

WATER POLLUTION CONTROL AUTHORITY – JULY 8, 2020
WATER POLLUTION CONTROL AUTHORITY MINUTES
REGULAR MEETING & PUBLIC HEARINGS – WEDNESDAY, July 8, 2020
7:00 p.m. via ZOOM video conferencing

Board Members:

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

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

1. Public Hearing

PUBLIC HEARING
TOWN OF GLASTONBURY
WATER POLLUTION CONTROL AUTHORITY

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 three (3) public hearings, the first commencing at 7:00 P.M. with the remaining following immediately thereafter on Wednesday July 8, 2020, via Zoom video conferencing, where the owner of the property listed below may be heard regarding the proposed assessment of benefits in the format listed below:

340 Hebron Avenue / 18-20 Linden Street	\$ 1,437.50
70 Oak Street	\$30,764.42
1365 New London Turnpike	\$ 9,904.00

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

A copy of the proposed assessment has been filed in the Office of the Glastonbury Town Clerk on June 22, 2020 for public inspection.

Public Hearing Comment may be provided in either format below:

1. Public Hearing Comment may be submitted in writing by clicking on the "Public Hearing Comments" link found on the Town of Glastonbury website, Home Page, Meetings Tab, Wednesday, July 8th Water Pollution Control Authority Regular Meeting.

OR

2. Public Hearing Comment may be given as part of the virtual meeting format held through Zoom Video Conferencing. Instructions for how to join the virtual meeting and give your public comment will be found on the Town of Glastonbury website, Home Page, Meetings Tab, Wednesday, July 8th Water Pollution Control Authority Regular Meeting.

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

**A. 340 Hebron Avenue/18-20 Linden Street – 340 Hebron Avenue LLC
Resolution 2020-06
Supplemental Assessment of Benefits #933**

There were no Zoom attendees to speak on this item, so the Chairman closed the public hearing.

**B. 70 Oak Street – The Car Wash LLC
Resolution 2020-07
Supplemental Assessment of Benefits #934**

There were no Zoom attendees to speak on this item, so the Chairman closed the public hearing.

**C. 1365 New London Turnpike – James B. and Janice B. Palmer
Resolution 2020-08
Assessment of Benefits #935**

There were no Zoom attendees to speak on this item, so the Chairman closed the public hearing.

2. Action on Public Hearing

**A. 340 Hebron Avenue/18-20 Linden Street – 340 Hebron Avenue LLC
Resolution 2020-06
Supplemental Assessment of Benefits #933**

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2020-06, Supplemental Assessment of Benefits #933 for 340 Hebron Avenue/18-20 Linden Street – 340 Hebron Avenue LLC.

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

**B. 70 Oak Street – The Car Wash LLC
Resolution 2020-07
Supplemental Assessment of Benefits #934**

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2020-07, Supplemental Assessment of Benefits #934 for 70 Oak Street – The Car Wash LLC.

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

**C. 1365 New London Turnpike – James B. and Janice B. Palmer
Resolution 2020-08
Assessment of Benefits #935**

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2020-08, Assessment of Benefits #935 for 1365 New London Turnpike – James B. and Janice B. Palmer.

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

3. Developments

A. 2756 Main Street – Sparkle Car Wash – Judson Family, LLC Sanitary Sewer Impact Report (Dutton Associates, LLC)

Jim Dutton spoke, mentioning that since this project concerns an upgrade to a car wash, they expect to generate more flow than was anticipated by the Master Sewer Plan. The new facility, however, will be more efficient and likely use less water going forward. It is estimated they use 3,023 gallons per day with a peak flow of 8,162 gallons per day. With the new facility, they estimate they will be using 5,160 gallons per day with a peak flow of 13,932 gallons per day. They included in their cost estimate a holding tank and pump with a cost of \$19,910.

Mr. Dutton continued, referring to the new car wash on Oak Street, saying members may notice the numbers are different. One of the most significant factors is this proposed tunnel is 25 feet shorter, which in turn, reduces the flow significantly. Some of the water for the initial rinse will be reclaimed water, with clean water used for the final rinse. The reclaimed water will go through a system with reclaim chambers, through an oil/separator and exit to the sanitary sewer. There will be a small office in the building; the flows for that, and 3 or so employees, will be about 60 gallons per day.

Mr. Dutton said they had to run the sanitary lateral on the south side of the building, to the west and then turn to the north to connect to a sanitary manhole that is off the edge of the pavement on Main Street, very close to the Salmon Brook box culvert. The sanitary line that is in front of the site is too high to make flow by gravity.

Mr. Carlson questioned that the plan appeared to show a new facility the size of the existing facility and couldn't they examine the flows from the existing facility? Mr. Dutton said Mr. Mahoney advised him to utilize the Master Plan computed flow to compare the project to the Master Sewer Plan allowable flow. The existing car wash has a couple of hand-wash bays, plus two automatic bays. The proposed facility will have all new technology, made to be as efficient as it possibly can. Since the property is within a flood zone, the size of the building cannot change. He added that his flow values are based on numbers provided by the car wash component manufacturers.

Mr. Dutton offered to provide information from the MDC if the Authority wanted it, and Mr. Bisi piped in that he had the sewer using/billing flow information. Mr. Dutton asked Mr. Bisi how those numbers compared with his. Mr. Bisi stated the following sewer use data information, 2016: 4,443 GPD; 2017: 5,733 GPD; 2018: 4,367 GPD; and 2019: 3,330 GPD. There was a dip in the numbers in 2019, which coincided with the car wash across the street opening. Mr. Dutton reiterated that the existing flow data is approximately equal to the proposed facility flow data. . He added that he and his client would be amenable to the excess flow holding tank fee being dropped.

Mr Carlson questioned the need to set aside monies for a holding tank. Mr. Davis asked how the new facility would be affecting/changing the flow in the area. Mr. Tanski reiterated the question. Mr. Mahoney said it will have little to no impact as the trunk line pretty much runs alongside of it.

Mr. Dutton reiterated that although they expect to wash more cars, they also expect to use less water. Mr. Bisi asked if there be any hand-washing bays, to which Mr. Dutton replied no.

Mr. Carlson reiterated that what he understands is that this new facility will use less water even though they will be washing more cars, and he doesn't think they should be responsible for an excess flow fee, to which Mr. Dutton agreed. Mr. Dutton added there are many more benefits to this upgrade.

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Sanitary Sewer Impact Report for 2756 Main Street – Sparkle Car Wash – Judson Family, LLC

Mr. Tanski SECONDED the MOTION.

Mr. Carlson MOVED that the Town of Glastonbury Water Pollution Control Authority AMEND the MOTION to eliminate the excess flow holding tank fee of \$14,850.00 for overage flow.

Mr. Tanski SECONDED that amendment.

The Authority then voted on the MOTION as amended. The motion was APPROVED unanimously.

**B. 280 Western Boulevard – Gateway V – The Casle Corporation
Sanitary Sewer Impact Report
(Clark Engineering)**

Kevin Clark of Clark Engineering spoke, representing The Casle Corporation. He believes this is the last proposal for the Gateway area. The total square footage for the two medical office buildings is 45,500; he is unsure if they'll be built at the same time. Mr. Clark said they used the Master Sewer Plan and the Connecticut Public Health Code to create their report. He added the estimated daily flow from the proposed development would be 9,100 gallons per day. According to the Master Sewer Plan, they are allowed 2,000 gallons per acre per day, which is 9,660 gallons per day for the 4.83 acre property, so their proposed flow numbers are lower. The estimated peak flow is 24,570 gallons per day; and the Master Plan allows for 26,082 gallons per day, so again, they are under what was anticipated per the Master Plan.

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Sanitary Sewer Impact Report for 280 Western Boulevard – Gateway V – The Casle Corporation

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

4. Subcommittees

A. Sewer Use Subcommittee – No Report

B. Assessment Subcommittee – No Report

C. Engineering Subcommittee – No Report

5. Acceptance of Minutes

A. Regular Meeting and Public Hearing – June 10, 2020

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Minutes for the Regular Meeting and Public Hearing of June 10, 2020

Mr. Campbell SECONDED the MOTION and it was APPROVED 6-0-1, with Mr. Lawlor abstaining.

6. Other Business Properly to Come Before the Authority

A. 2019 Nitrogen Credit Exchange Program Statement Memo from Mike Bisi

Mr. Bisi spoke about the report from the State DEEP provided in the members' packets. He said since the upgrade of the plant, they have been able to remove more nitrogen than expected in their State permit; expectations are 98 pounds per day and last year they had 62 pounds per day, which will bring the Town a rebate from the State of \$17,532. Mr. Bisi then listed some of the rebates received in recent years.

D. Legal Subcommittee

1. Subcommittee Discussion - Executive Session

A. Baltic Complex LLC v. Water Pollution Control Authority Of The Town Of Glastonbury

Mr. Lawlor MOVED to enter Executive Session. Mr. Davis SECONDED the MOTION and it was unanimously APPROVED

Mr. Tanski MOVED to exit Executive Session. Mr. Lawlor SECONDED the MOTION and it was unanimously approved.

Mr. Davis MOVED to adjourn the meeting.

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

The meeting ADJOURNED at 7:55 p.m.

Respectfully submitted,

Glynis McKenzie
Recording Secretary