

Tisbury Sewer Advisory Committee Meeting
Zoom Meeting
February 22, 2024
Meeting Minutes

Committee Members: Jeff Pratt, Connie Alexander, John Best, Dan Seidman, Chris Scott

Staff: Mike Alberice, Kirk Metell, Jon Snyder, Melinda Byers,

Town Administrator: John Grande

Environmental Partners: Bob Rafferty

Board of Health Agent: Drew Belsky

Guests: Darren Morris and James Anthony from MV Savings Bank, John Stanwood from Island Housing Trust, Xerxes Aghassipour, Jeffrey Dubard joined at 4:10pm

Meeting called to order at 4:04pm

Superintendent's Report

- Contractors dropped off equipment for the plant upgrade. Replacing pumps and by-passing tanks will begin in approximately 2 weeks.
- We have been aggressive about the collections of unpaid balances and sending out past due notices and demand letters.
- FY2025 budget expects to bring in \$841,000.00. Many expenses have been cut back. The previous year budget projected \$1,400,000.00 of revenue. That had been previously over-estimated.
- We have new expenses for debit and interest from the B2 District. There is no warrant article prepared for that, but we do anticipate having one to supplement the budget. Looking back at past budgets as far as 2004 and even though Wastewater is an Enterprise Fund; it has been subsidized by the town when it has short falls. There is a line item we put into the budget called a tax levy. Those additional funds help balance the budget. It's not necessary an article itself, but rather part of our article budget that gets presented on the town floor.
- Bringing the extra flow for the B2 district will incur extra expense. What is the plan to pay for that? We cannot put it on the current users. The loan has been taken for the B2 District of which ½ the cost will be paid by the town and the other half by the users.

Flow History & Capacity

Bob Rafferty:

At the last meeting we were asked to look at historical flow for a statistical analysis on what the appropriate maximum baseline flow might be. We have been tracking for years in order to determine where its coming from and to estimate how much capacity the plant will need as part of the Comprehensive Wastewater Management Plan (CWMP). There is data as far back as the early 2000's and 2015 up until the past month. The highlighted year 2020 was COVID and the Mansion House sump pump was removed.

Anything before 2020 doesn't apply anymore based on the number of clean water inflow into the system due to high flows during wet weather and some processes at the plant. That is 20,000 to 30,000 gpd of groundwater infiltrating it. That throws off the analysis. In 2019 the flows were getting up to the high end of the maximum capacity due to some excessively wet weather and some plant process operations that Mike discovered. The plant no longer operates this way. They used to recycle some

flow. It's broken up into smaller batches so there is not a heavy flow in one single day. Anything before 2020 doesn't apply anymore.

The years 2021-2022 reflect a new flow pattern. It is a lot less flow intake but a baseline to make a good analysis. Dan Seidman requests to see 2023 flow history.

The Wastewater Capacity Management Policy states to look at the previous calendar year at a minimum. The Wastewater Dept can add years if they see fit. We are more confident in what we are seeing for flows right now, than we were 4 or 5 years ago.

Title V numbers that were used predominately for calculating betterments and used as a general guideline. The real numbers are on average 50-60% of Title V numbers and 70% on a high day. The total for everyone in the B1 District based on Title V numbers is 130,000 gpd. The average flow is about half of that Title V number. This is the history and process of how we got to this point. Moving forward we use the Wastewater Management Capacity policy.

The spreadsheet states committed flows. That is everyone who has been approved, but not necessarily connected.

The plant is only approved for 104,000gpd until the plant upgrade. Once the upgrade is completed it will be approved for 139,000 gpd, at which time the DEP will sign off.

The expanded B2 District including the properties that were just added at last town meeting, calculates to just over 35,000gpd. That was according to Title V. Using the new standard from the Article IX policy, those flow rates are 24,400gpd. The total gpd of water usage in that area which is 70 out of 87 properties; use less than 19,000gpd.

75 Main St.

It is an 85-seat restaurant estimating 25gpd per seat less current flow for a total request of 1991gpd. He wants to open this summer. He has to go in front of the MVC for his DRI if there is a change to the permit and there was a change. There has been no restaurant permit or building permit pulled to date. If an application isn't ready to connect immediately, we don't approve an application. The Superintendent can write a letter saying, we have flow and will hold it for 90 days.

Motion to approve a letter stating the flow request of 1991gpd is available with 90-day sunset clause.
Motion seconded.

Roll Call Vote:

Jeff Pratt (aye)

Dan Seidman (aye)

John Best (aye)

Connie Alexander (aye)

Chris Scott (aye)

Motion passed (5-0-0)

MV Bank /Holmes Hole Rd

James Anthony:

54 bedrooms 100% year-round 100% workforce housing. Bank offices also, so its partially commercial & partially residential. We need to go in front of the MV Commission next week. The plan was to tie into the existing line. Whether they tie into the existing line or the B2, the flow is available, but they cannot tie in until the plant upgrade is completed. The amount requested is 6,350 gpd.

Motion to approve a letter stating the flow of 6350gpd is available with 90-day sunset clause.
Motion seconded.

Roll Call Vote:

Jeff Pratt (aye)

Dan Seidman (aye)

John best (aye)
Chris Scott (aye)
Connie Alexander (aye)
Motion passed (5-0-0)

65 Main St.

It is a 30-seat restaurant. It is an extension of Salvatores. They will prepare the food at Salvatores and bring it up to Main St. The flow requested is 369gpd. They have not applied for the 2024 food permit, but it's close to being finished with the establishment. They plan on opening for the season. The committee decides that any permit issued should also have a 90-day sunset clause.

Motion to award 369gpd with a 90-day sunset clause.

Motion Seconded.

Roll Call Vote:

Jeff Pratt (aye)
Dan Seidman (aye)
John Best (aye)
Connie Alexander (aye)
Chris Scott (aye)
Motion passed (5-0-0)

28 Sate Rd/Dr. Finkelstein's

They have a failed system that was pumped out emergently and a letter sent to the customer by the BOH stating that fact. They are not in the Wastewater District. The septic is so old there is no file on the bedroom count.

If this is deemed a health emergency, we can tie them in prior to approval at Town meeting.

This is a property that is for sale. They are planning on converting it into all residential. They want to add a bedroom. We can tie them in due to the health emergency, but only as existing. They will have to address the additional bedroom request later.

We have a document that is an example of case law for property owners that came from Bob Rafferty out of Groton. If a property is outside the district and abuts the district with a failed system; they can be ordered to connect to the sewer by the Board of Health if deemed a health emergency.

Motion to ask the BOH to write a letter to Select Board that this is a failed system outside the district and they recommend an emergency tie in to sewer. In addition, the recommendation of awarding 375 gpd of flow for the existing eye doctor office and 3 bedrooms with a 90-day sunset clause.

Motion seconded.

Roll Call Vote:

Jeff Pratt (aye)
Dan Seidman (aye)
John Best (aye)
Connie Alexander (aye)
Chris Scott (aye)
Motion passed (5-0-0)

89 Main St.

This is a residential property not currently in the district. They are on the agenda for the Town meeting. They are requesting 500 gpd for a 5-bedroom home and their cesspool is viable. They are trying to sell the property.

The Wastewater Capacity Management Policy should be utilized when making decisions on these properties. Technically, we don't have the flow until the B2 or the upgrade. First come first serve for the properties inside the district. Anyone that is in the district takes precedent to someone that isn't in the district or won't connect for several years.

The properties that are an extension of the sewer district can be put on the warrant article and put on hold until added to the district. Those properties are **25 Lobster Alley, 89 Main St, Cat Hollow, 280 State Rd** and the **Library**.

4 State Rd:

I was granted 1986gpd of flow with a sunset clause which has expired. I have been working on the project and part of the expiration of the clause happened due to the Town looking into his location for Town Hall. It appears progress is being made.

Originally the MVC denied 4 State Rd without prejudice. They encouraged us to come back with a better housing policy and to address the disagreement about the easement between 4 State Rd & 10 State Rd. The driveway was redesigned, and we revamped the housing allocation. Its 22 bedrooms and 3 offices on the lower floor. The application is the same except for an additional request 60gpd for some of the front office space to be able to have retail availability. Its 3000-4000sq ft office space and 22 bedrooms. They were Title V numbers used so the flow request may be less now.

We addressed the 2 issues that gotten us denied originally by the MVC. I emailed Jared that I needed to renew the extension and I was given a verbal ok from him. He was emailing the MVC letting them know the flow was available.

When the Town approached me about possibilities of renting the building, I was told by Jay Grande and Jon Snyder, that the extension was not an issue. While the town was looking at the property the flow would be garnered. Once the town decided they were not interested in the building we thought we were ready to go. The MVC checked everything off for us except they need a letter for the flow in order to schedule the public hearing. The existing flow that has been paid by the betterment is 656gpd. The 1689 gpd is the new request under the Article IX policy.

Motion to reinstate a letter stating available flow for 4 State Rd of 1689gpd with 90-day sunset clause. In addition, the letter explains the lesser request of flow due to article IX new policies.

Seconded

Roll Call Vote:

Connie Alexander (aye)

Jeff Pratt (aye)

Dan Seidman (aye)

John Best (aye)

Chris Scott (aye)

Motion passed (5-0-0)

Cat Hollow/IHT:

We are trying to go through Veterans Park for the sewer connection. The application is for 19 bedrooms. We need to get an easement from the Select Board and the Open Space Committee. We need a determination from Conservation Commission, and we need a letter for flow. We can't really wait until Town Meeting in May. We are planning construction at the end of the year. I am hoping for something from this committee to help the project continue.

Committee members: Without the upgrade of the plant, we do not currently have the flow for this project. The flow is also dedicated to the B2 district for the nitrogen removal and ties into the CWMP.

We cannot help with this project right now, its new development, it's not in the district nor abutting the district. We can look at this project at the next meeting due to its complexity.
The next meeting will address 25 Lobster Alley, 89 Main St, Cat Hollow, 280 State Rd and the Library.

28 Church St.

Customer had 100,000 of usage and since the last summer invoice she subsequently purchased an abatement meter thinking it was irrigation usage. She asked for an abatement of the bill. The superintendent has allowed her to make payments currently and then go through the next summer and we can average her bill and credit her back what she has paid based on the average.

All motions passed unanimously and seconded.

Meeting adjourns 6:07pm

Next meeting is Thursday March 7, 2024 @ 4:00pm via Zoom