

WPCA

REGULAR MEETING PACKET

**Thursday, July 29, 2021 (Immediately
Following the Public Hearing)
Town Hall Council Chambers**

- i. Regular Meeting Agenda
- ii. RWA Correspondence and maps
- iii. Superintendent's Report
- iv. Legal Notice – Revised Capacity Fees
- v. Proposed Amendment
- vi. Meeting Minutes – June 24, 2021



"The Bedding Plant Capital of Connecticut"

WATER POLLUTION CONTROL AUTHORITY

WPCA AGENDA

Thursday, July 29, 2021 – 7:30 PM

Town Hall Council Chambers, 84 South Main Street

REGULAR MEETING 7:30 PM **(Immediately Following Public Hearing)**

- 1. Pledge of Allegiance**
- 2. Roll Call and Determination of Quorum**
- 3. Public Communications**
 - a. RWA Correspondence – Pipe sleeve under Interstate 691**
- 4. Applications**
- 5. Projects**
- 6. Superintendent's Report**
- 7. Engineering Report**
- 8. New Business**
 - a. Adoption of revised sewer capacity fees for areas north of I-691**
 - i. Legal Notice**
 - ii. Proposed Amendment**
- 9. Old Business**
 - a. Stone Bridge Crossing**
- 10. Approval of Minutes/Meeting Notes**
 - b. Meeting Minutes – June 24, 2021**
- 11. Adjournment**

South Central Connecticut Regional Water Authority
90 Sargent Drive, New Haven, Connecticut 06511-5966 203-562-4020
<http://www.rwater.com>

July 12, 2021

Mr. Perrotti, Chairman
Cheshire Water Pollution Control Authority
1325 Cheshire Street
Cheshire, CT 06410

Re: 18" Ductile Iron Pipe (DIP) Sleeve Under Interstate 691

Dear Mr. Perrotti:

In accordance with our discussion with the Water Pollution Control Authority (WPCA) Board at its April 29 meeting, the Regional Water Authority (RWA) is continuing with the design to extend our transmission main to the north side of Interstate 691 (I-691) along Route 10 to supply water to a proposed development and future customers. RWA has retained the services of SLR (formerly Milone & McBroom) to assist with the design and approvals. SLR has completed a set of draft drawings (see attached) and will be completing a final set for submission to the Connecticut Department of Transportation for their review and approval. As briefly discussed at the meeting, the RWA is pursuing two options at the I-691 crossing. The preferred option would be to go under I-691 utilizing the existing 18" diameter DIP sleeve. The alternative option would be to hang the water main under the existing bridge.

During the meeting, the Board agreed that if the proposed pump station at Dickerman Road is constructed, the WPCA would not have a need for the sleeve, and it could be made available to the RWA. It is our understanding that the pump station project is proceeding.

This project is presently scheduled to be completed by the end of this calendar year. Installation of the water main in Route 10 will be completed first, followed by the I-691 crossing.

The RWA was informed that any submission to the WPCA Board must be received by the 19th of the month, with the meeting to be held on the 29th. It would be extremely helpful if we could be made aware of all documentation requirements the Board has to allow RWA to use this sleeve so that we can ensure all necessary documents are submitted by the deadline. It is my intention to attend the next WPCA meeting to be able to review the required documentation so that the Board can move forward with approval for RWA to utilize this sleeve.

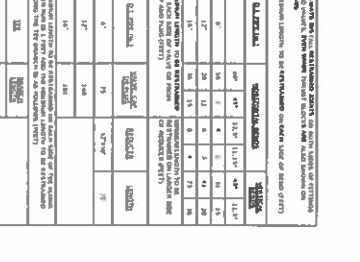
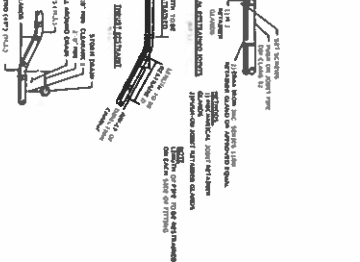
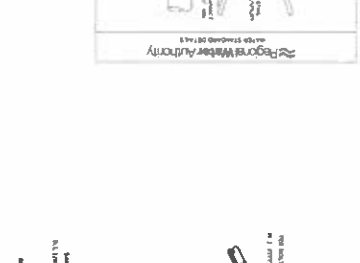
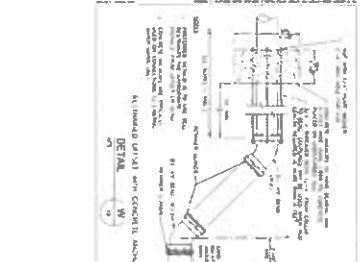
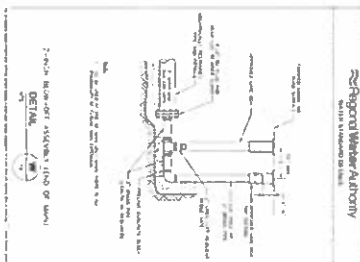
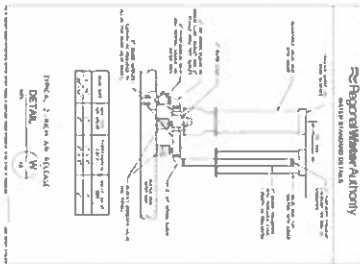
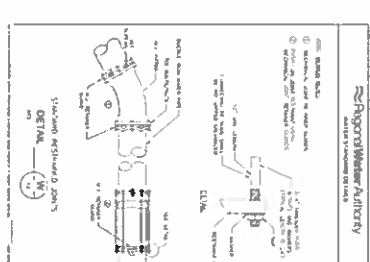
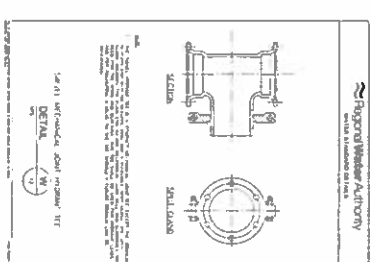
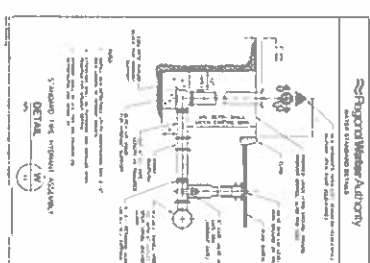
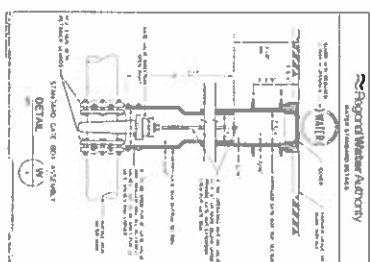
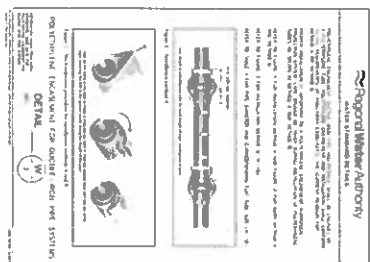
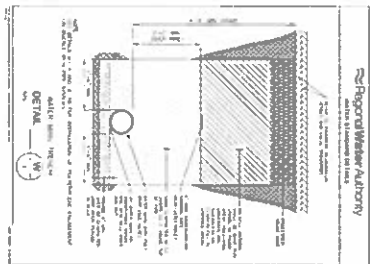
Please contact me at 203-401-6709 should you have any questions.

Very truly yours,

REGIONAL WATER AUTHORITY



Lawrence J. Marcik, Jr., P.E.
Capital Delivery Lead



DUCTILE IRON PIPE RESTRAINT LENGTH TABLE

NOT TO SCALE

PIPE DIAMETER (IN)	RESTRAINT LENGTH (FT)
12	1.0
15	1.2
18	1.5
21	1.8
24	2.0
27	2.2
30	2.5
33	2.8
36	3.0
39	3.2
42	3.5
45	3.8
48	4.0
51	4.2
54	4.5
57	4.8
60	5.0
63	5.2
66	5.5
69	5.8
72	6.0
75	6.2
78	6.5
81	6.8
84	7.0
87	7.2
90	7.5
93	7.8
96	8.0
99	8.2
102	8.5
105	8.8
108	9.0
111	9.2
114	9.5
117	9.8
120	10.0

DRAFT

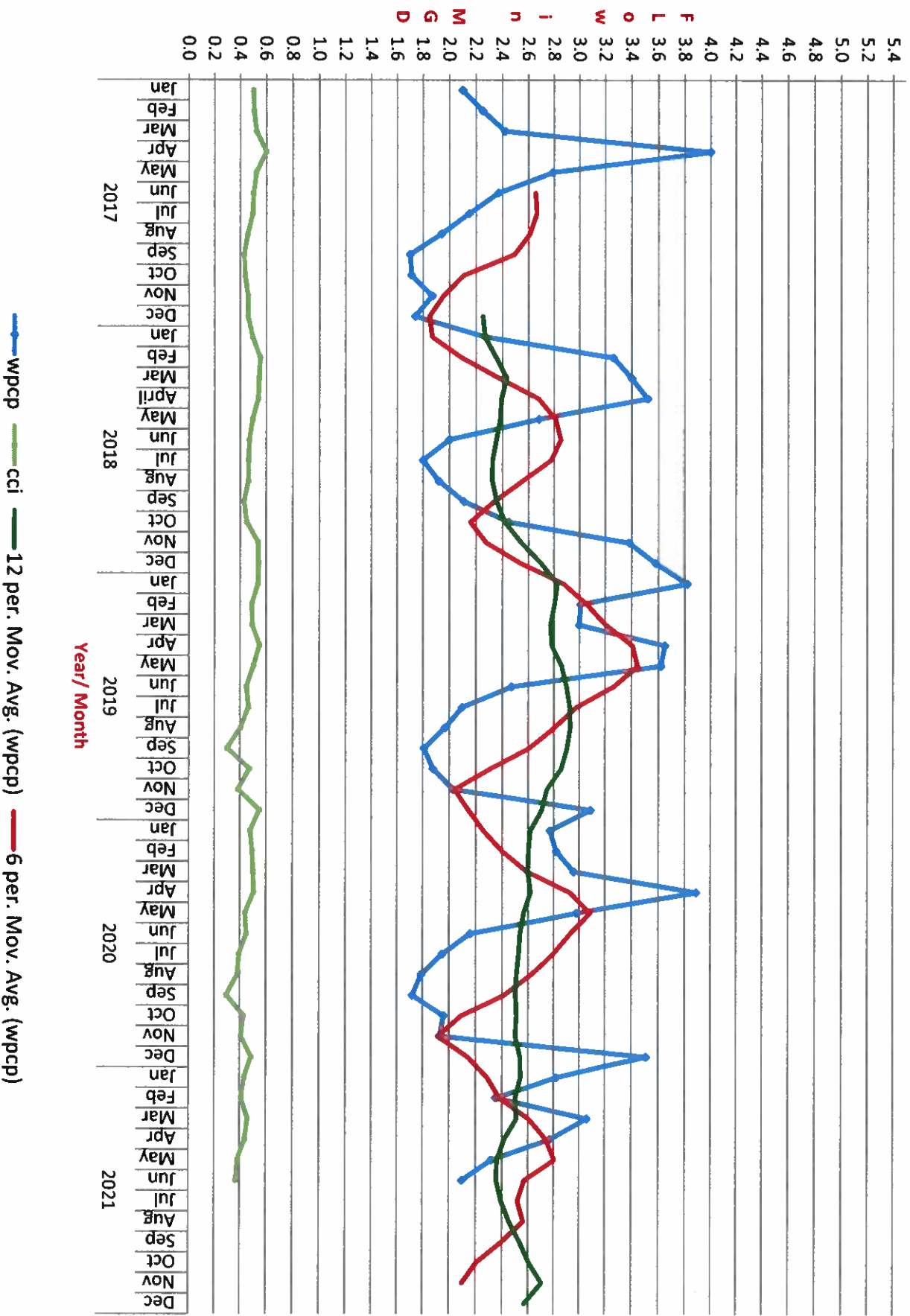
EXPANSION VAULT PLAN VIEW
1/2" = 1'-0"

EXPANSION VAULT SECTION B
2/2" x 1'-0"

EXPANSION VAULT SECTION A
1/2" = 1'-0"

DRAFT

5 year rolling average Flows for Water Pollution Control Plant and CCI



HISTORY OF FLOWS AT THE WPCP AND CCI

PERMITTED FLOW 4.0 MGD MAX ALLOWABLE 6 MONTH AVERAGE FLOW OF 90%=3.60 MGD

2015		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WPCP	AVE/MGD	2.60	2.24	3.47	4.07	2.19	2.02	1.83	1.55	1.52	1.94	1.59	1.79
CCI	AVE/MGD	0.541	0.492	0.591	0.626	0.589	0.554	0.507	0.473	0.477	0.474	0.478	0.482
WPCP AVERAGE													
6 MONTH		2.22	2.28	2.56	2.93	2.96	2.77	2.64	2.52	2.20	1.84	1.74	1.70
12MONTH		2.70	2.69	2.72	2.67	2.47	2.44	2.43	2.40	2.23	2.38	2.35	2.23
CCI AVERAGE													
6 MONTH		0.506	0.512	0.534	0.555	0.567	0.566	0.560	0.557	0.538	0.512	0.494	0.482
12 MONTH		0.526	0.523	0.525	0.526	0.526	0.530	0.533	0.492	0.536	0.534	0.531	0.524

2016		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WPCP	AVE/MGD	2.28	2.82	2.77	2.58	2.21	1.87	1.71	1.82	1.76	1.63	1.60	1.71
CCI	AVE/MGD	0.547	0.563	0.577	0.536	0.486	0.463	0.462	0.468	0.457	0.456	0.449	0.466
WPCP AVERAGE													
6 MONTH		1.78	1.61	2.20	2.31	2.41	2.42	2.33	2.16	1.99	1.83	1.73	1.71
12 MONTH		2.21	2.02	2.20	2.07	2.08	2.063	2.05	2.08	2.10	2.07	2.23	2.06
CCI AVERAGE													
6 MONTH		0.489	0.504	0.520	0.531	0.532	0.529	0.515	0.499	0.479	0.465	0.459	0.460
12 MONTH		0.524	0.530	0.529	0.521	0.513	0.505	0.502	0.501	0.499	0.498	0.496	0.494

2017		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WPCP	AVE/MGD	2.10	2.25	2.42	4.00	2.79	2.37	2.15	1.94	1.70	1.71	1.87	1.74
CCI	AVE/MGD	0.502	0.506	0.525	0.600	0.557	0.503	0.497	0.458	0.429	0.436	0.460	0.460
WPCP AVERAGE													
6 MONTH		1.77	1.84	1.95	1.68	2.08	2.66	2.66	2.61	2.49	2.11	1.96	1.85
12 MONTH		2.05	2.00	1.97	2.09	2.14	2.18	2.22	2.23	2.22	2.04	2.25	2.25
CCI AVERAGE													
6 MONTH		0.466	0.473	0.484	0.508	0.526	0.532	0.531	0.523	0.507	0.480	0.464	0.457
12 MONTH		0.490	0.486	0.481	0.487	0.493	0.496	0.499	0.498	0.496	0.494	0.495	0.494

2018		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WPCP	AVE/MGD	2.27	3.26	3.40	3.52	2.68	2.00	1.80	1.92	2.11	2.45	3.38	3.58
CCI	AVE/MGD	0.495	0.554	0.547	0.539	0.498	0.471	0.466	0.464	0.429	0.452	0.539	0.543
WPCP AVERAGE													
6 MONTH		1.87	2.09	2.38	2.68	2.81	2.86	2.78	2.55	2.34	2.16	2.28	2.54
12 MONTH		2.27	2.35	2.43	2.39	2.38	2.35	2.32	2.32	2.36	2.42	2.54	2.70
CCI AVERAGE													
6 MONTH		0.456	0.472	0.492	0.509	0.516	0.517	0.513	0.498	0.478	0.463	0.470	0.482
12 MONTH		0.494	0.498	0.538	0.495	0.490	0.487	0.484	0.485	0.485	0.486	0.493	0.500

2019		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WPCP	AVE/MGD	3.82	3.01	3.00	3.65	3.62	2.47	2.10	1.97	1.81	1.88	2.03	3.09
CCI	AVE/MGD	0.540	0.492	0.495	0.55	0.505	0.451	0.466	0.406	0.391	0.474	0.386	0.550
WPCP AVERAGE													
6 MONTH		2.88	3.06	3.21	3.41	3.45	3.26	2.98	2.80	2.60	2.31	2.04	2.15
12 MONTH		2.83	2.81	2.93	2.78	2.86	2.90	2.93	2.93	2.91	2.86	2.75	2.70
CCI AVERAGE													
6 MONTH		0.495	0.499	0.510	3.159	0.521	0.506	0.493	0.479	0.462	0.449	0.429	0.446
12 MONTH		0.504	0.498	0.494	0.495	0.496	0.494	0.494	0.489	0.486	0.488	0.475	0.476

2020		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WPCP	AVE/MGD	2.77	2.82	2.96	3.89	2.98	2.16	1.95	1.79	1.72	1.96	1.93	3.51
CCI	AVE/MGD	0.481	0.496	0.503	0.509	0.441	0.452	0.394	0.382	0.296	0.430	0.410	0.489
WPCP AVERAGE													
6 MONTH		2.26	2.40	2.59	2.93	3.09	2.93	2.79	2.62	2.42	2.09	1.92	2.14
12 MONTH		2.62	2.60	2.60	2.62	2.56	2.54	2.53	2.51	2.50	2.51	2.50	2.54
CCI AVERAGE													
6 MONTH		0.448	0.463	0.482	0.488	0.497	0.480	0.466	0.447	0.412	0.399	0.394	0.400
12 MONTH		0.471	0.471	0.472	0.468	0.463	0.463	0.457	0.455	0.447	0.443	0.445	0.440

2021		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WPCP	AVE/MGD	2.82	2.35	3.06	2.77	2.32	2.10						
CCI	AVE/MGD	0.435	0.411	0.460	0.440	0.385	0.371						
WPCP AVERAGE													
6 MONTH		2.29	2.38	2.61	2.74	2.81	2.57	2.10	1.71	1.20	0.73667	0.35	0
12 MONTH		2.54	2.50	2.26	2.19	2.36	2.36	2.19	2.05	1.90	1.74	1.58	1.29
CCI AVERAGE													
6 MONTH		0.407	0.412	0.439	0.441	0.437	0.417	0.345	0.276	0.199	0.126	0.06183	0
12 MONTH		0.436	0.429	0.426	0.420	0.415	0.409	0.376	0.344	0.319	0.283	0.249	0.209

2022		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WPCD	AVE/MGD												
CCI	AVE/MGD												
WPCP AVERAGE													
6 MONTH		0	0	0	0	0	0	0	0	0	0	0	0
12 MONTH		1.05	0.85	0.60	0.36833	0.175	0	0	0	0	0	0	0
CCI AVERAGE													
6 MONTH		0	0	0	0	0	0	0	0	0	0	0	0
12 MONTH		0.172	0.138	0.100	0.063	0.03092	0	0	0	0	0	0	0

2023		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WPCP	AVE/MGD												
CCI	AVE/MGD												
WPCP AVERAGE													
6 MONTH		0	0	0	0	0	0	0	0	0	0	0	0
12 MONTH		0	0	0	0	0	0	0	0	0	0	0	0
CCI AVERAGE													
6 MONTH		0	0	0	0	0	0	0	0	0	0	0	0
12 MONTH		0	0	0	0	0	0	0	0	0	0	0	0

2014													
WPCP	AVE/MGD	2.90	2.40	3.12	4.71	4.48	2.43	2.00	1.84	1.79	1.88	2.02	3.16
CCI	AVE/MGD	0.507	0.520	0.573	0.608	0.589	0.51	0.471	0.457	0.461	0.499	0.513	0.565



The Bedding Plant Capital of Connecticut

TOWN OF CHESHIRE

Department of Public Works and Engineering
84 South Main Street, Cheshire, Connecticut 06410
Phone: 203-271-6650 Fax: 203-271-6659

NOTICE OF PUBLIC HEARING

Pursuant to Connecticut General Statutes, Chapter 103, Section 7-255 and Section 7-247, notice is hereby given of a Public Hearing to be conducted by the Water Pollution Control Authority of the Town of Cheshire at the Cheshire Town Hall, Council Chambers, 84 South Main Street, Cheshire, Connecticut at 7:00 PM on Thursday, July 29, 2021.

At said time and place, a public hearing will occur, following which the Water Pollution Control Authority will consider and take action on a proposed amendment to the Cheshire Sanitary Sewer Regulations regarding the adoption of a new capacity fee schedule for the Interchange Special Development District (I-C.S.D.D) as defined in Section 45B of the Cheshire Zoning Regulations. It is proposed that the Capacity Fees for new developments within the I-C.S.D.D. be established as follows: **Residential (Single Family Homes, Apartment Units and Condominiums): One-Thousand Two-Hundred Dollars (\$1,200.00) per unit; Commercial (Non-Residential) Industrial, Motels, Hotels and Retail : Two-Thousand Two-Hundred Dollars (\$2,200.00) per acre of developable land and that all other Town of Cheshire Approved Sewer Service Areas (Excluding the I-C.S.D.D Zone and Existing Connected Parcels) pay an amount based on \$13.91 per daily gallon of wastewater production potential determined by the water meter size for the connection, as set forth in the current Capacity Fee schedule. A full copy of the proposed Amendment to the Regulations is on file with and available for review in the Town Clerk's office.**

###

**AMENDMENT TO THE
CHESHIRE SANITARY SEWER REGULATIONS
July 29, 2021**

Article Five of the Town of Cheshire WPCA Sanitary Sewer Regulations ("WPCA Regulations") is hereby amended, following a public hearing held on **Thursday, July 29, 2021 at 7:00 PM**, by adopting a new Capacity Fee Schedule to replace the previously adopted version, adopted on June 26, 2009, as follows and said amended version is inserted at the end of Section 5.4 of the WPCA Regulations. The remainder of Section 5.4 and the Regulations remain unaffected and unchanged by this amendment. The amendment is as follows:

The WPCA has determined that to remain consistent with the Town's Zoning Regulations and Town Plan of Conservation and Development, as well as the WPCA Regulations and the Connecticut General Statutes, the Capacity Fee Schedule is hereby amended with respect to connections within the Interchange Special Development District as follows:

New Developments

1. Interchange Special Development District ("I-C.S.D.D.")

- a. The I-C.S.D.D. zone is defined in Section 45B of the Cheshire Zoning Regulations. Projects within the I-C.S.D.D. shall be known as "Interchange Special Development Projects." Any development in the I-C.S.D.D. must be served by public water and sewer and have frontage and access to Connecticut Route 10 (Highland Avenue), or contiguous to and coordinated with an approved I-C.S.D.D. project. The Interchange Focus Area is defined in the 2007 Plan of Conservation and Development, as amended, to facilitate development of a mixed-use commercial center. The area is loosely bound by Connecticut Route 10 to the east, I-691 to the south, Dickerman Road to the west and the Southington Town line to the north.

New connections approved in the I-C.S.D.D. shall be charged the Capacity Fees as set forth in the table below.

a.	Residential: Single Family Homes, Apartment Units, Condominiums	\$ 1,200 per unit
b.	Commercial (non-residential), Industrial, Motels, Hotels and Retail,	\$ 2,200 (See Note 1) per acre of developable land (as shown on an approved site plan) inclusive of building(s) and parking. Easements, open space, wetlands and land determined to be undevelopable shall not be included. Charges are due for the entire parcel unless a phasing plan has been approved.

Notes: (1) The capacity fee for a category "b." development may be adjusted at the sole discretion of the WPCA and established during the feasibility application process when compared to the Capacity Fee Schedule based on water meter service size from other sewered areas in Cheshire, to result in the lesser of the two fee calculations being charged.

2. All other Town of Cheshire Approved Sewer Service Areas
(Excluding the I-C.S.D.D. Zone and Existing Connected Parcels)

- a. The current Capacity Fee is based on \$13.91 per daily gallon of wastewater production potential determined by the water meter size of the connection. New connections shall be charged the Capacity Fee for the connection's water meter size, as set forth in the table below.

Meter Size	Gallons per day Production Potential	Capacity Fee
5/8"	266	\$ 3,700
3/4"	293	\$ 4,076
1"	665	\$ 9,250
1.5"	1,330	\$ 18,500
2"	2,128	\$ 29,600
3"	4,256	\$ 59,200
4"	6,650	\$ 92,500
6"	13,300	\$ 185,000
8"	33,250	\$ 462,500

3. Existing Connections in Town of Cheshire Sewer Service Areas
(Excluding the I-C.S.D.D. Zone)

- a. Existing connections that increase the size of their water meter will be charged the difference between the Capacity Fee for the original water meter and the Capacity Fee for the new larger water meter.

Effective ____, 2021.

**MINUTES OF THE TOWN OF CHESHIRE WATER POLLUTION CONTROL
AUTHORITY MEETING HELD ON THURSDAY, JUNE 24, 2021 AT
7:00 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET
CHESHIRE CT 06410**

Present

John Perrotti, Chairman; Steve Carroll, Vice Chairman; Jason Beach, Tom Scannell and Zack Wellburn

Absent: Aboud Abdelghani, James Urbano

Staff: Dennis Dievert Jr. P.E. Wright-Pierce Engineering; Town Attorney Jeffrey Donofrio

Chairman Perrotti called the meeting to order at 7:02 p.m.

1. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

2. ROLL CALL

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

3. PUBLIC COMMUNICATIONS - None

4. APPLICATIONS

a. Stone Bridge Crossing

Paul Bowman, 387 Mt. Sanford Road, Cheshire CT, applicant, was present for the Stone Bridge Crossing application. Mr. Steve Calcagni was also present.

Mr. Dievert reported on a June 9th meeting with the applicant and attorneys to review remaining open items and redlined unresolved items.

Capacity Fee – There was discussion on June 9th about different methods which make sense for proposed amendments to the regulations to provide for a proportionate fee that is a better reflection of the development in the I-C.S.D.D zone. The outcome of the meeting was an answer for the developer to move forward. Another open issue is timing of the #3 connection. The developer's attorney, Mr. Yaman, proposed a time line to Mr. Nolte and town staff which everyone should be able to work with. The major issue from a time line perspective is the capacity fee. Once there is WPCA satisfaction with Mr. Dievert's proposal there can be conversation with the developer. WPCA can proceed with the public hearing, amend the regulations and adopt the I-C.S.D.D. zone amendment.

Chairman Perrotti stated that for this June 24th WPCA meeting two (2) items are to be addressed. 1) Developer's Agreement; and 2) Review sewer regulation changes proposed by Mr. Dievert.

WPCA Meeting, June 24, 2021 Page 2

Developer's Agreement – Mr. Bowman thanked the WPCA for meeting and discussing the Agreement. He noted the matter is gaining progress, items have been presented, and feedback from the WPCA will culminate with approval of the Agreement.

Conveyance and Acceptance of the Pump Station and Cheshire Taking Ownership – Some of the entities the developer is dealing with are national companies who will not buy into a private pump station. As soon as the station is finished and operating it can be turned over to the town. The town will receive funding after the first unit ties into the sewer system.

Mr. Bowman said the discharge points are on Dickerman Road; the subdivision has 7 lots; #7 is not connected; and there could be a July 28th public hearing. There are 140 residential condo units, the first entity tying into the sewer pump station adjacent to lot #7. #2 is the cross country sewer line from 17.25 to the cul de sac of the new town road which must be built. There are letters of intent from commercial entities. #1 can be done and then move into #2 as soon as possible to make everything work. #7 is the first lot tying in. The town takes over the pump station as soon as the first house/unit ties in the pump station, which must be 100% completed to be used; the phases must follow each other as soon as possible.

At this meeting, Mr. Perrotti said WPCA is not making a motion. It is accepting Mr. Dievert's agreement in which everything is memorialized.

Bonding – Because this is a subdivision, Mr. Bowman said PZC regulations, Section 10, talks about bonding. It is his understanding that the parameters of Section 10 will be utilized other than what is on Highland, which is funded by the State, and bonded by the State...not the Town.

Pump Station - The pump station will be a performance bond.

Attorney Donofrio advised that the subdivision regulations do not determine bonding of the sewer and pump station. They are projects within the jurisdiction of the WPCA. The performance bond remains in-tact on the pump station. When the town takes over the system the performance bond on the line could be terminated.

According to Mr. Bowman there is confusion on building town roads, and under PZC regulations, Section 10, they are done through subdivision regulations. He has done cross country sewers over Talmadge Road under subdivision bonding.

There was a brief discussion on the bonding...performance bonds for the pump station only. Performance bonds and payment bonds are done for different reasons; a payment bond flows down to the contractor for their protection; a performance bond flows up; PZC cannot release a performance bond on the sanitary sewer. Mr. Bowman stated this has been done in the past many times. The statutes have no reference to

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PZC involvement in municipal sewers. The Engineering Department has to inspect the road, storm drainage, sewer, and accept it, and when accepted, everything must be to the satisfaction of the Town Engineers. Attorney Donofrio wants to see some reasons why the coverage is not a performance bond and WPCA obligee. Mr. Bowman will get previous performance bond for other projects to Attorney Donofrio.

Time Line – In the agreement it is 36 months. A list of inspections was submitted by Mr. Knowlton (Engineer) SLR. The list is attached to the minutes.

Fees – Mr. Bowman said the town should have received plans issued for construction which show six (6) changes/amendments made...pedestrian bridge eliminated, design across stone culvert, 16" facing. These changes were looked at by Mr. Dievert; these are stamped plans.

Attorney Donofrio commented on the foot bridge and culvert which were discussed at length at the June 9th meeting. The Council did not want liability with the foot bridge or culvert, and the culvert will be dealt with through an easement.

Mr. Carroll talked about the sewer connection to Route 10 which he wants to see far down the road as possible. He asked about timing of this connection as part of the Developer's Agreement.

From the date the Developer's Agreement is signed, Mr. Bowman said it will be 36 months for connection to Route 10. An easement can be put in place immediately. The applicant is willing to do whatever makes sense for the town to get to this point, and timing starts with the execution of the Agreement.

Amendment to the Sewer Regulations – The goal is to look at I-C.S.D.D. zone, build to the zone, look at utilization structure to promote development in this area.

Mr. Dievert said the amendment proposes to amend the regulations approved as of June 26, 2009. There is similar language in the POCD and zoning regulations. There is only one (1) I-C.S.D.D. zone in Cheshire, and the I-C zone can petition to get into the I-C.S.D.D.

New Connection Fees –attached to the minutes.

Mr. Dievert reviewed the proposed amendments.

- 1) Residential - \$1,500 per unit; Motels, Hotels, 55+aged homes, hospitals – \$500 per room; Institutional - \$2,000 per acre of land etc.; Rentals, C & I \$2,500 per acre etc.
- 2) All other town approved sewer service areas – falls under current capacity rate structure.

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3) Existing conditions in Cheshire sewer service areas.

The proposed amendment is for I-C.S.D.D. zones; it is cleaning up the regulations.

Mr. Dievert talked about looking at 770 units between lots 3 and 7; 3 = 300 units; 7 = 140 units; collect individual payments to upgrade the pump station in case anything else connects; 1,500 units for \$440 is about \$660,000. Some regulations offer relief, and with the proposed development it would not need to charge \$1,500 a unit.

Meter size works for some applications and not others. Mr. Bowman said the glaring point is \$3,700 per household. We are talking about two different water companies... Cheshire and Southington... different entities; have "either or" for construction; and ultimate flexibility through the development community makes sense.

\$2,500 an acre could hurt commercial development; 10 stores/100k S.F. and each store wants its own meter; these companies review everything across the board to make a decision coming to Cheshire or another town; there must be flexibility in the numbers.

Mr. Dievert agreed that "c and d" can be changed; buildings and parking... what is developed and not the entire parcel.

It was stated by Mr. Bowman that the end user for the 7 lots will make the decision whether to invest in the community. Something must be found that everyone can live with, and the I-C zone is four (4) quadrants.

CGS 7-255 has categories of users. Attorney Donofrio noted the last meeting came up with a method for this type of project; fees cannot be waived; fees can be amended in the regulations on a rational basis without opening up the flood gates for every property owner. He said everyone must live with this fee structure, consider what is reasonable for this project and other town projects.

Mr. Carroll requested Mr. Bowman present options/suggestions to the WPCA.

WPCA members continued discussing the fees which will be in three (3) stages; pump station from day one (1); \$1,500 per unit being enough to recoup necessary fees for a pump station upgrade without phases #2 and #3, and every unit occupied. Consider the entire area as full development, 100%; phase #1 is 30% of sewer fees; does the WPCA collect capacity fees from the first subdivision; develop in sections, and what should capacity fee recover. Mr. Carroll talked about capping fees proportionate to the size of the development vs. the entire piece; phase #1 is 1 of 3, and 2 and 3 may not happen. Mr. Wellburn noted a 4-bedroom house @ \$500 per bedroom is \$2,000.

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The 55+ age group homes get additional breaks and Mr. Dievert will research restriction on these units in the I-C.S.D.D. zone. Mr. Bowman will send the special design master plan to the WPCA.

Attorney Donofrio pointed out that when Mr. Dievert does the estimates for 2021 dollars, the costs to upgrade a pump station 25 years out will be higher.

Mr. Dievert will look at the numbers and see where they fall.

Pump Station Design – Mr. Bowman said the design should be considered to handle everything across the street on Highland Avenue, Dickerman Road, the house going down Highland towards Southington line. Flow activity is built into the numbers and the town will be able to charge a "sewer benefit fee". In a past subdivision Mr. Bowman said he ran 1.5 miles of sewer, and the existing house reimbursed the developer. He is willing to give this up to the town now for future benefit of connection fees.

User fees will be set at the same rate as the rest of the town, and Mr. Perrotti discussed formation of a Capacity Fee Subcommittee.

Mr. Carroll said WPCA should get a consensus of what is appropriate and applicable for capacity fees, tighten everything up, present information to the developer. He favors a subcommittee, and offered to serve on the committee.

Chairman Perrotti appointed Mr. Carroll, Mr. Scannell, and Mr. Wellburn to the Capacity Fee Subcommittee. The goal is to move forward faster to the benefit of the developer and the community, and also work with Mr. Knowlton from SLR. Mr. Dievert will work with the committee, look at town GIS maps for the area zoning details, and use SLR consultants and their information.

5. PROJECTS – None.

6. SUPERINTENDENT'S REPORT – Supt. Scott Hallier

An e-mail from Supt. Hallier informed the WPCA that the plant is running very well; everything is below limits with discharge; nitrogen and phosphorous levels and UV working well.

7. ENGINEERING REPORT – Dennis Dievert Jr. P.E.

Mr. Carroll commented on the fact that there is no longer a staff contact person for WPCA in the Town Engineering Department.

The WPCA was told by Mr. Dievert that he deals with Dan Bombero, and meets with him on Fridays. To date this has been going very well.

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Ground Water Discharge – Mr. Carroll asked about a DEEP permit, if developers are allowed to discharge clean water into the sewer system and charge 1 cent per gallon, which was probably set by WPCA many years ago. The residential rate is \$425 a year with about 80,000 gallons annually into the sewer system.

Mr. Perrotti believes this issue is subject to some review when the rates are set.

Mr. Dievert stated this is not approved from the State. Storm water cannot be discharged to the storm drain due to possible contaminants. Supt. Hallier has never dealt with this, has never signed a permit, and some towns do charge for discharge. This could be an issue for WPCA review.

8. NEW BUSINESS

RWA is staying with their planned approach and will not request use of the sleeve for the pipeline.

9. OLD BUSINESS

10. APPROVAL OF MINUTES – MAY 27, 2021

MOTION by Mr. Scannell; seconded by Mr. Beach

MOVED that the WPCA approve the minutes of the meeting of May 27, 2021 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

11. ADJOURNMENT

MOTION by Mr. Scannell ; seconded by Mr. Beach

MOVED to adjourn the meeting at 8:22 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk