

MINUTES OF THE TOWN OF CHESHIRE WATER POLLUTION CONTROL AUTHORITY MEETING HELD ON THURSDAY, APRIL 24, 2020 IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410. Public access made available through live streaming on YouTube at https://www.youtube.com/channel/UC4_xey3QiJmwe57R_6K94Dw Public comments accepted at Comments@cheshirect.org and at 203-271-6638. Video will be available on Channel 14 and on demand at www.cheshirect.org as soon as possible.

Present

John Perrotti, Chairman; Steve Carroll, Vice Chairman; Jason Beach, Tom Scannell, James Urbano

Absent: Abdul Abdelghani, Zack Wellburn

Staff: Walter Gancarz, Town Engineer

The group Pledged Allegiance to the Flag.

Chairman Perrotti called the meeting to order at 4:30 p.m.

ROLL CALL

Mr. Perrotti called the roll and a quorum was determined to be present.

The group Pledged Allegiance to the Flag.

1. PUBLIC COMMUNICATIONS

a. Tri Star Development Communication

i. Tri Star Preliminary approval memo

ii. WS Development Final Approval memo

Mr. Perrotti gave a brief summary of the application, Tri-Star Development, a development in the north end of Cheshire. There is sewer connection based on the original application (W.S. Development). For Tri-Star, there could be provisional approvals with modifications in place.

Town Engineer Gancarz stated there are three issues which have come up for a modification to the ordinary design approval. They are:

1. Substitution of different types of pipe
2. Instead of going across RT 10 and I-691, go in a southerly location either under or over 691, and connecting to the interceptor at the junction of Dickerman Road and West Johnson Avenue.
3. When the WPCD would take over the pump station.

Mr. Gancarz referred to his memo on these three items, and cited the following:

1. Relates to the pipe; WPCD takes no exception to the HDPE or PVC fusible pipe.
2. There is a clarification from Mr. Knowlton on the location for discharge into the 24 inch interceptor at Dickerman Road and West Johnson Avenue; this leads directly to the recently upgraded West Johnson Pump Station.
3. Relates to when the Authority would take over the pump station; approval from W. S. Development is included in the meeting information; at that time it was envisioned W.S. was developing the whole property, so once a second owner connected to the system the Town would take over.

The current model subdivides the property. As it develops there will quickly be a 2nd and 3rd separate owner connecting. It is in the Town's best interests to own the system at that time.

Mr. Gancarz stated that, as far as these three items are concerned, he has no issues with them. We will have to see final design of the pump station, the forced main location, etc. but there are no issues with the three items stated for modifying the preliminary approval and acceptance.

Attorney Fazzone represented the applicant, Tri-Star Development, and stated his agreement with Mr. Gancarz's statement about the three aspects. There is an existing feasibility approval based on the system W.S. had approved to final design. The applicant acknowledges these being added to the existing feasibility approval...and that would include all the conditions. The most predominant condition would be that all is subject to final approval and design approval by WPCA.

Chairman Perrotti talked about looking at the equipment Tri-Star will use from a pipe perspective. If approved by the State to cross the road, there will be some stringent requirements.

Within the route to Dickerman Road and to the 24 inch pipe (gravity point) an alternative is requested to approve a directional drilling under 691.

Page 17 of 1-A-1 (Conceptual Sewer Forced Main) was displayed on the screen.

Mr. Perrotti noted the force-main is where it crosses 691 to Dickerman Road. The question is whether this can be approved from a directional drilling perspective. He stated his opinion...if the State allows this...they will be more stringent than the Town of Cheshire.

According to Mr. Gancarz, the State DOT is willing to look at it, but they will be more stringent about going over or under 691. The DOT must be satisfied on which way to go.

Mr. Carroll raised two questions. Regarding the pipe, he asked the applicant if they will be using PBC vs. HDPE pipe by the time the application gets to final approval.

Paul Bowman, applicant, stated that by the time of final approval, it will be known which pipe will be used.

Regarding the feasibility application, December 2018, Mr. Carroll asked about the application being modified and resetting the clock.

WPCA will be looking at the motion and modification to the existing approval, and Mr. Perrotti said this would, probably, restart the approval time with this motion passing. Tri-Star could go forward with the design phase.

Mr. Carroll wants the developer to be comfortable with the time frame adopted by WPCA. From a procedural standpoint, it seems to be simpler and more straight forward to approve a new feasibility application. This gives the developer the full benefit of the time window before coming back for final approval. Mr. Carroll stated he does not recall ever modifying a previously approved application.

On a technical point, Mr. Gancarz noted this item is under "Public Communications"...not an application. His understanding was for this to be a Memo of Understanding or clarification of final design parameters.

Attorney Fazzone explained that feasibility has no time frame; final design has a time limit.

It was recommended by Mr. Gancarz that design parameters be accepted by the WPCA.

Following this discussion the Authority members and Mr. Bowman (applicant) were in agreement with such a decision.

WPCA members agreed there should be a formal motion. Mr. Gancarz advised the WPCA can accept the three conditions cited above, to be acceptable for final design, boring under or hanging off the bridge as acceptable means of crossing I-691; the terminal location being the 24 inch main on West Johnson Avenue; and upon acceptance of final design, the pump station would be taken over by the Town once it is completed.

Mr. Gancarz said this model is different from the previous one. W.S. owned the entire parcel; this applicant is sub-dividing within the former W.S. properties; there could be multiple sewer connections.

A question was asked by Mr. Scannell about the “trigger” for when the Town takes over.

In reply, Mr. Gancarz said the trigger should be once it is considered complete, operational, and the first connection is ready to go to the pump station.

This is also a feasibility approval and Mr. Carroll questioned the necessity of completely tying this up as to when the pump station is turned over...that would be done with final approval.

Attorney Fazzone advised the WPCA can make a motion which grants the feasibility request as cited in his letter of April 21, 2020. His letter includes the following: The Dickerman Road route; two alternatives to get across 691; and WPCA recognizing proposing the pump station be accepted by the Town of Cheshire...at the appropriate time. The three alternatives are also cited in Mr. Gancarz’s memo.

MOTION by Mr. Perrotti; seconded by Mr. Carroll.

MOVED that the WPCA approves feasibility, originally awarded to W.S. Development, now taken over by Tri-Star Development, with the three (3) additional requirements:

1. The Town of Cheshire will assume ownership and control of the pump station when completed, which will be detailed during design.
2. That the 6 inch force-main will be connected to Dickerman Road bridge or allowed for horizontal boring underneath I-691.
3. WPCA approves use of either 6 inch HDPE pipes or possible fusible C-900 PVC pipe, which will be directly dumped into the gravity manhole on Dickerman Road. This will be decided before design documents are provided to the Town.

VOTE The motion passed unanimously by those present.

2. APPLICATIONS

a. Hazel Drive Preliminary Application

Ryan McEvoy, P.E. Milone and MacBroom, represented the applicant for feasibility approval for a residential development at 50 Hazel Drive.

The subject property is 22.7 acres; there is frontage on Hazel Drive with slivers on the eastern part of the lot and neighborhood streets; the body of the property is on the east side of a wetlands corridor and Larsons Pond. The west side of the property is the focus of the application.

The property was a convalescent home with many names, one of which was Lakeview. There are two wings of the former home remaining on the property; the home had 100+ residents and a large staff. In 1993 the property converted to the Town's pump station, discharging to the sewer main on Hazel Drive, which has a sewer line currently in place. The home used the sewer for about 10 years until it went bankrupt, and most of the home is demolished. At this time the site is unoccupied with vacant buildings and parking lots. In 1993 the convalescent home was approved for 9,000gpd. In looking at past bills for the property and amounts, it is estimated to be 15,000gpd. Therefore, the utilization range is 9000gpd and 15000 gpd.

Subject Application - The applicant is seeking approval for two (2) residential buildings. The southerly building is close to the location of the prior building; the northerly location is off to the location of the parking lot. Each building will have 57 units; total of 114 dwelling units; there will be 48 studio apt. units; 48 one (1) bedroom; and 18 two (2) bedroom units.

With the application submission, Mr. McEvoy explained the use of the standard residential development flow calculation of 206gpd per unit, which equates to 23,484gpd.

In discussions with Mr. Gancarz, it was thought to be appropriate to consider a different flow estimate given the unit matrix...the vast majority being very small units. Mr. McEvoy noted that 96 of the 114 units will be smaller and the average sewage generation will be below the standard 206gpd. The realistic gallons per day would be 12,005gpd, and Mr. McEvoy said this is an acceptable and comfortable number, and represents utilization of this development.

The buildings will be served by gravity sewer. The pump serving the prior building will not be needed. On-site sewer is shown in green (on the site map); it follows both buildings and connects to the sewer on Hazel Drive.

Mr. McEvoy talked about the sewer on Waterbury Road and its capacity, to the south of the subject site. It is an 8 inch sewer, flat at 4.4%; it conveys the sewage from the northwest part of town, 150 residential homes, apartment complexes, some commercial properties; estimate is 107gallons per unit; under proposed conditions with 12,005gpd from the subject site it would be 134 gallons per unit.

Mr. McEvoy stated the applicant is seeking feasibility for connection for these two (2) buildings.

In his memo of April 21, 2020, Mr. Gancarz pointed out the issues which have been addressed for this application. This area was sewerred; it is located in the growth area; and is an area to be served by sewers. There were concerns about the flow estimates using the cited calculations, 9000gpd and estimated 23,484gpd (which is higher). The facilities plan envisions properties being developed at current zoning...in this case R-20 and R-80. There was a look at refining the applicant's estimates. 206gpd is based on a single family home; this development will have smaller dwelling units. There was a look at the section on Waterbury Road with a critical 8 inch pipe, with ½% slope, and then drops steeply....it is at less than 50% capacity.

The site had an extensive on-site sewer system that connected to the town sewer; this will be abandoned and removed; the last sewer bills were in year 2000, amounts of \$14,000, single family assessment was \$190, and using the same methodology as now, this would have been 75 single family homes. This would be in the 15,000gpd range.

With the proposed use it is similar in quantity to where we were, does not impact the downstream conveyance system, and is in the service area. Mr. Gancarz does not take exception to approving this application.

Mr. Scannell asked if this property requires a grinder pump.

The orientation of the buildings was explained by Mr. McEvoy. First floor will be garage level; floors 2/3/4 are dwelling units which will be served by gravity sewer. The garage floor will not require floor drains, but if required will connect to the sewer.

It was pointed out by Mr. Perrotti that this development is not the same as Elim Park...it is not age restricted; it is a residential building with dwelling units.

Mr. Carroll talked about the 8 inch pipe down Waterbury Road. The flow will increase to 134 gallons per minute; 50% capacity is 160; as a rule, 50% should be the ceiling for a sewer pipe.

Mr. Gancarz said the 50% allows for a factor of safety.

If flows are under-estimated, Mr. Carroll asked how close we get to 160 or beyond...and how long is the 8 inch pipe.

The 8 inch pipe is about 200 feet long, and Mr. Gancarz said before and after is steeper.

The WPCA was told by Mr. McEvoy that he looked at the 150 homes discharging into this pipe, and he estimates about 100 homes discharging. Blackies has a high flow, and believes the existing flows are on the conservative side.

Mr. Beach questioned the existing sewer on site and plans to abandon these pipes.

As things develop, Mr. McEvoy said as part of the pump station upgrade, these pipes will be abandoned.

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

MOVED that the WPCA approves the application for feasibility approvals for the extension of public sanitary sewers for Larsons Landing at 50 Hazel Drive, Cheshire CT; with estimated flow capacity to be at 12,005gpd.

VOTE The motion passed unanimously by those present.

3. PROJECTS – None

4. SUPERINTENDENT’S REPORT

a. Status of Plant Operations

Mr. Gancarz reported there are no issues at the treatment plant. UV started 4/1/20, and Phosphorous starts 5/1/20.

5. TOWN ENGINEER’S REPORT – No report

6. NEW BUSINESS – None

Mr. Urbano brought to the attention of the Authority members articles and information on the impact of COVID-19 on the waste stream. Mr. Perrotti stated initial studies have been done in Massachusetts. There is thinking that by the amount of detectable by-product of the virus the affected population is higher than is shown with symptoms.

May Meeting – Mr. Perrotti explained this meeting may have to be rescheduled due to conflicts with other town government meetings. When decision is made, Authority members will be notified by Ms. Talbot.

7. OLD BUSINESS

a. Sump Pump Committee update

Mr. Carroll has not scheduled a committee meeting due to present conditions, and has put everything on hold.

Calvary Life Church – Mr. Carroll requested this issue be included in the agenda going forward until issues are totally resolved. Mr. Gancarz informed the Authority that the Church paid the undisputed amount after the last meeting. There is still the \$4,000 in question, and it is unknown if the RWA meter problem has been resolved.

The Authority was informed by Mr. Gancarz that, moving forward, there will be significant applications...North End, Whole Foods, medical facilities. WPCA should start a running total on flows to the plant with these applications.

8. APPROVAL OF MINUTES – FEBRUARY 26, 2020

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

MOVED to approve the minutes of February 26, 2020 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

9. ADJOURNMENT

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

MOVED to adjourn the meeting at 5:32 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk