



Town of Provincetown

Meeting of the WATER & SEWER BOARD

Tuesday, August 12, 2008
Grace Gouveia Building, 26 Alden Street, Provincetown

Members present: Jonathan Sinaiko, Kathleen Meads, Moe Van Dereck, Sacha Richter

Members absent: None

Other attendees: DPW Staff Dana Faris and Anna Michaud

Call to Order

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

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.	801	942	141	\$26,977.68	\$31,726.56	\$4,748.88	Revision to include additional retail space overlooked by Health Agent inspection on 6/5/08.
06-2-022	59 Commercial St.	413	330	(83)	\$13,909.84	\$11,114.40	(2,795.44)	Revision to reflect change of use to two dwelling units (3 bedrooms) per ZBA decision 1/2006.
06-4-181-0-001	154 Commercial St., #1	220	48	(172)	\$9,864.80	\$2,152.32	(\$7,712.48)	Revision to reflect creation of unit as office space only per master condominium deed filed 7/26/2006.
07-1-009	15 Race Rd	770	0	(770)	\$34,526.80	\$0	\$34,526.80	Per request of owner, dated 6/30/08, to withdraw from sewer system.

Mr. Richter moved, seconded by Ms. Meads, to revise the flow and betterment for these properties. The motion carried by a vote of 4-0.

Ms Meads then moved that the Board send a letter to the owners of 15 Race Rd. advising them that, should the existing on-site septic system fail, the property would be required to connect to the sewer subject to available capacity, as provided by the rules of the Board of Health. Mr. Sinaiko seconded the motion. The vote was 4-0. Motion carried.

Recommitment of Unpaid Water & Sewer Charges

The Board reviewed a list of unpaid water and sewer charges prepared by the tax collector. Mr. Van Dereck moved, seconded by Mr. Richter, to recommit the charges to the Board of Assessors to be placed on the Fall 2008 real estate tax bills. The motion carried by a vote of 4-0.

Abatements

Mr. Faris presented the following recommendations for abatements to be offered as final settlement of outstanding appeals before the Appellate Tax Board.

Acct#	Property Address	Applicant	Staff Recommendation
54512	353A Commercial St.	Thomas Leonard	Abate \$1846.75 for water and \$2,506.75 for sewer, plus interest.
19110	386 Commercial – back	Jerome Scally	Abate \$4,477 for sewer.
9110	386 Commercial – front	Jerome Scally	Abate \$784.50 for water and \$906.50 for sewer.

Mr. Sinaiko moved, seconded by Mr. Van Dereck, to grant the abatements in final settlement of the ATB appeals. The motion carried by a vote of 4-0.

Ms. Michaud presented the following applications for abatement of water usage charges.

Acct#	Property Address	Applicant	Usage	Bill Amount	Staff Recommendation
9000383	122 Shore Rd #3	Michael Elms	108,000	\$1,085.00	No leak identified. Meter possibly removed and substituted. Average prior usage is 29,000 or \$155.

Mr. Van Dereck moved, seconded by Mr. Richter, to abate the bill to \$155. The motion carried by a vote of 4-0.

Acct#	Property Address	Applicant	Usage	Bill Amount	Staff Recommendation
9001712	462 Shore Rd	Norman Cousins	226,000	\$2,973.50	Underground leak. Because was water shut off late in season, negligence could be involved. If 500% rule were applied, abatement would be \$2,724.

Mr. Sinaiko moved, seconded by Mr. Van Dereck, to apply the 500% rule and grant an abatement of \$2,724.00. The motion carried by a vote of 4.0

Ms. Michaud then presented the remaining water/sewer abatements.

Acct#	Property Address	Applicant	Usage	Bill Amount	Staff Recommendation
19756	65B Howland St.	Shawn McNulty	58,000	\$453.50	No evidence of leak. Would not meet 500% rule. Recommend denial.
8315	5 Fishburn Ct.	Donna Flax	93,000	\$873.50	No evidence of leaks. Would not meet 500% rule. Recommend denial.
9009808	113 Shore Rd.	George St. Amand	60,000	\$477.50	No evidence of leaks. Construction during billing period. Possible pressure washing. Recommend denial.
1356	1 Meadow Rd., #2	Suzanne Hitchcock		\$50.00	Clerical error. Service not connected during billing period. Recommend abatement in full.
9804	73 Shank Painter Rd	Trovato	28,000	\$115.00	Clerical error. Actual usage was 16,000. Recommend abatement of \$61.67
1317	41 Commercial St.	John Ciluzzi			Owner questioned possible double metering. Bern investigated thoroughly and concluded that hot water is metered separately. Recommend denial.

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

Approval of Minutes

Mr. Sinaiko moved, seconded by Mr. Richter, to approve as printed the minutes of the meeting of June 19, 2008. The motion carried by a vote of 4-0.

Adjournment

There being no further business, Mr. Sinaiko moved, seconded by Mr. Richter, to adjourn the meeting. The vote carried by a vote of 4-0, and the meeting was adjourned at 3:42 p.m.

Respectfully submitted,

Sacha Richter, Clerk