

WATER POLLUTION CONTROL AUTHORITY – AUGUST 14, 2024

**WATER POLLUTION CONTROL AUTHORITY MINUTES
REGULAR MEETING & PUBLIC HEARING – Wednesday, August 14, 2024
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- **EXCUSED**; Daniel Horvath, James Campbell, Richard P. Lawlor, and Larry Newquist

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

1. Public Hearing

- A. 41 Gates Farm Road- Bryan Feery Fine Homes, LLC
Resolution 2024-01
Assessment of Benefits #955

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 August 14, 2024, in the Town of Glastonbury's Town Hall, 2155 Main Street, Glastonbury, Connecticut, where the owner of the property listed below may be heard regarding the proposed assessment of benefits:

1. 41 Gates Farm Road \$10,116.00

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 July 29, 2024 for public inspection.

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

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

2. Action on Public Hearing

- A. 41 Gates Farm Road- Bryan Feery Fine Homes, LLC
Resolution 2024-01
Assessment of Benefits #955

Mr. Comerford **MOVED**, that the Glastonbury Water Pollution Control Authority **APPROVE** the Assessment of Benefits #955 for 41 Gates Farm Road.

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

3. Developments

- A. 36 Hopewell Road- Morello Realty, LLC
Sanitary Sewer Impact Report
(Rose-Tiso & Co. LLC- Architects-Surveyors-Engineers)

Manuel Silva of Rose-Tiso & Co. is speaking on behalf of the property owner/applicant and explained that the property is an existing dwelling with 6 units, connected to the public sewer 8-inch existing main with an existing 6-inch existing lateral. The project itself is a proposed residential development with 42 units. The existing 6 units will remain as is and the proposed building containing 42 units will connect to the public sewer with a new 6-inch sewer lateral tied into the existing sewer lateral near the Hopewell Road right of way line.

Also, Manuel submitted a sewer report per WPCA Criteria which would allow for the average flow of 4,700 gallons per day (GPD) with an estimated peak flow of 12,690 GPD. The existing units currently generate 550 GPD based on the average of the past 3 years sewer use billing records. The proposed 42 unit building (98 people x 72 GPD/person) anticipated average daily sewer flow is calculated to be 7,056 GPD, in addition to the existing 550 GPD from the 6 existing units results in a total estimated average daily flow of 7,606 GPD with an estimated peak flow of 20,536 GPD.

Therefore, the proposed and existing Multi-Use Residential buildings can be expected to produce approximately 162% of what was originally allowable for outflow from this parcel calculated from the Master Plan Criteria. This triggers the need for a holding tank with a pump system on the property.

Estimated size of the holding tank on site would be approximately 5,000 gallons and may only discharge this excess flow to the town sewer system at off-peak hours. The construction of the holding tank pump system, and installation based on the submitted estimate would cost \$25,821. Applicant requested acceptance of "Excess Flow Fee" in lieu of installation of holding tank and pump system per WPCA policy.

Mr. Comerford MOVED, that the Glastonbury Water Pollution Control Authority APPROVE the Sanitary Sewer Impact Report for 36 Hopewell Road.

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

4. Public Comments

No public comments.

5. Subcommittees

- A. Sewer Use Subcommittee

No report.

- B. Assessment Subcommittee

No report.

C. Engineering Subcommittee

No report.

D. Legal Subcommittee

Mr. Comerford discussed clarifying the Parker Terrace Pump Station funding source utilizing a bond or the Sewer Sinking Funds from the previous meeting– Commission agreed to use Sewer Sinking Fund.

6. Acceptance of Minutes

A. Regular Meeting– June 12, 2024

Mr. Comerford MOVED that the Town of Glastonbury Water Pollution Control Authority APPROVE the Minutes of the Regular Meeting of June 12, 2024.

Mr. Horvath SECONDED the MOTION and it was **APPROVED** with a 5-0 vote. Mr. Lawlor abstained.

7. Other Business Properly to Come Before the Authority

A. August 14, 2024 Memo from Mike Manfre, Superintendent of Sanitation – WPC Updates – August 2024

Mr. Manfre read the WPC Updates Memo handed out at the meeting to Commissioners outlining project updates for the North Garage and roof replacements at the Water Pollution Control Facility, Security camera installation at the Water Pollution Control Facility, and the Special Meter Program.

Mr. Comerford MOVED to adjourn the meeting.

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

Meeting was adjourned at 6:20 p.m.

Respectfully Submitted,



Nicole Kornas
Recording Secretary

