

WATER POLLUTION CONTROL AUTHORITY – MAY 8, 2019
WATER POLLUTION CONTROL AUTHORITY MINUTES
SPECIAL MEETING & PUBLIC HEARINGS – WEDNESDAY, May 8, 2019
7:00 p.m. Meeting Room B, Academy Building

Board Members:

Louis M. Accornero, Chairman; John M. Tanski, Vice Chairman **EXCUSED**; John A. Davis, Jr., Secretary **EXCUSED**; Nils G. Carlson; Richard P. Lawlor **EXCUSED**; James D. Parry **EXCUSED**; 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 two (2) public hearings, the first commencing at 7:00 P.M. with the remaining following immediately thereafter on Wednesday May 8, 2019, in the Town of Glastonbury's Academy Building, 2143 Main Street, Glastonbury, Connecticut, where the current owners of the properties listed below may be heard regarding the proposed assessment of benefits.

1.	277 Tall Timbers Road	\$9,702.08
2.	1811 Main Street	\$1,700.00

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 22, 2019 for public inspection.

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

A. 277 Tall Timbers Road – David R. and Jennifer R. Hardy
Resolution 2019-06
Assessment of Benefits #916

The Chairman asked if there was anyone to speak on this item.

David Ross Hardy spoke. He explained that at the end of February/early March, their leaching field failed. They discovered there was a sewer hook-up at the back of their property, from the creation of the Breeds Hill Subdivision. They then had to pay for a hook-up from around the house, through the back yard, through the woods, which added about \$5,000.00 to their costs. He asked for the Authority to give those costs consideration when determining their assessment and grant some relief on the frontage charge due to the fact the sewer main connection does not reside in Tall Timbers Road directly in front of his house.

Greg Mahoney gave some history on the sewers in that area. He stated a similar situation existed at 250 Tall Timbers Road and relief was granted for the cost of the lateral stub which was never installed to the caveated property.

Commissioner Carlson asked if charging three tier assessment in these situations has been consistent practice by the Commission.

Mr. Mahoney stated through conversations with his predecessor, that in the past, the three tier assessment has been applied regardless if the sewer main resides along the frontage of the property, and is considered as a building served by the sewer system.

Chairman Accornero stated that these are standard charges and determined that relief on the frontage charge could not be granted due to consistency with past practice.

**B. 1811 Main Street – Robert P. and Jill Larocco
Resolution 2019-12
Supplemental Assessment of Benefits #921**

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. 277 Tall Timbers Road – David R. and Jennifer R. Hardy
Resolution 2019-06
Assessment of Benefits #916**

Mr. Carlson MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2019-06, Assessment of Benefits #916 for 277 Tall Timbers Road – David R. and Jennifer R. Hardy.

Mr. Urbansky SECONDED the MOTION and it was unanimously APPROVED, with the Chairman voting.

**B. 1811 Main Street – Robert P. and Jill Larocco
Resolution 2019-12
Supplemental Assessment of Benefits #921**

Mr. Carlson MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2019-12, Supplemental Assessment of Benefits #921 for 1811 Main Street – Robert P. and Jill Larocco.

Mr. Urbansky SECONDED the MOTION and it was unanimously APPROVED, with the Chairman voting.

In accordance with Section 7-247a of the Connecticut General Statutes and Section 19-68 of the Town of Glastonbury's Code of Ordinances, the Glastonbury Water Pollution Control Authority will conduct a Public Hearing commencing at 7:00 p.m. on Wednesday, May 8, 2019, in the Glastonbury Academy Building, Meeting Room B located at 2143 Main Street, Glastonbury, Connecticut. At the hearing, the affected property owners shall have an opportunity to be heard concerning the proposed acquisition or construction of a sanitary sewer system and the estimated assessments therefor. The sanitary sewers to be constructed will consist of an extension of the existing sanitary sewer located in the vicinity of #408 Bell Street proceeding northerly, within Bell Street, approximately 2,000 L.F. terminating in the vicinity of #577 Bell

Street. Sanitary Sewers will also be constructed from the intersection of Bell Street and the proposed subdivision roadway proceeding easterly approximately 1,500 L.F. terminating at the proposed cul-de-sac. The proposed sewer will be located within the Salmon Brook Watershed and will be constructed as part of the Stallion Ridge Subdivision Development. Plans may be reviewed in the Engineering Office, 2155 Main Street, Glastonbury, prior to said hearing.

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

**C. Stallion Ridge Subdivision
Design and Construction of Sanitary Sewers
(Dutton Associates, C.E.)**

Engineer Don Snyder of Snyder Civil Engineering represented the applicant. He displayed a plan of the proposed 29-lot subdivision. He reminded the members that the project will be tying into the Town's gravity sewer system, at the south and eastern point of the property, along Bell Street. For the first portion of the project, they will be running an 8-inch PVC, gravity-style sewer, then converting, along Bell Street, for the northerly half of Bell Street, for the development through Stallion Ridge, they will be going to a 2-inch PVC forced main, which will be a pump-style system. The developer, Mr. Dan Gassner, will be funding all the improvements associated with this project which include the sewer extension and MDC water service for this development.

Mr. Snyder assumed that the citizens present were concerned with the costs involved and he assured them that Mr. Gassner would be paying for the construction of all improvements.

Steven Sjoblad of 567 Bell Street asked for confirmation that the developer and not the Town would be paying for the work, which Mr. Snyder confirmed.

Mr. Mahoney reminded people that this meeting is only about sewers and none of the other aspects of the project.

Mr. Sjoblad asked if there would be any cost when/if he hooked up to the sewer and Mr. Mahoney said yes, an assessment would be made at that time. Mr. Mahoney then explained the 3-tier assessment the Town uses. He also explained that if a homeowner hooks up to the sewer in the first ten years, the developer is reimbursed the first two portions of the three tier assessment; after the 10 years, the Town would collect the full three tier assessment.

Mr. Snyder suggested that if a homeowner's septic system is in danger, this would be the time to hook in.

Frank Garufi of 551 Bell Street expressed his anger that if his septic system fails, he would be required to hook up and pay for a sewer system he does not want.

Brad Spencer of 520 Bell Street asked for confirmation that if they never need to hook up, they never need to pay anything: This was confirmed.

Mr. Garufi added what he was concerned about was being forced to hook up if his septic system failed.

Eric Benson of 541 Bell Street expressed his concern as well; that the costs of hooking up, down his long driveway, through hills and landscaping, would force him into bankruptcy. He said the requirement to hook up is unjust and unfair.

Mr. Garufi added that the current Bell Street residents are being faced with financial calamity because the developer needs sewers.

Mr. Benson mentioned that both the developer and the Town will be making out quite well financially; the Town receiving tax dollars from all the new homes.

The citizens continued to complain.

Chairman Accornero asked if the sewers will remain in the road, to which Mr. Snyder replied yes; sewers on one side of the road, water on the other. Mr. Snyder added the developer will be re-paving the disturbed existing roads once all the work is completed, with associated drainage improvements on Stallion Drive.

Mr. Garufi added that he understands they will be charged another assessment if they hook up to water. The two assessments, he asserted, would probably equal half the value of his house, for something they do not need, which he feels is grossly unfair.

Rita Sjoblad of 567 Bell Street asked if sending sewers up Bell Street was what the developer always planned to do. Mr. Snyder said there were several different options reviewed, but Jim Dutton would need to speak to that. Ms. Sjoblad asked why they chose to go up Bell Street. Mr. Snyder replied that it made fiscal sense to bring the sewers up since they would be disturbing the street to bring water up as well.

Mr. Snyder and the Bell Street residents then argued about fiscal sense.

David Primozich of 547 Bell Street wanted clarification: how is it decided that a well or septic system has failed and if the residents can do repairs or must hook up to water and/or sewer? Mr. Mahoney said the Health Department makes the determination on a septic system failure, and that determination concerns anyone with a live sewer within 100 feet of their property line.

Greg Kelley of 537 Bell Street added that his property goes back 325 feet from Bell Street to Mr. Benson's property; does that mean that the people with rear lots will not have to hook up if any of their systems fail?

Mr. Mahoney was not sure. He believes they all have some sort of frontage on Bell Street, even if it is just the driveway.

Chairman Accornero pointed out the determination comes from the Health Department and the Water Pollution Control Authority has no say over that. A resident suggested someone from the Health Department should be at the meeting to answer their questions.

A resident asked if there was any waiver regarding the ordinance.

Tracy Worthington of 499 Bell Street thought that original sewer concept involved coming up from the back – from Ladyslipper Lane – which would not have any effect on Bell Street homeowners and would have allowed for gravity-fed sewers, with no pump stations; she wondered what happened with that plan?

Mr. Snyder said Mr. Dutton looked at several alternatives; he also clarified that any alternatives required sewers for Bell Street and not just Stallion Ridge. He added that their review tonight was specifically to see if the Authority had any specific technical concerns. He continued, saying that the developer builds quality homes and wants to be a good neighbor.

Ms. Worthington asked about a timeline. Mr. Snyder and Mr. Gassner agreed utility work in the road would probably start in 6 months, weather permitting.

Mr. Garufi asked if the Town still allowed subdivision with wells and septic, to which he was told yes. Mr. Garufi asked if the Town required acre zoning, to which Mr. Snyder replied that he did not know. Mr. Garufi continued, complaining that if the Town did require acre zoning, Mr. Gassner could use wells and septic systems on his lots, but Mr. Gassner is benefitting/profitting by being able to put twice as many houses on the property by having ½ acre lots which require sewers and water.

Mr. Snyder referenced a 31-lot proposal from 1981 called Tarragon Meadow on this property.

Steven Sjoblad of 567 Bell Street asked about setbacks, and was told setbacks vary depending on the zone. Chairman Accornero clarified that zoning questions would be addressed by the Town Plan & Zoning Commission; that the Water Pollution Control Authority is one of the first steps in getting a subdivision approved. He asked if they would be notified. Mr. Snyder said that for every public hearing, they will get a notification.

A citizen asked how far the sewer stubs will come into their property. Mr. Mahoney said they will come into the Town's right-of-way, which is about ten feet from the street line. A citizen asked where the stub would be, and Mr. Mahoney said central to the house. Mr. Garufi said the Town has plot plans for all of their houses and he would think the stub would go where it was most convenient for the homeowner. Mr. Snyder said that could be a condition of approval; that Mr. Gassner would put the stub in where the homeowner had staked their preference. A discussion ensued regarding private property versus the Town's right-of-way.

Joe Haddad of 408 Bell Street asked about the drainage system on his property and how it would be affected by the sewers. Mr. Snyder took out a plan which showed the sewer system would be going over the drainage culvert under his driveway. They would be able to maintain the proper pitch as the system is still gravity at that point and they would offer concrete encasement to safeguard the pipe. Mr. Snyder added that the water pipe would come in under the culvert and also would be safeguarded by concrete encasement.

Mr. Haddad had a second question: Where would the lateral go on his property? To the right of his driveway is his neighbor's property line. On the other side of the driveway are underground utilities and then wetlands. Would they be ripping up his driveway? Mr. Snyder said the developer will work with landowners on a case-by-case basis to figure out what will work best. Mr. Gassner then reiterated this message.

Mr. Haddad said before they bought their house 2 years ago they had to put a new septic system because the wetlands on their property only allowed them to hook up to the sewer by ripping up their driveway, and he wondered what had changed. Mr. Mahoney added that in Mr. Haddad's case, they would have had to go through an actual watercourse. Mr. Snyder clarified that was a conservation/wetlands concern; not something that concerned the Water Pollution Control Authority.

David Primozych asked if his system failed and he hooked up to the sewer, would he have to hook up to water as well, or could he keep his well? Members and Mr. Mahoney said he could keep his well, but financially, it might be a better decision to do it all at once, during construction.

Mr Benson asked if construction would be done one side at a time, with one side of the road closing at a time, to which the answer was yes. Mr. Spencer suggested putting signs at each end of Bell Street stating it was closed to through traffic. Discussion ensued.

Eric Benson asked, since his house is 500 feet from Bell Street, if his easement for his driveway makes him required or not to hook into the sewer if his septic system fails? Discussion ensued. Mr. Mahoney said an assessment had been done for Mr. Benson's property, which totaled \$9,300.00, which does not include the excavation. Mr. Mahoney confirmed the neighboring rear lot property at 547 Bell Street had a \$9,300.00 assessment as well. Mr. Mahoney then explained that the frontage is the only differentiating factor, and a rear lot is charged the minimum frontage for that zone, which is 125 feet.

Mr. Benson then asked if anyone had ever received a waiver from the ordinance? Members did not recall and Mr. Mahoney said he would have to investigate. Mr. Garufi said this subdivision/sewer proposal would be a lot more palatable if there was a waiver and the property owner had access to another properly engineered septic field. Chairman Accornero reiterated that it is the Health Department that requires sewer hookup in the case of septic failure, not the Water Pollution Control Authority. The citizen said the Water Pollution Control Authority should ask the Health Department to create a waiver. Commissioner Lawler suggested it would need to be the Town Council to change the ordinance. Steven Sjoblad said the developer should talk to the Town about creating a waiver system.

A citizen asked how someone is billed for sewer use once they have hooked up. Mr. Bisi said it is based on water consumption and averages about \$400.00 a year, billed and reviewed yearly. He added that well users receive an averaged bill if they do not install a meter in their house; if they do install a meter, and there is less than 4 people in the house, their bill should be less.

This citizen also asked how they determine where the stub will go – from a plan already on file with the Town? Mr. Snyder said Mr. Dutton had already laid out plans for where the laterals would go, which can be viewed on a plan Mr. Mahoney has in his office.

Another of the citizens asked about the standby fee charged on the sewer use bills. Mr. Bisi said the standby fee is \$60.00 and would not be charged to people who have wells.

Another citizen asked what happens if there is a problem with the sewer hookup once it is installed. Mr. Bisi explained if it is on the owner's property – something like tree roots affecting the sewer line, the owner is responsible. If it is a problem with the sewer in the street, then the Town pays for/fixes it.

Mr. Spencer asked if they can do the excavation themselves. He was told he could do the excavation, but a licensed plumber would need to get a permit for the work and do the installation.

Mr. Benson wanted one last chance to point out what a financial hardship these sewers would be for him and the millions the Town and Mr. Gassner would be making.

Another citizen asked about setbacks for laterals, for which Mr. Mahoney and Mr. Snyder believed there are no requirements.

Pete Arseneaux of 441 Bell Street had heard about financing the hookup; he was told that yes, it can be financed over 15 years at 6 ½ % interest.

The Chairman asked if there were any more questions and hearing none, he closed the public hearing.

- 3. Public Comments - NONE**
- 4. Subcommittees**
 - A. Sewer Use Subcommittee – No Report**
 - B. Assessment Subcommittee – No Report**
 - C. Engineering Subcommittee – No Report**
 - D. Legal Subcommittee – No Report**
- 5. Acceptance of Minutes**
 - A. Special Meeting & Public Hearings – April 17, 2019**

Mr. Urbansky MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Minutes for the Special Meeting and Public Hearings of April 17, 2019.

Mr. Carlson SECONDED the MOTION and it was unanimously APPROVED, with the Chairman voting,

- 6. Other Business Properly to Come Before the Authority - NONE**

Mr. Urbansky MOVED to adjourn the meeting.

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

The meeting ADJOURNED at 8:15 p.m.

Respectfully submitted,

Glynis McKenzie
Recording Secretary