

Board of Sewer and Water Commissioners
Meeting Minutes
March 18, 2024

Location: W. Stockbridge Town Hall; main meeting room

5:05 PM: Open Meeting

Quorum present: Earl Moffatt (EM); Simon Davenport (SD); Alex Stein (AS); Mark Webber (MW). Also present: Michael Buffoni (MB), chief licensed sewer & water operator.

Board reviews and discusses a sewer connection permit application submitted by Williams Construction for the property known as the Wisdom Lodge, Hotel St.

MB presents a map showing where the tie-in would take place on Main St. A connection stub was installed for the Lodge when the sewer mains were originally installed. MB recommends that a test pit be dug adjacent to where the stub is shown on the map to make sure of its location and depth to avoid excess damage and repairs to the sidewalk/curbing/roadway and Town parking lot.

The connection application shows the sewer line exiting the rear of the building and crossing the Town parking lot and connecting to the existing stub in the area of the Main St. crosswalk

Board discusses whether an easement should be required to travel under Town property to reach the connection stub. MB offers that utility easements are common practice when a service line crosses public or private property rather than a municipal right of way such as a roadway. Accordingly, a utility easement for the service line to run under the Town parking lot should be provided from the property owner to the Town. MB further notes that, according to the Town's adopted sewer regulations, the property owner is responsible for the maintenance and repair of their sewer (and or water) service line from where it exits a building to the Town provided connection stub.

Board members note that the connection application as submitted is missing a few items, including the \$1,200 application fee.


MW notes that he'd like to make a motion to conditionally approve the application until such time as missing items are addressed. MW further states that the "rule of necessity" needs to be invoked in order to take any action on the application because 3 of the 4 Commissioners present have conflicts with the property in question. Otherwise, the Commission wouldn't be able to act on the application. MW, SD and EM are all abutters to the property. All 3 state that they are comfortable acting on the application without prejudice, although EM states that he'd like to recuse himself from any possible vote.

MW makes a motion to conditionally approve the connection permit application so as not to unreasonably delay the work and transfer of the property to the new owners. The conditions are as follows: 1) the \$1,200 application fee to be submitted; 2) a utility easement executed for the private service line through the Town parking lot from the property owner to the Town; 3) schedule 40 pipe to be used under the parking lot and to the Main St. stub connection; 4) a test pit be dug in the area of the connection stub at Main St. prior to full excavation and to be inspected by either MB or the Town's Highway Supt before installing the service line and; 5) request that Town Administrator Marie Ryan be tasked with monitoring compliance with the aforementioned conditions and to grant go-ahead when those conditions are reasonably satisfied.

AS seconds the motion. Vote taken, 3-0 in favor with EM abstaining.

5:50 PM: There being no additional business to come before the Commission and no public present, MW makes a motion to adjourn. SD seconds the motion. Vote taken, 4-0 in favor.

Meeting minutes approved by:



Mark Webber, Chair

Simon Davenport

Alex Stein



Earl Moffatt

3/19/24

Date