

Cheshire WPCA Commission Meeting
Wednesday, August 24, 2016 at 7:30 p.m.
Town Hall – Council Chambers
84 South Main Street, Cheshire, CT

MINUTES

Commissioners Present: Steve Carroll, Vice Chairman, Matthew Bowman, Mark Kasinskas, Tom Scannell, Ken Cianci

Commissioners Absent: John Perrotti, Chairman, James Sima

Staff: Walter Gancarz, Town Engineer; Dennis Dievert, Superintendent WPCD

Others Present: Maura Esposito, Chesprocott Health District, Don Chelton, AECOM, and Dawn Guite, Recording Secretary

PLEDGE OF ALLEGIANCE

The Group Pledged Allegiance to the Flag

ROLL CALL

The recording secretary called the roll and a quorum was determined to be present. Vice Chairman Carroll read the emergency evacuation notice.

REGULAR MONTHLY MEETING

1. COMMUNICATIONS

Mr. Carroll made mention of the letter from Maura Esposito, Chesprocott Health District, which reports information to assist the WPCA in making a decision to extend or not to extend sewers in the areas noted in the feasibility application. Ms. Esposito was present at the meeting to answer questions as needed.

2. APPLICATIONS

a. Feasibility application: Continuation of 66-14 Talmadge Road

Ryan McEvoy from Milone & MacBroom represented the applicant providing updates to the feasibility application to serving this area by septic systems because it is not in a recommended sewer service area. The area being considered is a Conservation Area on the Town's Plan of Development and is adjacent to an existing sanitary sewer service area located to the north. This area is undeveloped land and is not recommended for sewer service in the Town's Feasibility Plan. The applicant has indicated that this proposed system will facilitate serving adjacent Area 12 (Charles and Sir Walter Drives) to the east, which are recommended for sewers in the future.

Mr. McEvoy presented two conceptual sewer service plans. One shows how sewer service can be extended from the proposed development into the neighborhood. It shows graphically how this can be achieved using bare minimum pitch from the development to Charles Drive and Sir Walter Drive. The plan showed 30 of 48 lots on Charles Drive that can be sewerred by gravity. 8 lots to the south on Sir Walter Drive and 10 lots north can be sewerred by gravity. Up to 17 feet depth is being proposed at the Kurtz property which is the maximum amount for gravity sewer service in this development. The only other way to bring sewers to this area (Area 12) is through the existing town roads.

The second conceptual layout shows Talmadge Road south to Wallingford Road and across the Kurtz property. To compare the level of difficulty to bring sewers to this area from the existing sewer line, would require designing a sewer depth that will achieve the same level of service at present and which is being proposed for Area 12 in the application. The profiles attached to that layout show that the sewer depth exceeds 20 ft. and encroaches 28 ft. which is well beyond a reasonable depth needed to construct a sewer.

Lots in Area 12 serviced by gravity were highlighted in green. Lots highlighted in yellow are those which will have frontage for sewers totaling 16 properties. With the proposal sewers will be extended to the edge of these properties. This will also facilitate the town's servicing area. There will be no cost to the town. The design build will be paid for by applicants or future applicants. The only requirement of the town would be to construct a small sewer on Charles Drive. If the town does not accept the application it will be responsible for this project. The cost differential is in the neighborhood of \$550K. In 2010, via Mr. Gancarz, Mr. Kurtz mentioned the possibility of his property being included in Area 12. It was decided at that time that this property be located in Area 13 where sewer service was not recommended. The plan is to build the sewer up to the edge of Mr. Kurtz's property to Area 12.

Mr. Bowman noted that the previous meeting charged the Commission to address questions regarding the application to Mr. Gancarz.

Mr. Bowman asked if the cost of all of the sewers will be covered in this application. Mr. McEvoy clarified saying that the conceptual plan is to build at sewer at Manhole 7 which is at the edge of the property.

Mr. Gancarz said that there was information for the Board to consider from last month's meeting. One of the items for discussion was the minutes of the July 2010 meeting regarding what areas would be discussed for sewers in the future. Areas mentioned were Charles Drive and St. Walter Drive. If a problem were to occur, it would be accommodated. The Kurtz property was not included but would be reevaluated when the other properties were to be sewerred. The other item was presented today by Milone & MacBroom as an option so that if the Kurtz property remained without sewers, and in the future if the town decides to install sewers to accommodate problems, what kind of sewer would be considered. The conceptual plan starts at the corner of Sir Walter Drive, westerly on Wallingford Road and northerly on Talmadge Road. It ends up being a very deep sewer more than 25 feet deep. The cost estimate presented for this is reasonable at \$225.00/foot

(totaling \$500K) for such a deep sewer and for the road to be paved. The sewer that would be available can service 30 of the 47 lots on Sir Walter Drive and most of Charles Drive. Facility plans are being done that involve soils maps and areas that are unsuitable for septic systems. According to Ms. Esposito's research, the soils on Sir Walter and Charles Drives have had 20% complete septic repairs and 40% partial repairs. 30% repairs over a 40 year period is consistent with systems of that age. 3 lots at a subdivision on Talmadge were also tested at and approved for an online system. In 1987 the Kurtz property had approval for a 10 lot subdivision which did not go forward. Further testing in 2014 as a follow up indicated that the soils were disturbed. The goal was to present as much information as possible to the WPCA in order to make decisions going forward.

Mr. Carroll asked if the first property ruled as non sewerable is a single residence? A sewer use plan was developed in 2010 of the areas that had potential for sewers and flow allowance. The minutes show that when this went to public hearing, Mr. Kurtz attended the hearing and asked about his property. At that time it was noted that his property had not been included. Following the public hearing it was taken into account the driving principles of the State's Conservation and Development Plan where it is stated that the town should stay within the developed area and that extension of sewers to conservation areas is prohibited. Taking this into consideration along with the size of the property, it was decided that the Kurtz property should be included in Area 13. Do not extend sewers to areas to promote development. Sewers should be extended to existing developments to solve pollution problems.

Mr. Carroll noted that there has been an update to the State's Conservation and Development Plan which Mr. Scannell confirmed but said that he is not familiar with the current version.

Mr. McEvoy said that the current Plan is entirely different from the original version. There was a simplified version in 2005 that organized properties into several different districts related to conservation. These districts no longer apply. Each property is now weighed based on certain criteria. The current Plan does not reflect how the Plan was approached in 2005.

Mr. Scannell said that at that time the DEEP wanted the Town to establish boundaries. It was talked about for years and that boundaries would be required as to where sewers might go in the future. The DEEP will not pay for a plant that is not solving existing pollution problems.

Mr. Carroll asked Ms. Esposito if the septic failure rates in the Charles Drive/Sir Walter Drive areas are any different from other neighborhoods in towns of that age.

Ms. Esposito answered "no" and that it is expected. Generally septic systems last 25 years depending on how well they are maintained and how many people are in the house. She does expect that there will be more failures.

Mr. Carroll said that if failures occur and if a code compliant system can be rebuilt then there is no problem. Ms. Esposito confirmed this and said that in her memo that repairs that have been made have met code compliance. When the subdivision was put in many of the septic systems are closer to ground water than current code and repairs are expensive.

Mr. Bowman agreed with the average life cycle of septic systems to be 25 years. He stated that one of the problems with the subdivision is that it was built prior to 1976 and did not have to stay above the water table. The other problem is that water is supplied by wells not city water and it will be more difficult to make repairs that are code compliant. He asked Ms. Esposito if there have been any instances where homeowners wanted to put additions on their homes where space did not allow for a septic system. Ms. Esposito said “no” and that nothing in the files reflect this. Mr. Bowman said that prior to 1976 there was not a 100% reserve required as there is today. The Building Department was in charge of testing at that time as Chesprocott Health District was not yet operating. Ms. Esposito said that the current goal is that repairs meet 100% reserve. Soils must be tested and meet 100% code compliance prior to any additions being built. Mr. Bowman said that tank size has increased considerably – 10 to 25 feet.

Mr. Kasinskas asked Ms. Esposito if the term “code compliant” is the same as an “engineered system”. Ms. Esposito said “no”. An engineered system means that a professional engineer designs the system. The only time that Chesprocott requires systems designed by professional engineers is if they are non-code compliant. There are currently no non code compliant systems out there. There have only been a handful of failures there and they are all from 1960. This is not unusual.

Mr. Kasinskas asked Ms. Esposito if the separation distance from a well changes for either a pump system or an engineered system. Ms. Esposito said “no” and that they would have to be 75 feet separating distance as long as the perk test is above 10.

Mr. Sima asked Mr. McEvoy about a manhole on Copper Beach and whether this option was considered. Mr. McEvoy said “no” because there is a property located between Copper Beach and Clearview that is owned by Open Space.

Mr. Sima asked if this area can be entered through Copper Beach. Mr. McEvoy said not presently.

There is only a possibility if rights are obtained.

Mr. Sima said that 60 - 62% of the homes in the application could have sewer systems while the other 35 – 40% will not. Gravity systems cannot be obtained up to 40%. Mr. McEvoy said that 30 lots can be serviced. To achieve service to the entire development, the proposed plan of up to 17 feet will require an additional 10 feet.

Mr. Sima said that a large portion of Area 12 cannot be serviced without a pumping system. Mr. McEvoy confirmed this – that it will be 17 lots. He went on to say that gravity is a much more preferable option. Chesprocott was consulted and recommended Area 12 for an extended sewer system in 2012.

Mr. Bowman asked if an easement for a sewer off of Copper Beach would have to be approved by Inland Wetlands as well as homeowners and mortgage companies. Mr. McEvoy said that the wetlands are wider through this corridor than through the proposed area presented in the application.

Mr. Carroll asked if the Authority is opening to sewer Area 13 and that the technical part of the application has not been thoroughly explored. Now that more information has been provided, he recommended that more time be given to review the application and bring more questions and comments to next month's meeting. He said that there are no plans to his knowledge to sewer any neighborhoods. Mr. Carroll asked that additional questions be sent to Mr. Gancarz.

Mr. Carroll thanked Mr. McEvoy for his presentation and his time.

Mr. Carroll opened the meeting for public comment asking that conversations be limited (1 to 5 or 6 minutes maximum).

Mr. David Schrumm, 369 Sir Walter Drive

Mr. Schrumm stated that it is up to the Commission to decide whether or not the Facilities Plan for sewerage should be overruled. The current category of the Plan states that areas should never be sewerage. This should not be taken lightly. Extending sewers to other areas of town including new areas should not be sewerage. He said that those living in these areas do not want sewers and have lived fine without them for over 30 years.

Mr. Carroll repeated that to his knowledge there are no plans to sewer any part of town.

Mr. Robert Gieseler, 352 Charles Drive

Mr. Gieseler shares the same sentiment as Mr. Schrumm. He is not sure why Area 13 cannot be sewerage. If it fails there will always be an easement. He also does not understand why sewers have to be dug so deep at Area 13. He thinks this must be to accommodate sewerage Area 12. If 1 acre lots are proposed as per town zoning, the wetlands will not be disturbed.

Ms. Eula Inez, 316 Charles Drive

Ms. Inez asked if the sewers will be maintained for free or will it be the responsibility of the homeowner?

Mr. Carroll repeated again that to his knowledge there are no plans to sewer any part of town.

Mr. Carroll replied that an assessor is brought in to assess what the average increase of the home value will be in that neighborhood. That amount of money cannot be exceeded as an assessment against the property owners. For example, the homeowner would be assessed for \$5,000 if that is the increase in value with installation of sewers. The homeowner would pay for the assessment at the same interest rate that the town borrows money and over the same period of time that the town has paid the loan back.

Mr. Paul Narducci (representing his father – Charles Narducci), 389 Charles Drive

Mr. Narducci stated that his family is one of the original families on Charles Drive having septic and there have not been any issues. He said that the town will save a lot of money by throwing out the sewerage ideas. No one in town wants it. It is not good for the town, the community, and the Charles and Sir Walter Drive neighborhood. It will change the fabric of the neighborhood by adding more homes. It should end here. He does not agree with it and will fight it for his father.

Ms. Kara Hunter, 376 Charles Drive

Ms. Hunter stated that those in the neighborhood who have septic vs. those who would be sewerage will get more flooding despite the fact that they have sump pumps. The land will be obstructed so sewers cannot be relied on. There is no guaranteed that foundations will not be ruined.

Mr. Carroll said that this comment is rhetorical but that questions should be refrained at this time. It will be considered but not at tonight's meeting.

Ms. Sharon Sheehan, 345 Charles Drive

Ms. Sheehan is not in agreement with sewers or subdivision coming to this area. It will change the dynamic of the neighborhood. The more development that comes to town, the more traffic there will be. The traffic is a challenge right now.

Mr. Carroll said that Authority members will forward questions to Mr. Gancarz and addressed at next month's meeting.

3. PROJECTS

- a. AECOM invoice #38 dated 8/17/16 in the amount of \$30,515.96

MOTION by Mr. Scannell; seconded by Mr. Bowman

MOVED that the WPCA approve payment of the AECOM invoice #38 dated 8/17/16 in the amount of \$30,515.96. Accepted unanimously by those present.

- b. Project contingency status, August 2016

Mr. Gancarz reported that there is a threadbare surplus of \$6,800.00. It is being worked through the system now that Mr. Dievert has returned.

- c. Carlin Change Order #24 in the amount of \$6,890.53, dated 8/11/16

Mr. Gancarz reported that this is a housekeeping item explaining that there are items due to start ups, reductions for trees that did not take and piping.

MOTION by Mr. Scannell: seconded by Mr. Bowman

MOVED that the WPCA accept Carlin Change Order #24 dated 8/11/16 in the amount of \$6,890.53. Accepted unanimously by those present.

4. SUPERINTENDENT'S REPORT

a. Update on Construction progress

Mr. Dievert reported that operations using methane and oil went unreported during construction and that there will be a cost to the town.

Mr. Dievert reported that on the evening of August 16 the Fire Department was called in because of a flame coming from the methane burner. It is sometimes 8 – 10 feet high. Once the valve is installed the gas level and flame height will be less. Mr. Dievert will continue to assess the situation and re-evaluate when he receives more calls.

b. WPCP and CCI Flow Data

Mr. Gancarz stated that water being discharged at the prisons is 40,000 per day less which is down from last year. This averages to a \$30,000 reduction.

5. TOWN ENGINEER'S REPORT

a. CCI Claims Commission update

Mr. Gancarz stated that there has been no change in the CCI Claims Commission that a court date is scheduled for January 2017.

b. Cook Hill Pump Station

Mr. Gancarz stated electrical drawings are being prepared and the last \$50,000 from Elim Park will be used toward this. The remainder will be a capital request to the Town Council.

c. Capital Budget Report

Mr. Gancarz stated that the West Johnson Pump Station is still in the budget for this year. The final answer will not be until next week.

d. Phosphorous Funding Report

Mr. Gancarz stated that he received an email today from the Town's bond attorney which said that the amendment from the State will be received in a week at which time it will be executed. This will reduce the construction loan interest rate until the loan is closed and that the Town is locked in for the fifty percent (50%).

e. Solar Potential at WPCP

Mr. Gancarz stated that solar potential at the plant should be looked at. Electricity will end up being 6 cents per kilowatt hour and there would be no transmission or distribution because everything will be contained at the plant. This will result in substantial savings.

6. NEW BUSINESS

The Phosphorus rebate bill was discussed.

7. OLD BUSINESS

a. Green Circle Finalist Information

Mr. Gancarz stated that this award was received several months ago and news of it was published in a magazine.

8. APPROVAL OF MINUTES

a. Regular Meeting held July 27, 2016

Mr. Carroll made a motion to approve the Minutes of the July 27, 2016 regular meeting. Mr. Bowman seconded the motion which was unanimously accepted by those present.

b. Sump Pump Committee Meeting held on August 10, 2016

Mr. Carroll made a motion to approve the Minutes of the August 10, 2016 Sump Pump Committee meeting. Mr. Sima seconded the motion which was unanimously accepted by those present.

ADJOURNMENT

Motion made by Mr. Bowman and seconded by Mr. Scannell to adjourn the meeting at 8:45 pm.

VOTE The motion passed unanimously by those present.

Minutes typed and submitted on August 31, 2016 by Dawn Guite, Recording Secretary.

Attest:

Dawn Guite, Recording Secretary