

rec'd March 3, 2017 @ 11¹⁰ a.m.

Erin L. Cleary, ATC

**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***

AGENDA

PUBLIC HEARING
SPRENKEL ROOM, TOWN HALL

MARCH 7, 2017
6:30 PM

1. Proposed sewer assessments for properties on Nevers Road.

MINUTES

SPRENKEL ROOM, TOWN HALL

PAGE 1

PUBLIC HEARING

MARCH 7, 2017 at 6:30 p.m.

Members Present: Richard Aries, Donald Antaya, Carol Fletterick, Zaheer Sharaf, and Richard Siedman, and Patrick Soucy

Members Absent: Vicki Paliulis, and William Vees

Alternates Present: Erik Dabrowski

Alternates Absent: Ed Havens, Jr.

Staff Present: C. Fred Shaw, Superintendent of Pollution Control
Ether A. Diaz, Recording Secretary
Michael Gantick, Director of Public Works

Public Participation: Joseph Candeias, 258 Nevers Road, South Windsor, CT

Chairman Richard Aries called the meeting to order at 6:30 p.m. The following actions were taken during the March 7, 2017 Public Hearing of the Water Pollution Control Authority (WPCA).

1. Proposed sewer assessments for properties on Nevers Road.

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

Chairman Richard Aries asked Mr. Fred Shaw if he had any comments to make.

Mr. Fred Shaw explained that he received a telephone call from one of the property owners who was unable to attend this meeting. The property owner was seeking information concerning the tax relief program as it applies to sewer assessments. Mr. Shaw provided that information to the property owner and explained that assessments may be paid off in one lump sum payment or repaid in annual installments. Also, there is a repayment plan for those eligible for tax relief under the Town's Elderly and Totally Disabled Program whereby only the annual interest is paid and the outstanding principal balance of the assessment is deferred until such time as the transfer to the title of the property or upon the death of the property owner.

Chairman Richard Aries opened the public hearing for public participation.

Mr. Joseph Candeias of 258 Nevers Road, South Windsor, CT, came before the Authority. He explained that he understands that there is a formula for calculating the sewer assessment, however, he thinks that his assessment should be reevaluated. He explained that his property is the last lot on Nevers Road; he is

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

MINUTES

SPRENKEL ROOM, TOWN HALL

PAGE 2

PUBLIC HEARING

MARCH 7, 2017 at 6:30 p.m.

assessed for the full frontage when in fact the sewer line runs to the corner of his lot which is roughly 30' into his lot. He has installed a mechanical ejector pump system to pump from his basement up to the sanitary sewer lateral provided for his house. He considers that there is no reason why the sewer line couldn't be put a little deeper so that the property owners on that road wouldn't have to pump up. He explained that not only he will need to pay the sewer assessment but also, he had to pay to install the mechanical system and he will need to pay for the yearly maintenance of the system.

Chairman Aries explained that the public hearing was conducted to provide an opportunity to the public to ask their questions or offer comments; any actions on this matter will be discussed during the regular meeting this evening.

With no further comments from the public, a motion was made to adjourn the meeting at 6:37 p.m. The motion was made by Ms. Carol Fletterick and seconded by Mr. Patrick Soucy. The motion carried unanimously.

Respectfully Submitted,

Ether A. Diaz, Recording Secretary

1 cc & 1 copy - 1 - pm
John & Aris, ATC
Exhibit A

**LEGAL NOTICE
TOWN OF SOUTH WINDSOR**

**PROPOSED SEWER ASSESSMENTS FOR PROPERTIES ON
NEVERS ROAD**

Pursuant to Chapter 103 Section 7-250 of the Connecticut General Statutes, notice is hereby given that the South Windsor Water Pollution Control Authority will hold a public hearing on Tuesday, March 7, 2017 at 6:30 p.m. in the Sprenkel Room in the Town Hall, 1540 Sullivan Avenue, South Windsor, Connecticut to establish proposed sewer assessments for properties on Nevers Road.

A copy of the proposed sewer assessments will be available Tuesday, February 21, 2017 for review in the Town Clerk's Office in the Town Hall, 1540 Sullivan Avenue, South Windsor, Connecticut.

Richard Aries, Chairman
Water Pollution Control Authority



Town of South Windsor

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074

TELEPHONE (860) 644-2511

February 15, 2017

CERTIFIED MAIL: 7014 2120 0003 3214 1180

RE: 258 Nevers Road/Nevers Road Sanitary Sewer Extension

Dear Mr. and Mrs. Candeias:

Pursuant to Chapter 103 Section 7-250 of the Connecticut General Statutes, notice is hereby provided that the South Windsor Water Pollution Control Authority will hold a public hearing on Tuesday, March 7, 2017 at 6:30 p.m. in the Sprekel Room in the Town Hall, 1540 Sullivan Avenue, South Windsor, Connecticut to establish proposed sewer assessments for properties on Nevers Road. At this meeting, the property owners will be given an opportunity to be heard concerning the proposed assessments.

Sewer Assessment

I. Assumptions

1. Frontage: 270 ft
2. Assessment Schedule
 - Base Charge - \$2,315 per unit
 - Lateral Charge - \$1,157 per lateral
 - Frontage Charge - \$40 per foot

II. Assessment Computation

Base Charge	\$2,315
Lateral Charge	\$1,157
Frontage Charge (270 ft x \$40)	<u>\$10,800</u>
Total Assessment	<u>\$14,272</u>

The property owner may choose to pay off the assessment charge up front or extend the payments over a fifteen year period at an annual interest rate of 2.6%. The annual payment charge for the property at 258 Nevers Road is estimated to be about \$1,131.77.

Again, assessments may be paid off in one lump sum payment or repaid in annual installments. There is also a repayment plan for those eligible for tax relief under the Town's Elderly and Totally Disabled Program whereby only the annual interest is paid and the outstanding principal balance of the assessment is deferred until such time as the transfer of the title of the property or upon the death of the property owner.

If you have any questions, please feel free to contact this office at (860) 644-2511, ext. 247 or at fred.shaw@southwindsor.org.

Sincerely,

C. Fred Shaw, Superintendent
Water Pollution Control



Town of South Windsor

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074
TELEPHONE (860) 644-2511

February 15, 2017

CERTIFIED MAIL: 7014 2120 0003 3214 1654

RE: 268 Nevers Road/Nevers Road Sanitary Sewer Extension

Dear Mr. and Mrs. Parkins:

Pursuant to Chapter 103 Section 7-250 of the Connecticut General Statutes, notice is hereby provided that the South Windsor Water Pollution Control Authority will hold a public hearing on Tuesday, March 7, 2017 at 6:30 p.m. in the Sprekel Room in the Town Hall, 1540 Sullivan Avenue, South Windsor, Connecticut to establish proposed sewer assessments for properties on Nevers Road. At this meeting, the property owners will be given an opportunity to be heard concerning the proposed assessments.

Sewer Assessment

I. Assumptions

1. Frontage: 180 ft
2. Assessment Schedule
 - Base Charge - \$2,315 per unit
 - Lateral Charge - \$1,157 per lateral
 - Frontage Charge- \$40 per foot

II. Assessment Computation

Base Charge	\$2,315
Lateral Charge	\$1,157
Frontage Charge (180 ft x \$40)	<u>\$7,200</u>
Total Assessment	\$10,672

The property owner may choose to pay off the assessment charge up front or extend the payments over a fifteen year period at an annual interest rate of 2.6%. The annual payment charge for the property at 268 Nevers Road is estimated to be about \$846.29.

Again, assessments may be paid off in one lump sum payment or repaid in annual installments. There is also a repayment plan for those eligible for tax relief under the Town's Elderly and Totally Disabled Program whereby only the annual interest is paid and the outstanding principal balance of the assessment is deferred until such time as the transfer of the title of the property or upon the death of the property owner.

If you have any questions, please feel free to contact this office at (860) 644-2511, ext. 247 or at fred.shaw@southwindsor.org.

Sincerely,

C. Fred Shaw, Superintendent
Water Pollution Control



Town of South Windsor

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074

TELEPHONE (860) 644-2511

February 15, 2017

CERTIFIED MAIL: 7014 2120 0003 3214 1647

RE: 290 Nevers Road/Nevers Road Sanitary Sewer Extension

Dear Ms. Sandquist:

Pursuant to Chapter 103 Section 7-250 of the Connecticut General Statutes, notice is hereby provided that the South Windsor Water Pollution Control Authority will hold a public hearing on Tuesday, March 7, 2017 at 6:30 p.m. in the Sprekel Room in the Town Hall, 1540 Sullivan Avenue, South Windsor, Connecticut to establish proposed sewer assessments for properties on Nevers Road. At this meeting, the property owners will be given an opportunity to be heard concerning the proposed assessments.

Sewer Assessment

I. Assumptions

1. Frontage: 230 ft
2. Assessment Schedule
 - Base Charge - \$2,315 per unit
 - Lateral Charge - \$1,157 per lateral
 - Frontage Charge- \$40 per foot

II. Assessment Computation

Base Charge	\$2,315
Lateral Charge	\$1,157
Frontage Charge (230 ft x \$40)	\$9,200
Total Assessment	\$12,672

The property owner may choose to pay off the assessment charge up front or extend the payments over a fifteen year period at an annual interest rate of 2.6%. The annual payment charge for the property at 290 Nevers Road is estimated to be about \$1,004.89.

Again, assessments may be paid off in one lump sum payment or repaid in annual installments. There is also a repayment plan for those eligible for tax relief under the Town's Elderly and Totally Disabled Program whereby only the annual interest is paid and the outstanding principal balance of the assessment is deferred until such time as the transfer of the title of the property or upon the death of the property owner.

If you have any questions, please feel free to contact this office at (860) 644-2511, ext. 247 or at fred.shaw@southwindsor.org.

Sincerely,

C. Fred Shaw, Superintendent
Water Pollution Control