



# SUDBURY WATER DISTRICT

199 Raymond Road • P.O. Box 111 • Sudbury • Massachusetts 01776  
ph 978-443-6602 • fax 978-443-9587 • sudburywater.com

DATE: August 7, 2018

TO: Melissa Rodrigues, Sudbury Town Manager

FROM: Vincent J. Roy, Director of Sudbury Water District

RE: *Sudbury Water District issues related to proposed development options at the former Melone property*

**Background** – The Sudbury Water District owns a triangular 6.87 acre parcel of land adjacent to the Town's land known as the Melone property. Since the 1990s, a cell tower (originally leased by Cellular One) has been located on the District's property and serves as a source of revenue to the District. Across the street is Well No. 5, which has not been used extensively in recent years because of high concentrations of iron and manganese. While not considered to be health problems, iron and manganese each can cause staining clothes and dishes during washing and staining porcelain plumbing fixtures.

The District has considered options to address Well No. 5's water quality issues. We'd prefer not to abandon the well completely, because the process of obtaining new well approval by MassDEP is lengthy, costly and not necessarily assured. We could add treatment, similar to the two plants that are already owned by the District (Raymond Road and East Street), which would also be an expensive proposition. We could also try to develop a "satellite" well, which is an option within 250 feet of an existing well, in hopes that a somewhat different location might have better water quality. That process is much less costly and time-consuming than developing a new well entirely.

The 400-foot radius Zone 1 for Well No. 5 extends across the road and onto the District's property next to the former Melone property, occupying about two acres of the total 6.87 acres. If the District were to obtain approval for and construct a satellite well, that Zone 1 area would change and therefore somewhat change the restricted part of the District's property on the north side of Route 117.

**District's plans for disposition of its 6.87 acre property north of Route 117** – The District has had no plans for leasing or selling the property other than making the original agreement for leasing space for the cell tower and subsequent renewals of that agreement. The District was only made aware of the Town's desire to sell the former Melone property just prior to the advertisement of the RFP. The District was unaware of any connection between the Town's request for proposals and the adjacent District property until having met with the three respondents and hearing their desires to include District property as part of their proposed uses after purchasing or leasing the Town's property.

**Meetings with respondents to the town's RFP** – Two of the proponents met with the District commissioners prior to the close of the Town's RFP. Quarry North Road did not, but has since met twice with the District commissioners.

**1) EDF Renewables/ Solar panels:**

- a. The firm met with the District Commissioners on June 19, 2018 to discuss use of District land as an extension of their use of the former Melone property. The commissioners' first impression was that the rent offered by EDF seemed low. However, that opinion was not conveyed directly to the proponent.
- b. The District did not make any commitments to the firm, but we did offer to meet with representatives to look at other Water District properties that might be appealing for installation of panels.
- c. It should be noted that MassDEP does not allow for installation of panels within Zone 1 of a drinking water well (which means within the 400 foot radius).

**2) Cavicchio:**

- a. Paul Cavicchio met with the District Commissioners on June 5, 2018 to discuss use of District property, either by purchase or lease.
- b. He highlighted the need to get more land in town to support his growing business.
- c. He said that he would need water for his operation but that he would recycle as much as he could. He could use a portion of the District's supply at Well No. 5 and did not seem concerned with the iron and manganese in the supply.

**3) Residential development (Quarry North Road):**

- a. Representatives have met twice with the Commissioners (July 17 and July 31).
- b. After reading the proposal and listening to presentations, the commissioners have raised the following issues and have conveyed them to the proponent's representatives:
  - i. Regardless of whether the District land is included in the project, The District will need to supply sufficient water to meet the demands of the proposed development, including fire flow by a combination of restarting Well No. 5 and upgrading pipeline infrastructure to enable increased supply from the Raymond Road and Pratts Mill Aquifers when Well No. 5 is out of service. The District would expect the developer to incur all costs associated with this endeavor.
  - ii. Regardless of whether the District land is included in the project, given the relatively poor water quality of Well No. 5, restarting the well will require consideration either of installing a water treatment plant at the site or constructing a satellite well in hopes that treatment will not be required. The District would expect the developer to incur all costs associated with this endeavor.
  - iii. Regardless of whether the District land is included in the project, to confirm the required changes to infrastructure sizing, the District will have to run the hydraulic model of the distribution system. We can probably perform some runs in the very near future.
  - iv. The idea of replacing Well No. 5 with a well in the center of town is interesting, but there are several problems associated with that concept:
    1. It is not certain that MassDEP will approve development of another well. We already have a site in the northeast part of town with a very productive source that MassDEP will not approve for use because they believe it is not needed.
    2. It is not certain that the proposed area will have subsurface conditions that will yield a highly productive well. Over the past 40 years, the

District has carefully examined most of the large parcels of land whenever they have been up for sale, searching for added water supplies. None of those sites, except for the aforementioned property in the northeast part of town, showed that there was potential for a new well.

3. It typically takes seven to ten years for MassDEP to approve a new well in an entirely new location and for that well to be brought on line. (A satellite well takes about two to three years.)
  4. The cost of bringing on a new well in a new location includes not just the well, pump, motor, chemical feed systems, building, and support systems but also the piping to connect the well to the distribution system. The cost is increased further if treatment is required.
- v. Regardless of whether the District land is included in the project, the District will want to have protection from the wastewater treatment plant discharge in the form of monitoring wells, alerting us to the potential contamination in case there is a problem with the wastewater treatment plant. The District would expect the developer to incur all costs associated with this endeavor.
  - vi. In the event that the District land were to become a part of the project, (i) the District expects to sell the land through an RFP and receive fair market value; and the District needs to continue to receive revenue from the cell tower on the site.
  - vii. Regardless of whether the District land is included in the project, the District cannot have any construction within Zone 1 as it currently exists or as it might exist for a satellite well that would replace Well No. 5.

Please know that this memorandum is based on preliminary considerations only.