

## **WATER POLLUTION CONTROL AUTHORITY – APRIL 6, 2022**

### **WATER POLLUTION CONTROL AUTHORITY MINUTES SPECIAL MEETING & PUBLIC HEARING – Wednesday, April 6, 2022 6:00 p.m. – Town Hall, Town Council Chambers**

**Board Members:** Louis M. Accornero, Chairman (**EXCUSED**); John M. Tanski, Vice Chairman; John A. Davis, Jr., Secretary (**EXCUSED**); Daniel Horvath; James Campbell (**EXCUSED**), and Richard P. Lawlor, Brian J. Comerford

Michael J. Bisi, Sanitation Superintendent; Gregory J. Mahoney, Senior Engineering Technician

#### **1. Public Hearing**

##### **A. 1199 Manchester Road- Manchester/Hebron Ave LLC Design and Construction of Sanitary Sewers (Wentworth Civil Engineering LLC, C.E.)**

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, April 6, 2022, in the 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. The sanitary sewers to be constructed will consist of a 1,063 linear foot extension of the sanitary sewer system from its existing terminus near #2006 Hebron Avenue extended easterly to the vicinity of #1199 Manchester Road. The first 718 linear feet of this extension was previously approved in 2010 as part of the #2066 Hebron Avenue subdivision but was never constructed. The proposed sewer will be located within the Salmon Brook Watershed and will be constructed to provide sanitary sewer service to the #1199 Manchester Road 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

Attorney Tim Hollister recited details of the application to construct 266 feet of sewer line in the Hebron Avenue public right-of-way with capacity to serve 74 apartment homes (one building), for connection at 1199 Manchester Road. He noted the Sewer Impact Report which was approved by WPCA at the March 9<sup>th</sup> meeting, and referred to a letter Mr. Mahoney sent on March 15<sup>th</sup> outlining calculations of the excess flow fee which will be based on actual monitoring after 80% occupancy is achieved in the building. Mr. Hollister stated that they will submit the proposed agreement for WPCA approval carrying out the details of the letter.

Wes Wentworth of Wentworth Civil Engineers reviewed details of proposed sewer construction which will serve a 2.4-acre site located at the intersection of Hebron Avenue and Manchester Road currently served by MDC water. The building will consist of 74 one-bedroom, two-bedroom and efficiency units. Mr. Wentworth referred the Commission to the previously approved Bemer subdivision which consisted of 800 feet of sewer line and explained proposed connection plans.

The Commission referred to an email exchange regarding whether or not to consider this an extension of the sewer as discretionary and requested that Mr. Mahoney ensure the correspondence was included on public record.

The Commission asked if anyone else would like to speak and there was no further comment. The public hearing will remain open.

## 2. Developments

### A. 39 New London Turnpike- Red Fox Prime Steakhouse Sewer Impact Report Policy Waiver Request- F.O.G. Management Equipment

Tim Welch, representing Red Fox Prime Steakhouse, explained that the applicants wish to install above-ground units within the facilities rather than the town-required underground grease traps. He referred to a letter from Mr. Barker noting the reasons for this request. Mr. Welch explained that they are requesting a variance from the grease trap requirement to allow for alternative pretreatment with two separator units inside the facility. He shared concerns of costs associated with the underground units and that space constraints limit the ability to install them.

The Commission requested cost estimate details and Mr. Welch explained the estimate for the underground unit was \$35,000 and also noted concern for disrupting expensive landscaping and restoration of it would be costly. He stated that the cost estimate for the above-ground units was approximately \$3,000.

The applicant, Fikret Cecunjanin, clarified details of restaurant operations at the Commission's request. He also shared concerns for landscape restoration and ongoing maintenance of the underground grease traps. Mr. Cecunjanin noted that this is not a requirement at his other two locations in Middletown and Cheshire. At the Commission's request, Mr. Cecunjanin explained the process of cleaning above-ground grease traps in other towns and added that they typically require monthly cleaning. He went on to share concerns for the timely process of installing the underground units. Mr. Welch referred the Commission to a diagram of the potential underground unit install location and reiterated the costly dismantling and restoration of retaining walls and other landscaping in the area.

At the Commission's request, Mr. Mahoney explained current underground tank requirements and noted that maintenance is priority. Mr. Bisi cautioned on granting a waiver based on financial hardship and explained that the underground tank system is preferable. He also suggested the Commission consider the possibility of future waiver requests of the same nature. Mr. Bisi mentioned the possibility of finding a more feasible means of underground tank installation before making the decision to proceed. The Commission concurred with Mr. Bisi's comments and wishes to maintain fairness to all and uniformity with town policies while remaining respectful to the applicants concerns.

The Commission discussed disadvantages to the above-ground tank system and noted that they are not always maintained properly. Mr. Bisi explained the advantages and reasoning behind town requirements for the underground tank. After further discussion, it was decided to table this item and reconvene at the May 4<sup>th</sup> meeting to allow time for further research.

Mr. Comerford MOVED that the Town of Glastonbury Water Pollution Control Authority TABLE 39 New London Turnpike - Red Fox Prime Steakhouse, Sewer Impact Report Policy Waiver Request - F.O.G. Management Equipment

Mr. Horvath SECONDED the MOTION and it was **APPROVED** unanimously.

- |                           |      |
|---------------------------|------|
| 3. Public Comments        | NONE |
| 4. Subcommittees          |      |
| A. Sewer Use Subcommittee | NONE |

- B. **Assessment Subcommittee** **NONE**
- C. **Engineering Subcommittee** **NONE**
- D. **Legal Subcommittee** **NONE**
- 5. **Acceptance of Minutes**
- A. **Regular Meeting & Public Hearing– March 9, 2022**

Mr. Comerford MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Minutes for the Regular Meeting and Public Hearing of March 9, 2022.

Mr. Horvath SECONDED the MOTION and it was unanimously **APPROVED**

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

Mr. Mahoney referenced the memorandum regarding Public Hearing Item 1.A sent from the Town Engineer, Daniel Pennington, which noted that the sewer main running parallel down Hebron Avenue does not have the required four feet of cover at the point of extension. He explained that the sewer main will need to be lowered 1.5 feet where it ends and 'chased back', then a better service manhole will need to be installed to service the Shell gas station in the event that their septic system fails. Mr. Mahoney noted that this was explained to the applicant and they were not in agreement. The Commission requested resolution to the plan revision before the May 4<sup>th</sup> meeting.

Mr. Lawlor MOVED to adjourn the meeting.

Mr. Comerford SECONDED the MOTION and it was unanimously **APPROVED**.

The meeting ADJOURNED at 6:55 p.m.

Respectfully submitted,

*Dawn Luke*

Dawn Luke  
Recording Secretary