

**WATER & SEWER COMMISSION
MEETING MINUTES
OCTOBER 6, 2010
7:00 PM**

Present: John Meader, Chairman
Bryant Firmin

Also

Present: Kara Buzanoski, DPW Director
Michael Beyranevand, Northborough Property Management
Pheasant Hill residents - see attached sign-in sheet

NEW BUSINESS

1. Consideration of minutes from the July 7 & September 1, 2010 meetings.

The minutes from July 7 & September 1, 2010 meetings were amended and approved 2 in favor.

2. Meeting with Michael Beyranevand, Pheasant Hill representative, requesting the rate be limited to the first tier due to individual owners using less than 2000 CF.

Michael Beyranevand, owner, Northboro Property Management, was present representing the residents at Pheasant Hill Condos 490 Main Street. Mr. Beyranevand explained the reason for the request to meet with this Board. He began by stating there are 48 units total, and 37 units are currently occupied. The water billing is set up based on one master meter, which is billed to and paid by the condo association. The association has set up 48 individual water meters. The association bills the residents for water use based on the individual water meter readings. The problem is that master meter is billed at the highest block rate, when the actual individual water usage per unit is less than the lowest block rate. Therefore, the Association is requesting the Town to either read their individual water meters or charge them at the lowest rate.

Mrs. Buzanoski explained that the developer received a reduced betterment rate because this development falls under the multi-unit dwelling. When setting up the account, there was one master meter set up for all of these units to be billed under and it would be up to the developer to decide how to back-bill the residents. The developer chose to set up his own individual water meters for each unit and bill them for the usage.

Commissioner Firmin asked how many other master meter accounts are there in Town. He would rather see the Town bill from the master meter and not the individual meters.

Mrs. Buzanoski listed similar multi-dwelling units in Town: Parliament Court Condos, Northborough Manor, Residence at the Falls, Church St Village, and Avalon. She expressed that she would not like to set the precedence of having individual water meters for condo development.

Peter Mimo, unit # 306 - Stated that all of the 48 units have water meters set up. There is no longer any build-out and all of the occupancy permits have been signed off. Would it be possible to have the remote reader read the 48 meters?

Mrs. Buzanoski replied that it was not possible. The meters are old meters and not accurate. They would need to purchase brand new meters. The cost of this type of meter is approximately \$125. They would also have to pay higher betterments, since they paid the multi-family rate.

Commissioner Firmin stated that he would rather continue to bill one meter.

Mrs. Buzanoski stated that the condo at 490 Main Street is a single entity. There are individual units there, however the water account was set up with the condo association entity at 490 Main St. The condo has received betterment reductions vs. a single-family homeowner. From a business standpoint, the condo association is a single entity, similar to a corporation and needs to be looked at from this point of view.

Mr. Mimo asked about the possibility of billing on a monthly basis.

Mrs. Buzanoski would consider looking into what would be involved with billing similar types of accounts on a monthly basis. We would have to research how many account there are and what would be involved.

Mr. Beyranevand asked what the Commission would recommend.

Commissioner Meader asked if there was some other way of interrogating the meter rather than doing a reader with a person.

Mrs. Buzanoski replied not without new radio read meters.

Commissioner Firmin said that we will need to research the high users, or the similar type of accounts to see how many we have.

Mrs. Buzanoski will come back to the next meeting with information.

3. Review and execute betterment recording documents.

The Commission executed the water betterments recording document and the sewer betterments recording document.

Water Betterments Total: \$11,200.00
Sewer Betterments Total: \$59,150.00

4. Review of drainlayers license requests.

Stephen A. Dowling, Dowling Corporation, 713 Dedham Street, Wrentham
Mrs. Buzanoski noted that they had good references and recommended them for a single project license. The Commission so voted.

5. Review Correspondence.

The Commission reviewed the correspondence.

OLD BUSINESS

1. Review of Westerly plant construction.

Commissioner Firmin stated that construction continues. However, not part of the plant, there is a pipe blockage in the area of Rt. 495 & Rt. 20 where the pipe will need to be replaced.

Commissioner Firmin also stated that regarding the Assabet and Sediment Study, recommendation to remove the dams on the Assabet were discussed. Instead of taking out the dam, there could be a way of making a riverine system.

2. Review of Brigham Street Well.

Mrs. Buzanoski stated that we are still waiting for a meeting with DEP regarding the New Source approval permitting.

3. Supervisor's Report.

- 342 Boundary Street - Mrs. Buzanoski has received a request from the City of Marlborough regarding 342 Boundary St. connecting their property to the Marlborough water and sewer system. What is involved is the Commission needs to approve the request, then the owners can sign an agreement with the City of Marlborough. The Commission agreed two in favor to approve this request.

- Regarding the CWMP, Mrs. Buzanoski informed the Commissioners that she has met with the Board of Health Agent, Jamie Terry to review the Board of Health priorities and those on the CWMP to create a new capital list for sewer extensions.

Next Meeting: The next regular meeting is scheduled for November 3rd, 7:00 pm.

Adjourn: At 8:50 pm, the meeting was adjourned.

Respectfully submitted,

Lynda LePoer
DPW Administrative Assistant