



**State of Rhode Island and Providence Plantations
Water Resources Board**

Justice William E. Powers Building, Third Floor
One Capitol Hill
Providence, RI 02908
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**PROPERTY COMMITTEE
MINUTES OF MEETING
August 15, 2007**

Members Present:

Frank Perry
Michael Walker
Jay Aron

Members Absent:

William Penn

Staff Present:

Romeo Mendes
Juan Mariscal
Regina Frisby

Guests

Sharon Pelser
Timothy Regan

I. CALL TO ORDER

With a quorum present, Mr. Perry called the meeting to order at 11:10 AM

II. APPROVAL OF MINUTES

On a motion by Mr. Walker, seconded by Mr. Aron, the minutes of the June 12, 2007 meeting were approved unanimously.

III. ITEMS FOR ACTION:

Exeter West Greenwich Sports for Kids - Request for approval, removal of Gravel and Fill from existing quarry site in the BRMA

Mr. Perry introduced the item noting that the group making the request was a non-profit organization consisting of parents and teachers formed some years ago to raise money to build a track and football/soccer field complex at the Exeter-West Greenwich High School. Pertinent points of the discussion were as follows:

- The request before the committee was for approval to remove about 30,000 cubic yards of gravel and fill from a former quarry site in the BRMA. Recent conversations with Tim Regan, the engineer working on the project place the amount of material needed at approximately 22,000 cubic yards.
- The value of the in-situ material has yet to be determined. Preliminary estimates appear to place the value of the material in the range of \$5.00 - \$7.00 per cubic yard.
- Discussions were initiated regarding some form of reimbursement to the State for the material. The initial recommendation was for the organization to provide in-kind services equal to 25% of the value in return for the material
- The school district and not the organization would have to make a decision regarding item #3 (suspension of tuition payment for children residing in the BRMA).
- The WRB's intent in entering into a possible agreement with the organization for removal of the material is to comply with the State law prohibiting any resources of the

State from being given away or sold without going through a defined process. The main point is that the material has some value and one way to acknowledge that value and eliminate the perception that something is simply being given away is to barter for in-kind services.

On a motion by Mr. Perry with a second from Mr. Aron, and with Mr. Walker abstaining, the Committee voted to continue working with the EWG Sports for Kids organization on the proposal, i.e. determining a final value and agreeing on exactly what the in-kind services to be provided would be and then bringing the matter forward to the board for their approval.

BRMA rental property at Yard Pond Road, West Greenwich. Preliminary Determination – Replacement of ISDS

Mr. Perry introduced the item and noted that the property in question has a failing septic system. Pertinent points of the discussion were as follows:

- The present system is located in close proximity to a stream and is required to be moved safe distance away to enhance the level of protection of the water body.
- Three estimates to complete the work were obtained by staff and upon approval from the committee and the Board, it is anticipated that a purchase order will be obtained and the low bidder will be authorized to begin the work.
- The lowest bid was \$14,875 therefore, for the purposes of making a cost determination this sum was multiplied by four (4) to arrive at a figure of \$59,500. Staff then evaluated the building on site and came to the conclusion that its value was at least \$59,500 therefore the cost of the work would not be greater than 25 % of the building's value.
- At one time DEM did have the property earmarked for the installation of an innovative ISDS to insure that the nearby stream would never be impacted. Since the proposed solution to the present failure is to install a traditional leach field at a higher elevation, installation of a system utilizing an innovative technology is not be required.
- All work to date at the site such as installation of test holes and determination of the ground water table had been approved and/or supervised by DEM.

On a motion by Mr. Walker with a second from Mr. Aron, the Committee voted to accept the staff recommendation to proceed with work at the site.

BRMA Rental Property at Division Road, West Greenwich. Preliminary Determination – Repair of ISDS

Mr. Perry introduced the item relaying that this was also a failing system. Pertinent points of the discussion were as follows:

- Three estimates to complete the work were obtained by staff and upon approval from the committee and the Board, it is anticipated that a purchase order will be obtained and the low bidder will be authorized to begin the work.
- The lowest bid was \$6,975 therefore, for the purposes of making a cost determination this sum was multiplied by four (4) to arrive at a figure of \$27,900. Staff then evaluated the building on site and came to the conclusion that its value was at least \$27,900 therefore the cost of the work would not be greater than 25 % of the building's value.
- Residents have communicated to the WRB that they intend to reside in the properties for whatever period of time the State allows and that they will be responsible for periodic maintenance of the ISDS on site.
- Part of the problem with the existing system was that the discharge pipe from the tank

was set at the wrong elevation allowing solids to flow out and plug the galleys. Part of the required work will be to set the discharge pipe at the proper elevation. Additionally, the residents will be required to have the tank pumped at regular intervals.

On a motion by Mr. Walker with a second from Mr. Aron, the Committee voted to accept the staff recommendation to proceed with work at the site.

Coventry Soccer Association request – Upgrade of Parking Area - Request for Approval

Mr. Perry introduced the item noting that the request was for approval to cover the parking area with 3/8 inch stone. Pertinent points of the discussion were as follows:

- The covering intended to be used does not require the use of any type of binder. Use of any other material such as recycled asphalt is prohibited.
- The stone covering is to be put in place to better disperse runoff and will be of minimum depth.

On a motion by Mr. Aron with a second from Mr. Walker, the committee voted to accept the staff recommendation to allow the packed stone to be used to overlay the parking area.

IV. ITEMS FOR DISCUSSION

Timber sale update – Mr. Aron indicated that the selected vendor had not yet begun the work due to the environmental conditions and the state of the commodities market in the Spring. The idea was for the work to start at the beginning of June right after the nesting season but he was not able to start at that time. He has delayed the start of the work a total of three times now but has adhered to the contract in terms of make required payments. He will pay the last installment shortly and will be pushed to start the work ASAP.

Progress and findings of property inspections – All but three inspections have been completed. In the process of doing the inspections two electrical problems were discovered that will have to be further investigated by the building code commission's electrical inspector. It is anticipated that the services in question will most likely have to be updated. There are two roofs that will require minor repair and staff has initiated the process of obtaining purchase orders to complete the repairs. There is currently one vacant property at 42 Burnt Sawmill Road and it is expected that 85 Burnt Sawmill will be vacant by the end of the month. The WRB plans to place a gate at the top of the road to prohibit vehicular access. One resident had constructed a deck and ramp that did not meet code and is currently working with staff to correct the deficiencies. There is a possibility that the entire structure may be required to be removed.

Renewal of residential leases – It is expected that the leases will be completed and out to the tenants by the end of September.

V. OTHER BUSINESS:

None

ADJOURNMENT

The meeting adjourned at 11:45 PM.

Respectfully submitted,

Romeo N. Mendes, P.E.
Supervising Civil Engineer

**Note: The full proceeding of this meeting is available on audiotape by request.*

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