

**Medway Redevelopment Authority**  
**August 28, 2014**  
**Medway Middle School**  
**45 Holliston Road, Room 1319**  
**Medway, MA 02053**

**Members Present:**

Ray Himmel, Douglas Downing, Michael Griffin, and Andy Rodenhiser.

**Also Present:**

Consultant Rob Hubbard  
Recording Secretary, Amy Sutherland  
Administrative Assistant, Allison Potter

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The meeting was opened at 7:00 pm.

The Chairman wanted it noted that the building is extremely difficult to access since the doors are locked.

Mr. Perella was briefly at the meeting and explained that he is no longer a representative on the Medway Redevelopment Authority. The Governor appointed another individual. Mr. Parella wanted to thank the Board of Selectmen for giving him the opportunity.

The Board thanked him for his willingness to serve of the Medway Redevelopment Authority.

**Minutes July 16, 2014:**

The minutes from July 16, 2014 will be tabled until the next meeting

**Department of Public Works Representative Tom Holder:**

Mr. Holder was present at the meeting to discuss a variety of issues regarding water. Currently, the town has 30% unaccounted water. This number has since been amended to 24% unaccounted. These numbers get reported to the Department of Environmental of Protection. The Town currently has 3500 water accounts. The amount of water the town is pumping a day is 1,000,000 gallons. There is about 250,000 gallons unaccounted a day. Mr. Holder indicated that

it is common for towns to have unaccounted water. There are many factors which need to be researched when looking at unaccounted water. The measures which are in place to address the unaccounted water include, replacing broken meters, conducting a sub-metering analysis which would include pulling 75 to 100 meters which will be sent out for testing. Some of the pipes also need to be checked for leaks. The town currently does yearly leak detection. Finding the unaccounted for water is not an easy task. It could take more than a year to find the issue.

### **Future Capacity:**

The Town of Medway is permitted for a specific of water. This number is determined by how much water is pumped on a daily basis. There are four wells which have data recorded on a daily basis. The State determines the permitted amount of water. The town is permitted for 0.91 million a day. The town is at its permitted levels. If a project comes to town, a permit is sought and we need to seek approval. The water management permit has been recently renegotiated and now includes language for the increase of allowable withdrawal. The town does have the ability to petition the DEP. The water ban in town are mandatory by the State. This is required under the permit. Irrigation is classified as non-essential watering.

### **Basin/Functions:**

The Charles River Water Basin is the area where water is being drawn from. To preserve the basin and make sure it is functional, restrictions are put in place. The town is mandated on how much water we can draw from the ground each day.

If a hotel wanted were proposed the town would need to take the following steps:

1. Check with DEP and petition for an increase. This probably would not be granted since we cannot account for 24% of the unaccounted. The unaccounted water percentage would need to go down 10%. The DEP could also issue a waiver. The Town is also at its capacity for sewer.
2. The Town would need funding to evaluate and repair pipes. The State wants to see that we are working to repair the existing pipes.

There was discussion that there is currently no I & I fee. Tom Holder explained that if a hotel goes up, a portion of the sewer flow would need to be paid for. This could also go into a fund to pay for I & I.

The Authority wanted to know how other towns build in a fee for I & I relating to development and business. It was also explained that the more money that is budgeted for I & I, the more the pipes will be repaired.

Tom explained that the town could also lease capacity from the Town of Franklin. Tom is having a meeting with the DEP next month in regards to our permit. He will ask the DEP representative what would be required in order to have a hotel in Medway.

Member Downing invited all to the Charles River Pollution Plant for a tour.

### **Oak Grove:**

The scope of work for the URP is almost complete. Before this is finalized, there needs to be a steering committee appointed to guide in the preparation of plan. There will be two or three public forums. The Committee usually has members from DPW, Conservation, Planning Board and interested citizens. The scope is written, for every chapter there is a technical review. There is a process which gets reviewed. This committee would talk with the consultant on a regular basis.

### **Steering Committee:**

Member Himmel and Andy Rodenhiser volunteered to be on the steering committee.

The Authority would like a list of who should serve on this committee and when this committee should meet.

The pricing for the consultants will be provided at the next meeting. The cost will not exceed \$80,000.

### **Tasks:**

- Have Consultant Carlucci look at the build out and then see what is needed for future sewer capacity.
- Create a list of who may be part of a Steering Committee.
- Provide link for State ethics training- get certificates.
- Post next meeting date Thursday, September 25, 2014

The Capital Project request form was submitted. This is simply a place holder.

The Chairman will reach out to Paul Yorkis to let him know about next mtg.

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