

**MINUTES OF THE TOWN OF CHESHIRE WATER POLLUTION CONTROL  
AUTHORITY MEETING HELD IMMEDIATELY FOLLOWING THE 7:00 P.M. PUBLIC  
HEARING ON WEDNESDAY, NOVEMBER 20, 2019, IN COUNCIL CHAMBERS,  
TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410.**

Present

John Perrotti, Chairman; Steve Carroll, Vice Chairman; Aboud Abdelghani, James Beach, Tom Scannell and Zack Wellburn. Absent: James Urbano  
Staff: Walter Gancarz, Town Engineer

The group Pledged Allegiance to the Flag.

Chairman Perrotti called the meeting to order at 7:07 p.m.

**ROLL CALL**

The clerk called the roll and a quorum was determined to be present.

**1. PUBLIC COMMUNICATIONS**  
**None**

**Agenda item #2 was moved to later in the meeting.**

**2. APPLICATIONS**

- a. **344 East Johnson Avenue**
- b. **Copper Valley Club Subdivision**

**3. PROJECTS**

- a. **AECOM Invoice #2000287200 dated November 13, 2019  
in the amount of \$3,006.98 for West Johnson Pump Station**

MOTION by Mr. Scannell; seconded by Mr. Carroll.

MOVED that the WPCA accept and approve AECOM invoice #2000287200 dated November 13, 2019 in the amount of \$3,009.98 for West Johnson Pump Station.

Discussion

Mr. Gancarz advised that he has reviewed this invoice and recommends it for payment. This final invoice was submitted to WPCD this week. The only item left on the project is the one-year warranty, 1/2/20, final inspection in December, whether retainage should be released, and there is \$7,800 left in the project budget.

VOTE           The motion passed unanimously by those present.

**4. SUPERINTENDENT'S REPORT**

**a. Status of Plant Operations**

Mr. Gancarz reported the plant is running well, and flows have been down. With winter weather the flows will increase. Data was submitted by Supt. Hallier for the five-year rolling average. The chart shows the 12 month average for the plant, and it moves up steadily. The number of issue is 3.6, and November is trending in the 2.9 range.

Chairman Perrotti mentioned that Mr. Carroll is considering re-engagement of the Sump Pump Subcommittee.

**b. Nitrogen Removal Update**

Mr. Gancarz commented on the lengthy discussion at the October meeting on nitrogen removal. He checked the spread sheet, noted that an error was made which showed the nitrogen removal poundage number for the year as higher. After rechecking the numbers with Supt. Hallier, the nitrogen removal is less, and more in line with 2017 numbers, and this is good news. If we stay on track, the town will get a small rebate rather than a payment.

With regard to 2018 number and payment, Mr. Carroll asked for clarification on this nitrogen removal issue when the town went from a credit to a payment, and if this was under or out of the control of the Town.

In response, Mr. Gancarz said the temperature was down and the flows were up. The transition period between Superintendents could have had an effect. It is 50/50 as to whether the situation was out of or under control of the staff. Temperature of flows is outside of our control. There is a balance there; to denitrify there must be a carbon source; time is spent getting carbon out; methanol must be added to get the carbon to denitrify. There could have been a reduction in use of methanol and lower denitrification.

**c. Synargo Sludge Disposal Update – no update**

**5. TOWN ENGINEER'S REPORT**

No report

Agenda item #2 was moved to current status.

**2. APPLICATIONS**

**a. 344 East Johnson Avenue**

Ryan McEvoy, P. E. Milone and MacBroom represented the applicant.

On the map, Mr. McEvoy pointed out the location of the property, which is 2.75 acres in size and rectangular in shape. The property has 50 feet of access out to East Johnson Avenue in front of 340 East Johnson for access utility connections. There are three (3) buildings on the site, one (1) residence and two industrial buildings in the rear. Most of the site is currently used for parking and storage. There is a driveway connection to recently constructed agricultural areas in the rear.

Mr. McEvoy explained the applicant is proposing to convert the rear most building to seasonal farmer housing. This will involve extension of the building to the north, acquisition of property to the north (controlled by the applicant). The applicant is seeking to connect the building with a 6" inch sewer line (650 feet) out to the lateral connection on East Johnson Avenue.

The population of the seasonal farm workers who will occupy the building is in the range of 100 people for nine (9) months of the year. The building is sized to hold up to 176 people, in accordance with State code and federal law on the size requirements for these types of housing for farm workers. The applicant is using the final number of 176 people for maximum capacity of the building.

Estimated Flow – 68 gpd for 176 people = 12,074 gpd.

There have been discussions with RWA, and the building will be provided with a new domestic water service line and sprinkler. The meter size will be 1.5 inches, and 2 inch domestic line into the building. At the time of the feasibility application approval, there was discussion that the meter size could be used as the basis for the connection fee.

Future Planning – the residential building (to the south) and garage type building are currently on septic systems; there is a stub left for future connection; in terms of flows with continuance as a residential building the flow will be 206 gpd per year; industrial use will have minimum flow of 100-200 gpd. If the applicant chooses to connect these two buildings to the road it will require WPCA approval, the estimated flow is 200 to 300 gpd.

In response to a question about kitchen facilities, Mr. McEvoy said there will be kitchen facilities, bedrooms, bathroom facilities, and a grease trap is not required as the building is similar to an apartment complex.

Mr. Gancarz asked about the house on East Johnson being connected, and if it was part of the parcel.

The building is not part of the parcel. Mr. McEvoy said the easement extends 340 East Johnson, and there is no intent to connect at this time. The applicant wants to get the construction done this winter; he will be getting building permits; this is an "as of right use" so there is no site plan approval required, just administrative review by the Planning Office. This checks off boxes for a building permit application.

MOTION by Mr. Carroll; seconded by Mr. Scannell.

MOVED That the WPCA approve the application of 344 East Johnson Avenue for final design and award of capacity approval for extension of sanitary sewers for 344 East Johnson Avenue as specified in the documentation.

VOTE The motion passed unanimously by those present.

**b. Copper Valley Club Subdivision**

Ryan McEvoy, P.E. Milone and MacBroom represented the applicant for final approval water capacity for a three (3) lot subdivision at 5 Copper Valley Court. This property is part of the Copper Valley Swim and Tennis Club, which has been inactive for some years. The pool and clubhouse to the northeast will be demolished along with much of the parking area. The tennis portion of the club will be retained along with some portion of the parking areas. There is a sewer system interceptor line on the northwest side of the site along Honey Pot Brook. Clubhouse and pool area are currently connected to the sewer line. A small out-building/office/pro-shop is connected to an existing septic system.

The applicant is proposing (in area of parking lot and pool area) three (3) residential units. Per regulations 250 gpd per unit, total of 618 gpd. The proposal is to extend a new 8" inch pbc private sewer line that connects to the town sewer, serving lots 1, 2, and 3. A video inspection was performed in the 1990's and it was provided to staff, showing it to be in good condition and able to be used. A pressure test was not done due to technical reasons. The total sewer line is about 600 feet with three (3) manholes, and basement service will be provided to the houses. There is provision for a stub should the club wish to connect to the sewer line in the future. Easements are in place for the three (3) lots and the club to maintain the private sewer line out to the interceptor. Should this be converted to a Town road in the future, the WPCA would entertain the potential of having the sewer taken over by the Town.

Mr. Gancarz commented on the video provided by the applicant, and confirmed it indicates the line is almost as good as new. There are no leaks, it is clear, and it can be used rather than constructing a new line. He has talked with Mr. McEvoy, and they came up with a revised alignment, and he expressed thanks to the applicant for agreeing with it. There will be more flexibility down the road for Copper Valley if this becomes a larger subdivision, and having easier connection. Looking forward, Mr. Gancarz said there is more flexibility. The sewer is located in the center of this road, and if it becomes a Town road in the future this will be helpful.

Mr. Carroll asked if the application is for capacity fees for two new homes.

The Authority was informed by Mr. Gancarz that the pool and clubhouse were previously connected, so this is one (1) new connection.

MOTION by Mr. Carroll; seconded by Mr. Scannell.

MOVED that the WPCA approve the application for final design and award of capacity for the extension of public sanitary sewers to the area indicated by Copper Valley Court.

VOTE The motion passed unanimously by those present.

## **6. NEW BUSINESS**

### **a. Action on 2020 Sewer Rate**

Chairman Perrotti stated this agenda item was subject of a public hearing earlier in the evening. The proposed sewer rate cannot be higher than \$425; the break even amount is \$420.69.

A question was raised by Mr. Abdelghani about the WPCD budget vs. actual and last year's budget.

Mr. Gancarz stated the WPCD is doing well with and is line with the budget.

It was pointed out by Mr. Carroll that, historically, WPCA is in line with a good budget, meeting or exceeding expenditures, and carries a small surplus. A few years ago the Town Council took some of this surplus. If there is a \$50,000 shortage at the end of the year, the Council fills the hole. Mr. Carroll noted the dollar number does not meet budget precisely, and Council makes decisions on what to do with the money to cover everything.

The WPCA has a reserve account, and Mr. Gancarz said it is about \$500,000. If a small amount had to be taken out of this account, the Authority has the right to do this.

In the past the WPCA has covered expenses and costs based on projections, and Mr. Perrotti said the sewer use fee is in line with surrounding towns. The question before the WPCA is where the 2020 fee should be set...\$420, \$425...in that area.

Mr. Carroll spoke to the \$425 rate, noting the current rate is \$415. The proposed rate of \$425 is a \$10 increase, 2.4%. Historically, the WPCA has managed the budget to break even and make things work out and do a good job. There are unknowns with plant operations, and Mr. Carroll recommends the \$425 rate, which is lower than some surrounding towns.

According to Mr. Gancarz the \$415 fee has been in effect for two years.

Authority Members Perrotti, Abdelghani, Beach, Wellburn, Scannell, Carroll stated their support for the \$425 sewer user rate for 2020.

Regarding the senior rate, Mr. Gancarz said the average is \$350, with the rate frozen at the person's qualifying rate. This rate will not be increased, and people can come forward to request their rate be frozen.

Following the rate approval, Mr. Gancarz will forward a memo to the Tax Office so they can plug in the rate for 2020.

MOTION by Mr. Carroll; seconded by Mr. Scannell.

MOVED that the WPCA set the 2020 sewer user rate at \$425 and commercial and CCI rates accordingly.

VOTE The motion passed unanimously by those present.

**b. Approval of 2020 Meeting Dates**

MOTION by Mr. Perrotti; seconded by Mr. Scannell.

MOVED that the WPCA approve the following meeting dates for 2020 including January 2021:

**2020 – January 22, February 26, March 25, April 22, May 27, June 24, July 22, August 26, September 23, October 28, November 18, December 16.**

**2021 – January 27**

VOTE The motion passed unanimously by those present.

**7. OLD BUSINESS**

Chairman Perrotti talked about the flows at 2.9 average, and there is a trigger if the plant gets to 90% of that. The WPCA tries to reduce flows through the building code, more efficient fixtures and use of water, and there is also the issue of the amount of water coming into the system not from normal channels. Some comes in through I&I. Mr. Perrotti commented on the need to seal up I&I problematic areas such as manholes, wet areas, and hot spots that show where sump pumps exist. There are ways to induce the public to reduce the flow.

WPCA has a process in place when a house transfers ownership through the house inspection to determine whether there is a sump pump on site, and if it is hooked up correctly. The Authority members discussed the inspection of sump pumps. Mr. Carroll noted home inspectors have encouraged the sump pump inspection.

During the last re-assessment, Mr. Gancarz said there was a questionnaire, asking people if they had a sump pump...and people get a reduction for a wet basement...so they were honest. This information was cross referenced with houses connected to the

sewer; areas were highlighted with the most sump pumps in areas of sewer connections. The idea was for a proposal which would improve the situation over time.

Mr. Gancarz will provide this information to the WPCA members.

On an annual basis, 300 homes transfer in Cheshire, and Mr. Gancarz said the inspection, including sump pumps, could improve the overall situation. People are motivated when selling a house and want the sale to go through. The inspection of a house with a sump pump provides good information. There is funding for study issues and help to fund repairs. Other communities offer up to \$500 to \$1,000 for proper disconnection, and sometimes there are hardship issues.

Chairman Perrotti noted the inspection is already legal, and is in the sewer use regulations.

For the inspection, Mr. Gancarz said it would be a legal paper for the inspection before closing on the property, and someone from the plant could also look at the house.

The subcommittee looked at this issue, and Mr. Carroll said it can be burdensome. To be encapsulated into the regulations, it would be an ordinance, through the Council's Ordinance Review Committee. He said I&I is another issue, and asked about the largest source being the prison.

This has been discussed for a long time, and Mr. Gancarz said the current situation at CCI is no worse than the town's overall I&I. The prison pays based on sewer discharge, and are paying for every gallon that comes out of the facility. If they were paying only on water usage, the revenue would be less.

The Sump Pump Subcommittee can discuss this issue, decide, and inform the Authority. Mr. Carroll asked Authority members to consider serving on the Sump Pump Committee, and contact him with interest.

Terms of Office for Authority Members – Chairman Perrotti reviewed the terms of office, and cited the following:

John Perrotti -1/31/20  
James Urbano – 1/31/20  
Aboud Abdelghani – 1/31/21  
Steve Carroll – 1/31/21  
Tom Scannell – 1/31/21  
Jason Beach – 1/31/22  
Zack Wellburn – 1/31/22

Mr. Perrotti and Mr. Urbano are up for reappointment by the Town Council.

**8. APROVAL OV MINUTES – October 23, 2019**

MOTION by Mr. Carroll; seconded by Mr. Scannell.

MOVED to approve and accept the minutes of October 23, 2019 subject to corrections, additions, deletions.

Correction – “Skater” should read “SCADA”.

VOTE The motion passed unanimously by those present.

**9. ADJOURNMENT**

MOTION by Mr. Carroll; seconded by Mr. Scannell.

MOVED to adjourn the meeting at 8:00 p.m.

VOTE The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk