

BOARD OF WATER COMMISSIONERS
MINUTES FOR THE MEETING OF
September 8, 2020

The statutory requirements as to notice having been complied with, the meeting was convened at 5:03 PM.

Members Present: Chairman Joshua M. Fox and Commissioner Robert H. Sheldon.

Members Absent: Commissioner Robert E. Boyd, Jr.

Others Present: Treasurer Thomas S. Travers, Customer Service Manager Renee Adams, Executive Director Vincent J. Roy, and via Zoom; representing Sudbury Valley Trustees, Dan Stimsom, Assistant Director of Stuartship and Richard Morse of 47 Maple Avenue, Unit 1101, representing Sudbury Crossing Shopping Center, Pio Lombardo and Gary Rubenstein of Lombardo Associates, Inc., 188 Church Street, Newton MA 02458 and Tony Haslinger, Senior VP Phillips Edison, 11501 Northlake Drive Cincinnati, OH 45249 and representing Sudbury Water District Dr. Edward T.T. Chiang of H2O Engineering & Consulting

Chairman Fox called the meeting to order.

1. REVIEW MEETING MINUTES

The Commissioners approved the Minutes for the Meeting of August 25, 2020 as amended. The motion for approval was made, duly seconded, and approved by unanimous roll call:

Joshua A. Fox, Chairman

Robert H. Sheldon, Commissioner

2. REQUEST FROM SUDBURY VALLEY TRUSTEES (SVT) FOR RAYMOND ROAD WALKING TRAIL:

Presentation was provided by representatives of SVT to rehabilitate an existing hiking trail on water district properties off Raymond Road and Warren Road. The Commissioners agreed to allow the SVT to perform their proposed work on the trail provided that they provide a Certificate of Insurance for the proposed work on District land and to make sure that changes do not harm the water shed.

3. SUDBURY CROSSING SHOPPING CENTER – PRESENTATION FOR PROPOSASED WASTEWATER SYSTEM:

A presentation (see attached) was provided from representatives of Sudbury Crossing Shopping Center for a proposed septic system upgrade. Pio Lombardo of Lombardo Associates, Sudbury Crossing's Engineering firm, provided a detailed description of the proposed system along with references of completed projects. Chairman Fox requested that Director Roy follow-up with the references and MassDEP regarding regulatory compliance and to report his findings at the September 22nd Commissioners Meeting. The Commissioners agreed to continue discussions at the next meeting.

4. PROPOSED EVERSOURCE-DCR PROJECT – QUESTIONS/CONCERNS TO CONCOM:

Director Roy presented a brief overview of the Eversource-DCR proposed Transmission Line Project. Mr. Roy stated that the project intersects five streets with water mains, three of which with Transite pipe. He also stated that he would be attending the September 24th Conservation Commission meeting to voice concerns of the District. Commissioner Sheldon asked Mr. Roy to add to the list of the District's concerns access requirements to maintain District infrastructure.

5. REVIEW DIRECTORS SEPTEMBER 4TH REPORT

Director Roy presented his bi-weekly report to the Board and addressed questions regarding several topics:

Morse Road Water Main Replacement Project

Mr. Roy stated that the water main portion of the project would be completed by the end of this week and that Celco Construction would return in October to complete the side street and house-service connections. Commissioner Sheldon asked Mr. Roy if the final layer of asphalt would be applied within the next week, to which Mr. Roy stated that the final coat of asphalt would be applied upon completion of the service connections expected around November 1st.

PFAS Sampling Results

Mr. Roy informed the Commissioners that the District received the PFAS Contingency Plan Report from Weston & Sampson and requested for them to review the report in preparation for a report presentation by Blake Martin, scheduled for September 22nd.

Macone Property

Commissioner Sheldon asked Director Roy if there was any update with clearing the title to Parcel C. Mr. Roy stated that he would be following up with Anderson & Kreiger this coming week.

Chairman Fox moved to conclude the open meeting and to move into executive session for the purpose of discussing deployment strategies with respect to cyber security and to not return to open meeting. The chair confirmed that having discussion in an open meeting may have a detrimental effect on infrastructure security pursuant to General Laws chapter 30A, §21(a) (exception 4). The motion was seconded by Commissioner Sheldon and approved by unanimous roll call:

Joshua A. Fox, Chairman

Robert H. Sheldon, Commissioner

There being no further discussions the meeting adjourned at 7:05 PM.

Sudbury Crossing Shopping Center Wastewater System Upgrade

Sudbury Water District

September 8, 2020

Tony Haslinger

Senior Vice President, Construction



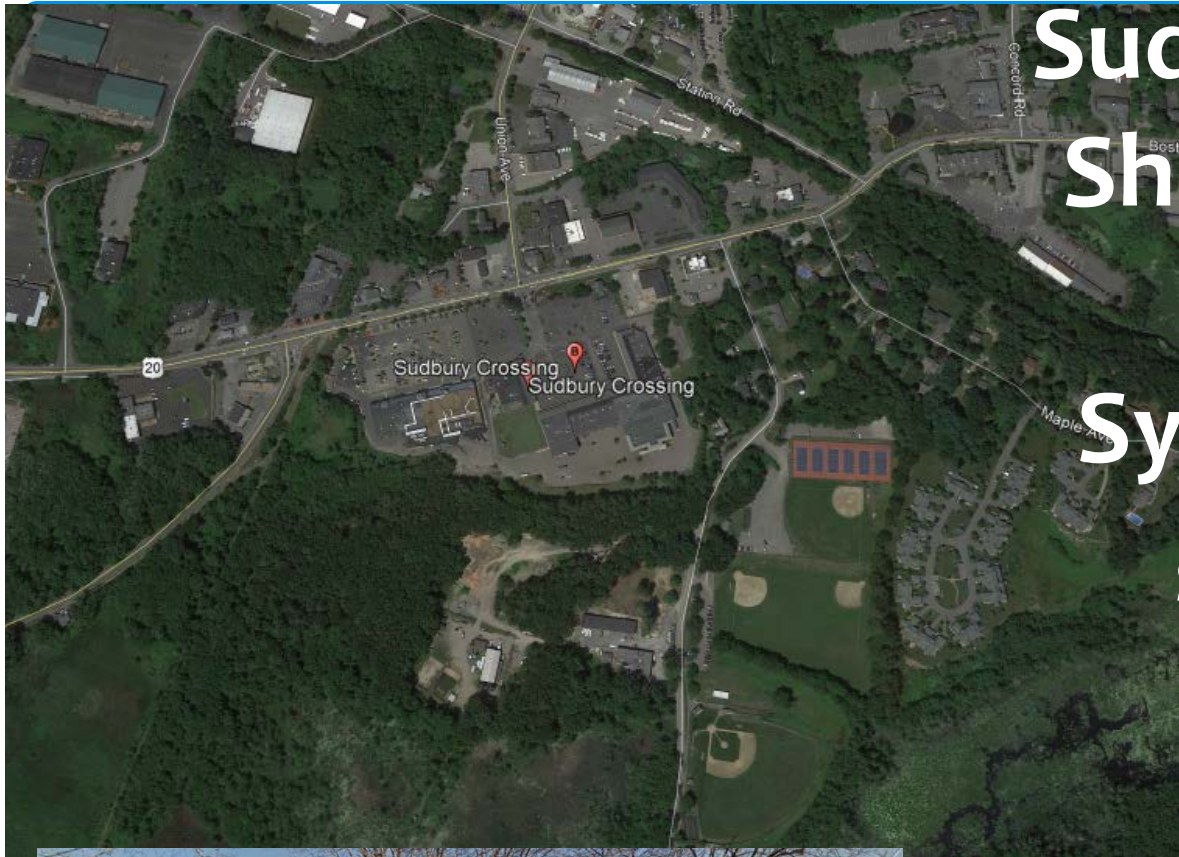
Environmental Engineers/ Consultants

LOMBARDO ASSOCIATES, INC.

188 Church Street

Newton, Massachusetts 02458

www.LombardoAssociates.com





SPACE	TENANT	SQ. FT.
01	Pearle Vision	1,688 SF
02A	Pro Nails	1,050 SF
02B	Domino's Pizza	1,062 SF
03	El Basha Grill, Restaurant & Bar	2,125 SF
04	AVAILABLE	2,125 SF
05	Ngoc Med Spa	1,275 SF
06	Sperry's Fine Wine and Brew	3,000 SF
07	Selections Boutique	2,125 SF
08	T.J.Maxx	32,122 SF
09	AVAILABLE	5,350 SF
10	Fitness Together	3,500 SF
11	Pure Barre	2,500 SF
12	Olympia Sport	1,615 SF
13	The Paper Store	11,760 SF
14	Subway	2,500 SF
15	Learning Academy	12,130 SF
16	Debby's Drive-Thru	
17	Big Picture Framing	1,025 SF
TOTAL SQ. FT.		89,952

LEGEND

- AVAILABLE TENANT SPACE
- LED LIGHTS / POLES
- STREET LIGHT

PRELIMINARY: DIMENSIONS MUST BE FIELD VERIFIED. SQUARE FOOTAGE AND CONFIGURATIONS ARE SUBJECT TO CHANGE AS PLANS AND DESIGN DEVELOP.



SUDBURY CROSSING
421-437 BOSTON POST ROAD | SUDBURY, MA

SEPTEMBER 8, 2020 SITE PLAN



PHILLIPS EDISON & COMPANY®

CREATE™
Architectural Planning & Design LLC

1.0

Proposed Project Reductions on Sudbury Groundwater Nitrogen Contributions

***Significantly Cleaner Water Will Result
Results Guaranteed by PECO & LAI***

Sudbury Crossing Shopping Center -Wastewater System Upgrade				
	Existing Conditions	Proposed Future	Typical Nitrex Technology	
Design Flow (gpd)	4,200	9,900	9,900	9,900
Wastewater TN (mg/L) ⁽¹⁾	80	5	3	2
Wastewater GW Discharge TN (mg/L) ⁽²⁾	60	4	3	2
Design Flow Wastewater GW Discharge TN (lbs./yr.)	767	121	90	60
Average Flow Wastewater GW Discharge TN (lbs./yr.)	384	60	45	30
Design Flow Wastewater GW Discharge TN REDUCTION from Existing Conditions (lbs./yr.)	647		677	707
Average Flow Wastewater GW Discharge TN REDUCTION from Existing Conditions (lbs./yr.)	323		338	353
Wastewater GW Discharge TN REDUCTION (%)	84.3%		88.2%	92.1%
⁽¹⁾ Wastewater TN conc. Based Upon Numerous US EPA and WERF Studies and LAI experience at Shopping Centers				
⁽²⁾ Maximum Septic Tank Effluent TN Soils Removal in Sandy Soils 25% Based upon Numerous US EPA and USGS studies throughout the US				



COMPANY OVERVIEW

ABOUT PHILLIPS EDISON & COMPANY

- Founded in 1991 by Jeff Edison and Mike Phillips
- National platform focused from inception on the grocery-anchored shopping center sector
- Currently own and operate 350 properties across 37 states
- Veteran management team with a fully integrated operating platform with market leading expertise in every facet of grocery center ownership and operations
- Diversified asset management platform with consistent and historic access to the institutional and retail equity channels via co-mingled funds, joint ventures, and REIT structures

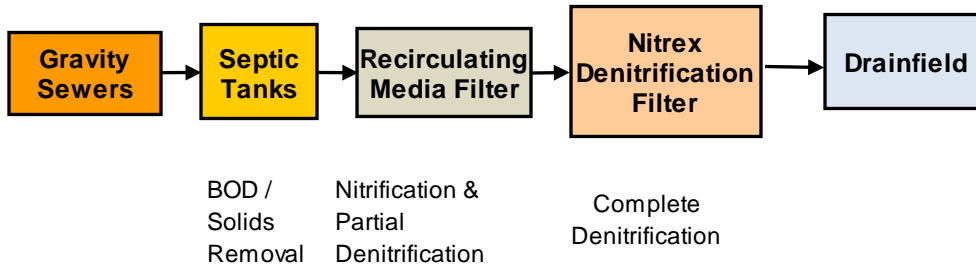


Major LAI Experience - Accomplishments

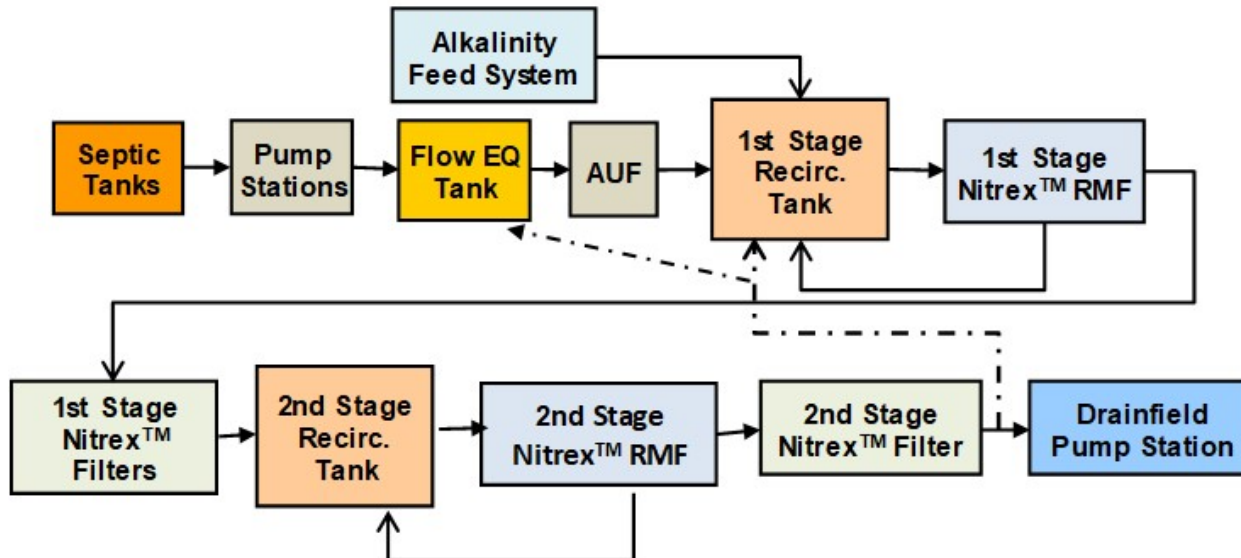
- **45+ years of experience with innovative wastewater systems**
- **Engineer of Record for over \$250 million of innovative municipal and private wastewater management projects throughout US and in MA**
- **National Engineering Excellent Awards Recipient**
- **ENR Construction Man of the Year candidate**
- **Municipal & Private Clients in MA, NY, RI, CT, NJ, MD, PA, WV, FL, AZ, UT, CA since 1976**
- **Wrote Water Quality Model that is widely used by US EPA and States for TMDL Analysis**
- **Chosen via competitive procurement, Consultant to CT DEEP on septic nitrogen impacts on water quality**

Proposed SCSC Nitrex Wastewater System – Process Flow Diagram – Fixed Film Treatment Process

Nitrex Basic Process Flow Diagram



Proposed SCSC Nitrex Wastewater System - Comprehensive Process Flow Diagram

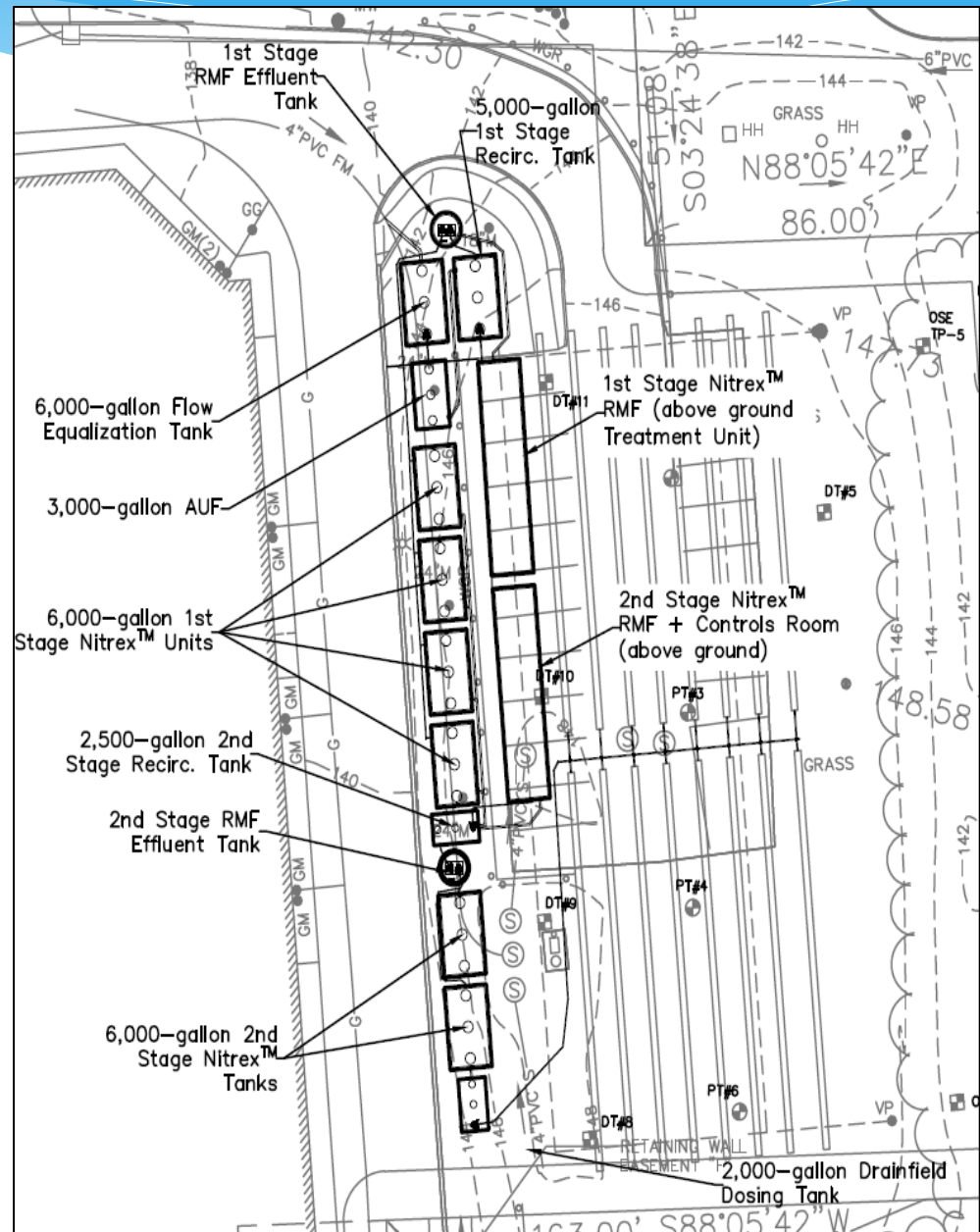


Treatment System Overview

- ✓ Flow Equalization Tank - This tank stores excess influent flows during periods of higher flow to provide a steady flow to the system.
- ✓ Anaerobic Upflow Filter (AUF) - This unit provides passive BOD removal.
- ✓ 1st Stage RMF Treatment Unit - This unit provides full nitrification and partial denitrification using a fixed film process known as a recirculating media filter. This system includes the 1st Stage recirculation tank and the 1st Stage RMF Effluent tank, which houses pump stations for 1st Stage Recirculation & 1st Stage Nitrex feed.
- ✓ 1st Stage Nitrex™ Denitrification Filters - These units provide a passive carbon source to achieve full denitrification.
- ✓ 2nd Stage RMF Treatment Unit - This unit provides a polishing step to nitrify any residual ammonia and is the same recirculating media filter technology as the 1st Stage Nitrex RMF. This system includes the 2nd Stage recirculation tank and the 2nd Stage RMF Effluent tank, which houses pump stations for 2nd Stage Recirculation & 2nd Stage Nitrex feed.
- ✓ 2nd Stage Nitrex Denitrification Filters - These units provide a passive carbon source to denitrify any nitrates from the 2nd Stage Nitrex RMF Unit
- ✓ Drainfield Dosing Tank and Pump Station - This tank receives the final effluent from the treatment system and pressure doses the existing drainfield trenches.

Proposed SCSC Nitrex Wastewater System – Plan View

Treatment Units All Below Grade except for RMF & electrical / controls



Nitrex Installations since 2001

History of Nitrogen Removal Performance

1. **Granby MA – Condominiums 17,700 gpd since Jan. 2019**
 - ✓ **Geomean Effluent TN = 1.81 mg/L. 2/month Operator visit**
2. **Mashpee MA – Residential and Commercial 5,600 gpd since 2006**
 - ✓ **Geomean Effluent TN = 3.6 mg/L quarterly Operator visit**
3. **Eastham MA - Residential 5,600 gpd since 2006**
 - ✓ **Geomean Effluent TN = 3.6 mg/L quarterly Operator visit**
4. **Captree State Park, Long Island NY Restrooms for Sports /Commercial Fishing Location 6,000 gpd high TN strength 170 mg/L since April 2020**
 - **Effluent TN = 4 mg/L 2/month Operator visit**
5. **Cross Creek Shopping Center Malibu CA 24,500 gpd, predominately restaurants, since 2006- 2018 Effluent TN = 2.66 mg/L. Complied with CA Title 22 Unrestricted Non-Potable Water Reuse Standards - 2/month Operator visit**

Comparable Nitrex Installations since 2001 (cont.)

6. Croatan High School and Bogue Sound Elementary School, Newport, NC – 12,000 gpd high TN strength 150 mg/L since January 2010
 - Geomean Effluent TN = 2.5 mg/L quarterly Operator visit
7. Bryce UT - National Park Area – Marriott Hotel, 15,000 gpd Approved by Utah DEQ to achieve Effluent TN < 2.5 mg/L
8. Independently Reviewed / Approved by:
 - States of Oregon & Montana - 2001
 - US EPA
 - MA Alternative Septic System Test Center – 2001 – George Heufelder
 - FL Department of Health
 - Suffolk County NY
9. 20+ additional installations throughout US & Canada

Proposed Project Reductions on Sudbury Groundwater Nitrogen Contributions

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Effluent Monitoring Program

Questions /Discussions

Tony Haslinger

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