



Water Supply District of Acton

693 MASSACHUSETTS AVENUE
P.O. BOX 953
ACTON, MASSACHUSETTS 01720

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Board of Water Commissioners

Meeting Agenda

Monday, August 17, 2020 @ 7:00 PM

This is a video conference being held using Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/89815041786?pwd=dGdsZ2F5WGNTa1g1elFvU0JWVFFLUT09>

Meeting ID: 898 1504 1786

Passcode: 572529

One tap mobile

+13017158592,,89815041786#,,,,,0#,,572529# US (Germantown)

+13126266799,,89815041786#,,,,,0#,,572529# US (Chicago)

Find your local number: <https://us02web.zoom.us/u/kdsmLTDfaP>

- **Comments from Citizens**
- **Approve minutes from meeting of 7/13**

NEW BUSINESS:

- Request from the Town of Concord for water supply to the bus facility off Knox Trail
- Vote to approve the local appropriation of \$100,000.00 for an Asset Management Plan on the 2020 Intended Use Plan (IUP) for MA Drinking Water State Revolving Fund (MA DWSRF) project # DWSRF-6718
- Adopt Memorandum of Understanding (MOU) for 8 Post Office Square and Post Office Square Right-of-Way

OLD BUSINESS:

- Appoint one Commissioner to approve warrants while conducting meetings virtually
- Update on Solar Energy projects on Lawsbrook Road & Knox Trail
- Update on the Central Acton Water Treatment Plant (CAWTP) construction project
- Communication with the Town of Acton Selectboard
- Update on Per- and Poly-Fluoroalkyl Substances (PFAS)

Board of Water Commissioners Meeting Minutes
Acton Water District
693 Massachusetts Avenue, Acton MA
Monday, July 13, 2020

AGENDA

A. Comments from Citizens

B. Approve Minutes from Meeting of 6/15/2020

C. Old Business:

1. Appoint One Commissioner to Approve Warrants While Conducting Meetings Virtually.
2. Update from the Town of Acton Zoning Board of Appeals Hearing for 960-962 Main Street Held On 7/7/2020.
3. Request from the Town of Acton Board of Health.
4. Update on Per- and Poly-Fluoroalkyl Substances (PFAS).

D. New Business:

Any agenda item(s) which did not come to the attention of the Board of Water Commissioners 48 hours prior to this meeting and were not reasonably anticipated.

Present at Today's Meeting:

Commissioners: Erika Amir-Lin (Chair), Barry Rosen, Stephen Stuntz

District Manager: Chris Allen

District Treasurer: Mary Jo Bates

District Counsel: Mary Bassett

Environmental Manager: Matthew Mostoller

Finance Committee: Dave Butler

Commissioners Secretary: Lynn Protasowicki

Due to the COVID-19 stay-at-home order by Governor Charles Baker, the Board of Water Commissioners meeting was not held at the Acton Water District office instead the meeting was held via a video conference using Zoom. The meeting was called to order at 7:05 PM on Monday, July 13, 2020 by Ms. Erika Amir-Lin.

A. Comments from Citizens:

Karen Allred, 4 Heald Road, inquired about her recent water bill which she stated more than doubled since last year. She understands that rates can fluctuate in spring and fall but wants to know why it doubled. She'd like to know where in the bill that it talks about the debt fee and service fee charge (not itemized)? Would like someone from the District to visit her house and check her water meter. Mr. Allen suggested that she call the office to setup that appointment.

B. Approve Minutes of June 15, 2020:

Mr. Rosen motioned to approve the minutes of June 15, 2020. Mr. Stuntz seconded the motion, and it was unanimously approved by a roll call vote.

C. OLD BUSINESS:

1. Appoint One Commissioner to Approve Warrants While Conducting Meetings Virtually.

Ms. Amir-Lin moved to appoint Mr. Rosen as the Commissioner to approve warrants while conducting meetings virtually. Mr. Stuntz seconded the motion, and it was unanimously approved by a roll call vote.

2. Update from the Town of Acton Zoning Board of Appeals Hearing for 960-962 Main Street Held on 7/7/2020.

Mr. Allen provided an update for the Commissioners regarding the Town of Acton Zoning Board of Appeals (ZBA) hearing for 960-962 Main Street, Acton which was held on July 7, 2020. He stated that there was an appeal on the Zoning Enforcement Officer's decision related to the parcel that was classified as a pre-existing non-conforming use. It is a composting operation along with materials storage and distribution that had been ongoing for years, had a lull, and then has been picked back up by Dirt Doctors when they relocated. The Appeal was filed by abutter RMBDN LLC. The District provided comments to the appeal. We expressed a compelling argument to the Zoning Board of Appeals related to the protection to the water supply in North Acton, as it is our highest concentration of PFAS in that area. Our argument was not compelling enough and ZBA upheld the decision. The District is disappointed with the decision. Ms. Amir-Lin asked if there is anything further that can be done. It's the District's belief that the abutter, RMBDN, LLC, may take this to court. Ms. Amir-Lin appreciated Mr. Mostoller's comments/testimony on behalf of the District at the meeting. She thought he did a good job in laying out the District concerns. She is disappointed that we were not taken as seriously as they should have been.

Mr. Rosen asked if there is any recourse on environmental grounds? Mr. Mostoller stated probably not. They got the OK from the conservation commission to carry on these activities. The Mass DEP went out last year. They suggested that there might be a permit required for the operation happening there. The District felt that there should have been more vetting from the local level. Those two pieces have not fallen into place yet. We can check back in with Mass DEP since the site is more active now.

Mr. Allen stated that he will continue to monitor the situation and update the Commissioners as appropriate.

3. Request from the Town of Acton Board of Health.

Mr. Allen stated that in aftermath of the public notification going out, the District has been in contact with Board of Health. We briefed the Health Dept, Town Manager, Land use Director in early 2020. The Town of Acton did send out a notice to private well owners regarding PFAS. Ours did go out to private well users also. The Board of Health would like to have a joint open meeting with the District. In past Commissioners have met as a group with the BOH, or just Chair plus staff.

Ms. Amir-Lin would like to know what Mr. Stuntz and Mr. Rosen think on having a joint meeting versus just the Commissioner Chair and staff. Mr. Stuntz thinks it's best to have a joint meeting with Commissioners and Board of Health. Mr. Amir-Lin asked Mr. Allen when they

were thinking of having the meeting. Mr. Mostoller would like to do this meeting rather quickly as they wanted their entire board present. They have already posted for this Wednesday night, 7/15.

Counselor Bassett's observation is that the BOH wants to get an update from the District and want some official word on PFAS. She suggests having the Chair and staff meet on Wednesday and then have a combined meeting with the two Boards at a later time.

Ms. Amir-Lin stated that she will attend the Board of Health meeting on Wednesday. Mr. Allen and Mr. Mostoller will attend as well. Mr. Mostoller stated that this will be an informational meeting, with no public comment, it's just an opportunity for the BOH to get their questions answered by the District.

Other Old Business:

Mr. Allen spoke with Peter Bay of EDF Renewables. He stated that Article 97 Bill has passed the MA House and is currently in the MA Senate –the hope it is approved prior to recess in August. There is optimism that it will be approved. If it is not approved prior to the recess, it goes back to the beginning of the legislative process.

4. Update on Per- and Poly-Fluoroalkyl Substances (PFAS).

Ms. Amir-Lin stated that the notice went out to residents of Acton. There were some comments and issues about how it went out. Our apologies for whatever is happening at the post office and apologies that it was delayed in reaching folks. She asked Mr. Allen and Mr. Mostoller if they would like to give their update. Mr. Allen stated that Mr. Mostoller will provide a history of PFAS in town and he will discuss the operational side.

Matt provided a history of PFAS in Acton —

2012-2013: evaluated our water system for these compounds per the Environmental Protection Agency (EPA) Unregulated Contaminant Monitoring Rule 3 (UCMR 3)

2013-2014: many water systems greater than 10K people served had to go out and look for these compounds. The District didn't have PFAS concerns at this time, as all of our samples were non-detect for the compounds.

2016-2017: The District did an evaluation of our sites in town that might be of concern – did not identify any red flags but continued to monitor PFAS as it gained more recognition.

2018: Massachusetts Department of Environmental Protection (Mass DEP) went through their petition to regulate PFAS compounds in drinking water and environment through their waste site management plan.

End of January 2020: Mass DEP put forth a proposed drinking water regulation and asked for comments. Acton has two federal superfund sites that impact our community (WR Grace and Nuclear Metals). In 2019, the EPA had requested that the site managers for those two sites do a

screening evaluation of PFAS. During that time the District started to gear up considering that PFAS might be present here in Acton.

Late December 2019: results from WR Grace site but they only included 3 compounds the federal government uses in their screening modeling. That data was not enough for EPA and then in early 2020 more data – based upon review we decided to look at PFAS in those wells in the vicinity of where that data was generated. We sampled our wells in South Acton. In December 2019, the guideline was still at 70 PPT for 5 compounds it wasn't until the end of January that it changed to 20 PPT for 6 compounds. When we started sampling, lab capacity was very limited (this is a new method used and didn't have ability to process a lot of these samples) when we started sampling, so it took a long time to get data back. Once we received data, we started following the Mass DEP guidelines on what do you do when you identify PFAS in your water drinking supply. We started regular consultations with Mass DEP in Worcester Regional Office. Worked with them to come up with a sampling plan and they assisted in paying for sampling. Over course of spring we moved through our entire water system and tested every well and water treatment facilities. We did initial sample and then confirmatory sample. PFAS compounds are present in food, clothing there are pretty stringent protocols in collecting samples. We needed to do two samples to make sure the numbers were real. During the pandemic we continued with our sampling plan. Final lab reports came back in mid-May. We reached out to Mass DEP to make sure that our data was valid. There were some flags on some of the data that is still being resolved. We followed protocols to come up with our public notification. Most of the document is required language by the Mass DEP.

We understand that folks were concerned with how the information was communicated and when it was communicated. Under the Safe Drinking Water Act (SDWA) the Mass DEP and EPA have guidelines in place on how public water supplies need to communicate with customers. It's based on how serious the threat is, how immediate is the concern, and potential health effect that dictates timing and the method of which we notify. And PFAS at this time based on states health concerns it puts it at Tier 2. We followed guidance and put out the notification to all postal patrons in Acton as opposed to just water customers.

What does this mean? Public notice was recommending that a subset of population consider using an alternative source of water or filtering their water. Per Mass DEP this was a recommendation not a requirement. We were right in the ballpark of the health guideline.

The District was being very proactive; PFAS is not regulated; and we are not required to take samples for it. We were acting in best interest of water takers to do voluntary early sampling.

As of February 12th, the Mass DEP has listed 21 public water systems that were in excess of 20 parts per trillion (ppt) health advisory; there are about another dozen that need to be added to that list including Acton. Many towns have not started sampling for PFAS.

Water filters: if you are thinking of installing one in your home and want to take that extra step, the District is not going to recommend a particular water filter. We have guidance on our website if looking into filter but the important take away is to make sure that there is a third-party verification that the filter is effective at PFAS reduction and removal.

Mr. Allen spoke about current operating status is and moving forward on that.

As we move through sampling process – it took some time to get the data – it took some time to get confident information to put out a notification to our public. The steps we have taken include the discovery of the Assabet 1A well is one of five sources that feed the South Acton Water Treatment Plant (SAWTP) was above the 20 PPT so that source was taken offline in March and then returned to service in May. With five wells contributing, some blending of the five sources achieved a lower concentration than that in Assabet 1A. With additional sample results, the decision was made to take the Assabet 1A source back offline and continue to take samples to monitor the effects.

When we discovered a validated 48 PPT in the supply from the North Acton Water Treatment Plant (NAWTP), we took this offline. This plant was to be shutdown anyway for extensive maintenance. The maintenance had been postponed due to the pandemic, due to our inability to appropriate funds. The financial appropriations were unable to be voted thus we were unable to pay contractors because the Annual District meeting was postponed three times from its original March 18th date. The NAWTP is currently out of service for the time being, with not planned return to service until the concentration of PFAS can be reduced below 20 ppt.

We recently applied for a state grant of \$200K for piloting and design of PFAS remediation at NAWTP.

We recently broke ground on the new Central Acton Water Treatment Plant (CAWTP) which will service the two Conant wells, Conant I & II. And we do have an ongoing source exploration for a bedrock source on a parcel of land abutting the parcel where the CAWTP is being built.

Mr. Mostoller added that we are submitting samples tomorrow for the South Acton, the Clapp Whitcomb wells, and the two Conant sources. We have resampled those and should have a new round of data in two weeks. Mr. Allen mentioned that our website is a great resource and if you sign up you can get email updates.

Questions/Comments from Citizens:

Question from Citizen: What is the cost of drilling a new well?

Mr. Allen stated that we are doing a bedrock exploration in Acton Center near Post office Square; we drilled 3 bedrock wells; and we hired Hydrogeologist; did some test pumping; and he thinks over the course of time, through permitting, it would be around \$500K. Mr. Mostoller stated that it cost the District around \$30K to drill each test well. If for a home it would cost less. It's a very involved process for a public water supplier.

Kim Kastens: she stated that the District has been very proactive in doing this and that the District has been working on this for months and has been very transparent with the public. Do you have a strategy to try and figure what the PFAS sources were? Can you make inferences based on the ratio of the different kinds of PFAS and what the sources might have been? How long the PFAS may have been in the water system before detection?

Mr. Mostoller responded that we are focusing on solutions and communication with the community and we want to better understand the dynamic of these PFAS plumes. We cannot identify definitive sources. We hope to be able to do that later down the road. There are some new techniques that will help fingerprint the PFAS compounds to better understand what their origin might have been. We have not undertaken that. As resources become available and concrete solutions underway, we can begin to focus on the source and extend and bring responsible parties to the table to help further investigate these sources and bare some cost recovery. There will be a financial implications for the District.

Karen Allred, 4 Heald Road: she feels much better about the process as she sat and listened to this meeting. She has an issue with how it was communicated; didn't feel that it was communicated well. She would have liked to have seen it communicated better. There is some language in the notice regarding the sensitive group – who is this sensitive subgroup? Matt responded that the sensitive subgroups are pregnant woman, nursing mothers, and infants. It does not include immune compromised groups or the elderly. The 20 PPT has a lifetime of exposure – there is a definition about this - certain amount of water drunk every day over a certain period of time. Kathy Baskin from DEP wanted to clarify the targeted population and the reason we are protecting unborn and infants because PFAS has implications in terms of developmental delays/issues and that is where the vulnerability lies. Karen Allred - asked about the two of the five water treatment plants; why not list the sources in the letter? Mr. Allen responded stated that what was in the notice was dictated by the regulators. We are trying to use our website to provide more specific information. Mr. Mostoller responded that we did list two of the sites including the Assabet 1A well which was taken offline and the NAWTP which can be found on page 3 of the public notice.

Question from Citizen: Do we need a new well and what would prompt us to decide that we do need a new one? Mr. Mostoller stated that the constant belief that we are running out of water and that we don't have adequate water supply to meet the needs of the community. The District is always looking at new sources of water; we own a well site in West Acton Village, we recently began this bedrock exploration to diversify our supply where we are getting our water supply from and we had an opportunity to develop a well in close proximity to Acton Center and now that we understand PFAS impacts and PFAS is not in bedrock we are looking more closely at that option.

Derrick Chin stated that in the Heald Road neighborhood this notice stirred up a hornets nest. Surprised people were that you proposed this subgroup but needed to provide more guidance on how to deal with this. He stated people are looking for more guidance about how to deal with PFAS above 20 PPT. He thanked Matt and Chris on their presentation.

Mr. Mostoller stated that we believe that we are serving water below the health guideline. We are hoping that the next set of samples will alleviate some of that concern.

Mr. Chin asked: What is a bedrock aquifer? Mr. Mostoller stated that most of our wells are pretty shallow (20-75 feet deep). They are drilled into the sand and gravel and get most of its recharge from rainwater, storm water infiltration, and wastewater infiltration. All of our wastewater is

being discharged into the ground. Rainwater in Massachusetts has been tested by the State at 5 PPT of PFAS. Bedrock wells are much deeper; go anywhere from 180-400 feet in depth.

Mr. Chin asked if you are getting little PFAS in the Central Acton area (Conant 1 and 2) would you drill more wells in that area?

For the NAWTP can you use activated carbon? Mr. Allen stated that that is the plan. Granulated activated carbon and ion exchange are proven as effective technologies to help remediate PFAS at this time. We'll be examining both options in the forthcoming pilot.

Genevieve (and Matt) Babineau, 35 Jackson Drive: we moved recently to Acton this fall and came here because of the great school system. They moved here during her pregnancy. She gave birth in April. She is having a hard time understanding the timeline and why there was a delay in communication. She wants more insight into tier 2 timeline. Mr. Mostoller asked for Mass DEP to speak and explain why they chose to classify PFAS under Tier 2 notification.

Mary Jude Pigsley, Regional Director of Mass DEP in Worcester, we have a number of communities dealing with PFAS; the public notice is set by Mass DEP and when AWD first got their results not entire system; it's an average; require two samples and take average; sample all wells; and then put together public notice primarily risk communication. She does agree with Matt that with the sources being offline that the water being serviced right now is fine. The remedial measures are working. There is a lot of work to be done to figure out where the PFAS is coming from. The timing of it was a combination of having a complete data set, data was reliable, and putting together the public notice that Mass DEP required. There was nothing about COVID that was hanging it up.

Mr. Mostoller stated that there were many factors that went into it. The first data set took over a month to get back from the lab (they weren't equipped: sampling kits aren't readily available). During the months of Feb, March and April is a time when we would be doing a lot of well maintenance and taking wells out of service. We needed very set operating conditions to do sampling, logistical issues. He just is trying to provide insight the real logistical issues into getting this site work for the data. Once we had the last data set in May we worked very quickly to get the notice together and mailed out to the public.

Mary Jude Pigsley stated that if anyone has questions, concerns, comments to please contact the Mass DEP directly.

David Butler: if there are any liability issues with the PFAS notice? Can we be Sued under notice information are we covered by the state or covered by the District. Counselor Mary Bassett stated that she doesn't know of any liability for sending out notices as required by law. Mr. Allen stated that he interviewed with a law firm that has done PFAS work in a litigatory setting. Our focus is on remediation of the impacts of which we are aware. We are considering participating in some sort of legal action to get settlement funds to offset the financial burden on ratepayers. The legal actions currently in progress are lawsuits against the manufacturers of PFAS.

Michelle/Question: is the WR Grace well considered potable and safe? Mr. Mostoller responded that this is considered the Assabet 3 well and we do believe that it is safe and potable. Earlier this spring we hired a consultant to go out and take samples of it. It had very low PFAS concentrations in it.

Ms. Amir-Lin closed this item of business. She suggested that if folks have any further questions to contact the District directly.

Ms. Amir-Lin moved to adjourn the open meeting at 8:48 PM. Mr. Rosen seconded the motion, and it was unanimously approved by a roll call vote.

DRAFT

Memorandum of Understanding

This Memorandum of Understanding (MOU) is made this 28th day of July, 2020 between Water Supply District of Acton, a Massachusetts water district with offices at 693 Massachusetts Ave., Acton, MA 01720 ("District") and Beran Peter, Manager of Peter Central, LLC ("Peter Central") and Beran Peter as Trustee of the Acton Technology Park Real Estate Trust, ("Peter Trustee") whose address is 8 Post Office Sq., Acton, MA 01720.

The District is building an addition to its existing water treatment plant (the "Project") on its property at 8 Post Office Square Behind, Parcel 2B, as recorded in Deed Book 25911, Page 36 and shown on Plan No. 1168 of 1995, in the Middlesex County Registry of Deeds (District Property). The purpose of this MOU is to memorialize the parties' agreement with respect to easements required by the District to support the newly expanded water treatment plant and the District's obligations pursuant to the easements.

The District Property is accessed through Peter Central's property, which is accessed by and on the private way owned by Peter Trustee, known as Post Office Square and an "Access and Utility Easement" (the Trust Property). The Peter Central property at 8 and 10 Post Office Square is recorded in Deed Book 67283, Page 267 and shown on Attachment A as Lots 3 and 4 ("Peter Central Property").

The "Access and Utility Easement" and the private way, known as Post Office Square, formerly known as "Technology Drive," owned by Peter Trustee, is shown on the "Definitive Plan of Acton Technology Park," recorded in Plan Book No 1544 of 1984 in said Registry and attached hereto as Attachment A ("Trust Property"). The District has had underground infrastructure, such as water mains and electrical lines, under the Trust Property connecting to the District Property, without the benefit of a recorded easement, which infrastructure will be upgraded in support of the water treatment plant. Peter Trustee has agreed to grant an easement for access and expanded underground infrastructure under the "Access and Utility Easement" and the private way, known as Post Office Square.

The District has had an access and utility easement on Peter Central's Property by way of a 20 foot easement granted to the District in Deed Book 28286, Page 458 and shown on Plan 1168 of 1995 in said Registry. Peter Central has agreed to amend the current easement by expanding the 20 foot easement to a 30 foot easement. The new 30 foot easement is shown as the "Proposed Water Easement on Land of Peter Central," on the "Easement Exhibit Plan of Land," attached as Attachment B hereto and incorporated herein by reference.

Recognizing that the District currently has underground infrastructure on the Trust Property and Peter Central Property and that such easement and infrastructure are required to be expanded in support of the Project, Peter Central and Peter Trustee have agreed to allow for the additional underground infrastructure and to provide the new easements, in substantially the forms attached as Exhibit C and based on the following understandings.

1. The District, and its contractors, will use commercially reasonable efforts to minimize disruption of operations of the tenants and property owners on Post Office Square during construction of the Project, which includes shipping and receiving with semi-trucks. To facilitate this cooperation and communication, Beran Peter or his designee will be afforded to opportunity to attend Project progress meetings during the course of construction and the District Manager, Chris Allen, or designated project representative, will keep Beran Peter apprised of relevant developments and respond to Beran Peter's questions and concerns as the Project progresses.

2) All work and construction necessary in connection with the Project shall be undertaken in compliance with law, in a good and workmanlike manner and in accordance with good engineering practice, using first quality materials. All contractors and subcontractors must carry liability insurance naming Peter Central and Peter Trustee as additional insureds, in coverage amounts reasonably acceptable to Peter Central and Peter Trustee. All contractors and subcontractors must carry workers compensation insurance. Evidence of insurance coverage for each contractor that works on the Peter Central Property or the Trust Property must provide written evidence of such insurance coverage prior to entering the Peter Central Property or the Trust Property. The District to the extent allowed by law shall protect, indemnify, defend and hold harmless Peter Central and Peter Trustee from all claims arising out of the installation or existence of District infrastructure on property owned by Peter Central or Peter Trustee.

3) The District, or its contractors, will pave and restore the entire length of Post Office Square road and walkways to the condition required by the Town of Acton, or better, at a minimum, within one year after completion of the Project, adhering to Town of Acton's requirements for a public way in anticipation of the Peter Trustee's application to the Town to accept Post Office Square as a public way. This would include but not be limited to maintenance of the road and sidewalks in passable condition until final pavement, including but not limited to fixing potholes and repair of areas disturbed during construction.

4) The District heretofore has supported Beran Trustee in the Trust's request to have the Town of Acton accept Post Office Square as a public way and will continue to do so. The District also agrees to engage with Beran Trustee, or its contractors, and pre-review any current or future development proposals of Peter Central's property at 8 & 10 Post Office Square to assist with implementation of Best Management Practices (BMP's) and designs to achieve, to the greatest possible extent, protection of the water supply aquifer and compliance with applicable public health, wetland, and groundwater protection bylaws, which should assist Town of Acton officials in acceptance and permitting of any new development.

5) The District, or its contractors, will repave all paved areas on Exhibit B, plus any areas of the parking lot disturbed during the course of the Project including repairing any damage to the lot caused by the District or its contractors, keeping it in passable condition, and final pavement within one year after completion of the Project around 8 Post Office Square to bring it back to the

condition required by the Town of Acton, or better. With regard to the obligation to repave areas of the parking lot, it is specifically understood that the District's obligation is not limited to repaving only the area of the trench where a pipe or other equipment is installed, but rather the entire surrounding area to the reasonable satisfaction of Peter Central so as to avoid the appearance that a trench was simply dug out and then repaved.

6) Starting with the 2021 calendar year, the District will share road maintenance expenses evenly on a per capita basis with other property owners on Post Office Square. The District's share of such maintenance expenses shall be equal to one parcel ownership. The District will receive all information provided to parcel owners. Upon adoption of Post Office Square as a public way, the District will have no further obligations relative to sharing maintenance expenses.

7) District agrees to incorporate the contents of this MOU into the minutes of the next meeting of the District and use reasonable efforts to notify all future commissioners, managers or other decisions makers of the District of the contents hereof.

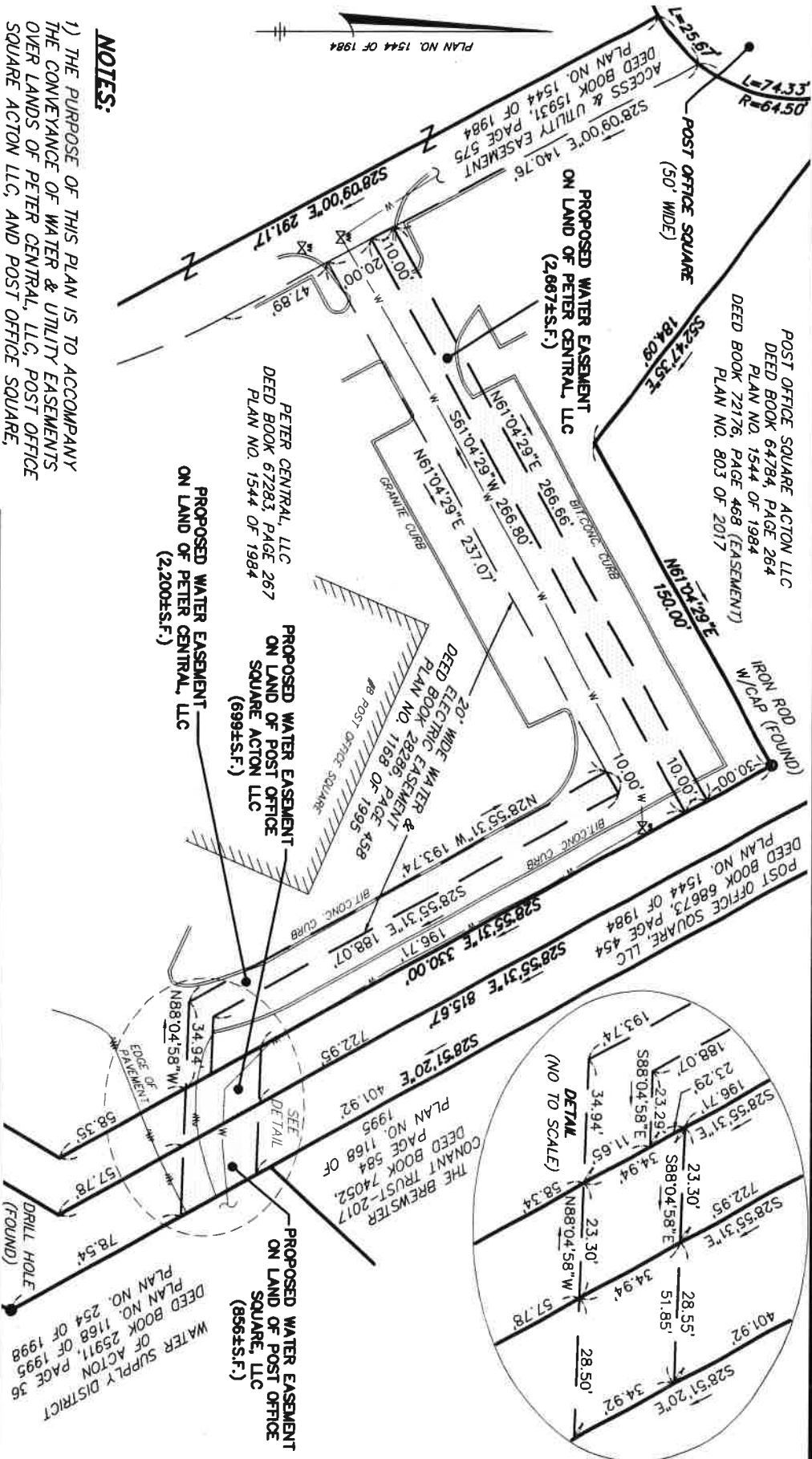


Peter Central, LLC
By: Beran Peter, Manager



Acton Technology Park Real Estate Trust
By: Beran Peter, Trustee

Water Supply District of Acton
By: Chris Allen, Manager



NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO ACCOMPANY THE CONVEYANCE OF WATER & UTILITY EASEMENTS OVER LANDS OF PETER CENTRAL, LLC, POST OFFICE SQUARE ACTON LLC, AND POST OFFICE SQUARE, LLC, CONTAINING 2,200±S.F. & 2,667±S.F., 699±S.F., AND 856±S.F., RESPECTFULLY, AS SHOWN HEREON.
- 2) WATER UTILITIES SHOWN HEREON ARE FROM FIELD LOCATIONS OF SURFACE VISIBLE STRUCTURES AND PAINT MARKS SET BY THE CLIENT. OTHER UNDERGROUND UTILITIES ARE KNOWN TO EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

EASEMENT EXHIBIT PLAN

OF LAND
 POST OFFICE SQUARE, ACTON, MASSACHUSETTS
 PREPARED FOR: WATER SUPPLY DISTRICT OF ACTON

HANCOCK

Survey Associates, Inc.
 34 CHELMSFORD ST, CHELMSFORD, MA. 01824
 VOICE (978) 244-0110, FAX (978) 244-1133

SCALE: 1" = 60'

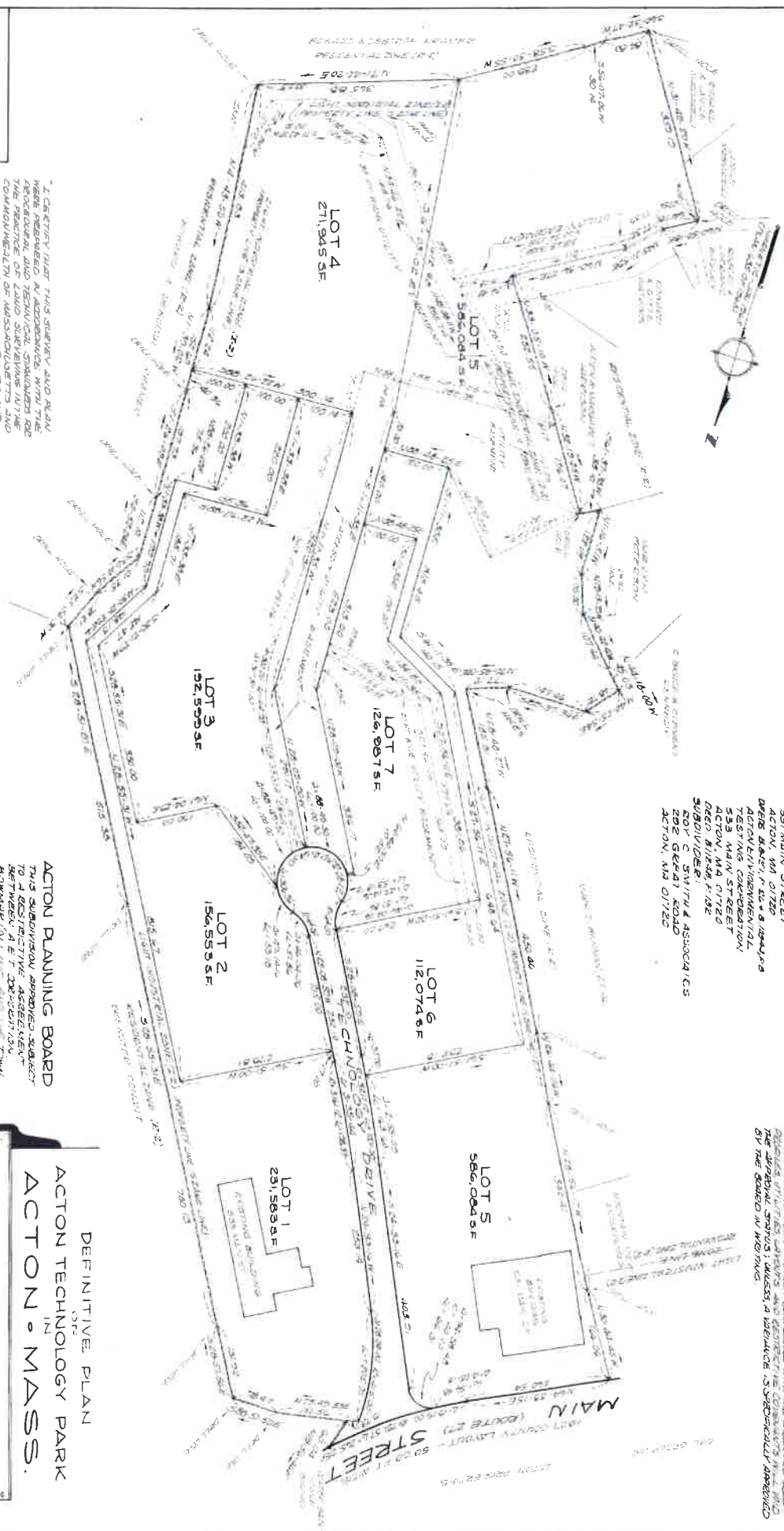


CHK. BY:
 GCG

DATE:
 3/10/20

JOB NO.
23253

NOTE: SHEETS 2-5 TO BE RECORDED IN AN UNRECORDED PLANNING BOARD RECORD BOOK. SHEETS 6-16 TO BE RECORDED IN THE RECORDING DEPARTMENT RECORD BOOK. ALL SUPPLEMENTARY DATA SUBMITTED UNDER THE SUBDIVISION RULES AND REGULATIONS OF THE TOWN OF ACTON ARE AN INTEGRAL PART OF THE SUBDIVISION PLAN AND SHALL BE CONSIDERED WITH THE SUBDIVISION PLAN FOR THE PURPOSES OF THE SUBDIVISION RULES AND REGULATIONS. THE APPROVAL STAMPS, DATES, A SIGNATURE IS SPECIFICALLY APPROVED BY THE BOARD IN WRITING.



1544
 Middlesex Registry of Deeds
 Southern District
 Cambridge, Massachusetts
 Plan No. 2544 of 1985
 Rec'd, Bk. 1591, Pp. 102, 103
 After
 [Signature]

"I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS AND THE REGULATIONS OF THE REGISTER OF DEEDS OF MASSACHUSETTS."
 JOHN W. DUBOIS, JR., R.L.S. 22106
 CHIEF SURVEYOR
 1544-1-45

"I, JOHN DUBOIS, JR., CHIEF SURVEYOR, HEREBY CERTIFY THAT THE SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS AND THE REGULATIONS OF THE REGISTER OF DEEDS OF MASSACHUSETTS."
 DATE: [Signature] 12/18/85
 JOHN W. DUBOIS, JR., R.L.S. 22106
 CHIEF SURVEYOR
 1544-1-45

ACTON PLANNING BOARD
 THIS SUBDIVISION APPROVED SUBJECT TO BEING A 5' SETBACK FROM BOWNE/AL. AND THE TOWN OF ACTON, TO BE RECORDED IN THE RECORDING DEPARTMENT RECORD BOOK.
 DATE: [Signature] 12/18/85
 [Signature]
 TOWN CLERK

DEFINITIVE PLAN
 OF THE
 ACTON TECHNOLOGY PARK
 IN
 ACTON, MASS.
 SCALE 1 INCH = 60 FEET
 AUGUST 3, 1985
 ACTON SURVEY & ENGINEERING, INC.
 277 CENTRAL ST. ACTON, MASS.
 REVISED NOV 22, 1985



1544-1-45

Asset Management Grant

Chris Allen

From: Dick, Lilla (DEP) <lilla.dick@state.ma.us>
Sent: Monday, June 29, 2020 5:41 PM
To: Chris Allen
Cc: Christine.Catalini@wright-pierce.com
Subject: FW: IUP 2020 - Acton Water District DWSRF-6718 Asset Management Plan- local appropriation

Follow Up Flag: FollowUp
Due By: Wednesday, August 12, 2020 7:30 AM
Flag Status: Flagged

Good Afternoon Chris,
I would like to know

- if the IUP 2020 - Acton Water District DWSRF-6718 Asset Management Plan following project will go forward this year under State Revolving Fund program. **Project cost \$100,00 , Grant amount \$60,000**
- If you have an approximate date for appropriation vote. **The appropriation has to be for the full \$100,00. Acton Water District can also set aside cash for the \$100K or money from their operating budget. Please let me know what will you choose.**

Thank you
Lilla

Lilla Dick
Massachusetts Department of Environmental Protection
1 Winter Street, 5th Floor Boston, MA 02108 Phone: 617-556-1083 Email : Lilla.Dick@mass.gov

From: Dick, Lilla (DEP)
Sent: Monday, May 11, 2020 8:56 AM
To: 'Chris Allen'
Subject: RE: Final IUP 2020 - Acton Water District DWSRF-6718 Asset Management Plan

Good Morning Chris,

I have forwarded you question for the SRF Program Manager and this is the response :

The appropriation has to be voted by the October deadline. The appropriation has to be for the full \$100,00. Acton Water District can also set aside cash for the \$100K or money from their operating budget.

I hope that helps.

If you have any other questions please let me know.

Thanks.

Lilla

Lilla Dick
Massachusetts Department of Environmental Protection
1 Winter Street, 5th Floor Boston, MA 02108 Phone: 617-556-1083 Email : Lilla.Dick@mass.gov

From: Chris Allen [mailto:Chris@actonwater.com]
Sent: Friday, May 8, 2020 10:54 AM
To: Dick, Lilla (DEP)
Cc: Richard Protasowicki; Christine Catalini
Subject: Re: Final IUP 2020 - Acton Water District DWSRF-6718 Asset Management Plan

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Lilla.

In the midst of the outbreak, we've been unable to hold any meeting where funds are approved or appropriated. And, most of us are working remotely.

We are interested in proceeding with the project. One question, what does "have committed to a schedule to obtain those funds by October 16, 2020" mean?

Since we are unable to get the local approval, is there some other means by which we can show a commitment to the Trust. i.e., vote by my Board of Commissioners. etc.?

Thanks for your consideration.

Respectfully,

Chris Allen
District Manager
Water Supply District of Acton
PO Box 953
693 Massachusetts Avenue
Acton, MA 01720
Ph 978-263-9107
Fax 978-264-0148
Email: chris@actonwater.com
Website: www.actonwater.com

"When the well's dry, we know the worth of water"- Benjamin Franklin, 1776

From: Dick, Lilla (DEP) <lilla.dick@state.ma.us>
Sent: Tuesday, May 5, 2020 11:32 AM
To: Chris Allen <Chris@actonwater.com>; Christine.Catalini@wright-pierce.com <Christine.Catalini@wright-pierce.com>
Subject: Final IUP 2020 - Acton Water District DWSRF-6718 Asset Management Plan

Good Morning,

I would like to know if the following project will go forward this year under State Revolving Fund program. As you know the projects is on the Final 2020 IUP list.

- IUP 2020 Acton Water District DWSRF-6718 Asset Management Planning Project cost \$100.00 , Grant amount \$60,000

See at <https://www.mass.gov/doc/2020-final-drinking-water-intended-use-plan>

“Asset Management Planning projects. These communities will receive 60% of the project cost, up to \$150,000, as a grant from the Trust, totaling \$1.2 million. The balance of the cost can be made up of local contribution of cash, in kind services, or may be borrowed from the Trust at the standard 2% interest rate.

To be considered for funding priority, communities must have appropriated the necessary local project funds or have committed to a schedule to obtain those funds by October 16, 2020. Completed applications must be submitted to MassDEP at the earliest possible time, but not later than October 16, 2020. A complete application must contain the local funding authorization and the required supporting documentation.”

Please let me know, if you plan to go forward with this project this year under State Revolving Fund program.

Thank you.

Lilla

Lilla Dick

Massachusetts Department of Environmental Protection

1 Winter Street, 5th Floor Boston, MA 02108 Phone: 617-556-1083 Email : Lilla.Dick@mass.gov

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Chris Allen

From: Jennifer Pederson
Sent: Saturday, August 8, 2020 1:51 PM
To: Chris Allen; Matt Mostoller
Subject: Fwd: MassTrac Action Alert for HB4923

Sent from my Verizon Motorola Smartphone

----- Forwarded message -----

From: MassTrac <info@instatrac.com>
Date: Aug 8, 2020 1:46 PM
Subject: MassTrac Action Alert for HB4923
To: Jennifer Pederson <jpederson@masswaterworks.org>
Cc:



ACTION ALERT

AUGUST 08, 2020

HB4923 - An Act authorizing the Water Supply District of Acton to enter into a lease, license or other disposition of land held for water supply purposes for the construction, operation and maintenance of a solar energy generating and energy storage facility

Sponsored by **Rep. Theodore C. Speliotis (D)**

08/07/2020 - G - Signed by the Governor



617-292-1800



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