

**Cheshire W.P.C.A.  
Regular Meeting  
Wednesday, January 28, 2015 at 7:30 p.m.  
Town Hall – Council Chambers  
84 South Main Street, Cheshire, CT**

**MINUTES**

**Commissioners Present:**

Chairman; Tim Pelton; Vice Chairman; John Perrotti; Matthew Bowman, Steve Carroll, Ken Cianci, Mark Kasinskas, Tom Scannell

**Staff Present:**

Town Engineer; Walter Gancarz; Supt. Dennis Dievert; Recording Secretary, Dawn Guite

**Guests:**

Ryan McEvoy, Professional Engineer, AECOM,  
Matt Ducsay, Professional Engineer, Milone and MacBroom

**CALL TO ORDER:** Chairman Pelton called the meeting to order at 7:30 p.m.

**ROLL CALL**

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

**PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.  
Mr. Pelton read the emergency evacuation notice.

**REGULAR MONTHLY MEETING**

**1. Public Communications** - Nothing to report

**2. Applications**

**a. Cedar Crest Subdivision (preliminary approval of application)**

Ryan McEvoy, Professional Engineer, AECOM, represented the applicant. Mr. McEvoy recapped the detailed application and submittals of Cedar Crest Subdivision for Feasibility Approval for Extension of Public Sanitary Sewers. The proposal is for a 15 lot subdivision off of Jarvis Street. This area on the Town's Map is depicted as "unsewered properties in C&D Conservation Areas and Sewer Recommendations", in a C&D Growth Area which is expected to be sewered. While gravity is identified in the vicinity it is not directly served at the location that is off of Jarvis Street. Other conditions which deter gravity are the proximity of the Cheshire open space and elevation which is 40 ft. higher than the lowest elevation of the proposed development.

E-1 Ejector pumps sewerage is the proposed method for individual properties that are tied to a common force main which discharges to a gravity manhole on Jarvis Street. The manhole

discharges to the Moss Farms Pump Station and Northwest Interceptor. The 15 lot subdivision consists of lots that are smaller in size and compliant with PZC. These lots are over 10,000 sq. ft. in size. A town road to serve these lots is proposed which is just over 1,000 ft. in length with a common force main. An existing home on the property will be connected to the common force main. This parcel, which is serviced by septic systems, can be connected to the Town of Cheshire public sanitary system and pump station which have the capacity to support the potential for future growth.

Chairman Pelton reaffirmed that gravity is not feasible in this location.

MOTION by Chairman Pelton; seconded by Vice Chairman Perrotti.

MOVED to accept the Application for Feasibility Approval For Extension of Public Sanitary Sewers based on the packet of information presented at the January 28, 2015 Regular Meeting of the W.P.C.A. The application is unanimously APPROVED with the following conditions:

1. All costs for the proposed sewer system will be the responsibility of the developer.
2. All property transfers in Cedar Crest Subdivision 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 become a part of the public sanitary sewer system.
5. Additional conditions required by the W.P.C.A. are outlined in the January 21, 2015 memo from Walter J. Gancarz, Town Engineer.

**b. 138 Highland Ave., LLC (preliminary approval of application)**

Matt Ducsay, Professional Engineer, Milone and MacBroom, represented the applicant. Mr. Ducsay recapped the detailed application and submittals of Planned Residential Infill Development for Feasibility Approval for Extension of Public Sanitary Sewers. The proposal is for a two building 11 unit townhouse subdivision off of Highland Avenue. 5 units will be housed in the front building and 6 units will be housed in the rear building. 4 units on the upper level are serviced by gravity and one unit is below a foot level that cannot be reached. While gravity is identified in this location at an existing house on the property, it is not directly served to this site. This existing main is 15 ft. deep and there are no wetlands. An E-1 Ejector pump is proposed to serve the two buildings which discharges by a common force main to the existing sewer lateral into a manhole to the Route 10 town sewer. This lateral will need to be investigated for its condition and adequacy to serve the increased flows. As gravity is not acceptable, the applicant should consider connecting to sanitary sewers located to the east of the property. This is recommended as gravity will be utilized and avoid operating an E-1 station during power

outages. A Plan "A" proposes a single gravity connector and a Plan "B" for 7 units proposes an ejector pump with an emergency back up generator. Homeowners must be notified that these are private systems and that they are responsible for them up to and including the junction with the town system on Route 10. This should be incorporated into the deeds so that new homeowners are made aware of this fact when the property transfers. A homeowners association establishing ownership of the system should be in place for pumping out individual systems in the event of power outages. The Hillside Village Condominium Association is the established homeowner association. It is willing to reach out to make the connection along with a permanent generator in the event of power outages. This should be addressed in the Final Application.

MOTION by Chairman Pelton; seconded by Vice Chairman Perrotti.

MOVED to accept the Application for Feasibility Approval For Extension of Public Sanitary Sewers based on the packet of information presented at the January 28, 2015 Regular Meeting of the W.P.C.A. The application is unanimously APPROVED with the following conditions:

6. All costs for the proposed sewer system will be the responsibility of the developer.
7. All property transfers in Cedar Crest Subdivision 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.
8. The application and submittals are incorporated and made a part of this Approval.
9. The proposed sanitary sewer system shall become a part of the public sanitary sewer system.
10. Additional conditions required by the W.P.C.A. are outlined in the January 21, 2015 memo from Walter J. Gancarz, Town Engineer.

### **3. Projects**

#### **AECOM**

Mr. Gancarz updated the commission on the status of the AECOM project and distributed document with line items/dollar amounts and corresponding invoices to be approved. The project is on target with some issues running over and others running under. In the end they will counterbalance each other. Mr. Gancarz summarized that the majority of the items equal a surplus. Others reflect future costs upon completion of the project; i.e., final inspections, start-up services, compensation for staff, etc. The project is 67% completed. There is a slowdown in shop drawings as the project nears completion. Among the line items are site trips which Mr. Gancarz explained are monthly trips to the project site by the project manager for a review where information can be discussed during progress meetings. Site visits are common within

the industry with the contractor and owner in attendance. Completion of the project is determined to be in August/September with punch list items to be addressed at that time.

**a. AECOM invoice #37501787 dated January 13, 2015 in the amount of \$109,706.23**

MOTION by Mr. Scannell; seconded by Mr. Cianci

MOVED that the WPCA approve AECOM invoice 37501787 in the amount of \$109,706.23 dated January 13, 2015

VOTE The motion passed unanimously by those present.

**b. Carlin Contracting Co. pay estimate #14 dated January 6, 2015 in the amount of \$2,364,778.59**

Mr. Gancarz gave an update that the invoice amount covers the control system, boiler work, a new switch gear, electrical work, control panel for filter press and PCB remediation. A question was raised as to whether any Change Order No. 12 payments are tied into invoice #14. Mr. Gancarz replied that the answer is "no" and that #14 references change orders 1-12 only.

MOTION by Mr. Scannell; seconded by Mr. Cianci

MOVED that the WPCA approve Carlin invoice 14 in the amount of \$2,364,778.59 dated January 6, 2015

VOTE The motion passed unanimously by those present.

**c. Carlin Contracting Co. Change Order No. 12 in the amount of \$25,213.36 (estimated)**

Mr. Gancarz explained that Change Order No. 12 covers two items for \$23,517.47 for PCB removal/disposal, additional coatings for encapsulation and temporary electrical work. This figure is based on time and materials and is a safe number. Mr. Gancarz believes that not all of this money will be required. Cabling has to be moved to remove the PCBs behind it and new wires have to be run. A concern was raised regarding safety while the temporary electrical work is being done. Power will not be interrupted during this work and safety precautions are in place. The \$23,517.47 is a conservative estimate and no more than \$10,000 should cover any additional expenses. Mr. Gancarz reaffirmed that from the beginning of the project \$354,000 in contingency is in place for an additional buffer to cover filter presses. The filter presses have been delayed so that in May or June it can be determined if there is enough contingency money to allow the work to be done. Otherwise the money will come out of the operations budget.

MOTION by Mr. Scannell; seconded by Mr. Cianci

MOVED that the WPCA approve Carlin Contracting Co. Change Order No. 12 in the amount of \$23,517.47

VOTE The motion passed unanimously by those present.

#### **4. Superintendent's Report**

##### **a. Update on Construction progress**

Supt. Dievert reported that the construction is on target and that the new flow pattern will be in operation after the bypasses. The new building is up, running and occupied. Technology is in place and the lab is dismantled. He is waiting for computers to be delivered and installed.

#### **5. Town Engineer's Report**

##### **a. Claims Commission Update**

Mr. Gancarz stated that the Attorney General was to respond to the Claims Commission one week ago on Friday but Ms. Frisk said that the claim had not been submitted. Installation of a new flow meter shows that readings are lower and accurate. Readings taken in October were too low by 3-4% and in November readings were too high by 3-4%. This reaffirms that readings are accurate and helps the case. He will pass on additional information when he receives it from the Claims Commission.

#### **6. New Business**

##### **a. Letter from Chesprocott dated January 6, 2015**

There was no discussion.

##### **b. January 20, 2015 request from Shawn Stanziale of Stanziale Realty for reduction in sewer usage bill**

A letter from Shawn Stanziale requests a waiver of excessive sewer use charge for Bill Number 2015 06 0003438. A water leak was discovered under the slab of the building which once discovered was immediately repaired. Mr. Gancarz pulled bills for the last three years. Two years ago the bill was \$1,010.00. One year ago the bill was \$928.00. This year the bill is for \$4,140.81. As a good faith action Mr. Gancarz advised the commission to consider a percentage number of 25% which is \$1,035 or 30% which is \$1,200. Either amount is more than fair. Mr. Gancarz also asked the Tax Department to run bills for 5 years previously and found that bills have always been under \$1,000.

MOTION by Chairman Pelton; seconded by Mr. Carroll

MOVED to authorize the Town Engineer to modify the sewer fee to \$1,000 and monitor usage closely on a monthly basis.

VOTE The motion passed unanimously by those present.

**c. Reminder: Disclose any Conflicts of Interest to the Town Manager by January 31**

Chairman Pelton reaffirmed that the commission is a bipartisan body and encourages members to abstain from voting on town projects where they have a relationship with contractors or others that are involved.

**7. Old Business**

**a. Review of Sewer Use Fee determination calculation**

Discussion took place regarding a new model for sewer use fee determination calculation. New model mentioned by the Town Manager would require that residents with wells will be required to have water meters. Residents with pools, gardens, sprinkler systems and the like will be billed annually. This will create additional work for a model that doesn't work and an increase of expenses to be processed. The commission prefers to keep the model that is currently in place. When a sewer use fee is proposed at public hearings there is no attendance by town residents. If not broken, why fix it. It isn't worth upsetting the high end population to go to a new model. This is the action of the commission to get it on the record that the model has been reviewed and that a standard protocol is an option.

Mr. Gancarz consulted with the Town of Wallingford which pays for its meters but residents pay subtraction fees.

MOTION by Chairman Pelton; seconded by Mr. Scannell

MOVED to continue to use the current model for sewer use fee and monitor on a yearly basis.

VOTE The motion passed unanimously by those present.

MOTION by Chairman Pelton; seconded by Mr. Scannell

MOVED to withdraw MOTION to use the current model for sewer use fee and monitor on a yearly basis. Mr. Scannell is in agreement with the withdrawal of the MOTION.

Discussion resulted in sharing the perspective of the commission with the Town Manager and keep open for further comments. A decision cannot be made solely by the commission. It is the Town Manager's prerogative to consider perspective, review and comment on.

**b. Approval of Minutes: Regular Meeting held December 17, 2014**

MOTION by Mr. Scannell; seconded by Mr. Carroll

MOVED to approve the minutes of the Regular Meeting of December 17, 2014 as amended.

Amendments

Page 8, Paragraph 1, line 3 under **a. Update on construction progress.**

In the next 2 months *bypasses* will happen.

Page 8, Paragraph 1, line 4 under **b. Authority of members whose terms are expiring.**

Addition: Mr. Carroll will continue to serve on the commission.

ADJOURNMENT

MOTION by Mr. Scannell; seconded by Vice Chairman Perrotti

MOVED to adjourn the meeting at 8:45 p.m.

VOTE The motion passed unanimously by those present.

Attest:

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Dawn Guite, Recording Secretary