



Minutes

4:32 PM – Call Meeting to Order

Chairman David Langlais called the meeting to order at 4:32 PM.

Present

Chairman David Langlais, Commissioner Emile Demers, Superintendent Joseph Cloutier, Assistant Town Manager/Community Development Director Alison Manugian, and Recording Secretary Cathrin Stec.

Approval of Minutes

Minutes from the meeting held September 9, 2025 approved. Motion approved unanimously.

New Business

Murphy's Farm Permit Fee

A discussion on the permit fee regarding the upcoming Murphy's Farm development. The Murphy's Farm Team attended the meeting. Superintendent Mr. Joseph Cloutier presented documents showing previous permitting fees from 144 Greenmont and 251 Sladen Street which utilized the alternative square footage calculation as stated in the By-Laws for commercial properties. The presented documents demonstrated three possible calculations for the Board to discuss and make their recommendation. Charging by the total number of 268 units at \$7,500.00/unit which would calculate to \$2,010,000.00. Charging by unit with 75% reduction for affordable units would calculate to \$1,507,500.00. Charging total living area square footage/\$3,000.00 per unit would calculate to \$664,080.00. Mr. Demers takes issue that residents are charged \$7,500.00 to build an ADU for 900 square feet. Mr. Langlais notes that this is a commercial property run by a management company with no HOA and not individually connected by unit to the sewer infrastructure. There would be one water meter and one sewer connection per building. The sewer permits will be paid building by building. After discussion, it is the recommendation of the Dracut Sewer Commission to charge the Murphy Farm project based on the square footage calculation of \$664,080.00. This recommendation will be forwarded to the Zoning Board of Appeals (ZBA) for their review and consideration. Mr. Cloutier will draft a document outlining the three permit choices and prices to detail the recommendation of the Superintendent and Sewer Commission.

Wheeler Street Pump Station upgrades

A discussion on the necessary upgrades to accommodate the increased flow resulting from the Murphy's Farm development. Superintendent, Joseph Cloutier worked with the Murphy's Farm Engineer, Watermark and CDM Smith examining the effect of the increased flow into the Wheeler Street Pump Station. Based on information provided by CDM Smith Inc. Mr. Cloutier is confident the size of the pump station can handle the flow. The issue is the age of the pumps. The O'Brien organization has offered to pay for two new pumps. The Dracut Sewer Department will manage the installation and adjustments to the run time. The legal teams will manage the logistics of accepting two new pumps through the comprehensive permit process.

Old Business with Updates

Tyngsboro Sewer Meter Pit Upgrades

A discussion on upgrades for aging meter pits in Tyngsboro. Watermark has begun the work to the meter pits. They have been power washed and old machinery was taken out. The next process will be electrical upgrades. Mr. Cloutier is looking into including these pits on the inspection list with Watermark. These pits have sat dormant for many years and Mr. Cloutier wants to assure proper maintenance and accurate reads

Old Business

Flow Metering Project updates

There are no updates on the 10-week flow metering project, which concluded in June 2025. The Sewer Department is still awaiting results from Weston & Sampson.

Wheeler Village force main redirect project

There are no updates on the previously abandoned Wheeler Village force main redirect project.

Drain Layer bonding process and Bylaw language change

A discussion regarding the current bonding process for Drain Layers and updates to the language in the current Sewer Bylaws. Mr. Cloutier informed the Board that this is all set to go to Town Meeting. The outcome will be reported at the next Sewer Commission meeting.

Next Meeting Date

The next meeting date is set for Tuesday November 18, 2025 4:30 PM

4:54 PM – Adjournment

The meeting adjourned at 5:06 PM