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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 special meeting on February 16, 2017 at the Wastewater Treatment Plant, 24 Commerce Rd, Newtown, Conn. [The regular meeting of February 9, 2017 had been cancelled due to weather.] Vice Chairman Gene Vetrano called the meeting to order at 7:00 pm.

Present – Gene Vetrano, George Hill, Richard Zang, Carl Zencey.

Absent – Marianne Brown, Louis Carbone, Alan Shepard.

Also Present – Director of Public Works, Fred Hurley; Director of Planning, George Benson; EDC Member, Wes Thompson; and Julio Segarra and Michael Burke of Suez Water Environmental Services.

Public Participation – None

Approval of Minutes – The previously distributed minutes of the January 12, 2017 meeting were unanimously approved.

UNFINISHED BUSINESS

Hawleyville Sewer Extension – Fred Hurley reported that construction is complete with only a few minor punch list items remaining and road repaving to be scheduled in coordination with the completion of a water line contract by others. The extension agreements have been signed by all property owners and are ready for signing by the Town.

30-32 Church Hill Benefit Assessment – Richard Zang moved to schedule a Public Hearing on March 9, 2017, at 7:00 pm at the WWTP on the proposed benefit assessment of \$243,000. Carl Zencey seconded, motion unanimously approved.

NEW BUSINESS

10-22 Washington Avenue Benefit Assessment – As discussed at the previous meeting, the project is being restructured with 56 2-BR and 9 1-BR rental apartments. Fred Hurley reviewed the appraisal and assessment history of similar projects at the Homesteads and The Woods in Hawleyville. Rental properties with one owner have been appraised differently than condominium developments. George Benson spoke of the need for rental properties stating that the project meets the town objectives for Incentive Housing, meeting density and affordability criteria. Carl Zencey moved to schedule a Public Hearing on March 9, 2017, at 7:00 pm at the WWTP on the proposed benefit assessment of \$5,400 per unit. Richard Zang seconded, motion unanimously approved.

9 Covered Bridge Rd Benefit Assessment – No action on this property with a proposed church and restaurant.

Covered Bridge Rd/ 13 Hawleyville Rd Benefit Assessment – This property will be developed with 180 one- and two-bedroom rental units in six buildings. Carl Zencey moved to schedule a Public Hearing on March 9, 2017, at 7:00 pm at the WWTP on the proposed benefit assessment of \$5,400 per unit. George Hill seconded, motion unanimously approved.

2 Saw Mill Rd Benefit Assessment – This commercial property owned by Academy Design will require a grinder pump to connect to the Hawleyville Sewer Extension. Carl Zencey moved to schedule a Public Hearing on March 9, 2017, at 7:00 pm at the WWTP on the proposed benefit assessment of \$14,000. George Hill seconded, motion unanimously approved.

Committee Reports

Solar - Fred Hurley reported that the town is planning to provide on-line access to real time data on the performance of all public solar installations.

I&I - An area near the Taunton Lake pump station has been identified as a source of inflow. Mike Burke offered to solicit a preliminary proposal from a company that has performed the necessary smoke testing in Ridgefield. Julio Segarra will provide a recommended contract scope.

Report by Suez Water Environmental Services – Julio Segarra reported that the water and sewage plants have been operating well. Nitrogen removal is better than expected. An order has been placed to rebuild the motor for oxidation ditch #2. Ovivo Canada, the original supplier, has been contracted to refurbish both clarifiers. The last of the three UV banks scheduled for refurbishment will be returned shortly. As a result of the crisis in Flint, MI all POTWs in Connecticut have been given five years to improve lead removal rates. Following a question Julio reported that there are just a few known users that are responsible for most of the grinder pump replacements. There was a serious sewer blockage cleared at the Newtown Country Club. They are in violation of FOG regulations (fats, oil and grease) and will be required to install a 1000-gal outside trap with suitable access in accordance with the DEEP General Permit for the Discharge of Wastewater Associated with Food Preparation Establishments.

Report by Public Works Director – Fred Hurley reported an access route has been developed to allow a crane to pull well pump #8. S.B. Church will inspect and rebuild or replace shortly. The Potatuck Fish & Game Club has requested that all outside work be completed by April 1st so as not to interfere with their stream restocking. Aquarion has made no progress on the necessary interconnection of our water systems near Wasserman Way and the railroad overpass.

Having no further business the meeting was adjourned at 8:42 pm.

Respectfully submitted,

Richard Zang, Member