim Kastens: if it is inorganic why is it good for farming? Chris Allen: they mix it in with organic loam and becomes a compost material that can be reused in agriculture. Matt Mostoller: he hopes that for this waste stream it will go to a regular wastewater treatment plant, which is most likely.

4. Discussion of the Presentation of the Warrant Article for the Annual District Meeting on 4/13/22

Mr. Allen had a conversation with Counselor Bassett last week. She had asked if the Board would like a Consent Agenda for the Annual Meeting Warrant? This would combine perennial Articles that come out of Surplus Revenue. Barry Rosen: would be in favor of having a Consent Agenda. Counselor Bassett stated that the Consent Agenda would include Articles 7-11, which require a majority vote. Stephen Stuntz: these are common articles that we can explain very clearly.

Other Old Business:

Mr. Allen spoke with Attorney Lou Levine on Friday regarding Powdermill Place. This property is up for sale and the new Developer, Wood Partners, is thinking about purchasing it. Attorney Levine is

representing the original owner. He would like to meet with the Board to discuss the project. He is supposed to be providing Chris with a letter prior to the meeting that states his desires. The project was originally discussed in 2017.

Mr. Allen will invite him to the March 14th meeting and will press him to provide an overview of what he would like to discuss with the Commissioners.

F. NEW BUSINESS:

1. Extension of the COVID-19 Pandemic Provisions of the Governor's Executive Order for Holding Open Meetings.

Enclosed in tonight's packet to the Commissioners is a summary of the extension of the COVID-19 pandemic provisions of the Governor's Executive Order for holding open meetings virtually through July 15, 2022 (they were due to expire in April). The Board can hold a hybrid style meeting or keep them completely virtual. The Board decided to continue the meetings virtually until July 15.

Mr. Stuntz motioned to adjourn the open meeting at 7:45 PM. Ms. Amir-Lin seconded the motion, and it was approved unanimously by a roll call vote: Ms. Amir-Lin, Mr. Stuntz, and Mr. Rosen.

Next meeting: March 14, 2022

Free Cash Certification
Free Cash Calculation - Fiscal Year 2022

Begin:

Unreserved Undesignated Fund Balance 1,157,598.00

Subtract:

Personal Property Tax Receivable 0.00

Real Estate Tax Receivable 0.00

Other Receivables in Deferred Revenue 0.00

Total 0.00

Other Other Receivables, Overdrawn Accounts, Deficits

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

Total 0.00

Free Cash Voted from Town Meeting Not Recorded 0.00

Add:

Circuit Breaker, Other Closed Accounts, Adjustments:

0.00

Total 0.00

Deferred Revenue (Credit Balance+ Debit Balance-) 0.00

Free Cash Calculation for 2021 1,157,598.00

Reviewed By: Amy Handfield

Certified On: 3/9/2022

Acton Water District - PWS 2002000
 Summary of Treated Water Per- and Polyfluoroalkyl Substances (PFAS) 2022

Sample Date	Sample Location			
	Clapp/Whitcomb WTP	Central Acton WTP*	North Acton WTP	South Acton WTP
January 14, 2022	Not Sampled	Not Sampled	16.9	Not Sampled
January 31, 2022	Not Sampled	Not Sampled	Not Sampled	17.5
February 8, 2022	Not Sampled	Not Sampled	Not Sampled	16.9
February 15, 2022	Not Sampled	Not Sampled	15.5	Not Sampled
February 24, 2022	Not Sampled	5.6	Not Sampled	Not Sampled

Notes:

WTP = Water Treatment Plant

Units are in parts per trillion (ppt) or ng/L

ND = below method detection limit

Not Sampled = PFAS samples are not collected at each WTP on the same date

Results provided are the sum of 6 PFAS Compounds - PFOA, PFOS, PFNA, PFHxS, PFHpA, and PFDA

Exceeds Massachusetts Department of Environmental Protection (MassDEP) Maximum Contaminant Level (MCL) of 20 ppt or ng/L.

*The Conant 1 and Conant 2 wells have been combined into this new treatment plant effective February 2022.

All treated water data is shared with consumers to be transparent. Not all of the data presented here will meet MassDEP data acceptance standards.



Apartments at Powder Mill

6, 10, & 12 Powder Mill Road, Acton, MA

230-Unit Multifamily Housing Community

Acton Water District

March 14, 2022

Project Overview

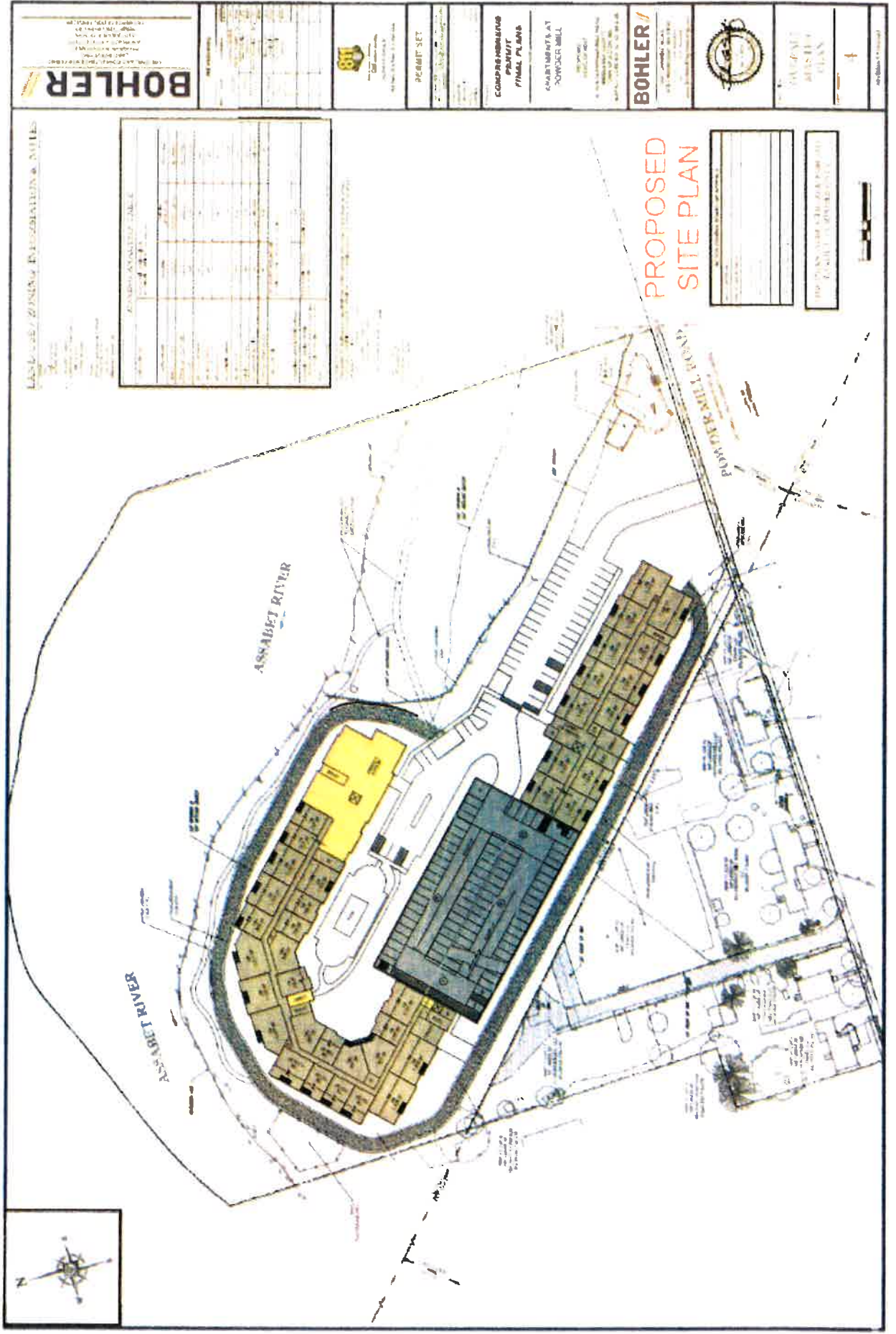


- Approved via Comprehensive Permit (“40B”) from the Acton Zoning Board of Appeals in August 2020.
- The project was approved for 230 units. The unit breakdown is as follows:

Unit Description	Unit Count	Unit Mix
Affordable Units		
1 Bedroom Subtotal	24	10.4%
2 Bedroom Subtotal	29	12.6%
3 Bedroom Subtotal	6	2.6%
Affordable Subtotal	59	25.7%
Market Units		
1 Bedroom Subtotal	66	28.7%
2 Bedroom Subtotal	87	37.8%
3 Bedroom Subtotal	18	7.8%
Market Subtotal	171	74.3%
Totals / Averages	230	100.0%

- 423 total bedrooms
- Wood Partners will be pursuing certain modifications to the approved plan that would change the site plan (as shown in this presentation) but maintain the same unit count.
- 25% of the units will be designated affordable for those earning up to 80% of the area median income. All 230 units will count towards the Town of Acton's Subsidized Housing Inventory (SHI).

Proposed Modified Site Plan

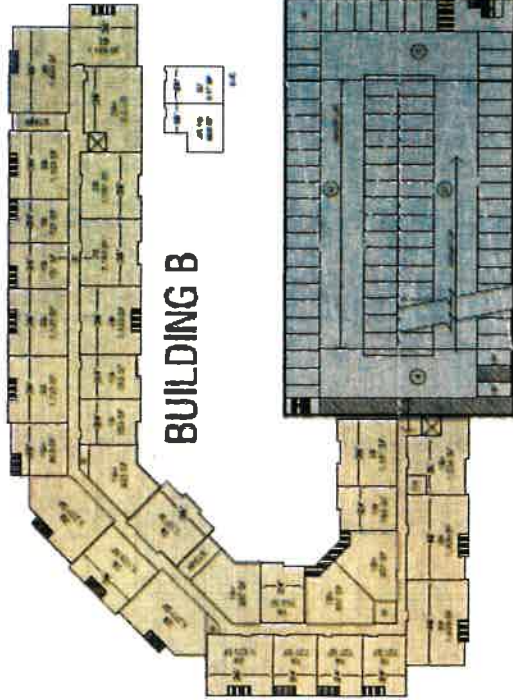


Proposed Modified Site Plan

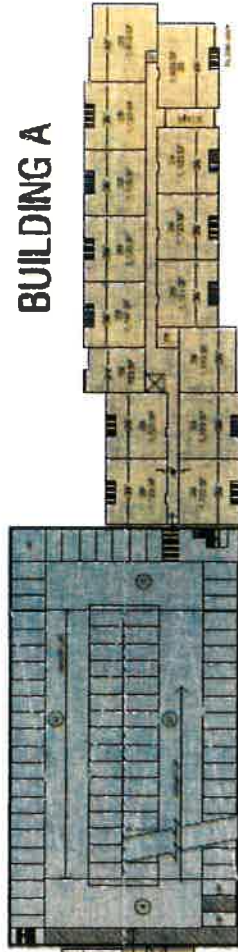


SAMPLE ELEVATION A

POWDER MILL PLACE
Acton, MA.



BUILDING B



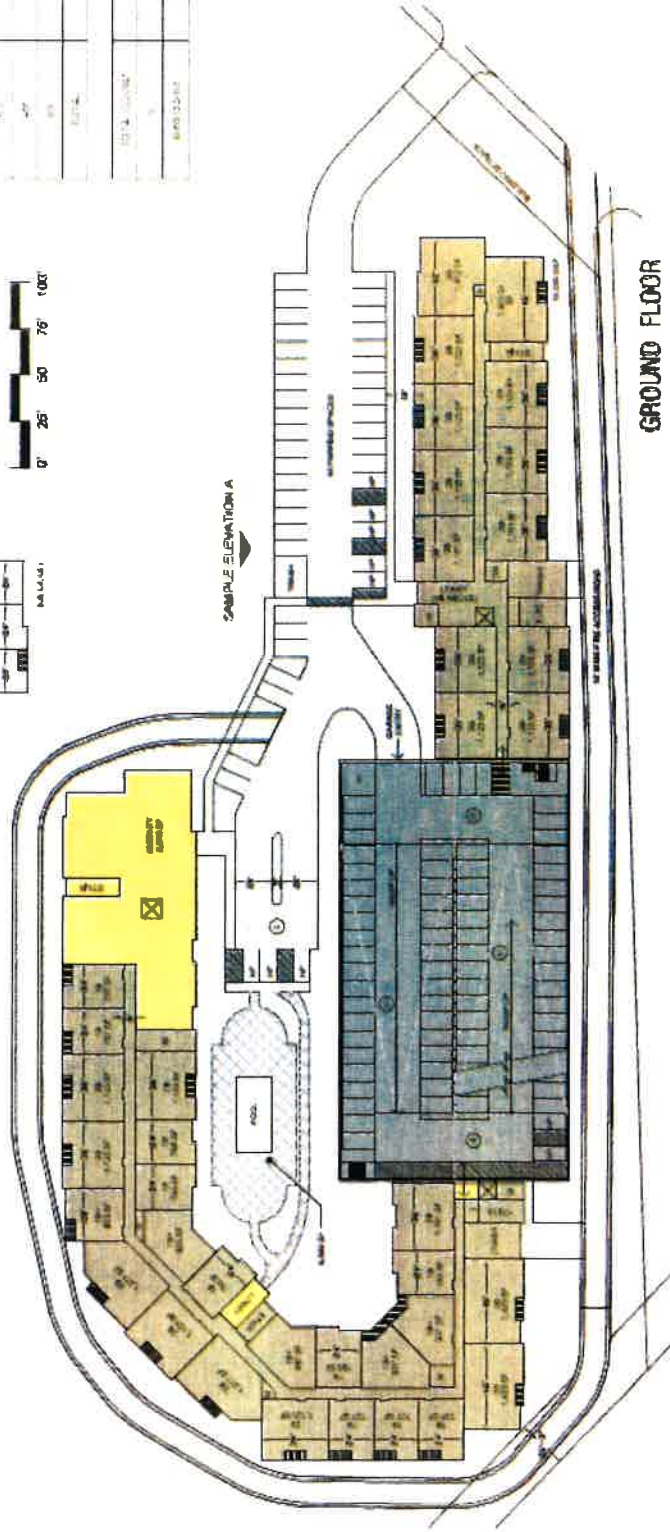
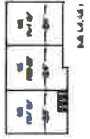
BUILDING A

BUILDING A

101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200
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BUILDING B

201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300
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CONCEPT PLAN
10.7.21



Proposed Fee Structure



- Delay payment of Demand Charges until first Temporary Certificate of Occupancy (TCO) is requested by general contractor.
 - The current regulations require Demand Charges to be paid at time of application.
- Demand Charges
 - Lock in \$3,550 per unit, for 171 market-rate units, as currently published on the Acton Water District website and Rules, Regulations and Rates.
 - Waive Demand Charges for 59 affordable units.
 - ❑ **Total Demand Charges would be \$607,050**
- No requirement for off-site improvements (Powder Mill water main upgrade or Maynard Interconnection)
- Waiver of any additional Demand Charges and Mitigations Fees

Questions and Discussion