



RAYNHAM BOARD of SEWER COMMISSIONERS

RAYNHAM, MASSACHUSETTS

MEETING MINUTES – NOVEMBER 9, 2023

PRESENT: Mr. Joseph Bettencourt, Chairman; Mr. Joseph Bickel, Commissioner and Mr. Rob Carey, Raynham Sewer Superintendent

ABSENT: Mr. Jeff Kelleher, Commissioner

CALLED TO ORDER:

Mr. Bettencourt called the meeting to order at 6:00pm

APPROVAL OF MINUTES

Meeting Minutes – October 12, 2023

Amendment to the vote on the approval of the October 12, 2023 minutes. The correct vote should be
Vote: 2-0-1

MOTION: Moved by Mr. Bickel and seconded by Mr. Bettencourt to amend with the correction above and approve the Sewer Commission Meeting minutes of October 12, 2023 as printed.
Discussion: None. Vote: 2-0-0

SUPERINTENDENT'S REPORT

Mr. Rob Carey

Department Operations

A total of twelve manhole frames and covers were replaced in the Elm Street East area to include Apple Blossom Lane and Jennings Drive. The covers were either severely worn or damaged allowing inflow of water during rain events.

Two motors were replaced at the Ramblewood Drive Pumping Station. The station sprung a water leak in the air release line which in turn got the motors wet and damaged the bearings. The damaged motors were sent out for rebuilding and now back on the shelf as spares.

Sewer Office Generator

The generator has arrived and set in place. Brandon Daniels has completed the wiring from the transfer switch to the generator and is working on transferring the electrical circuits from the electrical circuit board to the transfer switch.

W.H. Riley will be installing the fuel line from the propane tank to the generator and at which point, Mr. Carey will be able to schedule start up with Kraft Power.

Unfortunately, Brandon Daniels has given his notice with his last day being November 24, 2023. The position has been posted and Mr. Carey received a few responses already.

Taunton Sewer Treatment Billing

The first quarter sewer treatment bill has been processed in the amount of \$117,860 which is for the months of July, August, and September.

Sewer Use Billing

The billing was sent out around October 23, 2023 and at this point all customers should have received their bills. The due date is November 23, 2023.

Sewer Connections

Last month there was one new sewer connection. for a total of twenty-seven connections since the beginning of the year. In addition, there was a reconnection of a house on Center Street that had burnt down a couple of years back and a service line was rebuilt at the flea market.

Rt. 44 Diesel Tank Replacement Project

Meco Environmental has provided submittals for the project and Tighe & Bond is currently reviewing. Mr. Carey is awaiting a date for the project kickoff meeting and the lead time on the tank is approximately twelve weeks once ordered. Probably early spring install.

ARPA Generator Project

Tilton Electric Incorporated has confirmed that they can accomplish the project with the specified Kohler generators. Submittals have been received for the project and Tighe & Bond is currently reviewing. Once submittals are approved, the generators will be ordered. Once ordered, estimate delivery is 40 weeks.

Fall Special Town Meeting Articles

The Town Meeting is scheduled for November 13, 2023 at 7:00 p.m. The Sewer Department will have a total of three Articles on the Special Town Meeting Warrant.

Article 17 – Transfer of \$50,000 from the Sewer Enterprise Retained Earnings Account for the Rt. 44 Diesel Tank Replacement.

Article 18 – Transfer of \$15,500 from the Sewer Enterprise Retained Earnings Account toward the implementation of the Raynham Sewer Geological Information System set-up.

Article 21 – Transfer of \$300,000 from the Sewer Enterprise Retained Earnings Account to Raynham Sewer Department Stabilization Account pursuant to Massachusetts GL Ch 40, Section 5B.

Mill Street culvert replacement

The Department has been heavily involved with the project with sewer line conflicts. An existing sewer manhole needed to be removed with the sewer main shortened up to make room for the excavation of footings and wing walls for the new culvert. The stream has been temporarily diverted.

The Department will also be involved in relocating a buried phone line conduit which goes to the Mill Street Pumping Station.

Raynham Gaming Facility

Mr. Carey is waiting on the pressure testing of the force main on the project site. H.M. Lopes pressure tested the line installed along the shoulder of Broadway as well as the gravity lines.

Rt. 44 Muffin Monster

The muffin monster grinder at the Route 44 Pumping Station has been changed out.

New Business

Broadway Crossing 40B Project

Present was Mr. Dan Andrade, Manager of Broadway Crossing and owner of Advanced Development and Attorney Ilana Quirk.

A plan was presented with the final drafting of locations for the buildings for a total of 240 units rental apartments with garages.

The proposed project is being put through as a Local Initiative Program. The project was presented to the Board of Selectmen to partner with the Town. Therefore, any changes to the project, the developer will present to the Selectmen. The project has been before the Board four times.

Mr. Andrade presented the Selectmen's letter agreeing to the project.

Mr. Andrade also presented the Board with a copy of a letter from the State thanking the Board of Selectmen and developer on their proposal of a Local Initiative Program.

The project as presented meets the Master Plan and will push the Town over the 10% for Safe Harbor.

Mr. Andrade presented a description letter drafted in April 2023.

After reviewing the calculations, Mr. Carey spoke to Mr. Andrade regarding revision to some of the numbers. Mr. Carey discussed a discrepancy on the count for the number of bedrooms.

The Commission will receive a new revised and updated set of plans which will include the correction to the calculations.

Mr. Bettencourt commented on the project being in a great location except for the crossing of Rt. 138. He wondered why nobody has mentioned a pedestrian walk over.

The plans for the curb cut include the entrance to the development identical to the Market Basket.

Mr. Andrade informed that a part of the layout package is to replace the lights and add a crosswalk with crosswalk lights at the intersection of Market Basket.

Mr. Andrade reviewed the fee schedule within the package.

One-hundred eighty units at a cost of \$4,000 each would amount to \$720,000. The remaining sixty units are affordable housing.

The "alternative list" suggested a fee of \$2,000 per unit which is a total of \$360,000 to be paid up front.

Mr. Andrade spoke about sewer service for the units. And suggested alternative #2 because it is very fair and in the long run the Sewer Department will be receiving funds up front.

Mr. Bettencourt discussed the yearly user fee which is based on the rate as of today. The rate is always subject to change. He said, “user fees should be off the table as it is part of the rent.” Mr. Bettencourt would like to discuss the connection fee. The Sewer Department will negotiate a price with the developer, as they have done in the past, for the connection fee. The Department does not have a provision in the operating budget to give affordable housing free sewer service. Mr. Bettencourt discussed the conversation during the last project where they discussed the waiver of connection fee and initial fee for affordable units.

Attorney Quirk asked if the Commission would be willing to waive the connections fees for the affordable units.

Mr. Bettencourt informed that they are prepared to do what they did last time.

Mr. Andrade asked if there was a difference in user fees for renters via ownership units.

Mr. Carey informed that it is related to flow not who owns the unit.

Mr. Andrade reviewed the existing infrastructure. The property has four existing stubs, one will be tied into the community building.

Mr. Carey questioned the plans as they show an eight-inch line that will be tied into a six-inch stub.

Mr. Andrade informed that they will be requesting six-inch pipe throughout.

Mr. Andrade anticipates an approval by the end of the month for the curb cut at which time they will go back in front of the Zoning Board of Appeals.

A rendering of the buildings was presented to the Commission.

The Commission will need to draft a letter regarding the fees to be presented to the Zoning Board of Appeals.

Mr. Bettencourt suggested the developer communicate with Mr. Carey and once both parties agree on the connection fee, a letter will be drafted for the Commission to sign. The developer will then be able to move forward and present to the Zoning Board of Appeals.

Mr. Bettencourt informed that he cannot give the developer a 100% guarantee that the capacity for the sewer will be there. The Town is getting close to the maximum and is working hard with the City of Taunton.

ADJOURNMENT

Mr. Bettencourt asked for a motion to adjourn.

MOTION: Moved by Mr. Bickel and seconded by Mr. Bettencourt to adjourn from the Raynham Sewer Commission Meeting of November 9, 2023 at 7:15 p.m. for the performance of administrative duties only. Vote: 2-0-0

Transcribed from Recording

Respectfully submitted,

Dawn Caradonna
Recording Secretary

Documents provided to the Sewer Commission

Mr. Carey's Report

Next Meeting date:

Thursday, December 14, 2023 @ 6:00 p.m.
