

12/7/09 (9)

Christine Joyce

From: Steve Ledoux
Sent: Friday, December 04, 2009 9:46 AM
To: Manager Department
Subject: Fwd: Faulkner Mill

Sent from my iPhone. Please pardon brevity or typos.

Begin forwarded message:

From: Doug Halley <dhalley@acton-ma.gov>
Date: December 4, 2009 9:08:46 AM EST
To: Steve Ledoux <sledoux@acton-ma.gov>
Subject: RE: Faulkner Mill

The Town's original agreement with Faulkner Mill committed a wastewater flow capacity of 2,000 gallons per day. Thus far Faulkner Mill has only accessed 400 gallons of that capacity and thus has only paid \$32,994.88 of the promised \$164,973.70 of privilege payment. Section 3 of the Town's agreement with Faulkner Mill states that the Total Sewer Privilege Fee shall be paid in full prior to the issuance of a sewer connection permit or building permit. However, the Town has allowed partial payments based on the partial sewer connection and building permits approved. The Health Department is concerned that a capacity is currently committed to the project but the financial commitment by the applicant is outstanding. No matter how small that capacity is it can't be used by anyone else as long as the commitment remains standing with Faulkner Mill.

Based on this the Health Department would recommend that no further capacity be granted to Faulkner Mill unless they either pay the privilege fee completely or a date is set in the future when the capacity will no longer be available and can then be used by other interested parties if it hasn't been used by Faulkner Mill.

As was stated in the department's previous memo we recommend that the Board consider this request and that consideration be given for any public benefit being provided by the request. Currently there is uncommitted capacity but that may change as WANT and WRAC proceed forward with their work.

From: Steve Ledoux
Sent: Friday, December 04, 2009 8:26 AM
To: Doug Halley
Subject: RE: Faulkner Mill

Doug

What do you recommend ? What are the pros and cons?

Steven L. Ledoux
Town Manager
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12/4/2009

When writing or corresponding, please be aware that the Secretary of State has determined that most email is a public record and, therefore, may not be kept confidential.

From: Doug Halley
Sent: Thursday, December 03, 2009 11:45 AM
To: Steve Ledoux
Subject: FW: Faulkner Mill

Hi Steve,

Please note that Faulkner Mill's request is to have up to 12 additional bedrooms. As stated below they ultimately may not build to that capacity and they would want their final privilege to reflect the actual additional bedrooms they provide. Thanks.

Doug

From: George Dimakarakos [mailto:gd@stamskiandmcnary.com]
Sent: Thursday, December 03, 2009 10:20 AM
To: Doug Halley
Subject: Faulkner Mill

Mr. Halley,

To clarify the additional sewage flow request, Faulkner Mill Realty, LLC, is asking for up to the 12 additional bedrooms. Some of the units may not be increased to three bedrooms from two and will not require the additional betterment charge.

Please convey this to the Sewer Commissioners in the appropriate manner.

George Dimakarakos, P.E.
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