

Town of Provincetown
Meeting of the WATER & SEWER BOARD

Wednesday, August 24, 2005
Grace Gouveia Building, 26 Alden Street, Provincetown

Members present: Jonathan Sinaiko, Chair; Austin Knight, Anne Lord

Members absent: Sacha Richter (excused)

Other attendees: DPW Staff David Guertin, Dana Faris, and Ron Gamella; members of the public.

Call to Order

Mr. Sinaiko called the meeting to order at 3:10 p.m.

Minutes

Mr. Sinaiko moved, seconded by Mr. Knight, to approve the minutes of the meetings of August 17. The motion carried by a vote of 3-0.

Sewer Abatement Policy

Staff, responding to a request by the Board at its August 17 meeting, presented language to address the perceived inequity of billing property owners for sewer usage in cases where there has been a non-fixture-related water leak at the property. After a brief discussion, Mr. Knight moved, seconded by Ms. Lord, to adopt the following policy with respect to such situations:

When there has been a non-fixture-related water leak at a property and, in the opinion of the Water & Sewer Board, there is a reasonable presumption that said water did not go into the municipal sewer system, the Board, in its sole discretion, may abate the sewer usage to the average of the three previous comparable (i.e., peak or off-peak) billing periods immediately preceding the billing cycle in which the leak occurred.

Based on the new policy, Mr. Sinaiko moved, seconded by Mr. Knight, to grant the following sewer abatement:

Acct#	Property Address	Usage	Bill Amount	Reason	Disposition
7813	593 Commercial St	174,000	\$3,219.00	Non fixture-related leak while work being done on house.	Abate to \$49.34—average of three previous off-peak usage bills.

The motion carried by a vote of 3-0.

Unpaid Water Bills

Mr. Faris presented a list of unpaid water bills from the Spring 2004 billing. After reviewing the list, Mr. Sinaiko moved, seconded by Mr. Knight, to recommit the bills to the Board of Assessors as liens against the real estate, subject to review by the Council on Aging to determine if there are any elderly indigent property owners who might qualify for deferral. The motion carried by a vote of 3-0.

Request for Water Service

Mr. Faris presented an application for water service at 631 Shore Rd., North Truro. Inasmuch as the request had already been approved by the Truro Boards of Health and Selectmen, Mr. Knight moved, seconded by Mr. Sinaiko, to grant the application. The motion carried by a vote of 3-0.

Public Statements

Christopher Pula of 587 Commercial St. praised the DPW and sewer department for their quick response. There are two double buffer tanks located in front of his property, from which Mr. Pula said he occasionally notices a slight odor. Mr. Gamella volunteered to have two charcoal filters placed on the vent pipes of the buffer tanks.

Other Business

Mr. Guertin advised the Board that there is a tentative agreement to connect 361, 359, and 357 Commercial St. through a buffer tank in the Johnson St. parking lot.

Mr. Guertin informed the Board that in December 2004 the Board of Health had approved regulations whereby a pre-1995 Title 5 system would automatically be deemed a failure and that any proposed transfer of a property with such a system would be blocked until the property became compliant, either by installing a certified Title 5 system, if possible, or by connecting to the sewer. Inasmuch as the so-called "red dot" properties are by definition incapable of complying on site with Title 5 regulations, the only recourse would be for the owner to connect to the sewer. Mr. Guertin pointed out that Provincetown was the last town in the entire Commonwealth to adopt these more stringent regulations.

Mr. Guertin alerted the Board that November 7 has tentatively been selected as the date for a fall special town meeting at which construction money would be requested for the next phase of sewer work.

The Board expressed concern that replacement of the septic system at the Cape Inn might well exceed \$1 million and directed staff to contact the owner regarding interest in a possible sewer connection.

Finally, the Board asked staff to obtain an update on the status of a sewer connection for the laundromat and the Grand Union market. Mr. Knight moved, seconded by Mr. Sinaiko, to ask staff to obtain an engineering opinion on multiple buffering in connection with same. The motion carried by a vote of 3-0.

Adjournment

There being no further business, Mr. Sinaiko moved, seconded by Ms. Lord, to adjourn the meeting. The vote carried by a vote of 3-0, and the meeting was adjourned at 3:53 p.m.

Respectfully submitted,

Anne Lord, Clerk pro tempore