

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2020-03, Supplemental Assessment of Benefits #931 for 24 Concord Street - Peter J. and Deborah A. Riccardo.

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

3. Developments

A. Glastonbury Glen Homeowners Association, Inc. Glastonbury Glen PAD – Glen Place Community Sewerage System Agreement

Joe Duva of T & M Builders spoke. He said the Agreement has been reviewed by Greg Mahoney, the Town Attorney and T & M. He added the Agreement will be filed on the Town's Land Records once approved, and a fund will be set up to cover any costs for repairs, etc.

Greg Mahoney mentioned the Agreement is required per State Statute in case of any failure of the internal sewer system within the private development. There are 4 such agreements in Town. There will be 2 accounts, one an O & M fund and the other, a replacement fund, set up by the developer, and funded over a 20 to 30 year period, until the escrow funds are complete.

Mr. Tanski questioned the way the agreement read. Mr. Mahoney noticed there was a typo regarding a referenced plan, which he will correct.

Mr. Duva displayed a map of the PAD.

Mr. Carlson MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Community Sewerage System Agreement at Glastonbury Glen PAD – Glen Place, for the Glastonbury Glen Homeowners Association, Inc.

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

B. 219 Addison Road – TruNorth, Inc. Sanitary Sewer Impact Report (Megson, Heagle & Friend)

Jonathan Sczurek of Megson, Heagle & Friend, C.E. & L.S., LLC represented the applicant. He oriented member to the plan, noting the 2.4-acre parcel is on the corner of Addison Road and Eastern Boulevard, within the Planned Employment Zone. The proposal is four office condominiums with a mix of 5 medical and 12 general office condominiums. To meet requirements, there will be 105 parking spaces. Stormwater will be collected in a stormwater management area in the northwest corner of the site, which flows to the northwest, to a wetlands. The sanitary sewer will be connected to the existing sewer. It is anticipated that the connection for the 2 condominium buildings in the front will flow into the Addison Road sewer and the 2 buildings in the back will flow, at a slightly lower grade, into a connection on Eastern Boulevard.

Mr. Sczurek said they have a prepared a report for the proposal with an average flow of 2,970 gallons/day and a peak flow of 8,019 gallons/day, which is only 61% of the anticipated flow of the Master Sewer Plan. He finished by saying he would answer any questions.

Mr. Davis asked Mr. Mahoney if they had done a sewer addition in that area. Mr. Mahoney replied, yes, across the street. Mr. Tanski asked if this proposal was across the street from the middle school, to which Mr. Mahoney responded yes.

Mr. Parry asked if there is anything on the site currently. Mr. Sczurek said there was a house and a barn which have been demolished and there is still an outbuilding which will also be demolished.

Mr. Carlson asked the timing for the project. Mr. Sczurek said they hope to gain approvals by early summer and get the project going this year.

Mr. Lawlor asked if this project will exhaust the space for medical and general office use in this area. Mr. Sczurek said only the Kelly property is left in the zone; other nearby properties are in a residential zone.

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Sanitary Sewer Impact Report for 219 Addison Road – TruNorth, Inc.

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

**C. 103 House Street – Coleman Associates, LLC
Sanitary Sewer Impact Report
(Megson, Heagle & Friend)**

Again Mr. Sczurek of Megson, Heagle & Friend, C.E. & L.S., LLC represented the applicant. He oriented members to the plan, saying this property surrounds Colonial Village Apartments. The apartments are owned by the Beitman Brothers and their LLC is Coleman Associates. The parcel is 1.05 acres within the Town Center Zone. They are looking to construct 3 residential buildings with a total of 17 apartment units. Access will be through the existing driveway to Colonial Village with a circular pattern through the site. They will be converting the one-way driveway to a two-way.

Mr. Carlson commented the parcel housed the house the Houses owned for which the street was named.

Mr. Sczurek continued, saying all the apartments will have an attached garage with an additional outside parking space in order to meet the parking requirements. They will all be 2-bedroom units. There will also be 12 visitor parking spaces in the center of the parcel. There will also be 6 parking spaces allotted to Colonial Village to make up for the parallel spaces lost when the driveway becomes 2-way.

Infiltration of storm drainage from the proposed impervious surfaces will go back into the ground with overflow pipes connected to the Town's drainage system. The site will be served by sanitary sewer and public water. Their sewer impact report for the 17, two-bedroom apartments shows an estimated average daily flow of 3,305 gallons/day with a peak flow of 8,924. The flows do exceed the Master Sewer Plan by 1,205 gallons/day. As part of the impact report, Mr. Sczurek added a cost estimate for a holding tank and pump chamber for the excess flow amount of \$15,012.00, as has been done for other developments in the Town Center Zone.

Mr. Tanski asked where the sewer is on the plan, which Mr. Sczurek then pointed out, noting they are connecting into the sewer in House Street, which then connects into the Salmon Brook trunk line.

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Sanitary Sewer Impact Report for 103 House Street – Coleman Associates, LLC.

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

4. Subcommittees

A. Sewer Use Subcommittee

**1. Subcommittee Recommendations – Sewer Use Appeals
911 New London Turnpike - New London Tpke. Apts. Investors LLC**

Subcommittee Chair Mr. Accornero spoke, saying the subcommittee met before this meeting. They determined there would be no adjustment at this time, but they will consider an adjustment with post-meter data for 2019 and 2020. He told the members the Tannery owners had put in an irrigation system with no meter. Mr. Accornero then asked Attorney Peter Alter, representing 911 New London Turnpike to speak.

Attorney Alter said in 2018 the project was not complete, but there was extensive hand watering during the installation of the first round of landscaping. The owners were stunned when their first sewer use bill was \$31,000 and Attorney Hope has been working with Mr. Bisi since. They believe the inflated bill is the result of the irrigation. There were two different contractors that put in the irrigation system, which has 39 zones and 236 irrigation heads, but neither contractor suggested putting in a meter.

Mr. Bisi reiterated the possible need for adjustment in the future, once a meter has been installed.

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Sewer Use Subcommittee's Recommendation for 911 New London Turnpike - New London Tpke. Apts. Investors LLC.

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

B. Assessment Subcommittee – No Report

Mr. Davis noted the subcommittee has a meeting scheduled for February 13, 2020.

C. Engineering Subcommittee

Mr. Bisi mentioned that Mr. Parry, Mr. Mahoney and he had visited the facility that is constructing the Cider Mill Pump Station. They are anticipating delivery of the building the second week of March and further anticipating it will be operating within a week or two after that. Mr. Bisi then referred to photos of the station that were distributed to the members.

Mr. Parry added that the visit was a great opportunity to see a pump station almost completely constructed in a controlled environment before being installed. They also learned that the company routinely constructs pump stations without an engineered plan from the purchaser; they act as their own design team, something Mr. Parry thinks Glastonbury should take into consideration when there is a need for pump stations in the future.

Mr. Lawlor asked if another visit could be arranged. Mr. Parry suggested the delivery day would also be a good time to visit the site. Mr. Bisi said he could arrange another visit and agreed a visit on delivery day would be good and he will notify members.

D. Legal Subcommittee – No Report

5. Acceptance of Minutes

A. Special Meeting and Public Hearings – January 22, 2020

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Minutes for the Special Meeting and Public Hearings of January 22, 2020.

Mr. Carlson SECONDED the MOTION and it was unanimously.

6. Other Business Properly to Come Before the Authority

A. Correspondence - None

Mr. Davis MOVED to adjourn the meeting.

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

The meeting ADJOURNED at 7:35 p.m.

Respectfully submitted,

Glynis McKenzie
Recording Secretary