

Town of Provincetown

Meeting of the WATER & SEWER BOARD

Wednesday, May 21, 2008
Grace Gouveia Building, 26 Alden Street, Provincetown

Members present: Jonathan Sinaiko (Chair), Kathleen Meads, Moe Van Dereck, Sacha Richter (arrived late)

Members absent: None

Other attendees: DPW Staff Dana Faris and Anna Michaud

Call to Order

Mr. Sinaiko called the meeting to order at 3:15 p.m.

Economic Development Permits

Mr. Faris presented the following changes to sewer flow and betterments related to economic development permits granted by the Board of Selectmen:

Business Name	Address	Orig Flow	EDP Gals	Rev'd Flow	Original Betterment	Revised Total Betterment	Net Betterment Increase (Decrease)	Reason for Change
Euro/Sake	258 Commercial St	4,812	3,030	7,842	\$162,068.16	\$297,933.36	\$135,865.20	Add'l seats
Caribbean Café	206 Commercial St	550	412	962	\$18,624.00	\$36,998.08	\$18,474.08	Add'l seats
Cicchetti's	353A Commercial St	448	(200)	248	\$17,352.64	\$8,352.64	(\$9,000.00)	Recision of 10 café chairs per property owner
Hair by the Sea; Mojo's	281-283 Commercial St	2,960	(975)	1,985	\$105,497.80	\$67,394.80	(\$38,103.00)	Abandonment and expiration of 875 gpd for Mojo's and 100 gpd for Hair by the Sea

Mr. Sinaiko moved, seconded by Mr. Van Dereck, to revise the sewer flows for these properties consistent with the vote of the Board of Selectmen. The motion carried by a vote of 3-0.

Flow Revisions

Mr. Faris presented the following flow revisions.

Map & Parcel	Address	Orig Flow	Rev Flow	Net Chg	Original Betterment	Revised Total Betterment	Net Betterment Increase (Decrease)	Reason for Change
11-3-025	259-263 Commercial St.	660	1,021	361	\$22,228.80	\$34,387.28	\$12,158.48	Revision to include two extra bedrooms and 2,820 sf of retail space previously omitted.
11-3-010	309 Commercial St.	305	805	500	\$10,272.40	\$22,112.40	\$16,840.00	Revision to reflect 25 fast-food seats at John's Footlong previously omitted.
15-3-025	579 Commercial St.	330	550	220	\$11,114.40	\$18,524.00	\$7,409.60	Revision to reflect existing 4 th & 5 th bedrooms previously omitted.

Mr. Sinaiko moved, seconded by Mr. Van Dereck, to revise the flow and betterment for these properties. The motion carried by a vote of 3-0.

Assessment of Final Phase 2 Sewer Betterments

Inasmuch as the Phase 2 sewer project is completed and the final costs are known, Mr. Faris presented an order and notice assessing final phase 2 sewer betterments, which reflects a unit cost of \$44.84/gallon. Mr. Sinaiko moved, seconded by Ms. Meads, to issue the order and notice. The motion carried by a vote of 3-0.

[At this point Mr. Richter joined the meeting.]

Assessment of Sewer Connection Surcharges

Mr. Faris presented the following red dot delay properties on which connection surcharges need to be assessed.

Property Address	Surcharge Amount
135 Bradford St., #A	\$4,950.00
135 Bradford St., #B	\$4,950.00
135 Bradford St., #C	\$4,950.00
135 Bradford St., #D	\$40,275.00
366 Commercial St., #1	\$320,175.00
366 Commercial St., #2	\$38,700.00

Mr. Van Dereck moved, seconded by Mr. Sinaiko, to assess the connection surcharges. The motion carried by a vote of 4-0.

Order of Taking –Easements in Private Ways

Mr. Faris presented an order of taking prepared by town counsel taking easements in private ways associated with Phase 2 sewer work. Mr. Van Dereck moved, seconded by Mr. Sinaiko, to execute the order of taking. The motion carried by a vote of 4-0.

Title 5 Covenants and Easements

Mr. Faris presented three grants of Title 5 covenant and easement associated with the relocating the McGuire-Thomas septic system across the road from the Provincetown Water Department's South Hollow wellfield. The septic system for these properties, which has been relocated onto land owned by the Town of Provincetown, no longer lies within in the Zone 1 wellhead protection area. Ms. Meads moved, seconded by Mr. Van Dereck to accept the grants of Title 5 covenant and easements. The motion carried by a vote of 4-0.

Abatements

Ms. Michaud presented the following applications for abatement of water and/or sewer usage charges. Ms. Meads, citing a conflict of interest, recused herself from the discussion.

Acct#	Property Address	Applicant	Usage	Bill Amount	Staff Recommendation
29863	521 Commercial St., #2	David Richardson	1,000	\$185.00 – sewer	Abate to \$75 – high estimate.
9000345	34 Shore Rd	Augie & Susan Tholen	103,000	\$1,005.50	Undetected leak. Recommend abatement to \$147.50 per 500% rule.
2108	99 Commercial St.	Jack & Lora Papetsas	188,000	\$3,478.00 – sewer \$2,365.50 – water	Undetected leak. Does not meet 500% rule; recommend sewer abatement to \$2,386.50 – 3-year average.
2504	32 Conant St.	Enos	142,000	\$1,629.50	Water line hit during sewer main installation. Recommend abatement to \$501.50 – 3 year average.
9008418	190 Shore Rd.	Rodericks	196,000	\$4,957.50	High estimate. Recommend abatement to \$2,493.50
1709	41 Bradford St.	Patricia Brooks	110,000	\$685.00	Residual of undetected leak. Does not meet 500% rule. Recommend abatement to \$125.00 – 3-year avg.
1705	73 Shank Painter Rd.	Quahog Realty Tr.	41,000	\$4,312.00	Change-out recorded in error. Recommend abatement to \$182.00
736	6 Stearns Ave.	Meads	64,000	\$343.00	Flushing due to sand from water main leak on town side. Recommend abatement to \$75.00
					Meter was not wired, which caused no usage for four billing cycles.

1264	6B George's Path	Kathleen Meads	34,000	\$145.00	Recommend abatement to \$50 – minimum bill.
------	------------------	----------------	--------	----------	---

Mr. Van Dereck moved, seconded by Mr. Richter, to accept the staff recommendations. The motion carried by a vote of 4-0.

Approval of Minutes

Ms. Meads moved, seconded by Mr. Sinaiko, to approve as printed the minutes of the meeting of March 14, 2008. The motion carried by a vote of 4-0.

Adjournment

There being no further business, Ms. Meads moved, seconded by Mr. Richter, to adjourn the meeting. The vote carried by a vote of 4-0, and the meeting was adjourned at 3:45 p.m.

Respectfully submitted,

Sacha Richter, Clerk