

MINUTES  
SEWER IMPLEMENTATION COMMITTEE  
September 13, 2016

OPENING: The regular scheduled meeting of the Sewer Implementation Committee opened at 6:00 p.m. The following members were in attendance:

Jerry Patria, Chairman  
Randy Brown, Vice Chairman  
Brian Pranka  
Freda Brown  
Art Pinell

**MINUTES**

Mr. Brown made a motion to accept the minutes of August 9, 2016. Mrs. Brown seconded the motion. None opposed, the motion passed unanimously.

**MEETING**

Ms. Mary Thayer Lakewood Village  
Mr. Douglas Thayer

**Lakewood Village Apartments** Ms. Thayer attended the meeting to discuss finalizing the contract between the apartment complex and the Town of Southwick. Ms. Thayer is proposing a sewer construction along Point Grove Road that will be accessible to the residents along the sewer line. All costs associated with the construction will be paid by Lakewood Village, and the construction will be monitored by the DPW Department. Each resident along the line will be charge a betterment when the pipe is installed, but will not have to connect unless of a septic system failure. Ms. Thayer proposed an initial payout of \$25,000.00 upon signing the contract, with additional fees totaling \$153,980.02 for the 32.3 EDU assessment. The initial construction will only connect buildings #1, #3, and #4. Building #2 had a recent septic system installation and does not require a connection at this time. The SIC members discussed a payment schedule for the EDU assessment. Mr. Pranka suggested that the payment for buildings 1, 3, and 4 in the amount of \$60,193.42, with building #2 at \$93,786.60 extended for an additional five years for a total of the payout within 10 years. Ms. Thayer was appreciative of the efforts by the Town to work with her on the project, but did state that considering the cost of the construction, the payout terms may be a hardship and requested that the assessment for building #2 be delayed until such time as it is actually connected. Mr. Pranka stated that the life expectancy of septic systems in that area, which has very sandy soils, could be 20 to 25 years. The SIC members discussed how other complexes such as Southview Estates and Depot Court paid their betterment assessment. It was agreed that Lakewood Village Apartment should be afforded the same terms, thus the total of \$153,980.02 will be divided out through the remaining Phase I payout (estimated at 23 remaining years).

Mrs. Brown made a motion to modify the agreement retaining the provision of the \$25,000.00 pay out upon signing the contract, then having the balance of \$153,980.02 paid throughout the

time line for all other Phase I users. Mr. Brown seconded the motion. None opposed, the motion passed unanimously. A letter will be issued to the Select Board, acting as Sewer Commissioners.

## **DISCUSSION**

Mr. Brown stated that the application to MassWorks for funding of the public sewer line along Congamond Road has been submitted. There was support from the businesses in the area. Mr. Brown stated that it is a very competitive grant program and only 1 in 3 applications are granted funding. A reply from MassWorks should be received in November or December of this year.

Mr. Brown related information from a letter issued from Town Counsel to the Select Board concerning the EDU assessment for the barber shop and former Verizon store at 587 College Highway. Town Counsel advised that the Town could not charge the former Verizon store .75 of an EDU due to the statute of limitations (6 years) was exceeded. However, the Town can charge the newly installed barber shop an assessment of .75 EDU. Mr. Brown stated that the Verizon store may return to the complex. In the event there is a change of use for that segment of the complex, the SIC may revisit the assessment.

The SIC members discussed possible future public sewer connections. Businesses may be more likely to be created along the Hudson Drive corridor if public sewers were available. There is also a need for public sewers along north College Highway as the American Inn has septic system issues. A third possibility is the North Pond area which has small lots, but may require several grinder pumps.

Mr. Pranka made a motion to adjourn the meeting at 6:45 p.m. Mrs. Brown seconded the motion. The vote was unanimous in favor.

Respectfully submitted,

Jean Nilsson, Secretary

cc:

Selectmen  
Town Clerk

---

Jerry Patria, Chairman

---

Randy Brown, Vice Chairman

---

Brian Pranka

---

Art Pinell

---

Freda Brown

---

Date