



COHASSET SEWER COMMISSION
Meeting Minutes

Tuesday, June 29, 2021

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

Meeting Open: 10:03am

Next Meeting: Wednesday, July 7, 2021 @ 11:00am Regular Meeting

380, 390, 400 Chief Justice Cushing Highway:

Present: Atty De Lisi, Atty Nysten and Atty Ohrenberger, Donald Staszko, Alfred Morgan rep. for Cohasset Associates; Steve Gaumer chairman of affordable housing trust.

Bill McGowan: Asking if anyone has any comments for the Board before jumping into discussion. None.

MOTION: Bill McGowan motions to Develop and submit a sewer connection agreement based on the following pieces:

- 1. Putting the sewer connection privilege fee calculated using title V with periodic adjustments that would cover any increases or changes in occupancy of parcels of land.**
- 2. Develop a betterment that includes a 20% deposit payable over 20 years, with 50% shared between rate payers and the applicant.**

Motion as stated not agreed to - discussion continues:

Wayne Sawchuk: we want an agreement, but De Lisi presented a new agreement that mirrors Jerusalem Road agreement.

On the table right now:

Deposit of 20% (~200,000 - 250,000) plus \$20,000 already submitted

Connect Privilege Fee 1.4 million (based on Title V)

Credit to CJC of \$250,000

McGowan doesn't agree with the \$250,000 credit, says its double dipping. CSC agreed to lower the sewer connection privilege fee from 1.8 to 1.4 (this is because of the Affordable Housing aspect).

De Lisi argues that he doesn't consider the Title V design flows, which req by bylaws to be a credit.

And would like to isolate areas of disagreement and take them one by one and vote on them.

Paul Kierce would like to amend motion to add \$250,000 credit paid out over 20 years

McGowan is good with this.; Wayne Sawchuk is holding back a little on the amount, he would like to hear from Dan Coughlin regarding the change of uses.

Discussion on Title V Design Flow calculation continues as well as having a method of reevaluating the flow from any change of use; and having an upside adjustment if there is an increase in flow. Dan Coughlin would like to see a meter to measure the flow leaving the facility and gives engineering a



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chance to look at I/I as well. Also suggests putting a meter on the irrigation system. Discussion regarding outside meter continues.

De lisi: 20% deposit is an issue. The impact this extension has on the sewer system in general can be mitigated by payment of water that he is putting into. Asking the board to take that into consideration, since they are outlaying the cost for the line.

Coughlin explains the CSC is setting deposit at 20% because there will be upfront costs to repair the system to accommodate the development. Evaluation of the downgrade facilities has not been done yet, but based upon a preliminary evaluation of the conditions at the pumping station and the forcemain discharge manhole and downgrading components will require at least 100,000 There will be problems and overflows with that pumping station without the upgrades. \$100,000 is an essential minimum. De Lisi suggests the \$1.4 million assessment fee should cover these costs. Kierce replies the \$1.4 million assessment fee doesn't start until system is completed and goes into fall tax bill. So, any costs prior to that would need to be covered by applicant.

Sawchuk explains the deposit will go in a fund. In addition to repairs at the plant it could also be used to add items to this infrastructure while it is being built. For example, CSC may request putting stubs in the line for future users to connect (so road won't have to be torn up).

De Lisi is asking the board for a specific number for deposit, suggesting \$100,000 as the fund to be deposited at time of activation and credited towards the betterment. Coughlin: \$100,000 for the rehab work is reasonable but needs to be paid up front.

The \$20,000 deposit will be processed to begin the review of the application.

Coughlin points out that the property being referenced on Jerusalem Rd was on a planned expansion in an existing sewer district and is shared service. It's different than that of a sewer line outside the district. There is some ambiguity in the agreement. General recommendation is to go back to Attorney Hoffman's agreement. And make sure everyone understands. And all points are covered.

McGowan suggests voting on these 5 items. And close this part. And let there be another session that finalizes the language and we can vote on the entire privilege agreement and application. then be done with it.

Steve Gaumer: Cohasset is 14-20 units short of the 10% threshold required for Affordable Housing compliance and has no hope of reaching this by September 1 without acceptance of this project. If the town does not accept this project for sewer connection, we risk losing the 40B aspect. Accepting this sewer connection, allows the town to retain control of affordable housing development within the local community and not ceding it willingly to an outside development and substantial impact if a company like Avalon comes in. Encourages CSC to accept the application contingent upon other provisions of an agreement.



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Coughlin suggests we accept the application, contingent upon the execution of the agreement of the format previously proposed by town council or as amended.

Sawchuk mentions if we are at capacity and have to send flow to hull, the developer will have to pay this. De Lisi confirms they will but questions the 115%; Coughlin explains the upcharge is for maintaining the system.

These are not the only points in the agreement.

MOTION: Paul Kierce motions to accept submitted sewer application contingent upon the connection agreement additionally, within the agreement we have agreed on:

The privilege fee calculated by using Title V (with periodic adjustment)

Deposit of 100,000 ~ 15% of sewer privilege fee, in addition to any other fees paid (\$20,000 paid) and any other issues that come up.

250,000 housing credit applied over 20 years

Betterment (Assessment) fee of \$1.4 million, payable over 20 years.

Connection share of 50% for 20 years (up to \$700,000) - if another property connects, the payment for connection gets split 50/50 between Town of Cohasset and Cohasset Associates.

Bill McGowan seconds; All in favor

NOTES: Since current application is accepted, the application fee of \$20,000 will be deposited to initiate the review of the application. Request that Cohasset Associates submit a commercial application.

Wayne Sawchuk would like Tetrattech Engineers to communicate with Dan Coughlin.

Other Business: 30 Bayberry issue just further pushes the fact that work needs to be done at that pump station.

Meeting Adjourned: 11:53am

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