



PUBLIC HEARING MINUTES
February 9, 2026

The Board of Water Commissioners of the Lynnfield Water District held a public hearing on February 9, 2025, at 7:00 pm at the District office. Public access and participation in the meeting were enabled by posting meeting information in two public places within the territory of the District. The following individuals were in attendance: Stephen F. Rondeau, D.C., Chair; Ruth E. McMahon, Commissioner & Treasurer; Brian D. Buckley, Commissioner & Clerk; James F. Finegan, Engineer. Matt O'Connell, Superintendent, Carolyn Umbach, Office Administrator, and Charlene Savary, Administrative Assistant.

1. OPEN PUBLIC HEARING

The chair, Stephan F. Rondeau, called the hearing to order at 7:00 P.M.

2. WATER RATES

Mr. Finegan reviewed seasonal trends in residential and commercial water usage. In the summer, 23% of residential customers account for 57% of usage under the Step 2 rate, compared to 1% in winter, with commercial use showing a similar pattern. He also noted rising costs for purchased water, materials, and system maintenance. He recommended the Board consider a rate adjustment to support system reliability, meet peak demand, fund ongoing maintenance and capital improvements, and help to maintain and/or lower the District's tax levy/water revenue ratio.

After discussion, on motion duly made and seconded, the board voted unanimously to update the District's rates effective April 1, 2026, as follows:

For residential customers, to increase the base \$95.00 to \$104.50, the step 1 rate from \$4.85 – \$5.82, and the step 2 rate from \$6.29 - \$8.49 per 100 cubic feet. For commercial customers, to increase the base rate from \$47.50 - \$52.25, the step 1 rate from \$4.85 to \$5.82, and the step 2 rate from \$6.29 to \$8.49 per 100 cubic feet. In addition, the Board voted to increase the portable meter rate to \$25.00 per 100 cubic feet effective April 1, 2026.

3. FEES – SYSTEM DEVELOPMENT

Mr. Finegan recommended an update to the District's System Development Rules and Regulations. The update involves addressing new legislation allowing the development of Accessory Dwelling Units. Changes align with those implemented by the Town of Lynnfield. After discussion and review, a motion was made and seconded to amend the System Development Rules and Regulations schedule by classifying Accessory Dwelling Units (ADUs) within the "Apartment/Condominium/Townhouses" category and applying a System Development Charge of \$2,400 per Accessory Dwelling Unit effective April 1, 2026.

ADJOURNMENT

A motion was made and seconded, and it was unanimously voted to adjourn the hearing at 7:35 P.M.

Respectfully submitted,
Carolyn Umbach