

WATER POLLUTION CONTROL AUTHORITY – SEPTEMBER 14, 2022

**WATER POLLUTION CONTROL AUTHORITY MINUTES
REGULAR MEETING & PUBLIC HEARINGS – Wednesday, September 14, 2022
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 (**EXCUSED**); Daniel Horvath; James Campbell, and Richard P. Lawlor, Brian J. Comerford

Michael J. Bisi, Sanitation Superintendent; Greg J. Mahoney, Civil Engineering Technician

1. Public Hearing

**A. 2756 Main Street- TCWC Holding Glastonbury LLC
Resolution 2022-12
Supplemental Assessment of Benefits #948**

**B. 235 Addison Road- Mr. Bryan Jones
Resolution 2022-14
Assessment of Benefits #949**

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 two (2) public hearings, the first commencing at 6:00 P.M. with the remaining following immediately thereafter on Wednesday September 14, 2022, in the Town of Glastonbury's Town Hall, 2155 Main Street, Glastonbury, Connecticut, where the owner of the properties listed below may be heard regarding the proposed assessment of benefits:

- | | |
|---------------------|------------|
| 1. 2756 Main Street | \$2,341.50 |
| 2. 235 Addison Road | \$9,848.00 |

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

A copy of the proposed assessments have been filed in the Office of the Glastonbury Town Clerk on August 29, 2022 for public inspection.

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

The Chairman asked if there was anyone to speak regarding this item. Seeing no one come forward, he closed the public hearing.

2. Action on the Public Hearings

**A. 2756 Main Street- TCWC Holding Glastonbury LLC
Resolution 2022-12
Supplemental Assessment of Benefits #948**

Mr. Tanksi MOVED, that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2022-12, Supplemental Assessment of Benefits #948 for 2756 Main Street – TCWC Holding Glastonbury, LLC.

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

**B. 235 Addison Road- Mr. Bryan Jones
Resolution 2022-14
Assessment of Benefits #949**

Mr. Tanksi MOVED, that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2022-14, Assessment of Benefits #949 for 235 Addison Road – Mr. Bryan Jones.

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

3. Developments

**A. 51 Kreiger Lane- Proposed Multi-Family Residential Development
Sanitary Sewer Impact Report
(Seamus Moran, P.E.- H+H Engineering Associates, LLC)**

Meghan Hope, Attorney of Alter-Pearson who is representing the applicant at 51 Kreiger Lane, referred the Commission to the contents of packet Item 3.A and explained details of the proposed multi-family dwelling consisting of 44 one-bedroom units to be built under state statute 8-30g on a .93-acre lot which is Planned Commerce zoned. Estimated flow calculations are shown in the memorandum included in the packet with estimated average flow equaling 5,112 GPD and the peak flow at 13,802 GPD. Attorney Hope went on to explain the excess flow details outlined in the memorandum and noted an increase to the original site allocation by 275%. She explained the noted excess flow management and that a 3500-gallon holding tank would be necessary. Ms. Hope stated their intention to pay the excess flow fee of \$26,200 with the supplemental assessment in lieu of installing the holding tank.

At the Commission's request, Mr. Mahoney clarified that it is the applicant's choice whether or not to pay the excess flow fee or install the holding tank.

Mr. Tanksi MOVED, that the Town of Glastonbury Water Pollution Control Authority APPROVE the Sanitary Sewer Impact Report for 51 Kreiger Lane, Seamus Moran, P.E. of H+H Engineering Associates, LLC.

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

**B. Addison Road Sewer Extension- Town of Glastonbury
Resolution 2022-13
Sanitary Sewer Acceptance
(Town of Glastonbury)**

Mr. Tanksi MOVED, that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2022-13, Sanitary Sewer Acceptance for the Addison Road Sewer Extension – Town of Glastonbury.

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

4. Public Comments

No public comments.

5. Subcommittees

A. Sewer Use Subcommittee

1. Subcommittee Recommendation- 110 Commerce Street- Sewer Use Billing

Mr. Bisi began by referring the Commission to the memorandum included in packet Item 5.A.1. The property owner, Mario DiSomma, was present at the meeting and requested clarification on why the subcommittee stopped the calculation history at 2003 and did not date it back to 2001.

The Commission explained that there is no good historical data to make the calculations dating back to 2001. Mr. DiSomma was expecting a more pro-rated figure. Mr. Bisi then explained that the recommendation dating back to 2010 consisted of sewer use data and the figures from 2009-2003 were based solely on MDC data. Mr. Tanksi stated that this was the most generous the Subcommittee could be, considering the options, and felt the amount was justified.

Mr. DiSomma left the last meeting with the understanding a pro-rated amount dating back to 2001 would be researched by the Subcommittee and questioned why that is no longer an option. Mr. Bisi reiterated that there is no factual data prior to 2003 and the Subcommittee adhered to that date. The Commission agreed that this was a fair assessment.

Mr. Tanksi **MOVED**, that the Town of Glastonbury Water Pollution Control Authority **ACCEPT** the recommendation of the Sewer Use Subcommittee – 110 Commerce Street Sewer Use Billing.

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

2. Subcommittee Recommendation- 2022 Sewer Use Rates

a. Set Public Hearing Date: (October 12, 2022)

The public hearing date was set to October 12, 2022.

Mr. Tanksi **MOVED**, that the Town of Glastonbury Water Pollution Control Authority **ACCEPT** the recommendation of the Sewer Use Subcommittee – 2022 Sewer Use Rates

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

B. Assessment Subcommittee

1. Subcommittee Recommendations- Uniform Assessment Rates

a. Set Public Hearing Date: (October 12, 2022)

The public hearing date was set to October 12, 2022

The Subcommittee explained justification for the 12% increase in sewer assessments and referred the Commission to the spreadsheet included in the packet Item 5.B.1.

Mr. Tanksi **MOVED**, that the Town of Glastonbury Water Pollution Control Authority **ACCEPT** the recommendation of the Assessment Subcommittee – Uniform Assessment Rates.

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

C. Engineering Subcommittee

No report.

D. Legal Subcommittee

No report.

6. Acceptance of Minutes

A. Regular Meeting- August 10, 2022

No quorum. This item is tabled until the October 12, 2022 meeting.

7. Other Business Properly to Come Before the Authority

A. 1792 Manchester Road- Scott Patrick Hankard
RESCIND Resolution 2022-06, Assessment of Benefits #946

Mr. Mahoney explained that the homeowner was able to repair the septic system and requested to rescind the assessment.

Mr. Tanski MOVED, that the Town of Glastonbury Water Pollution Control Authority APPROVE rescinding of Resolution 2022-06, Assessment of Benefits #946 for 1792 Manchester Road – Scott Hankard.

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

Mr. Bisi explained his plans for retirement at the end of September and that his successor will begin on September 26, 2022. He will acclimate his replacement and continue to assist as needed. The Commission thanked Mr. Bisi for his service and wished him well in his retirement.

Mr. Campbell MOVED to adjourn the meeting.

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

The meeting ADJOURNED at 6:35 p.m.

Respectfully submitted,

Dawn Luke

Dawn Luke
Recording Secretary