

Water Pollution Control Authority
September 25, 2013
Regular Meeting
Town Hall – Council Chambers

Members Present: Mr. Matt Bowman
Mr. Steve Carroll (7:45 p.m.)
Mr. Ken Cianci
Mr. Mark Kasinskas
Mr. Tim Pelton (Chairman)
Mr. John Perrotti (Vice Chairman)

Members Absent: Mr. Thomas Scannell

Others Present: Mr. Dennis Dievert, Superintendent, WPCD
Mr. Donald Chelton, AECOM
Mr. Walter Gancarz, Town Engineer

Chairman Pelton called the meeting to order at 7:30 p.m. Roll was called and a quorum determined. The assembled group recited the Pledge of Allegiance. Mr. Pelton explained to the audience how to exit the chamber in the event of an emergency, in compliance with the Fire Marshal's order.

PUBLIC COMMUNICATIONS

There were no public communications to come before the Authority

APPLICATIONS

Core Development LLC 589 South Main Street

Mr. Chris Hulk of Milone and MacBroom addressed the Authority on behalf of the applicant. He stated that the property is located at the corner of South Main Street and Elmwood Circle, north of the funeral home. The development is a planned residential property with 13 multi-family dwelling units. There is an existing house used for office space to the north and an existing residential lot. The lot has an older home with office space on the first floor and contains two rental units.

There is available parking and the existing house is serviced by public water and sewer. The sewer serves the existing house from the line that is located in Route 10. The current house will be maintained. The project is going to have 12 condo townhouse units in three separate buildings.

Mr. Hulk stated that the main house will be converted to three units. Access will be from Elmwood Drive and the existing driveway will be abandoned. Water and sewer will be taken from lines that come from Elmwood Drive. There will be a dog house manhole to

service the line. That plan will change per comments from Mr. Gancarz that it would be better to have the sewer go into the existing manhole.

Estimated flow from the property is anticipated to be 1,950 g.p.d for the entire property, based on 2 ½ persons per unit. Storm drainage units will be installed on the site. The house will continue to be serviced from the line in Route 10, unless it is found that the sewer lines are not in good shape.

Mr. Bowman questioned the predicted gallons per day, noting that some of the units will be three-bedroom units and may house 4-5 people. In response to a query from Mr. Bowman, Mr. Hulk stated that he is not sure of the number of three-bedroom units that will be built, but will get back to the Authority with that information. Mr. Hulk stated that he expects these homes to be starter homes.

Mr. Carroll entered the meeting at 7:45 p.m.

In response to a query from Mr. Dievert, Mr. Hulk stated that there will be separate lines for each unit. He stated that the line will go directly into the manhole. All of the changes discussed will be on the final plans.

Mr. Gancarz stated that he is not in favor of the dog house manhole. Mr. Gancarz sent correspondence to the WPCA with questions and suggestions regarding this project. If the questions are answered favorably and the suggestions are included, he stated that he is in favor of granting feasibility approval. Mr. Dievert concurred with Mr. Gancarz.

Mr. Pelton moved the Feasibility Approval of Core Development LLC which is attached to this document. The motion was seconded by Mr. Carroll and carried unanimously.

Marbridge LLC, 665 West Main Street

Mr. Gregg Fedus of Fedus Engineering LLC addressed the Authority on behalf of the applicant. He stated that he is requesting feasibility approval for this project. The property is currently a 25-bed retirement building. There is also property at 655 West Main Street to the northeast of Marbridge on Jocelyn Lane. It is proposed that the two properties will be merged and the project will be built in two phases.

Phase 1 will be a 25-bed building and when completed all current occupants will be moved to this facility. Phase 2 will consist of rebuilding the existing facility which will double the entire facility to 50 beds. The entire property will be redeveloped.

Mr. Fedus stated that the existing sanitary sewer system is located on Carter Lane and when Phase 1 is completed it will tie into the Jocelyn Lane sewer line and will consist of two manholes connecting into the new building. The plan is to cap service on Carter Lane and tie into Jocelyn Lane.

Mr. Fedus informed the Authority that it is anticipated that flows will double to approximately 2,500 g.p.d. It could actually be less than that because there will still be one kitchen. He stated that he is basing this on the last three water bills, but will obtain bills for the last two years to make the projection more accurate. Mr. Bowman commented that the new facility will also have new plumbing and thus will use less water.

Mr. Fedus noted that the kitchen will be a class four kitchen, and will have grease, fats and oil traps installed. It is anticipated that the project will begin in April of 2014 and be completed by December, 2015.

The WPCA received correspondence from Mr. Gancarz with comments regarding this project and questions to be answered. In response to a query from Mr. Pelton, it was stated that the line in Jocelyn Lane can handle this flow. Mr. Dievert stated that he has no problem with Carter Lane or Jocelyn Lane.

Mr. Dievert commented that he would like to see more detail on how the line is going to be capped. Mr. Hulk stated that he believes that all of the beds in the current facility are occupied.

Mr. Pelton moved the Feasibility Approval of Marbridge LLC which is attached to this document. The motion was seconded by Mr. Kasinkas and carried unanimously.

PROJECTS

AECOM Invoice

Mr. Gancarz has reviewed the invoice of AECOM and notes that the bidding process did take longer than anticipated so the project is slightly over the bid price. Mr. Pelton requested that Mr. Gancarz keep a close eye on the financials relating to this project.

Mr. Perrotti moved that the Water Pollution Control Authority approve Invoice #37376087 of AECOM, dated September 10, 2013 in the amount of \$33,610.84 for work related to the Wastewater Treatment Plant project. The motion was seconded by Mr. Carroll and carried unanimously.

Update on construction start date for Wastewater Treatment Plant upgrade

Mr. Chelton noted that at last month's meeting it was proposed to delay the timeframe for the settling tanks. He stated that AECOM has developed a contingency plan in the form of a change order. Mr. Gancarz stated that the worst case scenario the contractor has agreed to assist with handling high flows if that situation develops.

Mr. Bowman inquired as to whether this would lower the price of the project as it would be finished sooner. Mr. Chelton stated that if the contractor can finish earlier then the

potential exists that five months of resident supervision could be saved. It was noted that the change order cannot be approved by the contractor until there is a signed contract, but the contractor is in agreement with it.

Mr. Pelton inquired as to what the new start date would be. Mr. Chelton stated that the contract must be signed first. At last month's meeting the WPCA approved awarding the contract subject to approval of the DEEP. He stated that the town has received that approval. The contractor was informed of this approval and has submitted all necessary documents with the exception of documentation of flood insurance.

Mr. Chelton anticipates that the contract will be signed next week or the following week. The contractor plans to mobilize the site hopefully by November 1. Pre-construction meetings have been scheduled, and the first one will be held on October 3. The resume of the project engineer will be submitted and he has agreed to answer any questions at that meeting. Mr. Chelton informed the Authority that the engineer is a senior top resident engineer at AECOM and he has worked with the contractor and the project manager previously.

Mr. Dievert stated that he spoke with one of the references submitted by the contract engineer and he received a very favorable reference. It was noted that the engineer stays right on top of the project and is present each work day from the time work commences until it ends. Mr. Dievert and Mr. Gancarz will speak with him before the pre-construction meeting.

Mr. Pelton noted that he is pleased that the project is coming together.

Target Date for Groundbreaking

Mr. Gancarz stated that the groundbreaking ceremony is scheduled for October 16 at 10 a.m. The WPCA, Town Council, town officials and state representatives will be invited. Mr. Chelton will work with Mr. Gancarz to draw up the invitation.

SUPERINTENDENT'S REPORT

Cook Hill Pump Station Rail Repair

Mr. Pelton noted that discussion about repairing the Cook Hill pump station railings took place last month. A quote was received and since it was reasonable, Mr. Dievert ordered the railing and it is being manufactured. He noted the urgency of getting this work completed. The quote is \$5,000 for construction and installation. The town will take care of the bypass and the project is anticipated to be completed in one day.

Mr. Dievert stated that funds will be taken out of his operating budget, but Mr. Gancarz offered that there may be money available from another source. He further stated that funds may be available to replace the pumps. Part of the upgrade will be to replace the

pumps with chipper pumps, which would end a lot of problems. He will have further information on funding at the next meeting.

Mr. Pelton acknowledged that the project should move forward. This is an initiative that needs to be addressed. Mr. Gancarz commented that he would like to put together a spec and bid the pumps if funds become available.

Mr. Dievert informed the Authority that one of the issues with the malfunction of the pumps is the disposal of disinfecting wipes, which are being flushed into the system. The manufacturer claims that they can be flushed, but in fact they cause many problems with the pumps. The new pumps will be cutter pumps which will take care of this problem. Industry officials are being asked to address the problem of claiming that the wipes can be flushed.

Attorney Lord stated that this is a nationwide problem with the wipes and there will be a session where this problem will be addressed. The problem seems to be that the wipes are flushable, but not biodegradable.

TOWN ENGINEER'S REPORT

Water Consumption Billing

Mr. Gancarz reported that there is nothing to report at this time.

Upgrade on North End Development

There is nothing new regarding this development. It is hoped that representatives will come in next month to discuss which design is preferable. They are still looking at two options, one of which will need easements. If that does not prove to be feasible then pumps will be used. The pumping facility will be at the intersection of West Johnson Avenue and Route 10.

Regarding the possibility of obtaining a grant to reduce phosphorus, Mr. Gancarz stated that Cheshire has not been eliminated from receiving these funds, but the decision will be made by the attorneys and commissioners.

Sewer Use Fee

Mr. Pelton noted that it is time to set the sewer use fee for this year. Mr. Gancarz stated that a public hearing should be called for next month to receive input from property owners. A decision can be made at the meeting following the public hearing, or at the next meeting, which will be held on November 20. The tax office would like to have the rate information by November 22.

Mr. Dievert and Mr. Gancarz will compile the necessary backup information regarding the suggested rate and make a recommendation to the Authority. Mr. Pelton noted that fees for seniors have been frozen, so any increase will not impact them.

NEW BUSINESS

Mr. Pelton stated that it will be necessary to change the November meeting date to November 20 because the regular monthly meeting would be Thanksgiving Eve. Proper notice will be given by staff.

Mr. Gancarz presented a map of the area around Copper Beach Drive and Talmadge Road. A property owner inquired of Mr. Gancarz whether his property could be sewered by the town sewer system as he is having difficulty with his septic system. Authority members agreed that no decision could be made until there is an official request presented. It was noted that the area in question is very wet. Mr. Bowman offered that this is similar to the Harrison Road sewer hookup. This type of request is handled by the Authority on a case by case basis. It was noted that the owner would need to obtain a price of an engineered septic system as part of the application.

OLD BUSINESS

Mr. Pelton stated that new forms for approvals and denials have been created, with the spirit of streamlining applications. A new developer's agreement has also been created. Attorney Lord has reviewed the documents and stated that these are templates that can be altered on a case by case basis.

Mr. Pelton moved that the Water Pollution Control Authority approve the new forms relating to Feasibility Approval, Final Design and Award of Capacity and the Developer's Agreement, revised as of July, 2013. The motion was seconded by Mr. Bowman and carried unanimously.

Chesprocott Summary

Authority members received copies of the monthly report from Chesprocott detailing septic system failures and repairs for the month of August. Nothing of significance was noted.

APPROVAL OF MINUTES

Mr. Bowman moved that the minutes of the regular monthly meeting of August 28, 2013, be approved as published, subject to correction. The motion was seconded by Mr. Carroll.

Correction: Mr. Kasinkas was in attendance at the meeting.

The motion, as amended, carried unanimously.

ADJOURNMENT

Mr. Perrotti moved that the Water Pollution Control Authority adjourn at 8:50 p.m. The motion was seconded by Mr. Kasinskas and carried unanimously.

Respectfully submitted,

Tim Pelton, Chairman
Water Pollution Control Authority

Attest:

Susan F. Zwick

Distribution:

Members: W.P.C.A.
Michael Milone, Town Manager
David Schrumm, Town Council Liaison
Andrew Lord, Town Attorney
Donald Chelton/Jon Pearson, AECOM
George Noewatne, Director of Public Works and Engineering.
Dennis Dievert, Superintendent [WPCD](#)
[Walter Gancarz, Town Engineer](#)
Susan Zwick, Recording Secretary

Attachments: Two (2)**APPROVAL MOTION**

The Cheshire WPCA has reviewed the application and submittals for Core Development LLC located at 589 South Main Street for Feasibility Approval for utilization or 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:

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 and Award of Capacity Approval as well as a Sanitary Sewer Connection Permit.

Conditions of Feasibility Approval:

1. The application and submittals are incorporated and made a part of this Approval.
2. All costs connected with the proposed sewer system shall be borne by the developer.
3. The proposed sanitary sewer system shall become a part of the public sanitary sewer system except for that part which is to be retained in private ownership as described on the Feasibility Application form.
4. Recite any additional conditions/requirements mandated by the WPCA here This Approval permits the construction of the sanitary sewerage system in installments or phases, but it requires the construction to proceed in consecutive order of the numbered sections specified.

Recite any additional conditions required by the WPCA here:

1. The applicant will comply with requests in a letter from Walter Gancarz, dated September 17, 2013 as part of this application.
2. Quantified description of average daily flows and number of bedrooms per unit will be presented to the WPCA.

APPROVAL MOTION

The Cheshire WPCA has reviewed the application and submittals for Marbridge LLC located at 665 West Main Street for Feasibility Approval for utilization or 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:

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