

WATER POLLUTION CONTROL AUTHORITY – JANUARY 18, 2023

**WATER POLLUTION CONTROL AUTHORITY MINUTES
REGULAR MEETING & PUBLIC HEARING – Wednesday, January 18, 2023
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

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

1. Public Hearing

**A. 34 Cardinal Drive- Karen and Jeremy Robbins
Resolution 2023-01
Supplemental Assessment of Benefits #950**

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 a public hearing commencing at 6:00 P.M. on Wednesday January 18, 2023, 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:

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|----------------------|------------|
| 1. 34 Cardinal Drive | \$2,460.00 |
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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 January 3, 2023 for public inspection.

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

The property owner, Jeremy Robbins, attended the meeting and explained reasoning for building the in-law apartment. He shared his confusion as to why this 665 square-foot in-law apartment would be considered an accessory dwelling resulting in a \$2,460.00 Supplemental Assessment cost.

Mr. Mahoney explained that Mr. Robbins applied for a special permit for an accessory apartment with the Town Plan and Zoning Commission and this generates multi-family use of the property, and therefore, per WPCA ordinances, the property is subject to a Supplemental Assessment. He went on to clarify how this is calculated and that the assessment fee contributes to the initial construction and ongoing maintenance of the public sewer.

Mr. Robbins continued to question the assessment and the Commission further explained the importance of a Supplemental Assessment and that discharge from the sink and toilet are of the most concern. Mr. Robbins felt the ordinance should be amended.

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

2. Action on the Public Hearing

A. 34 Cardinal Drive- Karen and Jeremy Robbins Resolution 2023-01 Supplemental Assessment of Benefits #950

Mr. Davis MOVED, that the Town of Glastonbury Water Pollution Control Authority APPROVE Resolution 2023-01, Supplemental Assessment of Benefits #950, 34 Cardinal Drive, Karen and Jeremy Robbins.

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

A typing error was noted in the Supplemental Assessment of Benefits #950 document shown in packet Item 1.A, paragraph 1, with regards to the full assessment amount and monthly payment. This was noted and corrected to state two thousand four hundred sixty dollars (\$2,460.00) in fifteen (15) payments of \$164.00.

Mr. Tanski MOVED, that the Town of Glastonbury Water Pollution Control Authority APPROVE the Amendment for Resolution 2023-01, Supplemental Assessment of Benefits #950, 34 Cardinal Drive, Karen and Jeremy Robbins.

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

3. Developments

A. 2577 Main Street- Saints Isodore and Maria Parish Sanitary Sewer Impact Report (Mark W. Friend, P.E.- Megson, Heagle & Friend)

Mark Friend, of Megson, Heagle and Friend, referred the Commission to the map within packet Item 3.A. He explained the layout of the parish and the parking lot, and noted the area of the proposed two-story expansion. Uses for the proposed building addition include an assembly hall on the second floor which would hold up to 250 people for wedding receptions and other public gatherings. The first floor will include classrooms, office space and act as the new parish hall. Mr. Friend went on to explain plans to also expand the parking lot and rearrange parking in front and further expand handicap accessible spaces.

Mr. Friend then referred the Commission to the Sanitary Sewer Impact report within packet Item 3.A and explained the calculations. Estimated average flow is 2,390 GPD with estimated peak flow at 6,453 GPD. This is 16% less than anticipated flows listed in the Master Sewer Plan with estimated average flow at 14,492 GPD and peak flow estimated at 39,128 GPD. Mr. Friend noted that plans include a commercial kitchen located next to the assembly hall to accommodate gatherings and that will include appliances for dishwashing, heating food and keeping it warm. He clarified that there will be no cooking or food preparation as this is designed for mainly catered events.

At the Commissions request, Mr. Friend noted that there will be restrooms on both the first and second floors which will pump up to Main Street. The first floor will have a single-toilet bathroom with a sink and the second-floor bathroom will consist of several toilets. He also clarified that there will be no change in use and that this required several reviews by the ASDRC.

Mr. Davis MOVED, that the Town of Glastonbury Water Pollution Control Authority APPROVE the Sanitary Sewer Impact Report for 2577 Main Street, Saints Isodore and Maria Parish.

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

4. Public Comments

No public comments.

5. Subcommittees

A. Sewer Use Subcommittee

Chairman Accornero informed the Commission that the Committee meet on Thursday, January 12, 2023 and noted that there were 44 appeals and letters were distributed on January 13, 2023.

B. Assessment Subcommittee

No report.

C. Engineering Subcommittee

As Chairman of the Engineering Subcommittee, Mr. Davis explained that he was part of a five-member panel which met on January 5, 2023 to interview Engineering firms for design of the Parker Terrace Pump Station. He summarized the proposals from each firm and noted that one discovered a 12-inch main that goes from Parker Terrace to the Waste Water Treatment Plant behind Town Hall which could be utilized during the project. The Committee will meet again for further discussion and update the Commission.

D. Legal Subcommittee

No report.

6. Acceptance of Minutes

A. Regular Meeting & Public Hearings- October 12, 2022

Mr. Davis MOVED, that the Town of Glastonbury Water Pollution Control Authority APPROVE the Minutes for the Regular Meeting and Public Hearings of October 12, 2022.

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

7. Other Business Properly to Come Before the Authority

A. Water Pollution Control Authority- 2023 Meeting Schedule

Mr. Davis MOVED, that the Town of Glastonbury Water Pollution Control Authority APPROVE the Water Pollution Control Authority 2023 Meeting Schedule.

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

Mr. Davis MOVED to adjourn the meeting.

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

The meeting ADJOURNED at 6:33 p.m.

Respectfully submitted,



Dawn Luke
Recording Secretary