

**WATER POLLUTION CONTROL AUTHORITY – JULY 14, 2021**  
**WATER POLLUTION CONTROL AUTHORITY MINUTES**  
**REGULAR MEETING & PUBLIC HEARINGS – WEDNESDAY, JULY 14, 2021**  
**6:00 p.m. Town Hall, Town Council Chambers**

**Board Members:**

Louis M. Accornero, Chairman; John M. Tanski, Vice Chairman; John A. Davis, Jr., Secretary; James Campbell; Nils G. Carlson; & Richard P. Lawlor **EXCUSED**; Brian Comerford

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 three (3) public hearings, the first commencing at 6:00 P.M. with the remaining following immediately thereafter on Wednesday July 14, 2021 in the Town of Glastonbury's Town Hall, 2155 Main Street, Glastonbury, Connecticut, where the owners of the properties listed below may be heard regarding the proposed assessment of benefits.

<b>A. 330 Hubbard Street</b>	<b>\$ 1,410.00</b>
<b>B. 103 House Street</b>	<b>\$31,682.00</b>
<b>C. 219 Addison Road</b>	<b>\$54,020.50</b>

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 28, 2021 for public inspection.

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

**2. Action on Public Hearings**

- A. 330 Hubbard Street – Town of Glastonbury**  
**Athletics Locker Room/Restroom Buildings**  
**Resolution 2021-03 – Supplemental Assessment of Benefits #941**

The Chairman asked if anyone wanted to speak regarding this item, but no one came forward.

Mr. Tanski MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2021-03, Supplemental Assessment of Benefits #941 for 330 Hubbard Street – Town of Glastonbury.

Mr. Campbell SECONDED the MOTION and it was unanimously approved.

- B. 103 House Street – Coleman Associates, LLC**  
**Resolution 2021-04**  
**Supplemental Assessment of Benefits #942**

The Chairman asked if anyone wanted to speak regarding this item, but no one came forward.

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2021-04, Assessment of Benefits #942 for 103 House Street – Coleman Associates, LLC

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

**C. 219 Addison Road – Addison Square, LLC  
Resolution 2021-05  
Supplemental Assessment of Benefits #943**

The Chairman asked if anyone wanted to speak regarding this item. Attorney, Michael Bonanno of Tavano, McCuin and Bonanno, LLC who represents the property owner, Addison Square, LLC, stated that they object to the value of the assessment in the amount of \$54,020.50 on the basis that WPCA considered the proposed use based strictly on square footage. This is an 18-unit commercial condominium development composed of professional and medical offices with each unit consisting of a half bathroom and one break room, each with sinks, and relatively low usage is expected. Attorney Bonanno feels this was not taken into consideration and believes this exceeds the benefit to the property. He compares this to a similar setup at a Naubuc Avenue commercial condominium development where water invoices based on usage were shared, and was very low. He also argued that the calculations look to employ three different methods using both current and 2000 rates, and he feels expected usage was not taken into consideration and that the assessment is excessive. The property owner was expecting half of the proposed assessment value.

The chairman requested clarification from Greg Mahoney as to how he arrived at the assessed value of \$54,020.50. Mr. Mahoney stated the calculation methods used from old and current assessment rates are required by State statutes and the commercial property limit of assessment is 200 feet parallel with the street line of Addison Road. He also stated that the two methods were used based on old and new sewer construction. Mr. Mahoney also advised that there is no differentiation between use. It is commercial space based on the square footage only. Attorney Bonanno admitted that he did not fully understand the details behind the final assessment. The Chairman summarized the theory behind WPCA assessments and that the intent is to spread out the sewer construction cost among users. Mr. Mahoney added supporting facts. He stated that rates are evaluated every five years and are based on the construction price index and it has averaged a 2% per year increase. He added that ordinances and policies dictate how assessments are done, and these ordinances are followed consistently with each one. Attorney Bonanno was appreciative of the explanation given by Mr. Mahoney. There was no further comment.

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2021-05, Assessment of Benefits #943 for 219 Addison Road, LLC – Addison Square, LLC

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

**3. Developments**

**A. Stallion Ridge Subdivision – 524 Bell Street  
Developer’s Permit Agreement #227  
Resolution 2021-06 – Dependable Construction LLC, Dan Gassner, Owner/Developer  
(Jim Cassidy, Engineer, Hallisey, Pearson & Cassidy, Inc.)**



The Chairman asked if anyone wanted to speak regarding this item. Jim Cassidy, Engineer representing Dependable Construction, LLC, explained the sewer extension plans for the 29-lot, open space subdivision and requested WPCA acceptance of Developer's Permit Agreement #227 and the Special Conditions associated with it.

Greg Mahoney explained that the resolution is an Outlet Unit Only charge since the developer is building the sewer and 10% of the total construction cost of the project will also be due which is used toward Town staff supervision and associated inspections fees. Reimbursement to the developer will be due as they construct sewer for existing house laterals left for future connections as he moves construction up Bell Street. The total due to the developer at the end of the project is estimated at \$40,600.00.

The Commission questioned the pump units that exist on each property and both Mr. Mahoney and Mr. Cassidy clarified that unit maintenance would be the responsibility of each the individual property owners and not the Town.

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2021-06, Developer's Permit Agreement #227 for Stallion Ridge Subdivision – Dan Gassner, Owner/Developer, Dependable Construction, LLC

Mr. Campbell SECONDED the MOTION and it was unanimously approved.

**B. 38 Hubbard Street – Residential Use Conversion – JS Advisors, LLC  
Revised Sanitary Sewer Impact Report  
(Jim Dutton, Engineer, Dutton Associates)**

The Chairman asked if anyone wanted to speak regarding this item. Jim Dutton, Engineer representing JS Advisors, LLC requested acceptance of the revised sanitary sewer impact report. The Commission asked for clarification on the revision and Mr. Dutton explained that the amount of units was reduced to 31 residential units. Mr. Dutton summarized the revised sewer impact report anticipated flows to be 2,419 GPD for average daily flow and 6,531 GPD of peak flow based on the Sanitary Sewer Master Plan calculations. Anticipated average daily flows for the proposed development were calculated to be 5,040 GPD and 13,608 GPD of peak flow which results in approximately 208% of what was originally planned for outflow from the parcel. Mr. Dutton provided a cost estimate based on a presumed on-site pump station of \$16,200.00 which could be installed to retain excess flows and pumped at off peak hours. Mr. Dutton informed the Commission his client requested the WPCA accept the excess flow fee in lieu of installation of the on-site pump station.

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Revised Sanitary Sewer Impact Report for 38 Hubbard Street, Residential Use Conversion – JS Advisors, LLC.

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

**C. 2610 Main Street – Condominium Development – .  
Jay's and Tee, LLC – Joseph Joconetta  
Sanitary Sewer Impact Report  
(Jonathan Sczurek, P.E., Engineer, Megson, Heagle & Friend)**

The Chairman asked if anyone wanted to speak regarding this item. John Sczurek, Engineer representing Joseph Joconetta, explained plans to dismantle the house and construction two buildings

each containing 5-unit, 3-bedroom town homes, on the property and connect to the sewer system. Mr. Sczurek is requesting approval of the proposed sanitary sewer impact report. Mr. Sczurek summarized the sewer impact report anticipated flows to be 1,420 GPD for average daily flow and 3,834 GPD of peak flow based on the Sanitary Sewer Master Plan calculations. Anticipated average daily flows for the proposed development were calculated to be 2,304 GPD and 6,221 GPD of peak flow which results in approximately 162% of what was originally planned for outflow from the parcel. Mr. Sczurek provided a cost estimate based on a presumed on-site pump station of \$14,368.00 which could be installed to retain excess flows and pumped at off peak hours. Mr. Sczurek informed the Commission his client requested the WPCA accept the excess flow fee in lieu of installation of the on-site pump station. Mr. Mahoney also provided estimated sewer assessment information which was also shared with the applicant.

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Sanitary Sewer Impact Report for 2610 Main Street, Condominium Development.

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

#### **4. Subcommittees**

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

##### **1. Sewer Use Billing Policy and Guidelines update**

Mike Bisi stated that the latest revisions were submitted to the Commission via email and special meter cards were sent out July 1<sup>st</sup> and due June 30<sup>th</sup> as policy states. As previously informed, letters were sent to all special meter accounts informing residents of policy revisions and what is expected of them. To improve communication, Mr. Bisi also provided new policies and guidelines to area irrigation companies and worked with the Building and Engineering departments in an effort to gain awareness of when new irrigation systems and special meters are installed. Mr. Bisi feels this effort will provide improved structure and collect more accurate meter card data. He also stated that the majority of communication has been done by email but can also be done via regular mail to provide flexibility to residents.

**B. Assessment Subcommittee** **NO REPORT**

**C. Engineering Subcommittee** **NO REPORT**

**D. Legal Subcommittee** **NO REPORT**

#### **5. Acceptance of Minutes**

##### **A. Regular Meeting & Public Hearing – June 9, 2021**

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Minutes for the Regular Meeting of June 9, 2021.

Mr. Comerford SECONDED the MOTION and it was approved 5-0, with the Chair voting. Mr. Campbell Abstained.



## 6. Other Business Properly to Come Before the Authority

Mike Bisi wished to send his appreciation to Nils Carlson for his dedicated service to WPCA. This was Mr. Carlson's final meeting as he is retiring from the Commission after an extraordinary 23+ years. Among many other large Town projects completed throughout the years, Mr. Bisi honorably mentioned the significance of Mr. Carlson's involvement on the Engineering and Sewer Use Subcommittees during large projects such as the Wastewater Treatment Plant upgrade and mentioned that he was an integral part of securing funding and ensured the project's success as a whole. Also noted was Mr. Carlson's involvement in the very challenging acceptance of the Master Sewer Plan update which WPCA used, in Mr. Bisi's words, as a road map for 20 years out and is currently being used a guidance tool for future planning. Other notable projects during Mr. Carlson's service on the Engineering Subcommittee include the Nutmeg, Hubbard, Smith and Cider Mill pump stations.

Mr. Carlson chaired the Sewer Use Subcommittee and was known for his attention to detail and consistency with WPCA policies which was pivotal in the success of countless projects. Mr. Bisi and the Commission as a whole wish Mr. Carlson the very best as he moves forward.

Mr. Carlson MOVED to adjourn the meeting.

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

The meeting ADJOURNED at 6:45p.m.

Respectfully submitted,



Dawn Luke  
Recording Secretary