

LANESBOROUGH VILLAGE FIRE AND WATER DISTRICT
20 Bridge Street/P.O. Box 1504
Lanesborough, MA 01237
(413)442-5916 info@lvfwd.com

BOARD OF COMMISSIONER'S MEETING
20 Bridge Street, 10:00 a.m.

July 10, 2026

The Lanesborough Village Fire and Water District held its regular meeting at 20 Bridge Street, Lanesborough, Massachusetts on Friday, July 10, 2026 at 10:00 a.m.

Roll call: **Present:** William Prendergast, Chair; Mary Reilly, Board Member; Aaron Williams, Board Member; Mark Siegars, District Counsel; Kevin Swail, Superintendent; Cindy Roughley, Clerk. **Not present:** Katie Lemanski, Treasurer

Also present: Suzanne Siebert, Paul Siebert, Mimi Piper, Jose Rivas, Ray Condrón, Scott Graves, Caren Adams

William Prendergast opened the meeting at 10:03 a.m.

1. **Public Comments:** Suzanne Siebert read aloud a prepared statement and presented documents regarding water service at 23 Wabasso Street. Mrs. Siebert stated that water was previously connected. See documents titled "Wabasso_Water_Board_Meeting_Strategy_July_2026," "Property Utility Fact Sheet," and "Assessment Field Card." Paul Siebert stated that they purchased the property for back taxes and received a variance to build a home there. The permit shows a prior water line. Discussion of betterment process for line installation. Scott Graves suggested that everyone on the street should pay the betterment. Mark Siegars stated that no one is denying the existing water service, however there may be water pressure issues due to "spaghetti lines" that were placed years ago, and these must be replaced due to changes in Massachusetts regulations. The District is looking at the fire hydrants also. If there is an existing line there, then they may be able to hook up to it. Kevin Swail stated that he will be out to the area with Ray Condrón on Tuesday, July 14th, 2026 to see where the water line comes from. Ray Condrón stated that if they can locate the line then Kevin can trace the line to find out if there was a connection prior. Suzanne Siebert stated that the builder should be done with building the house in September. Brian Duvall, the building inspector, was unable to attend the meeting today. Everyone will know more information once they can locate the water line and identify possible connections.
2. **Disputes and abatements:** Caren Adams, Collector, discussed the shut off policy. She asked who from the Board makes the decision about whether someone can go on a payment plan or if the property should be liened. William Prendergast stated that the Board will make the decision and let her know. Question regarding how the Treasurer will receive the turnover reports now that Katie Lemanski is no longer working at Town Hall. Mark Siegars will stop at the Town Hall on Thursdays to scan the reports and he will send them to Katie Lemanski.

3. Discussion with Jose Rivas regarding 25 Stormview. There are two water connections on the same property. He does not want to give easement rights to his property. The water lines are separated. He suggests taking the lines and rerouting them around his property. The District needs a signed document from the other property owner to grant the Water District access to the property and allow for the relocation of the water line. Mark Siegars to send a letter to the other property owner regarding the need to improve water services for both properties. Mark Siegars needs information on when that project can start so that he can notify the owners.
4. The minutes from the regular meeting of June 06, 2026 were reviewed. Aaron Williams stated that item number eight (8), regarding the increase in cost for ductile iron, should state that it is \$ 20 more per foot. Mary Reilly made a motion to accept the minutes with that correction and also to verify the date of the meeting was 6-05-2026. Aaron Williams seconded the motion. All in favor, motion carried.
5. The election of Chair for the Water District will be added to next month's agenda.
6. Betterments: discussion regarding improvements of the water system and how costs are distributed between the District and the residents. Mark Siegars suggested that a formal application should be required and completed for construction projects or before anyone can connect to the Water District. Kevin Swail stated that the State regulation is that water lines have to be a minimum of three (3) inches in diameter. Agenda item for the August meeting to be added: discuss charging betterments for the expenses to the District for water mains. Mark Siegars to research ways to measure/calculate betterments for the next meeting.
7. Tighe and Bond would like to meet to discuss the proposal for the water main at Wabasso and Hobomack streets.
8. A special meeting of the Board will be held on Wednesday, July 15, 2026 at 10:30 a.m. at the Water District office to discuss the Bull Hill Road production well project and for continued discussion about betterments and an application process for tying into the water system. Cindy Roughley will post the agenda for that meeting today.
9. Building Inspector: The Building Inspector was unable to attend the meeting today. Kevil Swail asked to be included in approving/signing off on building applications for permits to build so that the Water District is part of the process. To be added to the next agenda for further discussion.
10. Policy for freeze-ups: on hold/postponed for the next meeting. To be added to the next meeting's agenda.
11. Treasurer's Report and Financial Policies review: Katie Lemanski was not present. This item has been postponed to the next meeting. To be added to the agenda.
12. Website update: Cindy Roughley reported that there were 114 visitors to the website last month. Kevin Swail to send updated drought information that was received from the State today. The region has been upgraded to Level 2, Significant drought status. Cindy will upload that information to the home page of the website.
13. Federal grants and loans: Kevin Swail to check about an IT Security grant from the State. An IT threat assessment will have to be done.
Mark Siegars to ask about a \$ 2 million grant since the MA budget was passed. There may also be an environmental bond listed for \$ 2 million that he will look into.
14. MA Rural Water Association recovery for PFAS class action lawsuit: no updates.

15. Review of job description and the job post for full time operator position: Mary Reilly to review the job description. Item to be added to the next agenda.
16. Superintendent's report: Kevin Swail reported that he recently fixed a water leak at 757 South Main Street. Next week there will be cleaning of the ladder at the tank off of Prospect Street, so there may be a smell or taste of chlorine from maintenance on the tank. This is not harmful.
17. The date for the next regular Commissioners' meeting is Friday, August 07, 2026 at 10:00 a.m.
18. William Prendergast made a motion to enter into Executive session pursuant to Massachusetts General Law Chapter 30A, section 21(a)(2), 940 CMR, §§ 29.02 - 29.03, to consider contract negotiations, that the Chairman has declared that if discussed in an open meeting may have a detrimental effect on the negotiating position of the Lanesborough Village Fire and Water District and that the meeting was not to reconvene in open session following the session. Aaron Williams seconded the motion. All in favor, motion carried.
19. The regular meeting concluded at 1:07 p.m.

23_Wabasso_Water_Board_Meeting_Strategy_July_2026

Good morning, members of the Board of Commissioners, Superintendent Swail, Attorney Siegers, and Inspector Duval.

Thank you. Per counsel Mark Siegers' explicit direction, I am presenting our case for 23 Wabasso Street during this time.

My name is Suzanne Siebert, and I am joined by my husband, Paul. We are here today regarding the emergency water service connection for our single-family residential build at 23 Wabasso Street.

Before we dive into the details, I want to formally acknowledge for the record that over the past couple of weeks, we sent our complete historical documentation and file to Superintendent Swail and Attorney Siegers with an explicit written request that it be forwarded directly to this Board for your advance review.

Assuming everyone has had a chance to look over those records, we want to briefly summarize why the evidence establishes a clear, grandfathered right to our service connection.

We want to be entirely clear: our project is a single-family residential **re-construction** replacing an old hookup on a historic lot of record. We are not a multi-unit subdivision, we are not a commercial development, and we are not a new line extension request. We are replacing a connection that previously served a multi-bedroom home on this exact lot for over 60 years.

The Town of Lanesborough's official Assessment Field Card explicitly designates that 23 Wabasso Street infrastructure status as 'Utility Code 1: TYPIC' (Typical). The town recognized and collected property taxes based on a standard, functional municipal utility profile. If the District is now claiming that a standard hookup cannot be supported on an established street, that points to an internal infrastructure maintenance issue for the District—it does not legally negate our grandfathered utility rights as property owners.

In February 2024, Superintendent Swail explicitly confirmed in writing that the District was 'confident we can locate' the service line and committed to working with our contractor to do so during construction. At no point over the last year and a half did the District raise a public safety or pressure emergency regarding this lot. Our foundation is ready, our permit is fully reinstated by the building inspector, and we are simply asking the District to honor the Superintendent's directive to let our contractor dig and locate our line.

In closing, we have presented the official municipal record showing this lot has a historical, taxed utility profile. We have presented the written confirmation from your own Superintendent recognizing this service line. And the Building Inspector has verified that our construction is fully permitted and moving forward.

The evidence leaves no room for ambiguity: our right to this water service connection is grandfathered.

While we understand the District faces broader infrastructure and water pressure challenges on Wabasso Street, those macro-level issues cannot legally or fairly be solved by shutting down a single-family residential home on an established lot of record.

Our contractor is on stand-by, our foundation is ready, and we are facing immediate, costly delays for an issue that was seemingly resolved in writing over a year ago. We ask that the Board of Commissioners formally honor our grandfathered status today and issue the emergency authorization required to let our contractor locate and tie into our line.

To ensure our position is fully and accurately captured in the public record for this property, here is a written copy of these statements, and I request that it be formally added to the previous documentation we have already sent you.

Thank you for your time and your leadership on this matter. We are happy to answer any questions you or Counsel may have.

From: Paul Siebert <paul.siebert618@gmail.com>
Subject: Fwd: 23 wabasso
Date: June 26, 2026 at 7:00:58 PM EDT
To: "Siebert, Suzanne" <suzanne.siebert923@gmail.com>

----- Forwarded message -----

From: **Kevin Swail** < >
Date: Tue, Feb 13, 2024 at 7:36 AM
Subject: 23 wabasso
To: < >
CC: Rick Reid < >

Good morning Paul , The water district has no record of the service line location for # 23 wabasso or if it has been disconnected , but I'm confident we can locate it . I will work with you and or contractor to locate during . Keep me posted

Kevin Swail

281-7387

PROPERTY UTILITY FACT SHEET

Subject Property: 23 Wabasso Street, Lanesborough, MA

Property Owners: Paul Siebert & Suzanne Siebert

Date: July 10, 2026

Objective

Requesting the Board of Commissioners to formally honor and reinstate the existing, grandfathered municipal water service connection for the residential reconstruction project at 23 Wabasso Street.

Property & Utility History

- **68-Year Service History:** The original residential structure at 23 Wabasso Street was built in 1958 and was connected to the municipal water system at that time.
- **Established Infrastructure:** The property has a continuous, 68-year history of documented municipal water service infrastructure dedicated strictly to this specific parcel.
- **Grandfathered Status:** Because the utility connection was established legally in 1958 under local code, it holds protected, grandfathered utility rights that remain tied to the land.
- **Reconstruction, Not New Build:** This project is a standard residential reconstruction of a historic home site with pre-existing utility rights—not a raw, undeveloped land project requiring a new municipal allocation.

Core Considerations

- The original 1958 utility connection footprint remains intact, mapped, and fully viable for service.
- Denying the use of this established connection creates an undue hardship for a residential rebuild that relied directly on existing town infrastructure maps during the planning and permitting phases.

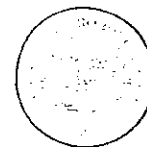
Requested Action

We respectfully request the Board to:

1. Formalize the approval of the existing, grandfathered 1958 water service connection for 23 Wabasso Street.
2. Authorize the department to finalize the hook-up connection so construction may proceed without further utility delay.

Assessment Field Card

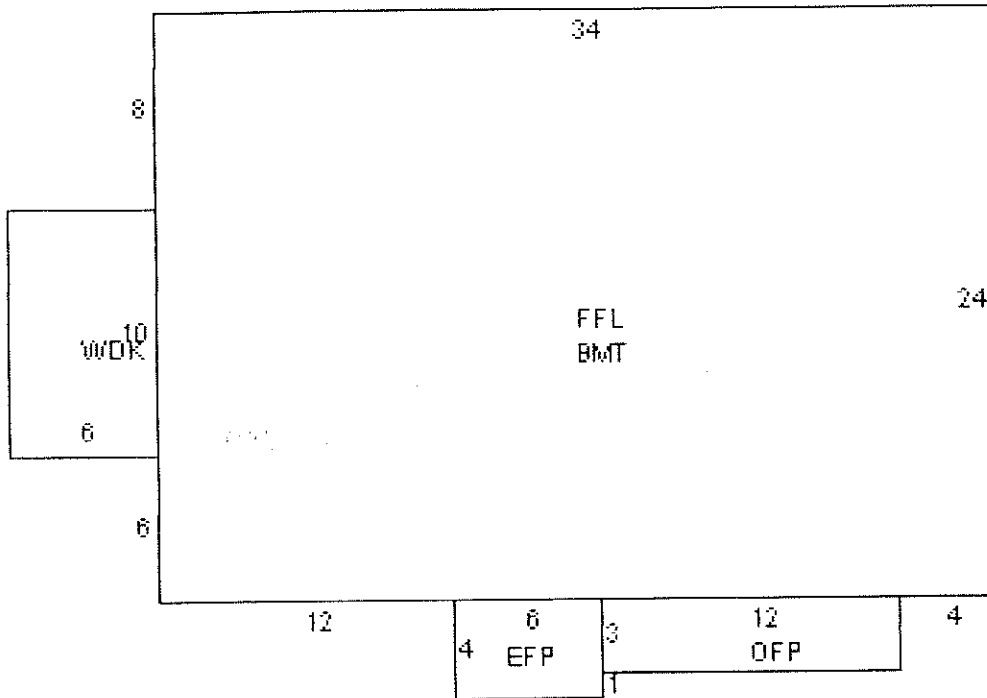
Town of Lanesborough, Massachusetts



Parcel Information	
	Address: 23 WABASSO ST Map-Lot: 113-42 Patriot Account #: 1304 Owner: BARNABY TIMOTHY Co-Owner: Mailing Address: 23 WABASSO ST LANESBORO, MA 01237
Building Exterior Details	General Information
Building Type: CAMP,YRRND Year Built: 1958 Grade: C- Frame Type: WOOD Living Units: 1 Building Condition: Delapitated Roof Cover: ASPHALT Roof Type: GABLE Exterior Wall Type: TEX 111 Pool: NO	Total Acres: 0.2181 Land Use Code: 1010 Owner Occupied: Y Condo Name: Condo Unit: Zone: R Utility Code 1: TYPC Utility Code 2: Utility Code 3:
Building Area	Ownership History
Gross Area: 1,752 sqft Finished Area: 816 sqft Basement Area: 816 sqft Garage Area: 0 sqft Detached Garage: sqft Basement Garage: 1 sqft	Sale Date: 7/20/2004 Sale Price: \$1 Nal Description: TRADE OF PRP Grantor (Seller): MOTTOR WALTER, Book/Page: 1167-31
Building Interior	Assessed Value
No. Total Rooms: 4 No. Bedrooms: 2 No. Full Baths: 1 No. Half Baths: 0 Bath Rating: POOR No. Kitchens: 1 Kitchen Rating: POOR Building Framing: WOOD Interior Wall Type: DRYWALL Fireplaces: 1 Solar Hot Water: False Central Vac: False Floor Type: CARPET Heat Type: STEAM Heat Fuel: OIL Percent A/C: 0	Assessed Yard Value: \$0 Assessed Land Value: \$67,700 Assessed Bldg Value: \$10,000 Total Assessed Value: \$77,700

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This information is believed to be correct but is subject to change and is not warranted.



Sum Area By Label :
OFF = 36
WOK = 60
EFP = 24
FFL = 816
BMT = 816