

**MINUTES OF THE TOWN OF CHESHIRE WATER POLLUTION CONTROL
AUTHORITY MEETING HELD ON WEDNESDAY, JUNE 24, 2020 at 4:30 p.m.
VIA VIDEO TELECONFERENCE (PER EXECUTIVE ORDER OF THE GOVERNOR
OF CONNECTICUT)**

Public access made available through live steaming on YouTube at
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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, James Urbano
Absent: Abdul Abdelghani, Tom Scannell, Zack Wellburn
Staff: Walter Gancarz, Town Engineer; Anne McBain, Exec. Asst. to PW Director

The group Pledged Allegiance to the Flag. Chairman Perrotti called the meeting to
order at 4:30 p.m.

ROLL CALL

Ms. McBain called the roll and a quorum was determined to be present.

The group Pledged Allegiance to the Flag.

1. PUBLIC COMMUNICATIONS

a. 251 Talmadge Road – Request for sewer connection

Mr. Gancarz gave an overview of this matter and advised he has visited the subject
property. He has spoken with Mr. and Mrs. Hertell regarding the problems with their
septic system at 251 Talmadge Road, which is located across from Copper Beach.
Due to the serious septic problems the owners want to connect to the sewer system.

On the Facilities Plan the property is surrounded by sewer but it is not listed in the
service area. The owners could put in a lateral going across the street, connected to
the sewer in the right-of-way of Copper Beach. If the Hartells do this they would have
to get approval from Copper Beach and the lateral would be the property of 251
Talmadge Road.

Keith Erickson, AES, reviewed the site and what is needed to connect, and said that it
matched the sketch in the supplemental information.

The connection would be going from the west side of Talmadge, crossing Talmadge into
the right-of-way (where the sewer is located), and connect to the sewer. The lateral is
connected at the property owner's expense. This is an existing house that has a
problematic septic system with sewer's nearby.

Mr. Gancarz recommends that the WPCA approve the connection of 251 Talmadge Road to the sewer system. With Authority agreement, this could be done administratively... if the property owner gets a drawing from the contractor showing more detail.

Chairman Perrotti stated he has no issues or problems with this sewer connection request. He said the question becomes the town engineer review and future plans addressed separately. This situation is a hardship.

Mr. Carroll said this is a valid request for sewer connection.

Mr. Beach agreed with approval of this sewer connection.

MOTION by Mr. Carroll; seconded by Mr. Urbano

MOVED that the WPCA approves amending the Town of Cheshire Facilities Plan/Map to include lot, 251 Talmadge Road, Cheshire CT, as sewered property.

Discussion

The map will be amended to include 251 Talmadge Road, and Mr. Perrotti said there will be no problems with that.

Mr. Gancarz noted that a feasibility application is not required for this single house sewer connection. The property owner must pay a capacity fee.

Regarding how long ago this sewer line has been in, Mr. Gancarz reported it was November 2000 for "Talmadge Crossing." At that time, the sewer connection was paid by the developer.

With approval, Mr. Gancarz said the next step is for the property owner to get a contractor, provide a more detailed plan and application for the sewer connection for the subject property.

VOTE The motion passed unanimously by those present.

2. APPLICATIONS

a. Counter Weight Brewery, 7 Diana Court

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

This application is for construction of a 20,000 SF brewery for sewer system connection at 7 Diana Court. The site is currently occupied by a small industrial office building on the west side of Diana Court. It is an irregular shaped piece of property; it follows north-south trajectory; the dominant feature is the 50 ft. wide gas

easement with two (2) gas mains traversing the site from north to south, parallel to Diana Court. There are sewers on Diana Court and the existing building is connected to the system.

The applicant plans to keep the existing building for office space, construct a 20,000 SF new brewery to the south of the existing building, connect both to a new single lateral connected to Diana Court, achieve gravity sewer for both buildings. This would be entirely outside the gas easement.

The proposed brewery building will include a tap room, limited kitchen facilities, some food preparation on site...specifics have not yet been worked out. Majority of the water will result from the brewery operation itself. The current Hamden CT operation is a good resource to determine how much water is presently used. Based on recent water usage bills, it is estimated usage of 5,000 to 6,000 gpd range. One-third (1/3) of that goes out in cans or barrels containing the products. It is expected that the new facility will have a one-third(1/3) increase in business and output.

To estimate sewage generation, Mr. McEvoy said he took the historical water use data times 1 1/3 to arrive at about 1,000 gpd. No reduction was taken for what goes out in cans and barrels. Projected water use is 8,000gpd represents the upper limit of usage at the site.

At this time, the Hamden CT property has all the office space. The tap room and brewing is in one place, so water usage is comprehensive and all inclusive. Mr. McEvoy stated this is a straight forward connection to the sewer system. Town Engineer comments have been received and the items can be handled at the next step for final application/water capacity. It was noted by Mr. McEvoy that someone at the treatment plant had a question about the nature of the discharge from the brewing process.

Matt Westfall, Counter Weight Brewery, stated most of the discharge is from the cleaning process, sanitizing, making sure food product is safe for consumption, and lots of water is used to clean tanks...and most of this goes down the drain. This is food grade iodine at a high dilution rate...tablespoon per gallon...to accomplish sanitary procedures for day to day operation. There have been no issues with discharge in Hamden.

The Authority members were told by Mr. Gancarz that Supt. Hallier discussed these products with him. Subsequent to that he sent an e-mail and research on the matter...and cited his concern about high BOD or suspended solids discharges, fluctuating PHs from acid cleaning etc.

From a feasibility standpoint, Mr. Gancarz said the existing building is connected to the sewer system, and the new connection will be directly into the northerly interceptor coming from the discharge from the West Johnson Pump Station.

Prior to final design and award of capacity, there is more information needed on the nature of the discharge. Any information from the Hamden CT treatment facility will be beneficial.

Mr. Westfall commented on the current Hamden CT site, high dilution of chemicals/yeast, timing out as effectively as possible, and he will share more data with the WPCA and staff. The discharge is four (4) times a day, which could be less in the new facility with new equipment. One (1) tank being cleaned per day, up to about 90gpd for cleaning purposes; other discharge is about 30gpd to 40 gpd for other cleaning purposes.

With regard to this application, Chairman Perrotti said this is the first step with more details forthcoming on the operation. He suggested Supt. Hallier reach out to other WWTP facilities to get more details on these types of discharges.

Mr. Gancarz said with 8,000gpd of discharge, the majority comes from the tap room and some food preparation. From a feasibility standpoint, there will be a 12 inch main at the front door for connection, and there would be an increase in capacity with a fee charge. In the final design stage, he suggested Mr. McEvoy include a subtraction meter at the owner's expense for water going into the product. Future annual sewer bills are based on water usage so a credit can be taken for what is not being flushed down.

Before getting to final design stage, Mr. Carroll said the WPCA must know what is being flushed that is not normally seen...i.e. one big flush = how many smaller flushes during the day.

MOTION by Mr. Carroll; seconded by Mr. Urbano

MOVED that the WPCA approves the application for Feasibility for extension of the Cheshire CT public sewer system for a brewery located at 7 Diana Court with capacity of 8,000 gpd.

VOTE The motion passed unanimously by those present.

b. Cheshire Craft Brewing, 125 Commerce Court, Unit #7

Ryan McEvoy, P. E. Milone & MacBroom, Cheshire CT represented the applicant.

The applicant is looking to occupy a unit with the industrial building at 125 Commerce Court, unit #7. Some businesses in the building occupy more than one unit; the square footage of the proposed unit for occupancy is 2,400 SF, and it is a smaller operation. The applicant will be brewing on site, have a tap room and outdoor seating in the rear of the building. The building is currently connected to sewer; there is a lateral extension to a pump station which then directs a forced main up to the sewer lateral in Commerce Court. To estimate the sewage generation from this project, there is no history of water usage...it is a new business and new operation.

Mr. McEvoy said the applicant is relying on the following potential sources of waste water generation:

- 1) Waste water generation is associated with the brewing process itself; based on capacity and what will be brewed on the property the estimated waste water is 620gpd from the food operation, two days a week.
- 2) There will be a small number of employees with lower flows on site. The tap room will have waste water generation from customers; about 90 patrons a day under fire code requirements; for bar or tavern, each customer generates 2.7gpd; full occupancy could have 500gpd from patron usage.
- 3) There is no food preparation or cooking on site so it will not be part of the sewage generation from the site; the applicant plans on having a food truck on site.

It is not the intention of the applicant to be open for customer use for seating during days when brewing is being done. The primary daily generation is the brewing operation with employees present. The estimated appropriate range for sewer generation is 700gpd.

Mr. Gancarz cited in his memo that the final approval of water capacity might be handled administratively as there is no new construction associated with the application. There must be evaluation of the current pump chamber on site to insure there are no changes needed.

Jamie Ferguson, applicant, said that for the waste water and cleaning process it will be at 10th of capacity and not close to the distribution model. For two days a week the higher capacity is only about 700 gpd.

For both brewery operations, Mr. Gancarz said his memo is about the same, with some size and characteristic differences. Since Supt. Hallier has not yet responded with his concerns, Mr. Gancarz said it would be good to go final design and award of capacity route administratively. There should be a good sense of cleaning and how it is done, other potential discharges, summary of existing laterals, adequate forced main.

Mr. Perrotti said there is not much difference with flow, and there should be more detail on the characteristics of the flow. He sees no problem with feasibility.

Mr. Carroll asked if this could be handled administratively without an application.

Since there is already connection to the sewer, Mr. Gancarz said he thought the application could just go with feasibility. In light of Supt. Hallier's comments and how Counter Weight is being handled, it is best to have fairness for both applications. This property pumps up to a forced main and gets into a gravity sewer on Commerce Court and connects to Route 10.

For clarification, Ms. Ferguson asked if the WPCA is looking for what is contained inside the waste water.

Mr. Gancarz explained WPCA is looking for breakdown of flows, cleaning processes, chemicals used, and feasibility is needed to move ahead for Planning and Zoning Commission. There must be adequate capacity in the tank and forced main.

MOTION by Mr. Carroll; seconded by Mr. Urbano.

MOVED to approve application for feasibility approval for extension of the Cheshire CT public sewer system for Cheshire Craft Brewery at 125 Commerce Court.

VOTE The motion passed unanimously by those present.

3. PROJECTS - None

4. SUPERINTENDENT'S REPORT

Mr. Gancarz visited the plant this week; all is running well; there are no issues at the plant or at pump stations. With many people working from home due to COVID-19 the waste water flows have increased during the day and stay up. RWA is seeing the same with increased water usage.

Chairman Perrotti commented on information about samples taken on sewage sludge in the New Haven system. They found that there was a viral alert about COVID, 5-7 days before cases were actually reported, and mirrored the number of cases. He shared a photo of the samples from Yale New Haven Hospital.

The WPCA was informed by Mr. Gancarz that the Town Council did not approve the increase in work hours of the Electrician at the WWTP. The recommendation for a full time town engineer was reduced in funding to a part-time consultant.

5. TOWN ENGINEER'S REPORT

The capital expenditure budget (CEP) is being discussed by the Town Council. Mr. Gancarz said the one item for WPCD is the new sewer vac truck, which would replace the older 2001 truck.

Mr. Gancarz officially "retires" on June 30th, but will be available for assisting the WPCD and PW Dept. with engineering duties, as needed. He informed the Authority that the RFP for Engineering Consultant is written but is not out yet. Mr. Gancarz will review anything for the July 22nd WPCA meeting but will not attend. Next month the WPCA can expect the new medical office building at 750 West Johnson Avenue, coming in with final design and award of capacity.

For the selection process of a new town engineer, Mr. Gancarz said he and PW Director Noewatne, Supt. Hallier and Don Nolte will join the process.

Regarding holding an "in-person meeting" at Town Hall, Ms. McBain explained there would be social distancing, wearing of masks, and hand sanitizer would be available. She will keep the Authority updated on in-person meetings and availability of space.

6. NEW BUSINESS - None

7. OLD BUSINESS

a. Calvary Life Church – An e-mail from Mr. Gancarz was sent to the Church Pastor on the billing matter. Because of the pandemic the Pastor asked for a 90-day extension. He reminded the Pastor that the billing is not forgiven, a portion was paid, and upon receipt of more information from the Church by the WPCA, a decision would be made.

The Authority members discussed a 90-day extension. Mr. Perrotti was not in full support of an extension due to lack of the Church providing information to the WPCA. Mr. Perrotti understands there was a leaking pipe found, which was repaired.

Mr. Carroll was inclined to grant the 90-day extension in light of the pandemic and to be a good neighbor under extenuating circumstances. The matter would then be on the September meeting agenda. The Church must be contact with the Town before the September meeting to answer questions, determination of the problem, responsibility for the problem, partial forgiveness of the fee, and be prepared to present a final answer to the Authority.

At this time, there is no information coming, and Mr. Gancarz said more and better information is needed for a technical assessment on the billing. He is okay with granting the 90 day extension, and as part of this extension the WPCA wants information submitted. If information is not received the Town has no option except to enforce the existing bill.

Mr. Carroll asked for the Church to provide a detailed status update/report to the WPCA by the August meeting, with a final resolution by the September meeting.

Mr. Gancarz will prepare a letter to this effect to the Church and copy the Authority members.

b. RWA

Mr. Gancarz said this is for the north end. The Town Council discussed this matter on June 23rd in executive session. There is a proposal from RWA for extending water north of I-691...the cost to be shared between RWA and developer. The Town is working on getting the option for the State land on the northeast quadrant with a five-year option to market it or sell with proceeds going to the State. This all pertains to the development which already received preliminary WPCA approval.

8. APPROVAL OF MINUTES – May 27, 2020

MOTION by Mr. Carroll; seconded by Mr. Urbano.

MOVED to approve the minutes of the meeting of May 27, 2020 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

9. ADJOURNMENT

MOTION by Mr. Carroll; seconded by Mr. Urbano.

MOVED to adjourn the meeting at 5:45 p.m.

VOTE The motion passed unanimously by those present.

Attest

Marilyn W. Milton, Clerk