

STAFF SUMMARY



TO: Board of Directors
FROM: Stephen Estes-Smargiassi, Executive Director
DATE: July 29, 2026
SUBJECT: 2025 Annual Update on New Connections to the MWRA System

COMMITTEE: Administration, Finance and Audit

X INFORMATION
 VOTE

Hillary Coolidge, Project Manager, Environmental Permitting
Colleen Rizzi, P.E., Director, Env. and Regulatory Affairs
Preparer/Title


Kathleen M. Murtagh, P.E.
Chief Operating Officer

RECOMMENDATION:

For information only.

DISCUSSION:

MWRA's system expansion policies require an annual update on the status of any new connections (connection approved within the preceding five years) to MWRA from outside the water and sewer service areas. Calendar year 2002 was the first year that MWRA system expansion policies prescribed this annual update requirement. In an effort to maintain a single document that includes all new connections, the 2025 Annual Update discusses all post-2002 connections to MWRA. A summary of each connection's 2025 compliance with requirements as stipulated in its water supply or sewer use agreement is provided. For water connections, requirements include compliance with water withdrawal limits and entrance fee payments due to MWRA. For wastewater connections, requirements address inflow removal, ongoing stipulations regarding management of wet weather flows, compliance with discharge limits, and entrance payments due to MWRA.

Reduced demand on MWRA's water supply over the last several decades has positioned MWRA as a source of reliable water supply for existing and interested new communities. This report includes a discussion of inquiries from potential applicants for admission made in calendar year 2025 and other related system expansion activities.

The MWRA operating policies listed below govern system expansion. A more detailed summary of each policy is provided in Attachment A.

- *OP.04, Sewer Connections Serving Property Partially Located in a Non-MWRA Community (the "Sewer Straddle" policy);*
- *OP.05, Emergency Water Supply Withdrawals;*
- *OP.09, Water Connections Serving Property Partially Located in a Non-MWRA community (the "Water Straddle" policy);*
- *OP.10, Admission of New Community to MWRA Water System; and*
- *OP.11, Admission of New Community to MWRA Sewer System and Other Requests for Sewer Service to Locations Outside MWRA Sewer Service Area.*

In September 2022, the Board of Directors approved revisions to OP.10 to permit the Authority to waive the water system entrance fee under certain conditions. Historically, new communities and entities seeking admission to the MWRA water system were charged an entrance fee, based on the value of the existing water system at the time of admission. The entrance fee has been identified as a barrier for new communities in need of water. Analysis has shown that selling additional water will benefit both new and existing water communities; for existing water communities, the additional sale of water could significantly reduce future annual water assessments. To qualify for the entrance fee waiver, communities must demonstrate that local sources are impacted by water quality issues, local sources are located in a stressed basin or that local economic development is significantly constrained by existing local sources. The waiver is limited to a maximum total of 20 million gallons per day (mgd) of water by one or more new communities. The waiver for new communities seeking to join the MWRA water system expires on December 31, 2027, or when the 20 mgd amount has been reached, whichever is sooner. For existing members that are seeking to purchase additional water, the waiver expires on December 31, 2027.

Summary of Approved Connections to the MWRA System

Water

In 2025, Quabbin Reservoir levels remained within the normal operating band. With the relatively dry end of 2024, and with almost every month in 2025 having below average precipitation, there were no Quabbin Reservoir spills during the year. Conditions in 2025 were initially dry, followed by a very wet May, then returning to dry conditions through December. Total MWRA water withdrawals increased by six percent in 2025, from 201.2 mgd in 2024 to 213.4 mgd. The five-year average slightly rose between 2024 and 2025. According to monthly DCR Hydrologic Conditions Reports,¹ Level 1 – *Mild Drought* was declared for the Western, Connecticut River Valley, Northeast, Southeast, and Islands Regions in May, while the Cape Cod Region was declared Level 2 – *Significant Drought*. By August, the Commonwealth experienced Level 2 – *Significant Drought* conditions in all regions except for the Southeast. Level 2 – *Significant Drought* was declared for the Western, Connecticut River Valley, Central, and Cape Cod Regions in October. By November, a return to Level 1 – *Mild Drought* conditions occurred for all regions with the exception of the Southeast Region, which improved to Level 0 – *Normal* for the remainder of 2025. The Western and Southeast Regions improved to a Level 0 – *Normal* status by December, while Level 1 – *Mild Drought* status remained for the Connecticut River Valley, Central, and Northeast Regions as the year came to an end.

MWRA's large multi-year reservoirs are calculated to hold roughly 5.6 years of water supply demand at current withdrawal rates, providing the storage needed to manage inflows during wet years and capturing excess yield for use during extended dry periods. Notably, despite adding new customers to the system, total reservoir withdrawals have decreased by over 130 mgd since the 1980s. Maintaining normal operation range throughout the year, both the Swift and Nashua Rivers received substantial releases from the reservoirs, well above their minimum requirements.

Water consumption by all MWRA communities of 191.8 mgd increased by 1.9 percent (3.6 mgd) from 2024 to 2025. Demand for the partially supplied communities increased by 2.56 mgd (16.9 percent) from 2024 to 2025. The dry conditions experienced in 2025 and water quality concerns were largely responsible for this increase, while several communities increased their use due to per- and polyfluoroalkyl substances (PFAS) concern with their local sources. Peabody, for

¹ [Monthly Hydrologic Conditions | Mass.gov](#)

example, lost the ability to use its source water at the Walsh Plant and had to reduce source use at the Winona Plant. Burlington and Woburn increased their use due to PFAS issues with their local sources.

The City of Worcester, which by legislation is entitled to about eight percent of the Wachusett Watershed yield, withdrew 9.75 mgd from its Quinapoxet Reservoir in 2025. This was its third highest annual withdrawal in the last fifty years and was a significant contribution to the increase in the total reservoir withdrawals.

Since 2002, Stoughton, Reading, the Dedham-Westwood Water District, Wilmington, Ashland, Burlington, and Lynnfield Center Water District have become MWRA water communities. (Bedford was admitted into the MWRA system prior to 2002, before firm water withdrawal limits were established for new communities.) There have also been two “straddle connections” since 2002: Avalon in Peabody/Danvers (now called 14 North) and the YMCA in Marblehead/Salem. The connections are shown on the map in Figure 1 and information pertaining to these connections is provided in Table 1.

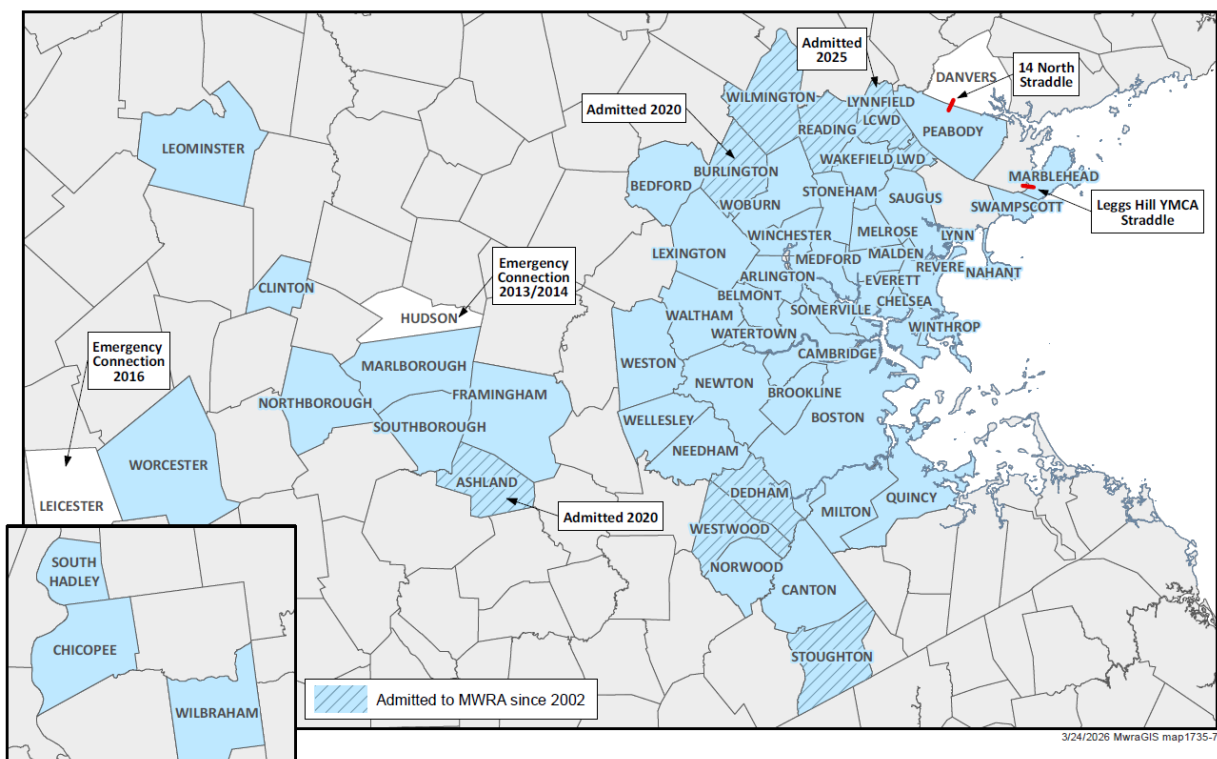


Figure 1: New Water Connections Since 2002

Table 1 - Approved Connections to MWRA Water System Since 2002					
Applicant	Applicable MWRA Policy	Approval Date or Emergency Period (month/year)	Entrance Fee or Payment of Charges Under the Emergency Policy	MWRA Approved Withdrawal	2025 MWRA Withdrawal
Ashland	OP.10, New	12/2020 (admitted)	Entrance fee of \$388,336.34, w/ 20-year payment schedule, began December 2023.	32.8 mg/yr (0.09 mgd average, 0.648 mgd max)	0
Burlington	OP.10, New	12/2020 (admitted) 6/2023 (amended)	Entrance fee of \$4,407,986.46, w/ 20-year payment schedule, began December 2023.	1,278 mg/yr (3.5 mgd average, 6.5 mgd max)	665.4 mg/yr
Wilmington (partial supply)	OP.10, New	5/2009 (admitted) 10/2020 (approved for temporary increase) 9/2022 (approved for temporary exceedance) 4/2024 (approved for increase)	Entrance fee of \$2,809,320 w/ 20-year payment schedule. On-time payments. Board of Directors approved waiver of approximately \$3.4M entrance fee associated with requested additional withdrawal volume limits on April 17, 2024.	450.5 mg/yr (1.23 mgd average, 2.5 mgd max)	193.7 mg/yr
Dedham Westwood W.D. (partial supply)	OP.10, New	12/2005(admitted) 12/2014(amended) 10/2018 (approved temporary increase) 2/2022 (approved temporary increase) 6/2023 (amended)	Entrance fee of \$548,748 (first 0.1 mgd) and \$566,727 (additional 0.1 mgd) paid in full.	565.75 mg/yr (1.55 mgd average, 3.1 mgd max)	343.7 mg/yr
Hudson (emergency)	OP.05 Emergency	6/2013 (emergency) 12/2013 (emergency) 6/2014 (emergency) 1/2016 (emergency)	MWRA has received a total of \$1,033,787 for emergency withdrawals.	N/A	0
Lynnfield Center Water District (LCWD)	OP. 10, New	8/2025 (admitted)	Board of Directors approved waiver of approximately \$1.7M entrance fee on August 20, 2025.	102 mg/yr (0.28 mgd average, 0.36 mgd max)	3.4 mg/yr
Reading	OP.10, New	11/2005 (admitted) 10/2007 (amended)	Entrance fee of \$3,285,242 (first 0.6 mgd) & \$7,799,606 (additional 1.5 mgd) paid in full.	766.5 mg/yr (3.8 mgd max)	624.2 mg/yr
YMCA Salem/ Marblehead	OP.09, Straddle	11/2006 (admitted)	Entrance fee of \$70,823 paid in full.	0.0127 mgd	0.00699 mgd
14 North Danvers/ Peabody	OP.09 Straddle	05/2003 (admitted)	Entrance fee of \$64,063 paid in full.	0.012 mgd	0.00785 mgd
Stoughton (partial supply)	OP.10, New	6/2002 (admitted)	Entrance fee of \$5,657,117 paid in full.	419.75 mg/yr (2.5 mgd max)	21.3 mg/yr
Wayland (emergency)	OP. 05 Emergency	7/2024 (emergency) 11/2025 (emergency)	Emergency period withdrawal of \$101,337.92	N/A	35.43 mg

mg/yr = million gallons per year; mgd = million gallons per day

The highlights of Table 1 are summarized below.

- The Lynnfield Center Water District (LCWD) was approved by the Board of Directors for admission to the MWRA water system on August 20, 2025. A Water Supply Agreement was executed on September 9, 2025 to allow the District to obtain up to 102 mg/year, or 0.28 mgd on average, via an interconnection with the Town of Wakefield in order to supplement its local sources due to challenges supplying an adequate quantity of water during summer months and a lack of redundancy in its existing water sources. The entrance fee of approximately \$1.7 million was waived for the volume of water requested due to water quantity (i.e., stressed basin) and water quality issues (i.e., elevated level of manganese, PFAS, and nitrate in the District's groundwater sources). LCWD is the first new community connection since Ashland and Burlington in 2020.
- The Town of Burlington was approved by the Board of Directors for admission to the MWRA water system on December 16, 2020. A Water Supply Agreement was executed in 2021, in alignment with the first phase of Burlington's connection, which allowed the Town to obtain up to 324 mg/year and 0.886 mgd on average from MWRA via a connection to the Town of Lexington's local water system. In 2022, Burlington withdrew a total of 367.7 million gallons, exceeding its Water Supply Agreement withdrawal limit. Phase 2 of Burlington's connection involved construction of a pipeline, which allows Burlington to obtain up to 6.5 mgd from MWRA. Construction of the Phase 2 pipeline was completed in July 2023. On June 21, 2023, the Board voted to approve Burlington's request to increase its withdrawal volume limits up to 1,278 mg/year, or 3.5 mgd average daily use, and up to 6.5 mgd maximum daily use, as well as to waive the entrance fee associated with such increased withdrawal volume.
- The Town of Wilmington requested approval to increase its annual withdrawal volume from the MWRA water system from 219 mg/year to 450.5 mg/year on March 4, 2024, as well as a waiver of the MWRA entrance fee for the additional withdrawal volume. This request was approved by the MWRA Board of Directors on April 16, 2024. Wilmington, which is partially supplied by MWRA, requested this approval because declining groundwater levels have caused a substantial drop in the production capabilities of local groundwater wells and PFAS concerns. The Town requested 255.5 mg/year, or 0.7 mgd, through 2026 to meet seasonal demands. Following those two years, Wilmington requested and received approval for an increase to 450.5 mg/year, or 1.23 mgd, to also supplement its Sargent Water Treatment Facility through 2029. The Town acknowledges that an annual volume above 620.5 mg/year (1.7 mgd) would require Massachusetts Environmental Policy Act (MEPA) review and Interbasin Transfer Act (ITA) approval under a future permitting process, in addition to a new agreement with MWRA. The Town estimates that withdrawals could range from 0.7 to 2.5 mgd spanning through 2034.
- In June 2023, the Board voted to approve the Dedham-Westwood Water District's request to increase its withdrawal volume limits to up to 565.75 mg/year, or 1.55 mgd average daily use and up to 3.1 mgd maximum daily use, as well as to waive the entrance fee associated with such increased withdrawal volume. The District, which is partially supplied by MWRA, increased the volumes in its agreement to increase blending of MWRA water with local supplies while taking measures to permanently reduce Total Trihalomethanes in local finished water, in compliance with MassDEP's Maximum Contaminant Level. The District's Water Supply Agreement includes a provision allowing for a temporary increase

in water volume in excess of the withdrawal limit without revising the Agreement in emergency situations.

- For permanent connections made prior to 2020, all entrance fees have been paid pursuant to agreed-upon schedules of payments included in the Water Supply Agreements. Burlington and Ashland began entrance fee payments in December 2023 (FY2024) and will continue to make annual payments through FY2045.

Emergency Supplies to MWRA Non-Member Communities

In August of 2025, the Town of Wayland, acting through its Department of Public Works, activated its emergency connection to MWRA due to a piping failure at its Happy Hollow PFAS Treatment Plant, forcing the Town to shut down the treatment facility. This facility is the largest water supply for the Town and without it the Town was unable to meet water demands. This was Wayland's second request to activate its emergency connection to MWRA, which required the issuance of a MassDEP Emergency Declaration and approval of the MWRA Advisory Board.

MWRA's OP.05 includes the following waiver provision: "The MWRA may, in its discretion, waive any of the conditions or requirements set forth in the Policy and Procedure, not otherwise mandated by law or regulation, if it finds that the community has demonstrated unusual factors or extraordinary circumstances that would make imposition of the condition or requirement upon that community unfair or inappropriate and that the proposed action will not jeopardize the MWRA's ability to supply its existing water communities." Given the severity of the situation and concern for public health and safety, MWRA approved the emergency connection with written confirmation that the Emergency Declaration was pending and the Advisory Board supported MWRA staff's recommendation to approve the emergency connection. Staff notified the MWRA Board of Directors of the approval on August 26, 2025, and authorized Wayland to activate its emergency connection that evening. The Town's Emergency Declaration was issued by MassDEP on August 26, 2025 and the MWRA Advisory Board approved the emergency water supply during its meeting on August 28, 2025.

In November of 2025, one of the Town's larger water supplies and treatment facility, Baldwin Pond Treatment Plant, experienced failures associated with its ultra-low air dryers. The Town operates a pair of these dryers as part of its ozone treatment system. Without these dryers in operation, the ozone system cannot be operated, which requires Wayland to take the plant out of service. Recent service calls to repair the dryers have resulted in a makeshift solution that is not sustainable and could fail again at any moment. With an imminent failure likely, the Town requested activation of an existing emergency connection to MWRA's Hultman Aqueduct, until back-ordered parts arrived later in November. For this reason, it was very likely that the Baldwin Pond Treatment Plant would become inoperable, and the Town would need to supplement its remaining supplies with MWRA water from the emergency connection.

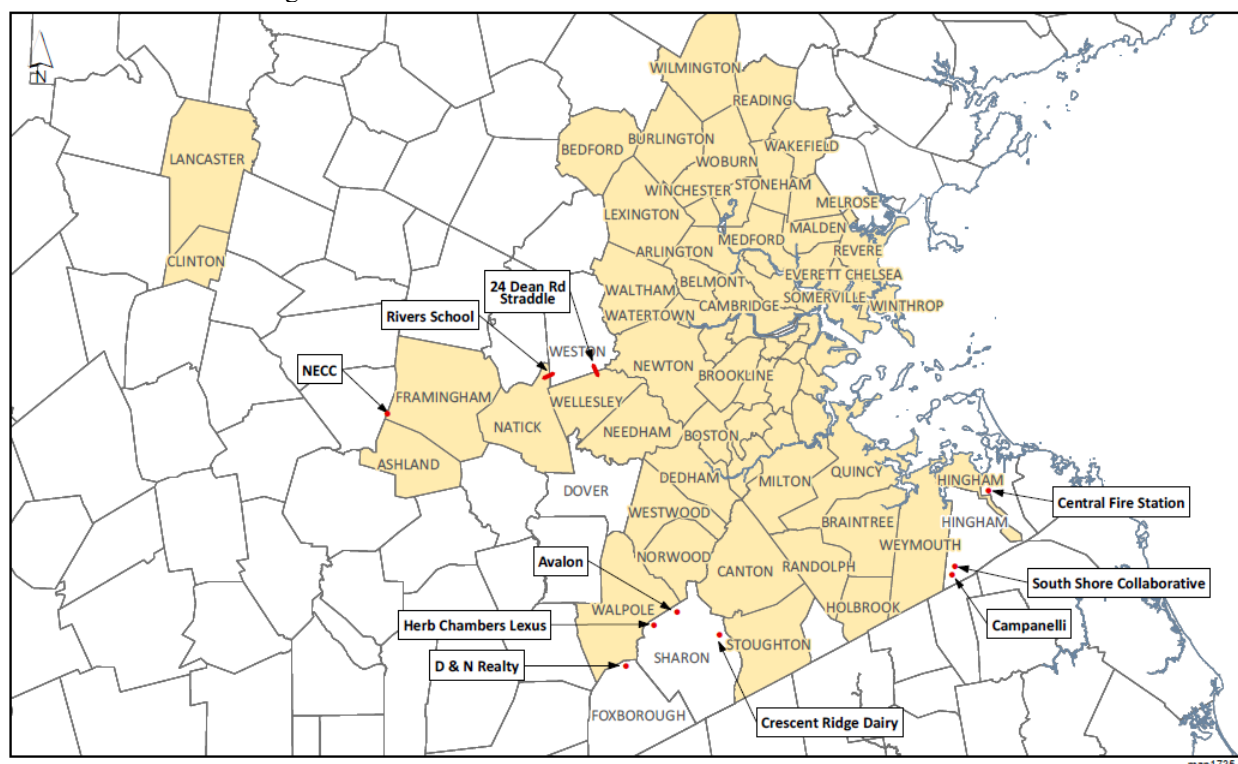
OP.05 requires that an emergency declaration from MassDEP be in effect to authorize emergency withdrawals from the MWRA water system. According to MassDEP, Emergency Declaration No. 0021193 issued to the Town on August 26, 2025 remained in effect and could be utilized. On November 5, 2025, MWRA staff authorized the Town, pursuant to OP.05, to activate its emergency connection for up to 30 days to ensure it had adequate water supply, with the understanding that MWRA staff would request a contract for up to six months at the November 19, 2025 Board meeting, and approval from the MWRA Advisory Board at its next meeting on November 20, 2025. The Town activated the emergency connection on November 7, 2025.

Wayland has had ongoing water supply problems and began construction of a temporary emergency connection pump station in 2023. The Town is currently seeking admission to the MWRA water supply system and is in the environmental review process.

Sewer

In 2025, there was one new formal application for admission under OP.11. Since 2002, eleven entities have been approved to discharge into the MWRA wastewater system. Crescent Ridge Dairy was approved in 2019 pursuant to OP.11, and The Rivers School was approved in 2020 pursuant to OP.04, the “Sewer Straddle” policy. Figure 2 shows, and Table 2 summarizes, connections to the MWRA sewer system since 2002, when annual reporting requirements were established.

Figure 2: New or Increased Volume Sewer Connections Since 2002



Applicant	MWRA Policy	Approval Date	Entrance Fee Payment	Status of Inflow Removal/Other Contract Requirements	MWRA Approved Discharge	Estimated Discharge to MWRA in 2025*
Rivers School, Weston	OP.04, Straddle	6/2020	\$42,086 paid in full	Payment of \$141,600 to Natick to complete inflow removal.	3,000 gpd (average) 12,000 gpd (max)	3,879 gpd
Crescent Ridge Dairy, Sharon	OP.11	5/2019	\$33,642 paid in full	Payment of \$200,000 made to Stoughton to complete inflow removal.	10,000 gpd	2,754.18 gpd

Table 2 - Approved Connections to MWRA Sewer System Since 2002						
Applicant	MWRA Policy	Approval Date	Entrance Fee Payment	Status of Inflow Removal/Other Contract Requirements	MWRA Approved Discharge	Estimated Discharge to MWRA in 2025*
New England Center for Children, Southborough	OP.11	7/2015	\$51,898 paid in full	Inflow removal completed.	12,500 gpd	5,761 gpd
FoxRock Realty, South Shore Collaborative, Hingham	OP.11	4/2012	21,883 paid in full	Inflow removal completed.	5,336 gpd	1,988 gpd
24 Dean Road, Weston/Wellesley	OP.04 Straddle	3/2011	\$18,033 paid in full	Inflow removal completed.	575 gpd	392.86 gpd
2 Washington St, D&N Realty, Foxborough**	OP.11	6/2007	\$168,391 paid in full	Inflow removal completed.	13,000 gpd (average) 22,750 gpd (max)	1,855 gpd
The Wren, Sharon***	OP.11	6/2007	\$105,586 paid in full	Inflow removal completed.	16,120 gpd	15,580 gpd
Herb Chambers Lexus, Sharon	OP.11	5/2007	\$40,750 paid in full	Inflow removal completed.	6,400 gpd (average) 10,500 gpd (max)	4,394 gpd****
Hingham Fire Station, Hingham	OP.11	4/2007	\$8,429 paid in full	Inflow removal completed.	782 gpd	217.82 gpd
Campanelli (now Gill Research Drive, LLC), Hingham	OP.11	2/2004	\$11,162, paid in full	Inflow removal completed.	2,475 gpd	No reporting requirement
* Wastewater discharges are estimated based on water meter readings. ** 2 Washington Street in Foxborough was formerly Family Funway, which permanently closed several years ago. *** The Wren at Sharon was formerly known as Avalon Bay under previous management. **** Water consumption figures are adjusted downward by 5% to account for a certain percentage of water that is used by the facility and not returned as wastewater (such as landscaping, water consumed). gpd = gallons per day						

The key findings of Table 2 are noted below.

- Most wastewater discharges in 2025 were below the approved agreement limits, and entities reported compliance with obligations related to sewer system operations.
- The Rivers School exceeded its approved estimated discharge limit of 3,000 gpd, with an average daily flow of 3,879 gpd in 2025. Staff are working with the School to determine if adjustment of the 2020 Sewer Connection Agreement is necessary. The Rivers School notes that actual discharges may be less, due to water used to create ice and maintain such for its ice hockey rink.

- Family Funway in Foxborough was a small amusement park that permanently closed in 2022 after the passing of its owner. The late owner's staff are still managing the property at 2 Washington Street, including its discharge reporting, coordinated through Legacy Engineering LLC. MWRA staff will work to ensure that any future owners are aware of annual estimated discharge reporting requirements.

System Expansion and Potential Future Connections

In the fall of 2022, MWRA completed two feasibility studies for expanding MWRA's water system to the Ipswich River Basin (Beverly, Danvers, Hamilton, Ipswich, Middleton, Lynn, Lynnfield Center Water District, Peabody, Salem, Topsfield, Wenham, Wilmington) and to the South Shore (Abington, Avon, Brockton, Cohasset, Hanover, Hingham, Norwell, Scituate, Rockland, Weymouth, and the Former Naval Air Station). These studies were initiated at the request of the Baker-Polito Administration and in a direct legislative appropriation, respectively. The South Shore Feasibility Study also looked at expanding MWRA's wastewater system to the South Shore.

In July of 2023, MWRA completed a third feasibility study for expanding MWRA's water system to communities in the MetroWest area. The MetroWest Feasibility Study includes the communities of Acton, Ayer, Bedford, Chelmsford, Concord, Groton, Holliston, Hopkinton, Hudson, Lincoln, Littleton, Maynard, Natick, Sherborn, Stow, Sudbury, Wayland, Wellesley, Westborough, Westford and Weston. This study was requested by the participating communities, many of which are experiencing significant water quantity and quality issues. This study identifies conceptual alternatives to supply water to the communities in the study area from MWRA's tunnel system. All three of these studies are available on www.mwra.com.

MWRA completed a fourth feasibility study in the fall of 2025 to assess the expansion of MWRA's water system to communities within the Quabbin Reservoir Watershed. An update on this study is the subject of a separate staff summary. This evaluation quantifies MWRA's existing system capacity available to serve new customers, identifies the critical infrastructure needed to supply water to Quabbin communities, provides new water supply alternatives (such as surface water intakes and treatment or groundwater supply), and provides planning-level cost estimates for those alternatives. This evaluation allows MWRA to better understand the infrastructure needed to supply drinking water to the Quabbin Reservoir Watershed communities of Barre, Belchertown, Hardwick, Ludlow, New Salem, Orange, Pelham, Petersham, Phillipston, Shutesbury, Ware, and Wendell. The Quabbin study was completed in a similar manner to the previous three system expansion studies for MetroWest, Ipswich River Basin, and South Shore communities.

MWRA staff anticipate that the four feasibility studies will generate some additional interest in connecting to MWRA's water system. Below is a summary of communities that have expressed intentions or significant interest in pursuing admission to the MWRA water system.

Communities

Avon: Representatives from the Town of Avon have met with MWRA staff to discuss the potential to connect to both MWRA's water and sewer systems. Avon is looking to provide service to an industrial complex in town and anticipates demand would be approximately 0.1 mgd. Avon seeks to connect through the Town of Stoughton and is currently working with Stoughton to determine if a connection is feasible.

Billerica: Representatives from the City of Billerica have met with MWRA staff to discuss the potential to connect to MWRA's water system as a partial community, with the possibility of becoming a fully served community in the future. Billerica's interest stems from the deteriorating water quality of its drinking water source, the Nashua River. Billerica would wheel water through an existing member community. Further modeling is required to determine if there is capacity to supply additional water in that portion of MWRA's distribution system.

Dover: The Town of Dover, in coordination with Aquarion Water Company (Dover) Public Water System (owned and operated by Aquarion Water Company of Massachusetts, AWC-MA), is currently pursuing admission to the MWRA water system pursuant to OP.10 via an interconnection with the Dedham-Westwood Water District water system. Dover is supplied by a number of public water supply wells. A portion of the Town (approximately 2,200 residents) currently receives its drinking water supply from existing groundwater wells owned and operated by Aquarion Water Company of Massachusetts. The project is intended to supply water to only the portion of Dover outlined in the Environmental Notification Form (ENF), with a potential to serve the Old Farm Trust Well. Dover is currently in the MEPA process. The July 11, 2025 Secretary's Certificate determined that the project requires the submission of a Draft Environmental Impact Report (DEIR) to MEPA for review.

Hopkinton: The Town of Hopkinton has expressed interest in pursuing admission to the MWRA water system, pursuant to OP.10, for supplemental water supply. Hopkinton would wheel water through Southborough and is working with Southborough to evaluate connection options. Hopkinton received Town Meeting approval to proceed in the admission process.

Lincoln: Representatives from the Town of Lincoln have met with MWRA staff to discuss the potential to connect to MWRA's water system.

MetroWest Communities: MWRA continues to have regular discussions with 21 MetroWest communities included in the System Expansion Study. A subset of these communities is actively working to determine the physical and financial feasibility of connecting to MWRA's water system.

Natick: The Town of Natick is actively working toward pursuing admission to MWRA's water system, pursuant to OP.10. The Town is initially seeking to utilize MWRA as a supplemental source, requesting a volume of 1.62 mgd (average day demand), 2.16 mgd (maximum day demand) with the potential to increase supply in the future. Natick is proposing a supplemental water connection at the Route 30 MWRA connection to the Hultman Aqueduct, should the Town's Elm Bank water supply become unavailable due to elevated amounts of PFAS. Elm Bank typically operates at a flow of 1,500 gallons per minute (gpm) and up to two mgd when in operation. Average daily demand for Natick is approximately two to three mgd. Natick's Connection Project is currently under MEPA review and has received a Secretary's Certificate ENF submitted in September 2025. The Project is now progressing the DEIR filing through the MEPA process for spring 2026.

North Sherborn Water and Sewer District: The North Sherborn Water and Sewer District was created following the vote of a Special Town Meeting in Sherborn in October 2023 and approval of special legislation in December 2024 to support a proposed development project in the town center. The project involves developing Meadowbrook Commons (67 townhomes) and Coolidge Crossing (120 apartment units across three buildings) as well as connections to adjacent district parcels. Sherborn does not provide municipal water and sewer; therefore, the developer is

proposing to obtain water from MWRA via the City of Framingham's municipal system and to dispose of wastewater to MWRA via the Town of Natick's sewer system. The project has received a Secretary's Certificate for the ENF and the joint DEIR/Notice of Project Change filing through the MEPA process. The November 21, 2025 Secretary's Certificate determined that the project complies with MEPA, thereby giving the proponent permission to prepare and submit a Final Environmental Impact Report (FEIR) for review. The demand associated with the North Sherborn Water and Sewer District is estimated to be 80,000 gpd.

South Shore Communities: MWRA has met with several South Shore communities included in the System Expansion Study as they evaluate water supply options. A subset of these communities is actively working to determine the physical and financial feasibility of connecting to MWRA's water system.

Walpole: The Town of Walpole is seeking admission to the MWRA water system, pursuant to OP.10, and is currently in the MEPA review process. The Town would wheel water through Norwood. Walpole is seeking approval under the ITA to withdraw up to two mgd of water from MWRA to provide redundancy and resiliency to its public water supply. The September 29, 2025 Secretary's Certificate determined that the project requires the submission of a DEIR to MEPA for review.

Wayland: The Town of Wayland is seeking approval under the ITA to transfer up to 3.5 mgd of water from MWRA to provide 100% redundancy in the system in the unlikely event of simultaneous Happy Hollow Water Treatment Facility and storage tank maintenance. Connecting directly to MWRA's Shaft L, which provides a connection to both the MetroWest Water Supply Tunnel and the Hultman Aqueduct, was determined to be the most reliable and cost-effective solution of alternatives evaluated. MWRA is planning to design and construct a new interconnection at the Shaft L site that will be capable of supplying several MetroWest communities, including Wayland. Throughout 2025, staff worked closely with the community and its consultants to evaluate infrastructure connection options. Wayland is currently in the MEPA process and submitted a DEIR for review in March 2026.

Wellesley: The Town of Wellesley is currently a partially supplied MWRA water community and has expressed interest in obtaining additional water from MWRA. Staff have met with Wellesley on numerous occasions and conceptual new infrastructure connection options have been identified. Staff will continue to coordinate closely with the Town.

Westborough: The Town of Westborough has expressed interest in potentially pursuing admission to the MWRA water system pursuant to OP.10 and is currently assessing connection options. The Town's average day demand is 2.2 mgd and maximum day demand is 3.61 mgd. Staff will continue to coordinate with Westborough.

Weymouth: The Town of Weymouth is pursuing admission to the MWRA water system, pursuant to OP.10, to obtain supply for both the Town and the former South Weymouth Naval Air Station (SWNAS) Redevelopment located in South Weymouth. Staff met with the Town and the developers on multiple occasions in 2025 to discuss the admission process and requirements. The Town and the Southfield Redevelopment Authority (SRA)² submitted a joint MEPA filing in June 2024. A DEIR was filed in March 2026 and is currently under MEPA review. Weymouth and the SRA are seeking approval under the ITA to transfer up to 5.5 mgd. Since the previous Expanded Environmental Notification Form filing, the proposed interbasin transfer has been revised from

² SRA is the local governmental agency for the former SWNAS.

8.84 mgd max day to 5.5 mgd max day, or approximately 75% of the existing estimated 7.5 mgd hydraulic capacity of MWRA's infrastructure in that portion of the system.

Non-Communities:

Former South Weymouth Naval Air Station This development is a 1,440-acre community located within Abington, Rockland, and Weymouth that has been in the process of redevelopment, to varying degrees, since the late 1990s. The site is partially developed, with a master planned community scheduled for full buildout that includes a combination of residential, retail, office, commercial, and open space. Developers have submitted multiple MEPA filings over the years, most recently a December 2024 Final Supplemental Environmental Impact Report (FSEIR). A Certificate was issued on the FSEIR in December 2024, with a determination that the Project complies with MEPA. The FSEIR indicates the preferred permanent water supply for the development is through the Weymouth/SRA connection to MWRA. MWRA has been part of ongoing conversations regarding construction of the transmission main and will continue to coordinate with the Town and SRA on pipeline alternatives.

Regarding estimated wastewater volumes, it is anticipated that construction of the SWNAS could generate an average daily wastewater flow of up to approximately 0.93 mgd at full buildout. Weymouth is currently a MWRA sewer community, and its portion of the Base could produce a buildout wastewater design flow of approximately 0.62 mgd. The developer and the SRA have been working closely with the Town of Weymouth to analyze Weymouth's sewerage system's capacities to meet future demands. There is limited capacity in the MWRA sewer system in this area and MWRA staff will continue to coordinate closely with the Proponent and the Town regarding wastewater discharges to the MWRA system.

Sunrise Assisted Living: Sunrise Senior Living in Sharon is seeking to discharge 10,000 gpd into the MWRA sewer system via the Town of Norwood, pursuant to OP. 11. Staff are working closely with Sunrise consultants as they navigate the MWRA admission process. In March 2025, Sunrise's Request for Determination of Insignificance under the ITA was approved by the Water Resources Commission stating that no environmental impacts are anticipated from water withdrawals or sewer line construction. In January 2026, the MWRA Advisory Board voted to approve Sunrise's admission application. Staff will bring this project to the MWRA Board of Directors when local approvals have been obtained.

ATTACHMENT:

Attachment A: Policies for Admission to the MWRA

ATTACHMENT A

Policies for Admission to the MWRA

- **OP.04. Sewer Connections Serving Property Partially Located in a Non-MWRA Community.** This policy applies to persons seeking sewer services for buildings/structures that are located partially within a MWRA sewer community and partially outside a MWRA sewer community. (The actual structures, not just the parcel of land on which the structure is located, must straddle the municipal boundary.) It is also known as the “Sewer Straddle” policy.
- **OP.05. Emergency Water Supply Withdrawals.** This policy applies to communities outside MWRA’s water service area that are seeking MWRA water on an emergency basis. MWRA may approve emergency withdrawals for no more than six months at a time, and typically, the emergency withdrawal period coincides with a DEP Declaration of Emergency for the Community.
- **OP.09. Water Connections Serving Property Partially Located in a Non-MWRA community.** This policy applies to persons seeking to obtain water for a location, building, or structure located on a parcel of land, under single ownership, and which is subject to an integrated plan for use of development that is located partially within a MWRA water community and partially outside a MWRA water community. It is also known as the “Water Straddle” policy.
- **OP.10. Admission of New Community to MWRA Water System.** This policy applies to communities seeking admission to the MWRA water system. OP.10 also applies to any local body, institution, agency or facility of the Commonwealth or federal government seeking MWRA water for a location outside MWRA’s water service area. Connections and withdrawals by private entities outside the water service area are prohibited, except for those that are eligible under either the water straddle policy (OP.9), or that are located contiguous to, or in the vicinity of, local community-owned water supply pipelines that extend from the MWRA’s Chicopee Valley Aqueduct (CVA), and that receive the appropriate approvals from the CVA, host communities and applicable regulatory bodies.
- **OP.11. Admission of New Community to MWRA Sewer System and Other Requests for Sewer Service to Locations Outside MWRA Sewer Service Area.** This policy applies to communities seeking admission to the MWRA sewer system and to all parties seeking sewer service for locations outside the MWRA service area that are not eligible under the Sewer Straddle policy.

MWRA must approve all extension of service to entities outside the service area pursuant to the applicable policy noted above, with the exception of connections to local community-owned water supply pipelines that extend from the CVA. This is the case even when an entity outside the service area is not directly connected to MWRA, but instead to a local community system that is part of the MWRA service area.