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Fred Hurley,
Director

TOWN OF NEWTOWN
WATER AND SEWER AUTHORITY

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

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

The Water and Sewer Authority held a regular meeting directly following a public hearing on January 8, 2015 at the Waste Water Treatment Plant, 24 Commerce Road, Newtown, CT. Chairman Brown called the meeting to order at 7:03pm.

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

Also Present: Director of Public Works Fred Hurley

Public Participation - None

Approval of the Minutes – The previously distributed minutes of the regular meeting of 12/11/14 and the special meeting of 12/29/14 were unamously accepted.

OLD BUSINESS

Carl Zencey moved to go into executive session at 7:07pm to discuss pending litigation and invited Fred Hurley to join, Gene Vetrano seconded motion unamously approved. Executive session ended at 7:19pm

Proposed amendments to the Sewer Use Regulations dated 8/11/11 and to the Water Pollution Control Plan dated 8/13/109 – George Hill moved to accept the proposed amendments to the Sewer Use Regulation and the Water Pollution Control Plan as presented in Attachment A of the agenda. Gene Vetrano seconded, motion unamously approved (Attachment A).

Hawleyville Sewer Extension – Fred Hurley just received a final engineering proposal from Fuss & O’Neill and will e-mail it to the board members. Agreements between the Town and the property owners will need to be drawn up. Dick Zang has proposed a sample of what they may look like (Attachment B)

NEW BUSINESS

Committee Reports – NONE

Reports by United Water Environmental Services, Inc. – NONE

Report by Public Works Director – There appears to be litigation in regards to 79 Church Hill Road. The Town Attorney is aware but has not seen it as of yet. The attorneys for 79 Church Hill Road has requested a meeting with the Town to see if a settlement can be negotiated.

Carl Zencey moved to add 168-170 Mt. Pleasant Road to the agenda. Gene Vetrano seconded, motion unanimously accepted.

Dick Zang moved to authorize Fred Hurley to get an appraisal for the proposed application at 168-170 Mt. Pleasant Road. Carl Zencey seconded, motion unanimously approved.

Having no further business, meeting was adjourned at 8:10pm

Arlene Miles, Clerk

Attachment A

PROPOSED CHANGES TO THE SEWER USE REGULATIONS AND WATER POLLUTION CONTROL PLAN – PUBLIC HEARING SCHEDULED FOR THURSDAY, JANUARY 8, 2015

Sewer Use Regulations – proposed amendments to 8/11/2011 issue.

Add Section 1.4.41 – UNIT – For the purposes of determining capacity requirements from the Sewage System relative to applications to connect to said system, or extend the Sewer Service Area, or the Level of Assessments hereunder, Unit shall mean the following: 185gdp which shall apply to single family stand alone housing; (.6759 of a “UNIT”)125gpd for trailers or multifamily attached dwellings; (.5946 of a “UNIT”)110gpd for senior housing attached; for commercial and industrial flows industry standard flow estimates shall be utilized, expressed in “UNITS” or fractions of “UNITS”.

Add Section 6.1.10 – In determining whether or not a request for an extension to the Sewer Service Area shall be granted hereunder, the requirements of Section 3 above shall apply

Section 1.5.2 There is only one Sewer Service Area; change language to singular. Change map date to April 28, 2011.

Section 1.5.4 delete “meeting current zoning” in list

Section 6. Change title to “EXTENSIONS OF SEWER SERVICE AREA OR SEWERAGE SYSTEMS.”

Section 6.1 insert “Sewer Service Area or” before “Sewerage System”

Section 7.4.1 insert “original” before “assessments”

Water Pollution Control Plan – proposed amendments to 8/13/2009 issue.

Section II. 4th paragraph: Delete “Fairfield Hills sewer service area.” And insert “a portion of the Fairfield Hills campus.”

Section IV. Delete 3rd paragraph and table (to remove “meeting current zoning”) and replace with new content: Revised Allocation Table:

1. Existing average metered capacity usage as of 11/1/14 – 267,000 gpd
2. Previously allocated capacity to suspended existing usage (Sandy Hook School), paid commercial/industrial property assessment, existing and pending allocation requests – 31,630 gpd
3. Reserve Environmental capacity buffer of 3% of permitted capacity of 332,000 gpd – 9,960 gpd
4. Unallocated capacity available on a “first come, first serve” basis within the approved sewer service area – 23,410 gpd

Section V. Add to 2nd sentence: “and by subsequent additions.” Add 2nd paragraph: “No Sewer Service Area has been established for the Hawleyville area. The Hawleyville Sewerage System serves individual properties and may be extended for economic development approved by the Town and WSA.”

Attachment B

Hawleyville Extension Agreement – DRAFT

Agreement between TOWN and OWNER

Whereas – Town wishes to promote economic development of properties in the Hawleyville area and has completed preliminary design of sewerage system to serve certain properties in the area, and

Whereas – Certain property owners in the Hawleyville area have expressed a desire to be served by a sewerage system, therefore,

In consideration of the following, the TOWN and OWNER hereto agree:

(For developed properties) TOWN will install grinder pump(s) and low-pressure piping on owner's property as shown on Map A with connection to existing sewerage system. Town will accept sewage for treatment at maximum rate of _____ gal/day.

(For undeveloped properties) TOWN will install vault on owner's property as shown on Map B for a future connection to existing system. Town will install grinder pump(s) and low-pressure piping on owner's property at owner's expense within 180 days of submittal of approved plans to WSA. The current costs of \$x per grinder pump and \$y per linear foot of pipe are subject to escalation. Town will accept sewage for treatment at maximum rate of _____ gal/day.

OWNER will enter into easement contracts with Town; remove or remediate on-site treatment system, if any, at owner's expense; comply with the Newtown Sewer Use Regulations for use of the sewerage system and payment for services.

A Benefit Assessment of \$ _____ may be payable in equal installments over 20 years together with legal interest, charges, and fees. Assessment shall be due and payable upon completion of the work upon which the benefit was levied. Further benefit assessments may be levied against future development of the property.

RBZ 1/5/15