

**WATER POLLUTION CONTROL AUTHORITY – SEPTEMBER 12, 2018  
WATER POLLUTION CONTROL AUTHORITY MINUTES  
REGULAR MEETING – WEDNESDAY, September 12, 2018  
7:00 p.m. Town Hall, Council Chambers**

**Board Members:**

Louis M. Accornero, Chairman; John M. Tanski, Vice Chairman; John A. Davis, Jr., Secretary; Nils G. Carlson; Richard P. Lawlor **EXCUSED**; James D. Parry; and Edward Urbansky Jr.

Gregory J. Mahoney, Senior Engineering Technician, and Michael J. Bisi, Superintendent of Sanitation, were also in attendance.

**1. Public Comments - NONE**

**2. Developments**

**A. Robert E. and Valerie S. Miller  
Developer's Permit Agreement #226  
Resolution 2018-10**

Mr. Davis MOVED, that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2018-10, Developer's Permit Agreement #226 – Robert E. & Valerie S. Miller.

Mr. Tanski SECONDED the MOTION and it was unanimously APPROVED.

**B. 476 Naubuc Avenue  
Sanitary Sewer Impact Report  
(Dutton Associates, LLC)**

Jim Dutton oriented the members to his plan. They are proposing splitting the parcels into 2 lots; it would be a free cut, and not a subdivision. On each lot would be a medical office building. There would be one-way access to the site, with an entrance off Naubuc Avenue and exit onto Putnam Boulevard.

They prepared sanitary sewer impact report, one for each site, with both sites being below the anticipated flow of the Master Sewer Plan. They will both have pump systems. There is a forced main, stubbed out, on Naubuc Avenue. There will be grinder pumps, one from each building, coming down and connecting to the existing forced main that was stubbed out for this property.

Mr. Carlson asked if the flow went to the Parker Street station, or directly to the treatment plant? Mr. Bisi said it will go to the Parker Street station.

Mr. Parry asked about it being a forced main in Naubuc Avenue. Mr. Dutton said it is not long, perhaps a couple of hundred feet to the gravity system. He added that it will be a tricky pump to design; you are pumping downhill; you cannot get there by gravity. He thinks there will need to be some sort of restriction to keep the pump from spinning too fast.

Mr. Dutton said the finished elevations of the buildings will be above the 500-year flood zone; none of the work will impact the flood zone. They will be increasing the snow shelf and adding two rain gardens.

Mr. Davis MOVED, that the Town of Glastonbury Water Pollution Control Authority APPROVE the Sanitary Sewer Impact Report for 476 Naubuc Avenue.

Mr. Carlson SECONDED the MOTION and it was unanimously APPROVED.

**C. Stallion Ridge Subdivision  
524 Bell Street  
Informal Discussion  
(Dutton Associates, LLC)**

Jim Dutton represented the applicant Dan Gassner who was in the audience. The property is currently a horse farm and Mr. Dutton oriented the members to the plan. The proposal is for a cul-de-sac and an open space subdivision. Mr. Dutton said they are investigating several alternatives for sewer. One would be to connect via the Town open space, which is not going well. Another alternative is negotiating an easement with abutters, which would allow for a gravity system for the entire subdivision.

Mr. Dutton then discussed the interesting topography. Bell Street is high, then the site drops down into wetlands and then goes back up on the western side of the site. He said there is an intermittent watercourse and a pond in the center of the site, both draining toward the south; other parts of the property drain toward the west, other parts to the northwest, so there are several different watersheds involved.

He returned to the sewer discussion, saying the original plan was to go through Town open space, then it would split and cross an embankment up to the proposed road and then gravity sewers throughout the proposed road. Another section would run up behind some of the lots on Bell Street and they would be served by gravity at the back.

Another plan for gravity sewers would come up through a neighbor's property. The tricky part of that plan would be that part of the sewer would have to be up on a trestle, which has been done in East Lyme for a condominium complex.

The third alternative is tying into an existing sewer on Bell Street, extending that to the north, up along Bell Street, at a depth which would allow gravity service for all the frontage lots on Bell Street with a low pressure forced main system to service the remaining lots.

Mr. Dutton asked for members' opinions.

Chairman Accornero asked Mr. Dutton's preference to which Mr. Dutton responded the first alternative through the Town open space would be his preference. It would be shallow; it would require a narrow wetlands crossing, then everything would be by gravity. A benefit would be that the Town could also service other lots in the area.

The soils are very good on portions of the site, not so good in other areas. Septic systems would be large. Also planned is an extension of MDC water up Bell Street. This project is within the Town of Manchester service area for water, but their nearest water main is a mile away and they have no interest in extending it at all. MDC will provide water service to this area.

Mr. Dutton said alternative #3 would need very deep cuts along Bell Street, although they would keep it as shallow as possible.

Mr. Tanski asked what the issue is with running the sewer through Town open space? Mr. Dutton replied that there is a general sentiment of “no new development”.

There was a discussion about sewer easements and sewer with wells.

Mr. Dutton said another possibility is traversing the sewer through MDC property and connect to the interceptor, but it is currently under an agreement for sale to the Town.

Mr. Parry asked what the status of the subdivision was at this point? Mr. Dutton said the property has been surveyed, pesticide testing is complete, other test pits have been done, it complies with regulations, they have calculated the open space, work on the drainage system is almost complete, the road profile is complete, and utility layouts are being worked on.

Mr. Parry reiterated the question – where is the resistance coming from regarding running the sewer through Town open space? Mr. Dutton said he had submitted a request and information to Town Engineer Dan Pennington who has had a conversation with the Town Attorney and Mr. Dutton has been encouraged to pursue another direction.

Mr. Tanski asked if that meant the Town was making it a more expensive project, with which Mr. Dutton agreed, adding that if they get permission, they would hope in the future, if other lots connect to the sewer, they might be recompensed. He reminded member that the area does not have the best soil conditions and would allow for MDC water to everyone in the area.

Mr. Parry commented he would prefer a gravity design versus low pressure pump system.

Mr. Dutton and members then discussed trestles.

Mr. Tanski asked Mr. Mahoney how this project fits into the Sewer Master Plan. Mr. Mahoney said it is incorporated into the Plan and identified as a “Future Development” parcel. He added that the Bell Street route would also service fifteen existing homes along with the subdivision.

Mr. Davis asked if the Town put the sewer up Bell Street, would the 15 houses be charged at the time? Mr. Mahoney said they would be charged a 3-tier assessment. He added that it can be written into the Developer’s Permit Agreement that the developer can be reimbursed for the first two units of the three tier assessment within a 10-year period.

Mr. Tanski asked if they could service the same parcels on Bell Street with a gravity-fed system sort of at the back end? Mr. Dutton said yes.

Mr. Dutton added that this development is probably the farthest out the sewer would need to go. The Chairman thanked Mr. Dutton.

### **3. Subcommittees**

#### **A. Sewer Use Subcommittee**

Mr. Accornero, Subcommittee Chairman, reported that they had met on September 5 and decided to keep the rates the same, which would be \$3.05/ccf for 100% of metered flows, \$3.05/ccf for non-metered flows of 140ccf, .075/gallon of septic sewage, \$20 surcharge for reading private meters, and a \$60 minimum bill standby charge.

Mr. Tanski MOVED that the Town of Glastonbury Water Pollution Control Authority ACCEPT the report and recommendation of the Sewer Use Subcommittee.

Mr. Davis SECONDED the MOTION and it was unanimously APPROVED.

**B. Assessment Subcommittee – No Report**

**C. Engineering Subcommittee – No Report**

**D. Legal Subcommittee – No Report**

**4. Acceptance of Minutes**

**A. Regular Meeting & Public Hearings – August 8, 2018**

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Minutes for the Regular Meeting & Public Hearings of August 8, 2018.

Mr. Urbansky SECONDED the MOTION and it was APPROVED 4-0-2, with Mr. Parry and Mr. Tanski abstaining and the Chairman voting.

**5. Other Business Properly to Come Before the Authority**

**A. Correspondence – NONE**

**B. Sewer Operating/Sewer Sinking Fund  
June 30, 2018 Year's End  
(Julie B. Twilley, Director of Finance, Town of Glastonbury)**

Mr. Bisi introduced Ms. Twilley. Ms. Twilley provided a brief overview of the financial results for the Sewer Operating and Sewer Sinking Funds which were overall positive. The numbers she spoke of will be included in the next packet.

Mr. Davis MOVED to adjourn the meeting.

Mr. Tanski SECONDED the MOTION and it was unanimously APPROVED.

The meeting ADJOURNED at 7:45 p.m.

Respectfully submitted,

Glynis McKenzie  
Recording Secretary