

**WATER POLLUTION CONTROL AUTHORITY – NOVEMBER 8, 2023**

**WATER POLLUTION CONTROL AUTHORITY MINUTES  
REGULAR MEETING – Wednesday, November 8, 2023  
6:00 p.m. – Town Hall, Town Council Chambers**

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

Michael Manfre, Sanitation Superintendent and Greg J. Mahoney, Civil Engineering Technician, were also in attendance.

**1. Developments**

**A. 55 Nye Road- Proposed 64 Unit Residential Development  
Glastonbury Housing Authority  
Sanitary Sewer Impact Report  
(Alfred Benesch & Company- Project Engineers)**

Greg Lachcik, representing Alfred Benesch and the Housing Authority, said they are proposing a 64-unit housing development with 116 bedrooms, divided into 19 buildings, plus one community building; five hundred thousand square feet for the 11.31-acre property. This, multiplied by the allotted rate of 2,000 gallons per day, is 22,620 gallons, which puts the peak allotted flow factor at 61,074 gallons per day. At fifty percent, the peak allotted flows are 30,537 gallons per day. The total bedroom count, with the multipliers, will result in 154 people, which multiplied by 72 gallons per day, totals 11,088 gallons per day in estimated flows, with 220 gallons per day from the community building, estimated with 11 employees at 2,200 square feet. The proposed total flows will be 11,308 gallons per day, which will not require a holding tank. They are proposing an 8-inch main collector pipe, that will be private, which will be fed by 6-inch laterals to each building.

Mr. Davis asked if the fifty percent is fifty percent of what was anticipated for the site? Mr. Mahoney replied that the comparison of the land acres to estimated average daily flow is 22,620 gallons per day (gpd), but the proposed daily flow is only 11,088gpd, which equates to 50% of the anticipated flow. Mr. Davis commented that buildings had been relocated from the original plan to which Mr. Lachcik agreed, and Mr. Mahoney added that a revised plan was handed out. Mr. Davis then asked where the proposal was in the approval process and Neil Griffin, Housing Authority Director, responded that they are going to the ASDRC and the PAD Subcommittee next Tuesday, with the Town Plan and Zoning Commission public hearing scheduled for the 21<sup>st</sup>, and most likely a public hearing before the Town Council December 5<sup>th</sup>, hoping to have full zoning approval by the end of December. Mr. Davis asked if they would start in the spring, to which Mr. Griffin replied no, they will apply by January 17, 2024 with the CHFA and awards will be announced in April or May. They hope to close with the CHFA by December and start construction in the spring of 2025.

Mr. Davis **MOVED** that the Town of Glastonbury Water Pollution Control Authority **APPROVE** the Sanitary Sewer Impact Report for 55 Nye Road - Proposed 64 Unit Residential Development - Glastonbury Housing Authority.

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

**2. Public Comments - No public comments.**

**3. Subcommittees**

**A. Sewer Use Subcommittee**

Chairman Accornero asked when they would start going over the appeals. Mike Manfre, Sanitation Superintendent, responded that bills hit mailboxes last Tuesday, and added that his office had received many appeals already, and they will get together in December to go over them.

**B. Assessment Subcommittee – No report.**

**C. Engineering Subcommittee**

Mr. Davis reported that he, Brian and Jim chose proposal 3 of the draft proposed options for the Parker Terrace Pump Station Rehabilitation Project. Mr. Manfre said that the decision for proposal 3 was unanimous between Engineering, the Subcommittee, Water Pollution Control and Weston and Sampson. Mr. Comerford asked if metal was an option for the roof as opposed to architectural shingle on the pre-cast roof? Mr. Manfre replied absolutely. Mr. Comerford expressed concern with the duration; the less often the Town has to re-visit maintenance, the better. Mr. Manfre said he planned on reviewing the Hubbard Street station and its roof. Members discussed metal roofing and the costs. Mr. Davis remarked that shingles can last 50 years now, and Mr. Manfre added that the pump station itself is expected to last 40 years.

**D. Legal Subcommittee – No report.**

**4. Acceptance of Minutes**

**A. Regular Meeting and Public Hearing – October 11, 2023**

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Minutes for the Regular Meeting and Public Hearing of October 11, 2023.

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

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

**A. 2024/2025 Regular Meeting and Subcommittee Meeting Schedules**

Mr. Davis MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE their 2024/2025 Regular Meeting and Subcommittee Schedules.

Mr. Nyquist SECONDED the MOTION.

Mr. Davis questioned why the January meeting is the third Wednesday. Mr. Mahoney responded that he believed retired Sanitation Superintendent Mike Bisi needed extra time to meet with subcommittee members before presenting the sewer use appeals. Discussion was held and Mr. Mahoney said he would look back to confirm the reasoning. Mr. Davis asked if the vote could then be tabled. Mr. Davis withdrew his motion and Mr. Nyquist withdrew his second.

Mr. Accornero MOVED to TABLE the MOTION. Mr. Campbell SECONDED. The MOTION to TABLE was unanimously approved.



Mr. Davis commented that Chairman Accornero can sign off on the Subcommittee schedules now and hold off on the full Authority meeting schedule.

**6. Correspondence**

**A. Memo from Mike Manfre, Superintendent of Sanitation to Jonathan Luiz, Town Manager- WPCF Dike Specifications and Description**

Mr. Manfre spoke about the 1984 flood of the Connecticut River, the 3<sup>rd</sup> worst since the 1650s. The flooding this past July was the 71<sup>st</sup> worst flood. Mr. Horvath asked a question regarding the re-certification of the 816 in 2010. He said that the DOT updates the 816 once or twice a year, sometimes obscurely, but he wondered if the standards could have changed in the last 13 years? Mr. Manfre said it has not been re-certified since. Mr. Horvath questioned if the 816 had changed significantly. Mr. Manfre replied that he had not researched it. Mr. Mahoney offered that they are now up to 818 for construction specifications. Mr. Davis asked why the Town Council was asking about it. Mr. Manfre responded that he believed because of the July flooding and he was able to reassure the Council that the Town is in good shape.

Mr. Newquist asked a question about the 100 and 500 year flood level elevation. Mr. Manfre explained that after the 1984 flood, in 1990, they raised the elevation. Lombardi Associates came in and they raised the dike from 26.5 to 32.5 to get it 1 foot above the 500-year level. Discussion ensued about dike and historic flood levels.

Mr. Manfre summarized that the plan is now more robust than it was in 1984.

Mr. Campbell MOVED to adjourn the meeting.

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

Meeting adjourned at 6:20 p.m.

Respectfully submitted,



Glynis McKenzie  
Recording Secretary