



LYNNFIELD CENTER WATER DISTRICT WARRANT
The Commonwealth of Massachusetts
Regular Board Meeting
7:00 pm October 13, 2022

Date, time, place: The regular meeting of the Board was held on Thursday, October 13, 2022 at 7:00 PM.

Present: Commissioners Anders Youngren, Joseph Maney, and Superintendent John Scenna,

Absent: Treasurer Kevin Sullivan and Clerk of the Board Christine Smallenberger

Others attending: Richard Luff, Kevin Merchant, Scott Cameron, Donald Swim, Richard Nylen, Ann Malenfant from CDM Smith (virtual)

Additional attachments: Agenda, incorporated into the minutes hereto.

Next Regular Meeting: October 20, 2022 at 4:30 PM

Adjourn: 7:31 PM

The meeting was called to order at 7:00 PM

1. Superintendent's Update
 - a. n/a

2. Continued Business

- a. Sagamore Development: Superintendent Scenna invited the Sagamore team back to speak before the board. At the Special District Meeting (SDM), article 2 on the warrant is to request the Sagamore parcel and other parcels in the Sagamore area to be included into the water district. This is a vote of the entire district that will take place at 6:00 pm on October 20, 2022 at the Merritt Center. Superintendent Scenna supports the plan as it does not have any negative impacts to the district; the modeling actually shows benefits to those in and around that area connected to the district. The design will fully fund the expansion of the district's system and connect the dead-end of the system on Main Street and loop back to Lowell Street. The modeling is supported by data, which is online on our website for anyone to view. The request for an easement has been granted on the west side to allow us to loop and connect Main Street station infrastructure to our Glen

Drive site and will help the efficiency for future operations of the district. The Luff Trust is discussing turning over 9.4 acres of land to the town or the district and looking to limit development of land on the west side of the golf course for a significant period of time. Richard Luff, a trustee of Sagamore, recognizes water is an integral part of this project. This proposed project is less than half the size of the original proposed project and is for the development of 66 condo units for 55+. The trust is looking to monetize the land. This development will generate significant net positive income for the town annually, the golf course will remain undeveloped for years to come, additional acreage will be given to the town to enhance passive recreation and land preservation and will further water protection and water quality. Scott Cameron provided a technical overview of the water main. In total, there is about a mile of water main infrastructure to be installed with all the cost borne by the developer and at no cost to the district. The water consumption anticipated for the 66 units (2-bedroom over 55+ homes) typically has far lower usage compared to single family bedrooms. The anticipated total usage is about 5,000 gallons per day as compared to 66 single family 4-bedroom homes at around 15,000 gallons per day. Ted Merchant from Toll Brothers presented a slide of the proposed layout. Chairman Maney asked for any comments from the audience.

Donald Swimm from 1219 Main Street said he supports the project but asked the board if he has to tie into the water line in front of his house. If he does, he is opposed to it because he would have to pay \$800 in taxes. Chairman Maney responded that the taxes have nothing to do with water usage. If you elect to join the district, your taxes will go up. You are under no obligation to join the district, if what you have now works for you, you do not need to join the district. Diane Swimm from 1219 Main Street said there is no reason to attach to the water as they are on a well and it works for them. Superintendent Scenna said this is an opportunity to join the district and someday have the opportunity to connect at your property line in case your well goes bad. The connection can happen the day after the pipe is installed or years down the road. If the parcels are not accepted as part of this package, in the future you will have to petition the district at your cost to connect and the process will be more complicated. Commissioner Youngren explained if you are included in the district but do not connect your house to the water main, you will not be charged for water, but you will be charged the tax to the district that provides fire protection. The tax rate currently is \$0.43 per thousand valuation and is set every November. The board had reduced the rate significantly over the last few years with a goal to reduce it even lower. The amount of tax Mr. Swimm will pay annually should amount to approximately \$800. Superintendent Scenna emphasized that the developer is doing the work for everyone along the way while giving them the opportunity to connect to the district in the future. Superintendent Scenna is happy to speak with the Swimm's further should they have additional questions. Mrs. Swimm asked if you have to pay the

\$800 in taxes forever to which Chairman Maney responded, yes if your parcel is voted into the district. Mr. and Mrs. Swimm will need to consider their position.

3. Update on Capital Projects

- a. Station 2 PFAS System Update: DEP was onsite today. We received our PFAS water sampling results a few days ago. The system proved analytically that it works. PFAS level went from 19.4 ppt to non-detect on the affluent side. We got this on the 1st sample. We have a few other samples to take, and the goal is to have follow-up information to provide to the DEP with a goal to start treatment within the next 14 days. This is coinciding with the shed enclosure for the vessels.

4. New Business

- a. Upcoming Meeting Dates: We will meet on November 14th at 4:00 pm for a financial meeting to look at the tax levy, OPEB and free cash items. The November 28th meeting will be at 7:00 pm for a public hearing on the tax levy as well as regular business. We will have an additional meeting in December and then a capital improvements workshop to present on where all projects stand, bid dates, costs, start times for the Wakefield project, interconnection bid, Glen Drive project, PFAS long-term solutions, and status on grants and funding assistance applications. We will be back to a full board at the conclusion of next week's SDM.

5. Other Board Items: n/a

A Motion was made to adjourn the meeting

Respectfully submitted,