

4 Turkey Hill Road
Newtown, CT 06470
Tel (203) 270-4300
Fax (203) 426-9968



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

Fred Hurley,
Director

TOWN OF NEWTOWN
WATER AND SEWER AUTHORITY

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

The Water and Sewer Authority held a public hearing April 9, 2015 at the Waste Water Treatment Plant, 24 Commerce Road, Newtown, CT. Chairman Brown called the meeting to order at 7:00pm.

Present: Dick Zang, Marianne Brown, Carl Zencey, Alan Shepard, Lou Carbone

Absent: Gene Vetrano, George Hill

Also Present: Director of Public Works Fred Hurley, Jason O'Brien and Julio Segarra of United Water Environmental, Micheal Burton, Kurt Mailman from Fuss & O'Neill 6 members of the public and 2 members of the press.

10-22 Washington Avenue - Alan Shepard recused himself from discussion of this application.

Micheal Burton presented the Riverwalk at Sandy Hook Village. The previous application for Riverwalk was in 2009. The original application was for 22 unites plus 2 homes that are already existing. The parcels involved at the time were 12, 16A, 18, 20 and 20A. Extensive soil testing was done and they proved that they could put an onsite septic. Preliminary and final approval was given. 4800 gallons per day were set aside for the project.

A copy of Mr. Burton's request and supporting documents are attached.

Mr. Burton is now asking for additional capacity. 10 and 22 Washington Avenue have been added for a total of 7 parcels. This will now be a 74 unit residential project with IHZ zoning. Based on the WSA 125 gpd per unit per day per unit, he would need 9,250 gpd. 4800 gpd has already been approved so he is looking for an additional 4,500 gpd to sewer this project.

Mr. Hurley has checked the properties and they are in the sewer service area according to the 2011 map.

Mr. Zang commented that the March 6, 2008 letter requires a sewer service extension agreement which has not been executed. Mr. Zang also stated that the 2011 map showed the proposed extension. Mr. Hurley explained that the board approved the map as the extensions of sewer service area, of which there were 5 or 6. And that map was part of the sewer regulations. Mr. Zang also questioned if the 2011 map was ever voted on by the WSA. Mr. Hurley will research the minutes.

Mr. Zang explained that this needs to be handled as a new proposal. This is a **sewer extension proposal** because it includes 16A which has no frontage on the sewer line and they would ask the calculations that they can have subsurface treatment on that property and meet P&Z requirements.

This is in the aquifer project area. Rather than putting a DEEP subsurface disposal system the WSA would want them to hook up to the sewers.

Peter Scalzo is Mr. Burton's attorney. He pointed out that in 2008, the WSA did determine that it was in the best interest of the town to extend the sewer system to the 5 lots. The determination to extend the sewer had been done and subject to the ministerial act of getting an agreement. The WSA was ready to extend the sewer to those 5 lots, the only thing that was left was getting the sewer extension agreement was an administrative act.

Wes Thompson, a 30 year resident of Sandy hook – supports Mr. Burton as a business man of the town and has done things high quality and on time. Mr. Thompson was on EDC when Mr. Burton made his initial proposal. He encourages the board to move forward with the project.

Sharon Doherty, 3 Fir Tree Lane - Feels that Mr. Burton's proposed project would be an asset for not only the Town of Newtown but also to increase residential density needed to help with the struggling businesses in Sandy Hook Village.

Brian Atherton, 7 Black Walnut Drive – spoke in support of the sewer extension for the environment. Urged the WSA is the additional capacity is going to consume 25% of what is left on the town's side. That the authority consider a plan for the additional capacity that may be available from the state.

Mr. Zang moved to keep the public hearing open until the next meeting, Mr. Zencey seconded, motion unanimously accepted.

Having no further business, meeting was adjourned at 7:35pm

Arlene Miles, Clerk

TELEPHONE: 203-426-0196

FAX: 203-426-0361

MICHAEL BURTON BUILDERS, INC.

GENERAL CONTRACTORS

NEW HOMES-SITework & DEVELOPMENT

P.O. BOX 79

SANDY HOOK, CT. 06482

March 17, 2015

Attorney Peter Scalzo
2 Stony Hill Road
Bethel, CT 06801

Re: The Riverwalk at Sandy Hook Village

Dear Peter:

I hope all is well with you. I am enclosing a packet of materials that will give you some background of this property's experience with the Newtown WSA and the reasons that we are included in the Sewer Service District.

Beginning in 2007, through my Engineer, Alan Shepard, I began the design process for the original approval of the Riverwalk. At that time, the Town of Newtown Zoning Regulations permitted Affordable Housing with a density of 4 units per acre. My application was for 22 units, with a total of 56 bedrooms, on 10.5 acres. A 3 bedroom and a 4 bedroom house were to remain, bringing the total bedrooms of the project to 63 bedrooms.

Also at that time, only two of the five properties that made up the project were in the Sewer Service District. In 1999 I asked for and received permission to allow 20 Washington Avenue into the Sewer Service District, and in 2005 I was given permission to bring 18 Washington Avenue in as well. (See Exhibits #1 & #2. Both properties were admitted to the District for environmental reasons.

It was the goal of our application to have the entire project serviced by the Town Sewer System. It was explained to me that the only possible way for this to happen was for me to demonstrate that the project could be built and serviced by a subsurface disposal system. The precedence for this was the Walnut Tree Village Condos, which had been started on a septic and was subsequently included in the District. We did extensive soil testing and groundwater monitoring on the property. We then retained Nathan L Jacobsen Associates to design a system based on the conditions of the site. This design was based on a design parameter of 150 gallons per day per bedroom, which is more than twice the 125 gallon flow per unit that the WSA now uses for its capacity calculations. His conclusions were that the site could support a subsurface disposal system well in excess of the required 8400 gallons for the new bedrooms in the project. (See Exhibits #3 & #4).

The result of this exercise was my eventual acceptance into the Sewer Service District because of the long term environmental benefit to the Town, in part due to the proximity of this property to the Newtown Aquifer Protection Zone. (See Exhibit #5). After receiving this preliminary approval, I followed the process as outlined to me by obtaining all other required Land Use approvals for the project. I then returned to the WSA and requested final approval, which was granted at a public hearing in April of 2009 (See Exhibits #6 & #7).

Due to economic circumstances, the Riverwalk was never built as approved. Over the past 6 years, Newtown's zoning regulations concerning Affordable Housing have had two major changes. The first was the Dauti case, which raised the allowable density from 4 units per acre to 8. The current Incentive Housing Zone raised the allowable density to 12 units per acre. The IHZ requires that the project be connected to Sanitary Sewers.

As you know, I am in the process of obtaining approvals for The Riverwalk at Sandy Hook Village, a 74 unit development on 11.8 acres. 7 parcels of land now make up the project. The first addition to the collection of properties was #10 Washington Ave, which was in the initial Sewer Service District. The second was #22 Washington Avenue, which was admitted into the District in 2009 (See Exhibit # 8). #10 is a 4 bedroom duplex and #22 is a 3 bedroom house. This completed having the entire land area that makes up the project in the Sewer Service District, as is shown on the Town GIS mapping for the Newtown Sewer District (See Exhibit #9).

After preliminary discussions with Fred Hurley, WSA Director, it was recommended that I return to the WSA to discuss the amended capacity that this project would require. I outlined the requirements of the project in a letter to him dated 2/20/15 (See

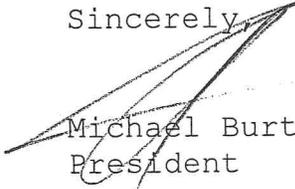
Exhibit #10), and was placed the agenda for the March 12 meeting. Even though the Town Zoning Regulations tripled the allowable density for the project, and the resulting number of units paralleled those regulations, the resulting required flows for this project actually decreased from what was originally proven that the property could support on it's own.

I outlined my project to the Commission at the March 12th meeting, and was told that I needed to come back in April to have a public hearing held on my request. This is in contrast to State Statutes, which I believe only require public hearings for moving District lines. Furthermore, it was stated that everything that was discussed and approved at previous meetings should be disregarded. (Although on my questioning, it was stated that my acceptance into the District is valid.) The Dauti case proved that sewer capacity cannot be refused to a property that is in the Sewer Service District.

Discussions during the public hearing that night that preceded my meeting showed that the Town has in excess of 23,000 gallons per day of capacity available for properties in the Sewer Service District. This is nearly two and one half times the capacity that I am requesting. It has been stated that this remaining capacity is available on a first come, first serve basis. There are other, larger projects on the table seeking this capacity. Time is of the essence if I am to obtain sewer connection approval for the Riverwalk at Sandy Hook Village to proceed under the IHZ Zone. We have previously proven that a large housing project can be built on the site with a subsurface disposal system. The addition of #22 Washington Ave to the mix provides another one acre of sand and gravel soils that is over 5 feet above the water table. Should I need to go that route, I would contend that 3 or 4 non DEEP systems could be built on separate parcels, further simplifying that process. I have been licensed as a subsurface disposal contractor for over 25 years, and have a great a deal of confidence in this statement.

Based on the above, the only discussions that should be had at this upcoming hearing is whether the WSA will grant me preliminary approval for 9,250 gallons per day, subject only to approvals by the other Land Use Agencies.

Sincerely,



Michael Burton
President

4 TURKEY HILL ROAD
NEWTOWN, CONNECTICUT 06470
TEL. (203) 270-4300
FAX (203) 426-9968



TOWN OF NEWTOWN
WATER POLLUTION CONTROL AUTHORITY

RICHARD ZANI
CHAIRMAN
Tim LaChapelle
Eleanor Mayer
Alan Shepard
Gary Sheehan
Carl Zencey

Fred Hurley
Public Works Director

March 4, 1999

Michael Burton Builders, Inc.
P.O. Box 79
Sandy Hook, CT 06482

Re: Property at 20 Washington Avenue

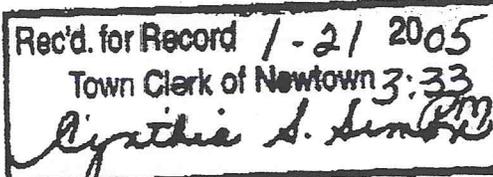
Dear Michael:

At a meeting on January 28, 1999, the Water Pollution Control Authority **unanimously approved** connection of the subject property the transmission line on Washington Avenue, in view of the recommendation from the Health District.

The next step is to apply to the Public Works Department for a connection permit. **If you have any questions, you can contact Fred Hurley at 270-4300.**

Sincerely,

Jan Andras
WPCA Clerk



The Newtown WPCA held a regular meeting on Thursday, January 13, 2005 at the Wastewater Treatment Plant, Commerce Road. Chairman Richard Zang called the meeting to order at 7:30 p.m.

PRESENT: Richard Zang, Alan Shepard, Carl Zencey, Marianne Brown, Jan Andras
ABSENT: Philip Cruz

ALSO PRESENT: Public Works Director Fred Hurley, Peter Ververis (Aquarion)

PUBLIC PARTICIPATION: None present

Approval of Minutes: Upon motion by Ms. Brown, the minutes of the 12/09/04 meeting were unanimously accepted as presented.

OLD BUSINESS

Request for Sewer Extension – 18 Washington Avenue

A letter was received from the Health District recommending connection to the sewer (copy attached).

Ms. Andras moved to approve connection of 18 Washington Avenue to the sanitary sewer and to set the connection fee in the amount of \$11,943.86. Motion seconded and carried: 5 YES (Mr. Shepard abstained)

Request for Sewer Extension - Blakeslee Drive

A letter was received from the Health District recommending connection to the sewer (copy attached).

Mr. Shepard moved to approve connection of 8 Blakeslee Drive to the sanitary sewer and to set the connection fee in the amount of \$11,943.86. Motion seconded and unanimously carried.

RFQ/RFP for Fairfield Hills Study

Mr. Hurley distributed a draft Legal Notice for RFQ .

Mr. Shepard moved to issue the RFO for Engineer Services Support Water/Sewer System Improvements and request that First Selectman appoint a review panel to consist of himself, Fred Hurley, Ben Spragg, Ron Bolmer, David Braatz and WPCA members. Motion seconded and unanimously carried.

Request for Connection of 6 Bungalow Terrace to Community Septic System

Ms. Andras moved to add this item to tonight's agenda. Motion seconded and unanimously carried.

A letter was received from the Health District recommending connection to the community septic system on Bungalow Terrace. After some discussion, Mr. Hurley was asked to have the Health District look at the total capacity for that system.

S-3445



Jacobson

July 17, 2007

Mr. Alan B. Shepard, P.E.
Nowakowski, O'Bymachow, Kane & Associates
415 Howe Avenue
Shelton, Connecticut 06484

Re: Michael Burton
Affordable Housing Project
Washington Avenue, Newtown
Preliminary Wastewater Disposal Evaluation
NLJ PN 983-0001

Dear Mr. Shepard

In response to your request we have conducted a preliminary wastewater disposal evaluation for the above referenced project. As part of our evaluation we reviewed the following information provided by your office.

<u>Document</u>	<u>Date</u>	<u>Rev. Date</u>
Drawing showing topography, wetlands, test pit locations and logs	12/26/06	-
Drawing showing 22 unit layout option 1 with single drive	12/26/06	3/13/07
Drawing showing 22 unit layout option 2 with loop drive	12/26/06	3/13/07
Drawing showing 20 unit layout	12/26/06	3/13/07
USGS site map	-	-
Groundwater monitoring data 4/13/07 - 5/15/07	-	-

In view of the number of residential units (20 - 22) and bedrooms (40 - 44) proposed for the feasibility study, our initial evaluation considered jurisdiction over the wastewater collection, treatment and disposal facilities falling with the Connecticut Department of Environmental Protection (CTDEP) since at 150 gallons per day per bedroom the discharge to the property would exceed 5,000 gallons per day. On this basis, our preliminary evaluation considered subsurface wastewater absorption system sizing by long term acceptance rate, site hydraulic capacity and nitrogen renovation, which are some of the wastewater design criteria utilized by the CTDEP. We did not include effluent travel time setback analysis because soil hydraulic conductivity values and groundwater hydraulic gradient information is not available.



Mr. Alan B. Shepard, P.E.
Re: Michael Burton Affordable Housing Project, Newtown
Preliminary Wastewater Disposal Evaluation

July 17, 2007
Page 2

A. Site Hydraulic Capacity

The soil test pit logs for Test Pits No. 101-113 indicate the presence of sand and gravel substrata soils. Sand and gravel soils generally exhibit good hydraulic capacity, increasing with the thickness of the sand and gravel soil deposit. At the time of testing (undated), depth to groundwater ranged from 52" to 82" below ground surface. A subsequent series of test pits (Test Pits A-K) were installed and provided with groundwater monitoring wells. Groundwater levels were monitored on 7 separate dates between April 13, 2007 and May 15, 2007.

The average depth to groundwater in the A-K test pits were generally shallower than the 101-113 test pits, with average depths ranging from 35" to 65" below ground surface, including one high groundwater condition which occurred from a significant rainfall event on April 16, 2007. Average depth to groundwater without including the high value which occurred on April 16, 2007, ranged from 46" to 70" below ground surface. Of significant note was the rate of fall in groundwater levels in the 4 day period immediately following the April 16, 2007 rainfall event, which averaged approximately 8" drop/day. Applying this rate of groundwater drop to the general area proposed for the subsurface wastewater absorption system computes to an approximate volume of water on the order of 30,000 gallons per day draining from the soil. Compared to the 6,600 gallons per day design flow for 44 bedrooms, it appears that the site will most likely have adequate soil hydraulic capacity to handle the proposed discharge.

B. Subsurface Soil Absorption System Sizing by Long Term Acceptance Rate

Using a 6,600 gallons per day design flow for 44 bedrooms, a preliminary evaluation was made of sizing a subsurface wastewater absorption system using the following criteria:

Long Term Acceptance Rate of 0.7 gpd/sq.ft. for a soil permeability value of 20 ft./day

Flow = 44 bedrooms x 150 gpd/bedroom = 6,600 gpd

Use 2.5 ft. high x 4 ft. wide leaching galleries backfilled with 1 ft. of crushed stone on each side; effective leaching area 10 sq.ft./LF



Mr. Alan B. Shepard, P.E.
Re: Michael Burton Affordable Housing Project, Newtown
Preliminary Wastewater Disposal Evaluation

July 17, 2007
Page 3

Length of leaching galleries required = $6,600 \text{ gpd} / 0.7 \text{ gpd/sq.ft.} / 10 \text{ sq.ft./LF} = 943 \text{ LF}$ of
2.5 ft. high leaching gallery

Use 4 rows at 240 ft./row with intermittent breaks in the row layout to accommodate effluent distribution (the CTDEP does not require a separate set aside or reserve area for the subsurface wastewater absorption system). On this basis, ample area appears to be available to accommodate the size of subsurface wastewater absorption system required.

C. Nitrogen Renovation

The CTDEP requires that the wastewater effluent/groundwater mix meets 10 mg/l total nitrogen at the closest point of concern (watercourse, wetland, property boundary). Effluent nitrogen is renovated by the dilution effects of infiltrating precipitation. Using nitrogen concentrations for typical domestic sewage and dilution from infiltrating precipitation in the overall area available in the center upland portion of the site, it appears that there is enough nitrogen dilution area available for a design flow of approximately 32 bedrooms. This falls short of the concept design value of 44 bedrooms. Wastewater treatment options are readily available to treat the wastewater for nitrogen removal well below the 10 mg/l value, however, Newtown Zoning Regulations apparently contain a restriction or prohibition on the use of advanced on-site wastewater treatment systems.

D. Conclusions

On the basis of this preliminary evaluation, it appears that for a wastewater disposal system under CTDEP jurisdiction, and recognizing the Town's restriction on the use of advanced wastewater treatment, a discharge for approximately 32 bedrooms can be accommodated, or 4,800 gallons per day.

If the design is permitted under the local Department of Health under the provisions of the Public Health Code, a design flow of 5,000 gallons per day, or 33 bedrooms, could be accommodated because the Health Code does not typically use the nitrogen dilution design criteria.



Mr. Alan B. Shepard, P.E.
Re: Michael Burton Affordable Housing Project, Newtown
Preliminary Wastewater Disposal Evaluation

July 17, 2007
Page 4

Should you have any questions or require any additional information regarding this matter, please feel free to call.

Sincerely,

Nathan L. Jacobson & Associates, Inc.

Brian C. Curtis, P.E.



Jacobson

August 31, 2007

Mr. Alan B. Shepard, P.E.
Nowakowski, O'Bymachow, Kane & Associates
415 Howe Avenue
Shelton, Connecticut 06484

Re: Michael Burton
Affordable Housing Project
Washington Avenue, Newtown
Preliminary Wastewater Disposal Evaluation
NLJ PN 983-0001

Dear Mr. Shepard

In response to your request we have conducted a follow-up preliminary wastewater disposal evaluation for the above referenced project. This follow-up analysis was based on a revised feasibility plan bearing a revision date of 8/8/07, which shows 22 units, 44 bedrooms and a circular driveway with internal loop drive. On the referenced plan you have indicated the upland area of three portions of the parcel, and the area within each of these upland portions of the site that is proposed to be covered by impervious surfaces including roads, drives and building roof areas.

As discussed previously, one of the primary CTDEP design criteria requires that septic tank effluent discharged to a subsurface wastewater absorption system be diluted by infiltrating precipitation which falls on the site, to reduce the total nitrogen concentration to 10 milligrams per liter before the effluent reaches a point of concern, including wetlands and watercourses. A key element in this evaluation is the requirement that infiltrating precipitation be in the same general flow path as the system effluent so it is actually available for dilution. We had discussed utilizing groundwater recharge systems for runoff from impervious surfaces to enhance groundwater infiltration for nitrogen dilution.

In order to determine the maximum available nitrogen dilution capacity from infiltrating precipitation, it appears that final design of the subsurface wastewater absorption systems will require that they be spread out over the upland areas to the maximum extent possible to take full advantage of available dilution water. A number of groundwater recharge systems must also be spread over the site to direct stormwater runoff from paved and roof areas back into the ground.



Mr. Alan B. Shepard, P.E.
Re: Michael Burton Affordable Housing Project, Newtown
Preliminary Wastewater Disposal Evaluation

August 31, 2007
Page 2

To accomplish these requirements will require some shifting in the proposed system and unit layout to spread the main subsurface wastewater absorption systems out to the maximum extent possible in a north south direction over the Condo Area (green shading). Some of the septic tank effluent will also be required to be pumped over to a system located in House Area 1 (brown shading) to take advantage of dilution capacity from that part of the site. Due to the limited area available in House Area 2 (blue shading) and separation of this area from the rest of the site by a small watercourse, we did not include the blue shaded area in the analysis.

For purpose of calculation we assumed the following:

- 50% infiltration for the pervious upland areas with sandy soils.
- 90% runoff from impervious surfaces.
- Multiple small stormwater recharge systems spread throughout the site for infiltration of runoff from impervious surfaces.
- Nitrogen concentration of 24 mg/l in leachfield system effluent.
- Average annual precipitation of 0.01 ft./day.
- Wastewater flow generation of 150 gallons per day per bedroom, which is conservative.
- Upland pervious area 183,800 sq.ft.
- Impervious area 72,300 sq.ft.

On this basis the natural site dilution capacity will be approximately 8,390 gallons per day, which equates to ~~56 bedrooms~~ or ~~28 two bedroom units~~.

Please feel free to call should you have any questions regarding this matter or require any additional information.

Sincerely,

Nathan L. Jacobson & Associates, Inc.

A handwritten signature in cursive script that reads "Brian C. Curtis".

Brian C. Curtis, P.E.

4 Turkey Hill Road
Newtown, CT 06470
Tel (203) 270-4300
Fax (203) 426-9968

Fred Hurley,
Director



**TOWN OF NEWTOWN
WATER AND SEWER AUTHORITY**

Richard B. Zang,
Chairman
Marianne Brown
Louis Carbone
Philip Cruz
Alan Shepard
Lillian Strickler
Carl Zencey

CORRECTED

To: Michael & Shari Burton
From: Fred Hurley
Date: March 6, 2008
Re: Preliminary approval for sewer at 12-20A Washington Avenue

The subject property is actually 12-20A Washington Avenue, not 20-22 Washington Avenue as the original letter stated.

Whereas the subject property 12-20A Washington Avenue is located outside the existing sewer service area and:

Whereas the applicant through its engineer has demonstrated that the development proposed for the subject property can be serviced by an on-site waste water disposal system and:

Whereas the Health District of the Town of Newtown has determined that notwithstanding the technical ability of this proposed development to be serviced by an on-site system. There is reasonable question of the subject property being able to support environmentally sound, long term subsurface disposal because of the location of the subject property on top of the Newtown sole source aquifer, within the Newtown Aquifer Projection Zone and:

Whereas the WSA has determined that it is in the best long term interest of the town to extend the municipal sewer system to the property for the above stated reasons:

Therefore the WSA approves a preliminary approval for the subject property to connect to the municipal sewer system. The applicant must return to the WSA for final approval which may be modified from the preliminary approval based on and subject to the following conditions:

All other approvals of all other appropriate boards have been obtained. An extension agreement must be accomplished in accordance with the criteria set forth in Section 6 of the WSA Sewer Use Regulations.

Final approval will be conditioned on the execution of a Sewer Extension Agreement noted above in form and substance satisfactory to the Town and the WSA within 180 days of the date of this preliminary approval. This period may be extended at the discretion of the WSA.

Unanimously approved by WSA 5-0 on 2/21/08

Cc: Planning & Zoning Commission



Town of Newtown, CT

3 Primrose Street, Newtown, CT 06470

2-12-09

4 Turkey Hill Road
Newtown, CT 06470
Tel (203) 270-4300
Fax (203) 426-9968

Richard B. Zang,
Chairman
Marianne Brown
Louis Carbone
Richard Conte
Phil Cruz

Fred Hurley,
Director
Alan Shepard

TOWN OF NEWTOWN

WATER AND SEWER AUTHORITY

Carl Zencey

The Newtown Water and Sewer Authority held a regular meeting on Thursday, February 12, 2009, at the Wastewater Treatment Plant, Commerce Road. Chairman Richard Zang called the meeting to order at 7:00 PM.

Present – Dick Zang, Marianne Brown, Lou Carbone, Phil Cruz, Alan Shepard,
Carl Zencey

Absent –Richard Conte

Also Present: Julio Segarra of AOS Operating Company and Fred Hurley Public Works Director,

Public Participation – Dan Doherty owns the laundry mat in Sandy Hook center. He is requesting an adjustment in his sewer billing. 10% of the water used in the Laundry mat is extinguished through the dryer vents. The board has requested that this industry standard be researched and brought to the next meeting.

Approval of the Minutes – Upon motion by Phil Cruz and seconded by Marianne Brown the minutes of the January 8, 2009 meeting were unanimously accepted as presented.

OLD BUSINESS

Gallons processed vs gallons billed study – Julio Segarra reported that after much research, there are a few streets that addresses couldn't be found. There is also a question on how the billing is being done. Carol Mahoney, Tax Collector, will use the United Water tag number for billing as requested by the WSA. Dick Zang articulated the need for an approved sewer map in GIS. The last mapping was done in 2001 and was never made official. Once the mapping is done, GIS can give us the addresses in that area.

Water pollution plan needs to be updated and to the state by September so this all needs to be done within the next few months. This includes updating the regulations. Alan Shepard and Carl Zencey will assist and getting the information to and from the Town's Technology Department. If the map is redrawn then a public hearing is needed. At that time the update for the plan and the regulations should be done.

Update on Solar Panel Project – Fred reported that the system has been put on hold. There is no procurement set up.

NEW BUSINESS

Michael Burtons request for final approval at River Walk condominium project on Washington Avenue – Dick Zang requested Fred Hurley to get an assessment of the property. The assessment is needed by the March meeting and action needs to be taken at the April meeting. Phil Cruz moved to request a benefit assessment for the River Walk Condominium project at 12-20A Washington Avenue. Carl Zencey seconded, motion accepted, Alan Shepard abstained.

Request for sewer hook-up at 22 Washington Avenue – Fred Hurley will request a letter from the Health Department to show the need for hook up to the system.

Town of Newtown, CT

3 Primrose Street, Newtown, CT 06470

4-16-09

4 Turkey Hill Road
Newtown, CT 06470
Tel (203) 270-4300
Fax (203) 426-9968

Fred Hurley,
Director
Alan Shepard

WATER AND SEWER AUTHORITY

Carl Zencey

Richard B. Zang,
Chairman
Marianne Brown
Louis Carbone
Richard Conte
Phil Cruz
TOWN OF NEWTOWN

The Newtown Water and Sewer Authority held a regular meeting on Thursday, April 16, 2009, at the Wastewater Treatment Plant, Commerce Road. Chairman Richard Zang called the meeting to order at 7:02 PM.

Present – Dick Zang, Lou Carbone, Alan Shepard, Carl Zencey, Marianne Brown
Absent –Richard Conte, Phil Cruz

Also Present: Fred Hurley, Director of Public Works, Jason O’Brien and Julio Segarra of AOS Operating Company, John McCoy of J.F.M. Engineering, Inc.

Public Participation – Mr. McCoy is the Engineer for Acme Reality which has two projects on Mt. Pleasant. 164 and 168-170 Mt. Pleasant Road. In order to have an application in front of P&Z, they must obtain a preliminary letter from the WSA. Both properties will be mixed use, retail, commercial and a restaurant. The Hawleyville sewer system was built for economic development. Dick Zang suggested that he go to Economic Development and get a letter stating that they are in support of the project. Alan Shepard motioned to add 164 and 168-170 Mt. Pleasant to the agenda and to authorize Fred Hurley to draft a preliminary approval letter as long as a letter is received from EDC supporting the project. Marianne Brown seconded, motion unanimously accepted.

APPROVAL OF MINUTES: Upon motion by Lou Carbone, and seconded by Alan Shepard, the minutes of the March 14, 2009 meeting were unanimously accepted as presented

OLD BUSINESS

Gallons processed vs gallons billed study – The meters have been installed and within a few hours of installation it rained. The following day there was substantial rain followed by a dry event. The company feels that will be enough to compile the raw data. The company will be here next week to take the meters. Rain is forecasted for Monday through Wednesday next week so it would be beneficial to keep the meters for an additional week. Dick stated that it is the intent of the board to get the additional data but not to exceed \$10,000

Set the Sewer Benefit Assessment for 12-20A Washington Avenue, The River Walk Condominium Project, with a total of 22 units at \$11,000 per unit. Marianne Brown motioned to set the Benefit Assessment for 12-20A Washington Avenue, the River Walk Condominium, with a total of 22 units at \$11,000 per unit. Lou Carbone Seconded, motion passed 4-0 with one abstained.

PJ's Laundromat, 110 Church Hill Road – Dick Zang reminded the board that commercial usage receive a 10% reduction. Mr. Doherty had requested a 10% reduction in the sewer usage do to evaporation. Marianne Brown motioned to deny the request for an additional 10% reduction in sewer usage charge. Lou Carbone seconded, motion unanimously accepted.

107 Church Hill Road – this property was originally assessed as residential. There will now be a mix of residential, commercial and retail. The additional assessment for this property is \$39,000. Marianne Brown motioned to set a public hearing for 107 Church Hill on May 14, 2009 at 7:00 p.m. Carl Zencey seconded, motion passed 4-0 with one abstention.

NEW BUSINESS

Town of Newtown, CT

3 Primrose Street, Newtown, CT 06470

4-16-09 Public Hearing

4 Turkey Hill Road
Newtown, CT 06470
Tel (203) 270-4300
Fax (203) 426-9968

Richard B. Zang,

Chairman

Marianne Brown

Louis Carbone

Philip Cruz

Alan Shepard

Fred Hurley,
Director

TOWN OF NEWTOWN Lillian Strickler

WATER AND SEWER AUTHORITY Carl Zencey

The Newtown Water and Sewer Authority held a Public Hearing on Thursday, April 16, 2009, at the Wastewater Treatment Plant, Commerce Road. Chairman Richard Zang called the meeting to order at 7:00PM.

Present: Richard Zang, Marianne Brown, Lou Carbone

Absent: Philip Cruz, Richard Conte, Carl Zencey, Alan Shepard

Also Present: Fred Hurley, Public Works Director, Jason O'Brian and Julio Segarro, AOS Operating Co.

Set the Sewer Benefit Assessment for 12-20A Washington Avenue, The River Walk Condominium Project, with a total of 22 units at \$11,000 per unit.

Michael Burton could not be present and sent a letter with his comments.

Meeting adjourned at 7:01

Arlene Miles, Clerk

Attachment: Letter from Michael Burton Builders, Inc.

107 38

Town of Newtown, CT

3 Primrose Street, Newtown, CT 06470

3-12-09

4 Turkey Hill Road
Newtown, CT 06470
Tel (203) 270-4300
Fax (203) 426-9968

Fred Hurley,
Director

WATER AND SEWER AUTHORITY

Richard B. Zang,

Chairman

Marianne Brown
Louis Carbone
Richard Conte
Phil Cruz

TOWN OF NEWTOWN Alan Shepard

Carl Zencey

The Newtown Water and Sewer Authority held a regular meeting on Thursday, March 12, 2009, at the Wastewater Treatment Plant, Commerce Road. Chairman Richard Zang called the meeting to order at 7:00 PM.

Present – Dick Zang, Lou Carbone, Phil Cruz, Alan Shepard, Carl Zencey
Absent –Richard Conte, Marianne Brown

Also Present: Jason O'Brien and Julio Segarra of AOS Operating Company

Public Participation – None

Approval of the Minutes – Upon motion by Phil Cruz and seconded by Alan Shepard the minutes of the February 12, 2009 meeting were unanimously accepted as presented.

OLD BUSINESS

Gallons processed vs gallons billed study – Everything is scheduled for installation of the flow meters the last week in March.

Review of benefit assessment for 12-20A Washington Avenue/River Walk Condominium – Phil Cruz moved to set a public hearing for a benefit assessment of \$242,000(\$11,000 per unit) for 12-20A Washington Avenue. Public hearing is set for April 16th at 7pm. Carl Zencey seconded, motion unanimously accepted. Alan Shepard abstained.

22 Washington Avenue – A letter was received from the Health Department regarding this address. They do not have any file information for this property with regard to septic system information, water quality or soil data. "It has been the Health District's position that connection to an available sanitary sewer is recommended as the preferred viable long-term method for wastewater disposal; and particularly in the case where the proposed project is also within the Aquifer Protection Area." Phil Cruz moved to allow the property into the district for residential use. Lou Carbone seconded, motion unanimously accepted. Alan Shepard abstained

PJ's Laundromat, 110 Church Hill Road – Item tabled

107 Church Hill Road – Wetlands and P&Z have approved the plans. There will be commercial office space and 2 buildings with retail and 2 apartments. Mr. Burton is working with the Building Department to obtain a permit for the addition. This property is currently hooked up to the sewer system. Carl Zencey moved to get a benefit assessment from Kerin and Fazio for this addition. The WSA will continue to supply sewer to the property. Lou Carbone seconded, motion unanimously accepted. Alan Shepard abstained

NEW BUSINESS

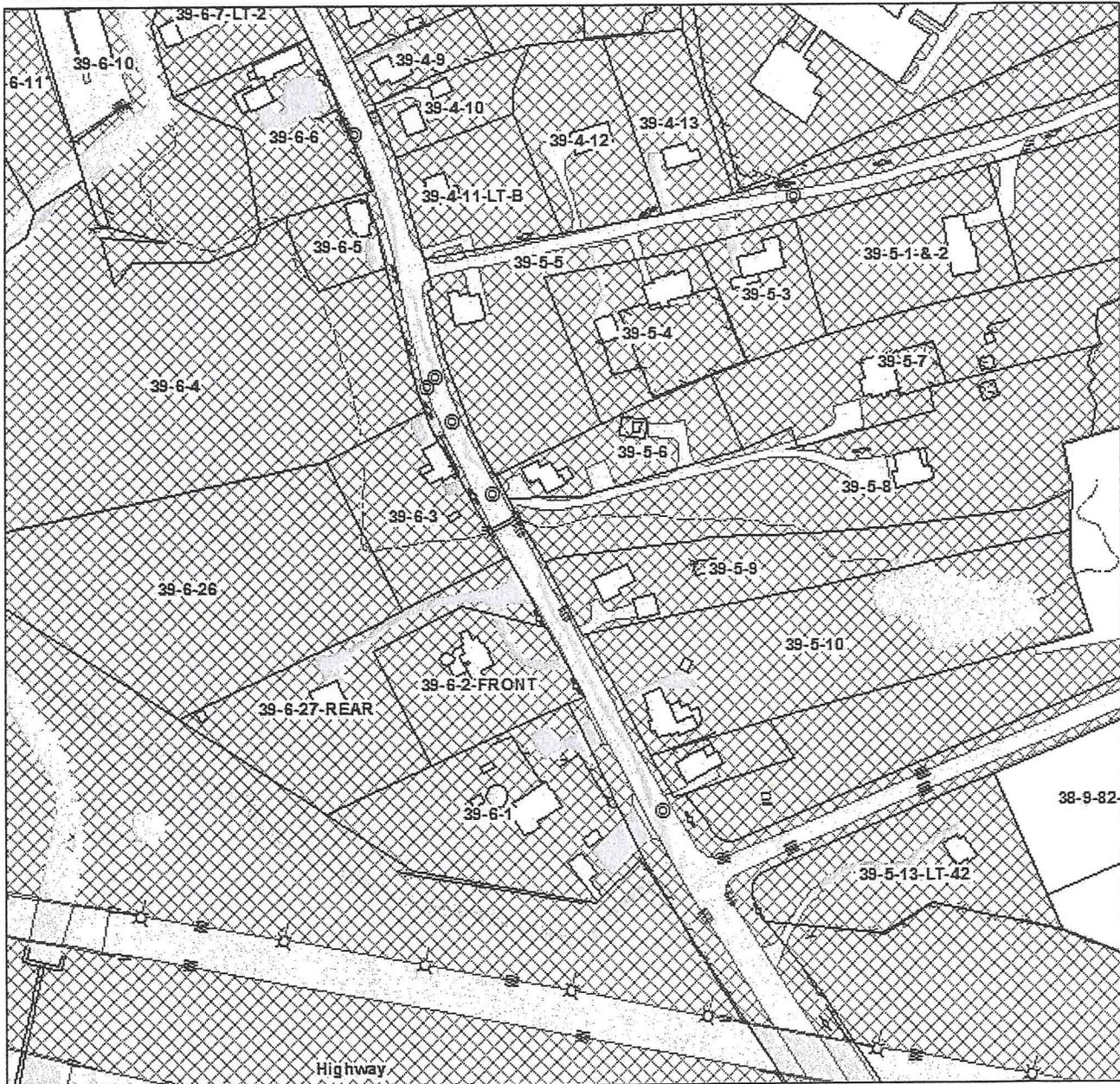
Report by Public Works Director – Fred Hurley was not present to report.

Town of Newtown

Geographic Information System (GIS)



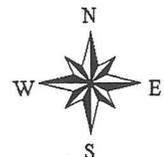
Date Printed: 3/16/2015



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Newtown and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 200 feet



TELEPHONE: 203-426-0196

FAX: 203-426-0361

MICHAEL BURTON BUILDERS, INC.

GENERAL CONTRACTORS

NEW HOMES-SITWORK & DEVELOPMENT

P.O. BOX 79

SANDY HOOK, CT. 06482

February 20, 2015

Mr. Fred Hurley, Director
Newtown Water and Sewer Authority
4 Turkey Hill Road
Newtown CT 06470

Re: Riverwalk - 10-22 Washington Avenue

Dear Fred:

As you are aware, the WSA granted approval for the Riverwalk mixed income housing community to connect to the municipal sewer system in 2009. This approval was based on the then current Newtown Affordable Housing regulations as approved by the Planning and Zoning Commission. Our approval was based on design flows for 22 new units totaling 56 bedrooms with a flow rate of 150 gallons per day per bedroom, or 8400 gallons per day.

Due to financial circumstances, the project was never constructed. The Planning and Zoning Commission recently enacted a new zoning regulation for mixed income housing called an Incentive Housing Zone. It is my intention to reapply to the Commission for approval under this new regulation. The new application will consist of the original 5 properties that were granted connection approval, as well as 10 Washington Avenue, which was in the original sewer district, and 22 Washington Avenue, which was granted permission to hook up by the WSA as a part of a separate application. In addition to the 8400 gallon flow that was approved

by the WSA, the 7 properties have a total of 18 bedrooms with a flow rate of 2700 gallons per day, bringing the total approved flow of the property to 11,100 gallons per day.

The new project is being designed for 74 total units, with approximately one third being one bedroom units and two thirds being two bedroom units. Using the recently enacted definitions of the WSA, the flow requirements for the new project would be 9,250 gallons per day, which is a reduction in flow in comparison to the old project.

Based on the above information, the new proposal will have no additional impact on the Newtown municipal sewer system than the original approval. I would hereby respectfully request that the WSA grant this revised project preliminary approval to connect to the municipal sewer system, subject to approvals of all other appropriate boards

Please feel free to contact me if you require any additional information. You can reach me on my cell phone @ 203-948-3648.

Sincerely,

Michael Burton
President

