#### **Debra Shettlesworth**

From:

Rockland Sewer

Sent:

Tuesday, November 1, 2022 11:58 AM

To: Cc:

Zoning Rockland; Candi DiRenzo Charles Heshion: Daniel Duross; Sherri Vallie

Subject:

SHINGLEMILL, LLC

Attachments:

SEP\_24\_20 Sewer Commission Minutes.doc; 04\_SEP\_24\_20 Letter to ZBA.doc

To Whom It May Concern,

In response to your request for departmental comments by November 4<sup>th</sup>, the Rockland Board of Sewer Commissioners is requesting a written summary and recap of all the changes made to the 0 Pond Street, Shinglemill project. This request is made due to the addition of new members to the Sewer Commission and to allow them to be brought up to date on the project's history.

We are also requesting a dated copy of the most current MADEP map delineating the Shinglemill project (MADEP) designation of the Zone –A boundaries.

Attached, for your reference, are the minutes from the latest participation of Shinglemill representatives with the Rockland Board of Sewer Commissioners (9-24-2020) and the resulting letter to the ZBA.

Thank you for your cooperation with this matter.

Sincerely,

**ROCKLAND BOARD of SEWER Commissioners** 

### Please do not "reply all" to this correspondence.

Rockland Sewer Department 587 R Summer Street Rockland, MA 02370

Outside: 781.878.1964 Internal: Ext. 1701

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# Town of Rockland



## Sewer Commission

Post Office Box 330 ROCKLAND, MASSACHUSETTS 02370

> Tel. 781.878.1964 Fax. 781.871.1909

Walter Simmons, Chairman'
Ronald Savicke, Commissioner
Charles Heshion, Commissioner
David P. Taylor, Interim Superintendent

September 29, 2020

Town of Rockland Zoning Board of Appeals 242 Union Street Rockland, MA 02370

RE: Shinglemill Project - 0 Pond Street

Dear Board Members,

The Rockland Board of Sewer Commissioners, at a special meeting held on September 24, 2020 took the following action:

The Board voted to:

Recommend that the Board of Appeals approve the project at 0 Pond Street, Rockland, MA known as Shinglemill based on the following conditions:

- 1. That the Town of Rockland Sewerage System, which is being managed under an EPA Administrative Consent Order, have the capacity or be able to be improved by the Town of Rockland to have the capacity to accept the sewerage from the proposed project at 0 Pond Street, Rockland, MA.
- 2. That the applicant shall pay the sum of money, calculated by the Town of Rockland Sewer Commissioners pursuant to the EPA Administrative Consent Order necessary, to make the required improvements to the Town of Rockland's Municipal Sewerage System prior to the commencement of any work on the proposed project. See Attachment A for Development, Remediation and Improvements to Existing Pump Station Fees.
- 3. The proposed connection, when performed, shall be completed at the applicant's cost and expense and must be performed in compliance with the Rules and Regulations of the Town of Rockland Sewer Commission in effect at the time of the approval of the proposed project by the Board of Appeals; and,

September 29, 2020 Letter to Zoning Board of Appeals Page 2

- 4. The applicant be responsible to pay for the required sewer connection permit fees and expenses previously agree to by the Board and Developer which shall issue upon approval of the final sewer connection plans by the Town of Rockland Sewer Commission. See Attachment A for Sewer Tie-in Permit Fees.
- 5. All (pipe joints) lateral connections or unions be encased in concrete (or some other agreed upon material) to ensure the integrity of the connection(s) should there be any shifting or further settling of the packed soil on-site. Photographs should be taken before and after the installation(s), inspected and signed off by the Rockland Sewer Superintendent.
- 6. At the (5) and (10) year marks of the project completion, video camera surveys be conducted to assess the integrity of the sewer lines out to the Pond Street main, as well as, to check for any inflow & infiltration. This will be done at the expense of the owner and will require sign-off and approval by the Rockland Sewer Superintendent. Should corrective action(s) be necessary they are to be made within 6 months of the discovery at the owner's expense and will require reinspection within 5 years of the date of repair. If no corrective actions are necessary after 10 years, this condition will expire.

Best regards,

Board of Sewer Commissioners

Walter Simmons Chairman

Ronald Savicke Commissioner Charles Heshion Commissioner

cc: Candi DiRenzo, ZBA
Robert Rosa, ZBA
Attorney Robert Galvin
Rick Lincoln, Shinglemill Project
Ernesto Capporotta, Shinglemill Project

Building Department
Board of Health
Planning Board
Town Clerk
Board of Assessor
Water Department
Highway Department
Conservation Commission

# TOWN OF ROCKLAND

# Sewer Commission



Post Office Box 330 Rockland, Massachusetts 02370

Tel: 781.878.1964 Fax: 781.871.1909 Walter Simmons, Chairman Ronald Savicke, Commissioner Charles Heshion, Commissioner David P. Taylor, Interim Superintendent

Project	Name:
<b>Project</b>	
Address	s:

Shingle Mill

**0 Pond Street** 

# of Units
236

 Fee Per Unit	<b>Development Fee</b>
\$5,000	\$1,180,000

 Fee Per Unit	Sewer Tie-in Permit Fee
\$50	\$11,800

# of	Bedrooms
	355

Remediation Fee for I&I Removal	Price per gallon	Total Gallons per day	Gallons of water per bedroom / per day
\$390,500	\$10	39,050	110

#### Summary:

\$1,180,000.00 Development Fee \$11,800.00 Sewer Tie-in Permit Fee \$390,500.00 Remediation Fee for I&I Removal

\$1,582,300.00

\$150,000.00 Improvements to Existing Pump Station \*

\$1,732,300.00

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*	Ball	park	figure,	subject	to	change.

# Town of Rockland



## Sewer Commission

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Walter Simmons, Chairman Ronald Savicke, Commissioner Charles Heshion, Commissioner David P. Taylor, Interim Superintendent

Remote Teleconference
Recorded for Public Playback on WRPS
(local cable access tv)
www.wrpsrockland.com

Rockland Sewer Commissioners Meeting September 24, 2020

Motion made by Charles Heshion,  $2^{nd}$  by Walter Simmons to begin Commissioners meeting at 4:10 PM September 24, 2020. All in favor 2-0.

In Attendance (via zoom): Walter Simmons, Ron Savicke, Charles Heshion, David Taylor, Rick Kotouch (Suez), Ed McAuliffe (Suez), Attorney Robert Galvin, also Ernesto Capporotta, Rick Lincoln, David Andronico and Attorney Walter Mirrione with the Shinglemill Project

#### **Introductory Remarks**

Walter Simmons, Chairman.

### **O Pond Street Design Review and Vote**

The developers are seeking approval of the Shinglemill Project for 0 Pond Street through the Zoning Board of Appeals who have the authority to approve the project.

At the request of Walter Simmons, Attorney Robert Galvin prepared a proposed motion to the Zoning Board of Appeals. The proposed motion seeks to ensure that if the project is approved through the Zoning Board of Appeals, the approval include conditions and fees as outlined in the motion.

For example, the Lydia Square project received the benefit of fee waivers that were originally waived by the Zoning Board of Appeals, as the project was a town project that was later sold to a private developer. The purpose of the motion is to avoid a similar situation.

The developer of 0 Pond Street is looking for the Sewer Commission to provide a favorable light on their project to the Zoning Board of Appeals (ZBA) which acts as the comprehensive permit

granting authority for the Town. The ZBA decides all of the local permit issues except for those local boards acting under state law, such as, the Conservation Commission which will have to approve the project under the Wetlands Protection Act. Final approval is through the Zoning Board of Appeals.

A brief discussion of previously agreed upon fees took place. The fees are attached to the proposed motion as "Attachment A".

Attorney Robert Galvin read the proposed motion aloud (see attached).

The belief is that if the plan is approved through the ZBA, the developer would provide final plans to the sewer commission for review and the fees outlined in Attachment A be paid in exchange for a sewer connection permit.

There was a previous element included in the motion; that the applicant pay for a capacity study. The town is already conducting a study, scheduled for next spring, so that element was removed from the motion.

Chuck mentions that we currently have 2 studies being conducted, a comprehensive facility assessment \$124,000 and I&I study \$295,000.

Chuck has concerns based on the amount of fill required and proximity to surrounding wetlands that the potential for compromise exists. The soil, even though it will be packed, along with 2 large structures and a parking lot of vehicles, eventually will settle; moisture from weather events and proximity to wetlands will permeate the fill, exerting vertical and lateral force on the pipes.

Chuck proposes adding the following conditions to the motion:

All (pipe joints) lateral connections or unions be encased in concrete (or some other agreed upon material) to ensure the integrity of the connection(s) should there be any shifting or further settling of the packed soil on-site. Photographs should be taken before and after the installation(s), inspected and signed off by the Rockland Sewer Superintendent.

At the (5) and (10) year marks of the project completion, video camera surveys be conducted to assess the integrity of the sewer lines out to the Pond Street main, as well as, to check for any inflow & infiltration. This will be done at the expense of the owner and will require sign-off and approval by the Rockland Sewer Superintendent. Should corrective action(s) be necessary, they are to be made within 6 months of the discovery at the owner's expense and will require re-inspection within 5 years of the date of repair. If no corrective actions are necessary after 10 years, this condition will expire.

We have a motion on the table that was accepted and approved that recommends the ZBA conduct a peer review. The letter from the Sewer Department has not yet come. Chuck also has a letter from Pat Brennan of Avery Engineers dated September 22, 2020 – under utilities page 3, item 2 it states that documentation of the capacity of the existing municipal sewer