

BOARD OF SEWER COMMISIONS – MINUTES 2017
June 26, 2017

Meeting opened at 6:05 P.M.

Present: William Mendoza, Paul Joly, Carol Beauregard, Supt. Harold Gracia and Dianne Curtis were present. Also present, Richard Feodoroff, Ken Pacheco-Zoning Board of Appeals and Residents from Stonegate Landing: Morgan Twomey, Ed and Marie Paradis, John and Elizabeth Hathaway, Jesse Littleton and Zachary and Lauren Roy

Minutes: The Board reviewed the minutes and questioned a sentence in it. They will review again.

Bills were signed.

Correspondence from Tibbetts Engineering Corp. and Review Schedule for Park Street Upgrade Project from Scherbon Consolidated, Inc.: The Board and Supt. Harold Gracia reviewed and discussed Correspondence from Tibbetts Engineering Corp. and an updated Project Schedule from Scherbon Consolidated, Inc.

Approvals for Encumbrances: The Board reviewed a request to the Town Accountant to encumber funds. Carol Beauregard motioned to send a letter to the Town Accountant to encumber the balance of funds from the following accounts ending in 5310 and 5311 in addition, \$180.00 from account ending in 5347 and \$82,000 from account ending in 5311; Paul Joly seconded the motion; all ayes; none opposed; motion passes.

6:30 P.M. – Residents of Stonegate Landing and Richard Feodoroff Re: E-1 Pumps and Pumping Station: Mr. Richard Feodoroff, residents of Stonegate Landing: Morgan Twomey, Ed and Marie Paradis, John and Elizabeth Hathaway, Jesse Littleton and Zachary and Lauren Roy and Ken Pacheco from the Zoning Board of Appeals were present. Dianne Curtis documented the residents' names, addresses and contact information. Chairman William Mendoza gave a brief explanation for the reason for asking the residents of Stonegate Landing to come to this Board Meeting. Mr. Mendoza stated to the residents that when Mr. Feodoroff built their homes, he came before the Board about a year ago, to state his intentions of putting in E-1 Pumps in the residents' homes with a plan of taking them out of the homes and putting in a pump station. Mr. Mendoza stated that in the past year or so, Mr. Feodoroff has come before the Board and stated that he would like to keep the E-1 Pumps in the residents' homes, put these E-1 Pumps in the remaining homes that are to be built and abandon the pump station. Mr. Mendoza stated that Supt. Gracia will explain to the residents the pros and cons of the pump station and the E-1 Pumps. Supt. Gracia thanked the residents of Stonegate Landing for attending this Board Meeting. He reiterated to them of how Mr. Feodoroff came before the Board with a new proposal to extend 10 more house lots to an E-1 System along with the houses already there. Supt. Gracia briefed the residents on the gravity sewer system, which is currently in. He confirmed with Mr. Feodoroff the location of the current gravity sewer system. Supt. Gracia proceeded to explain the good and the bad of the E-1 Pump system. Supt. Gracia also

explained that the E-1 Pumps are like an appliance and that they would be the responsible if/when these pumps need repairing or replacing. He explained the good and the bad of the pump station. Mr. Mendoza stated that if the residents considered the gravity sewer system, then their yards would be dug up to remove the E-1 Pumps and back-filled. He also reiterated that the E-1 Pumps are the residents' responsibilities.

Richard Feodoroff handed out paperwork to the residents. He stated the history in Stonegate Landing. He stated that Phase 2 was not being built. Supt. Gracia asked Mr. Feodoroff to elaborate on what Phase 2 is as the plans have been changed numerous times throughout the years. Mr. Feodoroff stated to the residents that originally this was a 4-Phase project and stated what each Phase of the Stonegate Landing Project was. He also stated that the E-1 Pumps was supposed to be a temporary situation. He stated that because of the economics, he has decided not to build Phase 2. He stated that if he doesn't build Phase 2, there won't be a pump station. He stated that there are 10 more house lots in Phase 1 that he would want to connect to the E-1 Pumps.

Carol Beauregard stated that she wanted a representative from Zoning Board of Appeals to be in attendance because on the record registered at the Registry of Deeds, is a plan for 40B Subdivision with a certain amount of lots. She questions that if Mr. Feodoroff abandons Phase 2, what happens to that. Mr. Feodoroff would put restrictions if he was to sell the project. Ken Pacheco, Chairman of the Zoning Board of Appeals stated that Mr. Feodoroff would need their approval and stated that he wanted to see what the Sewer Department would decide concerning the E-1 Pumps versus the pumping station and the property located at Phase 2. There was discussion between Supt. Gracia and Mr. Feodoroff of the location of where the pump station would have been and money that Mr. Feodoroff has already invested in this project. Mr. Feodoroff discussed estimates if the E-1 Pumps needed repair. These estimates were based on a written estimate from F.R. Mahony & Associates, Inc. that was addressed to Mr. Feodoroff. Mr. Feodoroff also stated that he has a Homeowner's Association for the Stonegate Landing subdivision. Mrs. Beauregard questioned Mr. Feodoroff if the Homeowner's Association is recorded at the Registry of Deeds and Mr. Feodoroff stated that it was. Mr. Mendoza asked to hear from the residents. He told them to state their name for the record.

John Hathaway asked, "my question is, why should we be responsible to pay that extra money for a sewer that everybody else basically should have? We should all have town sewer, so why should we have an extra \$2500.00 every 20 years to replace a pump when we signed up for town sewer?" Mr. Feodoroff answered and stated that it would be budgeted out of the Homeowner's Association. Mrs. Beauregard questioned Mr. Feodoroff that if anything goes wrong with any of their pumps, the repairs would come out of the Homeowner's Association. Mr. Feodoroff stated that "long term, that's the only way to cover it." John Hathaway questioned, "what if there is not enough money?" Mr. Feodoroff stated that if he started sending out bills for the Homeowner's Association, there would be plenty of money. Paul Joly asked Mr. Feodoroff how much money is in the Homeowner's Association currently. Mr. Feodoroff stated about \$100.00.

Morgan Twomey asked Mr. Feodoroff, "on here it says there's an extended warrantee that would have been purchased at the time. Do you have those, or no?" Mr. Feodoroff stated that "all your pumps came with a two-year unlimited warrantee except for abuse." He also stated that at the time of purchase, the longest warrantee was 5 years which he opted not to do. There was discussion regarding the fee for the Homeowner's Association and the next 10 houses that are on gravity, will they pay into the association. There was a question from Mrs. Twomey, if the residents currently pay for sewer. Supt. Gracia stated that they do pay for sewer, whether it's a pump or gravity system because it still pumps into the pump station on Rt. 138. One of the residents questioned if it is possible that the contractor puts some funds into this Homeowner's Association to cover the six residents. Mr. Mendoza asked the residents if they would like to keep the pump or go with the pump station. Mrs. Beauregard asked for a show of hands; she asked who would not mind keeping their pumps. Three of the six residents raised their hands to keep the E-1 Pumps. One resident expressed concerns of the road being completed. There was a question if there was a bond to finish the road at Stonegate Landing. Mr. Feodoroff stated that he has tried to sell the project but that no one was interested because of all the costs. Mr. Feodoroff stated that he is not obligated to put in the pump station; he has the right to, but he is not obligated to. Mrs. Beauregard stated that the Board are elected

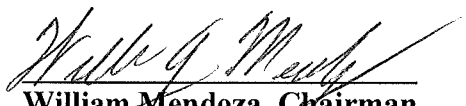
officials and they are obligated to do what is best for the sewer users. Mr. Feodoroff stated he would like to find a way to leave the project done with reasonable accommodation to the residents. One of the residents questioned what would happen if they wanted to sell their homes. Another resident expressed wanting the sewer system when they signed the contract for their home, as it is a huge commodity. Mr. Mendoza stated that the Board would take this under advisement. Supt. Gracia explained to the residents that Mr. Feodoroff submitted a plan for a low-pressure system and that Supt. Gracia and the Board wanted feedback from the residents. When the plans are submitted to our engineer, he will advise the Board accordingly in the best interest of the Town. Mr. Mendoza encouraged the residents that if they had any questions, that they could contact the Sewer Department. One of the residents asked how would they be notified if/when a decision is made regarding the pump station. Supt. Gracia stated that when the Board receives a recommendation from the engineer. He also stated that the Board's engineer is only going to review what Mr. Feodoroff and his engineer propose. Dianne Curtis asked the residents if they would like to leave contact information that way they could be notified of Board Meetings. One of the residents asked that although they are residents at Stonegate Landing, they all have separate contracts they signed and does this affect the decision. Mrs. Beauregard stated that this would be a factor in the Board's decision. There was discussion regarding the responsibility of the pump station. Supt. Gracia confirmed with Mr. Feodoroff that he was responsible for providing the pumps for the six residents. Supt. Gracia questioned Mr. Feodoroff that if he was to sell, what would stop him from providing a pump. Mr. Feodoroff stated that when he sells the other lots, he would not be responsible for providing a pump. The Board reiterated that the concern is for the six residents currently at Stonegate Landing. The Board thanked the residents for coming to this meeting.

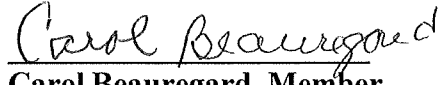
Superintendent's Report:
None at this time.

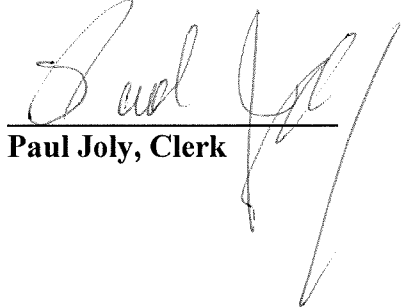
Carol Beauregard motioned to adjourn at 8:10 P.M.; Paul Joly seconded; all ayes. Meeting adjourned.

Respectively Submitted,

Minutes taken by Dianne Curtis. Transcribed by Joelle Anger.


William Mendoza, Chairman


Carol Beauregard, Member


Paul Joly, Clerk