

**WATER POLLUTION CONTROL AUTHORITY – APRIL 17, 2019**  
**WATER POLLUTION CONTROL AUTHORITY MINUTES**  
**SPECIAL MEETING & PUBLIC HEARINGS – WEDNESDAY, April 17, 2019**  
**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 Hearings**

In accordance with Section 7-250 of the Connecticut General Statutes and Section 19-73 through 19-85 of the Town of Glastonbury's Code of Ordinances, the Glastonbury Water Pollution Control Authority will conduct seven (7) public hearings, the first commencing at 7:00 P.M. with the remaining following immediately thereafter on Wednesday April 17, 2019, in the Town of Glastonbury's Town Hall, 2155 Main Street, Glastonbury, Connecticut, where the current owners of the properties listed below may be heard regarding the proposed assessment of benefits.

1.	400 Hebron Avenue	\$15,471.25
2.	49 Sycamore Street	\$13,420.00
3.	25 Naubuc Avenue	\$24,565.00
4.	244 Naubuc Avenue	\$ 3,120.00
5.	128 Addison Road	\$ 4,032.50
6.	476 Naubuc Avenue	\$16,748.00
7.	480 Naubuc Avenue	\$19,150.40

No special benefits are found to any person or party, or to property.

A copy of the proposed assessments has been filed in the Office of the Glastonbury Town Clerk on April 1, 2019 for public inspection.

Louis M. Accornero, Chairman  
John A. Davis, Jr., Secretary

**A. 400 Hebron Avenue – Glastonbury Commons - H374 LLC**  
**Resolution 2019-03**  
**Supplemental Assessment of Benefits #913**

The Chairman asked if there was anyone to speak on this item. Seeing no one come forward, he closed the public hearing.

**B. 49 Sycamore Street – 49 Sycamore LLC**  
**Resolution 2019-04**  
**Supplemental Assessment of Benefits #914**

The Chairman asked if there was anyone to speak on this item. Seeing no one come forward, he closed the public hearing.

**C. 25 Naubuc Avenue – Tommy LI  
Resolution 2019-05  
Supplemental Assessment of Benefits #915**

The Chairman asked if there was anyone to speak on this item. Seeing no one come forward, he closed the public hearing.

**D. 244 Naubuc Avenue – 244 Naubuc Ave LLC  
Resolution 2019-07  
Supplemental Assessment of Benefits #917**

The Chairman asked if there was anyone to speak on this item. Seeing no one come forward, he closed the public hearing.

**E. 128 Addison Road – Cusson Realty LLC  
Resolution 2019-08  
Supplemental Assessment of Benefits #918**

Walter Cusson spoke about the proposed assessment calculation for a conversion of an existing house containing two existing apartments to four apartments and the previously unassessed enclosed loading dock and storage barn. Mr. Cusson asked for some relief from the proposed assessment cost because he and his brothers had installed the sewer, located in the rear of the property, to service their Addison Pond Road development. Mr. Mahoney stated the proposed assessment calculations for the unassessed enclosed loading dock and storage barn were assessed utilizing the 1980s rate, which is when records indicate that these structures were erected. Mr. Cusson felt that because they did not know any better at the time and they did the work themselves, they should not be charged. Mr. Mahoney reiterated that the proposed assessment has provided some relief for the unassessed structures by utilizing the 1980s assessment rates instead of the current rate of assessment.

After more discussion, the Chairman closed the public hearing.

**F. 476 Naubuc Avenue – Newport Realty Group LLC  
Resolution 2019-09  
Assessment of Benefits #919**

The Chairman asked if there was anyone to speak on this item. Seeing no one come forward, he closed the public hearing.

**G. 480 Naubuc Avenue – Newport Realty Group LLC  
Resolution 2019-10  
Assessment of Benefits #920**

The Chairman asked if there was anyone to speak on this item. Seeing no one come forward, he closed the public hearing.

**2. Action on Public Hearings**

**A. 400 Hebron Avenue – Glastonbury Commons - H374 LLC  
Resolution 2019-03  
Supplemental Assessment of Benefits #913**

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2019-03, Supplemental Assessment of Benefits #913 for 400 Hebron Avenue – H374 LLC.

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

**B. 49 Sycamore Street – 49 Sycamore LLC  
Resolution 2019-04  
Supplemental Assessment of Benefits #914**

Mr. Carlson MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2019-04, Supplemental Assessment of Benefits #914 for 49 Sycamore Street – 49 Sycamore LLC.

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

**C. 25 Naubuc Avenue – Tommy Li  
Resolution 2019-05  
Supplemental Assessment of Benefits #915**

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2019-05, Supplemental Assessment of Benefits #915 for 25 Naubuc Avenue – Tommy Li.

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

**D. 244 Naubuc Avenue – 244 Naubuc Ave LLC  
Resolution 2019-07  
Supplemental Assessment of Benefits #917**

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2019-07, Supplemental Assessment of Benefits #917 for 244 Naubuc Avenue – 244 Naubuc Ave LLC.

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

**E. 128 Addison Road – Cusson Realty LLC  
Resolution 2019-08  
Supplemental Assessment of Benefits #918**

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2019-08, Supplemental Assessment of Benefits #918 for 128 Addison Road – Cusson Realty LLC.

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

**F. 476 Naubuc Avenue – Newport Realty Group LLC  
Resolution 2019-09  
Assessment of Benefits #919**

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2019-09, Assessment of Benefits #919 for 476 Naubuc Avenue – Newport Realty Group LLC.

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

**G. 480 Naubuc Avenue – Newport Realty Group LLC  
Resolution 2019-10  
Assessment of Benefits #920**

Mr. Davis MOVED, that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2019-10, Assessment of Benefits #920 for 480 Naubuc Avenue – Newport Realty Group LLC.

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

**3. Public Comments NONE**

**4. Developments**

**A. 524 Bell Street– Stallion Ridge Subdivision  
Dependable Construction, LLC  
Dan Gassner-Developer  
Design and Construction of Sanitary Sewers  
Informal Discussion**

Jim Dutton of Dutton Associates introduced himself, Engineer Don Snyder, who is working on the sewer design, and Developer Dan Gassner. Mr. Dutton oriented members to a plan for a 29-lot subdivision with a cul-de-sac. All but two of the lots will be serviced by ejector pumps; the other two lots will have gravity sewer connecting into the existing sewer on Bell Street. Mr. Dutton added that they are presenting tonight to discuss finances regarding the installation of the laterals and forced main laterals.

Don Snyder, P.E. of Snyder Civil Engineering spoke regarding the installation of new sewer line along Bell Street, the majority of which will be forced main – pumped sewer, with smaller diameter plastic piping. The gravity portion will have larger, 8-inch diameter piping.

Mr. Snyder stated there was one design challenge, around an existing drainage culvert, which they did manage to get around with adequate sanitary clearance. He added that they are in preliminary talks with the MDC for water.

Mr. Carlson asked if every house was going to have a holding tank? Mr. Snyder said every house would have an electric-powered E1-style pump chamber, which will cycle on and off, and will go in front yards.

Mr. Parry asked about the existing houses across the street from this proposal. Mr. Mahoney said there will be stubs put in to allow them to hook up to the sewer system if they want; the houses across the street will have low pressure laterals, and the houses farther down will have gravity laterals.

Mr. Snyder added they did look at alternatives to the forced laterals, but they would have had to go 16 feet deep for gravity laterals. Mr. Mahoney added the Town did not want to maintain sewers that deep.

Mr. Snyder also pointed out that the pumps will be the home/landowner's responsibility to maintain and not the Town's.

Mr. Mahoney then discussed how the process would unfold from here, after approvals from the Town Plan & Zoning Commission, they would come back for a Developer's Permit Agreement. The standard agreement allows the developer to be reimbursed the first two portions of the three tier assessment when the existing 16 apply for connection to the sewers within the first ten years. Additionally, the developer will be required to install service laterals to the existing 16 houses, which will be reimbursed through the Sewer Sinking Fund, at actual installed quantities and agreed upon unit costs.

Mr. Bisi said purchasers need to be made aware if they have the pump system, so they can get back-up systems installed before there is a loss of power and they have a flooded front yard.

Mr. Snyder reiterated that they wanted members to have a clear view of their plan before they go to public hearing.

A consensus of the WPCA Commission was to move forward and set the public hearing date of May 8, 2019 for the Design and Construction of Sewers.

**5. Subcommittees**

**A. Sewer Use Subcommittee – No Report**

**B. Assessment Subcommittee – No Report**

**C. Engineering Subcommittee – No Report**

**D. Legal Subcommittee – No Report**

**6. Acceptance of Minutes**

**A. Regular Meeting & Public Hearing – February 13, 2019**

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Minutes for the Regular Meeting and Public Hearing of February 13, 2019.

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

**B. Regular Meeting – March 13, 2019**

Mr. Carlson MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Minutes for the Regular Meeting of March 13, 2019.

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

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

**A. Correspondence**

**1. Memorandum from Mike Bisi-Cider Mill Pump Station Replacement-Bid GL 2019-10**

Mr. Bisi brought members up to date. All the bids came in well over budget, between 1.5 and 1.65 million; the engineers had estimated the project would cost 1 million. Mr. Bisi discussed

previous pump station projects and why they could not really be compared to this one. He referenced the information and resolution that were distributed to members; they are asking for a transfer to allow for the increase in budget.

Members expressed frustration at the difference between what the consultants - Wright-Pierce - suggested for cost and the actual cost. Mr. Bisi said he questioned Wright-Pierce about the huge discrepancy, since the bid was a lump sum, it is difficult to determine where the additional costs are driven from. He apologized that he did not have a specific answer for why the estimate was so off.

Mr. Parry questioned if they would be able to figure out the miscalculations once the project was underway or completed; Mr. Bisi thought they would. Members then discussed the design-build process, where the contractors/builders actually work with the engineers/consultants from the beginning, which allows for much more accurate budgets. Mr. Davis suggested the Engineering Subcommittee look at this process for the future.

**B. Transfer of Funds-Sewer Sinking Fund  
Resolution 2019-11**

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority requests that the Board of Finance transfer \$725,000.00 from the Sewer Sinking Fund undesignated fund balance account (60100-09241) to the Sewer Sinking Projects Fund-Cider Mill Pump Station Project account (32007-52893) for Pump Station construction.

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

Mr. Tanski MOVED to adjourn the meeting.

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

The meeting ADJOURNED at 8:00 p.m.

Respectfully submitted,

Glynis McKenzie  
Recording Secretary