

Town of Provincetown

Meeting of the WATER & SEWER BOARD

Thursday, October 20, 2005
Grace Gouveia Building, 26 Alden Street, Provincetown

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

Members absent: None

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

Call to Order

Mr. Sinaiko called the meeting to order at 3:02 p.m.

Public Hearing on a Minimum Sewer Bill

Mr. Sinaiko opened the hearing by explaining that because one of the three options included in the public notice, namely, the graduated rate, had been determined to be contrary to state law, the hearing would focus on the two remaining options: the flat rate and the single rate. Several members of the public had questions to which the Board and staff responded. After Mr. Sinaiko closed the hearing to input from the public, Mr. Knight moved, seconded by Mr. Sinaiko, to adopt a flat rate of \$75 for residential properties and \$150 for nonresidential properties. The motion carried by a vote of 4-0.

Public Hearing on Amendments to the Sewer Regulations

Mr. Sinaiko read the notice and opened the hearing to input from the public. Mr. Guertin explained that the regulation changes will only affect properties that are connected to the sewer and that have a change of use that creates surplus Title 5 gallons. The proposed amendments will establish a hierarchy by which the Water and Sewer Board, acting in conjunction with the Board of Selectmen, can decide how to assign those surplus gallons, subject, of course, to system hydraulics. Mr. Guertin further explained that there would be no impact on taxpayers or on existing users who do not change the use of their property. After responding to questions from the public, Mr. Sinaiko closed the hearing to input from the public. Some members of the Board expressed concern about how the “sewer bank,” as it is being called, would actually function. Mr. Guertin commented that while staff shared many of those same concerns, this should be viewed as an evolutionary process. He also added that the Board of Health will be a primary force in helping the other two boards to prioritize needs. Mr. Sinaiko then moved, seconded by Mr. Knight, to amend the sewer regulations as advertised. After some discussion, the Board voted 4-0 to amend the sewer regulations as advertised.

Flow Revisions

Mr. Faris presented flow revisions for the following properties:

Map & Parcel	Address	Orig Flow	Rev Flow	Net Chg	Final Betterment 1-15-04	Revised Total Betterment	Net Increase (Decrease)	Reason for Change
15-1-006-0-008	535 Commercial St. #8	220	440	220	\$7,409.60	\$14,819.20	\$7,409.60	Revision to correct bedroom count from two to four
11-3-000	1 MacMillan Wharf	4500	3790	(710)	\$151,560.00	\$127,647.20	(\$23,912.80)	To account for flow billed directly to Whydah Museum.
12-1-127	356 Commercial St.	3000	1500	(1500)	\$101,040.00	\$50,520.00	(\$50,520.00)	Revision of gallons for public bathrooms to reflect actual usage

Mr. Sinaiko moved, seconded by Ms. Lord, to approve the flow revisions. The motion carried by a vote of 4-0.

Sewer Use Credits

Mr. Faris presented the following properties whose owners had paid in full their outstanding betterment balances and who, in accordance with the September 19, 2005 vote of the Board of Selectmen, qualified for a sewer use credit equal to 5% of the betterment balance paid:

Assessors' Map	Property Addr	Amount of Credit
11-3-050	246 COMMERCIAL ST	\$464.78
12-1-111	7 JOHNSON ST	\$526.47
12-2-004	419 COMMERCIAL ST	\$649.07

Mr. Sinaiko moved, seconded by Mr. Knight, to grant the sewer use credits. The motion carried by a vote of 4-0.

Supplemental Sewer Surcharge Assessment

It was explained that Town Counsel had pointed out that the assessment order the Board approved at its September 28 was not correct as to form. Mr. Faris therefore presented the Board with a revised order and notice assessing sewer surcharges on the following red dot delay properties who have agreed to connect.

Property Address
29 COMMERCIAL ST
67 COMMERCIAL ST
328 COMMERCIAL ST
357 COMMERCIAL ST
521 COMMERCIAL ST
538 COMMERCIAL ST
627 COMMERCIAL ST
649 COMMERCIAL ST
4 DYER ST
185 COMMERCIAL ST

Mr. Sinaiko moved, seconded by Ms. Lord, to issue an order and notice assessing the said properties. The motion carried by a vote of 4-0.

Fall Town Meeting Warrant

Mr. Guertin briefly reviewed with the Board the warrant articles for the upcoming fall Special Town Meeting, in particular Article 1, which would authorize borrowing for expansion and optimization of the of the sewer system. After a brief discussion, Mr. Sinaiko moved, seconded by Mr. Knight, to support Article 1. The motion passed by a vote of 4-0.

Laundromat Update

Mr. Guertin reported on a meeting staff had had with Mr. Charles Silva and his representative regarding the proposed laundromat. Mr. Guertin explained that it is staff's assessment that Mr. Silva's proposal fully conforms to the RFP and suggested that the logical next step might be for the Board to direct staff to prepare a draft sewer connection permit. Such a vote, he pointed out, would allow staff (1) to engage Metcalf & Eddy for conceptual designs and cost considerations, (2) to open a dialogue with DEP on permitting requirements, and (3) to share information with other Town committees. Mr. Knight moved, seconded by Mr. Sinaiko, to direct staff to prepare a draft sewer connection permit for the laundromat, such permit to include a review of the financial impact of the cost of this connection both as a stand-alone connection and as part of a shared connection involving other public uses in the same general vicinity. The motion carried by a vote of 4-0.

Minutes

Mr. Richter moved, seconded by Mr. Sinaiko, to approve the minutes of the meeting of September 28. The motion carried by a vote of 4-0.

Adjournment

There being no further business, Mr. Sinaiko moved, seconded by Ms. Lord, to adjourn the meeting. The vote carried by a vote of 4-0, and the meeting was adjourned at 4:10 p.m.

Respectfully submitted,

Anne Lord, Clerk pro tempore