



HARVARD SEWER COMMISSION

MINUTES

Wednesday, December 19, 2012
Town Hall Meeting Room

Cindy Russo, Chair *Kyle Hedrick* *Richard Maiore*

Present

Commissioners: Kyle Hedrick, Rick Maiore

Others: Tim Bragan, Town Administrator; Tim Clark, Selectman; Marie Sobalvarro, Selectman; Scott Hayward, The Harvard General Store; Paige O'Brien

Public Comment

Scott Hayward, owner of The Harvard General Store, came to hear updates. The Store is ready to connect and he would like to do so as soon as possible. Mr. Maiore proposed reviewing the construction, connection and drain layer reports and then fielding any questions Mr. Hayward may have.

Update on system construction and connection schedule

Mr. Bragan reported that the system construction is done. Only minor non-plant related tasks remain to be completed (fencing, lights). The town has received an email message from Mr. David Boyer, MDEP, confirming that everything is satisfactory. However, Mr. Bragan states, that he has not received the go-ahead, in writing, from Mr. Boyer's boss, Mr. Kimball. Once this letter is received, connections may take place. Mr. Hedrick will revise the introduction letter to be dated 12/19/2012. The letter will direct district residents to proceed with hiring town-approved drain layers.

Update on drain layer applications and licenses

The Commission received 2 applications to review for approval. Mr. Maiore reported that he has spoken to two district owners who would like to hire excavators that have done previous work for them. Mr. Maiore will follow up with these residents and recommend that they have these drain layers submit applications.

Discussion: Mr. Hayward, The Harvard General Store

Mr. Hayward would like to proceed with a "change of use" as soon as possible, so that he may continue to develop a seated café with foods prepared on-site. Mr. Maiore stated that his position is that The Commission should look at all commercial activities and establish, based on the current use, a 'per day limit' and then allow the property owner to operate under that limit and to make necessary changes in commercial area that are allowed by zoning. Selectman Clark asked The Commission if Title 5 would be used as the guideline for setting the daily use limit. Mr. Maiore responded affirmatively, but stating that Title 5 is generic and some interpretation may be necessary. The historical data for usage of residential properties makes it easy to know what actual use would be after connection. This method does not apply for

commercial properties because daily usage is uncertain. Discussion ensued around residential versus commercial use and Selectman Clark advised use of caution and recommended researching other towns with commercial properties hooked up to town systems. Mr. Hedrick stated that he is leery of constructing caps before the system starts to run and to assemble daily/monthly flow data before making these considerations.

Mr. Maiore believes that The General Store is a good prototype for procedure on how The Commission will deal with other change of use requests and recommended that Mr. Hayward come before The Commission with a request for a change of use which would then require a decision from The Commission on whether that use could happen based on previous data of use (gallons per day). Once granted, that use becomes the new profile (reality) for The General Store.

Mr. Hayward will present a formal change of use request at the January 2, 2013 meeting.

Review letter regarding betterment charges for religious institutions

Tabled until next meeting.

Other Matters

- Malcolm Carley (Fairbank St.) needs to come to The Commission to get changes made to matrix. (Finance Director Lorraine Leonard has filed betterment as 3-family house.)

Timeline for connections and action items necessary prior to connection

- Review drain layer applications. Concern was voiced regarding approved drain layers who only want to do specific jobs and not avail themselves to other residents. These drain layers will be on the list and it will be up to them to decline requests.
- Mr. Hedrick will “make a pitch” to drain layers in an effort to increase the number of [realistic] choices for residents.

Approval of Minutes of December 3, 2012

Tabled until next meeting.

The next scheduled Commission meeting is Wednesday, January 2, 2013
9 a.m. in the town hall meeting room.

Respectfully submitted by Paige O'Brien