WATER POLLUTION CONTROL AUTHORITY
REVISED - WPCA AGENDA
Wednesday, April 22, 2020 – 4:30 PM
Virtual meeting
(PER EXECUTIVE ORDER OF THE GOVERNOR OF CONNECTICUT)

Public access made available through live streaming on YouTube at
https://www.youtube.com/channel/UC4_xev3QjJmwe57R_6K94Dw
Public comments accepted at Comments@cheshirect.org and by voice mail message at 203 271-6638.
Video will be available on Channel 14 and on demand at www.cheshirect.org as soon as possible.

REGULAR MEETING 7:30 PM

1. Public Communications
   a. Tri Star development Communication
      i. Tri Star preliminary approval memo
      ii. WS Development Final Approval memo

2. Applications
   a. Hazel Drive Preliminary Application

3. Projects
   a. None

4. Superintendent’s Report
   a. Status of Plant Operations –

5. Town Engineer’s Report

6. New Business
   a. None

7. Old Business
   a. Sump Pump Committee update

8. Approval of Minutes/Meeting Notes
   a. Meeting Minutes – February 26, 2020
      (Note: There was no regular meeting in March held due to COVID-19)

ADJOURNMENT
Date: April 16, 2020

TO: WPCA

FROM: Walter Gancarz, P.E., and Town Engineer

SUBJECT: Tri Star Development

The Applicant has asked that the WPCA clarify the following issues as they relate to the installation of a force main and pump station for their development that received Preliminary approval from WPCA in December, 2018.

1. That the Town of Cheshire will assume ownership and control of pump-station when completed.
2. That the WPCA will permit the 6” force-main to be either attached to the Dickerman Road Bridge or allow for horizontal boring underneath I-691.
3. That the WPCA approve the use of two products, the first is 6” HDPE pipe and secondly is a fusible C-900 PVC pipe product from the pump-station directly to the manhole in Dickerman Road. The design engineer can then select one to be used depending on the application prior to final design approval.

This development’s proposed sewer service is similar to the previously approved development (WS Development) at this location. The major differences between these two plans are:

1. The proposed force main is now requested to be on the west side of the site, instead of crossing Route 10 over I 691 on the east side of the site.
2. The development has been subdivided, and therefore will not be under the control of one Owner as soon as the second parcel is developed. This is different than previous, when WS would own the entire development.

With respect to the items listed above, I can offer the following comments:
1. In speaking with Scott Hallier, WPCA Superintendent, he takes no exception to the use of 6" HDPE or C-900 PVC pipe. He is not familiar with fusible C 900 PVC and would like to see more information on that method prior to approval.

2. Due to the size of the flows (in excess of 100,000 gpd) the preferred location for the terminus of the proposed force main is into the 24" sewer main that runs along West Johnson at the southerly end of Dickerman Road which leads directly to the recently upgraded WJPS. With respect to the options of crossing I 691, that will be a CT DOT decision, and we would be acceptable to either.

3. With respect to the pump station, the WS Development, and the current Tri Star development Preliminary approval anticipated the town taking ownership of the station once a second parcel connected to the station. Therefore, with the current development model, this would seem reasonable to take ownership of the system after completion of the system and prior to the second parcel connecting to it.

With respect to the Final Design and Award of Capacity approvals for this project, the applicant should be aware of a number of the significant design parameters that were part of the Final approval of the WS Pump Station. These included items that would make the system compatible to the town's other stations. Listed below are excerpts from that approval, and are some of the more important items that will need to be addressed in the Final Design Application:

a. Greater detail on the proposed Pump Station Building and appurtenances, including architectural and structural/mechanical/electrical plans.
b. The capability to add hydrogen sulfide treatment if needed.
c. Provide sonic pump controls instead of float switches. These should also include low level and high level alarms.
d. Submersible pumps that are compatible with existing town equipment, these would include HOMA, Flygt, and FlowServe.
e. The Town would provide a name/model number for an acceptable flow meter.
f. Provide make/model/size of emergency generator.
g. Provide a maintenance schedule for servicing all equipment, including the air release valves.
h. The gravity system would be set up to accept flows from Cheshire parcels located north of I-691 and east of Route 10 to avoid a second pump station to serve this area.

The Applicant will need to prepare a DRAFT copy of the Town's Developers Agreement for review by this office and the WPCA and WPCD. This should also outline the recoverable costs proposed for any off site users that may eventually tie into this system.
Capacity fees will need to be paid for this project; please note that these are based on the number and size of the potable water meters servicing the site, as listed in the attached schedule.
WPCA MOTIONS CONCERNING APPLICATIONS FOR FEASIBILITY APPROVAL

APPROVAL MOTION

The Cheshire WPCA has reviewed the application and submittals of the Miller, Napolitano and Wolff, LLC and Tri Star Development, LLC for Feasibility Approval for Extension of Public Sanitary Sewers. Based upon that review and based upon the recommendation of the Director of Public Works, the WPCA has determined that the application and submittals detail a sanitary sewerage system which is generally capable of construction and which is capable of being connected to the Town of Cheshire public sanitary sewer system; therefore, the application is APPROVED, with the following conditions:

[12.2.B] This Approval is preliminary and does not constitute conclusive nor final approval. The right to connect to the sewer system can only be gained by applying for, and obtaining approval of, Final Design Approval, an Award of Capacity, and a Sanitary Sewer Connection Permit.

1. All costs connected with the proposed sewer system shall be borne by the developer.

2. All transfers of property in the subject development shall be encumbered by written waiver by each grantee to any right to appeal any benefit assessment which the Town of Cheshire may levy on such property; however, each grantee may reserve the right of appeal regarding supplemental assessments that the Town may levy.

3. The application and submittals are incorporated and made a part of this Approval.

4. The proposed sanitary sewer system shall NOT become a part of the public sanitary sewer system, unless the town decides to exercise that option at a future date.

5. The comments of the Town Engineer as outlined in his memo of December 11, 2018 are adhered to, especially with respect to the ability to accommodate flows from other off site areas north of I-691 so as to avoid multiple future pump stations, and the need for a Developer’s Agreement.
Agreement was executed for this project. Due to the economic reasons, this project was never constructed.

In principal the method of sewerage this new project is consistent with the previously approved project. The revised application depicts an internal gravity sewer that drains to a pump station, which in turns pumps up to Route 10, crosses over I-691, and discharges to the town’s existing sanitary sewer located at the junction of Route 10 and East Johnson Avenue, which in turns pumps up toward Dickerman Road, goes either over I-691 under the Dickerman Road Bridge, Peck Lane Bridge, Rails/Trails Bridge/ or under I-691 parallel to Dickerman Road then to the easterly shoulder of Dickerman Road southerly to the 24” gravity main north of the intersection of West Johnson Avenue and Dickerman Road.

The revised application contains the statement that, “We understand that a Feasibility Approval does not constitute an Award of Capacity”. Considering that the estimated sewage flows are: 1) admittedly estimates that are based upon currently expected uses; 2) that the project would likely be developed over a period of years; and 3) because the estimated flows exceed the planned flows from this area by 19,000 gpd, it is critical that the applicant understand and agree to this issue. The Applicant also understands that each individual parcel will require Feasibility/Award of capacity/ Final Approval in the future when developed. While there is currently excess capacity at the Water Pollution Control Plant (WFCP), it will be necessary that this condition be re-evaluated on any application in the future to insure any individual flows can be accommodated. This is true for both this application and any other applications that come before the WPCA.

Lastly, the previous executed Developer’s Agreement for this parcel gave the WPCD the option obligation to take over the pump station in the future, and that the gravity system would be set up to accept flows from Cheshire parcels located north of I-691 and east of Route 10 to avoid a second pump station to serve this area. Both of these conditions and the need for a new Developer’s Agreement should be part of this approval.

In addition, inasmuch as the Applicant has had informal discussions with the Town Engineer regarding the possible connection to the Southington Sanitary Sewer system in lieu of connection to the Cheshire Sanitary Sewer System, this should also be presented to the WPCA.

Capacity fees will need to be paid for this project; please note that these are based on the number and size of the potable water meters servicing the site, as listed in the WPCA’s Capacity Fee schedule.

Copy of Schedule Adjust by Bedroom Count?
A meeting was held on March 13, 2020, at the Cheshire Town Hall office to discuss the wastewater connection criteria for the proposed Stone Bridge Crossing project in the north end of Cheshire.

Attendees were as follows:

- Paul Bowman
- Frank Dinatali
- Thom Knowlton, PE – Milone & MacBroom, Inc. (MMI)
- Sean Kimball – Cheshire Town Manager
- Walt Gancarz, PE – Cheshire Town Engineer
- Daniel Bombero – Cheshire Assistant Town Engineer
- Bill Voelker – Cheshire Town Planner
- Jerry Sitko – Cheshire Economic Development Coordinator

The following items were discussed:

- The previous WPCA motion for feasibility approval needs to be revised for the new proposed development. The town will need to make the sanitary sewer collection system in the town right-of-way and the pump station a public system from the onset since the larger parcel of land is being subdivided and developed separately. The direction of the off-site sewer force main will be changed; instead of crossing I-691 at Route 10, it will likely cross I-691 to the west near Dickerman Road. Attached are the proposed modifications to the original motion.

- One method for crossing I-691 that is being considered is directional boring using fusible PVC pipe or HDPE pipe, which is acceptable to Cheshire. The selected method will require review and approval by the Connecticut Department of Transportation (CT DOT) and Cheshire.

- Cheshire is willing to assist in project discussions and meetings with Connecticut Department of Energy & Environmental Protection (CT DEEP) and CT DOT to obtain project approvals since these sewer lines will be owned, operated, and maintained by Cheshire.

- Paul Bowman explained that Cheshire’s current sewer capacity fee schedule for residential development does not differentiate between homes with varying numbers of bedrooms. It appears to be a high price for a large single-family residence. Since there will possibly be apartments and townhomes in this development, Paul asked if Cheshire would consider developing a capacity fee schedule for such categories of homes or possibly a fee related to bedroom count per residence.
- Cheshire recommended that Paul attend the next WPCA meeting scheduled for March 25, 2020, to discuss these topics.

Enclosures

6731-01-01-mr1720-rpt.docx
Date: December 11, 2018

TO: WPCA

FROM: Walter Gancarz, P.E., and Town Engineer

SUBJECT: Tri Star Development

We have reviewed the Revised Feasibility Application for the project and have the following review comments:

The Project is in the C&D Growth Area, and this area has been included in the design of the upgraded WPCP. The estimated flows from this area include a base flow of approximately 62,400 gpd from the 104 acre development, plus an additional 50,000 gpd as a Special Flow, thereby resulting in an allowance of approximately 112,400 gpd from these seven parcels that total 104.4 acres. The revised application incorrectly interprets this total as 116,000 gpd.

The revised application predicts an ultimate flow of 111,000 gpd from the six parcels located east of the Ten Mile River, plus 32,300 gpd for 140 units of housing located west of the river. There are 240 multifamily residential units included in the easterly flows, and 140 units included in the westerly flow. Both of these used 227 gpd/unit. In the 2018 revisions to the WPCA regulations, the estimated flows from residential units has been reduced to 206 gpd based upon current water usage data. Therefore, the total flow should be reduced by 5,040 gpd for the easterly flows and 2,940 for the westerly flows. This would result in a total estimated flow of 135,195 gpd (110,875-5,940) and (32,300-2,940). Therefore the proposed total flow of 135,195 gpd is approximately 19,000 gpd higher than the Facilities Plan estimate of 116,000 gpd for this area.

This area previously received approval from the WPCA in 2014 for development as a shopping center and multifamily housing. Those areas were to be serviced by a private pump station and force main to be constructed by the developer and tied into the town system at the corner of East Johnson Avenue and Route 10. A Developer's
Agreement was executed for this project. Due to the economic reasons, this project was never constructed.

In principal the method of sewering this new project is consistent with the previously approved project. The revised application depicts an internal gravity sewer that drains to a pump station, which in turns pumps up to Route 10, crosses over I-691, and discharges to the town’s existing sanitary sewer located at the junction of Route 10 and East Johnson Avenue.

The revised application contains the statement that, “We understand that a Feasibility Approval does not constitute an Award of Capacity”. Considering that the estimated sewage flows are: 1) admittedly estimates that are based upon currently expected uses; 2) that the project would likely be developed over a period of years; and 3) because the estimated flows exceed the planned flows from this area by 19,000 gpd, it is critical that the applicant understand and agree to this issue. The Applicant also understands that each individual parcel will require Feasibility/ Award of capacity/ Final Approval in the future when developed. While there is currently excess capacity at the Water Pollution Control Plant (WPCP), it will be necessary that this condition be re-evaluated on any application in the future to insure any individual flows can be accommodated. This is true for both this application and any other applications that come before the WPCA.

Lastly, the previous executed Developer’s Agreement for this parcel gave the WPCD the option to take over the pump station in the future, and that the gravity system would be set up to accept flows from Cheshire parcels located north of I-691 and east of Route 10 to avoid a second pump station to serve this area. Both of these conditions and the need for a new Developer’s Agreement should be part of this approval.

In addition, inasmuch as the Applicant has had informal discussions with the Town Engineer regarding the possible connection to the Southington Sanitary Sewer system in lieu of connection to the Cheshire Sanitary Sewer System, this should also be presented to the WPCA.

Capacity fees will need to be paid for this project; please note that these are based on the number and size of the potable water meters servicing the site, as listed in the WPCA’s Capacity Fee schedule.
TO: WPCA
FROM: Walter Gancarz, P.E., Town Engineer
SUBJECT: WS Development

Date: May 22, 2014

We have reviewed the FINAL plans for the project and have the following review comments:

1. For the proposed Pump Station, additional detail will need to be provided for us to evaluate its acceptability. Although it is currently anticipated this will remain a private station, at some point in the future the Town may choose or be forced to become the Owner/Operator of it, and wants to be certain it would meet our needs with respect to reliability and long term operation. This would include:
   a. Greater detail on the proposed Pump Station Building and appurtenances, including architectural and structural/mechanical/electrical plans.
   b. The capability to add hydrogen sulfide treatment if needed.
   c. Provide sonic pump controls instead of float switches. These should also include low level and high level alarms.
   d. Submersible pumps that are compatible with existing town equipment, these would include HOMA, Flygt, and FlowServe.
   e. The Town wishes to own the flow meter, please provide a name/model number.
   f. Provide make/model/size of emergency generator.
   g. Provide a maintenance schedule for servicing all equipment, including the air release valves.
2. For the force main:
   a. For the electric wrap on the force main associated with the bridge crossings, please provide a local visual alarm.

3. For the sanitary sewer:
   a. The use of a doghouse style manhole is not acceptable. Although we understand you do not want to use the existing manhole at the junction of East Johnson and Route 10 to avoid additional paving, you will need to coordinate your installation of a new manhole with the operation of the existing sewer/West Johnson Pump Station at that location. This may require night time work.
   b. As requested earlier, please provide evidence that the operation of this station and the West Johnson Pump Station concurrently can be handled in the downstream 21” interceptor.
   c. The Town currently envisions taking ownership of the gravity portion of the system starting at the location where the force main enters the first gravity manhole.

4. You will need to prepare a DRAFT copy of the Town’s Developers Agreement for review by this office and the WPCA and WPCD. This should also outline the recoverable costs proposed for any off site users that may eventually tie into this system.

5. Capacity fees will need to be paid for this project; please note that these are based on the number and size of the potable water meters servicing the site, as listed in the attached schedule.

WG/sid

cc: Dennis Dievert
April 16, 2020

Mr. Walter Gancarz  
Town Engineer  
Town of Cheshire  
84 South Main Street  
Cheshire, CT 06410

RE:  
Larsen's Landing  
50 Hazel Drive  
Cheshire, Connecticut  
MMI #3519-03-03

Dear Mr. Gancarz:

On behalf of Lamp Realty, LLC, Milone & MacBroom, Inc. (MMI) has prepared an Application for Feasibility Approval for Extension of Public Sanitary Sewers in support of a proposed residential development that would include two 57-unit buildings located at 50 Hazel Drive in Cheshire, Connecticut. The project area is located on the east side of Hazel Drive and has historically included a convalescent home that was connected via an on-site private pump station to the municipal sewer in Hazel Drive. The convalescent home, known as The Greenery Extended Care Center, consisted of a single building with a capacity in the range of 100 beds. As part of this application, the existing building and on-site pump station are proposed to be demolished, with the proposed residential buildings connecting to the sanitary sewer in Hazel Drive by gravity.

In March 1993, the Cheshire Water Pollution Control Authority (WPCA) approved a connection of the sanitary sewer for its prior use with a daily flow estimate of 9,000 gallons per day (gpd). We do not have any historical water use data after the date of the 1993 approval that would further our understanding of the average daily volume of sewage that the site generated. The convalescent home has been closed for several years and much of the building has been demolished.

Using Cheshire WPCA standards for sewage generation on a per-dwelling-unit basis, the total estimated wastewater generation from the proposed 114-unit residential development is approximately 23,484 gallons per day, calculated as follows:

\[ 114 \text{ units} \times 206 \left( \frac{\text{gpd}}{\text{unit}} \right) = 23,484 \text{ gpd} \]

Given that 96 out of the 114 units proposed are to be studio or one-bedroom apartments, it seems likely that the average sewage generation on a per-unit basis will be substantially below the standard 206 gallons per day per dwelling unit. However, in order to be conservative in our flow
estimates and consistent with Cheshire WPCA practices, we are estimating the daily sewage flow based on Town standards. At this time, MMI is requesting feasibility approval with the understanding that this proposal would be subject to an Application for Final Design and Award of Capacity Approval at some point in the future.

Should you have any further questions, please do not hesitate to contact me at (203) 271-1773.

Very truly yours,

MILONE & MACBROOM, INC.

Ryan McEvoy, PE, Associate
Lead Project Engineer, Civil

3519-03-43-e1520-ltr
Town of Cheshire—Department of Public Works

Application for Feasibility Approval For
Extension of Public Sanitary Sewers

Project Name: Larsen’s Landing  Project Address: 50 Hazel Drive

Zoning District: SARDD/R-80  Assessor’s Map #: 15  Lot #: 52

Applicant’s Name: Lamp Realty, LLC  Applicant’s Telephone Number: 203-378-0667

Applicant’s Address: 120 Allen Street, Stratford, CT 06615

Property Owner’s Name: Lamp Realty, LLC  Property Owner’s Telephone Number: 203-378-0667

Property Owner’s Address: 120 Allen Street, Stratford, CT 06615

Contractor’s Name: T.B.D.  Contractor’s Telephone Number: 

Contractor’s Address: 

Project Details—check and fill in all that apply:

☐ New Discharge  ■ Substantial change in the volume or character of pollutants being discharged. Explain:

Conversion from a convalescent home to two 57 unit (114 total units) residential buildings.

■ Residential  Number of Bedrooms 132*  Estimated Daily Flow in Gallons per Day 23,484

☐ Commercial  Square Footage  _____  Estimated Daily Flow in Gallons per Day _____

☐ Industrial  Square Footage  _____  Estimated Daily Flow in Gallons per Day _____

*+/- 132 bedrooms (114 dwelling units - 48 studio/48 one bedroom/18 two bedroom)

Total, estimated capacity required: 23,484 (gallons per day)

Is food preparation occurring on the property or will it occur as part of this project?  No  If yes, provide the Public
Health Code Classification:  [Note: Class 3 and Class 4 must comply with DEEP Fats, Oil and Grease Regulations.]

Connecticut Conservation and Development Plan and Map Designation [check one]:

☐ Neighborhood Conservation Area (Map Color Code: Pink)—An extension of public sanitary sewers IS permitted in this
area

■ Growth Area (Map Color Code: Beige)—An extension of public sanitary sewers IS permitted in this area

☐ Existing Preserved Open Space (Map Color Code: Dark Green)—An extension of public sanitary sewers is NOT
permitted in this area

☐ Preservation Areas (Map Color Code: Medium Green)—An extension of public sanitary sewers is NOT permitted in this
area

☐ Conservation Areas (Map Color Code: Light Green)—An extension of public sanitary sewers is NOT permitted in this
area

☐ Rural Lands (Map Color Code: White)—An extension of public sanitary sewers is NOT permitted in this area

Note: Property lies within a sewered area on Figure 5-2 in the Town Facilities Plan

Application for Feasibility Approval (Page 1 of 3)  updated May 2013
Town of Cheshire—Department of Public Works

Estimated date of occupancy—include estimated occupancy dates for each structure for which a Certificate of Occupancy is required: T.B.D.

Will the property be developed in phases? No If yes, how many? ______ If yes, provide the information detailed in attachment #6 below.

Attach the following to this application:
1. Letter describing the project and detailing all pertinent information necessary for an informed decision to be made on the application, including, but not limited to: Anticipated project start and completion dates; whether the project is to be phased, and if so, the number of phases; whether the proposed sanitary sewer system (or any part of it) is to be retained in private ownership or if it (or any part of it) is intended to become a part of the public sanitary sewer system; who will be the owner of any easements necessary to the project; details of the existing use (if any) and the proposed use; the content of the wastewater to be treated; whether food preparation is occurring or proposed for the site; and the Public Health Code Classification.
2. Locus plan.
3. Topographic map (maximum scale: horizontal 1"=200′, vertical 1"=5′) showing the following:
   a. Limit of immediate service with the proposed sewer plotted;
   b. Limit of the entire tributary area; and
   c. Easements to be acquired in connection with construction of the sanitary sewer system or in connection with future construction of extensions of the system
4. Preliminary flow computations (average daily and peak flow rates) for the following:
   a. Immediate service area.
   b. Future service area.
5. A color copy of the June, 2005 (or more recent) Conservation and Development Plan and Map of the State of Connecticut on which the location of the property has been clearly indicated.
6. If the property will be developed in phases, attach plans detailing, phase by phase, the planned construction; the timetable of planned construction; the timetable of estimated occupancy for all uses in each phase; the sanitary sewage flow rate for each connection within the phase, and such other data or information as may be requested by the Director or the WPCA.
7. Ten duplicate sets of the application, including all attachments.

By signing below, I hereby agree and certify as follows:

1. The statements made, and the information provided, in this application and in all supporting documentation are true to the best of my knowledge and belief.
2. I have reviewed, understand, and will comply with The Town of Cheshire Sewer Regulations.
3. I will provide such other data or information as may be requested by the Director or the WPCA as he or it deems necessary to make a decision on the application.
4. Official representatives and agents of the Town of Cheshire, including the Building Official, the Director of Public Works, WPCD staff, or their designees are authorized to enter the property, at reasonable times, for purposes of inspection, observation, measurement, sampling, and testing.

Applicant’s Signature _______________________________ Date: 4/13/2020
Property Owner’s (or authorized agent’s) Signature _______________________________ Date: 4/13/2020
[Printed name of authorized agent] _______________________________
Town of Cheshire—Department of Public Works

FORT OFFICE USE ONLY

Dates:

Submitted to Public Works
Statutory "Date of Receipt"
Approved by Planning & Zoning Commission
Approved by Inland Wetlands & Watercourses Commission (write "N/A" if IWWC approval is not required)
Town Engineer feasibility review report received
Feasibility approval: □ Granted □ Denied
Additional requirements per Director of Public Works:

__________________________________________________________________________

__________________________________________________________________________
MAP – LARSEN’S LANDING

TO BE PROVIDED AT MEETING
5-Year rolling average flows for Water Pollution Control Plant and CCI
## History of Flows

at Water Pollution Control Plant and CCI

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### WPCP
- **6 MONTH AVERAGE FLOW:** October - 19 March 20 = 2.59 mgd
- **12 MONTH AVERAGE FLOW:** April 19 - March 20 = 2.60 mgd

Note: 90% Maximum Allowable (6month average) = 3.60 mgd 6 Month Average cannot exceed 3.60 mgd
- 12 Month Average Permitted Flow= 4.00 mgd

### CCI
- **6 MONTH AVERAGE FLOW:** October 19 - March 20 = 0.482 mgd
- **12 MONTH AVERAGE FLOW:** April 19 - March 20 = 0.471 mgd
MINUTES OF THE TOWN OF CHESHIRE WATER POLLUTION CONTROL
AUTHORITY MEETING HELD ON WEDNESDAY, FEBRUARY 26, 2020 IN
COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT
06410.

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

The group Pledged Allegiance to the Flag.

Chairman Perrotti called the meeting to order at 7:30 p.m.

Chairman Perrotti read the fire emergency notice.

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

1.  PUBLIC COMMUNICATIONS
    a.  Calvary Life Sewer Bill

Mr. Gancarz informed the Commission that there has been e-mail correspondence
between him and Pastor Sam DeFrancesco of Calvary Life Family Worship Center
(Calvary). The communications were about the commercial sewer bill received by
Calvary in December for 2019. The process for calculation of a sewer bill was defined
by Mr. Gancarz. It requires getting the data from Regional Water Authority (RWA),
applying the commercial rate and sending out the bill to the commercial user. This
billing showed a significant increase and Pastor Sam questioned the increase.

Copies of the RWA bills for March 2018 to March 2019 were provided, and there was
three times the water use during this time period than the prior year. This is why the
billing was higher. Mr. Gancarz noted there have been other commercial facilities with
similar issues and documentation was provided to the town which showed a water leak
or break in a water line. RWA submits a letter on the matter, and the town has
entertained a bill reduction in the past for a commercial user.

The Pastor and any representatives of Calvary were invited to the WPCA meeting to
review the matter. Mr. Gancarz said there was nothing in the town records to reduce
the billing. This year, bills are lower than past bills... and there is no idea where all the
past water went.

Pastor DeFrancesco thanked Mr. Gancarz and the Authority members for the
opportunity to meet with them and present information on the increased sewer bill...and
get guidance on how things can be resolved.
Calvary has been in the new building since 2008, and Pastor DeFrancesco said the history of the church, events, services, etc. have not changed, and there has been no large growth in membership. Services are held once a week on Sunday; there may be a few conferences/events during the year; but these would have little result in the increase of water usage.

The Pastor introduced Church Member Rob Boulanger.

The Authority was told by the Pastor that he started to research where the high billing could have come from, and has not found reasoning for the increase...but Calvary believes there is an error somewhere...possibly in the water meter. Pastor DeFrancesco said the RWA staff was asked about where the discrepancy would be, why the gallons are four times more than normal...723,000 gallon; no leaks; no building addition or major significant changes to the church facility. An automatic sprinkler system was installed in 2017, and sprinklers are run at the same time each year, and a running toilet was repaired last year.

Mr. Boulanger spoke with someone at the RWA, tried to get some help with the problem, was shown graphs for water throughout the year, but did not see anything substantial to cause such an increase. He explained the church can request a one-time reduction offer from RWA (for the lifetime of the church)...and this reduction can only be used one time, never again, and he and the Pastor are uncertain if this is the best move to make.

Pastor DeFrancesco commented on RWA showing Mr. Boulanger a graph on which there was a time line of 20 to 30 days where there was a constant cycle of billing going on with the meter. It was overnight...when there was no one at the church facility. At the church the water usage is for toilets, one drinking water fountain, small kitchen, no use of showers. The sprinkler system is paid to a private company. This year there was flushing of the system.

In looking at the last quarter of water consumption, the water meter shows “zero” use. RWA has not been asked to take out the meter and check it out.

Chairman Perrotti stated the WPCA wants to help the Calvary Church, but is also bound by the RWA. There seems to be no substantial, engineering reasoning why this is happening. From what has been presented to the Authority, the meter is working, had spikes, and is now not performing. Mr. Perrotti questioned the ability of the Authority to request RWA to take out this meter, check it out, and provide information on the usage issues.

In response to a question about the normal quarterly bill, Mr. Boulanger cited the following: 2018 RWA Bill-$5,578; Tax Bill-$1,900; 2019 RWA Bill-$4,752; Tax Bill $6,000.
Mr. Gancarz explained that the Calvary sewer bill is in arrears for March 2018 to March 2019, and commercial users are billed on the amount of water usage.

The Calvary RWA billings were included in the Authority meeting packet.

7/18/18 Billing date – 3/31/18 to 7/1/18 water service – 223 CCF; prior year 140 CCF. Billing Amount - $1,445.66.

10/12/18 Billing date – 7/2/18 to 9/30/18 water service – 465CCF; prior year 237CCF. Billing Amount -$2,017.60

The church is using less water now, and there is confusion about zero water usage this year. Mr. Gancarz noted the quarterly usage (3/31/18 to 7/1/18 and 7/2/18 to 9/30/18) was consistently higher than the prior year, and this was a warning sign that something was amiss.

In looking at the higher usage over the last quarter, Mr. Carroll believes the meter is the likely culprit, and should be checked by RWA. He suggested the church pursue this issue with RWA for the means to find out how the metering is working.

Mr. Hallier also recommended the Pastor have the meter checked out by RWA.

With regard to the sewer bill, Mr. Carroll suggested the WPCA suspend that portion of the bill that is pending the outcome of the meter research by RWA and the resolution…and not require payment of this part of the bill at this time.

Mr. Beach commented on the RWA 3/131/18 to 7/1/18 billing of $1,445.66. The next invoice sequence (10/12/18) shows the church paying $4,868.40 on 7/20/18. And, it seems to him that the payments do not match up, and it could be RWA records could be in error.

Mr. Boulanger stated one of those billings is for the 12 inch fire main, $3,422.

Something is wrong, and Mr. Boulanger has been reviewing the billings in depth, and believes it could be something simple…just the water meter…and if RWA says the meter is fine, he questions where the church goes from there.

Mr. Gancarz pointed out that the last quarter shows “nothing”, and that could be a meter problem.

The prior sewer bills were looked at by Mr. Carroll, and he cited the following:

2019 - $1,953.18; 2018 - $2,332.44; prior years were also in this billing range.
Mr. Carroll averaged these two billings at $2,142.00, and recommended Calvary payment of $2,142.00 pending resolution of the water meter and increased billing issues with the RWA. This could be a 90-day extension for Calvary Church.

Another way is to take the average of the two previous years, use that number as payable, and Mr. Gancarz said anything being investigated is deferred until resolution. This would be without penalty to the Calvary Church.

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

MOVED that the Water Pollution Control Authority (WPCA) requests payment from Calvary Life Family Life Worship Center for the 2019 Sewer Bill in the amount of $2,142.00; the balance of that sewer bill will be suspended for 90-days pending a report back from Calvary Church; and there will be no penalty accrued or imposed on this unpaid balance.

Discussion
With regard to submitting information on the RWA meter inspection and resolution, Mr. Gancarz advised the Pastor to communicate directly with him and submit the information to him.

It was recommended by the Authority that the Pastor and Mr. Boulanger contact Tim Slocum, RWA representative for Cheshire.

Pastor DeFrancesco and Mr. Boulanger expressed their appreciation to the Authority members for their consideration and assistance with resolution of the sewer bill.

VOTE The motion passed unanimously by those present.

b. 2019 Septic System Failure Report-Chesprocott
The annual report was submitted. Mr. Gancarz will add the data to the GIS System.

2. APPLICATIONS
None.

3. PROJECTS
a. Payment Application #2000325210 from AECOM dated 2/18/2020 for $1,405.62

MOTION by Mr. Scannell; seconded by Mr. Carroll.
MOVED that the WPCA approve Payment Application #2000325210 from AECOM dated 2/18/2020 in the amount of $1,405.62.

**Discussion**
Mr. Gancarz has reviewed the invoice, which should be the last one from AECOM, and approves it for payment.

**VOTE**
The motion passed unanimously by those present.

**4. SUPERINTENDENT'S REPORT**

a. **Status of Plant Operations – Inspection Report 09/06/2019**
Scott Hallier, Plant Superintendent, reported the plant is running well; the plant is experiencing a normal January and February; flows are a little elevated to about 3M, and peaking at 3.5M; and, mechanically, everything is good. The plant is getting ready to start up phosphorous removal system in April, and UV startup in May. Staffing is still down one person. In the proposed budget there is a request for the Electrician to be a full-time employee, undertake some operator duties as well as electrical duties. This should alleviate some of the short staff issues. The Electrician is taking classes for licensure for Operator Class 1, will complete the educational courses, and take the test.

Supt. Hallier and the Authority members reviewed the DEEP Inspection report of the Waste Water Treatment Plant.

Chairman Perrotti asked for Supt. Hallier’s perspective and conditions around the inspection, what happened, and what is being put in place to prevent these or other things from happening.

Supt. Hallier explained the inspection is a semi-annual inspection by DEEP. They come in, as they want, inspect all the records and paperwork for two (2) years; take a tour of the plant; look at all equipment at the plant. The plant did not get any “NOVs”...Notice of Violation.

**Flow Meter Calibration** – This is required once a year; WWTP has done this in October; and now DEEP has changed this time to July; the calibration was done following the inspection in October and will be done again in July 2019. This is now included in the maintenance system program.

**Phosphorus and Nitrogen Level Overages** – Supt. Hallier explained that this was not a "bypass event"...the plant did not lose any effluent from the plant. The computers that control the operations of the equipment itself lost their program; monitors were frozen; it is unknown how or why this happened. The assumption is a power bump; when this happens the monitor shows things looking fully operational...but the monitor is frozen. If you go outside and look it can be seen that something is not operating...pumps not
working, overflowing a gate here and there. This lasted from a night into a day and was found the next morning. It is assumed a power surge affected the computer to drop out the program. The software company was called; their people came in; and they reloaded the program; and the system is up and running. It is part of the SCAITA.

In response to a question from Mr. Carroll about regular updates on the SCAITA program, Supt. Hallier said this reporting is not received. This system is not on-line, so anything to be upgraded is done by the outside computer company, Napp Engineering of Prospect CT.

Mr. Carroll asked if it is obvious from the monitor that it is remaining static, and triggers something to be done.

That is correct, and Supt. Hallier said if no one is there to see it... it is not noticed until someone comes into the offices. Freezing of the monitor has not happened since the last time. The issue was definitely a software issue; it was not an equipment failure; there are no alarms for software problems.

In the inspection report, the estimation is to file an official bypass report through the DEEP website when it happens. Supt. Hallier said the monitor issue was not loss of equipment... not a bypass... it was loss of software, and equipment was functional. He and staff will keep their eyes open for software/monitor issues.

Supt. Hallier informed the WPCA that all licenses are updated and recurring. Every day there is a routine... morning rounds... where every system, building, and entire plant is checked out.

From his perspective, Chairman Perrotti said any other glitch or software error or interruption should be addressed in the same way as was done.

There are surge protectors and oversight protectors on every service coming into the building, and Supt. Hallier said what happened was a fluke.

Clarifier-Sludge Levels — Mr. Gancarz asked why there is such a high blanket.

According to Supt. Hallier there were no problems; the plant was carrying a high inventory; in June there were high flows; septage was high and that increased the blanket levels; and only so much can be processed into the digester. The crews spent two weeks running extra truckloads of sludge out to reduce inventory; there are no required permits on inventory.

Mr. Gancarz commented on the EPA having enforcement action going for collection/management/maintenance operation systems. Cheshire has never had such
a system. DEEP could be looking for this system in the future along with a FOG program.

Supt. Hallier reported Cheshire has a FOG program, but not an official CMOM program. Funding will be needed to pull all this together and hire a consultant to put together a program. There is a maintenance program developed by staff...a five (5) year rotation of cleaning sewer lines around the town, a weekly check program of pump stations. A CMOM will have to be developed according to DEEP and EPA guidelines.

Chairman Perrotti recommended development of a “check list” on these issues.

Mr. Gancarz will develop a check list, work with Supt. Hallier, fill in the blanks on things to be done in-house and outside help may be needed.

According to Supt. Hallier, the DEEP will work with plant staff on a maintenance program, will cite violations, and it’s like an informal OSHA inspection.

5. TOWN ENGINEER’S REPORT
   No report.

6. NEW BUSINESS
   a. Tighe and Bond 2019 Sewer Survey Costs
      The Authority members reviewed the 2019 information. Mr. Gancarz said Cheshire stands well; trends are most important; 2019 average sewer fee is $475; median fee is $413; 50% of the towns charge a flat fee; 50% charge an annual fee. There is a new water usage estimate based on 5,000 gallons per month (was 6,000 gallons) for residential users. Cheshire’s rate structure last year was based on close to the 5,000 gallons.

      The Authority members discussed the option of semi-annual sewer billing; it would be similar to tax bills with payments in two installments.

      With the recent sewer billing, a few commercial users did call Public Works regarding their bills.

   b. Election of Officers

      Mr. Perrotti and Mr. Urbano were reappointed to the WPCA by the Town Council in January 2020.

CHAIRMAN

MOTION by Mr. Carroll; seconded by Mr. Scannell.
MOVED to elect John Perrotti as Chairman of the Water Pollution Control Authority.

There were no other nominations.

VOTE The motion passed unanimously by those present.

**VICE-CHAIRMAN**

MOTION by Mr. Perrotti; seconded by Mr. Beach.

MOVED to elect Steve Carroll as Vice-Chairman of the Water Pollution Control Authority.

There were no other nominations.

VOTE The motion passed unanimously by those present.

7. **OLD BUSINESS**
   a. **Sump Pump Committee Update**

   Mr. Carroll, committee chairman, noted the committee last met in 2016, and the two other members no longer serve on the WPCA. Another committee should be formed by the Chairman.

   Chairman Perrotti recommended Steve Carroll, Jason Beach and Tom Scannell as Sump Pump Committee members.

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

   MOVED that the WPCA approve the appointment of Steve Carroll, Jason Beach and Tom Scannell to the Sump Pump Committee.

   VOTE The motion passed unanimously by those present.

   Mr. Carroll talked about his going through old information and records for this committee, and there being lots of information available for review. He noted that Mr. Gancarz has provided information on self-reported sump pumps, flow meters installed throughout town for a short period of time, and there is data on I&I problems. There are some funds available for I&I remediation.

   According to Mr. Gancarz this is about $300,000 in one account and $150,000 in another account.
One year a flyer was sent out with the sewer bill about I&I, and Mr. Carroll noted it talked about actions that can be taken, smell tests, etc. There can also be an ordinance for real estate purchases to include a sump pump inspection process. The committee will meet in April just prior to the regular WPCA meeting. The committee can identify a few strategies to address the I&I problem.

8. APPROVAL OF MINUTES – January 22, 2020

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

MOVED to approve and accept the minutes of January 22, 2020 subject to corrections, additions, deletions.

Corrections – Page 2, line #2 – should read..."Mr. Gancarz said there is no withholding of payment.” Page 3 – should include..."MOVED to adjourn the meeting at 8:00 p.m.”

VOTE The motion passed unanimously by those present.

9. ADJOURNMENT

MOTION by Mr. Scannell; seconded by Mr. Beach.

MOVED to adjourn the meeting at 8:32 p.m.

VOTE The motion passed unanimously by those present.

Attest:

______________________________
Marilyn W. Milton, Clerk
April 21, 2020

Water Pollution Control Authority
Town of Cheshire
84 South Main Street
Cheshire, CT 06410

Re: Feasibility Approval / Tri-Star Development, LLC

Dear Authority Members:

At the regular meeting of the Authority held on December 12, 2018, the Authority granted Feasibility Approval for the Applicant’s subdivision for property at 1953 and 2037 Highland Avenue. The Applicant is seeking a modification that would include in the Feasibility Approval two (2) additional alternatives to provide sanitary sewers to the property.

Specifically, the Applicant is proposing two (2) alternatives that would route the system westerly to Dickerman Road and then southerly along Dickerman Road to an existing manhole near the intersection of Dickerman and West Johnson Avenue. The first alternate proposes to cross Dickerman Road in the same manner as the existing approval by suspension on the Dickerman Road crossing of I-691. The second alternative is directional boring under I-691. Both alternatives propose using fusible C-900 PVC pipe or 6" HDPE pipe throughout the entire system, except that the design of the suspension under the I-691 crossing would be the same as previously approved. We believe that both types of pipe have been approved by the State.

Additionally, we are seeking a modification that recognizes that we are proposing that the pump station be accepted by the Town of Cheshire since the proposed subdivision will have individual property owners with different uses unlike a single owner user.

Attached is a copy of the Master Plan which I do not know if you have seen and which shows the pump station located as previously proposed and the route to West Johnson Avenue along Dickerman Road. We will join your meeting of Wednesday, April 22nd to answer questions you may have.

In view of the uncertainty associated with the COVID-19 shut down, the Applicant would greatly appreciate the Authority’s action tonight on its modification requests.

Very truly yours,

FAZZONE RYAN & RICCIUTI, LLC

Attorneys for Applicant

By: Anthony J. Fazzone
AJF/vlc
Enclosures
E-mail: afazzone@fazzonryan.com