



COHASSET SEWER COMMISSION
Meeting Minutes

Tuesday, June 8, 2021

*In Attendance: William McGowan, Chairman
Wayne Sawchuk, Clerk
Paul Kierce
Brian Joyce
Dan Coughlin
Rod Hoffman*

Meeting Open: 10:06am

Next Meeting: Thursday, June 17, 2021 @ 10:00am Regular Meeting

Approval of 5/25/21 Meeting Minutes:
Postponed until 6/17/21 Meeting

380, 390, 400 Chief Justice Cushing Highway:

Present: Atty DeLisi, Atty Nylén and Atty Ohrenberger, Mr. Staszko, Mark Negrotti and Tony Ommobono of Tetra Tech; Steve Guammer, Chairman of the Affordable Housing Committee

Wayne Sawchuk opens discussion with his concerns regarding the project. Over the last few years there have been many different options presented by Mr. Staszko. He wants to make sure it's not just a connection for one person and other connection can be made without having going through an easement process. No issue with gravity sewer. CSC want to cooperate as much as possible to get it rolling. Bill McGowan expects the connection from Stop and shop plaza to the Tupelo Road pump station cost would be 100% paid by the applicant, Cohasset Associates. The CSC made the following concessions: 1. Reduced connection fee by offering \$250,000 credit because of the affordable housing piece. Revenue collected from others connecting to this line will be split 50/50 between Town of Cohasset and Cohasset Associates for 10 years. 3. The connection fee has been lowered to \$1.6 million and after a deposit is made allowing payment terms for 20 years. If this is acceptable to Mr. Staszko, we can vote on it.

Attorney De Lisi asks the board to accept the application. He also requests better understanding of the \$250,000 credit and how CSC arrived at flow number using Title V calculation. 20 units will be counted towards the towns affordable housing inventory. Would the CSC consider a bigger credit and consider extending the payment of connection fee to 20 years? Sawchuk explains the 10 years was for others to connect to the line - it is not meant to stay open forever.

The benefit is, Cohasset can count 20 affordable units in affordable inventory even though only 25% are affordable (75% market rate). Kierce explains the way the state calculates the affordable housing only require 10-20% units as affordable but all of them are counted. Cohasset is progressively pursuing more affordable housing, based on planning and zoning. Grants from fed and state government are based on the census, which makes this property critical to the census.



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The state extended the timeline to September due to covid. These 20 units to come on-line, the Harbor project will add 3-4 units so Cohasset will hit the required number. This project is critical because of the volume that counts to the town.

Bill Ohrenberger asks if the others tying in to this line would have a 20 year payment plan and asks if the betterment process be used for this project? Sawchuk answer No -The connection fee has to be paid up front. Kierce refers to an Article in the Rules and Regulations refers to betterments. If a private line is being put in under article 4 the property owner pays for everything and is assessed a betterment. Dan Coughlin explains the development agreement will have all the terms of the agreement. McGowan recalls in the spring of 2018 when Mr. Staszko came before the board 3 times to discuss connections on Sohier St. through Peppermint Brook, Staszko said he would pay 100% of connection costs. The town doesn't need the connection, it is basically for Staszko's benefit, so he should pay 100% of costs. McGowan explains the fees are established by our town engineers and not negotiable. Staszko has been given concessions because of the affordable housing.; We are open for a connection; We are open for this project to move forward. Sawchuk and Kierce not opposed to 20 year payment plan but it would have to be documented in development agreement.

Sawchuk asks if the residential units are going to have their own water meters? Mr. Staszko confirms each unit will have their own water meter (as well as gas, electric, etc) Discussion regarding modified use. De Lisi is not asking the commission to deviate from the rates but asking the commission to consider the potential use aspect. Talks about the Stop and Shop system and that the rates are based on an oversized system. They are asking the board to consider the sq ft of the space. this is the fundamental reason the calculations are off. McGowan requests that in writing. Coughlin explains that CSC cannot accept the application without the development agreement because the connection is outside the sewer district. Ohrenberger ask that assuming at the next mtg that the applicant and everyone is in agreement on all terms- would the board be able to vote on? McGowan answers yes a vote can be taken if all in order. Sawchuk wants to make sure there is still room in the shoulder in case the main needs to be extended. Staszko responds there is about 25 feet. Coughlin asks if the 5 additional units added to above 380 are going to be affordable? Staszko responds that they are all elderly and VA and will be affordable 1-bedroom units. Staszko thinks its been a very productive meeting and we are going forward.

Diab Lane update:

Rod Hoffman: Atty Rider sent a letter for distribution to the commission confirming the back taxes owed on the Diab lane lots have been paid in full. Nothing due on these lots. Suggests the commission take a formal vote to reissue the permits. WS: The Town Manager canceled it. RH: to make a closing go smoothly it should be voted by the commission.

MOTION: Bill McGowan motions that the board reinstates the permits to 3, 9, 15 Diab lane effective immediately on June Wayne Sawchuk and Paul Kierce second - All in favor

Hoffman: To be clear they are reestablished on the terms and conditions that were initially attached which states they have to be connected by September 16.



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Other Business: DEP letter. There were some modifications on the PFAS testing. State reduced it to by about 30% (closer to what we suggested). Just one step they have agreed to so far. We just have to wait for the review of the comment period.

McGowan brings attention to board regarding horn blasts and dynamite explosions. The fire chief issues these permits therefore he would know what is going on. Sawchuk: check files and permits regarding:

1. Hull St - . looks like something going up in back
2. Jerusalem Rd new structure -
3. Old Kennedy house by Cunningham bridge - as you go over the bridge. The property owner will need to know the 4inch pipe needs to be connected. Check with Michelle on this.

Meeting Adjourned: 11:16am

MOTION: Bill McGowan motions to adjourn, Paul Kierce seconds. All in favor