

Town of Provincetown

Meeting of the WATER & SEWER BOARD

Wednesday, November 16, 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, Ron Gamella, and Anna Michaud; members of the public.

Call to Order

Mr. Sinaiko called the meeting to order at 3:03 p.m.

Minutes

Ms. Lord moved, seconded by Mr. Knight, to approve the minutes of the meeting of October 20. The motion carried by a vote of 3-0.

Flow Revisions

Mr. Steve Boggess, representing the owner of 291 and 293 Commercial Street, appeared before the Board to discuss the disposition of 707 surplus gallons of sewer flow that are at present unassigned as a result of the condominium conversion of his properties. Mr. Guertin explained that the issue is one of ownership of the surplus gallons and that it is staff's position that the surplus gallons must revert back to the Water & Sewer Board. Mr. Boggess, who continues to own all the commercial units at these properties, requested an extension until June 1, 2006 to decide how the gallons would best be reallocated among these units. Pending that resolution, Mr. Boggess agreed to reassign the surplus gallons to Unit H. Mr. Sinaiko then moved, seconded by Ms. Lord, to reassign the surplus gallons to Unit H, which action will permit the Board of Assessors to finalize the request to apportion the betterment for these properties. The motion carried by a vote of 3-0.

Mr. Faris then 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 |
|----------------|-------------------------|-----------|----------|---------|--------------------------|--------------------------|-------------------------|---|
| 06-4-169 | 144 Commercial St. | 440 | 474 | 34 | \$14,819.20 | \$15,964.32 | \$1,145.12 | Revision to include 688 sf retail space per Health Agent inspection. |
| 11-3-009-A | 189 Commercial St. | 4000 | 2000 | (2000) | \$134,720.00 | \$67,360.00 | (\$67,360.00) | Reduction in gallonage needed for public bathrooms per DEP revised calculations. |
| 12-1-001-1-012 | 357 Commercial St., #12 | 220 | 110 | (110) | \$7,409.60 | \$3,704.80 | (\$3,704.80) | Revision in bedroom count: sleeping loft lacks sufficient headroom to qualify as legal bedroom. |

Mr. Sinaiko moved, seconded by Ms. Lord, to approve these flow revisions. The motion carried by a vote of 3-0.

Supplemental Sewer Surcharge Assessment

Mr. Faris presented the Board with an order and notice assessing sewer surcharges on the following red dot delay properties who have agreed to be assessed but who will continue to delay their connection:

| Property Address |
|-----------------------|
| 346 COMMERCIAL ST |
| 371-373 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 3-0.

Waiver of Sewer Fines

Mr. Faris advised the Board that 351 Commercial St., a delinquent property, had finally connected to the sewer on November 1. The Board considered a letter from the owner of said property explaining the delay in connecting and asking that the \$13,600 in accumulated fines be forgiven. Mr. Sinaiko moved, seconded by Mr. Knight, to waive the fines in their entirety. The motion carried by a vote of 3-0.

Update on Departmental Matters

Mr. Guertin announced that the department had just received tentative approval from DEP for the long-term pump test at North Union Field. He also distributed copies of the Special Use Permit from CCNS for emergency summer use of the Air Force Base wells. Mr. Guertin also announced that the department, in its continuing efforts to manage unaccounted-for water, had recently identified and repaired a massive underground water leak that was discharging 20,000-40,000 gallons per day into the ground. Finally, Mr. Guertin reported on a high-level meeting that had occurred earlier in the week with Metcalf & Eddy in Wakefield, which meeting resulted in a new initiative to move forward on optimization and expansion of the sewer system.

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 4:00 p.m.

Respectfully submitted,

Anne Lord, Clerk pro tempore