

2012 0712 Minutes Water Commission Amended & Approved

1 July 12, 2012 Special Meeting at Wilton Town Hall

2 Commissioners: Chair Robert Duquette, Jim Tuttle, Tom Schultz; Clerk Joanna K
3 Eckstrom

4 **Agenda**

5 A - Wilton Mills - Mark Prolman, Chad Branon, and Marc Daigle

6 B – Quinn activities at wells

7 Meeting came to order at 5:00 PM. Chad Branon, Fieldstone Engineering presented
8 updated plans for the old Hillsborough Mills complex. Chad notes they have pinpointed
9 all the water, utilities, etc. as best they could but are not 100% sure where water line
10 comes into / onto the property. Developers hope that water department can help
11 pinpoint important landmarks.

12 Jim Tuttle produced water department's map of Hillsborough Mills from 1921. (A copy
13 of this map will be made available for Chad.) It appears that Chad's plan is consistent
14 with water department's map. Jim noted that valve near the boiler room and other
15 areas towards the front of the building are likely to be in need of repair as they are close
16 to a 100 years old. There's an 8" pipe at front of building that has served for 'domestic'
17 water use and fire protection. For a time, Mr. **Blackmer** (previous owner) and others
18 had discontinued Wilton Water service, using own well at top of hill for fire protection.
19 All question integrity of the 8" pipe and whether flow will be adequate for projected 50
20 apartments and fire protection or if a 12" line will be needed. There is a also a question
21 of whether this 8" pipe is inside or outside of the building; if inside, how accessible is it?
22 Referring to a plan from TF Moran in 1987, Jim says the hydrants are shown; water
23 from the pond was used for fire suppression until pond dried up. Currently, the property
24 has 12 hook-ups for 'domestic' / commercial water and fire suppression.

25 Marc Daigle and Mark Prolman both stated concern of Milford Fire Department that
26 current fire suppression is functional. Both prefer that any underground work be done
27 now, rather than later. Bob Duquette thought this may be time to put in 12" pipe to
28 service the project's future needs (Phases II and III).

29 Mark P. said current intent is to move ahead with phase I, 50 apartments on upper
30 levels and commercial units on lower levels. When they are ready to move across
31 street (Phases II and III), they won't have a loop road or cross tracks. Jim T. said if

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32 everything is accurate on the plans, the only thing that Wilton Water works would need
33 to service is the water connections (hook-ups). Right now, there is an 8" pipe from
34 Madison St and **12"** pipe for the river crossing. It may be recommended to increase
35 **Lower Main St** to 12". Only way to determine whether a 12" is needed is do flow tests.
36 Bob D – there's lots of water now at the east hydrant but if a fire were to happen,
37 would there still be enough from an 8" pipe? He thinks a 12" pipe from Madison, from
38 the hydrant on Maple St to the old garage (where WWW could put a blow-off) may be
39 the way to go. No road would need to be dug up; line could run parallel to sewer line;
40 and there is already an easement for a river crossing (Heidi Heller-Blackmer obtained).
41 If department considers any other river crossing, they need to go to Sam Proctor who
42 owns property on opposite side of bridge (Malarkey's). Bob D talked about future
43 consideration of water and sewer crossings (over the river) via a footbridge. Federal
44 grant money \$500K is being looked into with Wilton and Milford.

45 Chad stated that this was never a consideration in their project. He thought purpose of
46 tonight's meeting was to get commitment on how to get a 12" pipe in front of building
47 and move forward with Phase I.

48 Tom raised question of when a 12" pipe might be needed, thinking this could be now
49 whether or not Phase II and III are ever undertaken, however far down the line those
50 projects may be. He confirmed that before Wilton considers its next step, they and the
51 building owners need to determine that an 8" line is adequate for Phase I - water for 50
52 units and fire protection on premises. And if it's marginal, do you live with it and wait
53 until Phase II and III and rip it all up? None of this can be determined properly without
54 an inspection of what exists now. If a 12" line is needed, then the service should be
55 brought across the road now so that it's there when Phases II and III begin.

56 Commissioners and developers confirmed location of hydrants on the plans but, before
57 going further with Phase I, water lines need to be marked; yield (flow) tests need to be
58 done so WWW is sure 8" pipe is adequate. Water Superintendent Mike Bergeron will
59 be asked to help with this (Chad or one of his colleagues will be on hand as well). If
60 others are brought in by WWW, costs will be passed on to developer.) If 8" is
61 appropriate, developer would bring another 8" out of building, cap it off and leave for
62 future needs – is that ok? Tom didn't want them to get into situation of saying 8" is fine

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63 but then have emergency when they don't have enough water. Developers don't want
64 this either. Developers timeline is for Phase I construction to begin in spring of 2013,
65 occupancy at end of 2013; Phase II (hayfield) begins in spring of 2014; Phase III
66 parking lot to follow. Mark P. wanted to know if upgrade to 12" could be done in two
67 phases; Jim, yes, depending on demand. Bob prefers to get to penstock in Phase I
68 because WWW can stay off pavement. This helps WWW with pump station in dirt turn
69 around – pump station is needed if Milford has to push water into WWW tower on Abbot
70 Hill Rd., still a ways off. Getting past penstock also helps more immediately with
71 potential issues in Phase III.

72 Mike Bergeron will help locate / mark water lines; Developers will hire someone to do
73 Flow / Yield tests. Bruce Lewis was suggested as one who could do it. Also, they'll talk
74 with Jason Smeddick (Milford).

75 Bob said that Scott Kelley (Utility Service Inc.) is coming to next water commission
76 meeting to talk about ice 'pigging'. This new technique may be helpful to **Pine Valley**
77 Mills to clear blockages and determine integrity of lines, particularly at end of line where
78 last hydrant is closed.

79 Questions were raised about hookup fees - \$1200 per unit vs cost to upgrade line to 12"
80 pipe. Developers will be charged for Wilton Water services, manner to be determined
81 after initial tests are done.

82 **Pine Valley** Mills principals are invited to July 26 meeting for follow-up with tonight's
83 proceedings and to hear Kelley's presentation. The project is also going to the Milford
84 Planning Board next week and they'll keep Wilton apprised.

85 **Agenda**

86 **Quinn activity** Bob expressed concern about steep slopes, digging at **pit** site. Part of
87 excavation reclamation plan is that a 2:1 slope be maintained and slope is greater than
88 that. There is danger of digging into water table, contaminating wells, etc. Bob will
89 contact **Dan Tinkham and try to reach Tom Quinn; Jim and Bob will go to** Planning
90 Board to report this and curtail the activity. Planning Board meets on July 18.

91 Next regular meeting is July 26, 2012.

92 Respectfully submitted,

93 Joanna K. Eckstrom, Clerk