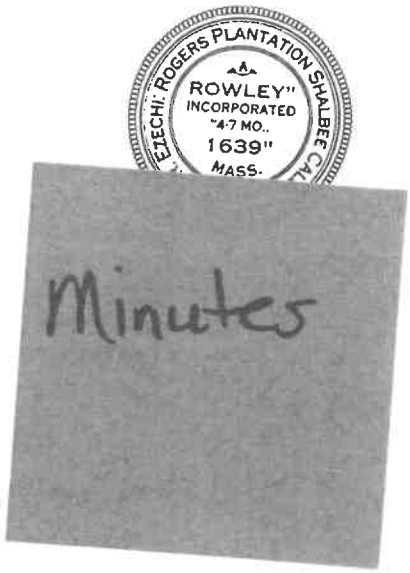
TOWN OF ROWLEY
Municipal Water Department
401 Central St.
Rowley, MA 01969
Office: 978-948-2640

Robert Swiniarski
Water Superintendent



April 21, 2026
Meeting Minutes

Present: Chairperson, Bernie Cullen, Commissioner, John Manning, Commisioner, Mark Emery, Superintendent, Rob Swiniarski, Zoning Board of Appeals Chair, Karla Chaffe

Chairman Cullen opened the meeting at 5:30.

1. **Discuss billing issue with 50 Mansion Dr.**
   Chair Cullen tabled the item for the next meeting, when Mr. Comely will be present. He also asked that Mr. Comely provide the Baord with a statement of his expectations. Chair Cullen asked for a summary of the complex billing issue. Commissioner Manning motioned to have the issue summarized. Commissioner Emerey seconded. **All in favor at 5:45.**

2. **Discuss the Rowley Farm Development Project**:
   Zoning Board of Appeals Chair, Karla Chaffe came to update the Board on the Rowley Farms proposal. The ZBA would like to have writted commnts from the Water Board, stating their position on the proposed development, including, how much capacityfor water, and to measure the strain it would put on the department. She said if the calculations show there isn't enough capacity, then the ZBA would push back on the number of proposed units. Commissioner Emery said the developers need to do an engineering study to tell us what the capacity would be, and that it is not the job of the RWD to do that for them. Karla agreed, adding that the ZBA needs more information from the developers as well. A follow-up meeting will be scheduled.

3. **Discuss cyber security monitoring:**
   Commissioner Manning said the grant for this will be running out shortly. Superintendent Swiniarski said he had requested money for the budget just for that reason.

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4. **Review Well #2 PFAS Pilot Study Proposal:**
Rob explained the acutal pilot sturdy has been done to test all available treatement techniques and to see what type of filters would work best. We will be testing 3 different filters for removing PFAS.

5. **Revenue Enhancement: billing charges – new accounts:**
Chair Cullen questions how much revenue the 40B Project will bring to the department at $4000 per unit/meter X 395 units. The Superintendent said he feels that for billing purposes, it's better to have one meter per condo complex and let the HOA determine how monthly water charges would be portioned out among the owners/tenants.

Chair Cullen said the other half of the revenue enhancemnt is to add a service charge for billing. Commissioner Emery said he is against a billing service charge because of the hardship it could cause many elderly customers. Commissioner Manning asked if the discount shound be removed instead. He believes this would be less punitive, than to charge a service fee. Chair Cullen said each bill costs us approximately $4 to proccess and to pass that fee onto the person using the water, seems to be reasonable. Commissioner Manning said we could aslo hold a public hearng. He pointed out that we haven't raised the rates, lowered them several years ago, we have no service fee and offer a discount for paying on time. He said we cant run at a loss. Chair Cullen said to discuss this again in three months.

6. **Rowley Housing Production Plan:**
Chair Culllen explained that there is a report drafted by the Housing Authority for the Selectmen to review. The plan calls for incresing Rowley's housing in-town. Chair Cullen proposed suggestions to be made to the plan. The Board reviewed the plan and suggestions. Commissioner Manning motioned to accept the proposed changes. Commissioner Emery seconded. **All in favor at 7:15.**

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7. **Budget update:**
   The Board agreed to have Chair Cullen answer questions regarding the Articles at the upcoming Town Meeing. Superintendent Swiniarski said the budget is in line.

8. **Superintendent's report:**
   The Board reviewed the call log from Pennichuck and the Superintent's report. There was no discussion.

Next meeting:

May 19, 2026

Approve minutes:

February 17, 2026
Chair Cullen motioned to accept the minutes. Commissioner Manning seconded. **All in favor at 7:25.**

March 10, 2026
Commissioner Manning motioned to accept the budget and articles. Chair Cullen seconded. **All in favor at 7:30.**

March 24, 2026
Minutes need changes

Adjourn
Commissioner Manning motioned to adjourn. Commissioner Emery seconded. **All in favor at 7:35.**

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Minutes approved at the 6/11e **2026 meeting**_____

Minutes respectfully prepared by Kathy Bento

Documents provided/discussed at the meeting are available at the Water Department office:
Meeting Agenda
Budget reports
Superintendent's Report

Open Meeting Law,' G.L. 39, S.23B, the approval of these minutes by the Board constitutes a certification of the date, time and place of the meeting, the members present and absent, and any actions taken at the meeting. Any other description of statements made by any person, or the summary of the discussion of any matter, is included for context only, and no Certification, express or implied, be made by the Board as to the completeness or accuracy of such statements.