

WATER POLLUTION CONTROL AUTHORITY – OCTOBER 13, 2021
WATER POLLUTION CONTROL AUTHORITY Amended MINUTES
REGULAR MEETING AND PUBLIC HEARINGS – WEDNESDAY, OCTOBER 13, 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
Daniel Horvath; James Campbell, and Richard P. Lawlor, Brian J. Comerford

Stephen Braun, Assistant Town Engineer and Michael J. Bisi, Superintendent of Sanitation were also in attendance.

1. Public Hearings

**A. Sewer Use Rates
Resolution 2021-08**

In accordance with Section 7-255 of the Connecticut General Statutes, the Glastonbury Water Pollution Control Authority will conduct a public hearing commencing at 6:00 p.m. on Wednesday, October 13, 2021, in the Glastonbury Town Hall, 2155 Main Street, Glastonbury, Connecticut. At the hearing, affected property owners shall have an opportunity to be heard concerning the proposed sewer use rates:

- 1. \$ 3.25 per ccf for 100 percent of metered flows.**
- 2. \$ 3.25 per ccf for non-metered flow of 140 ccf.**
- 3. \$ 0.075 per gallon of septic sewage.**
- 4. \$20.00 surcharge for processing special metered accounts**
- 5. \$60.00 minimum bill/standby charge.**

A copy of these charges has been filed in the Office of the Glastonbury Town Clerk on September 27, 2021 for public inspection.

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

**B. Addison Road Sanitary Sewer Extension
Design and Construction of Sanitary Sewers
(Town of Glastonbury)**

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 6:00 p.m. on Wednesday, October 13, 2021, in the Glastonbury Town Hall, Town Council Chambers located at 2155 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. Proposal is for the construction of approximately 140 L.F. of public sewer extension within Addison Road to provide future sewer service for two (2) remaining properties in this area. The proposed sewer will be located within the Salmon Brook Watershed. 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

2. Action on Public Hearing

**A. Sewer Use Rates
Resolution 2021-08**

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 2021-08 – Sewer Use Rates – Town of Glastonbury.

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

B. Addison Road Sanitary Sewer Extension

The Chairman asked if anyone wanted to speak regarding this item, but no one came forward. The public hearing was then closed for future action by the Commission.

3. Public Comments

There were no public comments.

4. Developments

**A. Residences at Hebron Avenue and Main Street- Mixed Use Development
2283-2289, 2233-2327, 2341-2355, 2389 Main Street
Sanitary Sewer Impact Report
(HB Nitkin, Owner/Developer)
(Alfred Benesch & Company, Engineers)**

Will Walter of Benesch introduced himself and explained the proposed development project near the intersection of Hebron Avenue and Main Street. Proposal is for a mixed use development consisting of both commercial and residential units, including several parcels around and including the Daybreak Coffee building. He referred to a plan that showed the various parcels involved, and specifically noted the location of a Town right-of-way behind these parcels that was allocated for a future extension of Rankin Road to connect to Welles Street. He also noted a 2.45-acre parcel on the west side of this right-of-way that effected the calculation for the sewer impact report and would be referred to later.

Mr. Comerford inquired as to whether this right-of-way was an easement or if it was owned in fee by the Town. Mr. Walter responded that this land was owned in fee by the Town.

Mr. Walter continued his presentation and explained the sewer flows that were proposed from this development. Average flow from the project was estimated to be 26,967 gallons per day. As per discussions with Greg Mahoney, two options were looked at relative to the allocated flows from these parcels from the master sewer plan. Option 1 included the 2.45-acre parcel to the west of the development which resulted in an allocated flow of 20,260 gallons per day, which results in the project producing 133% of what was included in the master plan. Option 2 excluded the 2.45-acre parcel from the analysis and resulted in the project producing 176% of the master plan flow. Option 2 exceeds that 150% allowed by Town policy and would therefore require the developer to retain the excess flow onsite or pay a fee in lieu of installing tanks for this purpose. The sewage would be discharged into the town trunk sewer that runs through the rear of the property in a sewer easement.

Mr. Tanski asked for some orientation relative to the 2.45-acre parcel in question, did it extend to the Riverfront Park. Mr. Walter stated that the parcel abuts the Riverfront Park property and was located to the west of the parking lot for the library.

Mr. Comerford asked if perhaps this application was premature since the applicant did not know which parcels would in fact be included in their application. He would prefer to see one option included in the report for action by the Commission.

Meghan Hope of Alter and Person Attorneys introduced herself and explained the reasoning behind the approach that was taken with this application. The approach was worked out with Town staff since it was unclear whether or not the additional 2.45-acre parcel would be included in the application. The parcel was mostly wetlands and would likely be requested by the Wetlands Commission as a conservation easement or open space. She stated that town code required that the application receive approval from the WPCA prior to proceeding to wetlands, which was the reasoning behind the various options depicted in the report.

Mr. Comerford asked that Mrs. Hope provide a reference from the Town code where this requirement was stated. He then asked if the applicant wished to amend the application to include only one option. Mr. Walter and Mrs. Hope conversed and then agreed that if only one option would be considered, that they would rather have Option 1 that included the 2.45-acre parcel in the analysis.

Mr. Davis stated that as he understood it from Mrs. Hope's comments, Mr. Mahoney provided the direction to include both options in the sewer impact report so that the project could proceed from WPCA to the Wetlands Commission. As long as the sewage flow numbers in the report are good and aren't going to change at all, the commission should be able to take action on the report as presented. He stated that the commission would not be approving both options, but would rather just be saying that the numbers in the report for both options are correct as presented. Mr. Lawlor and Mr. Campbell both agreed with Mr. Davis that the proposed flows from the development were not going to change regardless of which of the two options presented in the report is chosen by the Developer.

Mr. Comerford stated that he believed the applicant needs to come forward with one option. Mr. Davis stated the developer was in a tough position in that he doesn't know what the Wetlands Commission will do but needs to come before WPCA first. Mr. Tanksi asked Mrs. Hope to confirm if her client was indifferent to the two options presented, and is she expecting the Wetlands Commission to have a view and she wants to be prepared to move forward as necessary. Mrs. Hope said this was a fair statement.

Mr. Tanksi then asked for Mrs. Hope's opinion on the commission's role in reviewing this application, since the proposed motion is to approve the sewer impact report. Mrs. Hope stated that the commission role is to review the impact of the flows on the sewer system. She further explained that the calculations depend on the land area, but no matter which option is selected, the impact of the project on the sewer system is the same. If the flow exceeds the allowable flows from the master plan, the commission makes sure that the developer is paying the necessary fees.

Mr. Tanksi asked relative to the \$55,000 fee, if there is an additional process to review the estimate for the holding tanks with Town staff or if that number was already verified. Mr. Walter stated that this estimate had been reviewed by Greg Mahoney and he felt that this was a fair representation of the construction cost for the tanks that would be necessary to retain the excess flow

Mr. Tanksi asked if Town staff could comment on the effect of the proposed sewage flows from this development on the Town sewer system. Mr. Bisi stated that with the development would be

discharging into the town's trunk sewer that is directly upstream of the treatment plant, so there is no issue with capacity of the Town system to handle the flows proposed by the development.

Mr. Davis stated he is only interested in the impact report; the numbers are the numbers and they aren't going to change. Mr. Comerford disagreed.

Mr. Tanksi stated that if only Option 1 were presented or only Option 2 were presented he would be inclined to approve either one. If there were concerns with one of the options in the report then it would be handled differently, but as presented, he is okay with both options

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE The Residences at Hebron Avenue and Main Street Mixed Use Development 2283-2289, 2233-2327, 2341-2355, 2389 Main Street Sanitary Sewer Impact Report – HB Nitkin, Owner/Developer
– Town of Glastonbury.

Mr. Campbell SECONDED the MOTION and it was APPROVED 6-1, with Mr. Comerford voting against.

**B. Addison Park Splash Pad
415 Addison Road
Sanitary Sewer Impact Report
(Town of Glastonbury)
(BSC Group, Engineers)**

Mr. Bisi provided a brief overview of the Addison Park Splash Pad project. He described the seasonal usage of the facility and the low sewage flows from this project based on the onsite treatment and recycling of water by the proposed system. He then asked the Commission if there were any questions regarding the project.

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Addison Park Splash Pad, 415 Addison Road – Sanitary Sewer Impact Report
– Town of Glastonbury.

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

**C. Flanagan's Landing
911 New London Turnpike
Amendment to Community Sewerage System Maintenance and Replacement
Agreement (Alter & Pearson, LLC)**

Meghan Hope introduced herself again to present the changes to the Community Sewerage System agreement for the Flanagan's Landing Project located at 911 New London Turnpike. She explained that the property is in the process of being sold, and that the original agreement had been written to subordinate the Town's interest to a particular first mortgage holder that Mr. Kenney had worked with when the project was constructed. Now that the property is being sold, the agreement needs to be revised to include a subordination to the new holder of the first mortgage on the property. Mrs. Hope stated that she had discussed this matter with the Town Engineer Daniel Pennington, and had worked with him to revise the language to allow subordination to any first mortgage holder for this property so that the agreement would not need to be amended each time the property is sold. The revised agreement included in the packet for consideration includes this language per her discussion with Mr. Pennington.

Mr. Comerford asked if the Commission should consider a cap on the first mortgage amount *that* can be subordinated since as the mortgage amount increases the Town would take on some additional risk in losing their interest in the property.

Mr. Tanksi asked how long it will take to fully fund the sewer replacement fund? Mrs. Hope stated that it would take 16 years and the fund was now at approximately 30 to 40% of the full replacement value. Mr. Tanksi stated that he believed the additional risk associated with subordination to a larger first mortgage is relatively small.

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Amendment to Community Sewerage System Maintenance and Replacement Agreement, Alter & Pearson, LLC – Town of Glastonbury.

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

5. Subcommittees

- A. Sewer Use Subcommittee – No activity to report.**
- B. Assessment Subcommittee – No activity to report.**
- C. Engineering Subcommittee – No activity to report.**
- D. Legal Subcommittee – No activity to report.**

6. Acceptance of Minutes

A. Regular Meeting – September 8, 2021

Mr. Horvath requested correction of his name on page two of the Regular Meeting Minutes of September 8, 2021.

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Minutes for the Regular Meeting of September 8, 2021.

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

7. Other Business Properly to Come Before the Authority

A. WPCA member contact list and Subcommittee make-up sheet

The member contact list and subcommittee make-up sheet was reviewed and discussed. Phone numbers for certain commission members were updated to reflect the current best contact information for each member.

B. Water Pollution Control Authority- 2022 Meeting Schedule

The 2022 meeting schedule was reviewed and discussed. Mr. Davis stated that he had discussed the schedule with Mr. Bisi to confirm that the proposed January meeting dates allowed sufficient time for preparation of the responses to sewer use billing complaints. The schedule was found to be acceptable.

C. Additional agenda item from Mr. Bisi: Request for transfer of \$28,000 to cover pump at Hubbard Pump Station.

Mr. Bisi requested the addition of an agenda item to address a pressing matter at the Hubbard Street Pump Station. He explained the immediate need for this additional item and the contents of a memo sent to Richard Johnson, Town Manager, dated October 5, 2021 requesting a Bid Waiver and Funding Transfer for replacement of one pump at the Hubbard Pump Station which recently failed and required activation of the spare unit. Repairs to the failed unit are estimated at \$20,920 and the new pump cost is \$26,620. Repairs would consist of a complete rebuild although there would be no warranty. A new unit includes a prorated five (5) year warranty with estimated delivery at 14-16 weeks. Due to the schedule of the next Board of Finance Meeting Mr. Bisi requested that the Commission authorize a transfer from the sewer sinking fund to the repair / maintenance account to cover the cost of the pump replacement.

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the transfer of \$28,000 from the sewer sinking fund to the repair / maintenance fund.

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

Mr. Davis MOVED to adjourn the meeting.

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

The meeting was ADJOURNED at 6:53p.m.

Respectfully submitted,



Dawn Luke
Recording Secretary