"The Bedding Plant Capital of Connecticut"

WATER POLLUTION CONTROL AUTHORITY

WPCA AGENDA – Revised 04/22/2021

Thursday, April 29,2021 – 6:00 PM

Virtual Meeting Via Zoom

(PER EXECUTIVE ORDER OF THE GOVERNOR OF CONNECTICUT)

Public access made available through live streaming on YouTube at
https://www.youtube.com/channel/UC4_xey3QjJmwe57R_6K94Dw
Public comments accepted at Comments@cheshirect.org and by voice mail message at 203 271-6638.
Video will be available on Channel 14 and on demand at www.cheshirect.org as soon as possible.

REGULAR MEETING 6:00 PM (Via Zoom)

1. **Pledge of Allegiance**
2. **Roll Call and Determination of Quorum**
3. **Public Communications**
4. **Applications**
    a. **181 West Johnson Avenue – G & I Cheshire, LLC**
        i. **Memo**
    b. **Stone Bridge Crossing – 1953, 2037, 2061 Highland Avenue & MBL: 3-51**
        i. **Note: Draft Developer Agreement under review by Town attorney**
5. **Projects**
6. **Superintendent's Report**
7. **Engineering Report**
8. **New Business**
    a. **RWA Discussion - Town owned sleeve pipe under I-691.**
9. **Old Business**
10. **Approval of Minutes/Meeting Notes**
    b. **Meeting Minutes – March 25, 2021**
11. **Adjournment**

Town of Cheshire—Department of Public Works

Received
Town of Cheshire Public Works Dept.
APR 14 2021
BY:

Application for Feasibility Approval For Extension of Public Sanitary Sewers

Project Name: 181 W. Johnson Ave. Project Address: 181 W. Johnson Ave.

Zoning District: I-2 Assessor's Map #: 10 Lot #: 30

Applicant's Name: G&I Cheshire LLC Applicant's Telephone Number: Dean Conrad (agent) 860-961-7568

Applicant's Address: 575 Fifth Avenue, 38th Floor, New York, NY 10017

Property Owner's Name: G&I Cheshire LLC Property Owner's Telephone Number: _____

Property Owner's Address: 575 Fifth Avenue, 38th Floor, New York, NY 10017

Contractor's Name: N/A Contractor's Telephone Number: _____

Contractor's Address: _____

Project Details--check and fill in all that apply:

☐ New Discharge ☐ Substantial change in the volume or character of pollutants being discharged. Explain: _____

☐ Residential Number of Bedrooms ____ Estimated Daily Flow in Gallons per Day _____

☐ Commercial Square Footage _____ Estimated Daily Flow in Gallons per Day _____

■ Industrial Square Footage 243,932 Estimated Daily Flow in Gallons per Day 300

Total, estimated capacity required: 300 (gallons per day)

Is food preparation occurring on the property or will it occur as part of this project? No If yes, provide the Public Health Code Classification: ____ [Note: Class 3 and Class 4 must comply with DEEP Fats, Oil and Grease Regulations.]

Connecticut Conservation and Development Plan and Map Designation [check one]: Sewer Service Area Map attached

- ☐ Neighborhood Conservation Area (Map Color Code: Pink)—An extension of public sanitary sewers IS permitted in this area
- ☐ Growth Area (Map Color Code: Beige)—An extension of public sanitary sewers IS permitted in this area
- ☐ Existing Preserved Open Space (Map Color Code: Dark Green)—An extension of public sanitary sewers is NOT permitted in this area
- ☐ Preservation Areas (Map Color Code: Medium Green)—An extension of public sanitary sewers is NOT permitted in this area
- ☐ Conservation Areas (Map Color Code: Light Green)—An extension of public sanitary sewers is NOT permitted in this area
- ☐ Rural Lands (Map Color Code: White)—An extension of public sanitary sewers is NOT permitted in this area

Town of Cheshire—Department of Public Works

Estimated date of occupancy--include estimated occupancy dates for each structure for which a Certificate of Occupancy is required: 2022 Q4

Will the property be developed in phases? Yes If yes, how many? 2 If yes, provide the information detailed in attachment #6 below.

Attach the following to this application:

1. Letter describing the project and detailing all pertinent information necessary for an informed decision to be made on the application, including, but not limited to: Anticipated project start and completion dates; whether the project is to be phased, and if so, the number of phases; whether the proposed sanitary sewer system (or any part of it) is to be retained in private ownership or if it (or any part of it) is intended to become a part of the public sanitary sewer system; who will be the owner of any easements necessary to the project; details of the existing use (if any) and the proposed use; the content of the wastewater to be treated; whether food preparation is occurring or proposed for the site; and the Public Health Code Classification.
2. Locus plan.
3. Topographic map (maximum scale: horizontal 1"=200', vertical 1"=5') showing the following:
    a. Limit of immediate service with the proposed sewer plotted;
    b. Limit of the entire tributary area; and
    c. Easements to be acquired in connection with construction of the sanitary sewer system or in connection with future construction of extensions of the system
4. Preliminary flow computations (average daily and peak flow rates) for the following:
    a. Immediate service area.
    b. Future service area.
5. A color copy of the June, 2005 (or more recent) Conservation and Development Plan and Map of the State of Connecticut on which the location of the property has been clearly indicated.
6. If the property will be developed in phases, attach plans detailing, phase by phase, the planned construction, the timetable of planned construction, the timetable of estimated occupancy for all uses in each phase, the sanitary sewage flow rate for each connection within the phase, and such other data or information as may be requested by the Director or the WPCA. .
7. Ten duplicate sets of the application, including all attachments.

By signing below, I hereby agree and certify as follows:

1. The statements made, and the information provided, in this application and in all supporting documentation are true to the best of my knowledge and belief.
2. I have reviewed, understand, and will comply with The Town of Cheshire Sewer Regulations.
3. I will provide such other data or information as may be requested by the Director or the WPCA as he or it deems necessary to make a decision on the application.
4. Official representatives and agents of the Town of Cheshire, including the Building Official, the Director of Public Works, WPCD staff, or their designees are authorized to enter the property, at reasonable times, for purposes of inspection, observation, measurement, sampling, and testing.

Applicant's Signature see below Date: _____

Property Owner's (or authorized agent's) Signature [signature] Date: 04/13/21

[Printed name of authorized agent] Lauren Hayes

Town of Cheshire—Department of Public Works

********** **FOR OFFICE USE ONLY**********
Dates:

_____ Submitted to Public Works

_____ Statutory "Date of Receipt"

_____ Approved by Planning & Zoning Commission

_____ Approved by Inland Wetlands & Watercourses Commission (write "N/A" if IWWC approval is not required)

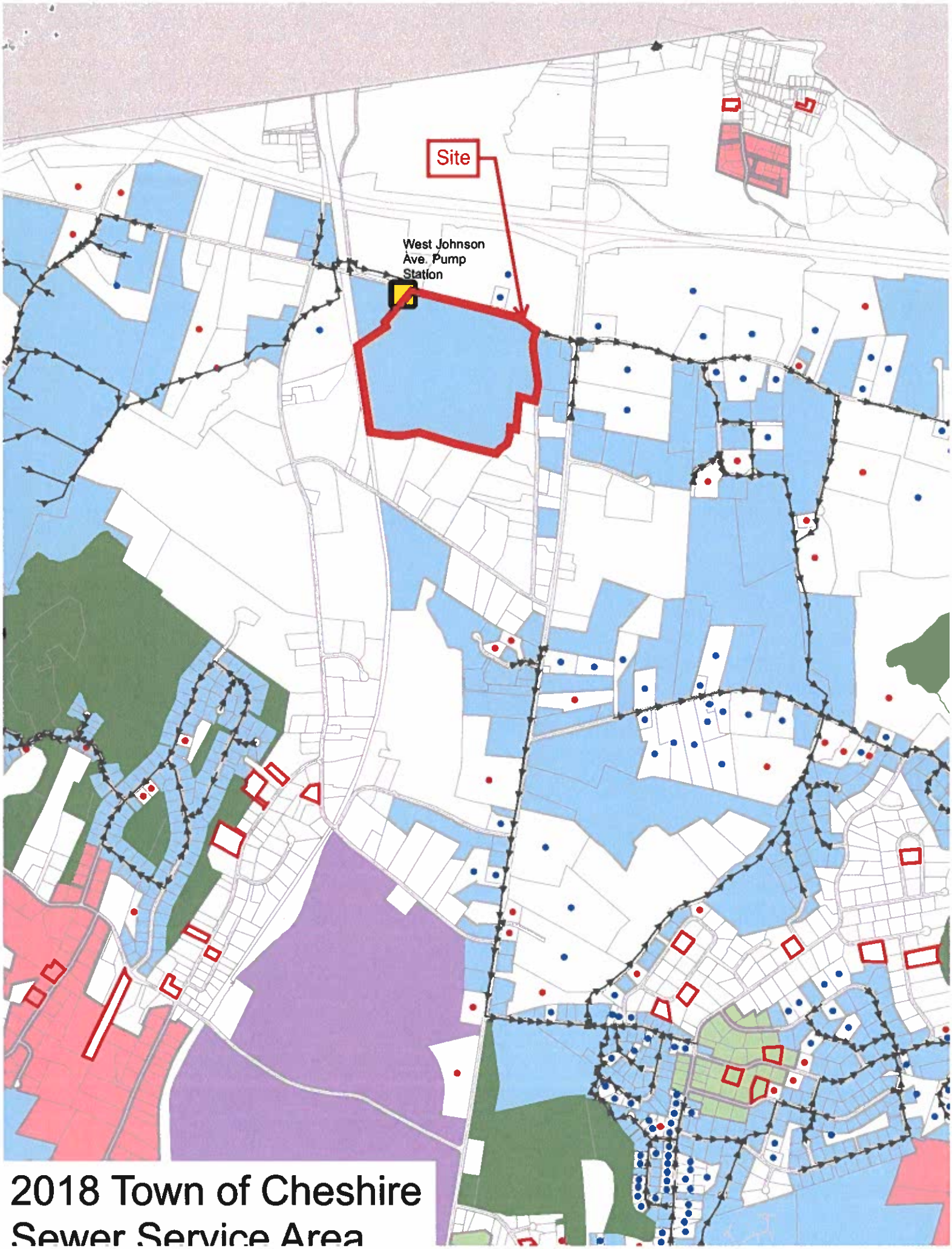
_____ Town Engineer feasibility review report received

_____ Feasibility approval: ☐ Granted ☐ Denied

_____ Additional requirements per Director of Public Works:

_____

_____.



2018 Town of Cheshire Sewer Service Area

MAP

181 West Johnson Ave.

Included in your packet

WRIGHT-PIERCE
Engineering a Better Environment

MEMORANDUM

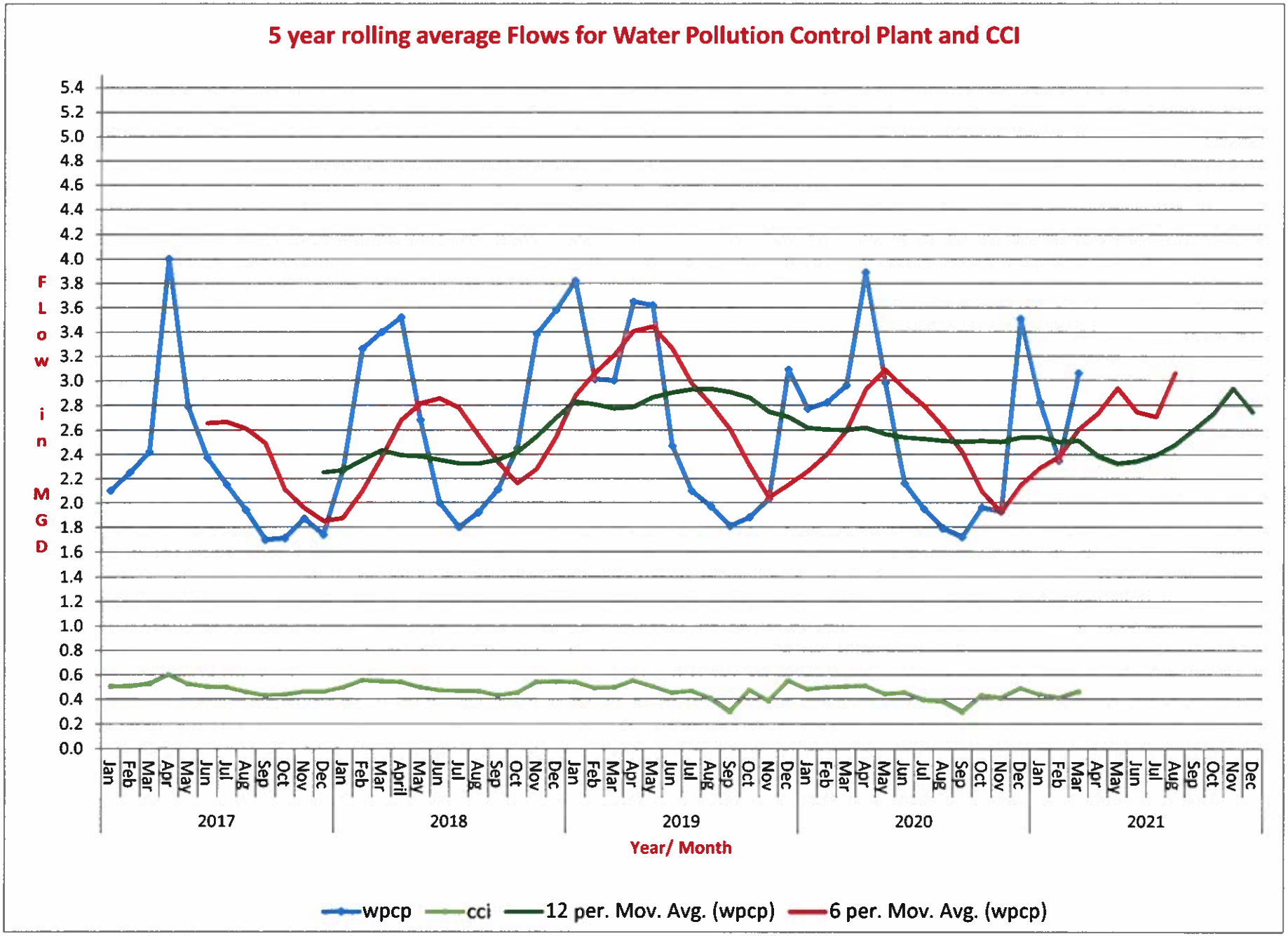
TO:	Water Pollution Control Authority	**DATE:**	4/21/2021
FROM:	Dennis Dievert Jr.	**PROJECT NO.:**	20458
SUBJECT:	Sewer Feasibility Approval 181 West Johnson Avenue		

This application is for a 243,932 square foot addition to an existing 485,600 square foot warehouse facility. The area is depicted on the Town's Map of "Unsewered Properties in C&D Conservation Areas and Sewer Recommendations" as being in a Sewered Area. The existing warehouse is connected to an 8" sewer that increases to a 10" sewer before discharging to the exiting sewer main on West Johnson Avenue upstream of the West Johnson Avenue Sewer pump Station. Projected increase in flows of 300 gallons per day flows are reasonable for the anticipated use. The project proposes the installation of approximately 100-feet of new 8" PVC sewer and one new sewer manhole from the warehouse addition to an existing manhole on the project site before being conveyed to West Johnson Avenue. The project is proposed in two phases and anticipated to be occupied in the fourth quarter of 2022.

The layout of the sewer and provided details are acceptable. It is assumed that there is no proposed increase in water meter size for the project based on the submitted plans. I reached out to the applicant who stated there are no plans to increase the meter size but that they do not yet have a tenant. Therefore, this should be confirmed by the applicant prior to approval. In addition, any floor drains from the addition should be discharged to an oil/water separator.

If the water meter is not being increased in size, the project does not need to pay any capacity fees for the new addition since the existing facility is currently connected to the sewer system and the water meter size is not being increased as outlined in the WPCA Sewer Regulations. If the water meter size is being increased, and sizing provided, then the Capacity Fee shall be based on the difference in meter size and calculated per the Capacity Fee Schedule in the WPCA Sewer Regulations. The method of annual sewer fees for the new addition will be based on the town's currently adopted commercial rate structure.

Subject to the issues addressed above, the project is recommended for feasibility approval.


5 year rolling average Flows for Water Pollution Control Plant and CCI
Flow in MGD
5.4
5.2
5.0
4.8
4.6
4.4
4.2
4.0
3.8
3.6
3.4
3.2
3.0
2.8
2.6
2.4
2.2
2.0
1.8
1.6
1.4
1.2
1.0
0.8
0.6
0.4
0.2
0.0
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
2017
Jan Feb Mar April May Jun Jul Aug Sep Oct Nov Dec
2018
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
2019
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
2020
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
2021
Year/ Month
wpcp
cci
12 per. Mov. Avg. (wpcp)
6 per. Mov. Avg. (wpcp)

4/13/2021

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 AVEARGE													
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

2021		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WPCP	AVE/MGD	2.82	2.35	3.06									
CCI	AVE/MGD	0.435	0.411	0.460									
WPCP AVERAGE													
6 MONTH		2.29	2.38	2.61	2.28	1.96	1.37	0.90	0.51	0	0	0	0
12 MONTH		2.54	2.50	2.26	2.19	1.94	1.76	1.595	1.45	1.30	1.14	0.98	0.69
CCI AVERAGE													
6 MONTH		0.407	0.412	0.439	0.368	0.299	0.218	0.145	0.077	0	0	0	0
12 MONTH		0.436	0.429	0.426	0.383	0.347	0.309	0.276	0.244	0.220	0.184	0.150	0.109

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		0.45	0.255	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		0.073	0.038	0	0	0	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

South Central Connecticut Regional Water Authority
90 Sargent Drive, New Haven, Connecticut 06511-5966 203.562.4020
http://www.rwater.com

April 14, 2021

Mr. Perrotti,
Cheshire WPCA Chair
Water Pollution Control Authority
Town of Cheshire
1325 Cheshire Street
Cheshire, Ct 06410

RE: 18" DIP Pipe Sleeve Under I-691

Dear Mr. Perrotti,

The Regional Water Authority (RWA) is currently working on a project to extend their transmission watermain to the north side of I-691 along Route 10 to supply water to a proposed development and future water users. We currently have water at the intersection of West/East Johnson Ave. and Route 10. One of the major obstacles in extending this watermain is the I-691 highway. We investigated several options to cross, such as, hanging on the bridge, directional drilling and pipe jacking. Recently we became aware, that an 18" DIP pipe sleeve that parallels the bridge and is shown on an as-built drawing by CTDOT. We were informed that this sleeve is the ownership of the Cheshire's WPCA. I would like to attend the next WPCA Board Meeting to discuss the possibility of using this sleeve to bring water to the north side of I-691.

If you have any questions with the above, please contact me at (203) 401-6709. Thank you for your time.

Very truly yours,
REGIONAL WATER AUTHORITY

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

MINUTES OF THE TOWN OF CHESHIRE WATER POLLUTION CONTROL AUTHORITY MEETING HELD ON THURSDAY, MARCH 25, 2021 AT 6:00 P.M.

VIRTUAL MEETING VIA ZOOM

Public access made available through live streaming on YouTube at https://www.youtube.com/channel/UC4_xey3QjJmwe57R_6K94Dw

Public comments accepted at Comments@cheshirect.org and by voice message prior to the meeting 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; James Beach, Tom Scannell, James Urbano, Jack Wellburn
Absent: Aboud Abdelghani.
Staff: Scott Hallier, WWTP Superintendent; Dennis Dievert Jr. P.E. Wright-Pierce; George Noewatne, Director of Public Works; Engineering; Anne McBain, Executive Assistant, PW Department

Chairman Perrotti called the meeting to order at 6:01 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

a. 2020 Chesprocott Septic System Failures
i. Map shows historic septic system repair locations

The Authority members reviewed this map and briefly discussed the historic repair locations and five (5) years worth of data. Mr. Perrotti said his information will help with long term planning. There has been no sewering of existing neighborhoods for 10+ years, and there has been a pattern of sewer failures in the west part of town (Mountain Road, Sorghum Mill Road).

4. APPLICATIONS
Chairman Perrotti changed the order of applications on the agenda, and moved Proposed Residential Infill Development to position (a).

a. Proposed Residential Infill Development – 687 Main Street
i. Memo

Ryan McEvoy, P.E. SLR Consultants, represented the applicant. Mr. McEvoy reported the application received PZC approval. It is a seven (7) unit residential site on the corner of South Main Street and Higgins Road, with all units connected to the sewer system to pumps on South Main Street connecting to the existing manhole at this intersection. At feasibility the WPCA wanted to pursue gravity options. Three (3) units on the east are to be connected via gravity; four (4) units on the west at lower elevation remain on a duplex E1 pump which will discharge to the manhole on the property; and connect to the gravity sewer on South Main Street. All connections, excavations, installations etc. will not be below four (4) ft. below grade.

Consultant Questions (Wright-Pierce) – In response to these questions Mr. McEvoy cited the following:

- The E1 pumps can discharge at the rate of 13 gpm to 11/4inch forced main; 3,000gpd exceeds the estimated gallons per day.
- There is provision for a generator on site located next to Higgins Road for backup power available.
- Flows are unchanged from the feasibility, 206gpd per unit

Mr. Dievert advised that items of concern were answered; there is agreement with the layout; all housekeeping items have been answered…how the existing sub-surface system will be abandoned and documentation on this…or if it has been already abandoned.

Mr. McEvoy said the septic tank will be crushed, leaching field can be easily removed, and information will be provided.

Mr. Dievert asked how water will be metered for the site for calculation of sewer fees, i.e. individual meters.

Mr. McEvoy expects there will be individual meters, but this determination is not finalized with RWA. The information will be provided to staff upon availability.

It was pointed out by Mr. Carroll that individual meters are subject to user fees vs. a single meter for all units subject to the commercial rate.

MOTION by Mr. Carroll; seconded by Mr. Scannell.

MOVED that the WPCA approves the application for final design and award of capacity approval for 687 South Main Street LLC.

VOTE The motion passed unanimously by those present.

b. Counter Weight Brewery – 7 Diana Court
i. Memo

Mr. Urbano recused himself from discussion and action on application b.

Ryan McEvoy, P.E. SLR Consultants, represented the applicant. Matthew Westfall, applicant was also present.

The application is for a 20,000SF brewery and renovation of an existing industrial building on the site. The proposal is for a new connection for the brewery, separate from existing connection on the property. There is a significant gap along the utility easement along Diana Court between the proposed building and the sewer. By re-routing the sewer to the north the applicant can avoid the gas main and gas system, which requires a 2 foot separation for any new connections. The proposal is for a new eight (8) inch main for both buildings. Applicant is asking for an award of 10,000gpd from the original 8,000gpd. As the business increases the usage will be watched, and applicant wants to insure sewer generation of 10,000gpd is available. A general permit to the State will be requested on the sewage generation with a range of pollutants in the sewage based on information provided by the owners. The sewer main connection will be standard 8" line, cast iron; applicant requests award of 10,000gpd in the final design (from 8,000 gpd).

Summary of Mr. Dievert's Memo – WPCA was told by Mr. Dievert that all comments have been addressed. It will be a simple swap; existing connection will be abandoned; a new connection will be installed, tying in at a different location; installation of a new 8" sewer line to serve both buildings, connecting to the town sewer in Diana Court; the new 8" sewer remains private up to the 12" gravity main in Diana Court.

Filtering System – WPCA is interested in understanding the filtering system and process used to remove the hops prior to being discharged. Mr. Dievert asked for a brief overview of this, and sampling information. Once brewery is started up and becomes stable, Mr. Dievert asked for a sample and report to Supt. Hallier.

Matt Westfall, Prospect CT, owner, said there will be separation of all solids from the three (3) main ones...hops, barley malt and yeast. There will be collection of yeast for reuse, and hops will be picked up by a company and composted. Solids (barley malt) will be taken outside, put in a silo, and picked up by a local farmer for animal feed. Mr. Westfall noted everything will be as efficient as possible. Samples of discharge will be provided until WPCA knows there is some consistency to that discharge on an average of every three (3) months.

MOTION by Mr. Carroll; seconded by Mr. Beach.

MOVED that the WPCA approve the application for final design and award of capacity of Counter Weight Brewery Company, 7 Diana Court with 10,000gpd.

VOTE The motion passed 5-0-1; Mr. Urbano recused/abstained.

c. Lot #4 on Tuttle Avenue – Earl J. Kurtz Jr. and Lauren A. Kurtz
i. Memo

Ryan McEvoy, P.E. SLR Consultants, represented the applicants. Mr. McEvoy informed the Authority that the applicants received approval from the Wallingford CT Sewer Department. They request that the WPCA authorize the Town of Cheshire to enter into an inter-municipal agreement with the Town of Wallingford for the applicants to connect to this town's sewer system.

Chairman Perrotti wants to make sure an inter-municipal agreement is in process and Wallingford is accepting the flow.

PW Director Noewatne advised that, with WPCA approval, the Town Manager and Town Attorney review, approve and sign the agreement.

Inter-Municipal Agreement – The Authority members discussed the agreement, whether the applicant is part of a current agreement, is added to the sites on the agreement, or if there is an individual agreement between the parties.

Mr. McEvoy advised the applicants must enter into an individual inter-municipal agreement with Wallingford CT.

MOTION by Mr. Carroll; seconded by Mr. Scannell

MOVED that the WPCA supports the application of lot #4 Tuttle Avenue, Cheshire CT, Earl J. Kurtz and Lauren A. Kurtz, to enter into an associated inter-municipal agreement with Wallingford CT.

VOTE The motion passed unanimously by those present.

d. Ball & Socket Arts Inc. (Phase 1, Building Nos. 2 and 3)
439 West Main Street
i. Memo

The applicant was represented by Chris DeAngelis, P.E. , Bridgeport CT. The application refers to two (2) wooden buildings on Willow Street on the site and getting the first phase of this project going forward. The first phase includes renovation of buildings #2 and #3 - total 7,500-8,000 SF in size. The buildings will house retail use...an ice cream shop, low intense uses, art gallery, administrative offices.

Sewer Connections - It is believed there are two (2) existing sewer connections to the site on the west side, but only one (1) has been verified for the main building on the site which is not part of this application. The 2nd connection is out of the rear of the

building, #5, but it is not yet verified. This application is for the first phase, buildings #2 and #3; they have never had sanitary service; they were used for storage, light manufacturing. The application is to connect buildings #2 and #3 to the Willow Street public system.

Mr. DeAngelis explained that the only way to do this is to get to the existing connection on the other side, through the building or around it to the north...and both would be incredibly difficult. There is no room for trenching or getting machine back there. The applicant wants to make a new connection to Willow Street. Positive response has come from the town's reviewing engineer; flow is low; and the system can accept them. He said this is a sensible way to take care of sewers at this site. There is more to do, and phase #2 starts next year with more applications coming forward.

Summary – There are two (2) existing connections; one is verified; one is not verified; the applicant is requesting a third connection; and Mr. DeAngelis hopes to eliminate one of the two existing connections.

Dievert Memo – Mr. Dievert commented on his memo that details the same information as stated by Mr. DeAngelis. The layout makes sense; he understands the hardships presented; there were just plan drawings and detail sheets are needed for review. When the applicant comes back for the other two (2) buildings, Mr. Dievert asked that all the research be done on the existing connections. Mr. Dievert stated the applicant should have someone televise the sewer connections.

Mr. DeAngelis requested the town share all its information with him...it would be appreciated.

A question was asked by Mr. Perrotti on the process and the Willow Street main being clay, and WPCA seeing more detail on the connection and care required going into this area. Mr. Dievert said the clay breaks when you try to connect to it, and it is old.

Feasibility Application – This project was initially conceived in 2014, and Mr. Dievert stated the feasibility was January 9,2014, January 20, 2014...but the extension letter was not found.

Regarding the 10,000gpd flows, Mr. DeAngelis said this is from the flow study included in the packet. The site is 56,600SF size, and Mr. McEvoy prepared the information.

(Attorney Fazzone entered the meeting).

Mr. Fazzone commented on the Tuttle Avenue summary and inter-municipal agreement on the property. The agreement documents will be sent to Wallingford CT and the Cheshire Town Manager and Town Attorney. Once signed off, the applicant will be set

to hook-up to the Wallingford sewer system. The agreement for Allen Avenue is the same as the one for the Tuttle Avenue application. Attorney Fazzone informed the WPCA that there are "separate individual agreements" between the applicant and Wallingford CT. There is only one (1) multiple agreement for the Wallingford Road age restricted multiple condo units, with one (1) connection to the sewer system.

MOTION by Mr. Carroll; seconded by Mr. Urbano

MOVED that the WPCA approve the final design and award of capacity to Ball and Socket Arts Inc.

VOTE The motion passed unanimously by those present.

e. Stone Bridge Crossing – 1953, 2037, 2061 Highland Avenue & MLB: 3-51
i. Memo

Chairman Perrotti stated that Mr. Dievert, engineering consultant, has gone through the application in detail. He stated this application is for the development of the north end, near I-691, and the application is part of the process for WPCA review. The initial application has gone through review by Mr. Dievert, who provided a letter with comments, which have been reviewed by the developer who has questions and comments. The application is in front of the WPCA for review and action with discussion of the items and open comments.

Paul A. Bowman, applicant, and John Milone, P.E. and Thomas Knowlton, P.E. SLR Consultants, presented the application.

Comments Summary – Mr. Dievert reported the formal application was received on March 11th, which he reviewed in detail. There were meetings with SLR and Mr. Bowman. Mr. Dievert said his recommendation was for the applicant to present the justifications for each of the items at the WPCA meeting and go from there.

Responses to Comments by Mr. Dievert
#1 - The draft Developer Agreement should be included in the application. With projects of this size this agreement must be drafted and negotiated ahead of time for review and discussion.

#2 - With respect to obtaining bonding and permitting, the applicant agreed to provide construct cost estimates for the project as needed.

#3 – Phasing Plan needs further clarification; it seems to change from phases to something else and back to phases; applicant did provide further details on all phases.

Waste Water Collection System to be constructed will be done in three (3) phases; phase #3 could be developed in phase #2 if development is accelerated on lot #5. Phase #1 is construction of all underground piping, sewer manholes, sewer pump station to convey the flows over I-691 west of the Ten Mile River. All the gravity sewer piping from #7 on the plan view to the pump station and sewer forced main, flowing over the bridge on Dickerman Road to allow for development of lot 7. The phasing was provided for construction of the gravity sewer on the site.

#4 – On the plans and topography it looks like there were areas for cuts and fill with questioning the need for cross culvert. This is a temporary condition and cross culvert would serve no purpose; grading line would be upgraded on the next set of plans.

#5 – Force main leaves the pump station, changes material 3 or 4 times along the run; Mr. Dievert not comfortable with this as it could be a potential failure point. It goes from ductile to HDPE, and back; suggestion was to run just ductile all the way and eliminate the last section of HDPE; there was no reason to have the forced main go down hill when it does not go up hill again; the last section would transition to a gravity main. All forced mains would be the same material. This is acceptable to Mr. Dievert; applicant will do as stated; change to gravity sewer on the other side of the bridge; eliminate the air release manhole.

#6 – Force main right away will be subject to requirements of the town's street excavation permit. Applicant acknowledged this.

#7 – Mr. Dievert noted a question about how the town would access the sewer easement in the future. There was talk about a gate on the back side of the pump station, fencing to access this gate; concern about driving a truck over the swale; decision for a 14' wide 2nd gate on the back of the pump station property for access to the sewer. Swale is designed for vehicular access.

#8 – Make sure easement was top soiled, grass planted, and flat; 14' wide gate with 15' wide opening.

#9 – Forced main right-of-way subject to requirements of town street excavation permit. Acknowledge by applicant.

#10 – Entire area to be paved.

#11 – Reiterates all equipment must be reviewed by the Town Engineer during construction. Applicant agreed.

#12 – Sewer will extend into Route 10 in phase #3.

#13 – Pump station plans show exterior rated generator which incorporates a sound enclosure, and small electrical cabinet for pump controls and electrical gear will be located. Mr. Dievert said this was not acceptable; please design for all buildings to house generator and electrical controls similar to other town pump stations.

Applicant's response was exterior generator is designed with weather proof sound enclosure similar to those in other town facilities. Electrical and other equipment will be installed in a weather proof enclosure adjacent to the wetwell; a building is not required for a proper function of the pump station; there has been no further discussion on this response.

#14- Pump station wetwell is the vessel which all the waste water ends up at, is collected there and pumped from that location. The proposed design includes a wetwell which has an integral valve vault in a separate concrete box; that vault houses valving, isolation valving, flow meter and bypass connection. Comment was to provide a separate valve vault and wetwell similar to other stations in town.

Applicant's response was the integral structure provides the same function valving bypassing the meter and two vaults in a more efficient single structure. It is completely isolated from the wetwell and concrete partition walls to avoid contact with sewer gases which provide additional operator safety.

#15 – Relates to those. Comments made on the layout of the site where things were located to allow truck access, town truck access, snow plowing. Other comments relate to going into the building or not. Mr. Dievert pointed out a separate fuel tank was shown for the generator; applicant proposes a belly tank to eliminate the need for a separate storage tank with all bells and whistles.

#16 – Mr. Dievert asked about a circular structure shown on the forced main line leaving the pump station, and did not know what that was.

Applicant clarified this is a gate valve used to isolate the forced main from the pump station.

#17 – Mr. Dievert commented on adding an isolation valve outside the pump station. Prior comment #16 addressed this request.

#18 – Verify three-phase power is available; not a single phase; verify if power is available or will how it will be brought to the site. Applicant is working with Eversource, which is bringing power down Dickerman Road with a transformer outside the pump station.

<u>Questions or Comments from WPCA Members, Applicant and Others</u>

#13 - Mr. Knowlton talked about design of the pump station. A pump station is a good place to start who has authority to operate it and requirements. There was a design review session with town staff on February 8th on the design, what will be provided for pumps, and town requirements for manufacturers. Applicant proposes the concept of no building, with generator outside with a weather proof enclosure with sound attenuation and one lift station in the upper portion of the wetwell. It is only one structure. Town staff said this was unacceptable and applicant proceeded with design in that regard. The generator would be mounted on a concrete pad; have a weather proof enclosure; sound entuation; belly tank for diesel fuel; the upper 8 valve isolates the force main from the pump station; there would be 72 hours/3 days of fuel storage. The town requires more than 24 hours of fuel storage.

The wetwell will have a separate access hatch to remove the submersible pumps via slide rails which will not be impeded by the valve vault. The structure is a rectangle with semi-circular ends; it provided more volume than an equivalent 8 foot diameter circular wetwell which is normally proposed; it gives more volume per vertical foot than an 8 foot diameter. The valve vault will have a separate access hatch from the ground surface; it has concrete partition walls inside the vault; there is no possibility for sewer gases and corrosiveness from the gases to affect the pipe and valves inside the valve vault. The valve vault will have all that Cheshire expects...isolation valves, connection for bypass pumping in the event of catastrophic failure, flow meter requested by the town.

Electrical - would be brought in from Clark Street to the north in Southington which turns to Dickerman Road over the town line; power will be brought in overhead; go underground at the pump station site; and a weather proof enclosure is proposed for all the electric panels, telemetry; it would be adjacent to the wetwell for easy access for maintenance and operators.

Sight Light – This light is shown for ease of maintenance during night time service calls; it will have a switch inside the panel to turn on the sight light for visibility.

Controls and Electrical Weather proof enclosure – is a good size enclosure; it is not a building; you cannot walk inside; it has full height doors for access for maintenance and access to everything inside; it is locked for security; is weather proof for rain, snow etc.

Chairman Perrotti stated the applicant is looking for an enclosure to house all of the power and control systems. In his opinion an outside electric panel is fine, but not fine when called into use because most of the time failures, trouble shooting, other types of issues require getting into the enclosure under not so perfect conditions and weather events. For the power and controls, Mr. Perrotti asked for discussion and agreement to put them in some type of a building/enclosure that would protect workers under poor weather conditions. Everything else is okay, including the generator being outside due to current technology, and the town having outside generators.

Mr. Carroll commented on the experience with pump stations, all enclosed, and having weather protected, otherwise outdoor facility, is cause for hesitation. It would be nice to know the difference to the developer and the extent of making this leap. Mr. Carroll also asked about the generator, has no thoughts about it being outside. He questioned the other pump stations, how much fuel is on hand to run the backup generator...i.e. 3 days as standard.

Supt. Hallier said the plant generator has five (5) days of fuel storage to run continuously for the five (5) days before having to refuel.

Mr. Knowlton said three (3) days is at full load. He noted pump stations operate 24/7, and each pump is sized for peak flow with only one pump operating at a time.

Supt. Hallier explained five (5) days is normal operation, and three (3) days fuel storage may be enough for the pump stations.

It was stated by Mr. Dievert that the pumps at this station may operate only two (2) hours a day due to the low flows.

During a power outage Mr. Knowlton noted you can schedule fuel delivery, and storage is not needed for a long power outage.

Mr. Carroll talked about capacity for the subject application is akin to what the town has and he is satisfied with this.

When designing something, Mr. Dievert said the first thing is to poll who will be operating the station, and pump stations are different with various opinions from people. He went to those who will operate this station, and he was provided feedback. Either way is acceptable; it comes down to preference; there are no performance issues. He did say the way the valve vaults are constructed they are much smaller than having a separate valve vault. It gets tight in there, particularly with the flow meter. He suggested taking a trip to one of these stations, look at it, and this will be helpful.

Mr. Knowlton said there are over 100 installations of this type in the tri-state area and many in Connecticut. He will provide a list of these pump stations from the equipment supplier for a possible site visit.

Mr. Perrotti is leaning towards some type of building to house the power and electrical controls.

Paul Bowman, 387 Mt. Sanford Road, informed the WPCA that Steve Calcagni and Frank DiNatali are present for the application. He thanked WPCA members for holding the presentation at this meeting.

Mr. Bowman said everything done, changes, expense...is critically looked at for this large project. He commented on the project having many starts and stops since 1986. John Milone and his team have looked at everything in many ways; talked to Southington; pulled things apart 100 different ways. From a value engineering perspective and what has been done it is to insure the town has a project that is safe, reliable, and the pump station will be as good as any other in town. There were no specifications or programs on the town records to understand how to put this together...this is why there were meeting and discussion to come up with a product satisfactory to the WPCA and would be accepted.

Constructing a building to cover the electrical controls and components, therefore making it safer for WPCA staff to use and service, Mr. Bowman said the applicants are willing to construct a building over this structure. It would be something similar to the Cook Hill Pump Station structure. It has been a long process. There is a Memo of Understanding with Southington and the RWA, and things are at the Public Health for approval. The last component is the sewer and coming up with a satisfactory resolution.

(Mr. Scannell went off the internet; he returned 10 minutes later)

The Authority members were told by Mr. Dievert of the importance to provide Mr. Bowman with more information on the building and what the town would expect.

Mr. Bowman explained the construction of the building – stick building, wood, vinyl siding, doors, 30 year architectural shingles, with a look similar to the Cook Hill Pump Station.

According to Mr. Perrotti the Cook Hill building upgrades work was done by town employees (Public Works) and was received very well.

Mr. Noewatne and Supt. Hallier advised the interior work was done by PW staff and outside work done by contractors. This worked well with private and public staff working together. An electrical contractor handled the electrical controls work.

Mr. Urbano commented on Mr. Bowman and Mr. DiNatali having 50+ years of experience in construction of buildings, and putting restrictions on how to build this small structure is trivial. When Mr. Bowman says he will construct a building meeting town requirements...he will do it.

In that regard, Mr. Perrotti agreed. He also thinks the design and façade will be similar to the Cook Hill pump station...and talked about how we get there.

As far as codes go, Mr. Perrotti wants to insure town employee safety working on the electrical apparatus, meeting OSHA regulations, regardless of the outside weather.

The WPCA was told by Mr. Bowman that the applicant will do whatever is required for the pump station building. The building will be visible from the street; it is 200 feet off Dickerman Road, 12 feet in lower elevation, and visible from I-691. The building will be built according to current codes, many of which have changed. There will be an architect with stamped plans and building officials will check and insure the building meets all the codes.

Mr. Carroll cited appreciation of Mr. Bowman's accommodation on this, and knows the project has been decades now. It is nice to see something coming close to fruition. There have been many recent staff changes, and Mr. Carroll apologized if Mr. Bowman did not get the clearest direction at the earliest point in time.

Stating his appreciation for the comments, Mr. Bowman said this has been a long haul for everyone, and he is trying to get to the finish line and keep the ball moving. He expressed appreciation to the WPCA for their consideration.

Regarding the thinking behind the sewer connection to Route 10 and waiting until after phase #3, Mr. Carroll asked about getting it closer to phase #2 if conditions or things change.

This is why the project is in phases, and Mr. Bowman said lot #5 is mostly commercial phases. There are several letters of intent for uses there. Things take an incredible amount of time. A town road must be built, coming in from Highland Avenue, and this is the next thing to focus on other than lot #5. An easement will be provided for the Town of Cheshire, and to bring land to Route 10 is incredibly costly.

Chairman Perrotti reviewed the outstanding item...the developer's agreement and timing on this.

There is a standard developer's agreement from 2013, and Mr. Bowman said it will be more complicated because the applicant is providing sewer for 11 other properties to tie into north of I-691. He is looking for a developer's agreement with the town, and reimbursement as others have received, and for a model agreement for this project.

Mr. Carroll noted the W.S. Development was extensive and complicated.

Mr. Perrotti said there can be a simple agreement for understanding of both parties. Mr. Perrotti thanked Mr. Dievert for his efforts on this application. He said WPCA has the information from an engineering perspective.

Moving forward, Mr. Dievert said there will be frequent communication with Mr. Milone and Mr. Knowlton on the pump station layout and building as they become available.

Mr. Wellburn asked about the extended building maintenance over the electrical and generator services, snow removal etc.

This falls under the O&M Manual and Mr. Perrotti said this is part of what Mr. Dievert will be asking for...building location, clearance, assurance of safe access.

Mr. Noewatne said this would be under Supt. Hallier and town staff. The pump station is accepted by the own and becomes town responsibility.

Mr. Perrotti expects the electrical building will be safe for maintenance etc.

MOTION by Mr. Carroll; seconded by Mr. Perrotti.

MOVED that the WPCA approves the application for feasibility design and award of capacity for Stone Bridge Crossing and Highland Avenue subject to the changes discussed at this WPCA meeting to house the pump station structure per agreement with the engineer's comments and developer's agreement with the comments cited, and expect the building to house power and electric control components of operation of the pump station.

VOTE The motion passed unanimously by those present.

Chairman Perrotti congratulated Mr. Bowman and the project team, wished them luck in getting the project in the right direction, and appreciation for their work and cooperation on the items discussed to move the project forward.

Mr. Bowman thanked the WPCA members, town staff and engineers for their help and guidelines on the application and approval.

5. PROJECTS – None.

6. SUPERINTENDENT'S REPORT

Supt. Hallier reported that nitrogen removal is ongoing all year; phosphorous removal starts next week and once a month there is a sample; it is not recordable; UV goes on line May 1st. The plant is running well.

7. ENGINEERING REPORT - None

8. NEW BUSINESS

Mr. Noewatne and Supt. Hallier informed the WPCA that the budget presentation to the Council is April 1st. WPCD budget is reduced this year due to debt service. There are no significant budget changes this year; there is an increase in fuel costs which may increase further. The town has a year long contract for fuel purchases. The operating budget is being reviewed simultaneously with the CEP. In the CEP the treatment plant

requested some equipment; vehicle purchases have been pushed out several years; and there is not much in year #1 of the CEP for the department. Going forward there is $150,000 request for a heavy duty vehicle at the plant, and a generator for the pump station.

Chairman Perrotti said the long lost pipes going under I-691 for "as built" have been found. He hopes this will be on the GIS so the pipes can be found again in the future with an electronic record.

Mr. Noewatne said the pipes were privately installed when the road was built and connects two parcels dissected by the road to the west of Route 10. There are options to cross the highway.

Chairman Perrotti thanked everyone for attending the meeting and for their participation. Mr. Perrotti thanked Mr. Dievert for doing a good job and learning what has to be done for WPCA.

9. OLD BUSINESS - None

10. APPROVAL OF MINUTES – FEBRUARY 25, 2021.

MOTION by Mr. Carroll; seconded by Mr. Perrotti

MOVED that the WPCA approve the minutes of February 25, 2021 subject to corrections, additions, deletions.

Corrections:
Page 2, para. #5, line #3 – should read **"used"** hops (not original hops)
Page 3, para. #1, lines 1 and 2 – should read **"spent hops"** (not spec)
"particulates" (delete particulars).

VOTE The motion passed unanimously by those present.

There was a brief discussion about the FDP process for transmittal of meeting documents. Mr. Carroll will check into this and bring it up at the April 5th Technology Study Group meeting.

11. ADJOURNMENT

MOTION by Mr. Perrotti; seconded by Mr. Scannell

MOVED to adjourn the meeting at 7:54 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk