

Water and Sewer Public Hearing on Sept. 12, 2018 regarding proposed 18 – family development on Jesse Road

Present: Jay Spahl, Scott Zajkowski, Tom Fournier, Scott Piekarczyk, George Patrinos, Lori Smith

Jay opened the public hearing at 6:30 pm. This meeting is for the Water and Sewer Commissioner's review of Dudley Estates drawings for water and sewer regulations and conformance for property located on Jesse Road, Dudley, MA inventoried as Assessors Map 115 and Parcel 135. Our concern is for water and sewer only. Jay gave the floor to Ben Osgood to present the proposal and stated that the board will give input regarding as to what is required in terms of materials so that it conforms to our regulations.

Ben Osgood, Engineer with Ranger Engineering representing the applicant Four Lots Dudley Realty Trust, presented an overview of the proposed 18 single-family development. This property is located within the Water Shed Protection District which is under the jurisdiction of the Water and Sewer Board. They are proposing a cul-de-sac roadway to come in off of Jesse Road with 15 homes and three homes with driveways on Jesse Road. He said the Conservation Committee would set forth restrictions as to fertilizers these homes can use, requirements where the houses will be located, and required offset distance from the wetlands.

The meeting was then opened up to questions from the audience. Ms. DiDonato questioned if they were filling in any intermittent streams. Ben stated that near the culvert there is a couple of intermittent streams that they will be redirecting to go into the culvert of the new road, flows into a small pond and then flows into the wetlands behind the proposed development. He said while they are redirecting and not filling in the intermittent streams the technical term for this process is filling in as there will be dredging involved. Jay reminded the audience that the board's concern and jurisdiction is only in regards to water and sewerage going into and out of the proposed development. A resident questioned with all of the main breaks that have been occurring on Mason Road whether this development would make the situation worse or better? Jay stated that they will be required to tie in with a three-valve system from Mason Road and go up to Alton Drive and that the acting Superintendent agrees that we want the water feeding down from Alton Drive with the valve shut off at Mason Road, only to be used in an emergency. Water will be fed off of Alton Drive. Jay did say that the board is hoping to replace the infrastructure on Mason Road in the near future. He said that the Town's water capacity is enough to handle the needs of this development. Jay did state that with this project and possibly one other development the town would be getting close to reaching our daily pumping capacity for water as set forth by DEP. This being the case the board may need to consider implementing a water moratorium for future businesses and developments and only allowing connections for single family homes. The board was questioned if there is enough capacity for the sewer for this project. Scott Z. said that there is no problem with sewer capacity as it all goes to the Webster Treatment Plant which is currently operating at a 65% capacity rate. Jay said that in reference to their sewer concerns Dudley and other cities/towns in the commonwealth are being required by DEP to conduct Inflow and Infiltration studies to identify and compromises in the system and make corrections to reduce the amount of surface water going into the sewer system. This will result in even less flow into the Webster Treatment Plant.

A resident questioned what would happen if the sewage pumps on these individual houses in this proposed development failed? Jay stated that it would be the homeowners' responsibility to fix it.

George said that the Sewer Department does have one available to lend out while pumps are being repaired if available at the time of need. David Konciezny asked the board that as they may be considering instituting a water moratorium in the future, if it might make better sense to deny the development and save the water for businesses which would increase the tax base. Jay said that the town has been holding water approval for 10 years for a couple of businesses that never materialized. He said that we operate as a business and depend on the revenue from selling water to pay for the overhead and expenses of running the department. Otherwise, we would need to raise the rates. Tom Fournier added that we cannot deny permits based on whether we think projects are good or not if they meet our regulations. As all issues have been discussed. Jay closed the hearing for the review of Dudley Estates at 7:12 pm.