



OFFICE OF THE
WATER DEPARTMENT
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-8893
waterdept@dunstable-ma.gov

Water Department Minutes **Tuesday, April 28, 2015**

Approved: May 12, 2015

Members present: Bryan Conant, Mark Cullen and Bob Gamache
Meeting held: At the Dunstable Public Library, 588 Main Street . 6:00 p.m.

Public Information Meeting – Water Project

Bryan opened the meeting, welcomed those in attendance and explained that the aging infrastructure on Pond Street was the catalyst for pursuing this project. He said that Town Meeting appropriated \$70,000 for engineering/consulting services in order to provide the town water system with an alternative to the 90+ year old hydro-pneumatic station on Pond Street. He then introduced Jeff Faulkner from Tighe and Bond who went through the power point presentation. Highlights include:

- 1) Over two dozen locations were investigated.
- 2) Several styles of storage facilities were evaluated.
- 3) Town's multi-use district (MUD) on Pleasant Street was identified as the best location.
- 4) Current system includes: two gravel packed wells, 3.3 miles of pipe (some over 70 years old) and two 4,000 gallon hydro-pneumatic tanks
- 5) Hydro-pneumatic tanks are located in a below ground structure, estimated at over 90 years old, does not provide adequate fire protection for the Town and recent mechanical failures have flooded the facility causing loss of pressure.
- 6) Project: construct new 200,000 gallon water storage tank on Town owned land, diameter 43 feet, height 25 feet, construct new booster pump station adjacent to tank, replace or modify well pumps, decommission tanks on Pond Street and replace 5,030 feet of water main that is undersized.
- 7) Benefits: provides adequate water storage, allows for expansion of water system, no land purchase costs, low profile structures will be architecturally appealing, improves water system infrastructure, service life of at least 50-75 years and provides fire protection capabilities.
- 8) Cost totaling \$3,500,000 which is .46 per thousand of assessed value of homes for forty years. In other words, a home assessed at \$349,000 would be about \$161.

Questions asked during the meeting:

- 1) Are site work, paving of the roads and well modifications included in the cost?
Jeff said that the water main price includes site work and paving and that the booster station cost includes the modifications to the wells.
- 2) Does the 46 cents per thousand include principle and interest? Yes



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- 3) What does this project do to the ISO rating of the town and individual homeowner's insurance? Fire Chief Brian Rich explained that ISO ratings range from 1-10. A 10+ means that you don't have any fire protection/apparatus at all. Dunstable is a 9+ which means that we have a fire truck. It is predicted that anyone within 1,000 feet of fire hydrants should see lower insurance rates. Outside the 1,000 feet, homeowner's may see a slight drop in their insurance rates.
- 4) How would this project be financed? Through a debt exclusion paid by all taxpayers and possibly a betterment for those properties located along the water line. Bryan, the Water Chairman will be meeting with the Board of Selectmen on April 29th to ask this question.
- 5) Were the properties with higher elevations considered? Yes, but those choices were eliminated due to the cost of purchasing private property and/or the cost of mains (\$1,000,000 per mile). The total of the ground elevation and height of tank needs to equal 327q
- 6) Salmon Brook is next to the MUD property, what effect does the flood plain have on the project? The flood plain touches the corner of the parcel we have identified for the storage facility but not the area where the tank will be located.
- 7) Will this project allow for expansion of the system? Yes. Alan Chaney from the Community Housing Committee then spoke about the 18 housing units on the former Best Triangle and a future project on the MUD property which will all be on the town water. He went on to say that because of state requirements, sprinkler systems will be installed.
- 8) Will sprinkler systems need to be installed in every building? The Fire Chief said only in new buildings.
- 9) Approximate schedule: Design: summer/fall 2015, Bid: spring 2016, construction fall 2016, with system going on-line approximately 2 years from now.
- 10) How much of the MUD property will be used? As little as possible. We are planning on building the facility in a location that will allow access to the remaining parcel.
- 11) Why replace undersized mains with 12+. The cost from 8+ to 12+ is minimal.
- 12) What maintenance is required of this system? Tank requires very little maintenance, just inspections. Booster station would require weekly inspection.
- 13) Is this project going to encompass existing residents that need town water? No,
- 14) Why can't the Water Department be dissolved and the 102 customers install individual wells on their property? 1) It is a requirement that any building with 25 or more people must have their own licensed operator. That would pertain to the school and possibly the Town Hall. That would be a cost to taxpayers. 2) Some parcels do not have enough land to install a well because of septic requirements. 3) Water source could be a problem. Some lots may not find water easily.



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Since the Library was set to close at 8:00pm, the Board will address meeting minutes, bills, payroll, etc. at the next meeting.

Information session ended at 7:48pm.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Water Department

APPROVED