

Choosing Weymouth's Future





Joining Mayor Hedlund Tonight

Joining Mayor Hedlund here to discuss Weymouth's MWRA application...

Ron Mariano, House Speaker and Weymouth Representative

Fred Laskey, MWRA Executive Director

Becky Weidman, MWRA Director of Environmental and Regulatory Affairs

Scott Dowd, Weymouth Conservation Commission and Professional Conservation Biologist

Ryan Allgrove, PE and Principal, Environmental Partners

Weymouth Staff

Ted Langill, Chief of Staff

Bob Luongo, Planning Department

Kenan Connell, DPW Director

Dave Tower, DPW Business Manager

Braydon Marot, DPW Facilities Engineer



A Decision About More Than Just Water

Joining the MWRA is about more than just finding additional water...

This is a decision about **Choosing Weymouth's Future!**

This is about Housing, Economic Development and Fiscal Stability.

This is about Sustaining and Continuing our Progress.

This is about Funding our Schools, Public Safety and other Core Services.

This is about Quality of Life and Access to Quality Amenities.

This is about Environmental Protection and Preservation.

This is about Leaving a Better Weymouth for Future Generations.



Progress from Economic Development

Cities and Towns are limited on the ways we can grow revenue to support and advance town services and make the progress that our community deserves.

The tax levy is our biggest revenue generator and thus provides the best opportunity for growth and stability.

How a community's Tax Levy may be increased...

- **Automatic 2.5% increase (Prop. 2 ½).** Each year, a community's levy limit automatically increases by 2.5% percent (and no more) over the previous year's levy limit.
- **New Growth.** A community is able to increase its levy limit each year that reflects new value in the tax base from new and redevelopment and other value growth not from revaluation.
- **Overrides.** A community can permanently increase its levy limit by successfully voting an override. The amount of the override becomes a permanent part of the levy limit base.



Progress from Economic Development

Under Mayor Hedlund, and after careful deliberation with our Planning Department and Town Council, Weymouth **made the decision** to create measured redevelopment opportunity, including through zoning, that would **create new growth in our tax base** as well as **stimulate our local economy** and other additional local receipts revenue, such as building permit fees.

We amended zoning with a focus on **revitalizing our blighted and stagnant commercial corridors and village centers**. The goal was to do so in a balanced way that **minimized negative or burdensome impacts** on our community while **raising the standard of living for our residents**.

When our new overlay opportunities became “too popular” with potential developers, we worked with Town Council to amend to better control growth.



New Growth Revenue

The result of creating measured redevelopment opportunity has resulted in **increased revenue growth** that has contributed to **much progress in Weymouth** and kept Weymouth from the fiscal difficulties of neighboring towns.

Revenue Benefits:

Averaging \$1.97 million a year in New Growth revenue (FY18-FY23)

- Previous average was ~ \$760,000/year
- Original Southfield New Growth (2016) = \$2.1 million

Averaging \$2.4 million a year in Building Permit Revenue (FY17-FY23 to date)

- Previous average was ~\$803,000

Economic Development has spurred other revenue, including the meals tax.



New Growth - Limited Impact

Recent redevelopment projects (and associated new housing) has created needed new revenue, but it has not had a significant impact to the usual areas of concern – schools, traffic and water use.

School Enrollment has actually **declined** significantly over recent years.

2015-2016 6,541 students in WPS

2019-2020 5,763 students in WPS

2022-2023 5,599 students in WPS

Motor Vehicle Excise (MVE) Bills – each bill represents a vehicle housed in Weymouth.

The number of MVE bills has fluctuated but remained fairly level overall since 2017 (just a 3.5% variance) with 2022 having the second fewest during that time. It is certainly likely that more traffic comes to and through Weymouth for a variety of reasons (which also helps feed our local economy), but **redevelopment has not meaningfully increased vehicles housed in town.**

Water Use – Water use at the 735 units newly built and online are only averaging 47,875 gallons per day over the last 12 months. This is **under 1% of our total registered and permitted limit.** A large reason for this negligible water use is the fact that these projects average just 1.33 bedrooms per unit and projects require water efficiencies.



Results = Unprecedented Progress

The new revenue generated from our measured growth has helped fund and sustain major improvements and progress across Weymouth, including but not limited to...

- ✓ Significant Increases in School Budget and Capital Needs
- ✓ Hiring Additional Police Officers
- ✓ Hiring Additional Firefighters and Opening Station 2
- ✓ A New Tufts Library
- ✓ A New Chapman Middle School
- ✓ Libby Field, Lovell Fields, Weston Park and Field
- ✓ Many New/Improved Playgrounds and Neighborhood Parks
- ✓ "Pave-The-Way" Road and Sidewalk Improvements
- ✓ New Street Hockey Rink and Pickleball Courts
- ✓ Osprey Overlook Park, Heritage Park, Beals Park, King Oak Hill Park, Upgraded Trails System
- ✓ Significantly Grew Town's Stabilization Fund
- ✓ Purchased Street Lights and funded LED conversion
- ✓ Major Senior Center Improvements and Expanded Programs
- ✓ Refurbished Veterans Memorial Wall and added Memorials
- ✓ Herring Run and Smelt Brook (Daylighting) Improvements
- ✓ New 5-Year Whitmans Pond (Vegetation) Management Plan
- ✓ Columbian Square Improvements (vehicle and pedestrian)

The **transformative progress** seen in Weymouth over the last 8 years has **improved Weymouth's standard of living** by increasing the level of services and amenities available, while maintaining THE LOWEST AVERAGE SINGLE FAMILY TAX BILL of adjacent communities and the second lowest in the entire region – while average single family **home values grew by 67.3%**.



Economic Development – Future Progress

The revitalization of our commercial corridors and village centers, and accompanying revenue growth, can only last so long. That is why, in order to continue the progress we have made and to keep Weymouth on a sound and lasting fiscal foundation, **the next phase** of our Economic Plan, is **the full and responsible development of the former South Weymouth Naval Air Station (SWNAS).**

This can **ONLY** be accomplished with a **New, Permanent Water Source!**

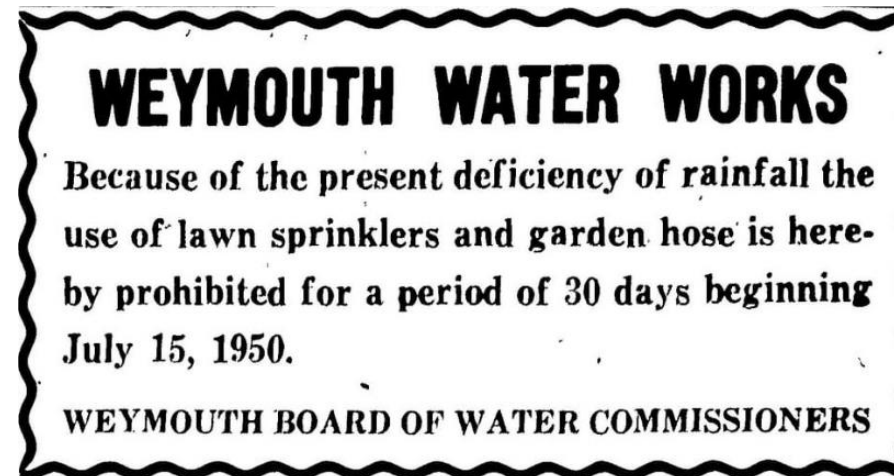
In addition to the **fiscal and economic benefits** to the town, we owe it to the many residents at Southfield to realize the potential of the base and keep the promises made. They are as much a part of Weymouth as every other village center and neighborhood.

We also believe that finding a new, permanent water source would bring **many additional and important benefits to Weymouth...and beyond.**



Weymouth Water Limits Not New

- Water concerns in Weymouth go back to the 1950's and 60's when the lack of rainfall caused record low levels in Great Pond and the need to use Whitmans Pond.





Weymouth Water Limits Not New

- With fixed amounts of available water from Great Pond and Ground Water sources, Weymouth water levels continue to be at the mercy of Mother Nature and recurrent drought conditions that impose limits on water use for the town and residents.

The Patriot Ledger

NEWS

Weymouth eyes mandatory water restrictions as drought continues

Christian Schiavone cschiavone@ledger.com
Published 5:41 p.m. ET Aug. 22, 2016 | Updated 5:43 p.m. ET Aug. 22, 2016

NEWS

Weymouth announces mandatory water restrictions

Staff Writer The Patriot Ledger
Published 2:41 p.m. ET Sept. 1, 2016 | Updated 2:44 p.m. ET Sept. 1, 2016

NEWS

Continuing drought forces tighter water restrictions in South Shore towns

[Fred Hanson](#) The Patriot Ledger

Published 5:00 a.m. ET Sept. 1, 2022 | Updated 7:18 a.m. ET Sept. 1, 2022

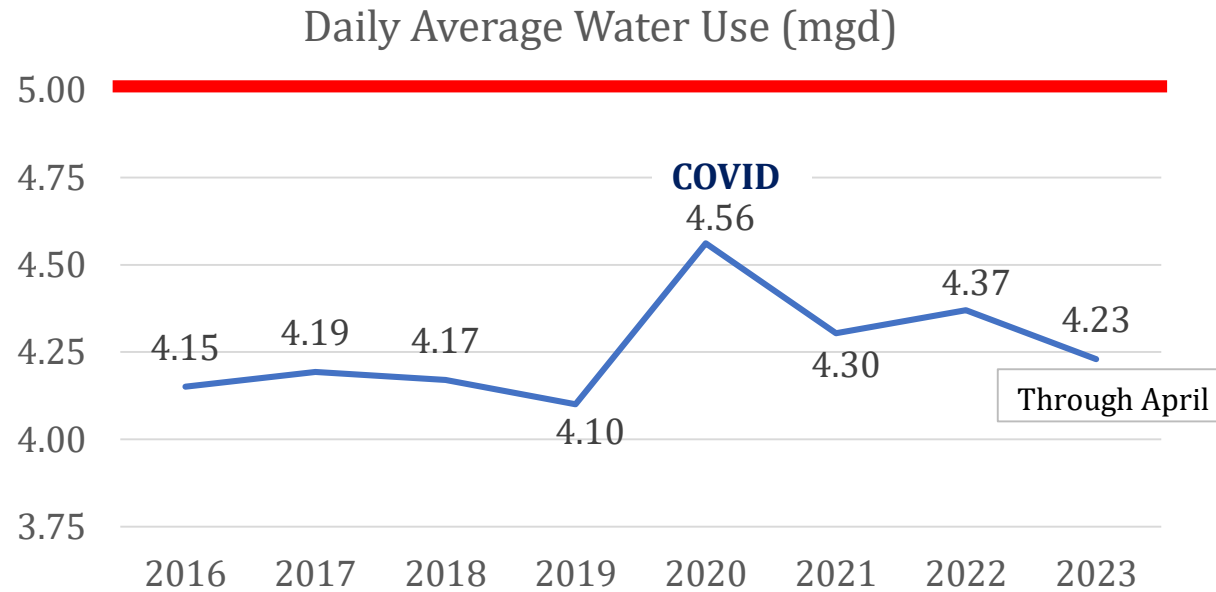
WEYMOUTH – The continuing drought has forced many communities to tighten restrictions on outdoor water use.

Weymouth is the latest South Shore community to do so, changing its recommended water conservation measures to mandatory restrictions effective Wednesday.



Weymouth Water Limits – The Unknown

- More recently it was the worldwide COVID pandemic that brought another sobering reality as to how the unknown can bring us closer to our limits.





Weymouth Water Supply and Demand

We want to clarify some misperception around Weymouth's water supply and demand.

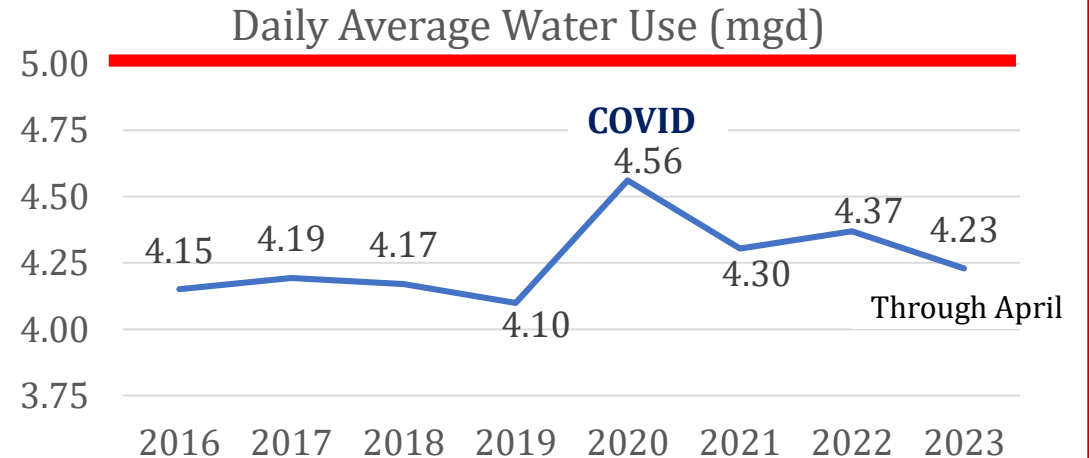
Weymouth's authorized withdrawal comes from two sources: Registered (Great Pond) and Permitted (Winter St. Well #1).

Weymouth is authorized to withdraw a total of 5.00 mgd
4.51 mgd coming from Surface (pond) Water, and
0.49 mgd coming from Ground (well) Water.

Weymouth has been allowed to report use in terms of "finished" water, while most communities report use in terms of "raw" water.

Weymouth's current Average Day Demand is around 4.25 mgd (finished water). Some have suggested reporting "raw" water would be a more accurate way of determining how close the town is to its authorized withdrawal limits. The fact is, any discussion or agreement to start reporting in terms of "raw" water would come with a condition to increase our registered limit to 4.88 mgd, for an authorized withdrawal total of 5.37 mgd, so as to not judge raw usage against finished usage thresholds.

Weymouth's Water Supply Safe Yield is 6.27 mgd and the Projected Average Day Demand at Full Build-out of SWNAS is 7.35 mgd





Past, Current and Future Water Needs

- A permanent water supply beyond the town's existing surface and ground water sources has been an ongoing need for decades – including in 2002, when Mayor Madden entered into a water agreement that provided 150,000 gallons-per-day (gpd) for the Phase I development at the former South Weymouth Naval Air Station.
- While current water use at Southfield (~ 116,000 gpd with 1,274 residences) is still less than what Mayor Madden's 2002 agreement allowed, the water needed for full build out under the new proposal is projected to be between 1.8 and 2.4 million gpd - well beyond Weymouth's current capacity.
- The MWRA has always been the most discussed option for an additional water source to mitigate future water supply shortfalls. Mayor Hedlund is the first Administration to so aggressively pursue this option. As Speaker Mariano stated in a meeting where Mayor Hedlund briefed him on the subject of joining the MWRA, **"this is a forward-thinking, transformative decision that will benefit generations to come."**



Why the MWRA?

Weymouth's long-time engineering consultants, Environmental Partners, concluded that "*The MWRA regional water supply is **the only viable choice for long term supply...with the ultimate ability to provide redundancy...***"

The MWRA conducted a 2022 study to evaluate water and wastewater expansion to South Shore Communities, including Weymouth and Southfield. The study noted that **the MWRA has approximately 100 million gallons/day (mgd)* of additional water supply for expansion, with enough current capacity to meet anticipated needs for Weymouth and Southfield.** There are alternatives that could result in enough additional capacity to meet the expansion demands of all study communities.

Bottom line ... MWRA water is available a few miles away (Quincy/Blue Hills) – we just need to build the infrastructure to get it to Weymouth.

*Nearly half of this additional supply is built-in growth for existing MWRA communities. 51 mgd is available for new customers.



Benefits of Joining the MWRA?

- ✓ Abundant and readily available water with the ability to supply water on a continuous basis, even during periods of extended or 100-year drought.
- ✓ Excellent water quality with well protected watersheds - continuously and easily meets all EPA and DEP drinking water maximum contaminant levels (MCLs).
- ✓ Sophisticated real-time continuous monitoring. Operations control centers, staffed 24/7, manage all aspects of the system. Access to MWRA staff in any emergency day or night.
- ✓ MWRA provides routine compliance reporting to DEP on behalf of each community.
- ✓ MWRA provides monthly water quality reports, printed and online, and maintains a water quality hotline for consumer questions.
- ✓ Local Water System Assistance Program - provides a total of \$725 million in 10-year, zero-interest loans to eligible member communities for local water system improvement projects in an effort to improve local water systems and maintain high quality water.
- ✓ MWRA provides several opportunities each year for community staff training at no cost.
- ✓ Management of Compliance with any new DEP and EPA Requirements.
- ✓ MWRA Water Conservation/Demand Management Program to encourage water conservation.
- ✓ MWRA maintains contracts with leak detection firms that communities can access with repayment at cost.



The Time Has Never Been Better To Join

- ✓ Plenty of MWRA supply and capacity.
- ✓ MWRA Board has **waived the entry fee** over the next 5 years for the first 20 mgd.
 - At 6 mgd, that would be a **savings to Weymouth rate payers of \$25,247,920**
- ✓ Strong relationship with MWRA officials and staff.
- ✓ **Legislative support** from Weymouth Representative, House Speaker Ron Mariano.
- ✓ Available **financial assistance**, including state and federal grant funding.
- ✓ Retiring debt service gives us ability to fund system improvements with less impact.
- ✓ Competent **partners in the new Master Developers**, with realistic/flexible development plan.
- ✓ Regional support from other South Shore communities looking at the MWRA – could be an **opportunity for Weymouth** to sell/wheel water to another community.
- ✓ **Positive environmental impacts** of joining the MWRA (less stress on area's natural resources) bringing support from environmental advocates and groups.



Addressing Unaccounted for Water (UAW)

The issue of UAW has become a hot topic, leading to some misunderstandings.

Weymouth MUST address UAW as part of MWRA application.

We have been working to try to reduce UAW.

- Fixing UAW does NOT necessarily equate to more available water.
- Currently, only 3.9% of UAW is known or suspected of coming from leaks (just 3-4 days worth of water) .
- We are in the middle of **conducting a Water Audit**, which should help identify causes of UAW.
- We **continue to install New Meters** around town in hopes of identifying all water use.
- Our **I/I program helps identify leaks** – which are then immediately fixed.
- A consultant is hired during the year strictly to identify leaks in the field.
- Internal triggers exist that point to leaks (i.e. tank levels) – we find and fix.
- Planning to increase funding for infrastructure improvements as current debt service “falls off” (Treatment Plant).
 - **Recently approved \$3 million water main replacement project at notorious break point on Washington St.**
- Constant balance between increasing rates and addressing infrastructure needs – like roads, we inherited decades of deferred infrastructure maintenance.
- Mayor considering a measure to allow inspections of private wells – possible source of UAW.



Addressing Unaccounted for Water (UAW)

Additional Recent Work and Investments to Improve Water/Sewer Infrastructure.

Some of the **Recent Water Main Replacement Projects** in addition to \$3 million Washington St. Project:

- ✓ Over \$400,000 on Summer St. prior to this year pave project.
- ✓ Barbara Road and Nelson Road over \$600,000 before \$1 million in road reconstruction.
- ✓ Route 18 related work to allow bridge construction and roadway, non-participating agreement with Mass DOT.
- ✓ Stanley Road and King Cove Road - \$220,000.
- ✓ Columbian Square project is incorporating several improvements to the water system with new hydrants and intersection gates and valves.
- ✓ \$1 million in CDBG funding was used a few years ago to replace mains on Sundin Road, Klasson Road and Erickson Road.

Some of the **Recent Sewer Infrastructure Improvements**:

- ✓ \$2.54 million for ongoing Infiltration/Inflow (I/I) work – Reconstruction of Sewer System.
- ✓ \$1.5 million for other Sewer Infrastructure Improvements.
- ✓ \$3 million in Sewer Repairs and Replacements on Bridge Street, East Street, and Wharf Street.
- ✓ \$500,000 in Engineering for \$6.9 million Lower Central Interceptor Sewer Interceptor Improvements Project.



Environmental and Related Benefits of MWRA

Provided by Scott Dowd

- Weymouth Conservation Commissioner since 2009.
- Holds a Masters of Science Degree in Aquaculture.
- Professional Conservation Biologist/Aquarist, including 33 years at the New England Aquarium.
- Co-Founder and Executive Director of Project Piaba, an NGO whose mission is to increase the environmental, animal welfare, and social sustainability of aquarium fisheries.

Environmental, quality of life, and town benefits from switching our drinking water source from our ponds to the MWRA.

Whitmans Pond

- ✓ Increase in herring production.
- ✓ The pond will again be safe for swimming and increased aesthetic and recreational value.
- ✓ Decrease in invasive aquatic vegetation.
- ✓ West Cove will reverse its advanced stage of eutrophication.
- Our wetlands; our rivers, streams, ponds, swamps, and vernal pools will improve and recover from our water tables being restored to natural levels and hydrological cycles.
- Great Pond and surrounding protected forest will be re-designated as open space/recreational resource for swimming, boating, fishing, etc.
- Weymouth will demonstrate a replicable and scalable model of a comprehensive municipal resource management plan that benefits the environment and the economy at the same time.
- The Gulf of Maine fisheries (commercial and recreational) will benefit from the increase in forage species and there will be subsequent knock-on economic and livelihood benefits.



MWRA Application Process

The MWRA “application” is really a compilation of many steps, including...

- Information on water demand from MWRA (typical peak, emergency peak, and average use).
- Demonstrating comprehensive **water supply planning and effective demand management** measures. The MWRA requires water conservation, local source protection/maintenance, feasibility of local sources, the adoption of a Water Management Plan.
- Acceptance of admission by **majority vote of Town Council**. A joint application would need approval from the SRA as well.
- Negotiate intermunicipal agreement(s) with Quincy and/or Braintree to allow pipeline construction in their communities.
- **MEPA sign-off** after reviewing a Draft and Final Environmental Impact Report (DEIR and FEIR).
 - Water Resources Commission review and **approval of Interbasin Transfer**.
- **Approval of the Legislature and Governor**.
- Submission of required documents to Advisory Board and to MWRA Board of Directors.
- **Address Unaccounted for Water** over MWRA’s acceptable level of 10%, including Town’s plan to reduce UAW (which is now 24%).



MWRA Application Process

The Town, SRA and Master Developers have entered into an agreement with Environmental Partners (EP) to provide engineering services related to Weymouth's application to the MWRA. The \$360,000 expense was split three-ways. By being a partner, we are able to help control the project to protect and benefit Weymouth and its residents and taxpayers.

The Scope of Services includes:

- 1. Programmatic Planning & Advancement of Application Materials:** Identify requirements of governmental authorities having jurisdiction to approve the portions of the Project required for MWRA entrance (to include 16 virtual meetings and 8 in-person meetings with the various regulatory authorities); **Complete a comprehensive water audit;** Advance materials in support of the MassDEP Drinking Water Program (DWP) permit; Advance documents related to proposed interbasin transfer; Compile additional required documents, including documentation of effective demand control with detailed description of water conservation and accountability programs undertaken, description of municipal measures designed to protect local sources of supply, documentation on safe yield, protection needs and contamination threats.
 - 2. Permitting and MWRA Application:** Upon advancement of the pipeline design (separate contract), EP will prepare permitting documents to support the following permit applications, and meet with the permitting authorities to obtain approvals: MEPA Environmental Notification Form (ENF), Draft Environmental Impact Report (DEIR) and Final (FEIR); Upon advancement of the pipeline design, EP shall complete the following permitting for the introduction of MWRA water into the Weymouth Distribution System including the following: WS32 (Distribution Modification) for the new infrastructure (pipeline and pump station) or changes to operations, WS21 (Approval to Conduct Pilot Study) and WS22 (Approval of Pilot Study Report) utilizing the documentation developed in Task 1.
- Future Tasks (under separate contract):** Routing **analysis for pipeline and design of selected route;** **Permitting** related to design and construction; MEPA filings related to construction; Testing which may be required by DEP; Supplemental FEIR (SFEIR) or a notice of project change; Additional DEP drinking water permits related to water treatment if necessary; Assistance with additional documentation required for application.



MWRA Timeline

September 2021: Began discussions with MWRA on process and factors/requirements to consider

January – November 2022 – Environmental Partners Water and Wastewater Analysis and Report

March - October 2022 - MWRA Expansion Study – at Request of House Speaker Mariano

March 2022 – Participated in ACEC/MA Webinar: Water and Wastewater as a Driver or Limiting Factor for Development: A Case Study of Five South Shore Communities. Included MassDevelopment, South Shore Chamber of Commerce, Metropolitan Area Planning Council (MAPC), and MassDEP

May 2022 – Presented MWRA Options, Process, Need and Benefits at Town Meeting

February 2023 – Participated in South Shore MWRA System Expansion Forum with MWRA and officials from several South Shore towns

March 2023 - Finalized contract with Environmental Partners for MWRA Application Services

March 2023 – January 2025 – MWRA Application Preparation

By December 2023 – Make decision on MWRA pipeline route

January 2024 – December 2025 – Design and Permitting of Pipeline

January 2025 – December 2026 – MEPA submittal and MWRA Approval Process

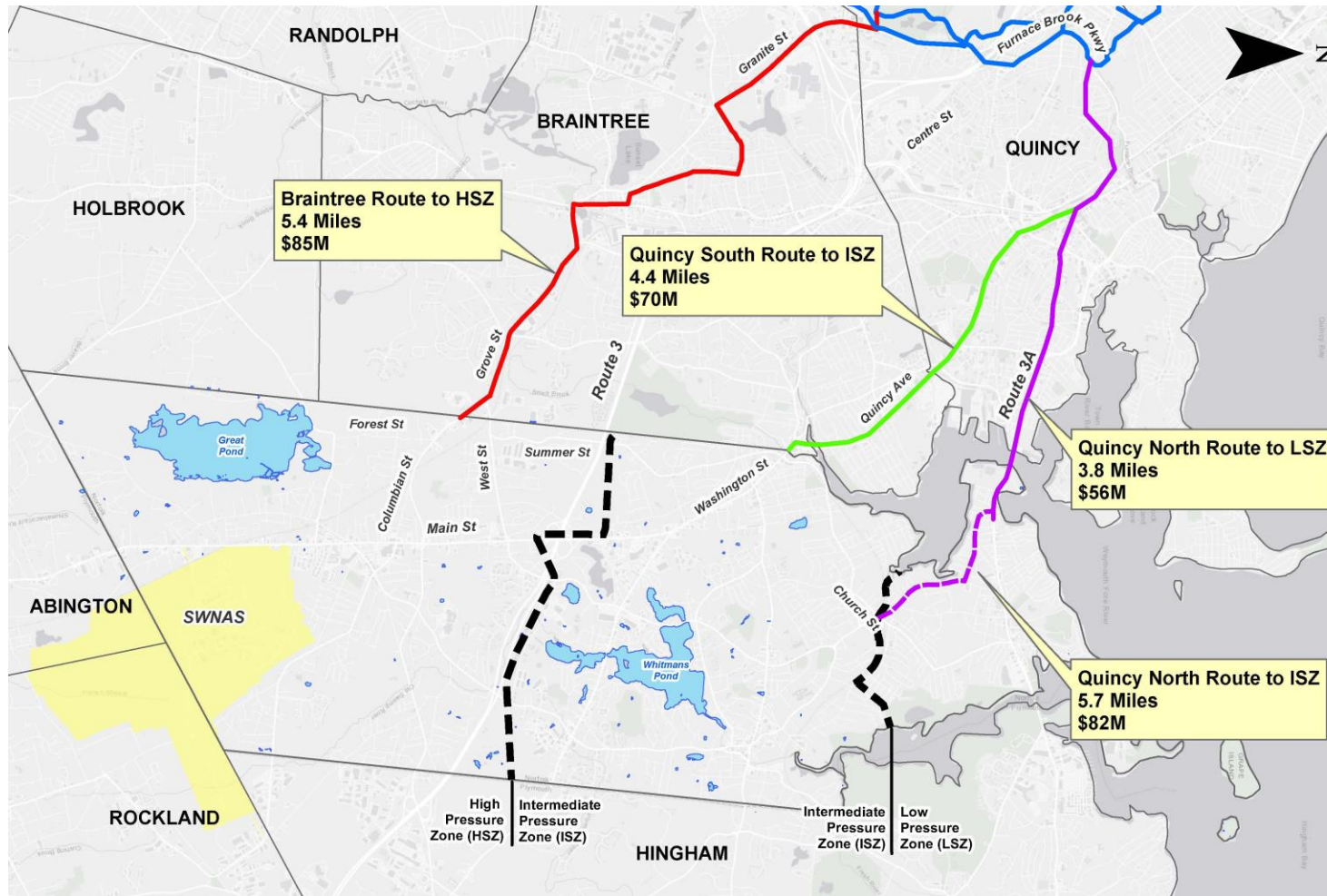
January 2027 – December 2029 - Construction of Pipeline

By January 2030 – MWRA Water Flowing to Weymouth/Southfield

We have been tackling different steps simultaneously in hopes of realizing a shorter timeframe.



Options for Route of Pipeline



Town will need agreements with Quincy and/or Braintree as part of application process.



Working to Minimize Cost of Joining the MWRA

- Identify sources of state and Federal funding.
- Ensure Weymouth's application is submitted timely in order to receive waiver of entry fee (first 20mgd) – up to \$25 million savings.
- Leaning toward partial MWRA hook-up to limit initial cost and rate increases.
 - Partial hook-up could lessen length/cost of pipeline.
 - Could reduce future rate increases when MWRA increase is higher than Towns.
 - Three distinct water zones could prevent cost of blending of water.
 - With both sources, we create built-in redundancy and create available water that could be sold/wheeled to other communities in need of water.



Summary of Benefits of Joining the MWRA

- We will never again have to worry about where every drop of water comes from.
- Excellent water quality with no PFAS concerns – MWRA responsible for adapting to new Regs.
- MWRA support for conservation and demand management.
- Developing Southfield will help meet growing housing needs and bring Weymouth new commercial amenities and expand our tax base for future stability.
 - Because Weymouth has been designated a HOUSING CHOICE COMMUNITY, meaning we are helping to produce needed housing to meet the shortage of housing in the state, we get added points to several state grant programs which allows us to get more grant money to fund projects and studies.
- Development of Southfield will create new, recurring revenue for many years – allowing for continued budget support and progress across our town.
- Many positive environmental impacts that will protect and preserve our natural resources for generations to come – including our Herring Run, Whitmans Pond and the South Cove.



MWRA by the Numbers Summary

There is a lot of information to absorb, so here is a summary of stats and information...

The MWRA has **100 million gallons a day (mgd)** of additional water supply for expansion (51 mgd for new customers).

-At full build-out of the former South Weymouth Naval Air Station (SWNAS) and with projected future town needs, Weymouth would need **7.5 mgd**, although the town is also looking at a partial MWRA hook-up to save costs.

In 2022, Weymouth's water use was **4.37 mgd** of its allowed **5.00 mgd**. More capacity is needed to develop the SWNAS and help ensure Weymouth's continued fiscal health and progress.

The MWRA has waived its entry fee for **the next 5 years for the first 20 mgd requested**. This would save the town **up to \$25 million**.

COVID has had a bigger impact on water use than redevelopment and creation of new housing. Water use at the **735 units** newly built and online are only averaging **47,875 gallons per day** over the last 12 months. This is **under 1%** of our total registered and permitted limit. By contrast, water use in Weymouth increased from a 4-year average of **4.15 mgd to 4.56 mgd** during the height of COVID in 2020.

While our **24.8%** Unaccounted For Water (UAW) is well over MWRA limits, **only 3.9%** is attributed to leaks (which were fixed). That equates to **under 4 days** of water use. Weymouth is conducting a water audit to help determine cause and is investing **millions of dollars** in infrastructure improvements and new metering.

There are **four** preferred MWRA route options being considered, ranging from **3.8 miles to 5.7 miles** long with projected costs between **\$56 and \$85 million**.

It is estimated that an MWRA connection to Weymouth would be operational by **January, 2030**.



Addressing Misconceptions

“Weymouth water supply infrastructure is at the end of life condition. It’s all bad”

It’s not all bad. While we did inherit decades of deferred infrastructure maintenance (as Mayors before us have) and many sections are decades old, we have shown a commitment to investing many millions in improvements. Joining the MWRA doesn’t change the need to improve our infrastructure. Maintenance and replacement of our water/sewer system is a continuous effort.

“Councilors have asked for a long term plan of correction but nothing has been put forward.”

Every year the Administration submits a 5-year Capital Improvement Plan to Town Council and it includes prioritized improvements to the water and sewer systems. The FY24 – FY28 plan lists 14 projects at a cost of \$26 million. We fund improvements beyond the CIP in response to unforeseen or emergency circumstances.

“Spotlight on UAW for almost a year yet latest report indicates numbers continue to worsen.” And it has been suggested that cutting UAW in half would “free up” 500,000 gallons of water.

This is not an issue that should prevent or delay us from applying to the MWRA, for two reasons. First, addressing the Town’s UAW over the MWRA 10% threshold is a requirement of the MWRA application. Second, Fixing UAW is NOT expected to make additional water available to the Town. In fact, the Town’s 2022 “Public Water Supply Annual Statistical Report” (ASR) reports known or suspected UAW as a result of leak detection at 15 MGY, which is less than 4 days of water use. While more could be identified, it is unlikely to be significant and will certainly not address town wide water needs.

It must also be noted that the Town is currently conducting a water audit, which we expect will identify sources of UAW. We will use the audit to prioritize repair and replacement of any identified infrastructure needs.



Addressing Misconceptions

“Member of administration recently told Conservation Commission that the timeline to hookup to MWRA is 4 years – 2 years for application, 2 years to hook up. MWRA online documentation states 7-10 years for hookup”

Our consultants and Project Team are projecting MWRA water would be flowing to Weymouth by 2030. We have always anticipated at least six years because we have studied other communities and we have been working closely with the MWRA since September of 2021 to make sure we have a solid understanding of requirements, expectations and timelines. We will continue to work to identify means to shorten the process.

“Mayor had overused the town’s remaining water supply to its permitted limits already for 100s of new growth apartments.”

This is simply not accurate. First, using 2022 reported water consumption, Weymouth used 4.37mgd of its 5.00mgd allowed use, leaving 630,000 gallons a day of available water. That is actually 190,000 gallons a day MORE than the end of 2020. That is because COVID had a much more significant impact on water use than redevelopment – and it’s redevelopment that is responsible for expanding the tax base and creating new, recurring revenue responsible for much of the progress and improvements in Weymouth.

Second, as reported in this presentation, water use at the 735 units newly built and online are only averaging 47,875 gallons per day over the last 12 months. This is under 1% of our total registered and permitted limit. A large reason for this negligible water use is the fact that these projects average just 1.33 bedrooms per unit and projects require water efficiencies.



Water Rates

WATER RATES

USAGE (mgd)	YEAR	MWRA Water Rate per MG	YTY Variance	MWRA Water Fee Cost	Town Water Rate	Combined Water/Sewer Usage Fee	Town Water Fee Actual Revenue	
	2015	\$3,240	3.70%		4.31	11.97		
4.15	2016	\$3,488	7.70%	\$5,563,534	4.35	12.24	\$8,864,176	
4.17	2017	\$3,472	-0.50%	\$5,538,014	4.35	12.24	\$9,011,848	
4.19	2018	\$3,582	3.20%	\$5,713,469	4.35	12.24	\$8,964,963	
4.10	2019	\$3,963	10.60%	\$6,321,183	4.38	12.60	\$9,093,694	
4.56	2020	\$4,021	1.50%	\$6,413,696	4.42	12.95	\$9,069,417	
4.30	2021	\$4,321	7.40%	\$6,892,211	4.46	13.25	\$9,708,901	
4.37	2022	\$4,387	1.50%	\$6,997,484	4.75	13.54	\$9,657,581	
4.37	2023	\$4,628	5.50%	\$7,381,891	4.85	13.82	\$8,661,545	YTD
4.37	2024	\$4,534	-2.00%	\$7,231,957	5.12	14.45	TBD	
Avg. Rate Variance LAST 9 YEARS			4.44%		2.09%	2.30%		
Avg. Rate Variance LAST 5 YEARS			2.88%		3.38%	2.94%		

2025	\$4,711	3.90%	goal
2026	\$4,894	3.90%	goal
2027	\$5,085	3.90%	goal
2028	\$5,282	3.90%	goal
2029	\$5,490	3.90%	goal
Proposed			
Estimated			

Notes:

- >Initial fee variance dependent on cost of project (route, etc.)
- >Initial fee variance dependent on full/partial hook-up decision
- >Town rate would be higher with more infrastructure improvements
- >Town did not raise combined W/S rates during COVID
- >MWRA expansion (selling more water) helps achieve goal of keeping rate increases at or below 3.9%