

received February 1, 2018 @ 3:25 pm
Handy, 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***

**PUBLIC HEARING
COUNCIL CHAMBERS**

AGENDA

**6:30 PM
FEBRUARY 6, 2018**

1. Present preliminary design plans for the proposed extension of a gravity sewer system on Miller Road between Brightman Circle and Cambridge Drive.
2. Establish proposed changes to the Sewer Benefit Assessments, Section 14 of the Water Pollution Control Rules and Regulations.
3. Establish proposed changes to the South Windsor Water Pollution Control Rules and Regulations Section 6.2(c), Section 6.3(h), Section 6.3(j), and Section 9.2.

received April 12, 2018 @ 11:45 am
for J. A. S. - ATC

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

**MINUTES
COUNCIL CHAMBERS, TOWN HALL**

**PUBLIC HEARING
FEBRUARY 6, 2018 at 6:30 p.m.**

Members Present: Erik Dabrowski, Donald Antaya, Carol Fletterick, and Toby Lewis

Members Absent: Richard Aries, Patrick Soucy, Stephen Wagner

Alternates Present: Ed Havens, Jr.

Alternates Absent: Vicki Paliulis

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

Public Participation: Nora Beaulieu and Francis Lawlon, 84 Miller Road, S. Windsor, CT

Vice Chairman Erik Dabrowski called the meeting to order at 6:30 p.m. The following actions were taken during the February 6, 2018 Public Hearing of the Water Pollution Control Authority (WPCA).

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

Vice Chairman Erik Dabrowski asked Mr. Tony Manfre if he had any comments to make.

1. Present preliminary design plans for the proposed extension of a gravity sewer system on Miller Road between Brightman Circle and Cambridge Drive.

Mr. Tony Manfre, Superintendent of Pollution Control explained that the WPCA began to look at this project back in May 2017 when a homeowner with a failing septic system proposed to connect a low pressure system to the sewer line on Cambridge Drive. A trend of aging septic systems was found and some of these systems in the area had restrictive use on them, said Mr. Manfre. Also, poor drain soils was found in the area. The Town is proposing to install a 1,000' +/- gravity sewer on Miller Road between Brightman Circle and Cambridge Drive. This will serve eleven properties. Borings and probing tests were conducted; the boring and probing results indicated that some ledge may be encountered particularly when installing one or two of the deeper manholes and sewer pipe sections. A survey of the project area was conducted. The surveyor was allowed into seven out of the eleven houses to perform lateral elevations measurements in preparation of the design of the sewer system.

A low-pressure sewer system was also evaluated. The initial cost estimate for the installation of a low-pressure sewer system was lower, however, considering a long term cost which includes the burden placed on the homeowner to install, operate and maintain the pumping system, it turned out that it will be more cost effective to go with installing a gravity sewer line extension along on Miller Road. The construction cost estimate for the installation of the gravity sewer is \$340,000. The contract drawings for the proposed Miller Road sewer extension project was available for review (see Exhibit B).

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

MINUTES

COUNCIL CHAMBERS, TOWN HALL PAGE 2

PUBLIC HEARING

FEBRUARY 6, 2018 at 6:30 p.m.

Mr. Manfre stated that he received a letter from the homeowners of 74 Miller Road. They were unable to attend this meeting but Mrs. Deborah Migneault did write a letter that they wanted to be read for public records. Mr. Manfre read the letter into the record (see Exhibit C).

Vice-Chairman Erik Dabrowski opened the meeting to public participation at 6:37 p.m. There was no public participation at this point and time.

2. Establish proposed changes to the Sewer Benefit Assessments, Section 14 of the Water Pollution Control Rules and Regulations.

Mr. Tony Manfre reported that the Authority is proposing to revise the Sewer Benefit Assessment Policy and calculation to ensure a more equitable process for the homeowners (see Exhibit D). This new system is based off an Equivalent Dwelling Unit (EDU) method that is used across the country. The highlights of the amendment are the following: payments for sewer benefit assessments are deferred until the connection to the public sewer; payments may be made over a period of 15 years; and the Equivalent Dwelling Unit is going to be used to calculate a sewer impact fee which is the benefit assessment plus the capacity charge. These calculations are going to be available at the Water Pollution Control Office.

Vice-Chairman Dabrowski opened the meeting for public participation.

Ms. Nora Beaulieu of 84 Miller Road was in attendance this evening and asked what would be the upfront cost to each homeowner and if the fifteen year period payment plan is based on the current rate. Mr. Tony Manfre responded that the cost to each homeowner is uncertain at this point because the project cost is not final, however, the assessment fee may be paid off in one lump sum payment, or repaid in annual installments over a fifteen year period at the bond interest rate on the last project that the Town has performed. Currently the interest rate is 2.6%, however, the current rate varies from project to project. The sewer user fee are billed annually.

Ms. Beaulieu also asked what the total construction cost of this project is. Mr. Manfre responded that the cost estimate for the project is \$340,000. However, the Town's Engineering Department has agreed to handle the specifications for this project and the final design review which will bring the cost down.

Ms. Beaulieu asked if the construction cost of this project includes the re-pavement of the road after the sewer is installed. Yes, responded Mr. Manfre and explained that the project should take approximately eight weeks to complete.

Ms. Beaulieu asked when each property is going to be assessed. Mr. Manfre responded that it will be on the date of the completion of the project.

Francis Lawlon, 84 Miller Road was in attendance this evening and asked if there any cost benefit to doing a sewer hookup to the house while the construction project is happening. Probably not, responded Mr. Manfre. He will need to talk to the contractor who's doing the project and he will need to hire them separately.

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

MINUTES

COUNCIL CHAMBERS, TOWN HALL PAGE 3

PUBLIC HEARING

FEBRUARY 6, 2018 at 6:30 p.m.

Mr. Lawlon also asked for point of clarification what the payment options of the sewer benefit assessments are. Mr. Manfre responded the assessment may be paid off in one lump sum payment, or defer payment until connection to the sewer system. Once the property is connected to the sewer system, the property owner may repay in annual installments over a fifteen (15) year period at the current bond interest rate.

Mr. Lawlon asked if the property owner is forced to connect to the sanitary sewer prior to selling the property. Mr. Manfre responded that when the septic system fails, the property owner is forced to connect. The property owner is not forced to connect to the sewer prior to selling property, however, a caveat will be on the property giving notification that an assessment is due upon connection to the town's sewer system.

There were no further questions from the public.

3. Establish proposed changes to the South Windsor Water Pollution Control Rules and Regulations Section 6.2(c), Section 6.3(h), Section 6.3(j), and Section 9.2.

Included with the Agenda was a copy of the Water Pollution Control Authority Rules and Regulations, Section 6 and Section 9 with proposed changes (see Exhibit E).

Section 6.2(c) currently reads as follows: *Any waters or wastes having a pH lower than 5.5 or having other corrosive property capable of causing damage or hazard to structures, equipment, and personnel of the sewerage system.*

Mr. Manfre proposed to change the pH requirement from 5.5 to 5.0 in Section 6.2 (c) to be in consistence with the State general permit regulations.

Section 6.2 (h) currently reads as follows: *Any water or wastes have a pH in excess of 9.5.*

Mr. Manfre proposed to increase the pH limit to 10. And again this is to be in consistence with the State general permit regulations as well.

Section 6.2(j) currently reads as follows: *Water having an average daily flow greater than 5% of the average daily flow of the Town.*

Mr. Manfre proposed reducing the average daily flow from 5% to 3.5% of the Town's waste water treatment plant design flows in an effort to give the industrial/commercial properties a hard number for their flow discharge.

Section 9.2 currently reads as follows: *Any person who shall continue any violation beyond the time limit provided for in Section 9.1 or any person who shall commit any violation of Section 7 shall be guilty of a misdemeanor, and upon conviction thereof shall be fined ninety nine (\$99.00) dollars for each violation. Each day in which any such violation shall continue shall be deemed a separate offense.*

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

MINUTES

COUNCIL CHAMBERS, TOWN HALL PAGE 4

PUBLIC HEARING

FEBRUARY 6, 2018 at 6:30 p.m.

Mr. Manfre proposed increasing the penalty fee from \$99.00 to \$250.

Vice-Chairman Dabrowski opened the meeting for public participation. With no comments from the public, Vice-Chairman Dabrowski declared the Public Hearing closed at 6:50 p.m.

Respectfully Submitted,

Ether A. Diaz, Recording Secretary

Rec. 01/24/2018 @ 8:50 am
Teresa G. Sandoz, ATC

LEGAL NOTICE

EXHIBIT A

TOWN OF SOUTH WINDSOR

PROPOSED SANITARY SEWER MAIN EXTENSION AND PROPOSED AMENDMENT TO WATER POLLUTION CONTROL RULES AND REGULATIONS

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 Tuesday, February 6, 2018, 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. Present preliminary design plans for the proposed extension of a gravity sewer system on Miller Road between Brightman Circle and Cambridge Drive.
2. Establish proposed changes to the South Windsor Water Pollution Control Rules and Regulations Section 6.2(c), Section 6.3(h), Section 6.3(j), and Section 9.2.
3. Establish proposed changes to the Sewer Benefit Assessments, Section 14 of the Water Pollution Control Rules and Regulations.

Copies of said proposed regulatory changes are 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.

Richard Aries, Chairman
Water Pollution Control Authority



MEMORANDUM

TO:	Anthony Manfre, Superintendent Pollution Control	DATE:	1/31/2018
FROM:	Lisa M. Muscanell-DePaola, PE Dennis A. Dievert, Jr., PE	PROJECT NO.:	13914A
SUBJECT:	Miller Road Sewer Extension Project – South Windsor, CT - REVISED		

The intent of this memorandum is to summarize the final design efforts completed to date for the Miller Road Sewer Extension Project and to provide a final layout and cost estimate for the recommended alternative.

BACKGROUND

Wright-Pierce and the Town of South Windsor WPCA executed an agreement on September 27th, 2017 to design a sewer service extension for up to 11 existing lots (#44, #54, #55, #64, #65, #73, #74, #80, #84, #94, and #99 plus an additional two lateral stubs) on Miller Road. It was confirmed with the Town of South Windsor that lots #73 and #44 could be subdivided and a second lateral stub would be installed for each of these two lots for future connection.

Wright-Pierce subcontracted out the geotechnical work with Clarence Welti Assoc., Inc., and on October 17th, 2017, two test borings and five additional auger probes were conducted. Boring and probing results indicated that some ledge will likely be encountered particularly when installing one or two of the deeper manholes and sewer pipe sections, and therefore, 50 CY of ledge removal was assumed when developing the construction cost estimate. In early November 2017, J.R. Russo & Associates, LLC was hired by Wright-Pierce to conduct a topographic survey of the project area. The surveyor also surveyed the location and elevation of the existing sanitary lines leaving 7 of the 11 homes on Miller Road while mobilized. Laterals from lot #84, #94, #99, and #73 were unable to be located and measured. The Town of South Windsor and the surveyor made several attempts to enter these residences via letter correspondence and knocking on doors in the field. For the final design efforts, estimates of the lateral elevations were made based on the finished floor and garage floor elevations provided by the surveyor.

EVALUATION OF ALTERNATIVES

Upon review of the survey and geotechnical investigations, construction of a gravity sewer main or low-pressure sewer system was evaluated. Installation of a gravity main would require construction of an 8-inch gravity main extending from the existing gravity sewer system from an existing manhole on Brighton Circle (approximately 190 feet to Miller Road and then east up Miller Road approximately 770 feet to a manhole between #99 and #94 Miller Road) varying in depth from 5 to 12 feet. Installation of a low-pressure sewer system would include construction of a 3-inch or 4-inch force main approximately 5 to 8 feet deep along the same route.

The construction cost estimate for the installation of the gravity sewer is \$340,000 and the cost estimate for the installation of a low-pressure sewer system is \$230,000 as shown in **Table 1** and **Table 2** below.

TABLE 1
GRAVITY SEWER COST ESTIMATE

MILLER ROAD SEWER EXTENSION - GRAVITY LINE SOUTH WINDSOR, CT					
W-P PROJECT NO. 13914A DATE: 12/1/2017			ENGINEER'S OPINION OF CONSTRUCTION COST		
100% Design Estimate					
	DESCRIPTION	UNIT	Quantity	UNIT PRICE	AMOUNT
1	Mobilization	LS	1	\$ 15,000.00	\$ 15,000.00
2	8-inch Sewer	LF	1,000	\$ 150.00	\$ 150,000.00
3	Sewer Manholes 4-foot dia	EA	4	\$ 6,000.00	\$ 24,000.00
4	Sewer Lateral to Property Line	LF	200	\$ 120.00	\$ 24,000.00
5	Ledge Removal	CY	50	\$ 200.00	\$ 10,000.00
6	4-inch Trench Repair Pavement	SY-IN	3,000	\$ 8.25	\$ 24,750.00
7	2-inch Mill and Overlay	SY-IN	5,000	\$ 8.25	\$ 41,250.00
8	Exc. & Replacement of Unsuitable Materials	CY	20	\$ 35.00	\$ 700.00
9	Below Grade Excavation and Replacement	CY	20	\$ 40.00	\$ 800.00
10	Traffic Control	L.S.	1	\$ 15,000.00	\$ 15,000.00
	SUBTOTAL ALL				\$ 305,500.00
	CONTINGENCY (10%)				\$ 31,000.00
	TOTAL PHASE 1				\$ 336,500.00

TABLE 2
LOW-PRESSURE SEWER COST ESTIMATE

MILLER ROAD SEWER EXTENSION - LOW PRESSURE SEWER SOUTH WINDSOR, CT					
W-P PROJECT NO. 13914A DATE: 12/1/2017			ENGINEER'S OPINION OF CONSTRUCTION COST		
100% Design Estimate					
	DESCRIPTION	UNIT	Quantity	UNIT PRICE	AMOUNT
1	Mobilization	LS	1	\$ 10,000.00	\$ 10,000.00
2	3" Low Pressur Sewer Main	LF	1,000	\$ 100.00	\$ 100,000.00
3	Sewer Manholes 4-foot dia	EA	0	\$ 7,000.00	\$ -
5	LPS Lateral to Property Line	LF	200	\$ 80.00	\$ 16,000.00
6	Ledge Removal	CY	25	\$ 200.00	\$ 5,000.00
7	4-inch Trench Repair Pavement	SY-IN	3,000	\$ 8.25	\$ 24,750.00
8	2-inch Mill and Overlay	SY-IN	5,000	\$ 8.25	\$ 41,250.00
9	Exc. & Replacement of Unsuitable Materials	CY	20	\$ 35.00	\$ 700.00
10	Below Grade Excavation and Replacement	CY	20	\$ 40.00	\$ 800.00
11	Traffic Control	L.S.	1	\$ 10,000.00	\$ 10,000.00
	SUBTOTAL ALL				\$ 208,500.00
	CONTINGENCY (10%)				\$ 21,000.00
	TOTAL PHASE 1				\$ 229,500.00

While the installation of the gravity main is more expensive, there are more operational and maintenance cost associated with a low-pressure sewer system such as pump replacement and electrical power by the homeowners. A 20-year life cycle cost analysis was completed to compare both alternatives and include both Town and homeowner costs including sanitary sewer lateral extensions or installation, operation and maintenance of grinder pumps. Project and life cycle cost analyses are summarized in **Table 3**.

TABLE 3
LIFE CYCLE COST EVALUATION

Alternative:	Alt 1	Alt 2
	Sewer Extension	Low Pressure Sewer
Construction Cost	\$ 340,000	\$ 230,000
Engineering @ 10%	\$ 34,000	\$ 23,000
TOTAL PROJECT COST TO TOWN	\$ 374,000	\$ 253,000
Net Present Worth (\$) - O&M	\$34,000 ³	\$149,000 ⁴
TOTAL NET PRESENT WORTH	\$ 458,000 ⁵	\$ 472,000 ⁶

Notes:

1. Life cycle period of 20 years.
2. Net interest rate of 4%.
3. 40 hours per year for Town maintenance for gravity sewer.
4. 40 hours per year for Town maintenance typical low-pressure system and grinder pump operation and maintenance costs.
5. Includes installation of sewer laterals.
6. Includes installation of grinder pumps.

CONCLUSIONS AND RECOMMENDATIONS

Based on experience with low pressure sewer systems, particularly the burden placed on the homeowner to operate and maintain the pumping system, Wright-Pierce recommends the WPCA continue install a gravity sewer line extension along on Miller Road. Under this design, 12 of the 13 planned sewer laterals can be connected by gravity to the sewer main, and #80 Miller Road would likely need to install a grinder pump to properly connect to the main line due to its distance from the roadway. Wright-Pierce has also assumed that the laterals would only be installed from the main line to individual resident's property lines, and it would be the homeowner's responsibility to replumb their existing interior sewer piping and extend a new service to the property line. A copy of the final design drawings for the proposed sanitary sewer main extension are enclosed.

TOWN OF SOUTH WINDSOR, CONNECTICUT

CONTRACT DRAWINGS FOR MILLER ROAD SEWER EXTENSION

BID NO. 2018-01

FEBRUARY 2018

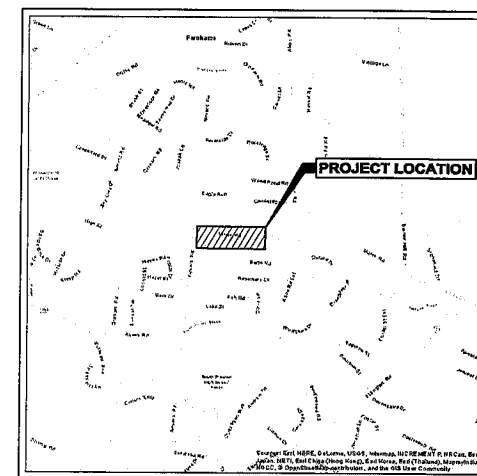
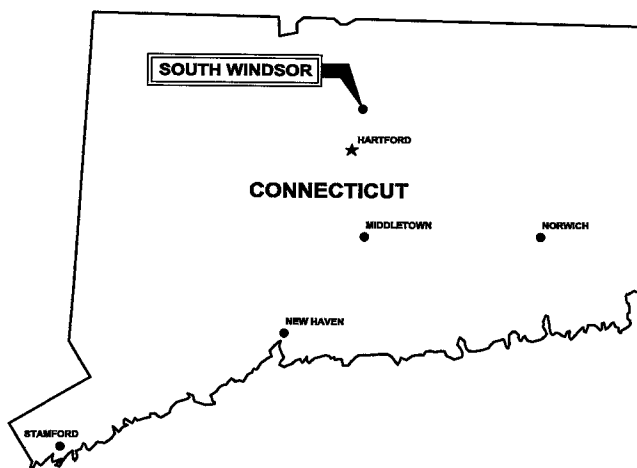
DRAWING INDEX

GENERAL

COVER SHEET

CIVIL

GENERAL NOTES, LEGEND, AND ABBREVIATIONS
BRIGHTMAN RD - PLAN AND PROFILE - STA 10+00 TO STA 12+75
MILLER RD - PLAN AND PROFILE - STA 20+00 TO STA 24+50
MILLER RD - PLAN AND PROFILE - STA 24+50 TO STA 29+50
DETAILS 1
DETAILS 2



LOCATION PLAN
SCALE: 1"=200'

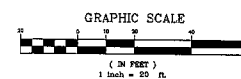
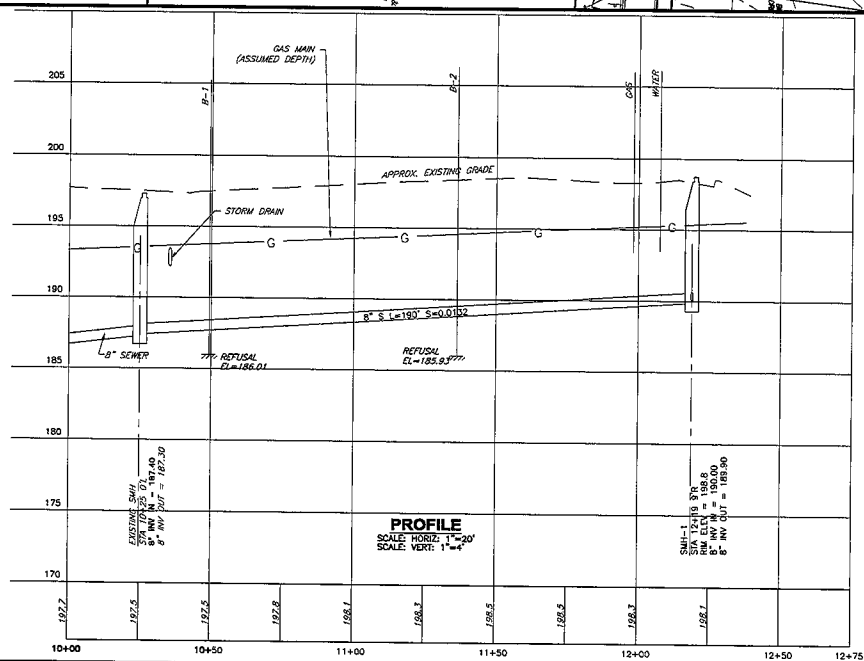
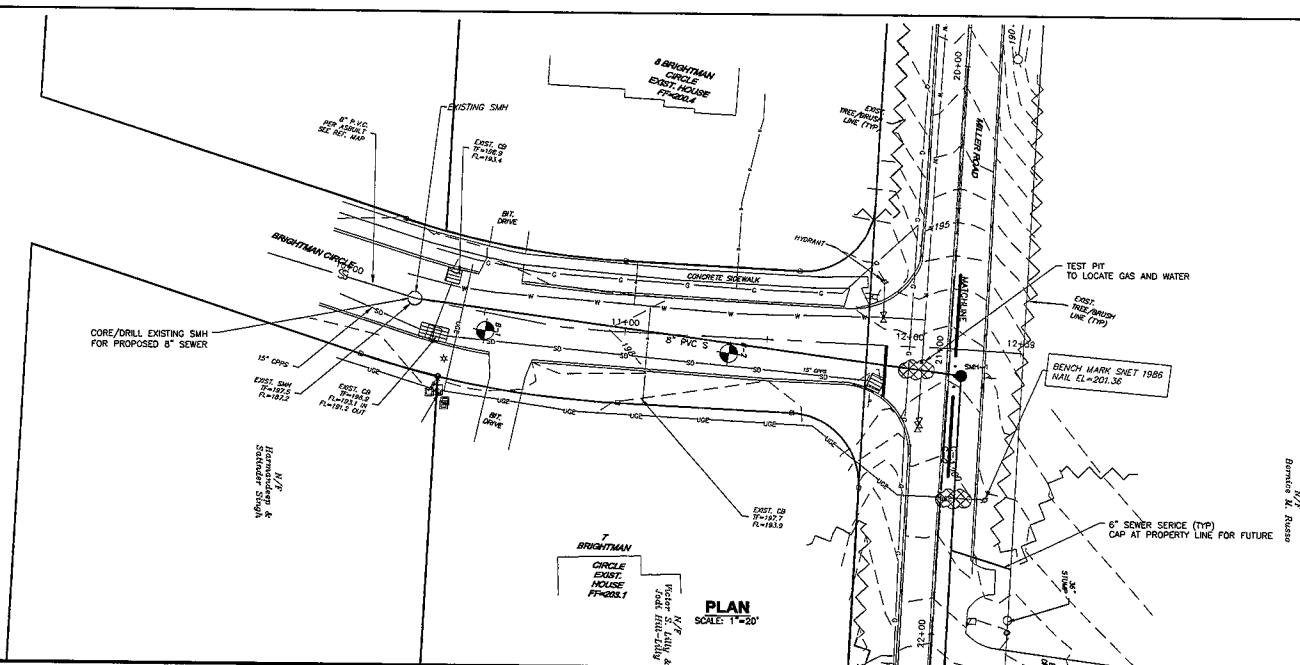
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Offices Throughout New England
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FOR REVIEW FEBRUARY 2018

FOR BIDDING FEBRUARY 2018

WP PROJECT No. 13914A



NO	CONTRACT	DRAWINGS	SUBMITTING PERIODS	APTD DATE
			DAD	01/18
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DESIGNED BY: JMM
CAD: D0800 DJS
CAD: DJS
CHECKED BY: DAD
DATE: 01/16
APPROVED BY: DAD
DATE: 01/16
PROJECT NO: 13914A



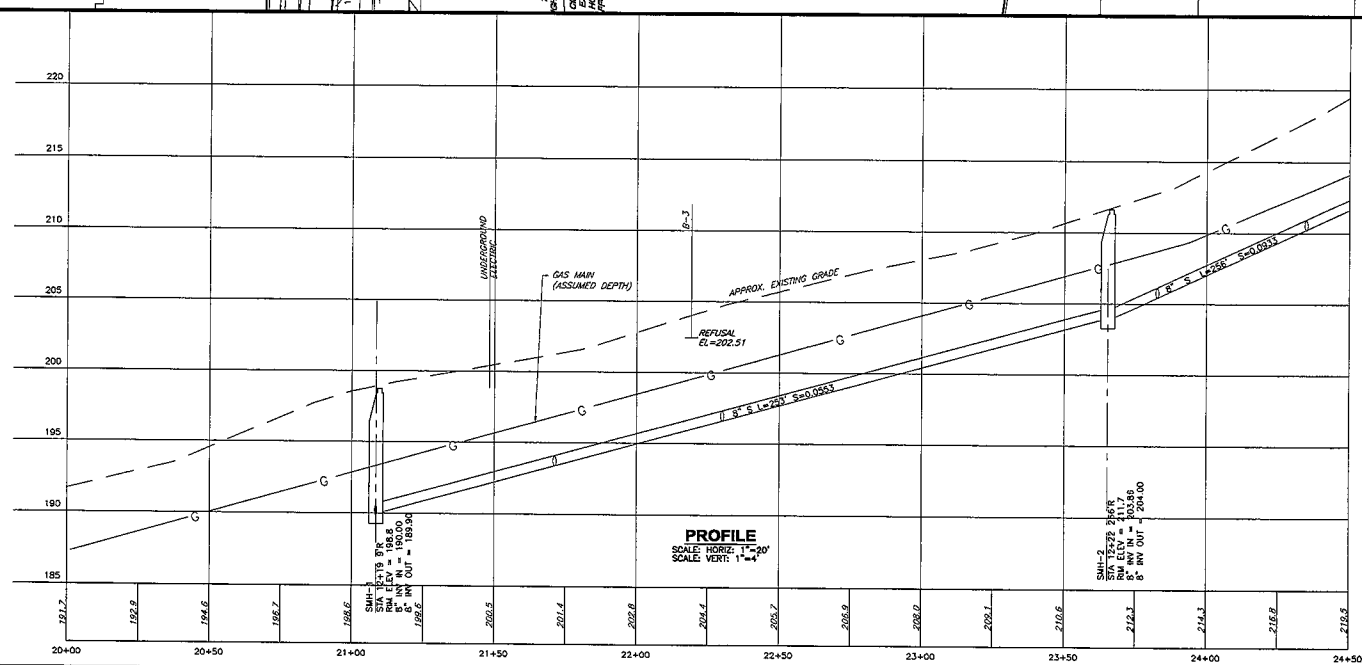
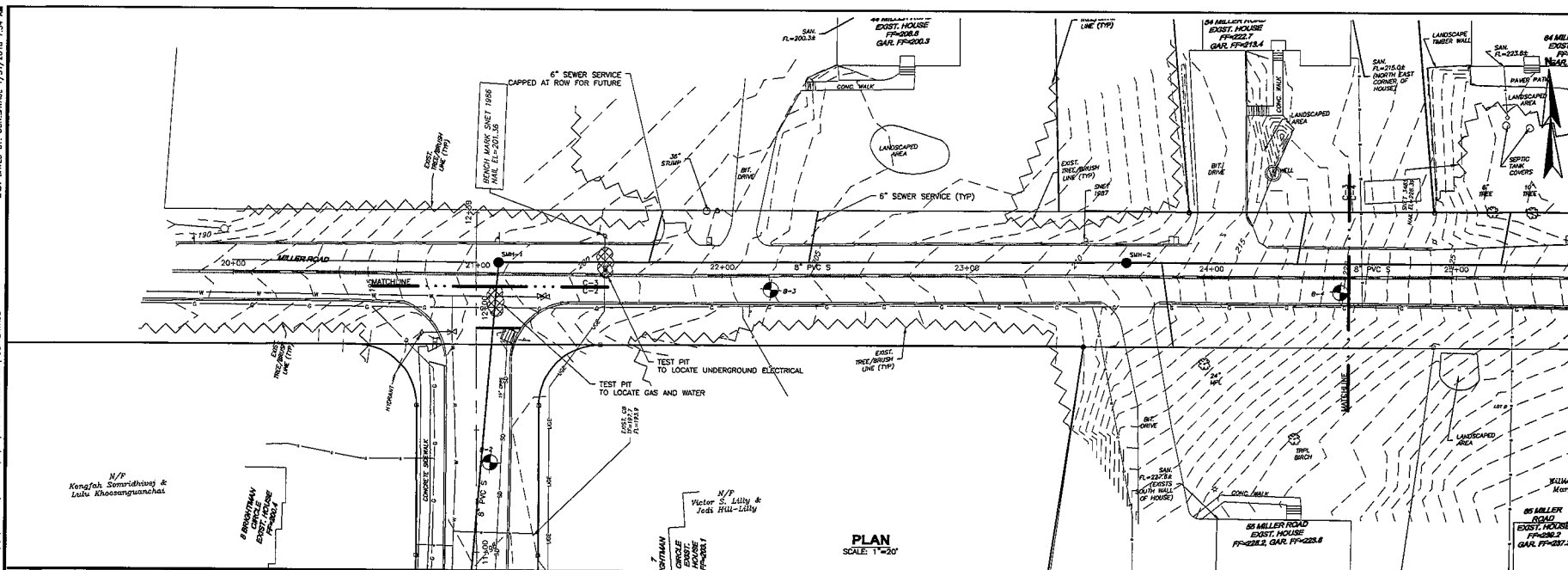
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**TOWN OF SOUTH WINDSOR, CONNECTICUT
MILLER ROAD SEWER EXTENSION**

BRIGHTMAN CIRCLE PLAN AND PROFILE
STA 10+00 TO STA 12+75

DRAWING
C-2



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

**TOWN OF SOUTH WINDSOR, CONNECTICUT
MILLER ROAD SEWER EXTENSION**

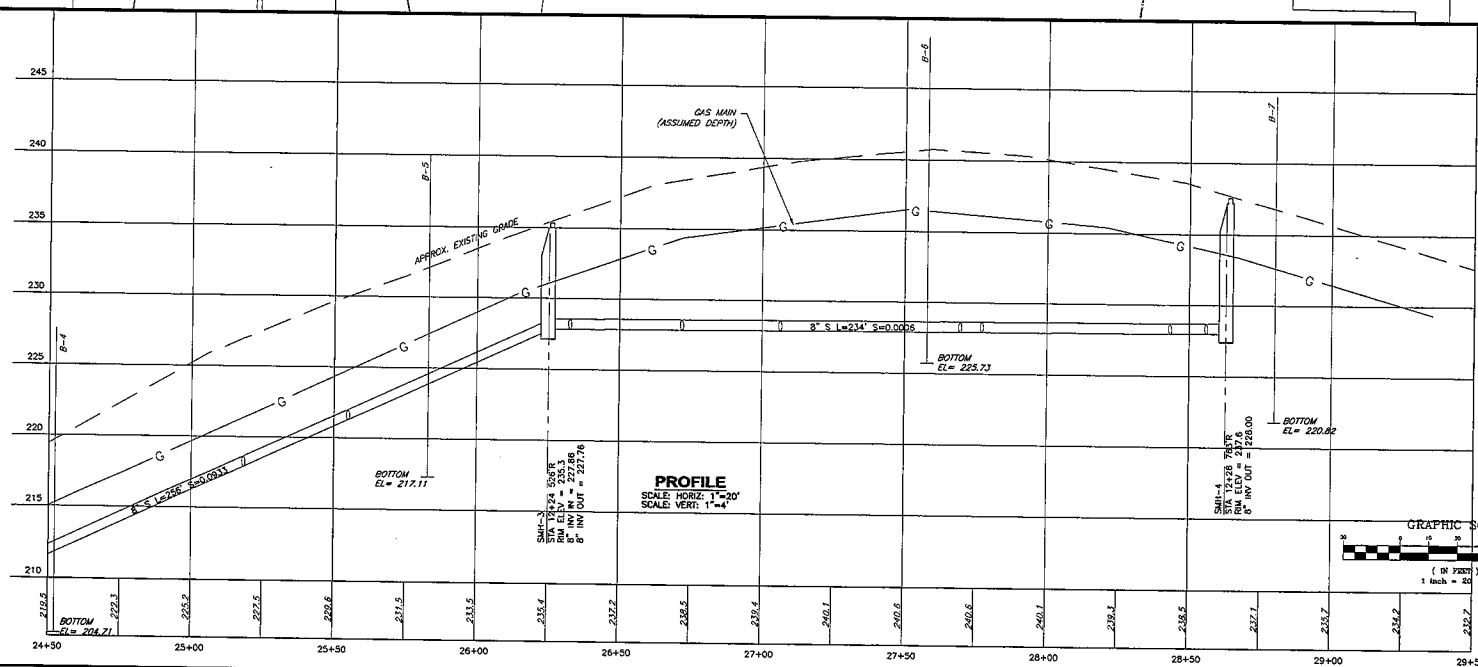
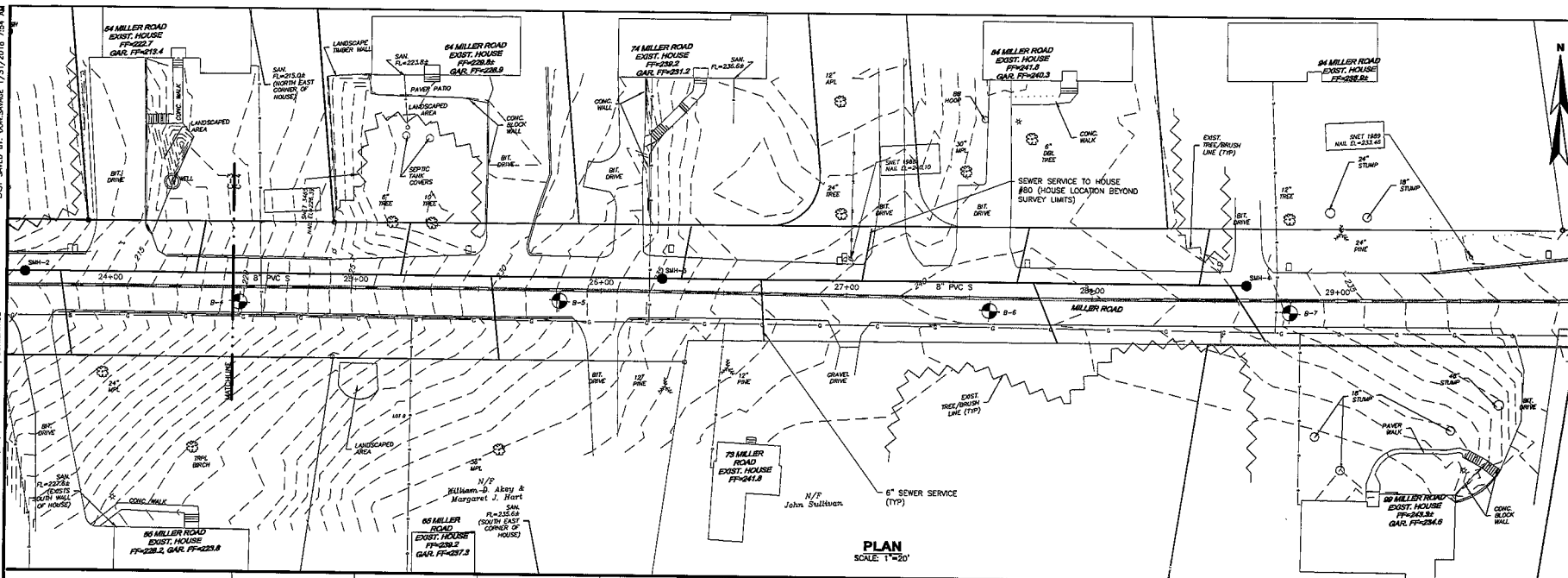
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**SOUTH WINDSOR, CONNECTICUT
WINDSOR ROAD SEWER EXTENSION**

DRAWING
C-3

NO	CONTRACT DRAWINGS	SUBSIDS/PERSONS	APPRO	DATE
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NO	CONTRACT DRAWINGS	SUBMISSIONS/REVISIONS	APP'D	DATE
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3	100% SUBMITTAL BY DAD PROJECT NO. 401341			

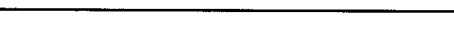
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**TOWN OF SOUTH WINDSOR, CONNECTICUT
MILLER ROAD SEWER EXTENSION**

WILLER RD PLAN AND PROFILE
STA 24+50 TO STA 29+50

DRAWING
C-4

DRAWING
C-5



C-6

C-6

Manfre, Anthony

From: Deborah Migneault <deb.migneault@gmail.com>
Sent: Tuesday, February 6, 2018 10:05 AM
To: Manfre, Anthony
Subject: email to WPCA members for the record

Hi Tony. As you know, we have have four very active children and my husband works a second job in the winter so I am stretched very thin. Unfortunately, I am not going to be able to make it to the public hearing tonight. Instead I am writing this email in hopes it can be placed in the public record and distributed to WPCA members.

Dear WPCA members,

As you know, we came to you back in the spring when our septic system was deemed failed and it was determined by two septic system companies and the town's health department that there were no possible way of installing a new septic system on our property. We came with a proposal to install a private line from our house to Cambridge Drive. We were prepared to pay for this in full. I am grateful that the WPCA was forward thinking and looked at the whole situation for our area on Miller Road and determined that there was a high likelihood that my neighbors would be coming to you with similar failed systems in the future with no alternatives. In truth, our current system was poorly designed, undersized and the soil that did not have sufficient drainage. It should have never been approved by the town back in the late 1980's. Other property owners in my area likely have the same soil drainage problems and property space issues. In fact, others in our area have already had failed systems and our neighbor's system has usage restrictions.

Thank you for your diligence in looking at all possible solutions and for doing so as expeditious as possible. We are grateful that there is some end in sight to our septic problems. We currently are not able to do any laundry and we have to limit any showers to only a few minutes. Sometimes we have to take showers at friends houses. We have to get our tank pumped every couple weeks in order to avoid backups. As you can imagine, we four children between 8 and 15 years old, It's been very difficult. Thank you for being understanding of our situation and for trying to find a solution.

We wholeheartedly support the construction of a sewer line on Miller Road. Not only will help our current situation it will also provide insurance to our neighbors who may find themselves in a similar situation later and add value to our properties.

With gratitude,

Deb Migneault
74 Miller Road

SECTION 14 Sewer Benefit Assessments and Impact Fees

Preamble: This SECTION 14 establishes the assessments and fees for the connection to the Town of South Windsor Water Pollution Control Authority ("WPCA") facilities. Specifically, this section establishes a formula for defining benefit assessments for connecting to the wastewater collection system and for allocating costs associated with the prior improvements to the capacity of the wastewater treatment system. This section applies to those property owners that connect to a newly constructed sewerage system and to those property owners that connect to an existing sewerage system that have not previously been assessed or paid for benefit assessments or capacity payments. Property owners connecting to WPCA facilities will be subject to benefit assessment payments and capacity fee payments, which together will constitute a sewer impact fee("SIF").

Assessment of benefits. Pursuant to Section 7-249 of the Connecticut General Statutes ("C.G.S.") the Town of South Windsor Water Pollution Control Authority ("WPCA") is authorized to levy benefit assessments in accordance with the following grant of statutory authority, which states in part:

At any time after a municipality, by its water pollution control authority, has acquired or constructed, a sewerage system or portion thereof, the water pollution control authority may levy benefit assessments upon the lands and buildings in the municipality which, in its judgment, are especially benefited thereby, whether they abut on such sewerage system or not, and upon the owners of such land and buildings, according to such rule as the water pollution control authority adopts.

The following formula shall be used to calculate the benefit assessment of residential and nonresidential properties:

- A. Residential Sewer Benefit Assessment calculation for a new town funded sewer installation where the Town will recover a minimum of 80% of the construction cost:

$$\text{Benefit Assessment} = \frac{\text{EDU}^* \times (80\% \text{ of Project Cost})}{\# \text{ of Properties}}$$

* **Equivalent Dwelling Unit (EDU):** The unit of measure by which the Capacity Charge for sanitary sewer services provided by the South Windsor sewer system is calculated and imposed upon each improved property served by the sewer system. See sewer assessment schedule for EDU ratio.

B. A previously installed sewer without a paid assessment
(Residential/Nonresidential):

Benefit Assessment = Minimum Zone Frontage** x Price per linear foot (to be
Set by WPCA)

**As defined by Table 3.1.2A of the Town of South Windsor Planning and Zoning Regulations

Capacity Charges.

Pursuant to Section 7-255 of the Connecticut General Statutes ("C.G.S.") the WPCA is authorized to establish charges for the use of the sewerage system in accordance with the following grant of statutory authority, which states in part:

The water pollution control authority may establish and revise fair and reasonable charges for connection with and for the use of a sewerage system. The owner of property against which any such connection or use charge is levied shall be liable for the payment thereof.

The WPCA shall periodically establish a capacity charge for new connections to the sewerage system. The Capacity Charge shall be calculated by using Equivalent Dwelling Units. Equivalent Dwelling Units (EDU) shall be used as the basis to calculate the Capacity Charge for residential and non-residential properties. A calculation worksheet will be established in accordance with statutory requirements and will be available at the Water Pollution Control office. For Commercial and Industrial properties, the size of the building water meter shall be used to determine the EDU factor. For Residential properties, the EDU will be determined by the number of bedrooms in a dwelling.

The following formula shall serve to calculate the capacity charge:

Capacity Charge = EDU* x Base Fee (Set by WPCA)

* **Equivalent Dwelling Unit (EDU):** The unit of measure by which the Capacity Charge for sanitary sewer services provided by the South Windsor sewer system is calculated and imposed upon each improved property served by the sewer system. See sewer assessment schedule for EDU ratio.

A Capacity Charge shall not be levied against property owners that have paid a benefit assessment prior to January 1, 2018.

14.1 Sewer Impact Fee. The benefit assessment and the capacity charge together shall constitute the Sewer Impact Fee ("SIF") for new connections to the sewerage system. Property owners that connect to the sewerage system after the effective date of this regulation shall pay a SIF at the time of connection, unless such payment is subject to a statutory installment payment recorded on the land records.

A Sewer Impact Fee shall be levied when:

- A. A public sanitary sewer system is constructed and properties so served by the sewer system connect for service;
- B. When an existing sewer is available to a property that has not previously paid a sewer benefit assessment;
- C. When a land developer installs a sewer and a property is connected to said sewer either during construction or after the Town takes ownership;
- D. After the addition of a bedroom(s) at a Residential property; or
- E. After the modification of building size and/or use of a Residential, Commercial or Industrial building.

14.2 A Sewer Impact Fee will not be levied on an existing property that has previously paid a benefit assessment unless 14.1 A-E applies.

Payment of Sewer Impact Fee

14.3(?) The SIF will be levied at rates established as of the date of the sewer connection. At no time shall a rebate of the SIF be paid back for the reduction of bedrooms, the modification of a building or the modification of the building use.

- A. Residential property owners whose SIF is part of a Town funded sewer project may elect to pay said charges in 15 equal installments upon connection to the sewer. The first installment shall be due in the following month of November or May with no less than 30 days prior notice with subsequent installments shall be due annually thereafter on said due date. There shall not be a penalty for early payment of the outstanding balance.
The installments in the case of assessments that are a part of a sewer project which is funded by bonds or notes shall bear interest at the maximum rate of interest the Town is obligated to pay on such bonds or notes. In the case of assessments which are not funded by bonds or notes, installments shall bear an interest rate equal to the maximum interest rate charged to the Town on the most recently bond or note funded project.
- B. A sewer impact fee for a Town installed sewer at its expense is due and payable at the time of connection. If the sewer was installed by a property owner at his expense, said property owner shall not be charged the benefit assessment portion of the sewer impact fee.

- C. If an existing property owner connects to a sewer installed by a private developer at its expense prior to Town acceptance of said sewer, and pays the developer for same, said property owner shall not be charged a benefit assessment subsequent to the Town's acceptance of the line. Any other property owner who does not connect to the sewer shall not be charged until the time of connection, and at such time, would be charged at the current rate in effect.
- D. If a private developer installs a main sewer line at its expense within a subdivision, he shall not be charged the benefit assessment portion of the sewer impact fee for the property within said subdivision fronting on said line. The capacity charge will be due at the time of connection.

14.6 Any owner of real property who is eligible for tax relief for elderly taxpayers under the provisions of Section 12-129b and 12-170a of the General Statutes may apply to the Water Pollution Control Authority for approval of a plan of payment of such property owner's Sewer Impact Fees other than as provided under Section 7-253 of the General Statutes. Said plan may include an option to pay only the annual interest charge, as provided in said Section 7-253 on any deferred payments of outstanding balance of principal of said Sewer Impact Fees. Any such plan shall provide that the outstanding balance of principal deferred under such optional method payment shall become due upon any transfer of title to the property subject to such Sewer Impact Fees or upon the death of such property owner. Said plan shall become effective upon the approval of the Water Pollution Control Authority and shall be subject to annual review and re-approval by the Water Pollution Control Authority.

14.7 A caveat shall be placed on a property's land record when said property has public sewer available but is not connected. Said caveat shall be removed from the land record when said property connects to the public sewer system.

Definitions

Assessment of Benefits: As stated by State Statute 103 Section 7-249.

Residential Unit: A dwelling for one family only, either in a portion of a building occupied by two or more families, or in a single detached dwelling; or a separately sealable, rentable and/or transferable portion or section of a building under construction renovation.

Sewer Impact Fee: Capacity fees are one-time payments used to fund capital improvements needed to expand the utility systems. The capacity charge is proportionate and related to the capital facility demands of the new development. A Sewer Impact Fee shall be assessed on all new or expanded service connections to the public sewer system as published in the fee schedule. The Sewer Impact Fee shall be proportionate to the cost of providing sewer to previously unserved properties and all changes in use that increase water flow to the sewer system.

Capacity Charge: A charge on new connections to the sewer system so that such new connections contribute a pro-rata share of the costs of the system capacity and facilities needed to provide service for such new connections. The fee shall reflect the appropriate amount of the share for that connection to the assets in the utility system and shall be calculated based on equivalent dwelling units.

Equivalent Dwelling Unit: The unit of measure by which the Capacity Charge for sanitary sewer services provided by the South Windsor sewer system is calculated and imposed upon each improved property served by the sewer system.

Change of Use: As defined by the Planning Dept. or Town Assessor.

Modification: As defined by the Tax Assessor office.

Bedroom: As defined by the Tax Assessor office.

ARTICLE 3 – RESIDENTIAL ZONES

3.1.2 Residential Area, Density and Dimensional Requirements

- A. Except as provided for existing lots in Section 2.5 Building on Existing Nonconforming Lots, no building shall hereafter be erected, enlarged, altered or rebuilt, or premises used except in conformity with these regulations, and as prescribed in the schedule which is part of this section and is labeled Table 3.1.2A Residential Area, Density and Dimensional Requirements.

Table 3.1.2A Residential Area, Density and Dimensional Requirements

Minimum Lot and Area Requirements							Maximum			
District	Lot Area (sq. ft.)	Frontage (feet) ⁽¹⁾	Lot Depth (feet)	Front Yard (feet) ⁽²⁾	Rear Yard (feet) ⁽³⁾	Side Yard (feet) ⁽³⁾	Stories	Height (feet)	Lot Coverage	Impervious Coverage
RR	40,000	175	200	50	50	20	2½	30	15%	
A-40	40,000	150	200	50	50	20	2½	30	15%	
AA-30	30,000	150	150	50	50	20	2½	30	15%	
A-30	30,000	120	150	50	50	15	2½	30	15%	
A-20	20,000	100	150	40	40	10	2½	30	20%	
DRZ ⁽⁴⁾	none	200	200	40	40 ⁽⁵⁾	40 ⁽⁵⁾	2½ ⁽⁶⁾	30	20%	30%
MFA/AA	15 acres ⁽⁷⁾	200	200	75	35 ⁽⁸⁾	25 ⁽⁸⁾	2	35		60%

(1) Lots with frontage on Buckland Road or Sullivan Avenue have a minimum lot width of 150 feet. Where the requirements of Table 3.1.2A are greater, the Table 3.1.2A requirements apply.

(2) Lots with frontage on Buckland Road or Sullivan Avenue have a minimum front yard setback of 50 feet. Where the requirements of Table 3.1.2A are greater, the Table 3.1.2A requirements apply.

(3) Buffers are in addition to required side/rear yards.

(4) See additional provisions in Section 3.3 Designed Residence Zone.

(5) Landscaping required in setback areas.

(6) Habitable attics are permitted; however, such habitable attic shall count as a half story.

(7) Lot area must be contiguous acres not divided by a public street. The entire site shall be located in the MF district. Land contained within the Flood Plain District may not apply toward the minimum site size, however, may be dedicated for open space uses subject to the requirements of the Flood Plain District.

(8) Where a buffer is required, the rear and side yards shall be a minimum of 25 feet.

- B. Each approved residential lot shall contain a contiguous buildable area ("buildable" defined as exclusive of regulated wetlands and watercourses, waterbodies, detention areas, utility easements, rights-of-way, or areas with slopes at or in excess of 15%) of at least 10,000 square feet, into which a square of 90' x 90' can be located, and on which the dwelling must be located. This restriction as to building location applies only to those lots that contain wetlands and watercourses, waterbodies, detention areas, utility easements, rights-of-way, or areas with slopes at or in excess of 15%.
- C. Minimum yards shall be in addition to buffer widths, where such buffers are required by the Commission.

ARTICLE 3 – RESIDENTIAL ZONES

3.1.2 Residential Area, Density and Dimensional Requirements

- A. Except as provided for existing lots in Section 2.5 Building on Existing Nonconforming Lots, no building shall hereafter be erected, enlarged, altered or rebuilt, or premises used except in conformity with these regulations, and as prescribed in the schedule which is part of this section and is labeled Table 3.1.2A Residential Area, Density and Dimensional Requirements.

Table 3.1.2A Residential Area, Density and Dimensional Requirements

Minimum Lot and Area Requirements							Maximum			
District	Lot Area (sq. ft.)	Frontage (feet) ⁽¹⁾	Lot Depth (feet)	Front Yard ⁽²⁾ (feet)	Rear Yard ⁽³⁾ (feet)	Side Yard ⁽³⁾ (feet)	Stories	Height (feet)	Lot Coverage	Impervious Coverage
RR	40,000	175	200	50	50	20	2½	30	15%	
A-40	40,000	150	200	50	50	20	2½	30	15%	
AA-30	30,000	150	150	50	50	20	2½	30	15%	
A-30	30,000	120	150	50	50	15	2½	30	15%	
A-20	20,000	100	150	40	40	10	2½	30	20%	
DRZ ⁽⁴⁾	none	200	200	40	40 ⁽⁵⁾	40 ⁽⁵⁾	2½ ⁽⁶⁾	30	20%	30%
MFA/AA	15 acres ⁽⁷⁾	200	200	75	35 ⁽⁸⁾	25 ⁽⁸⁾	2	35		60%

⁽¹⁾ Lots with frontage on Buckland Road or Sullivan Avenue have a minimum lot width of 150 feet. Where the requirements of Table 3.1.2A are greater, the Table 3.1.2A requirements apply.

⁽²⁾ Lots with frontage on Buckland Road or Sullivan Avenue have a minimum front yard setback of 50 feet. Where the requirements of Table 3.1.2A are greater, the Table 3.1.2A requirements apply.

⁽³⁾ Buffers are in addition to required side/rear yards.

⁽⁴⁾ See additional provisions in Section 3.3 Designed Residence Zone.

⁽⁵⁾ Landscaping required in setback areas.

⁽⁶⁾ Habitable attics are permitted; however, such habitable attic shall count as a half story.

⁽⁷⁾ Lot area must be contiguous acres not divided by a public street. The entire site shall be located in the MF district. Land contained within the Flood Plain District may not apply toward the minimum site size, however, may be dedicated for open space uses subject to the requirements of the Flood Plain District.

⁽⁸⁾ Where a buffer is required, the rear and side yards shall be a minimum of 25 feet.

- B. Each approved residential lot shall contain a contiguous buildable area ("buildable" defined as exclusive of regulated wetlands and watercourses, waterbodies, detention areas, utility easements, rights-of-way, or areas with slopes at or in excess of 15%) of at least 10,000 square feet, into which a square of 90' x 90' can be located, and on which the dwelling must be located. This restriction as to building location applies only to those lots that contain wetlands and watercourses, waterbodies, detention areas, utility easements, rights-of-way, or areas with slopes at or in excess of 15%.

- C. Minimum yards shall be in addition to buffer widths, where such buffers are required by the Commission.

SOUTH WINDSOR ZONING REGULATIONS

Section 7.14 Open Space Subdivisions

Table 7.14.5A
Lot Area, Frontage, and Yard Requirements

Minimum Lot Area	
RR, A-40	20,000 square feet
A-30, AA-30	15,000 square feet
Minimum Lot Frontage	75 feet
Minimum Front Yard	40 feet
Minimum Side Yard	10 feet
Minimum Rear Yard	20 feet
Minimum Lot Coverage	
RR, A-40, AA-30, A-30	20%

Section 11.1 APPENDIX A

Open Space Requirements for Pre-1999 Open Space Subdivisions

Appendix A

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth
RR	20,000 sq ft	100 ft	150 ft
A-40	30,000 sq ft	120 ft	150 ft
AA-30	25,000 sq ft	120 ft	125 ft
A-30	20,000 sq ft	100 ft	125 ft
A-20	15,000 sq ft	90 ft	110 ft
Zone	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard
RR	50 ft	50 ft	10 ft
A-40	50 ft	50 ft	15 ft
AA-30	50 ft	40 ft	15 ft
A-30	50 ft	40 ft	10 ft
A-20	40 ft	30 ft	10 ft
Zone	Maximum Stories	Maximum Height	Maximum % Lot Coverage
RR, A-40, AA-30, A-30, A-20	2 ½	30 ft	15%

RESIDENTIAL SANITARY SEWER IMPACT FEE CALCULATION WORKSHEET

1. OWNER INFORMATION		
LAST NAME	FIRST NAME	
COMPANY (IF APPLICABLE)		
STREET ADDRESS		
CITY	STATE	ZIP

2. PROPERTY INFORMATION
ADDRESS
SUBDIVISION/COMPLEX NAME
LOT (IF APPLICABLE)
TOWN

3A. HAS THIS PROPERTY EVER HAD A BUILDING CONNECTED TO THE SEWER SYSTEM?

- ☐ YES IF "YES" SKIP TO STEP 6 TO CALCULATE EDU
☐ NO IF "NO" CONTINUE TO STEP 4

3B. HAS THIS PROPERTY PAID A PREVIOUS ASSESSMENT?

- ☐ YES
☐ NO IF "NO" CONTACT WPC OFFICE (860) 644-2511

4. CONNECTION TYPE

- ☐ SINGLE FAMILY DWELLING - NEW CONSTRUCTION
☐ MULTI FAMILY DWELLING
☐ CONDO/TOWNHOUSE - NEW CONSTRUCTION

_____ EDU
 _____ EDU
 _____ EDU

5. ASSESSMENT CALCULATION

TOTAL NUMBER OF EDUs	
CAPACITY FEE PER EDU	x \$ 8,642.64
TOTAL	\$

OFFICE USE ONLY

TOTAL EDUs	
TOTAL CHARGE	\$
COMMENTS:	
REVIEWED BY	DATE

EQUIVALENT DWELLING UNIT RATIO TABLE

EDU	# OF BEDROOMS
0.75	2 OR LESS
1	3
1.25	4
1.5	5
2	6
3	7-9
4	10-12
5	13-15
6	16-18
7	19-21
8	22-24
9	25-27
10	28-30
OVER 10	1 EDU/3 BEDROOMS OVER 30

ADDITION TO RESIDENTIAL DWELLING

6. PREVIOUS CONNECTION TYPE

- ☐ SINGLE FAMILY DWELLING _____ EDU
☐ MULTI FAMILY DWELLING _____ EDU
☐ CONDO/TOWNHOUSE _____ EDU

7. PROPOSED CONNECTION TYPE

- ☐ SINGLE FAMILY DWELLING _____ EDU
☐ MULTI FAMILY DWELLING _____ EDU
☐ CONDO/TOWNHOUSE _____ EDU

8. EDU CALCULATION

SUBTRACT PROPOSED EDU	_____ EDU
PREVIOUS EDU (minus) =	_____ EDU
CALCULATED EDU	_____ EDU

EQUIVALENT DWELLING UNIT RATIO TABLE

EDU	# OF BEDROOMS
0.75	2 OR LESS
1	3
1.25	4
1.5	5
2	6
3	7-9
4	10-12
5	13-15
6	16-18
7	19-21
8	22-24
9	25-27
10	28-30
OVER 10	1 EDU/3 BEDROOMS OVER 30

I, the undersigned, applicant/owner do hereby certify to the following:

- I agree to construct and connect the above detailed building sewer in strict accordance with Town of South Windsor standards, most recently amended version, and
- I agree to construct in compliance with the most recent version of the Building Code, and
- I understand that construction applied for herein is subject at all times to inspection, approval and acceptance of the building sewer by the Town of South Windsor, and
- I understand that any violation incurred may result all legal and equitable remedy allowed by Federal, State, and Local law, including the denial of future Sanitary Sewer Connection Permits until said corrections are made.

SIGNATURE OF APPLICANT

DATE

RELATIONSHIP TO OWNER

COMMERCIAL/INDUSTRIAL SANITARY SEWER IMPACT FEE CALCULATION WORKSHEET

1. OWNER INFORMATION		
LAST NAME	FIRST NAME	
COMPANY (IF APPLICABLE)		
STREET ADDRESS		
CITY	STATE	ZIP

2. PROPERTY INFORMATION
ADDRESS
SUBDIVISION/COMPLEX NAME
LOT (IF APPLICABLE)
TOWN

3. HAS THIS PROPERTY EVER HAD A BUILDING CONNECTED TO THE SEWER SYSTEM?
<input type="checkbox"/> YES IF "YES" SKIP TO STEP 6 TO CALCULATE EDU <input type="checkbox"/> NO IF "NO" CONTINUE TO STEP 4

4. REASON FOR APPLICATION
<input type="checkbox"/> BUILDING MODIFICATION
<input type="checkbox"/> CHANGE IN BUSINESS
<input type="checkbox"/> CHANGE IN WASTEWATER FLOW CHARACTERISTICS

5. CONNECTION TYPE
<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> INDUSTRIAL

6. EDU CALCULATION (USE TABLE TO THE RIGHT)		
LATERAL SIZE	# OF LATERALS	EDU RATIO
TOTAL EDUs		

EQUIVALENT DWELLING UNIT RATIO TABLE	
EDU	WATER METER SIZE (inches)
1	< 1
2	1
3	1.5
4	2
6	3
8	4
12	6
16	8
20	10
24	12

7. SEWER IMPACT FEE CALCULATION	
TOTAL NUMBER OF EDUs	
SEWER IMPACT FEE PER EDU	x \$
SUBTOTAL	
CAPACITY CHARGE	x \$ 8642.64
TOTAL ASSESSMENT	\$

OFFICE USE ONLY	
TOTAL EDUs	
TOTAL CHARGE	\$
COMMENTS:	
REVIEWED BY	DATE

I, the undersigned, applicant/owner do hereby certify to the following:

1. I agree to construct and connect the above detailed building sewer in strict accordance with Town of South Windsor standards, most recently amended version, and
2. I agree to construct in compliance with the most recent version of the Building Code, and
3. I understand that construction applied for herein is subject at all times to inspection, approval and acceptance of the building sewer by the Town of South Windsor, and
4. I understand that any violation incurred may result all legal and equitable remedy allowed by Federal, State, and Local law, including the denial of future Sanitary Sewer Connection Permits until said corrections are made.

SIGNATURE OF APPLICANT

DATE

RELATIONSHIP TO OWNER

Table 1 - DRAFT
Connection to Sewer Fee Summary Table

	Connection to Sewer Senario	Connection Charge	Capacity Charge	Sewer Benefit Assessment	When Paid
A	Town Installed Sewer-new	Yes	EDU X Base Fee	EDU X(80% Actual Cost/Total # of properties	At Time of Connection
B	Town Installed Sewer-no previous Assessment	Yes	EDU X Base Fee	Zone Frontage X \$ /LF	At Time of Connection
C	Previously Town Installed Sewer with unpaid Assessment	Yes	*	*	At Time of Connection
D	Previously Town Installed Sewer with Previous paid Assessment	Yes	No	No	At Time of Connection
E	Developer Installed Sewer- Connect during construction	Yes	EDU X Base Fee	No	At time of Connection
F	Developer Installed Sewer- Connect after Town Takes over	Yes	EDU X Base Fee	No	At Time of Connection
G	Modification of building size and/or use	No	Δ EDU X Base Fee	No	At Time of building Modification

Notes:

*-Refer to Assessment of Record

For EDU refer to Table 2 For EDU Calculation

For Zone Frontage refer to Table 3 and Annual Fee Schedule

For Base Fee refer to Annual Fee Schedule

SECTION 6**USE OF THE PUBLIC SEWERS**

- 6.1 No person shall discharge or cause to be discharged any stormwater, surface water, groundwater, roof runoff, subsurface drainage, uncontaminated cooling water, or unpolluted industrial process waters to any sanitary sewers. Further, no person shall open the cover of, enter, or alter any manhole or similar appurtenance of any public sewer, or deposit any wood, sticks, unshredded garbage or other material which said sewer, drain, manhole or appurtenance thereto was not intended to receive.
- 6.2 No user shall contribute or cause to be contributed, directly or indirectly, any pollutant or wastewater which will interfere with the operation or performance of the sewerage system. These general prohibitions apply to all such users of the Town of South Windsor sewerage systems whether or not the user is subject to National Categorical Pretreatment Standards or any other Federal or State Pretreatment Standards or requirements. A user shall not contribute the following substance to any sewerage systems:
- (a) Any gasoline, benzene, naphtha, fuel oil, or other flammable or explosive liquid, solid, or gas.
 - (b) Any waters or wastes containing toxic or poisonous solids, liquids or gasses in sufficient quantity, either singly or by interaction with other wastes, to injure or interfere with any sewage treatment process, constitute a hazard in the receiving waters or the sewage treatment plant, including but not limited to cyanides in excess of (.1) ppm. as cyanide in the wastes as discharged to the public sewer. At no time shall two successive readings on an explosion hazard meter at the point of discharge into the system; be more than five (5%) percent nor any single reading over ten (10%) percent of the Lower Explosive Limit (LEL) of the combustible gas.
 - (c) Any waters or wastes having a pH lower than 5.5 5 or having other corrosive property capable of causing damage or hazard to structures, equipment, and personnel of the sewerage system.

Use of the Public Sewers

indicated by weight or by volume. For any of the following: (See attached addendum at the end of this section.)

- (g) Any radioactive wastes or isotopes of such life or concentration as may exceed limits established by the Superintendent in compliance with applicable State or Federal regulations.
- (h) Any water or wastes have a pH in excess of 9.5 10.
- (i) Materials which exert or cause:
 - (1) Unusual concentration of inert suspended solids (such as, but not limited to, Fuller's earth, lime slurries and lime residues) or of dissolved solids (such as, but not limited to, sodium chloride and sodium sulfate).
 - (2) Excessive discoloration (such as, but not limited to, dye wastes and vegetable tanning solutions) as determined by the State of Connecticut DEP.
 - (3) A five (5) day BOD greater than 212 mg/1 by weight or suspended solids greater than 238 mg/1 by weight or a chlorine demand greater than 15 mg/1 by weight such as to constitute a significant load on the sewage treatment works.
 - (4) An unusual volume of flow or concentration of wastes constituting "slugs" as defined herein.
- (j) Water having an average daily flow greater than 3.5% 5% of the average daily Town's wastewater treatment plants designed flow of the Town.
- (k) Water or wastes containing substances which are amenable to treatment only to such degrees that the sewage treatment plant effluent cannot meet the requirements of other agencies having jurisdiction over discharge to the receiving waters.

6.4 If any waters or wastes are discharged or proposed to be discharged to the public sewers which waters contain the substances or possess the characteristics enumerated in Section 6.3 and which may have a deleterious effect upon the sewage works, processes, equipment or receiving waters or which otherwise create a hazard to life or constitute a public nuisance, the Superintendent may:

- (a) Disapprove the waste discharge and take action to prohibit it.

SECTION 9

PENALTIES

9.1 Any person found to be violating any provision of these regulations, except Section 7, shall be served by the Authority with written notice stating the nature of the violation and providing a reasonable time limit for satisfactory correction thereof. The offender shall, by the expiration of the time limit stated in such notice, permanently cease all violations.

9.2 Any person who shall continue any violation beyond the time limit provided for in Section 9.1 or any person who shall commit any violation of Section 7 shall be guilty of a misdemeanor, and upon conviction thereof shall be fined ~~ninety nine (\$99.00)~~ **two hundred fifty (\$250)** dollars for each violation. Each day in which any such violation shall continue shall be deemed a separate offense.