



LYNNFIELD CENTER WATER DISTRICT WARRANT
The Commonwealth of Massachusetts
Regular Board Meeting
7:00 pm September 21, 2022

Date, time, place: The regular meeting of the Board was held on Wednesday, September 21, 2022 at 7:00 PM.

Present: Commissioners Anders Youngren, Joseph Maney, Jack Adelson, Superintendent John Scenna, and Treasurer Kevin Sullivan

Absent: Clerk of the Board, Christine Smallenberger

Others attending: Rossana Ferrante, Daniel Gagne, Mark Donnelly, Kristina Cohone, Paula Farese, Linda Anderson, Al Buonopane, John Anderson, Jr., Andrew Gorham, Michele Buonopane, Julius Bautiste

Additional attachments: Agenda, incorporated into the minutes hereto.

Next Regular Meeting: September 28, 2022 at 7:00 PM

Adjourn: unknown

The meeting was called to order at 7:00 PM

Superintendent's update: n/a

New Business:

- a. **Special District Meeting:** The Clerk of the District (Tim Doyle) will present the article next week for election to replace the vacated seat of Commissioner/Chairman Adelson.

Motion: a motion was made by Commissioner Maney to open the warrant for the Special District Meeting to be held on October 20, 2022.

Seconded: the motion was seconded, and the motion was passed with Commissioner Youngren, Commissioner Adelson, and Commissioner Maney saying aye by a unanimous vote.

- b. **Upcoming Board Meetings and Tentative Agendas:** The board will meet on September 28th for general business, executive session for labor and to close the October 20th SDM

warrant. We will meet on October 3rd for financials and updates of FY22 year-end close and estimated free cash. At the October 17th meeting we hope to have long-term PFAS alternatives in place presented by CDM. November meetings will include our tax levy discussion and December will be a workshop to present updates on our capital improvement projects.

- c. **Presentation, DISH Network for possibilities at Wing Road Storage Tank:** DISH Network is looking to attach their equipment to the Wing Road tank. Dan Gagne from Dish identified this Lynnfield area to be a high priority target to establish coverage and install antennas. Mr. Gagne provided some construction drawings with initial design. If Dish wants to move forward, we will need to bid this publicly and put forward a proposal and award it. Upon award they will submit to the building inspector and zoning board. Al Buonopane wants to know why can't it be on the other side of the tank as it seems to be put on the worst possible place. Mr. Buonopane would rather see the equipment on the other side. Mr. Gagne said the design is preliminary and a work in progress and will be re-evaluated. Mr. Buonopane wants to know what the future plans will be and how much equipment will be added. Mr. Gagne said at this time there are no plans for the future to add more. John Anderson asked if this is for tv or cell; Mr. Gagne responded this is for cell. Mr. Anderson mentioned there are cables outside the existing shroud that was built years ago, which is non-conforming, and if you start running more cables up, you will need to build a larger shroud to allow for all the cables. The residents are saying this is a nuisance and there doesn't seem to be a lot of consideration for the neighbors. Paula Farese, the attorney representing the neighbors, addressed the board stating the neighbors were concerned with the foliage with the original carriers. In 2011, the neighbors were told the tank was at capacity and a weight study was done. The neighbors are concerned of adding someone new to the tank and want to make sure the structure can handle the additional weight. Mr. Gagne said their company does structural analysis and will be approved by both Dish and the landlord. Commissioner Youngren said our engineers will review and ensure no hazards to the tower. The second concern is some of the ground equipment that is supposed to be insulated and camouflaged is in disrepair and they are asking the board for it to be kept up. The neighbors at ground level look at this area and would like to position it so they don't have the noise and the view. AT&T had previously done plantings where the neighbors couldn't see or hear any noise. Commissioner Adelson said we are not voting on anything tonight and assure the neighbors the goal tonight is to hear Dish' presentation and AT&T's presentation and work to rectify any issues in the near future. Michele Buonopane asked if the tank was at the weight limit 4 years ago, how can we add more today, it doesn't seem reasonable. Commissioner Adelson said we will look into it as it may have been bad information received at a zoning board meeting.
- d. **Presentation, AT&T for modifications of equipment on Wing Road Storage Tank.** AT&T is removing equipment and putting new equipment on that was vetted with CDM. CDM had 3 comments (nothing significant) that will be sent in a memo towards the end of the week. Kristina Cohene from Smart Link is here to present on behalf of AT&T. AT&T is planning on removing 9 antennas and putting 9 new antennas with no new

mountings or drilling and swapping out 3 ancillary equipment remote radio units for 3. Kristina showed the new technology in the presentation (incorporated into these minutes). They will also color match the antennas and equipment to the tank. Christina will add the height of the antennas to the prints. The AT&T antenna location is an issue for the neighbors and asked if you can update the prints with the location. One of the original stipulations was not to exceed the height of the tank and one of the prints show that the antenna is higher than the tank. On the plans it shows they are keeping the antenna at the same level as the one they are replacing, and the tips won't go higher but can't go further down because of another carrier on the tank. AT&T wants to keep it in the safe zone, if they go above it, it triggers the airports and the FAA and they assure us they will not go above. The residents are aggravated and ask why should they cooperate with AT&T when AT&T is not cooperative with them. One of the issues was when AT&T first applied, it was all about camouflaging with trees and at the time there were pine trees. In February, the district had to maintain the property and some of the trees died and were removed and left everything exposed. The question is does AT&T have something to camouflage the tower to make it look similar to what it was when originally granted. Unfortunately, AT&T can't put a new tower next to a water tank. As for other options, it will take years for trees to grow that tall. AT&T can't have anything to interfere with their antennas or the other networks equipment and disrupt service. The trees could potentially cause interference as well. AT&T was not aware the trees were removed. The district will work on some of the ground issues with Kristina or Carolyn from AT&T as it is the obligation of AT&T to take care of the property. Mr. Anderson said conditions that were there long ago no longer exist because the district took down several trees. When AT&T came in years ago, AT&T stated they were in a heavily densely wooded area and their antennas would have zero impact on the residents (but that does not exist anymore) and the permit was granted to AT&T and other carriers with those conditions in mind.

- e. **September (Summer) Billing Summary & Overview.** Superintendent presented total billed CY22. He also compared total billed and total consumption billed in CY22 v. CY21 and CY20.

A discussion on meters followed and what type of consumption could become available from them and when. The board wants to review the proposal to go with auto daily reads in the office. The board wants to understand what can be extracted from meters from outside, and what requires an appointment and full access to the meter. The board wants an update on the meter replacements planned for this year as part of the capital program funded in FY21 and FY22.

Update on Capital Projects

The Glen Drive treatment plant is at 60% design and the PFAS addition is at 30%. A Workshop is being planned for the upcoming week to discuss comments. Kevin Sullivan has reached out to the DEP in regards to SRF funding and other possible DEP Grants that we may be eligible to apply. We need to fund further PFAS design. The \$100,000 earmark from Rep. Jones and Senator Creighton was the logical next funding source but this has not passed on the senate floor as of this moment. The MWRA has waived the entrance initiation fee. The PFAS treatment is in place and start-up has initiated. We are hoping for completion by mid-October. The DEP Permit has been approved for this project. Superintendent Scenna will work with the town's building inspector, Joe O'Callahan to plan how to best enclose the treatment process (meeting expected this week).

New Business (Outlook)

Superintendent Scenna updated the board on upcoming meeting agendas. Superintendent Scenna provided an update that he will be meeting with Sagamore on Thursday to finalize approach and whether they will be presenting at the September 28th board meeting. If they move forward, the agenda will be posted Friday morning and a press release will be prepared and released prior to close of business on Friday to update the district of this meeting. Superintendent Scenna updated the Board that Tim Doyle certified the paperwork with the Town Clerk for candidate Steve Walsh and that he is the only candidate eligible for the upcoming election at the October 20th SDM. Superintendent Scenna reminded the Board that the warrant for the October 20th SDM will close at the September 28th Board meeting. The October 3rd meeting will include an update from Treasurer Sullivan and the Superintendent on: FY22 close out and Free cash, FY23 year to date budget, and Bartholomew OPEB Funds, Actuary Report and Investment Policy.

A motion was made to adjourn for executive session.

Respectfully submitted,