

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**

Marianne Brown,  
*Chairman*  
Richard Zang  
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 held a regular meeting following their public hearing on February 8, 2018, at the Wastewater Treatment Plant, 24 Commerce Road, Newtown, CT. Gene Vetrano called the meeting to order at 7:04pm.

**Present:** Gene Vetrano, , Dick Zang, Carl Zency, Lou Carbone, Marianne Brown Alan

**Absent:** Shepard, George Hill

**Also Present:** Director of Public Work Fred Hurley, Julio Segarra and Mike Burke of Suez Water Environmental Services, 5 members of the public and 1 member of the press

**Public Participation** – Beth Koschel, asked what the expected capacity would be for 17 Washington Avenue. Mr. Zang replied that it is 185 gallons per day which is the same for any single family unit

**Approval of the Minutes** – Mr. Zang moved to approve the minutes from the 1/11/18 public hearing. Motion unanimously approved.

Mr. Zang moved to approve the minutes of the 1/11/18 regular meeting. Motion unanimously approved.

**Report by Suez Water Environmental Services** – Mr. Segarra reported that the plant ran relatively well. They have been running into issues with private laterals. They need to talk about recovering the prints from the private plazas so if there is an incident; they have the prints and can locate laterals. An enforcement type of plan so the users with grease traps show proof of pumping needs to be done.

The preliminary Lead Mass study was originally due January 31. Fuss & O'Neill requested and was granted an extension from DEEP. .

**Report by Public Works Director** – Mr. Hurley reported that there is a case that specifically discusses the authority of WSA's and sewer service extension lines. There are some things that apply to this WSA and the general points of law. The WSA under state statute has discretionary powers. It must be fair and follow our procedures consistently.

Mr. Hurley also reported that there is a collection issue that has gone on for 3 years. He asked that by the next board meeting, enforcement be set up. The Tax Collector has followed all its procedures but the property owner has but forward no effort. This is a commercial operation that is making money.

**Committee Reports** – Mr. Vetrano and Mr. Zang met with Christal Presler from EDC to find out if anything may be coming to the WSA. There is the possibility of 2 brew pubs and there is activity on the large parcel at exit 9. Mr. Vetrano will start attending EDC meetings and will report back to the board.

## UNFINISHED BUSINESS

*Sewer Benefit Assessment for 12 Church Hill Road* – Mr. Hurley provided a write up (Attachment A). Mr. Zang moved that they set the sewer benefit assessment for 12 Church Hill Road at \$25,253.00 payable over 20 years. Mr. Vetrano seconded, motion unanimously approved.

*Sewer Benefit Assessment for church Hill Village, 37 Church Hill Road* – Mr. Hurley provided a write up (Attachment B). Mr. Zang moved to set the sewer benefit assessment for 37 Church Hill Road at \$203,940 payable upon C/O. Mr. Carbone seconded, motion unanimously approved.

*Sewer Benefit Assessment for 17 Washington Avenue* – Fred Hurley provided a write up (Attachment C). The original assessment was for a single family home. Currently it is a single structure but now it is two units. This is on the transmission line and it is an extension. It was approved in 1999 but never constructed. Mr. Zang moved to set the sewer benefit assessment for 17 Washington Avenue at \$14,698.00 with payment plan to be negotiated at a later time. Mr. Carbone seconded, motion unanimously approved.

*WSA Finance and Procedures* – The Chairman and Vice Chair need to appoint one member of the WSA to the Executive Committee. Once that is done, they need to create rules by which they operate. Mr. Vetrano moved to accept Mr. Zang to the Executive Committee with the Chair and vice chair. Mr. Carbone seconded, motion unanimously approved.

*2018 Budget* – The bills have been broken down between the central district and Hawleyville back to July 1. Not there is a basis to move forward.

## NEW BUSINESS

*Sewer Application for 79 Church Hill Road* – Mr. Zang commented on the application (Attachment D) They used a peak load factor of 2.5 but 4 is better for this plant. The applicant asked that they reduce the multifamily housing unit equivalent dwelling unit flow from .8 to .676. Mr. Zang articulated that they would need to provide information on that. Mr. Hurley explained that the original number for multifamily was 125 gallons per day unit but that did not included I&I and that is why it went up to 148 gallons. Mr. Zang moved that WSA send a letter to Shipman and Goodwin saying that we received their application but they cannot act on it until they get a recommendation from the town. Mr. Vetrano seconded, motion unanimously approved.

*Water Pollution Control Plan* – Fred Hurley provided suggested modifications (Attachment E). Mr. Hurley took the flows for a year and the last average was for 2014. If you do year to year there are big swings so doing a 3 year average is better. This plan is a Town/Sewer Authority plan and it has to be approved here and approved by DEEP. Mr. Zang added that they need to have a time limit on the allocation. Mr. Hurley suggested e-mailing their ideas to him so he can compile a list of suggestions at the next meeting.

Having no further business, the meeting was adjourned at 8:12pm

Respectfully submitted  
Arlene Miles, Clerk

4 TURKEY HILL ROAD  
NEWTOWN, CONNECTICUT 06470  
FAX (203) 426-9968

Attachment A



FREDERICK W. HURLEY, JR.  
PUBLIC WORKS DIRECTOR  
(203) 270-4300

**TOWN OF NEWTOWN**  
PUBLIC WORKS DEPARTMENT

**12 Church Hill Sewer Benefit Analysis and Recommendation**  
February 6, 2018

The new Hook & Ladder (H&L) building at 12 Church Hill was built on land purchased from Trinity Episcopal Church, which was connected to the town sanitary sewer. The size of the Church parcel was originally 8.06 acres. That figure was reduced to 4.9 acres after transferring 3.16 acres to Hook & Ladder for their new fire house.

The Church had been paying on the original sewer benefit assessment of \$81,900 for 18 of the 20 year payment schedule before the sale. (Attachment A). This equated to 90% or \$73,310 of the original principal. The H&L share of the original sewered property was 3.16 acres or 39% of the original sewered parcel. Using this percentage, the Church paid 90% of its sewer benefit assessment on 39% of its property before the land transfer in 2016. This calculation equals \$28,746.90 of benefit assessment credit to the new H&L parcel previously paid by the Church.

Our appraiser put a new sewer benefit value on the H&L parcel before any adjustments of \$60,000.00 (Attachment B). Using our standard adjustment for all initial benefit assessments of 90%, the initial benefit assessment is \$54,000.00. The credit noted above of \$28,746.90 should be applied to the new assessment for an adjusted amount due of \$25,253.31. On an annualized basis of 20 years this would require an annual payment of \$1,652.24 (Attachment C). This payment will be made by the Newtown Public Works Department as they have also made for the previous H&L building at 45 Main Street and the Sandy Hook Fire House on Riverside.

Respectfully submitted,

Frederick W. Hurley, Jr.

SUSIE0000050980428mail

GENERAL DATA SEWER ASSESSMENT  
AS OF 02/06/2018

BILL NO: 0000-05-0980428 NAME: TRINITY EPISCOPAL CHURCH  
 CORP  
 UNIQUE ID: 5403294 CO NAME:  
 LIEN VOL/PAGE:  
 BANK: ADDRESS: 36 MAIN ST  
 DISTRICT: 01 ADDRESS2:  
 PLAN CODE: 1 CITY ST ZIP: NEWTOWN CT 06470-0000  
 SEWER CODE: COUNTRY:  
 PROP LOC.: 36 MAIN STREET

BINT RATE: 2.000000

BANK

## \*\*\* DETAILS \*\*\*

ORIGINAL AMT \$81,900.00  
 DEFERED AMT \$0.00  
 UNPAID BALANCE \$0.00  
 TOTAL DUE \$0.00

## \*\*\* BILLED \*\*\*

## \*\*\* LAST BILLED \*\*\*

	PRINCIPAL	FIRE	+ BOND INT	= TOTAL
INST1:	Date: 09/01/2017	0.00	\$13,551.48	\$85,105.49
	Principal: \$4,864.52	0.00	\$0.00	\$0.00
INST2:	Bond Int: \$97.29	0.00	\$0.00	\$0.00
INST3:	Arrears: \$0.00	0.00	\$0.00	\$0.00
INST4:	Interest: \$0.00	0.00	\$0.00	\$0.00
ADJ:	Lien: \$0.00	0.00	\$0.00	\$0.00
TOTAL:	\$71,554.01	0.00	\$13,551.48	\$85,105.49

## \*\*\* PAYMENTS \*\*\*

TYPE	DATE	TERM/BATCH	SEQ	INST	PRIN	BINT	INTEREST
	LIENS	FEES		TOTALS			
Pmt	09/19/2017	80/619	85		4,864.52	97.29	
0.00	24.00		0.00	4,985.81			
Pmt	09/19/2016	80/440	13		4,815.38	193.60	
0.00	0.00		0.00	5,008.98			
Pmt	09/18/2015	80/259	47		4,720.96	288.02	
0.00	0.00		0.00	5,008.98			
Pmt	09/09/2014	80/71	44		4,628.39	380.59	
0.00	0.00		0.00	5,008.98			
Pmt	09/18/2013	83/53	148		4,537.64	471.34	
0.00	0.00		0.00	5,008.98			
Pmt	09/11/2012	80/230	61		4,448.67	560.31	
0.00	0.00		0.00	5,008.98			
Pmt	09/19/2011	80/56	48		4,361.44	647.54	
0.00	0.00		0.00	5,008.98			
Pmt	09/14/2010	80/48	203	T	4,275.92	733.06	
0.00	0.00		0.00	5,008.98			
Pmt	09/15/2009	80/52	68	T	4,192.08	816.90	
0.00	0.00		0.00	5,008.98			

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Pmt	09/09/2008	80/44	197	T	4,109.88	899.10
0.00	0.00		0.00		5,008.98	
Pmt	09/19/2007	80/47	221	T	4,029.30	979.68
0.00	0.00		0.00		5,008.98	
Pmt	09/20/2006	83/53	53	T	3,950.29	1,058.69
0.00	0.00		0.00		5,008.98	
Pmt	09/13/2005	83/55	134	T	3,872.83	1,136.15
0.00	0.00		0.00		5,008.98	
Pmt	09/17/2004	80/43	202	T	3,796.90	1,212.08
0.00	0.00		0.00		5,008.98	
Pmt	10/10/2003	83/67	22	T	3,722.45	1,286.53
0.00	0.00		0.00		5,008.98	
Pmt	09/18/2002	83/50	3	T	3,649.46	1,359.52
0.00	0.00		0.00		5,008.98	
Pmt	09/17/2001	85/44	199	T	3,577.90	1,431.08
0.00	0.00		0.00		5,008.98	
TOTAL PAYMENTS:					71,554.01	13,551.48
0.00	24.00		0.00			

85,129.49

TOTAL BALANCE DUE AS OF 02/06/2018

INT DUE:	\$0.00
BOND INT DUE:	\$0.00
LIEN DUE:	\$0.00
FEES DUE:	\$0.00
PRINCIPLE DUE:	\$0.00
TOTAL DUE:	\$0.00
BALANCE DUE:	\$0.00
PAYOFF:	\$0.00

\*\*\* FLAGS \*\*\*

Warrant Flag:	No	Suspense Flag:	No
Invalid Address Flag:	No		
Bankrupt:	No		

Pay Off

Type	Total	Princ	BInt	Int	Lien
Fee					
Current		0.00	0.00	0.00	0.00
0.00	0.00				
Pay Off		0.00	0.00		
0.00				0.00	0.00
	0.00				



## Attachment B



September 15, 2017

Newtown WPCA  
c/o Public Works  
4 Turkey Hill Road  
Newtown, CT 06470

RE: Sewer Benefit Analysis of a Fire Station  
Located at 12 Church Hill Road, Newtown, Connecticut

Dear WPCA,

At your request, I have made an exterior inspection of the above-captioned property on July 24, 2017 for the purpose of estimating the benefit resulting from the installation of a new sewer line serving the property. It is understood that the function of this appraisal is to support the sewer benefit to the subject property for internal purposes.

In estimating the amount of the sewer benefit, the standard "Before and After" technique has been utilized; i.e., the sewer benefit estimate is based on the difference between the market value of the property immediately before and after municipal sewers are made available to serve the property. The difference between the before and after values is the benefit to the property resulting from the availability of the municipal sewer line.

Briefly, the subject property comprises 3.16 acres of land improved with a 16,566 S.F. fire station, built in 2016. The property is zoned Farming and Residential (R-1). The property is identified as 12 Church Hill Road, also known as Lot 48 on Newtown Assessor's Map 26, Block 10. The property is owned by Newtown Hook and Ladder Company No. 1. Note that the subject property was subdivided from the Trinity Episcopal Church parcel located at 36 Main Street.

The highest and best use of the subject property is for continued present use as a fire station. The installation of a sewer line has a positive impact on market value due to the following:

- 1) Land areas required for a septic system and reserve are available for development;
- 2) Septic system operation and maintenance expenses will not be required;
- 3) No reserve fund is necessary to replace existing septic systems at the end of their useful lives;
- 4) The density of a project is not limited by septic system constraints (soil types, sloping topography, wetlands, etc.) after sewers;
- 5) Municipal sewers increase the flexibility of potential uses that a property can physically support.

All sewer benefits are immediate upon physical connection to the sewer line. These positive factors enhance the market value of a property with available municipal sewers. This is best evidenced by the premium placed on sewered real estate in the marketplace.

As a result of my inspections, investigations and analyses, it is my opinion that the 100% benefit to the subject property attributable to sewers is **\$60,000**. Note that this sewer benefit conclusion does not consider the sewer benefit set previously for the Trinity Episcopal Church, of which this property was a part.

This appraisal report has been prepared in a restricted format for the purpose of estimating the sewer benefit to the subject for internal use solely by the WPCA. The market data and analysis in support of this opinion are retained in the office of the undersigned.

A full-format, narrative appraisal report in support of the above value conclusion will be prepared at your request. If you have any questions, or if we can be of further service, please feel free to contact us.

Respectfully submitted,  
**Kerin & Fazio, LLC**



Christopher K. Kerin, MAI  
Connecticut RCG.329  
Expiration: April 30, 2018

# AMORTIZATION SCHEDULE

S:\PublicWorks\Forms\amort23.xls)a

PRINCIPAL 25,253.31  
INTEREST RATE 2.71000%  
PAYMENT..... 1,652.24  
PERIOD..... 20.00  
TOT. OF PMTS 33,044.71  
AMT.ATTRIB. TO INT 7,791.40

Residential Properties

Attachment C

Year	Balance Beg. Of Year	Total Payment	Interest	Principal	Balance End of Year
1	25,253.31	1,652.24	684.36	967.87	24,285.44
2	24,285.44	1,652.24	658.14	994.10	23,291.34
3	23,291.34	1,652.24	631.20	1,021.04	22,270.30
4	22,270.30	1,652.24	603.53	1,048.71	21,221.59
5	21,221.59	1,652.24	575.11	1,077.13	20,144.46
6	20,144.46	1,652.24	545.91	1,106.32	19,038.14
7	19,038.14	1,652.24	515.93	1,136.30	17,901.84
8	17,901.84	1,652.24	485.14	1,167.10	16,734.74
9	16,734.74	1,652.24	453.51	1,198.72	15,536.02
10	15,536.02	1,652.24	421.03	1,231.21	14,304.81
11	14,304.81	1,652.24	387.66	1,264.58	13,040.23
12	13,040.23	1,652.24	353.39	1,298.85	11,741.39
13	11,741.39	1,652.24	318.19	1,334.04	10,407.34
14	10,407.34	1,652.24	282.04	1,370.20	9,037.15
15	9,037.15	1,652.24	244.91	1,407.33	7,629.82
16	7,629.82	1,652.24	206.77	1,445.47	6,184.35
17	6,184.35	1,652.24	167.60	1,484.64	4,699.71
18	4,699.71	1,652.24	127.36	1,524.87	3,174.84
19	3,174.84	1,652.24	86.04	1,566.20	1,608.64
20	1,608.64	1,652.24	43.59	1,608.64	0.00
		33,044.71	7,791.40	25,253.31	



4 TURKEY HILL ROAD  
NEWTOWN, CONNECTICUT 06470  
FAX (203) 426-9968

Attachment B



FREDERICK W. HURLEY, J  
PUBLIC WORKS DIRECTOR  
(203) 270-4300

**TOWN OF NEWTOWN**  
PUBLIC WORKS DEPARTMENT

**37 Church Hill Road Benefit Assessment Analysis and Recommendation**

The applicant, Teton Capital, proposed a 69 unit assisted care facility at 37 Church Hill Road. The WSA had Kerin-Fazio perform a benefit assessment analysis on the project and returned an initial estimate, on November 14, 2017, of \$432,000. (Attachment A) After applying the standard 90% correction and applying a credit of \$55,350 for previous payments, the final resulting assessment was \$333,450 or approximately \$4,832.61 per unit. The unit basis for comparison after 90% correction but without the previous credit was \$388,800 or \$5,634.78, per unit.

The applicant felt this assessment was too high as it compared to "multi-family housing which had independent apartments with cooking and other facilities that their units would not have. This information and the additional characterization of the units here being more akin to a group home provided the basis for a review by Kerin Fazio. The revised appraisal submitted February 2, 2018, was \$288,000. (Attachment B) After applying the standard 90% correction and applying a credit of \$55,350 for previous payments, the final revised assessment is \$203,850. A comparable unit basis for comparison after 90% correction but without the previous credit is \$259,290 or \$3,756.52 per unit. The difference in the assessment is between a room and an apartment.

We recommend approval of the February 2, 2018 revised benefit assessment of \$203,940 after 90% correction and application of credit for previous assessment payments.



**TOWN OF NEWTOWN**  
**WATER AND SEWER AUTHORITY**

Fred Hurley, Director, 4 Turkey Hill Road, Newtown, CT 06470 203-270-4300

**APPLICATION FOR INDIVIDUAL CONNECTION PROJECT REVIEW, OR REQUEST FOR  
SEWER SERVICE AREA EXTENSION BY THE NEWTOWN WSA**

Name of Applicant: William P. Donohue, Jr. Date: Feb. 6, 2018

Name of Firm: Teton Capital Co., LLC

Street Address: 3 Cherry Lane

City and State: Old Greenwich, CT 06870

Phone: \_\_\_\_\_ Cell: 917-971-2405

Name of Property Owner: Pepper Partners LLC

Type of Application (Mark all that apply)

☒ Individual Hookup ☐ Project Review ☐ Sewer Service Area Extension

**Type of Construction:**

<input type="checkbox"/> Single Family	Number of Units: _____
<input type="checkbox"/> Condominium/Townhouse	Number of Units: _____
<input type="checkbox"/> Multi-Family/Mobile Home	Number of Units: _____
<input checked="" type="checkbox"/> Attached Elderly Housing	Number of Units: <u>69</u>
<input type="checkbox"/> Commercial	Square Feet: _____
<input type="checkbox"/> Industrial	Square Feet: _____

Street Address of Connection: 37 Church Hill Road

Estimated Starting Date: April-May 2018 Estimated Completion: May-June 2019

Estimated Sewerage Flow: Average: 5,000 Gallons/Day  
Peak Hour Flow: 7,000 Gallons/Day

Main Trunk Line Pipe Size: 8"

Lateral Line Pipe Size: 4"

Servicing Pump Station: N/A

**Required for Review:**

Eight Copies of the completed application for individual connection.

For development, also include site plan and verification of P&Z and Wetland submittals, if required.

*As part of the application additional information may be requested by the WSA at the Time of Application.*

Signature of Applicant: [Signature] Date: Feb 6 2018



November 14, 2017

Newtown WPCA  
c/o Public Works  
4 Turkey Hill Road  
Newtown, CT 06470

RE: Sewer Benefit Analysis of an Assisted Living Facility  
Located at 37 Church Hill Road, Newtown, Connecticut

Dear WPCA,

At your request, we have made an exterior inspection of the above-captioned property on November 6, 2017 for the purpose of estimating the benefit resulting from the installation of a new sewer line serving the property. It is understood that the function of this appraisal is to support the sewer benefit to the subject property for internal purposes.

In estimating the amount of the sewer benefit, the standard "Before and After" technique has been utilized; i.e., the sewer benefit estimate is based on the difference between the market value of the property immediately before and after municipal sewers are made available to serve the property. The difference between the before and after values is the benefit to the property resulting from the availability of the municipal sewer line.

Briefly, the subject property comprises 3.97 acres of vacant land. A 65,560 S.F. assisted living facility is approved to be built on the site. The property is zoned Professional (P-1). The property is identified as 37 Church Hill Road, also known as Lot 7 on Newtown Assessor's Map 27, Block 4. The property is owned by Pepper Partners, LLC.

The highest and best use of the subject property is for development of an assisted living facility. The installation of a sewer line has a positive impact on market value due to the following:

- 1) Land areas required for a septic system and reserve are available for development;
- 2) Septic system operation and maintenance expenses will not be required;
- 3) No reserve fund is necessary to replace existing septic systems at the end of their useful lives;
- 4) The density of a project is not limited by septic system constraints (soil types, sloping topography, wetlands, etc.) after sewers;
- 5) Municipal sewers increase the flexibility of potential uses that a property can physically support.

All sewer benefits are immediate upon physical connection to the sewer line. These positive factors enhance the market value of a property with available municipal sewers. This is best evidenced by the premium placed on sewer real estate in the marketplace.

As a result of our inspections, investigations and analyses, it is our opinion that the 100% benefit to the subject property attributable to sewers is **\$432,000**. Note that this sewer benefit conclusion does not consider the sewer benefit set previously for the property of \$55,350. This prior sewer benefit assessment should be credited.

This appraisal report has been prepared in a restricted format for the purpose of estimating the sewer benefit to the subject for internal use solely by the WPCA. The market data and analysis in support of this opinion are retained in the office of the undersigned.

A full-format, narrative appraisal report in support of the above value conclusion will be prepared at your request. If you have any questions, or if we can be of further service, please feel free to contact us.

Respectfully submitted,  
**Kerin & Fazio, LLC**



Christopher K. Kerin, MAI  
Connecticut RCG.329  
Expiration: April 30, 2018



Vincent O'Brien  
Connecticut RCG.1476  
Expiration: April 30, 2018



February 2, 2018

Newtown WPCA  
c/o Public Works  
4 Turkey Hill Road  
Newtown, CT 06470

RE: Sewer Benefit Analysis of an Assisted Living Facility  
Located at 37 Church Hill Road, Newtown, Connecticut

Dear WPCA,

At your request, we have made an exterior inspection of the above-captioned property on November 6, 2017 for the purpose of estimating the benefit resulting from the installation of a new sewer line serving the property. It is understood that the function of this appraisal is to support the sewer benefit to the subject property for internal purposes.

In estimating the amount of the sewer benefit, the standard "Before and After" technique has been utilized; i.e., the sewer benefit estimate is based on the difference between the market value of the property immediately before and after municipal sewers are made available to serve the property. The difference between the before and after values is the benefit to the property resulting from the availability of the municipal sewer line.

Briefly, the subject property comprises 3.97 acres of vacant land. A 65,560 S.F. assisted living facility is approved to be built on the site. The property is zoned Professional (P-1). The property is identified as 37 Church Hill Road, also known as Lot 7 on Newtown Assessor's Map 27, Block 4. The property is owned by Pepper Partners, LLC.

The highest and best use of the subject property is for development of an assisted living facility. The installation of a sewer line has a positive impact on market value due to the following:

- 1) Land areas required for a septic system and reserve are available for development;
- 2) Septic system operation and maintenance expenses will not be required;
- 3) No reserve fund is necessary to replace existing septic systems at the end of their useful lives;
- 4) The density of a project is not limited by septic system constraints (soil types, sloping topography, wetlands, etc.) after sewers;
- 5) Municipal sewers increase the flexibility of potential uses that a property can physically support.

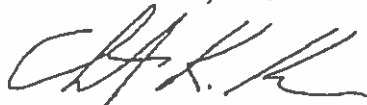
All sewer benefits are immediate upon physical connection to the sewer line. These positive factors enhance the market value of a property with available municipal sewers. This is best evidenced by the premium placed on sewerred real estate in the marketplace.

As a result of our inspections, investigations and analyses, it is our opinion that the 100% benefit to the subject property attributable to sewers is **\$288,000**. Note that this sewer benefit conclusion does not consider the sewer benefit set previously for the property of \$55,350. This prior sewer benefit assessment should be credited.

This appraisal report has been prepared in a restricted format for the purpose of estimating the sewer benefit to the subject for internal use solely by the WPCA. The market data and analysis in support of this opinion are retained in the office of the undersigned.

A full-format, narrative appraisal report in support of the above value conclusion will be prepared at your request. If you have any questions, or if we can be of further service, please feel free to contact us.

Respectfully submitted,  
**Kerin & Fazio, LLC**



Christopher K. Kerin, MAI  
Connecticut RCG.329  
Expiration: April 30, 2018



Vincent OBrien  
Connecticut RCG.1476  
Expiration: April 30, 2018

4 TURKEY HILL ROAD  
NEWTOWN, CONNECTICUT 06470  
FAX (203) 426-9968

Attachment C



FREDERICK W. HURLEY, JR.  
PUBLIC WORKS DIRECTOR  
(203) 270-4300

**TOWN OF NEWTOWN**  
PUBLIC WORKS DEPARTMENT

**17 Washington Benefit Assessment Analysis and Recommendation**

This parcel was advertised for a sewer benefit assessment of \$14,698.38 as if it was a single family house with a unit assessment adjusted for cost of living. (Attachment A) However, it has since been verified that while it is a single family structure, the house is registered with zoning as a two family dwelling. (Attachment B) In my research, it was also verified that the Health District had previously recommended that this unit be accepted into the sewer service district in 1999. Perhaps of more importance is that there is a memo to file that the then WPCA on May 27, 1999 voted to allow the connection to the sewer of this property. (Attachment C)

The question is how this unit should be assessed now. It clearly is "multi family". Should it be assessed as two units at \$10,800 each for a multi family unit or some other value based on the single structure and the fact that there is only one sewer lateral designated for this building. Because it originally was a single family unit we would not recommend assessing below the single family charge as it can be returned to a single family unit at any time. However, a two unit multi family charge of  $\$10,800 \times 2 = \$21,600$  would seem excessive.

Attachment A

# The Bee Publishing Co.

## CERTIFICATE OF PUBLICATION

This is to certify that the attached advertisement was published in

**The Newtown Bee**

Issues of.....*Jan. 26,*.....2018

Signed.....*Blender Miller*.....  
Business Manager

State Of Connecticut:  
County of Fairfield: ss. Newtown

The foregoing certificate was signed

And sworn to before me this *26<sup>th</sup>* day

Of .....*January*.....2018

.....*Shawn S. Baggett*.....  
Notary Public

My commission expires...*3-31-22*...

### LEGAL NOTICES

#### LEGAL NOTICE

#### PUBLIC HEARING

The Newtown Water and Sewer Authority hereby gives notice of a public hearing to be held on Thursday, February 8, 2018 at 7:00 p.m. at the Wastewater Treatment Facility, Commerce Road, Newtown, CT to consider the following:

**Set the Sewer Benefit Assessment for 17 Washington Avenue at \$14,698.38**

If you plan to attend this meeting and require assisted hearing devices or an interpreter, please contact the Office of the First Selectman (203-270-4201) at least forty-eight hours prior to meeting.

**Water and Sewer Authority  
Marianne Brown, Chairman**

*The Newtown Bee*  
Telephone: 203-426-3141 Fax: 203-426-5169

*Antiques and The Arts Weekly*  
Telephone: 203-426-8036 Fax: 203-426-1394

5 Church Hill Road, P.O. Box 5503, Newtown, CT 06470-5503





Attachment B

**TOWN OF NEWTOWN**

**WATER AND SEWER AUTHORITY**

Fred Hurley, Director, 4 Turkey Hill Road, Newtown, CT 06470 203-270-4300

**APPLICATION FOR INDIVIDUAL CONNECTION PROJECT REVIEW, OR REQUEST FOR  
SEWER SERVICE AREA EXTENSION BY THE NEWTOWN WSA**

Name of Applicant: SINAN SEPKIN Date: 1/24/18

Name of Firm: \_\_\_\_\_

Street Address: 207 Godfrey Rd East

City and State: Weston CT 06883

Phone: 203 - Cell: \_\_\_\_\_

Name of Property Owner: \_\_\_\_\_

**Type of Application (Mark all that apply)**

☒ Individual Hookup ☐ Project Review ☐ Sewer Service Area Extension

**Type of Construction:**

☐ Single Family Number of Units: \_\_\_\_\_

☐ Condominium/Townhouse Number of Units: \_\_\_\_\_

☒ Multi-Family/Mobile Home Number of Units: 2

☐ Attached Elderly Housing Number of Units: \_\_\_\_\_

☐ Commercial Square Feet: \_\_\_\_\_

☐ Industrial Square Feet: \_\_\_\_\_

Street Address of Connection: 17 Washington Ave. Sandy Hook CT 06482

Estimated Starting Date: \_\_\_\_\_ Estimated Completion: \_\_\_\_\_

Estimated Sewerage Flow: Average: 4 Gallons/Day

Peak Hour Flow: \_\_\_\_\_ Gallons/Day

Main Trunk Line Pipe Size: \_\_\_\_\_ ?

Lateral Line Pipe Size: \_\_\_\_\_ ?

Servicing Pump Station: \_\_\_\_\_ ?

**Required for Review:**

Eight Copies of the completed application for individual connection.

For development, also include site plan and verification of P&Z and Wetland submittals, if required.

*As part of the application additional information may be requested by the WSA at the Time of Application.*

Signature of Applicant: [Signature] Date: 1/24/18

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

*Fred Hurley*  
*Public Works Director*




**TOWN OF NEWTOWN**  
WATER POLLUTION CONTROL AUTHORITY

*Attachment C*

RICHARD ZANG  
*CHAIRMAN*  
Jan Andras  
Tim LaChapelle  
Eleanor Mayer  
Alan Shepard  
Carl Zencey

MEMORANDUM

TO: Donna M. McCarthy, Director Environmental Health

FROM: Jan Andras, WPCA Member 

RE: Property Located at 17 Washington Avenue  
Assessor's Map 39, Block 5, Lot 6

---

At a meeting on May 27, 1999, the WPCA voted to allow connection of subject property to the sewer system, as per your recommendation. This action is reflected in the minutes of that meeting.



Christopher J. Smith  
Phone: (860) 251-5606  
Fax: (860) 251-5318  
E-mail: [cjsmith@goodwin.com](mailto:cjsmith@goodwin.com)

February 2, 2018

**EMAIL AND OVERNIGHT DELIVERY**

Newtown Water and Sewer Authority  
c/o Frederick Hurley, Director of Public Works  
4 Turkey Hill Road  
Newtown, CT 06470

Re: Application for: (1) Extension of sewer service area; (2) Connection to sewer line in Church Hill Road; (3) Confirmation of sewer capacity; (4) Amendment of Sewer Use Regulation § 690-3, definition of Equivalent Dwelling Unit (collectively, "Application"). The aforementioned Application concerns real property known as 79 Church Hill Road, located in Newtown, Connecticut ("subject property").

*Applicant: 79 Church Hill Road, LLC.*

Dear Director Hurley and Members of the Authority:

The undersigned firm represents 79 Church Hill Road, LLC ("Applicant") concerning the above-referenced Application. The Application pertains to real property known as 79 Church Hill Road, located in Newtown Connecticut ("subject property"). The Applicant is the contract-purchaser of the subject property. Written authorization from the owner of the subject property is included with this Application.

This Application relates to requested sewer service for a proposed mixed-use development on the subject property to be known as "Hunters Ridge." The proposed mixed-use development includes provision for two hundred and twenty-four (224) multi-family dwellings, approximately 28,940 square feet of retail space, and approximately 26,420 square feet of office space within multiple buildings. The residential component provides for twenty (20%) percent of the total number of dwellings, or forty-five dwellings, to be preserved for thirty years, as housing for which persons and families pay thirty (30%) percent or less of their annual income, where such income is less than or equal to eighty (80%) percent of the area median income, as required by the Town of Newtown's IHOZ-10 Zone District.

I. Overview

A. The Proposed Hunters Ridge Development:

The subject property comprises approximately 34.87 acres and is located within the Business and Professional Office Zone ("BPO").

The property is currently vacant. A single-family residence had previously been located on the front portion along Church Hill Road. This residence was served by public water and sewer. The rear portion of the subject property is not presently located within a sewer service area. As part of this Application, the Applicant will be requesting that the Water and Sewer Authority ("WSA") designate the entire subject property within a sewer service area, and that the property's prior connection to the municipal sewer system in Church Hill Road be re-connected to the municipal sewer line in Church Hill Road and extended to serve the entire subject property.

The proposed multi-family residential community will have one hundred and sixteen one bedroom dwellings, and one hundred and eight two bedroom dwellings. Professional offices, general retail and a restaurant are proposed for the commercial component of the development. A chart showing anticipated sewer usage in gallons per day ("GPD") is included with this Application, and is attached as Exhibit A.

Applications seeking zoning and wetlands approval of the proposed Hunters Ridge development have already been submitted to the Planning and Zoning Commission and the Inland Wetlands Commission.

II. The subject four-part sewer Application proposal:

A. Request for extension of sewer service area to the entirety of the subject property:

As noted above and as shown on the attached GIS Map included with this Application (please see attached Exhibit B), the rear portion of the subject property is not presently located within the sewer service area. This Application requests that the sewer service area be extended to encompass all of the subject property.

B. Confirmation of sewer capacity to serve the proposed development:

Applicant is requesting 44,288 GPD of sewer capacity to serve the proposed Hunters Ridge mixed-use community.

C. Extension of municipal sewer system in Church Hill Road to the rear portion of the subject property, and connection of the subject property to the municipal sewer system:

There is presently a six inch lateral line pipe extending into the subject property. Applicant is requesting its further extension to the rear of the subject property, and is requesting to connect to the municipal sewer system in Church Hill Road to serve the proposed Hunters Ridge Community.

D. Amendment of Sewer Use Regulation § 690-3, definition of "EQUIVALENT DWELLING UNIT (EDU)":

Applicant is requesting that the WSA amend this definition as it relates to multifamily housing units and mobile homes from "0.8 EDUs or 148 gpd," to "0.676 EDUs or 125 gpd." A copy of the proposed text change is included with this application and attached as Exhibit C.

III. Conclusion:

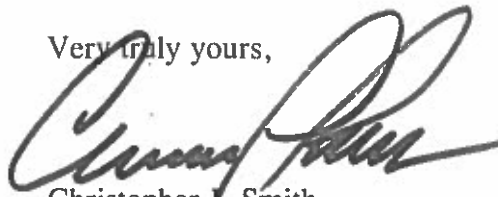
In support of this Application, the Applicant respectfully submits the following documentation:

1. WSA Application form;
2. Written authorization of the owner of the subject property;
3. Plan showing the current sewer service area;
4. Conceptual site plan for the proposed development;
5. Chart showing sewer capacity calculations; and
6. Proposed amendment to the WSA's Sewer Use Regulations.

On behalf of the Applicant and the Applicant's development team, we look forward to processing this proposal with the WSA.

Thank you for your anticipated cooperation and assistance concerning this matter.

Very truly yours,



Christopher J. Smith

cc: 79 Church Hill Road, LLC



## TOWN OF NEWTOWN

### WATER AND SEWER AUTHORITY

Fred Hurley, Director, 4 Turkey Hill Road, Newtown, CT 06470 203-270-4300

#### APPLICATION FOR INDIVIDUAL CONNECTION PROJECT REVIEW, OR REQUEST FOR SEWER SERVICE AREA EXTENSION BY THE NEWTOWN WSA

Name of Applicant: 79 Church Hill Road, LLC Date: January 31, 2018

Name of Firm: N/A

Street Address: 74 Barnswallow Drive

City and State: Trumbull, CT 06611

Phone: (860) 251-5606 (Christopher J. Smith, Authorized Agent) Cell: N/A

Name of Property Owner: Carmine Renzulli (see attached owner authorization letter)

#### Type of Application (Mark all that apply)

- ☒ Individual Hookup ☐ Project Review ☒ Sewer Service Area Extension  
☒ Confirmation of Sewer Capacity ☒ Amendment of Sewer Use Regulations

#### Type of Construction:

- |  |                               |
|--|-------------------------------|
| <input type="checkbox"/> Single Family                       | Number of Units: _____        |
| <input type="checkbox"/> Condominium/Townhouse               | Number of Units: _____        |
| <input checked="" type="checkbox"/> Multi-Family/Mobile Home | Number of Units: <u>224</u>   |
| <input type="checkbox"/> Attached Elderly Housing            | Number of Units: _____        |
| <input checked="" type="checkbox"/> Commercial               | Square Feet: <u>55,360 sf</u> |
| <input type="checkbox"/> Industrial                          | Square Feet: _____            |

Street Address of Connection: 79 Church Hill Road

Estimated Starting Date: 12/1/18 Estimated Completion: Spring, 2020

Estimated Sewerage Flow: Average: 44,288 Gallons/Day  
Peak Hour Flow: 121,792 Gallons/Day

Main Trunk Line Pipe Size: 8"

Lateral Line Pipe Size: 6"

Servicing Pump Station: Sandy Hook

#### Required for Review:

Eight Copies of the completed application for individual connection.

For development, also include site plan and verification of P&Z and Wetland submittals, if required.

*As part of the application additional information may be requested by the WSA at the Time of Application.*

Signature of Applicant: [Signature]  
6294920

Date: 1/31/18

Carmine Renzulli  
505 Westport Avenue Lt 31  
Norwalk, CT 06851

January 29, 2018

Newtown Water and Sewer Authority  
c/o Frederick Hurley, Director of Public Works  
24 Commerce Road  
Newtown, CT 06470

Re: 79 Church Hill Road, Newtown, Connecticut.

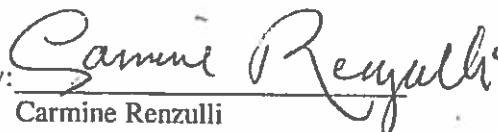
Dear Director Hurley and Members of the Authority:

I am the current owner of real property located at 79 Church Hill Road in Newtown, Connecticut (the "Property"). I understand that 79 Church Hill Road, LLC is filing requests with the Newtown Sewer Authority ("WSA") to accommodate a mixed-use development of the property. These requests include: (1) request to extend the sewer service area over the entire property; (2) request for confirmation of capacity to service the proposed mixed-use development; (3) request to extend the existing lateral on Church Hill Road to the rear portion of the Property and for connection to the municipal sewer system; and (4) request for amendment of Sewer Use Regulation § 690-3 regarding definition of EQUIVALENT DWELLING UNIT (EDU).

I fully join in and support these applications, and hereby authorize 79 Church Hill Road, LLC and its attorneys at Shipman & Goodwin LLP to pursue all necessary applications for approvals and permits required from the Town of Newtown regarding the proposed mixed-use development on the Property.

Thank you for your consideration concerning this matter.

Very truly yours,

By:   
Carmine Renzulli

# **SITE DATA:**

Business Professional Office Zone  
with Incentive Housing Overlay

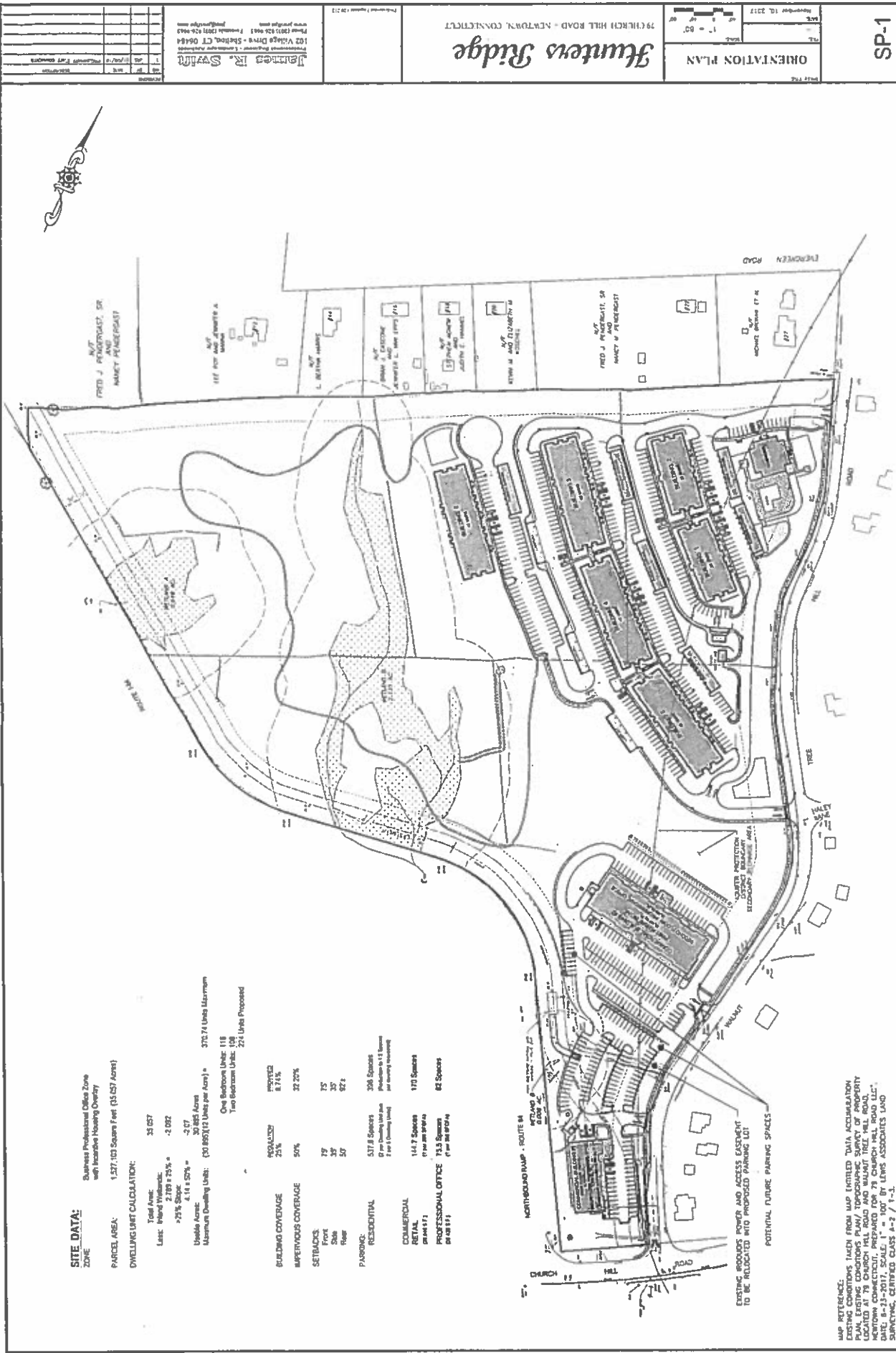
PARCEL AREA: 1,527,103 Square Feet (35,027 Acres)

## **DWELLING UNIT CALCULATION:**

Total Area: 32,027  
 Less: 2,789 ± 25% = -2,789  
 ±25% Slope: -2,717  
 Usable Area: 4,14 ± 25% = 4,14  
 Minimum Dwelling Units: (30,883/10 Units per Acre) = 3,088  
 One Bedroom Units: 118  
 Two Bedroom Units: 128  
 25% Units Proposed

<b>BUILDING COVERAGE</b>	PROPOSED	PROVIDED
25%	25%	8.74%
<b>IMPERVIOUS COVERAGE</b>	50%	32.22%
<b>SETBACKS</b>		
Front	75'	75'
Side	35'	35'
Yard	35'	35'
<b>PARKING:</b>		
RESIDENTIAL	517.8 Spaces	308 Spaces (Provision for 15 Spaces per Dwelling Unit)
COMMERCIAL	144.7 Spaces	170 Spaces (Per 100,000 sq ft)
PROFESSIONAL OFFICE	73.3 Spaces	82 Spaces (Per 100,000 sq ft)

**MAP REFERENCE:**  
 EXISTING CONDITIONS TAKEN FROM MAP ENTITLED "DATA AGGREGATION OF EXISTING CONDITIONS AND PROPOSED DEVELOPMENT" PREPARED BY LEWIS ASSOCIATES, L.P. FOR THE TOWN OF NEWTOWN, CONNECTICUT, PREPARED FOR 78 CHURCH HILL ROAD LLC. DATE: 8-23-2017. SCALE: 1" = 100' BY LEWIS ASSOCIATES LAND SURVEYING, CERTIFIED CLASS A-2 / 1-3.



# **Stunters Ridge**

78 CHURCH HILL ROAD - NEWTOWN, CONNECTICUT

## **ORIENTATION PLAN**

Scale: 1" = 80'  
 North Arrow  
 Date: November 10, 2017

SP-1

**James R. Swift**  
 Professional Engineer  
 103 Village Drive - Bridgeport, CT 06604  
 Phone: (203) 325-0641  
 Fax: (203) 325-0642  
 Email: jswift@jswift.com



*Applicant: 79 Church Hill Road, LLC.*

**Hunters Ridge**

**Mixed Use Development**

**Walnut Tree Hill Road & Church Hill Road - Newtown, CT**

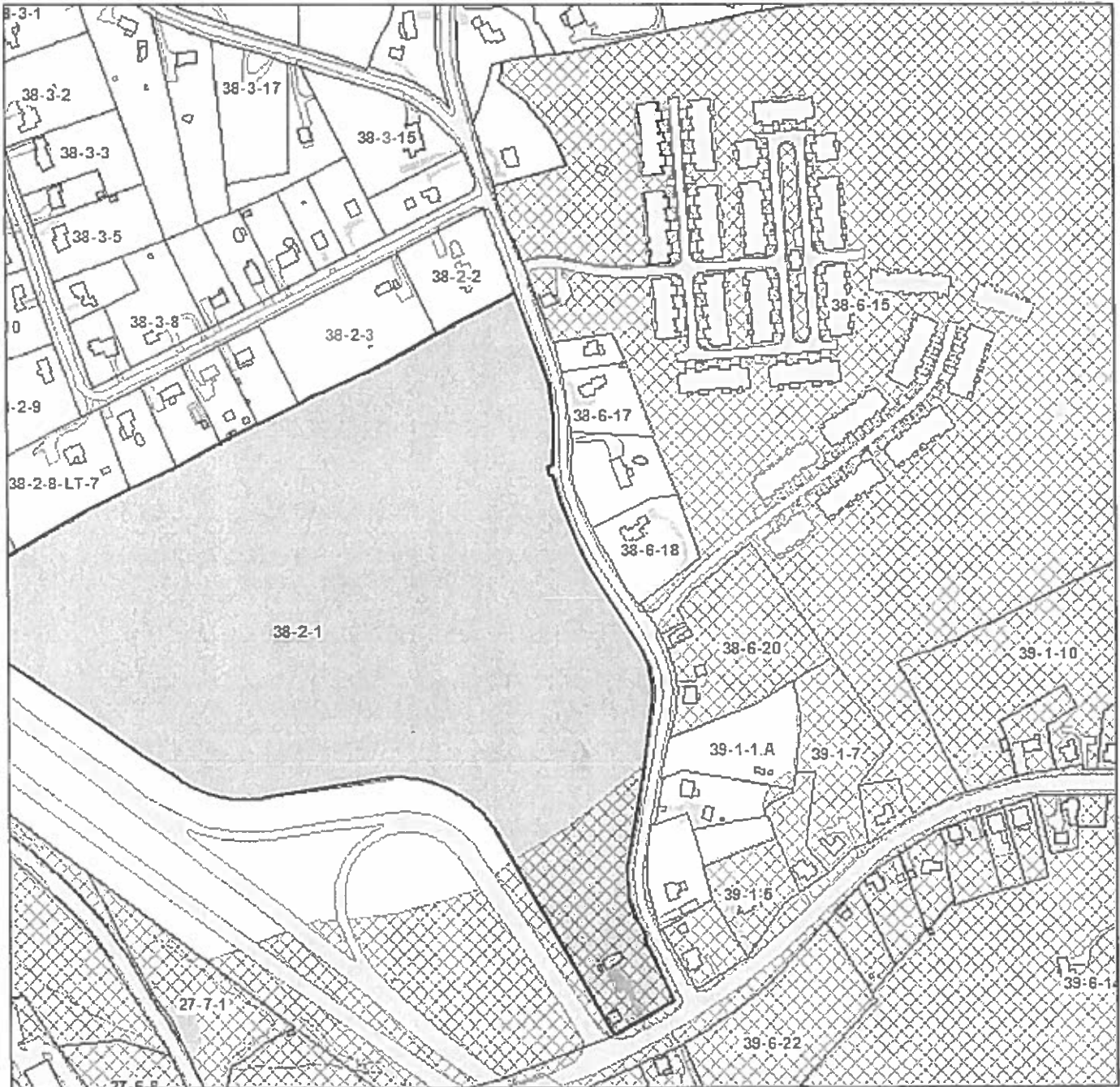
<u>Use</u>	<u>Effluent Discharge</u>	<u>Quantity</u>	<u>Unit</u>	<u>gal/day</u>
Dwelling Units	148 GPD per Unit	224	Unit	33,152
Professional Office	0.1 gal/day per square foot	26,420	Square Feet	2,642
General Retail	0.1 gal/day per square foot	24,940	Square Feet	2,494
Restaurant	30 gal/day per seat	200	Seats	6,000
			<b>Total =</b>	<b>44,288</b>

# Town of Newtown

## Geographic Information System (GIS)



Date Printed: 7/29/2014

**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 = 400 feet

0 400  
Feet



SUBMISSION DRAFT

February 2, 2018

*Applicant: 79 Church Hill Road, LLC*

Proposed Amendment of Chapter 690. Water and Sewer Authority, Sewer Use Regulations, Article I, § 690-3, definition of EQUIVALENT DWELLING UNIT (EDU)

Existing Definition: A measure of generated wastewater flow expressed as a ratio to that generated by the average single-family, detached residence. In Newtown, one EDU is estimated to be 185 gpd including I&I. Attached elderly housing units are 0.6 EDUs or 111 gpd. Multifamily housing units and mobile homes are 0.8 EDUs or 148 gpd. EDUs for other buildings are determined in accordance with industry practice.

Proposed Definition: A measure of generated wastewater flow expressed as a ratio to that generated by the average single-family, detached residence. In Newtown, one EDU is estimated to be 185 gpd including I&I. Attached elderly housing units are 0.6 EDUs or 111 gpd. Multifamily housing units and mobile homes are **0.676 EDUs or 125 gpd**. EDUs for other buildings are determined in accordance with industry practice.

Proposed changes to Definition are in **bold**.



**TOWN OF NEWTOWN**  
PUBLIC WORKS DEPARTMENT

**WSA Water Pollution Control Plan Suggested Modifications**  
**February 8, 2018**

**OVERVIEW:**

The current WSA Water Pollution Control Plan was adopted on January 8, 2015 and recorded on January 28, 2018. (Attachment A) During the intervening three years, a number of factors have affected the allocation of capacity under the various priorities. The first two priorities (metered capacity usage and previous allocations) have changed which affect the fourth priority of unallocated capacity. The third priority (environmental buffer) has been unchanged.

We have proposed using a three year rolling average of metered plant capacity usage to reset the first priority. This should become an annual modification using the rolling average method. We would use the preceding three (3) calendar years to set the average which would be set on or about March 1 of each year after an appropriate Public Hearing and Board vote.

The second priority of previously allocated capacity should also be reconfirmed at the same time. It has been suggested that where appropriate a time limit be set on these specific allocations for project initiation and completion. These would be subject to Board approved extensions when time limits expire. An initial 18 month approval for project initiation and 36 month deadline for project completion would be a reasonable approach. This particular priority could be adjusted monthly as allocation time limits expire or projects are withdrawn. Any change would then also impact the fourth priority of unallocated capacity.

The third priority (9,960 gpd) seems about right as a 3% capacity buffer for environmental needs. Unless utilized, this priority would be a constant and have no effect on the fourth priority

Finally, the fourth priority of unallocated capacity would change as the other priorities change. It is this number the various land use boards have the most interest as it may directly affect projects under their review.

## CURRENT IMPACT:

In calculating the metered plant capacity usage over the past three years (2015 – 2017), excluding Fairfield Hills, the average flow has been 262,000 gpd, which is a 5,000 gallon per day drop from 267,000 gpd, the last average in 2014. (Attachment B) If you look at calendar years 2014 – 2017 and run a three year rolling average ending in 2016 and 2017 you get virtually the same average result of 262,000 gpd, although there are large swings from year to year. The method seems both reasonable and representative.

2014 - 258,000 gpd

2015 - 292,000 gpd

2016 – 236,000 gpd ( $258 + 292 + 236 / 3 = 262$ )

2017 – 259,000 gpd ( $292 + 236 + 259 / 3 = 262$ )

It is our recommendation that the new Priority One be set at 262,000 gpd.

The previously allocated capacity is more definitive linked to a specific parcel or project. Since 2014 a number of projects or situations changed. Sandy Hook School which had suspended allocation while the new school was built is now back online and counted in the metered capacity. Projects at Lexington Gardens and Edmond Road are also online.

The remaining previous allocations are as follows:

Address	Rate	Units/Flow	Total GPD
12 – 20 Washington Avenue	148 gpd	65	9,620
17 Washington	148 gpd	2	296
37 Church Hill	111 gpd	69	7,659
75 Church Hill	185 gpd	5	925
Commerce Road Tech Park (Town)	185 gpd	10	1,850
7 Glen Road (Town)	185 gpd	1	185
28 Glen Road (Town)	185 gpd	3	555
27 Glen Road		2,000	2,000
75 Glen Road		3,000	3,000
-----			
Total			26,090

It would be this list and its effect on the overall availability of capacity that can be adjusted on a monthly basis and made available to the land use agencies in their deliberations. It also would provide some certainty to developers as to possible availability for projects.

Applying all the changes noted above, the new priority matrix would be as follows:

Priority One (metered capacity usage)	262,000 gpd
Priority Two ( allocated capacity)	26,090 gpd
Priority Three ( environmental buffer)	9,960 gpd
Prioieity Four ( unallocated capacity)	33,950 gpd
-----	
Total Plant Capacity	332,000 gpd

To adopt a new matrix will require a public hearing before Board action.

# Attachment A

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

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

### WATER POLLUTION CONTROL PLAN

Adopted 1/8/2015

#### I. Authority and Purpose

The Newtown Water Pollution Control Authority was established as an agency of the Town by Ordinance 56, adopted by the Legislative Council on May 7, 1980, in accordance with Chapter 103 of the Connecticut General Statutes and redesignated as the Water and Sewer Authority ("WSA") by Ordinance 56A adopted by the Legislative Council on April 7, 2004.

The WSA hereby establishes this Water Pollution Control Plan for the Town of Newtown. The purpose of the plan is to designate and delineate the boundaries of areas to be served by Town sewers and areas where sewers are to be avoided and to describe the policies and programs to be carried out to control surface and groundwater pollution control problems.

#### II. Facilities Plans

At a Town Meeting in March 1992, the Town accepted the recommendations for wastewater treatment as described in the "Town of Newtown, Connecticut Water Pollution Control Facilities Plan" dated September 1989, as amended by "Addendum #1" dated September 27, 1990 and "Addendum #2" dated October 10, 1991, prepared by Consulting Environmental Engineers, Inc. of West Hartford, CT.

The Town had rejected the original version of the Facilities Plan in 1989 and the first amended plan in 1990. Each of the two addenda scaled back the sewer service area based on lot-by-lot surveys undertaken by members of the Health Department and the WSA.

The plans for wastewater treatment were modified by the State/Town Intergovernmental Sewerage Agreement which calls for the discharge of sanitary sewage from State facilities into the Town plant. During design other plan improvements were made including the elimination of the need for four pump stations and a community treatment facility at Treadwell Park.

The wastewater treatment facility serves the central sewer service area consisting generally of the Borough, an area north of Taunton Pond, a portion of Sandy Hook, State-owned properties, and, as a result of the 2004 property transfer from the State to the Town, a portion of the Fairfield Hills campus.

Additional treatment capacity for economic development is available in the Hawleyville area as a result of interlocal agreements with Danbury and Bethel, CT. The Hawleyville Area Facility Plan prepared by Fuss & O'Neill Inc. Consulting Engineers of Manchester, CT was adopted by the WSA on November 12, 1998.

Rec'd. for Record 1-28 2015  
Town Clerk of Newtown 3:00pm  
Debbie Aurilio Halstead

### III. Sewer Avoidance

In January, 1978 the State Department of Environmental Protection published "A Report to the Joint Standing Committee on the Environment On the Establishment and Administration of a Municipal and Town Sewer Avoidance Program." The document served as a principal basis for the 1978 amendments to Section 7-246 of the Connecticut General Statutes that provided for the preparation of a Water Pollution Control Plan by municipalities. Sewer avoidance was recognized to be a desirable policy in rural communities where sewers do not exist and are not planned.

Based on Facilities Plan as amended, the WSA concludes that sewer avoidance is an appropriate policy for areas outside the sewer service areas as defined herein. The Town does not intend extend sewers to areas outside the sewer service areas and intends to control surface and groundwater pollution problems in these areas through aggressive administration of a sewer avoidance policy to the extent permitted by zoning regulations. This policy requires the support of all Town agencies to avoid future problems with onsite disposal.

### IV. Policies and Objectives

In accordance with Town Policy, any new development outside a sewer service area shall not exceed the ability of the land on which it is located to support property subsurface wastewater disposal on site except where specifically permitted by zoning regulations. The design of such onsite disposal systems shall meet all current State and Town regulations, standards, and codes.

A sewer avoidance policy shall be adopted which shall promote the vigorous enforcement of technical standards for new and repaired disposal systems, the proper operation of disposal systems through public education, the monitoring of disposal systems and their effects on surface water and groundwater, and the identification of malfunctioning disposal systems and implementation of effective onsite repairs or alternative solutions.

The WSA adopted a priority matrix for the central sewer service area to ensure that the limited treatment plant capacity of 332,000 gallons per day ("gpd") can be allocated in a logical manner.

Priority	Allocation (gpd)	Type of development
1 <sup>st</sup> priority	267,000	Existing average metered capacity usage as of 11/1/14
2 <sup>nd</sup> priority	31,630	Previously allocated capacity to suspended existing usage (Sandy Hook School), paid commercial/industrial property assessment, existing and pending allocation requests
3 <sup>rd</sup> priority	9,960	Reserve environmental capacity buffer of 3% of permitted capacity of 332,000 gpd
4 <sup>th</sup> priority	23,410	Unallocated capacity available on a "first come, first serve" basis within the approved sewer service area



V. Designation and Delineation of Sewer Service Areas

The central sewer service area includes all properties that were determined to require sewer service during preparation of the Facilities Plan. The outline of the area generally follows that shown on Plate 1 "Recommended Plan," dated September 3, 1991 of the Facilities Plan but it has been modified during design and by subsequent additions. The WSA hereby adopts and incorporates in this plan the sewer service areas as delineated on the map entitled "Sewer Service Area, Newtown Sewerage System," dated May 11, 1994 and any revisions or additions to sewer service areas on maps subsequently approved by the WSA.

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.

VI. Effective Date

The date of adoption shall be deemed the effective date of this Water Pollution Control Plan. This plan may be amended by the WSA with the approval of the Board of Selectmen. A copy of this plan and any updates shall be filed with the State Commissioner of Environmental Protection.

The original Water Pollution Plan was adopted on February 9, 1995 and previously amended on June 24, 1999 and August 13, 2009.

Date: 1/28/15 Amended: Marianne Brown  
Marianne Brown, WSA Chairman

Date: 1/28/15 Approved: E. Patricia Llodra  
E Patricia Llodra, First Selectman

# Attachement B

	Plant Infl	12-mo avg	FFH	12-mo avg	Baldwin	Hanover	Sandy Hook	Taunton	Hawleyville	BOD (lb/d)	TSS (lb/d)	N <sub>i</sub> (lb/d)	Rainfall (in.) mo. total
averages for													
Jul-14	0.422		0.1481		0.0035	0.0100	0.0470	0.0139	0.0180	828	746	9.00	
Aug-14	0.351		0.1315		0.0034	0.0106	0.0485	0.0127	0.0186	695	513	7.00	
Sep-14	0.299		0.1794		0.0035	0.0096	0.0507	0.0119	0.0193	589	586	8.00	
Oct-14	0.351		0.2003		0.0035	0.0100	0.0527	0.0124	0.0192	650	607	12.80	
Nov-14	0.421		0.2229		0.0036	0.0106	0.0506	0.0147	0.0207	753	850	19.15	
Dec-14	0.604		0.2768		0.0044	0.0131	0.0570	0.0223	0.0218	947	815	23.74	
Jan-15	0.534		0.2426		0.0037	0.0114	0.0544	0.0193	0.0187	732	607	22.73	
Feb-15	0.487		0.2768		0.0044	0.0131	0.0569	0.0223	0.0218	684	603	17.43	
Mar-15	0.575		0.2352		0.0043	0.0120	0.0598	0.0234	0.0197	803	726	19.02	
Apr-15	0.553		0.2169		0.0041	0.0111	0.0614	0.0229	0.0207	614	678	17.45	
May-15	0.460		0.1483		0.0039	0.0111	0.0622	0.0172	0.0198	785	758	13.05	
Jun-15	0.476	0.461	0.1573	0.203	0.0039	0.0109	0.1141	0.0190	0.0211	720	785	14.10	
Jul-15	0.516		0.1391		0.0036	0.0105	0.0483	0.0146	0.0210	1313	1453	11.63	
Aug-15	0.354		0.1275		0.0038	0.0096	0.0473	0.0112	0.0214	724	735	9.95	
Sep-15	0.542		0.1324		0.0036	0.0095	0.0517	0.0110	0.0227	742	861	10.72	
Oct-15	0.376		0.1380		0.0035	0.0091	0.0529	0.0116	0.0252	575	601	12.20	
Nov-15	0.376	calculated	0.1290		0.0037	0.0092	0.0495	0.0123	0.0242	684	599	14.65	
Dec-15	0.347	0.466	0.1490	0.174	0.0044	0.0131	0.0569	0.0223	0.0218	612	592	9.38	
Jan-16	0.400		0.1251		0.0038	0.0111	0.0526	0.0150	0.0232	588	603	14.00	
Feb-16	0.458		0.2172		0.0035	0.0103	0.0535	0.0150	0.0183	663	593	15.53	
Mar-16	0.427		0.1370		0.0037	0.0102	0.0588	0.0168	0.0231	654	607	19.66	
Apr-16	0.437		0.1800		0.0037	0.0049	0.0543	0.0163	0.0235	965	759	11.48	
May-16	0.401		0.1690		0.0038	0.0105	0.0565	0.0171	0.0236	716	779	10.88	
Jun-16	0.352	0.415	0.1360	0.148	0.0035	0.0050	0.0607	0.0126	0.0243	814	643	8.00	
Jul-16	0.326		0.1273		0.0031	0.0043	0.0562	0.0116	0.0250	640	651	7.00	
Aug-16	0.353		0.1200		0.0033	0.0042	0.0603	0.0118	0.0268	642	589	9.00	
Sep-16	0.330		0.1153		0.0037	0.0043	0.0608	0.0119	0.0266	596	590	12.00	mo. total
Oct-16	0.337		0.1159		0.0041	0.0044	0.0586	0.0114	0.0276	723	763	14.00	1.30
Nov-16	0.353		0.1217		0.0040	0.0047	0.0602	0.0130	0.0288	764	847	15.80	2.35
Dec-16	0.370		0.1451		0.0041	0.0045	0.0538	0.0148	0.0290	710	690	12.60	1.92
Jan-17	0.394		0.1744		0.0042	0.0050	0.0559	0.0139	0.0285				8.52
Feb-17	0.391		0.1795		0.0034	0.0051	0.0562	0.0146	0.0351				
Mar-17	0.454		0.1800		0.0035	0.0051	0.0583	0.0156	0.0339				
Apr-17	0.520		0.2143		0.0036	0.0054	0.0695	0.0205	0.0359				
May-17	0.519		0.1942		0.0034	0.0073	0.0708	0.0203	0.0307				1.15
Jun-17	0.365	0.393	0.1539	0.153	0.0033	0.0097	0.0674	0.0149	0.0305				2.33
Jul-17	0.418		0.1452		0.0031	0.0090	0.0618	0.0129	0.0307				2.17
Aug-17	0.403		0.1300		0.0029	0.0079	0.0591	0.0119	0.0438				1.63
Sep-17	0.386		0.1204		0.0034	0.0080	0.0589	0.0120	0.0301				1.17
Oct-17	0.412		0.1294		0.0034	0.0088	0.0611	0.0121	0.0304				3.21
Nov-17	0.371		0.1497		0.0035	0.0094	0.0623	0.0139	0.0320				0.71
Dec-17	0.394	0.419	0.0143	0.149	0.0036	0.0091	0.0562	0.0130	0.0323	812	657	14.10	0.67

2014 5213  
 2015 5596  
 2016 4544  
 2121.7 = 257.60  
 2092.1 = 291.99 - 758  
 1709.6 = 236.2 - 736 } =

	Plant Infi	12-mo avg	FFH	12-mo avg	Baldwin	Hanover	Sandy Hook	Taunton	Hawleyville
Feb-12	0.414		0.1619		0.0040	0.0133	0.0578	0.0149	0.0182
Mar-12	0.393		0.1583		0.0040	0.0138	0.0609	0.0169	0.0180
Apr-12	0.332		0.1498		0.0038	0.0122	0.0574	0.0156	0.0185
May-12	0.343		0.1408		0.0040	0.0151	0.0635	0.0170	0.0201
Jun-12	0.367	0.4750	0.1488	0.175	0.0036	0.0137	0.0625	0.0155	0.0218
Jul-12	0.325		0.1432		0.0035	0.0138	0.0513	0.0137	0.0249
Aug-12	0.343		0.1434		0.0036	0.0122	0.0514	0.0139	0.0299
Sep-12	0.365		0.1369		0.0037	0.0114	0.0553	0.0131	0.0223
Oct-12	0.356		0.1464		0.0036	0.0127	0.0550	0.0139	0.0144
Nov-12	0.416		0.1461		0.0037	0.0125	0.0546	0.0145	0.0154
Dec-12	0.449		0.1540		0.0041	0.0133	0.0553	0.0145	0.0189
Jan-13	0.513		0.1604		0.0039	0.0141	0.0548	0.0210	0.0148
Feb-13	0.500		0.1660		0.0043	0.0144	0.0563	0.0220	0.0124
Mar-13	0.521		0.1950		0.0045	0.0155	0.0606	0.0271	0.0126
Apr-13	0.359		0.1543		0.0040	0.0134	0.0537	0.0186	0.0138
May-13	0.393		0.1536		0.0040	0.0133	0.0600	0.0192	0.0170
Jun-13	0.639	0.4316	0.2066	0.159	0.0046	0.0168	0.0662	0.0301	0.0169
Jul-13	0.449		0.2066		0.0046	0.0168	0.0662	0.0301	0.0169
Aug-13	0.444		0.1534		0.0036	0.0131	0.0662	0.0145	0.0157
Sep-13	0.432		0.1540		0.0039	0.0112	0.0534	0.0100	0.0152
Oct-13	0.389		0.1286		0.0038	0.0104	0.0527	0.0124	0.0152
Nov-13	0.418		0.1223		0.0040	0.0108	0.0524	0.0126	0.0158
Dec-13	0.450		0.1362		0.0047	0.0114	0.0524	0.0146	0.0168
Jan-14	0.378		0.1168		0.0045	0.0128	0.0558	0.0180	0.0155
Feb-14	0.359		0.1476		0.0039	0.0105	0.0541	0.0160	0.0141
Mar-14	0.515		0.1789		0.0042	0.0117	0.0612	0.0204	0.0155
Apr-14	0.518		0.1901		0.0041	0.0116	0.0634	0.0231	0.0163
May-14	0.551		0.1851		0.0044	0.0122	0.0645	0.0248	0.0176
Jun-14	0.444	0.4456	0.1442	0.155	0.0040	0.0186	0.0569	0.0170	0.0169
5-yr avg	0.4468		0.1636		0.0041	0.0140	0.0563	0.0180	0.0171
max	0.7330		0.2429		0.0049	0.0218	0.0693	0.0333	0.0299

2014