

Acton Water



Water Supply District of Acton

693 MASSACHUSETTS AVENUE
P.O. BOX 953
ACTON, MASSACHUSETTS 01720

TELEPHONE (978) 263-9107

FAX (978) 264-0148

Board of Water Commissioners

Meeting Agenda

Monday, July 16, 2018 @ 7:30 PM

NEW BUSINESS:

- Common Ground Development Corp. for request for waiver of fees for connection to the District's system for the "Residences at Kelly's Corner" senior housing
 - Project is a proposed 31-unit 40B development at 446 Massachusetts Avenue
- **Comments from Citizens**
- **Approve minutes of June 18th meeting**
- Request from Green Acton for Commissioner's participation in 1,4-Dioxane forum

OLD BUSINESS:

- Update on conditions at 104 Powdermill Road (Baldco property) related to land lease with the District
 - Site meeting with owner to review results of land survey on 7/10

Board of Water Commissioners
Meeting Minutes
693 Massachusetts Avenue, Acton MA
Monday, June 18, 2018

DRAFT

A. Comments from Citizens

B. Approve Minutes off May 21st Meeting

C. Old Business:

1. Approve Senior Citizen Discount Policy
2. Update on Solar Arrrays Proposed for 16 Knox Trail & 62 Lawsbrook Road

D. New Business:

1. Request from the Town of Acton to Waive Past Due Water Bills on Property at 43 & 45 School Street

Present at Tonight's Meeting:

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

Acton Citizens:

Kim Kastens
Mary Lynn Miller

The Board of Water Commissioners meeting was called to order at 7:30 PM on Monday, June 18, 2018 at the Acton Water District office by Mr. Parenti.

A. Comments from Citizens:

Ms. Kastens presented to the Commissioners a document dated June 12, 2018 called Nagog Pond Update and referenced the June 6th note regarding the interaction between Littleton and Concord. She asked the Commissioners if they had any knowledge that this meeting took place? And, if so, how does the Commissioners feel about Littleton and Concord conversing and Acton being pushed aside. Would there be any opportunity for Acton to take part in the conversations? Mr. Parenti asked the Board if this Littleton/Concord conversation had something to do with the Cobb Well. Mr. Allen stated that it has to do with Cobbs Pond which is off Nashoba Road. Littleton is looking to build a well at Cobbs Pond. Mr. Parenti asked, if we wanted to tap into the same aquifer would we have to have land in the region to drill a well. Mr. Allen stated that we would not. Ms. Kastens stated that she'd like to see the District push for a joint facility. Ms. Miller stated that Nagog Pond is a beautiful resource and would not like it to be disturbed. She mentioned that she recently spoke with Kevin Hunt of the Littleton Water Department and he sounded serious about being able to use Nagog Pond for drinking water; he wants to tap into this other water shed. Littleton is having tremendous development and are in need of other water resources. Ms. Miller stated that she would like to see the District keep tabs on Littleton. Mr. Allen mentioned that the District stays in communication with Littleton on as needed basis. Ms. Kastens just asked that the District not get "squeezed" out of any discussions between Concord & Littleton.

B. Approve Minutes of May 21st Meeting:

Mr. Stuntz motioned to approve the minutes of May 21, 2018. Mr. Parenti seconded the motion and it was unanimously approved.

C. Old Business:*1. Approve Senior Citizens Discount Policy.*

Mr. Stuntz motioned to accept the Senior Citizens Discount Policy as written. Mr. Parenti approved and it was unanimously approved.

2. Update on Solar arrays Proposed for 16 Knox Trail & 62 Lawsbrook Road.

Mr. Allen gave an update on the solar arrays project proposed for 16 Knox Trail & 62 Lawsbrook Road. The letter enclosed from Mass DEP dated May 24, 2018 had concerns about the construction of the solar array impacting the network of groundwater monitoring wells in the WR Grace Superfund site. Mr. Allen mentioned that these concerns have been addressed. Also enclosed in tonight's packets is a conceptual rendering of the project which shows a 200 foot set back from the operating Assabet sources, Assabet 1A & 2A, due to Mass DEP's setback requirements that were recently promulgated. Red clouded areas on the rendering denote possible areas of expansion of the array to maintain the projected output. Mr. Allen stated that he spoke with Peter Bay, Project Developer with EDF Renewables and asked them to start looking in east / southeast direction. Currently there are some old buildings in this area from the prior sand & gravel operation, and in their conversation Mr. Allen stated that those could be razed to create additional space for Solar panels. Mr. Allen stated that the conceptual rendering is still being worked on.

Mr. Allen mentioned that EDF Renewables is working with a developer seeking interconnection in the Town of Maynard. The theory is to undertake a combined interconnection study with Eversource as a money saving strategy. Due to this project being queued in front of the District's proposed projects, this could potentially delay the District's projects about 2-3 months. Original plan was to have the Knox Trail array commissioned by the end of 2018, and the Lawsbrook array in early 2019.

Mr. Allen mentioned that on June 27th in Worcester, he and Margaret Campbell will attend the kick off meeting will be held for the micro grid feasibility study at a session held by the Massachusetts Clean Energy Center (MA CEC).

D. New Business:*1. Request from the Town of Acton to Waive Past Due Water Bill on Property at 43 & 45 School Street.*

Enclosed in tonight's packets is an email from Mark Hald, Assistant Town Manager of Acton to Mr. Allen asking the District if they would consider waiving the past due water bill on property at 43 & 45 School Street which is now owned by Habitat for Humanity. The bill is for \$496.68.

Mr. Allen stated that he would ask Mr. Hald if he would consider the possibility of waiving property taxes at 3-33 Knox Trail. Counselor Bassett stated that if the District has a bargained for exchange with the Town to waive taxes on 3-33 Knox Trail in exchange for the District's waiver of water use charges on 43 & 45 School Street, this would be legally acceptable. The exchange will be on the original amounts owed excluding interest, penalties or other fees Mr. Allen will write to Mr. Hald with this information.

Mr. Parenti moved to adjourn the meeting at 8:20PM and it was unanimously approved.



155 Merrimack Street – Lowell, Massachusetts 01852
(978) 459-0551

July 2, 2018

Mr. Christopher Allen
District Manager
Water Supply District of Acton
693 Massachusetts Avenue
PO BOX 953
Acton, Massachusetts 01720

RE: 446 Massachusetts Avenue—The Residences at Kelley’s Corner: Request for Fee Waivers under Chapter 40B

Dear Mr. Allen:

I write in response to your comments regarding the above referenced project dated March 12, 2018. One of the comments on page two (2), comment number ten (10), of your letter states as follows:

10. AWD acknowledges the applicants request for waiver of the fees related to connection to the Public Water Supply. The applicant must appear before the Board of Water Commissioners at a scheduled open meeting to make a formal request for this waiver. Prior to scheduling such appointment, the applicant should submit a letter of request to the District Manager stating conditions warranting such a waiver.

Please allow this letter to serve as a formal request of a meeting and waiver of fees related to the connection to the Public Water Supply.

As you know, the permitting for The Residences at Kelley’s Corner is proposed pursuant to Massachusetts General Law Chapter 40B. While not formally a Local initiative Project, otherwise known as a “Friendly 40B”, the Town of Acton Board of Selectmen and the Acton Community Housing Corporation each are on record in support of the Residences at Kelley’s Corner. The proposed development consists of thirty –one affordable 1 bedroom apartments for seniors age 62+ and eligible persons with disabilities.

The fee waivers are sought for the following reasons:

- The proposed development funding includes Low Income Housing Tax Credits (LIHTCs) and other funding sources from the Commonwealth's Department of Housing and Community Development (DHCD)
- The demand for these state resources exceeds supply making the funding programs highly competitive
- The total development cost per unit is a major factor in the state's ranking of proposals and project selection
- The level of local community support, especially financial assistance, is another equally important factor in the state's ranking process
- The state holds one funding round per year with pre-applications due in the Fall (likely November) and, if invited, One Stop applications due in the Winter (February)
- Given the level of competition, applications can take up to 5 years or more to be selected for funding
- The level of community support can have a positive effect on that funding timeframe
- The development must attract private institutional investors to raise equity funding from the sale of LIHTCs.
- Investors also consider the total development cost per unit in their decision-making about whether or not to invest and in assessing the value of the tax credits
- The value of the tax credits and the effect on equity is a critical funding source especially after federal tax reform lowered the corporate rate from 35% to 22%
- There is a need for affordable senior rental housing in Acton as evidenced by the number of local Acton and other applicants on the Acton Housing Authority waiting list, presently at 5 years
- Unlike for sale developments, 100% of the rental units will count towards Acton's Chapter 40B 10% affordable threshold, its Subsidized Housing Inventory
- The proposal is consistent with the Town's Housing Production Plan and the Kelley's Corner Master Plan
- Development costs continue to escalate due to numerous factors from increasing interest rates risk to tariffs on building supplies to the ongoing high level of construction activity to the lack of skilled tradesmen and subcontractors among others

In summary, the proposed Residences at Kelley's Corner will help to address the critical shortage of affordable housing in the Town of Acton. If granted, the requested waiver of water connection fees will be a significant contribution toward ensuring the success of this affordable development for seniors.

The Common Ground Development Corporation project team greatly appreciates the support and guidance it has received from town officials to date. Common Ground team members request that the Water Commissioners place our request on your July 16 or next available meeting agenda.

Meanwhile, please let me know if you require additional information.

Thank you for your consideration.

Regards,

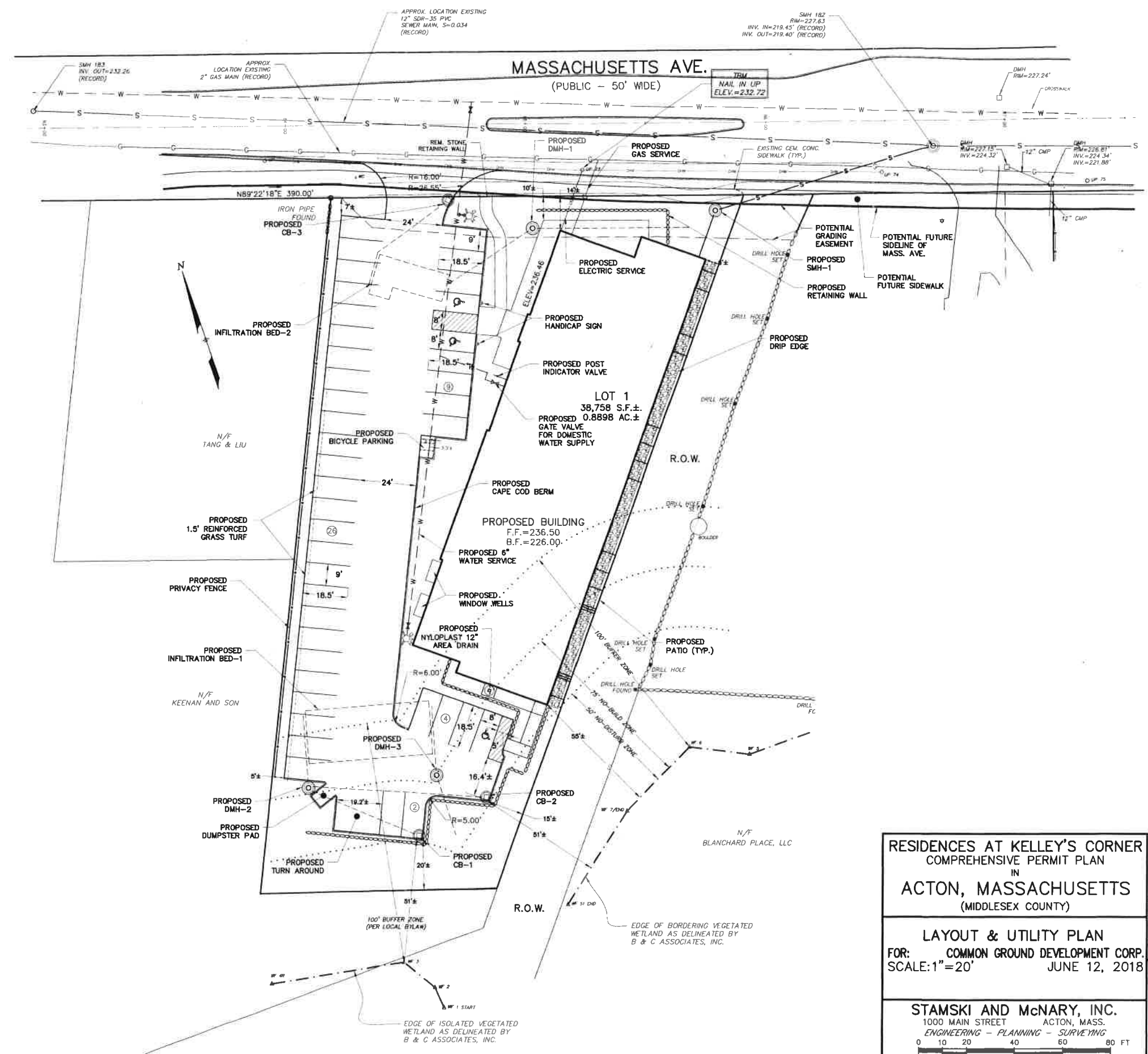


Steven Joncas
Director, Real Estate Development

Cc: Acton Planning Department
Acton Community Housing Corporation

LAND USE DATA

ZONING REQUIREMENTS		
ZONING DISTRICT:	RESIDENTIAL-2 (R-2)	
REQUIRED:	38,758 SF	PROVIDED:
MIN LOT AREA:	20,000 SF	38,758 SF
MIN LOT FRONTAGE:	150 FT	172.00 FT
MIN LOT WIDTH:	50 FT	> 50 FT
MIN FRONT YARD:	30 FT	14 FT
MIN SIDE & REAR YARD:	10 FT	6 FT
FLOOR AREA REQUIREMENTS		
LOT AREA =	38,758 SF	
DEVELOPABLE SITE AREA (DSA) =	38,758 SF	
PARKING REQUIREMENTS		
(FROM SECTION 6.3.1)		
RESIDENTIAL USE:		
2 SPACE / DWELLING UNIT =	62 SPACES	
NUMBER OF SPACES REQ'D =	62 SPACES	
NUMBER OF SPACES PROVIDED =	41 SPACES**	
*STANDARD SIZE = 38 AND HANDICAPPED SPACE(S) = 3		
**1.32 SPACES PER UNIT		
SEWAGE FLOW:		
37 BEDROOMS X 110 GPD/BDRM	= 3,410 GPD (RESIDENTIAL)	
TOTAL =	3,410 GPD	
TRACT AREAS:		
	PERCENTAGE OF LAND	
BUILDINGS =	32%	
PARKING/OTHER PAVED VEHICULAR AREAS =	37%	
OPEN SPACE =	30%	
OTHER (WALKWAYS/PORCHES) =	3%	



RESIDENCES AT KELLEY'S CORNER
 COMPREHENSIVE PERMIT PLAN
 IN
 ACTON, MASSACHUSETTS
 (MIDDLESEX COUNTY)

LAYOUT & UTILITY PLAN
 FOR: COMMON GROUND DEVELOPMENT CORP.
 SCALE: 1"=20' JUNE 12, 2018

STAMSKI AND McNARY, INC.
 1000 MAIN STREET ACTON, MASS.
 ENGINEERING - PLANNING - SURVEYING
 0 10 20 40 60 80 FT
 SM-5715A (5715A SITE.F.1.dwg) SHEET 4 OF 6



Acct # **6806** Cust ID **9847** Customer/Business Name **Towne School Lmtd Partnership** Street Address **433 Massachusetts Avenue**

Off Y = Off N = On N On

Contact **Melissa** Contact Phone # **978 375-1374**

Rent/Lease Misc Water Fire Sprinkler Cross Connection Private Well Lien Do Not Bill Irrigation Interest Exempt

Current Charges **1,937.80**
Credit **0.00**
Balance Due **1,937.80**

TieCard Calculator Meter Change w/O Edit See Water Bill July 2018

Map It Envelope Communication Entry Update Cancel Refresh

WaterSmart Interim

New Date **6/18/2018** New Read **491896** Code Total Use **23662** P **993.80** Water Charges **704.00** Service Fee **240.00** Total Charge **1,937.80**

Current Charges Histories Meter Info Outside Address Notes Find Tiecard Misc Backflow

Usage History

Bill Date	Read Date	Use	Amount	Code
7/6/2018	6/18/2018	23662	1937.8	
4/4/2018	3/14/2018	22918	1739.21	
1/5/2018	12/14/2017	24285	1785.69	
10/6/2017	9/18/2017	22004	1884.17	
7/7/2017	6/15/2017	18286	1728.01	
4/5/2017	3/17/2017	18641	1609.79	
1/6/2017	12/14/2016	22552	1742.77	
10/6/2016	9/16/2016	28249	2162.46	
7/5/2016	6/15/2016	24626	2010.29	
4/4/2016	3/15/2016	22167	1729.68	
1/4/2016	12/8/2015	18951	1620.33	
10/6/2015	9/14/2015	20296	1828.43	
7/6/2015	6/9/2015	21825	1892.65	
4/4/2015	3/10/2015	22837	1273.11	

Billed History and Payments

PAYMENT	BANKNO	PDDATE	Batch	Notes
\$964.16	6343	1/21/2014		
\$1,070.18	6288	10/15/2013		
\$250.00	6254	8/23/2013		
\$1,080.58	6229	7/15/2013		
\$1,005.38	6182	4/29/2013		
\$945.74	6117	1/8/2013		
\$675.79	6071	10/30/2012		
\$280.54	24969	9/7/2012		
\$250.00	1020	9/5/2012		
\$280.54	1020	9/5/2012		
\$247.76	1017	8/29/2012		
\$510.96	6017	7/17/2012		
\$45.26	M65Abate	7/17/2012		
\$35,880.00	1004	6/10/2011		

Impact Fee paid for last project by this developer "Old High School Commons"

Chris Allen

From: Mary Bassett <mary@marybassettlaw.com>
Sent: Thursday, July 12, 2018 7:39 AM
To: Erika Amir-Lin
Cc: Parenti, Ronald - 0666 - MITLL; Chris Allen
Subject: RE: 1.4-dioxane forum

Hi Erika,

Thanks for the question. All you described would be a topic for discussion at the Commissioner's meeting.

Chris is copied on this email and I ask him to put the topic on the agenda for this Monday night.

Thank you,

Mary Bassett

Sent from my 1-Mobile 4G LTE Device

----- Original message -----

From: Erika Amir-Lin <erika.amirlin@gmail.com>
Date: 07/11/2018 8:16 PM (GMT-05:00)
To: Mary Bassett <mary@marybassettlaw.com>
Cc: "Parenti, Ronald - 0666 - MITLL" <parenti@ll.mit.edu>
Subject: 1.4-dioxane forum

Hi Mary,

Green Acton invited me to participate as a speaker in their fall forum on the 1,4-dioxane situation in Acton. I am unsure if I should participate, and since Ron has attended their planning meeting for the forum, I wanted to get his input based on what he learned at that meeting.

Is this a conversation he and I are able to have one-on-one, or must it be discussed at a Commissioner's meeting? I have cced him on this email for informational purposes.

Thank you!

Erika

Baldco property



Property Information

Property ID 13-136
 Location 104 POWDER MILL RD REAR
 Owner BALDCO INC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Acton, MA makes no claims and no warranties expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 04/24/2018
 Properties updated 06/30/2018

Legend

Blue outline - Baldco
 Yellow outline - AWD
 Red marker - AWD production well