

Received 4/22/19 @ 11:45AM
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**MEMBERS OF THE WPCA THAT ARE UNABLE TO ATTEND THIS MEETING,
PLEASE CALL ETHER DIAZ, (860) 644-2511, EXT. 243, ON OR BEFORE 4:30 P.M. ON
THE DAY OF THE MEETING**

***WATER POLLUTION CONTROL AUTHORITY
TOWN OF SOUTH WINDSOR***

PUBLIC HEARING
COUNCIL CHAMBERS, TOWN HALL

AGENDA

WEDNESDAY, APRIL 24, 2019
6:30 P.M.

1. To acquire 170' +/- of sanitary sewer owned by The Avery Meadow Association, Inc. located in Sedgewick Circle, South Windsor, CT 06074.

heute
4.8.19

PUBLIC NOTICE

EXHIBIT A

LEGAL NOTICE

TOWN OF SOUTH WINDSOR

PROPOSED SANITARY SEWER SYSTEM ACQUISITION

Pursuant to Chapter 103 Sections 7-245 through 7-255 of the Connecticut General Statutes, notice is hereby given that the South Windsor Water Pollution Control Authority will hold a Public Hearing on Wednesday, April 24, 2019, at 6:30 p.m. in the Council Chambers of the South Windsor Town Hall, 1540 Sullivan Avenue, South Windsor, Connecticut to consider the following:

1. To acquire 170' +/- of sanitary sewer owned by The Avery Meadow Association, Inc. located in Sedgewick Circle, South Windsor, CT 06074.

Copy of said legal notice is available for review in the Town Clerk's Office in the Town Hall, 1540 Sullivan Avenue, South Windsor, Connecticut. At this hearing, interested persons may appear and be heard, and written comments by the public will be received. The WPCA will hold a Special Meeting following the Public Hearing to discuss and vote to approve the proposed acquisition.

Richard Aries, Chairman
Water Pollution Control Authority

received 06/05/2019 @ 4²⁵ pm
John L. Austin ATC

**WATER POLLUTION CONTROL AUTHORITY
TOWN OF SOUTH WINDSOR**

**MINUTES
COUNCIL CHAMBERS, TOWN HALL**

**PUBLIC HEARING
APRIL 24, 2019 at 6:30 p.m.**

Members Present: Richard Aries, Erik Dabrowski, Toby Lewis, Ashwatha Narayana, and Stephen Wagner

Members Absent: Carol Fletterick, Thomas Ruby

Alternates Present:

Alternates Absent: Anitha Elango
Vicki Paliulis

Staff Present: Tony Manfre, Superintendent of Pollution Control
Ether A. Diaz, Recording Secretary

Public Participation: Henry Thomas, ASLA
Charles E. Warrington, Jr., PE
Josef and Priscilla Rosenberg, 5 Sedgewick Circle, So. Windsor, CT

Chairman Richard Aries called the meeting to order at 6:35 p.m. The following actions were taken during the April 24, 2019 Public Hearing of the Water Pollution Control Authority (WPCA).

1. 1. To acquire 170' +/- of sanitary sewer owned by The Avery Meadow Association, Inc. located in Sedgewick Circle, South Windsor, CT 06074.

The Legal Notice (Exhibit A) was read into the record by Ether Diaz, WPCA Recording Secretary.

Chairman Aries asked Mr. Tony Manfre, Superintendent of Pollution Control to provide a brief explanation of the proposed acquisition. Mr. Tony Manfre explained that the Philip R. Smith application was approved by the Water Pollution Control Authority to connect to the Town sanitary sewer on Sedgewick Circle. As part of this approval, the WPCA required an easement between the homeowners association and the developer. During their negotiations of the easement it was determined that the school is going to contribute the majority of the flow in the Sedgewick Circle sanitary line. Therefore, the homeowners association is proposing that the Town take ownership of the sewer line in Sedgewick Circle. In order for this to happen, the WPCA needs to have a public hearing and a meeting to follow to approve the acceptance of the sewer line.

At this time, Mr. Manfre turned the meeting over to Mr. Henry Thomas and Charles E. Warrington, Jr., in attendance this evening to present the acquisition. Chairman Aries called for public participation at 6:37 pm.

Mr. Henry Thomas, Landscape Architect and Principal of LRC Group in Cromwell, CT was in attendance this evening; they are the civil engineers and landscape architects for this project. Mr. Thomas explained that the existing Philip R. Smith school is presently served by septic fields, and they are proposing the new school be connected to sewer.

**WATER POLLUTION CONTROL AUTHORITY
TOWN OF SOUTH WINDSOR**

**MINUTES
COUNCIL CHAMBERS, TOWN HALL PAGE 2**

**PUBLIC HEARING
APRIL 24, 2019 at 6:30 p.m.**

In order to connect to the sanitary sewer they need to take advantage of a gap between lots in Avery Meadows to be able to implement a lateral from the new building to a manhole in Sedgewick Circle. Sedgewick Circle is a private street, however, Philip R. Smith is a public school. Mr. Thomas explained that they were able to successfully by gravity get down to the existing manhole on Sedgewick Circle. Given the amount of flow that the school will contribute compared to the homeowners association, there was discussion for the Town to take ownership of the sanitary sewer. Mr. Thomas explained that they are proposing a 20' wide easement in Sedgewick Circle and a 10' wide easement to cover the lateral that goes out to Sedgewick Circle. The idea is that the Town will take over the sanitary sewer line on Sedgewick Circle and assume full responsibility for it.

Mr. Josef and Ms. Priscilla Rosenberg of 5 Sedgewick Circle, South Windsor, CT were in attendance this evening. Mr. Rosenberg asked when is the construction is going to begin. Mr. Manfre responded that they are going to start as soon as possible at this point.

Mr. Charles E. Warrington, Jr., PE of Colliers International was in attendance this evening. He's the project manager and responded that the contractor is already on site. As soon as they obtain approval of the easement they'll begin the construction phase. Mr. Rosenberg asked how this will affect any of services such as water, gas, electrical. Is this going to be cut off, he asked. Mr. Manfre responded that nothing is going to be shut off. The school lateral is going to be tying in to the existing manhole at the end of Sedgewick Circle, therefore, this won't affect water, gas, and any other services.

Mr. Rosenberg asked if the contractor is going to do a large trench between the two homes. Yes, responded Mr. Warrington and explained that the depth of the pipe is approximately between 5' to 6' in between the 10' right of way to the catch basin; there will also be some excavation around the existing manhole, said Mr. Warrington. Mr. Manfre explained that the invert which is the floor of the manhole was never completed when the manhole was installed. Therefore, the Town will request that be completed as part of this project. Mr. Warrington explained that it will be covered with this project, but that would not have any effects on the homeowners.

If there's damage to the sewer pipe, will it affect our homes at all, asked Ms. Priscilla Rosenberg. Mr. Warrington responded that if something goes wrong, as part of said easement the Town will be responsible for the new sewer pipe, the new sewer manhole and the sewer that goes from Sedgewick Circle to Hitchcock Way. Mr. Tony Manfre responded that the Water Pollution Control Department handles mainlines typically found in the road. However, the homeowners are responsible from the house to the sewer main.

Is the town responsible for the connection between the sewer line and our house, asked Ms. Rosenberg. It is the homeowner responsibility for the house lateral, said Mr. Manfre.

**WATER POLLUTION CONTROL AUTHORITY
TOWN OF SOUTH WINDSOR**

**MINUTES
COUNCIL CHAMBERS, TOWN HALL PAGE 3**

**PUBLIC HEARING
APRIL 24, 2019 at 6:30 p.m.**

Chairman Richard Aries explained to Ms. Rosenberg that if she is concerned there has been damage done during the construction phase, then that always going to be subject to liability laws essentially. If there was any kind of negligence act, then the party that caused that neglect will be the responsible party. However, in terms of responsibility, it is the homeowner responsibility for their connection to the sewer. Mr. Stephen Wagner added that as part of this project, they are not going to touch the part of the sewer that connects to their house. Mr. Warrington agreed and explained that the homeowner's association attorneys reviewed the proposed easement. They are paying for installation of the new lateral and the excavation. This project is 100% bonded; and there's a one year warranty. They will also be responsible to seeding, top soil and return the area to as close to its previous condition.

Mr. Warrington also explained that it'll be just two homes affected by this; they are going in between two homes and therefore, their yard will be disturbed temporality. Mr. Rosenberg asked if there will be any disruption of services such as mail delivery during construction. There shouldn't be, responded Mr. Warrington. If any it will be during the connection of the manhole, however, the site contractor will accommodate the delivery of mail and any other services.

If the town is supporting the sewer system that currently belongs to the association, does the Town now assumes responsibility for Sedgewick Circle, asked Mr. Rosenberg. Mr. Manfre responded that the Public Hearing this evening if for the Town to take ownership of the sewer line whereby WPCA is going to request a 20' easement in the center of the road for maintenance purposes. Therefore, the Town is going to take full ownership of the pipe in the road, and the homeowner will be responsible from where the lateral connects to the sewer back to their home.

Mr. Warrington explained that Mr. Rosenberg question is in regards to other services such as paving and snow removal. No, this is just the sewer pipe, responded Mr. Manfre.

There was no further public or member comment concerning this matter.

Motion was made to adjourn the meeting at 6:48 p.m.

The motion was made by Mr. Ashwatha Narayana and seconded by Mr. Erik Dabrowski.

The motion carried unanimously.

Respectfully Submitted,

Ether A. Diaz, Recording Secretary

Phillip R. Smith Sewer Easement Summary

As part of the November 7, 2018 WPCA approval for Phillip R. Smith Elementary School to connect to the sanitary sewer an easement through the Avery Meadow Homeowner's Association was required by the developer. During the negotiations of the easement the HOA proposed that the town take ownership of the sanitary sewer line on Sedgwick Circle which is currently owned by the HOA.

The Sedgwick Circle sewer line was installed in 1997 and has 6 connections that flow to Hitchcock Way which is a public sewer within the Avery Meadows subdivision. The length of the sewer in Sedgwick Circle is 170' +/- of 8" pipe. If Phillip R. Smith connects to this sewer line it is estimated that the school's flow will make up 1000% of the current flow in the pipe.

The Sedgwick Circle sewer was inspected by Water Pollution Control staff and found to be in good condition with the exception of one manhole that does not have an invert and shelf (a picture is included in the packet).

In order for the WPCA to acquire a sewerage system a public hearing must be held in accordance with Section 7-247a of the State Statutes prior to WPCA acceptance.

Proposed Sewer Easement from the Avery Meadow Homeowner's Association to be conveyed to the
Town of South Windsor to discharge and carry sewer discharge

Beginning at a point in the northerly property line of Town of South Windsor, said point being
S62°52'01"E along the northerly property line a distance of 199.88 feet from a concrete monument;

Thence N02°07'59"W through the Avery Meadow Open Space and along the easterly property line of
land now or formerly William J. Snyder Jr. a distance of 146.61 feet, in party by each, to a concrete
monument in the southerly street line of Sedgewick Circle;

Thence N51°17'05"W a distance of 32.53 feet to a point;

Thence N25°46'38"E a distance of 156.49 feet to a point in the southerly street line of Hitchcock Way;

Thence in a southeasterly direction on a curve to the left along the southerly street line of Hitchcock
Way having a radius of 325.00 feet, a length of 20.00 feet, and a delta of 3°31'35" to a point;

Thence S25°46'38"W a distance of 147.05 feet to a point;

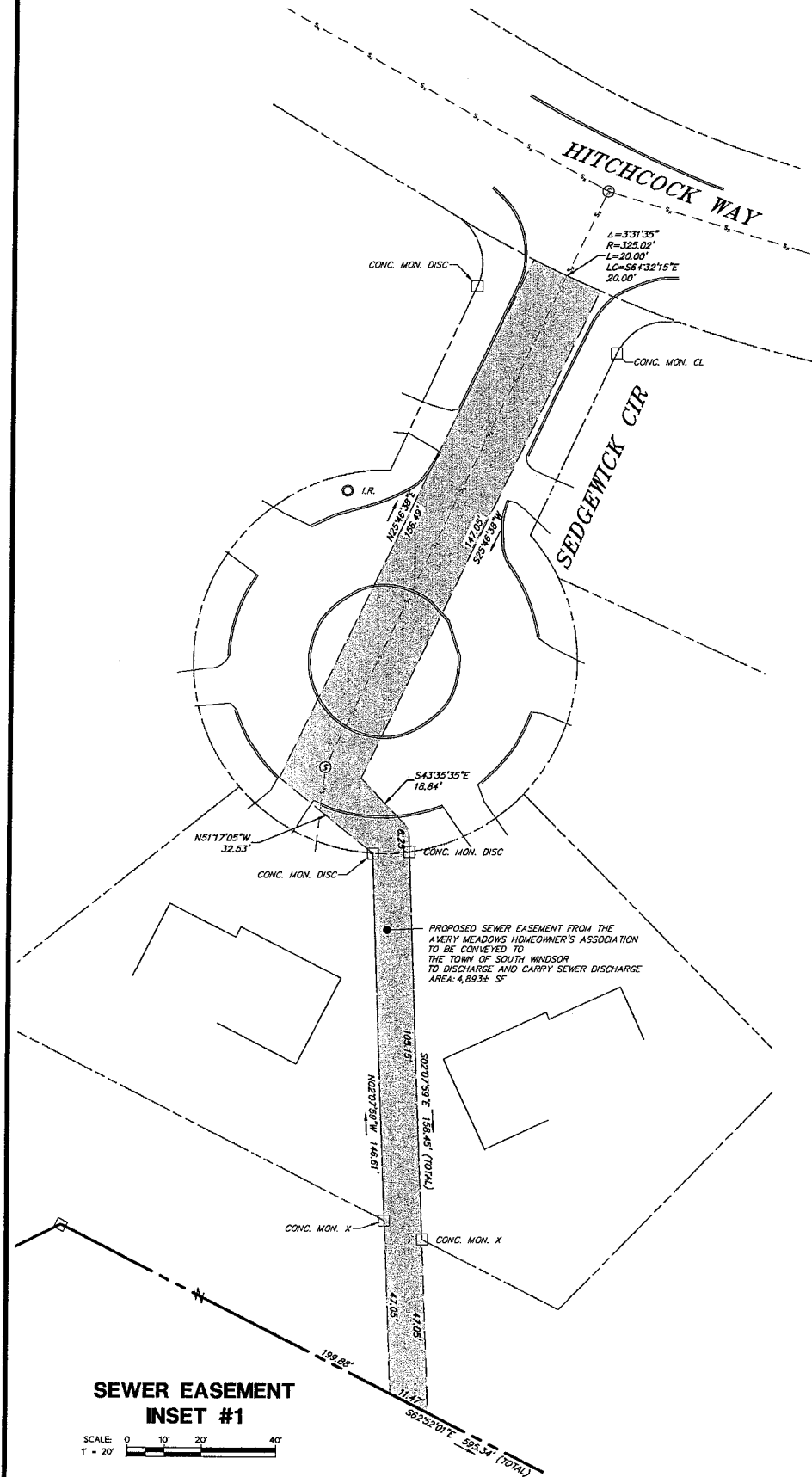
Thence S43°35'35"E a distance of 18.84 feet to a point;

Thence S02°07'59"E a distance of 6.25 feet to a concrete monument in the southerly street line of
Sedgewick Circle, thence continuing along the westerly property line of land now or formerly Patricia G.
Cross and through the Avery meadow Open Space for a total distance of 158.45 feet, in part by each, to
a point in the northerly property line of land now or formerly Town of South Windsor;

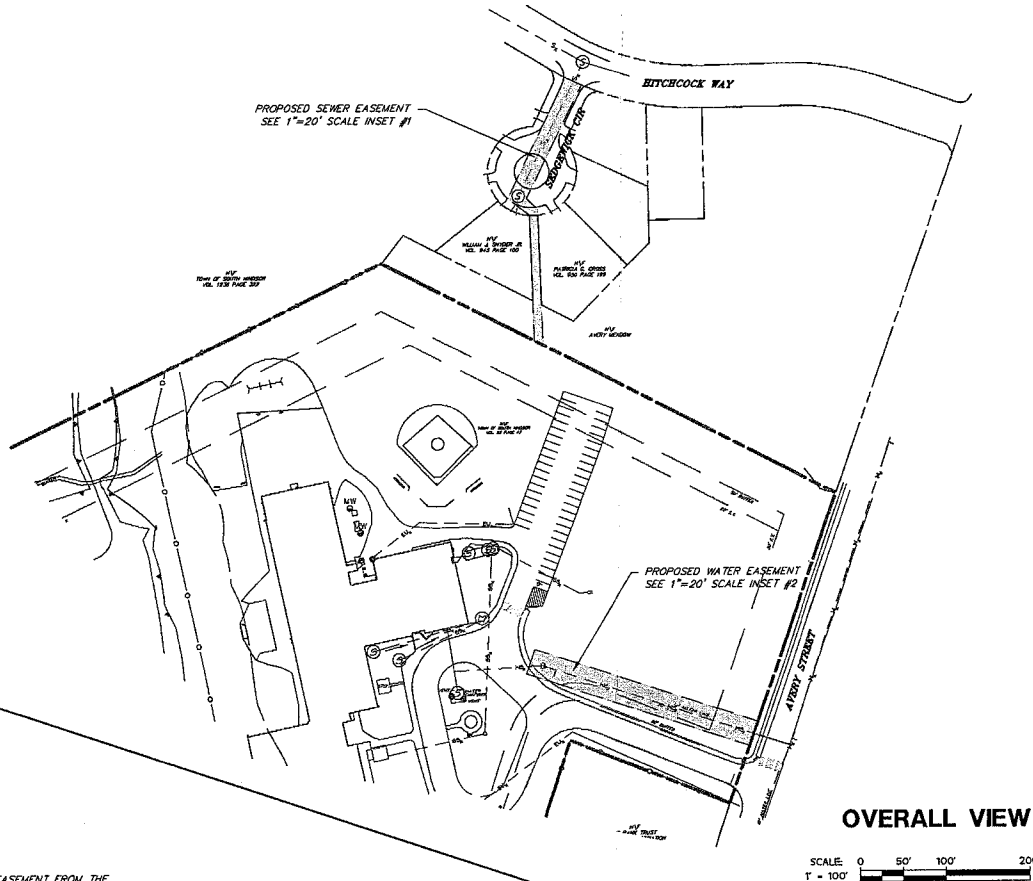
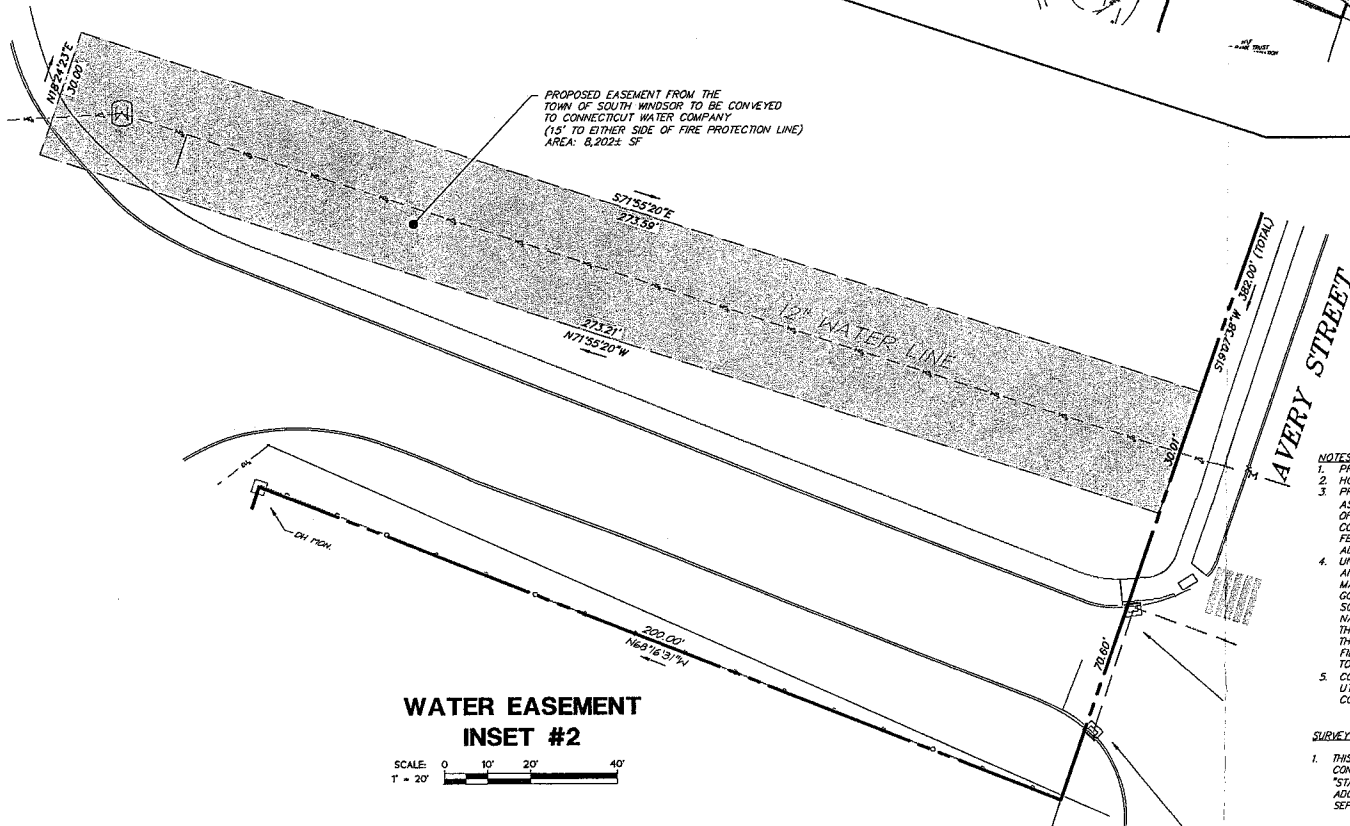
Thence N62°52'01"W along the northerly property line of land now or formerly Town of South Windsor
a distance of 11.47 feet to the point and place of beginning.

Area: 4,893± square feet.





LEGEND	
EXISTING	DESCRIPTION
---	DOMESTIC WATER
---	WATER MAIN
---	WATER SERVICE
⊕	WATER VALVE
⊗	WATER METER
△	FIRE HYDRANT
PROPERTY	
---	PROPERTY LINE
---	EASEMENT LINE
○	IRON PIPE
○	IRON ROD
□	MONUMENT
SANITARY SEWER	
---	SANITARY SEWER MAIN
---	SANITARY SEWER SERVICE LINE
⊕	SANITARY SEWER MANHOLE



MAP REFERENCES:

- PROPERTY & TOPOGRAPHIC SURVEY PHILIP R. SMITH ELEMENTARY SCHOOL 54 AVERY STREET SOUTH WINDSOR, CONNECTICUT DATE: 6/10/16 PREPARED FOR: SOUTH WINDSOR SCHOOLS REVISED TO: 5/15/18 SCALE: 1"=50' BY DESIGN PROFESSIONALS, INC.
- PREPARED FOR MAINWARD BUILDERS, INC. BOUNDARY PLAN AVERY MEADOW 995 AVERY STREET SOUTH WINDSOR, CONNECTICUT DATE: JUNE 28, 1986 REVISED TO 7-31-86 SCALE 1 IN. = 40 FT. BY ALFORD ASSOCIATES, INC.

- NOTES:
- PROPERTY IS IN THE RR ZONE.
 - HORIZONTAL DATUM IS BASED ON NAD83.
 - PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEPICTED ON: FIRM FLOOD INSURANCE RATE MAP 08003C0384F TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY PANEL 384 OF 675 COMMUNITY PANEL NUMBER 090036 EFFECTIVE DATE SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.

SURVEY NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- TYPE OF SURVEY IS A PROPERTY SURVEY - AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES AND PROPOSED EASEMENT LINES.
- THIS IS A RESURVEY BASED ON MAPS REFERENCED HEREON.
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

LAWRENCE R. GOSSLER, JR., L.S.

12327 LIC. NO.

PREPARED FOR:
South Windsor Schools
1737 Main Street
South Windsor, CT 06074

PHILIP R. SMITH
ELEMENTARY SCHOOL
54 AVERY STREET
SOUTH WINDSOR, CONNECTICUT

EASEMENT MAP

SHEET
EM-1

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