

**WATER & SEWER COMMISSION  
MEETING MINUTES –July 24, 2012**

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6:30 PM – Selectmen’s Meeting Room, 63 Main Street Northborough MA

**MEMBERS PRESENT:** John Meader  
Bryant Firmin

**MEMBER ABSENT:** David Pepe

**ALSO PRESENT:** Dan Nason, Public Works Director  
Chuck Black, Kendall Homes

**1. APPROVAL OF MINUTES – July 17, 2012 REGULAR MEETING**

Commissioner Firmin moved to approve the meeting minutes of the July 17, 2012 regular meeting as amended; Commissioner Meader seconded the motion; the vote was two in favor.

**2. REVIEW WATER AND SEWER BETTERMENTS FOR 269 WEST MAIN STREET**

Mr. Black stated that he reviewed the Water and Sewer “Acts” of 1975 documents which he was given at last week’s meeting and he reiterated his request.

Commissioner Meader indicated that he has reviewed the Water and Sewer “Acts” of 1975 documents and he concurs with the calculations given by both the Town Engineer and Public Works Director.

Commissioner Meader explained the process used to calculate Mr. Black’s betterments. He began by stating that the project consists of one main water line and one main sewer line coming into the property, then each main line branches out to four individual connections to each building (otherwise referred to as “indirect” connections).

For the residential sewer betterments, the assessment is one full fee unit plus ½ fee unit for each additional residential dwelling unit. There are eight residential units. Therefore the residential sewer betterment is:

$$\$9,100 + (7 \times \$4,550) = \$40,950$$

For the commercial sewer betterments, the assessment is based on square footage of each of the four buildings. The charge is one full fee unit per 10,000 sq. ft. for each of the four buildings. Each building is under 10,000 sq. ft. Therefore the commercial sewer betterment is:

$$\$9,100 \times 4 = \$36,400$$

*The total of the sewer betterments (residential and commercial) is \$77,350*

For residential water betterments, the assessment is one full fee unit plus 1/3 fee unit for each additional residential dwelling unit. There are eight residential units. Therefore, the residential water betterment is:

$$\$4,200 + (7 \times \$1,400) = \$14,000$$

For the commercial water betterments, the assessment is based on square footage of each of the four buildings. The charge is one full fee unit per 10,000 sq. ft. for each of the four buildings. Each building is under 10,000 sq. ft. Therefore the commercial water betterment is:

$$\$4,200 \times 4 = \$16,800$$

*The total of the water betterments (residential and commercial) is \$30,800*

Mr. Black then asked the Commission to refer to the Town Engineer's memo where he mentioned a credit for two water privilege fees for the two single family homes previously connected to town water. Mr. Nason replied that if the betterments were paid off, the previous owners paid them off. He added that the Town Engineer's memo was based on the current water betterment rate. These connections were made some time ago and would require a great deal of research to see what was paid, when it was paid, and who paid it. He added that there are no credits applied to subdivisions, as they do not utilize existing connections. The Commission suggested assessing 6 residential water units instead of 8, allowing a credit of two units for the pre-existing residential water connections. The Commission was willing to consider a credit of two units at the 1/3<sup>rd</sup> rate (2 x \$1,400) or \$2,800 for two pre-existing residential water connections. The Commission agreed to review credits on a case-by-case basis, when requested.

Commissioner Meader moved to approve the water betterment for 269 West Main Street as follows: The water betterment assessment based on the Town Engineer's and Public Works Director's calculations is to be modified to reflect a credit of 2 residential water units (at \$1,400 each) for the two pre-existing connections at 269 and 273 West Main Street. The revised total water betterment due on this project is \$28,000. There is no change to the total sewer betterment due on this project, which is \$77,350; Commissioner Firmin seconded the motion; The vote was two in favor.

**NEXT MEETING:**

The next meeting is scheduled for September 18, 2012.

**ADJOURNMENT:**

The meeting was adjourned at 7:30 pm.

Respectfully submitted,

Lynda LePoer  
DPW Administrative Assistant

*Documents used during meeting:*

1. July 24, 2012 Agenda
2. July 17, 2012 Regular Meeting Minutes
3. Memo – Water & Sewer Privilege Fees at 269-273 West Main Street
4. 269-273 West Main Street Water/Sewer Betterments spreadsheet
5. Email regarding 269-273 West Main St water & sewer betterments
6. Commonwealth of Massachusetts Acts of 1975 -  
Chapters 294 (Sewer) and 591 (Water)