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Fred Hurley,
Director

TOWN OF NEWTOWN
WATER AND SEWER AUTHORITY

Richard B. Zang,
Chairman
Marianne Brown
Louis Carbone
George Hill
Alan Shepard
Eugene Vetrano
Carl Zencey

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE WATER AND SEWER AUTHORITY

The Water and Sewer Authority a public hearing March 21, 2013 at the Waste Water Treatment Plant, 24 Commerce Road, Newtown, CT. Chairman Zang called the meeting to order at 7:00pm.

Present: Dick Zang, Marianne Brown, Gene Vetrano, George Hill, Lou Carbone, Carl Zencey

Absent: Alan Shepard

Also Present: Julio Segarra of United Water, Director of Public Works Fred Hurley, 15 members of the public and 2 members of the press

Set the Sewer Benefit Assessment at \$233,200 for 95-99 Church Hill Road – Recessed until April 11, 2013

Extend the Central Sewer District to include 20 and 60 Castle Hill Road – Dick Zang explained that the public hearing is happening because of their bi-laws and the state requires it. A developer has come to the WSA with a proposal for the property. Dick Zang explained that any argument on zoning or use has no bearing at this meeting. Water pollution control and ground water protection is the concern of the WSA. The property is outside the sewers service area and outside of the aquifer protection area but it does abuts it and if it is in the best interest of the town, then the WSA gets involved. He described the scenario if a developer would come to the WSA for an extension. The WSA would give a preliminary letter stating that it is either feasible or not. This is a multi-step process. If it is feasible, it still needs to be vetted out by other town agencies. The Town enters into the sewer extension and not just the WSA. Residents asked questions about the process, not the specific property. Recessed until April 11, 2012.

Set the Sewer Benefit Assessment at \$180,000 for 164 Mt. Pleasant Road – Andrew Deery, and Arthor Henry with Hunter Gregory own Maple Wood age restricted living. They have a fully approved medical office building for the site. His dilemma is that they are not spec builders. There is a potential tenant for 40% of the building. However, the sewer benefit assessment amount that they used for estimates is well below the number given by the WSA. Therefore they are looking for a reduction in the sewer benefit assessment amount. The building will be in an economic development area. The tenant would cover almost ½ the building and once it is goes through; it would look more attractive to other tenants. The current prospective tenant not a mom and pop, it is a national company and it could expand in the region or the town. Dick Zang explained that if any adjustments are to be done to help them out, it has to come from the town's side. The WSA cannot adjust their methodology. The WSA can offer a payoff for up to 5 years. Recessed until April 11, 2013

Adjourned 7:58 pm
Arlene Miles, Clerk