



COHASSET SEWER COMMISSION
Meeting Minutes

Attendees:

William McGowan, Chairman
Wayne Sawchuk, Clerk
Paul Kierce
Lisa McGonigle
Brian Joyce
Dan Coughlin
Rod Hoffman

Tuesday, February 23, 2021

Meeting Open: 10:33am

Next Meeting: Tuesday, March 3, 2021 @ 10:00am

Easements:

Release documents will be sent out by end of week ending February 26th

602 Jerusalem Road:

Abutters: Barbara Wrenn, Katie Dugan; Dean Podell; Dean Lucier

Gail Bell - Realtor

Michael Kiley - Owner of the property

Bob Shepard - developer potential buyer, asks the CSC the potential sewer capacity for this development? The answer is unknown at this time. There are multiple projects currently in the pipeline that will impact the sewer plant. An alternative of a common septic or possibly a mini treatment plant was suggested.

CJC:

No additional conversations since before last meeting. The commission would most likely accept all the terms previously discussed along with connection fee \$1.6 million USD. There was no response other than the letter restating their earlier position. Are they allowed to put a private line down a public way, and who sets the rates for use of a property? Not the applicant.

Coughlin said if they are allowed to construct a sewer line in a state highway, it's easier for the town. It is feasible for a private line to be done. Thinks it is doubtful anyone would connect to this line. If the town takes control of the sewer line, it's also taking the liability. Chris Senior asked if the commission could offer a concession. The sewer commission took \$252,000 off the privilege fee, bringing it down to \$1.6 million, USD. The rationale was the sewer commission has the right to extend the system under certain conditions. One being a failed system out of the district. The other is the affordable housing approach. When the owner came before the board, it was very clear the owner was going to pay for the sewer line. The rate payers are not going to want to pay for a private line to service one property.

Discussion on Public vs. Private: If it is built as a private line and an abutter wants to connect to that line, can they? There will be relief if a private individual wanted to connect to that line. Town manager



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submitted the grant works for the line out of Sohier St. The whole idea of going down Sohier St. was before the Cook estate had issues. It can remain a private line owner can add anyone to it.

Coughlin: Cohasset Associates should be handled the same as anyone else. CSC already deducted \$252,000 for affordable housing because it benefits the town. CSC has the potential to grant up to a certain limit of credit from that fee towards the construction of the main, provided it is turned over to town for public use. The town would own that pipeline and others along the way would be able to connect. Up to that point does the town or sewer users pay? The agreement had that they would pay Hull rate. Regarding the grant application, basically didn't get it because the design and permitting wasn't complete. Brian Joyce agrees that it should be public sewer on right away, for all the reasons stated on future use. Prevailing wages may be a moot point. have to be paid regardless of it being private or public extension. We can't have the developer selling connections on his own. It would have to be set up as a credit. \$1.6 million USD, connection fee, have \$600,000 as the first payment and defer the \$1 million until constructed force main turns over to town ownership, granting Cohasset Associates a credit.

The agreement submitted to Cohasset Associates, had initial terms of payment of 1/3, 1/3 and 1/3 The issue would be the capacity and how that opens the door to additional connections.

Rod Hoffman will connect with Attorney De Lisi to give an update on the mass works grant.

Diab Lane Lots:

Matt Shannon present. Lost his connection. Sewer Commission continued to discuss. He didn't respond to our email. He owes the town money, he had time extensions, he didn't make the deadlines given, CSC don't have to give him the connection. He's selling the lots which means the buyer would have to pay for the connection fee. He has had ample opportunity to exercise these things and he hasn't done it. Bill seconds motion - all in favor. Applications submitted, taxes were paid last week. Sewer commission is saying too late. They already voted. Take under advisement for review at next meeting. Taxes paid a week ago Tuesday. We voted earlier not to renew your right to move forward with those lots so we will have to wait until next meeting to vote to rescind. Matt said in all fairness he and his attorney were not aware it was going to be on topic today.

Matt is asking what else he needs to do as he has done everything he was asked to do.

Other Business:

Abatements

62 Black Rock Road: Laurie Greenip online to present her case for an abatement of \$223.00

Field visit confirmed the sewer is not in use.

MOTION: Wayne Sawchuk motions to abate \$223.00, William McGowan seconds: all in favor.

MOTION: Bill McGowan motions for a 10% sewer flow rate increase for FY2022. Wayne Sawchuk Seconds - all in favor.

Budget needs to be approved. Review and approve on March 2.

Meeting Adjourned: 11:47am