

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**

**REGULAR MEETING                      AGENDA  
SOUTH WINDSOR TREATMENT FACILITY  
1 VIBERT ROAD, SOUTH WINDSOR, CT**

**TUESDAY, SEPTEMBER 7, 2021  
7:00 P.M.**

**A. Roll Call**

**B. Acceptance of Minutes of Previous Meetings**

1. June 1, 2021 Regular Meeting

*Recess Regular Meeting to convene WPCA Hearing Board*

1. 310 Nutmeg Road South – Sewer Charge Appeal

*Reconvene Regular Meeting*

**C. New Business**

1. 15 Burnham Street, Manchester – Approval to Connect
2. 591 Pleasant Valley Road, Davis Subdivision – Approval to Connect
3. 591, 623, & 647 Ellington Road, Pleasant Valley Elementary School – Approval to Connect
4. Brochure Insert
5. CIP Account Review and Project Close Out

**D. Communications and Reports**

1. Superintendent Report
2. Miscellaneous Industrial User General Permit Subcommittee Report
3. American Rescue Plan Act Funding
  - i. Set Date, Time, and Location of Special Meeting

**E. Public Participation (Items not on the agenda)**

**F. Bills, Change Orders, Disbursements**

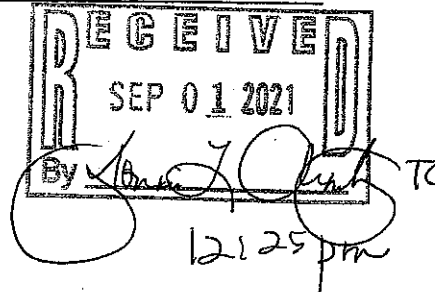
1. Refund of Sewer Use Payment

**G. Unfinished Business**

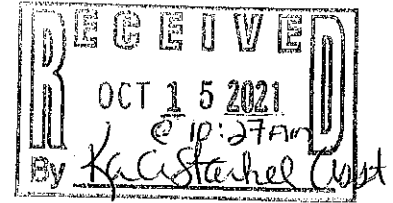
1. Review of South Windsor Water Pollution Control Authority Rules and Regulations  
Section 5.3 – (Discussion - Stephen Wagner)

**H. Executive Session**

**I. Adjournment**



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Chairman Thomas Ruby called the Regular Meeting to order at 7:00 p.m. The following actions were taken during the September 7, 2021 Regular Meeting.

**A. Roll Call**

**Members Present:** Thomas Ruby, Carol Fletterick, Toby Lewis, Bala Ramasamy, and Stephen Wagner

**Members Absent:** Erik Dabrowski

**Alternates Present:** Shawn Jacobaccio

**Alternates Absent:** Vicki Paliulis

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

**Others Present:** John Filloramo, Appellant  
Paul Vitaliano, P.E., Project Manager from VHB  
Murphy Kandhapa, Applicant  
Daniel Jameson, P.E., Project Manager from Design Professionals, Inc.

**B. Acceptance of Minutes of Previous Meetings**

**1. June 6, 2021, Regular Meeting**

Motion to accept the minutes of the June 6, 2021 Regular Meeting as amended.

The motion was made by Mr. Toby Lewis and seconded by Mr. Shawn Jacobaccio. Chairman Ruby made a minor grammar correction. The motion carried unanimously.

Motion to recess the regular meeting to convene WPCA Hearing Board.

The motion was made by Mr. Toby Lewis and seconded by Mr. Stephen Wagner. The motion carried unanimously.

The regular meeting was recessed for the members and alternates present to convene as a hearing panel in the matter of a sewer user fee appeal regarding 310 Nutmeg Road, South Windsor, CT.

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**C. New Business**

**1. 15 Burnham Street, Manchester, CT – Approval to Connect**

Mr. Paul Vitaliano, P.E., Project Manager from VHB presented the application on behalf of OM Foundation, Inc. Included with the Agenda packet was a Narrative Report for this project (see Exhibit D). This is a proposed approximate 10,000 sf Hindu Temple building located at 15 Burnham Street Extension in Manchester, CT. Mr. Vitaliano explained that all the physical improvements of this project are in the Town of Manchester, however, the wastewater flows to the Town of South Windsor via a 15" sanitary line in Chapel Road. Based on the planned occupancy of 300 people, the anticipated sewer flow would be 300 gallons per day for worship service or a maximum of 1500 gallons per day for a social event. Mr. Vitaliano was seeking approval to connect the proposed property to the Town's sanitary sewer system.

With regards to the proposed kitchen shown on the plans to be built at a later date, is there a grease and oil separator plan proposed, asked Mr. Jacobaccio. Mr. Vitaliano responded that there isn't. This matter has been reviewed by the Town of Manchester Fats, Oils, and Grease Coordinator and an external grease/oil separator is not required. However, they will be installing a grease trap unit under the sink.

Mr. Wagner asked Mr. Manfre if the proposed 1500 gallons is an issue with the sewer line. No, responded Mr. Manfre and explained that it will connect to the manhole on Clark Street and then it will be a direct flow to the Treatment Plant.

For point of clarification, Mr. Vitaliano explained that for purposes of calculating the benefit assessment they used the frontage of the site which is in the Town of Manchester. Mr. Manfre responded that the benefit assessment has been calculated based on the fact that this property is on a rural residential zone. He will confirm with the Town of Manchester the zone code for this property and if the property is in a commercial zone the benefit assessment fee will be revised.

Mr. Manfre pointed out that in the June meeting there was a similar potential property located in Manchester and tying into the same sewer line. There's an intertown municipal agreement with the Town of Manchester where South Windsor can collect the connection charge, capacity charge and benefit assessment charge. This property is in Manchester, however, based on the intertown agreement South Windsor is able to collect those fees.

Motion to approve the connection of 15 Burnham Street, Manchester subject to the following conditions:

1. Technical approval by the Town of Manchester;
2. The sewer line is installed in substantial conformance with the design plans;
3. Project as-builts are provided to the South Windsor Engineering Department;

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4. Payment of the following charges will be due at the time of connection, the rates for which will be in effect until June 30, 2022:
- a. Connection Charge in the amount of \$17,513.90 for 4.3 buildable acres;
  - b. Capacity Charge in an amount of \$8,442.00 for 1 – 1.5” water meter equivalent to 3 EDUs;
  - c. Benefit Assessment for a minimum zone frontage of 200’ in the amount of \$17,000.

The motion was made by Mr. Toby Lewis and seconded by Mr. Shawn Jacobaccio. The motion carried unanimously.

**4. Brochure Insert**

Included with the Agenda packet was a draft copy of the brochure to be included with the residential sewer bill (see Exhibit E).

Motion to approve the presented brochure with the residential billing.

The motion was made by Mr. Toby Lewis and seconded by Mr. Stephen Wagner. Mr. Wagner expressed that the brochure includes a lot of important information for citizens to know about. The motion carried unanimously.

**5. CIP Account Review and Project Close Out**

Included with the Agenda packet was a Memorandum dated September 7, 2021 from Mr. Tony Manfre (see Exhibit F) regarding the annual review of the WPCA’s open capital improvement project accounts. Currently there are 8 projects that are open. The total revenue of \$4.4 million, total expenditures is \$2.3 million and there is a total of account balance among all eight projects of \$2,120,663. At this point, Mr. Manfre read the memo into the record.

Motion to balance and close out the following capital improvement project accounts by transferring \$2,858 from the Replacement Reserve to the Plant Outfall account; transferring \$1,230 from the Replacement Reserve to the Manhole Raising account; and transferring \$50,000 from the Pump Station Upgrades account to the Replacement Reserve; and to transfer \$618,948 from the Operating Reserve to the Replacement Reserve.

The motion was made by Mr. Stephen Wagner and seconded by Mr. Shawn Jacobaccio. The motion carried unanimously.

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**2. 591 Pleasant Valley Road Davis Subdivision – Approval to Connect**

Mr. Daniel Jameson, P.E., Project Manager from Design Professionals, Inc. was in attendance this evening seeking approval to connect a proposed subdivision recently approved by the Planning & Zoning Commission and the Inland Wetlands Commission. Included with the Agenda packet was a Narrative Report for this project (see Exhibit G). This is a proposed subdivision to divide a single residential lot into three new residential lots. Mr. Jameson stated that the proposed development will utilize the existing lot lateral (591 Pleasant Valley Road) for one of the new lots, and add two new lateral connections; one to the sewer main in Pleasant Valley Road and another to the existing cross country sewer main that also ties into the Pleasant Valley Road sanitary main as well.

Mr. Wagner explained that the plans show a paved driveway going over the sewer line. He asked Mr. Manfre how he feels about that. Mr. Manfre responded that it is a private line and he is okay with it as it shouldn't be any difference than having a roadway over the sewer line.

Motion to approve the connection of 591 Pleasant Valley Road, Davis Subdivision subject to the following conditions:

1. Technical approval of the Engineering Dept.;
2. The sewer line is installed in substantial conformance with the design plans;
3. Payment of the following charges will be due at the time of connection, the rates for which will be in effect until June 30, 2022:
  - a. Lot 1 (Original Lot)
    - i. Capacity Charge in the amount in an amount to be determined by the quantity of bedrooms;
    - ii. The benefit assessment and connection charge have previously been paid in full and,
  - b. Lot 2
    - i. Benefit Assessment in the amount of \$4,400;
    - ii. Capacity Charge in the amount an amount determined by the number of bedrooms;
    - iii. Connection Charge in the amount of \$1,255.
  - c. Lot 3
    - i. Benefit Assessment in the amount of \$4,400;
    - ii. Capacity Charge in the amount an amount determined by the number of bedrooms;
    - iii. Connection Charge in the amount of \$1,255.

The motion was made by Mr. Toby Lewis and seconded by Ms. Carol Fletterick. The motion carried unanimously.

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**3. 591, 623, & 647 Ellington Road, Pleasant Valley School**

Mr. Daniel Jameson of Design Professionals, Inc. was in attendance this evening on behalf of the Town of South Windsor seeking approval to connect the new 102,150 sf Pleasant Valley Elementary School to the town's sanitary sewer system. Included with the Agenda was a copy of the Narrative Report for this project (see Exhibit H).

Motion to approve the connection of 591 Pleasant Valley Road, Davis Subdivision subject to the following conditions:

1. Technical approval of the Engineering Dept.;
2. The sewer line is installed in substantial conformance with the design plans;
3. The WPCA shall waive the Benefit Assessment (\$0.00), Capacity Charge (determined by size and quantity of the water meter(s), and Connection Charge (\$100,063.47) for a Town building.

The motion was made by Mr. Shawn Jacobaccio and seconded by Mr. Toby Lewis.

Mr. Wagner asked if part of this motion is to waive all sewer charges or just the benefit assessment. Mr. Manfre responded that in the past the Authority has waived charges for town facilities.

Mr. Lewis expressed that if the Authority is trying to set standards and be equitable and fair to the citizens, and commercial and private businesses then it seems reasonable for the Town to also have their fair share as part of a process. It doesn't seem appropriate to the Town to add that burden on paying for these schools. We've step up big as citizens to provide an education system and buildings that may already be too small before they were built, said Mr. Lewis and it's the cost of doing business. It seems that they are kind of taking from one pocket and into another but as the WPCA they are trying to provide a foundation in the future for sewage and "not to be good guys all the time and shoot ourselves in the foot". Does that make any sense, he asked. Chairman Ruby responded that it certainly raises the question as to whether the Authority should continue to waive the fees for what he categorized as municipal institutions; the Board of Ed and the Town. The WPCA does not charge them a user fee or connection fees and that's historically been true. However, he has not identified anything in the regulations that authorizes the Authority to do so.

Mr. Wagner pointed out that the Town has been carrying the debt burden for the sewer plant upgrade in 2012 so there's a give and take in that aspect. Previously he has brought the matter up that they can definitely improve the rate structure if they start charging the town for using the sewers but there's that other consideration.

Mr. Jacobaccio stated that it is his understanding that there's a give and take with the town as well when it comes to some services that they pay for the WPCA. Mr. Manfre responded that the Pollution Control Department do partner with the Streets Department. They also assist the Parks and Recreation Department with the pool. The Streets Department will call the Pollution Control Department to check catch basin pipes, storm pipes with the camera system and jet truck. Yes, there's shared resources.

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Do we want to establish clear lines when it comes to each body finances and expenditures or are we comfortable with the way things are which is a give and take, asked Mr. Jacobaccio. He stated that he is comfortable with the give and take as is working well for everyone.

Chairman Ruby explained that the motion being discussed indicates that the Authority is waiving the fees. Whether the Authority would want to change that will be a discussion for another day. If they were to do that, he suggested to have some sort of workshop with the Board of Education and the Town Council to discuss the matter.

With no further discussion, the motion carried unanimously.

**D. Communications and Reports**

**1. Superintendent Report**

Mr. Tony Manfre presented his report (see Exhibit I).

Regarding the **Weather Events** reported by Mr. Manfre, Chairman Ruby noted that during the recent weather events the Pollution Control staff did an outstanding job in maintaining the plant and pump stations. In his view they were as prepared as they can possibly be to deal with the primary or secondary incidents, both at the plant and the pump stations. Mr. Manfre added that Mr. Jeff Lemay should be highlighted as well. He did a well job in organizing and planning for the storms. A great deal of gratitude goes to Mr. Lemay and the staff on behalf of the Authority.

Regarding the **Treatment Plant and Collection Systems**, Mr. Wagner asked Mr. Lemay to provide him with the daily flow records for the sewer plant so that he can provide that for the Sustainable CT program. There were no further comments on the Superintendent's Report.

**2. Miscellaneous Industrial User General Permit Subcommittee Update**

Mr. Tony Manfre explained that the WPCA Subcommittee has been meeting on a monthly basis since April 2021. The Subcommittee consist of Carol Fletterick, Vicki Paliulis, Jeff Lemay and Mr. Manfe. Over the last five months the Miscellaneous Industrial User (MIU) notification policy has been drafted and covers Qualifying Discharges, Effluent Limits, Monitoring and Reporting, WPCA Authority and Obligations, Due Dates, Permit Fees, Reporting Requirement, Violations and Enforcement Actions. Included with the Agenda was a draft copy of the Policy for Administration of the General Permit for Discharges from MIUs (see Exhibit J) and a copy of the Policy Implementation Schedule (see Exhibit K) in an effort to obtain feedback from the Authority and further discuss this matter at the October WPCA meeting. A Public Hearing will need to be held to approve the application and renewal fees. Once the fees are adopted the Policy will be implemented to begin with the permitting system in January 2022.

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Mr. Stephen Wagner asked for more time to review the draft policy and also asked what is it that they are trying to accomplish with the policy. Mr. Manfre explained that this policy has been drafted after the Department of Energy and Environmental Protection (DEEP) transferred their permitting responsibility on the small industrial users on to the towns to maintain their permitting process. They are trying to create a policy that will be sustainable and comprehensive for the potential MIU's.

Mr. Ramasamy asked if this policy is in lieu of the current process. Mr. Manfre responded that currently there's no current process or policy; this is new. Chairman Ruby added that the State passed on the permitting responsibility to the Town and therefore, a subcommittee was formed to implement a permitting process policy.

Chairman Ruby asked if this could be done with the existing resources or do they need to expand staff. I think we could do this with existing resources, said Mr. Manfre.

Mr. Jacobaccio asked how many MIU's are in Town. Mr. Manfre responded that so far he has only received six notifications, however, he believes there's more than six.

Chairman Ruby asked members of the authority to review the draft policy and provide to Mr. Manfre any feedback or comments. This item will be in the October meeting agenda for approval.

**3. American Rescue Plan Act Funding**

Included with the Agenda was a copy of the letter from Mr. Michael Maniscalco, Town Manager to Chairman Tom Ruby dated August 17, 2021 confirming the allocation of \$2.5 million dollars of federal funds to the WPCA for capital improvements to the Town's sanitary sewer system (see Exhibit L). Included with the Agenda was also a copy of Chairman's response letter to Town Manager Maniscalco (see Exhibit M). Chairman Ruby explained the need to schedule a special meeting to identify and prioritize appropriate projects for the expenditure of the funds.

Motion to accept the allocation \$2.5 million dollars of federal funds to the South Windsor WPCA for capital improvements to the Town's sanitary sewer system.

The motion was made by Mr. Toby Lewis and seconded by Mr. Bala Ramasamy. The motion carried unanimously.

Chairman Ruby called a Special Meeting of the WPCA in the Madden Room on Monday, September 27<sup>th</sup> at 7:00 pm to discuss and approve the American Rescue Plan Act Fund capital improvement priority list.

**E. Public Participation (Items not on the agenda)**

None

**F. Bills, Change Orders, Disbursements**

1. Refund of Sewer Use Payment



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Included with the Agenda was a request from the Tax Office for a refund in the amount of \$336.82 for an overpaid sewer user fees (see Exhibit N).

Motion to approve refunding 134 Woodland Drive \$336.82 for overpaid sewer user fees.

The motion was made by Mr. Shawn Jacobaccio and seconded by Mr. Toby Lewis. The motion carried unanimously.

**G. Unfinished Business**

1. Review of South Windsor Water Pollution Control Authority Rules and Regulations Section 5.3 – (Discussion – Stephen Wagner).

Included with the Agenda packet was a copy of Section 5.3 of the SW WPCA Rules and Regulations (see Exhibit O). Mr. Stephen Wagner explained that at the May meeting a general discussion ensued regarding the homeowner responsibility to repair their connecting line to the sewer main when it crosses beyond their property to the roadway, which is on town property. The question raised was, is it fair for the town to require an owner to provide repairs for something that happened on town property? The discussion ended with the suggestion for home owners to obtain a linebacker coverage or a sewer line coverage with regards to the property. Mr. Wagner explained that he called his insurance company and it turns out that the linebacker coverage ends at the property line, it will not cover anything past the property line. Therefore, he requested having a general discussion to further review and change the language on the policy whereby the property owner would need to prove that the sewer problem is on the property and not on town property. A discussion ensued identifying a number of concerns regarding the current regulation, ramifications of alteration of the existing arrangements, the practice of other jurisdictions and potential budgetary impacts. A majority of the members present did not believe any changes were necessary.

**H. Executive Session**

None

**I. Adjournment**

Motion to adjourn at 9:22 p.m.

The motion was made by Mr. Toby Lewis and seconded by Mr. Shawn Jacobaccio. The motion carried unanimously.

Respectfully Submitted,

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Ether Diaz, Recording Secretary

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310 Nutmeg Road, South Windsor, CT

This record of the contested case hearing should be separate from our meeting minutes as it was a separate proceeding. A contested case hearing record is distinct from minutes of a public meeting. While the record is, in fact, public, should it be necessary to revisit any portion of the hearing, or produce an administrative record for further appeal to the Superior Court, a verbatim transcript would need to be produced.

At 7:03 p.m. Chairman Thomas Ruby called the meeting to order as a hearing panel in conformance with Chapel 103 of the CT General Statutes, Town Ordinance 98, and Section 11 of the South Windsor WPCA Rules and Regulations and Sections 176e through 181 of the Connecticut General Statutes. The purpose of this hearing is to consider the appropriateness and accuracy of the calendar year 2020 sewer user fee for 310 Nutmeg Road, South Windsor, CT. Chairman Ruby explained that on August 26, 2021 a pre hearing conference was held between Mr. John Filloramo, Appellant, Mr. Tony Manfre, Superintendent of Pollution Control, and Chairman Ruby for the purpose of identifying and pre-marking exhibits for this hearing. Chairman Ruby provided the Authority with a list of exhibits of which have been marked for id and included in the Agenda packet (see Exhibit A and B). The exhibits have been labeled numerically for Mr. Filloramo and alphabetically for the Pollution Control Department. Each exhibit was identified for the hearing record and confirmed as being present in the packets of the hearing panel members and the respective parties. Without objection Chairman Ruby entered all the documentation as full exhibits for the hearing. Mr. Filloramo and Mr. Manfre were asked to present their case. Mr. Filloramo read his statement into the record and provided a typewritten copy for the record (see Exhibit C).

Mr. Manfre stated the following: The Governors Square Business Center Condominium was created in 1988 as a 36-unit industrial condominium. Condominiums are a legal entity with common ownership. The land and/or the whole building are common areas while the units are owned individually. Using 310 Nutmeg Road as an example, when it was a condominium, there were 4 buildings consisting of 36 units, each unit could have been sold individually. On December 1, 2020 all the units from the condominium complex were removed and it is now owned as a single commercial property with 4 buildings and 36 units but the units cannot be sold individually.

On February 3, 2021 a letter from Attorney David Barry (Exhibit C) was sent to the Town of South Windsor's Assessor's Office, Collector of Revenue, and the Water Pollution Control Authority advising the sale of Governors Square Business Center Condominium to Osprey Associates, LLC and the withdrawal of the property as a condominium. The letter stated that all tax and/or sewer bills should reflect this change going forward. This was around the same time that Commercial/Industrial sewer bills were being prepared. As a result a commercial sewer bill for 36 units in the amount of \$14,940.00 was sent to Governors Square Associates and Mr. Filloramo.

On March 17th a letter from Tony Manfre was sent to Attorney David Barry (Exhibit F) acknowledging the change in the property status and explaining that a revised sewer user bill

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will be sent to his client. The revised bill would charge 310 Nutmeg Road as a condominium with 36 units from January 1, 2020 through December 15, 2020 and beginning December 16th through December 31st the bill will be assessed based upon the average daily flow rate of the property as determined by water usage (178.55 gpd) reported by the Metropolitan District Commission (MDC). Using this formula a revised bill was sent in the amount of \$14,333.53 and this is reflected in (Exhibit H).

The WPCA's Sewer User Rate sheet (Exhibit I) defines the sewer user rate for Commercial/Industrial properties to be \$415 per 79,000 gallons which is also the minimum charge for businesses or condominium units. It is to Mr. Manfre's belief that 310 Nutmeg Road has been billed consistent with the WPCA billing procedures and recommendations to the property owner. Exhibit 5 advises Osprey Associates to reverse the condominium declaration which occurred in December 2020. The bill was prorated from the time of transfer and is in line with the WPCA's review of the account in January of 2018. Moving forward, 310 Nutmeg Road sewer user bill will be based on water consumption as a single commercial property.

At this time Chairman Ruby opened the hearing to any questions from the hearing panel.

Mr. Stephen Wagner asked if there's currently any language in the WPCA policy as to what happens or how bills are to be prorated when the status of a property changes. Is there any wording showing how to do the calculation for the prorated use, he asked. We do not have anything official written down in our documents for that, responded Mr. Manfre and explained that the Assessor's Office in regards to taxes follow the statutory date of October 31st of each year whereby the property won't see the tax benefit until the following October when it's charged for the previous year.

Mr. Wagner asked if there's been similar instances in the past where there's a property change status. No, not like this one, responded Mr. Manfre. However, the property was billed as a condominium through December 15th and then the bill was prorated based on the average water bill for the month.

Mr. Wagner asked Mr. Filloramo if he notified the water company when they changed the property to obtain a meter reading. Mr. Filloramo responded that the meter reading comes monthly from the MDC and no he didn't have a special meter reading.

Mr. Wagner explained that if Mr. Filloramo didn't have a special meter reading done on December 15th, if they were to prorate the fee the only choice is to base it on the average or monthly bill. Mr. Filloramo responded that the monthly bills are subject to the use and they could vary in the course of the year. They determine the tax based on twelve months.

Mr. Wagner also asked Mr. Filloramo to describe how the facility was being used in 2020. Mr. Filloramo explained that the original developer was delinquent to the bank and the property liquidated. He and Osprey Associates were partners in 1992 they purchased the property as such. There was one owner of a unit and ever since it remained that way and the

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rest of the units that were occupied were rental units of which the developer tried to salvage some income to pay his debt. They carried that tradition and continued to use it as rental units. In 2015 or 2016, Mr. Filloramo and Osprey Associates bought out the only owner and three years later Mr. Filloramo bought the property from his partner.

Mr. Wagner asked if in the year 2020 he have any other owners of condominiums and was he renting any of the condominiums. We were renting some, yes, responded Mr. Filloramo.

Mr. Wagner asked if in December 2016 they were operating the same way. Mr. Filloramo responded that they continued to operate the same way as partners, however, the ownership changed and now he's the only property owner.

What defines commercial versus condominiums; who decides that, asked Mr. Bala Ramasami. Mr. Manfre responded that condominiums are declared with the Assessor's Office and on the land records. Currently there's fourteen properties that are listed as commercial/industrial condominiums. On the other hand, the residential condominiums are set up where there is a condo property and each unit can be sold individually; that's separate from apartments where it's owned and managed by a property owner and are rental units. Therefore, that's why the condominiums are treated a little different because there is a potential for ownership, however, the town staff don't know who's occupying each unit. Each unit could be occupied or each unit could be vacant. We don't know, we don't investigate that, said Mr. Manfre. But we are still responsible to provide access to water and sewer, stated Mr. Toby Lewis. That is correct, said Mr. Manfre and explained that the department provides sewer service whether it is used or not and that's why there's a minimum user charge. If the flow exceeds 79,000 gallons then they are charged the half percent that Mr. Filloramo mentioned earlier in his statement.

Mr. Lewis asked Mr. Manfre that what he heard him saying is that they've followed all the procedures and guidelines and appropriate processes set up by the Assessor's Office, the Tax Office and the WPCA rules and there's nothing exceptional about it. Correct, we've prorated the sewer bill in accordance with the transfer of the property being removed as a condominiums, said Mr. Manfre.

Mr. Lewis asked Mr. Filloramo if his appeal is based on the Authority doing something wrong or he's just appealing as a citizen and not to have to suffer the debt of this. Mr. Filloramo responded that he's appealing most in that behalf but second because the WPC bylaws and the WPCA base everything by the amount of water use; the number of gallons used. In going through the 64, 65 pages of the rules and regulations there's nothing that says that the property owner have to segregate the class of the development to a different type of tax. In his opinion the Town of South Windsor is looking for more tax money. I'm a little upset about that, he expressed. Mr. Lewis stated that the policies and procedures were in place before Mr. Filloramo had a partnership for the property and also the same policies and procedures existed during that partnership and continues to exist today. There's no change and that's been true for everyone and that's as fair as they can try to be, said Mr. Lewis.

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SEPTEMBER 7, 2021 AT 7:00 PM**

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Mr. Filloramo explained that they've paid the tax bill since 1992 for everything there. In 2017 he brought this matter up and appealed it. He does not have the amount of water that was used from year to year but it was nowhere near 79,000 gallons times the 36 units. Mr. Lewis responded that his hope is to be fair to him and also to the citizens of the town and be impartial as possible.

Mr. Wagner explained that he has heard two issues on this matter. One issue is whether the Authority have applied the rates structure correctly according to the way the structures is written and given that there's no part of in the regulation explaining how to prorate when a property changes. It seems like that was handled in a reasonable way, and that they've applied their rate structure correctly in a sense. The other issue is whether the rates are fair to business condominium owners which is really a question that has come up every year when the Authority reestablish the sewer rates for the following fiscal year. However, he believes that they've applied the rates correctly according to the rates structure that they approved for fiscal year 2020/2021. He'll like to look at this issue in the near future to discuss whether is fair to charge every doorway on a business condominium the full 79,000 gallons.

There was no further questions at this time. Chairman Ruby asked for a closing statement from Mr. Filloramo and Mr. Manfre. Mr. Manfre closing statement was that they've applied the procedures of the sewer billing as equitable as possible. He understands Mr. Filloramo's position. However, in Exhibit I, is the rate structure and specifies business and condo units for \$415 minimum. As soon as the property changed in December 2015 the billing cycle started to be based on the monthly average that is provided by MDC. Thank you for your time, said Mr. Filloramo.

Chairman Ruby informed Mr. Filloramo that the Authority will take a vote on this matter in the October WPCA meeting. Between now and then a draft decision will be developed and circulated to members of the hearing panel for discussion and vote in October. At this point Chairman Ruby closed the hearing.

Motion to reconvene the WPCA Regular Meeting at 7:33 p.m.

The motion was made by Mr. Toby Lewis and seconded by Mr. Shawn Jacobaccio. The motion carried unanimously.

JACOBS, WALKER, RICE & BARRY, LLC

ATTORNEYS AT LAW

146 MAIN STREET

MANCHESTER, CONNECTICUT 06042

TELEPHONE (860) 646-0121

FAX (860) 645-6229

www.jwrb.com

MICHAEL J. RICE  
DAVID M. BARRY, JR.  
MARIA K. TOUGAS  
GREGORY W. McCRACKEN  
ALEXANDRA B. BOWEN  
BRUCE P. FADER

LEONARD JACOBS (RETIRED 2017)

RONALD JACOBS  
1927-2017

15 NORTH MAIN STREET  
SUITE 100  
WEST HARTFORD, CT 06107

February 3, 2021

Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074  
Attn: Assessor's Office

Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074  
Attn: Collector of Revenue

Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074  
Attn: Water Pollution Control Authority

Re: 310 Nutmeg Road, South Windsor, CT

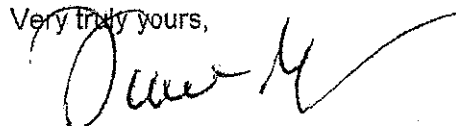
Dear Sir/Madam:

Please be advised that on December 16, 2020, 310 Nutmeg Road formerly known as Unit 310A through 310A12, 310B1 through 310B4, 310C1 through 310C15 and 310D1 through 310D4 Governor's Square Business Center Condominium (collectively, the "Property") was sold to Osprey Associates, LLC. Pursuant to the Sixth Amendment To Declaration of Governor's Square Business Center, the Property was withdrawn from the condominium. See attached.

Accordingly, the Property is no longer part of the Governor's Square Condominium and all tax and/or sewer bills should reflect this change going forward.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



David M. Barry, Jr.

DMB/mmv  
Cc: Osprey Associates, LLC



Doc ID: 002785970011 Type: LAN

BK 2821 PG 251-261

MINUTES-EXHIBIT A Cont.

Appeal -Exhibit 2

*After recording, please return to:*  
*David M. Barry, Jr.*  
*Jacobs, Walker, Rice & Barry, LLC*  
*146 Main Street*  
*Manchester, CT 06042*

## SIXTH AMENDMENT TO DECLARATION OF GOVERNORS SQUARE BUSINESS CENTER CONDOMINIUM

This Sixth Amendment to the Declaration of **Governors Square Business Center Condominium** is made by **Osprey Associates**, a Connecticut general partnership with an office and place of business at 82 Glendale Road, South Windsor, Connecticut. Capitalized terms not defined in this Amendment are defined in Article I of the Declaration or in the Fourth and Fifth Amendments to the Declaration.

### Recitals:

**Whereas**, Osprey Associates is the owner of Unit Nos. 310A-1 through 310A-12, 310B-1 through 310B-4, 310C-1 through 310C-16, and 310D-1 through 310D-4, inclusive (together the "310 Nutmeg Road South Units"), in Governors Square Business Center Condominium, a condominium located in South Windsor, Connecticut (hereinafter "Condominium") existing under the Common Interest Ownership Act pursuant to the Declaration of Governors Square Business Center Condominium, dated December 9, 1988 and recorded in Volume 546 at Page 1 of the South Windsor Land Records, as amended by First Amendment to Declaration dated January 11, 1989 and recorded in Volume 549 at Page 46 of the South Windsor Land Records, as amended by Second Amendment to Declaration dated April 30, 2001 and recorded in Volume 1207 at Page 184 of the South Windsor Land Records, as amended by Amended and Restated Second Amendment to Declaration dated March 29, 2005 and recorded in Volume 1702 at Page 347 of the South Windsor Land Records, as amended by Third Amendment to Declaration dated March 29, 2005 and recorded in Volume 1702 at Page 349 of the South Windsor Land Records, as amended by Supplemental Amendment to Amended and Restated Second Amendment to the Declaration dated September 6, 2019 and recorded in Volume 2763 at Page 35 of the South Windsor Land Records, as amended by Fourth Amendment to Declaration dated April 20, 2020 and recorded in Volume 2764 at Page 162 of the South Windsor Land Records, and as amended by Fifth Amendment to Declaration dated November 30, 2020 and recorded in Volume 2821 at Page 251 of the South Windsor Land Records; and

**Whereas**, the foregoing Units are all the 310 Nutmeg Road South Units; and

**Whereas**, Osprey Associates is the owner of Supplemental Development Rights and Special Declarant Rights created pursuant to the Fifth Amendment to the Declaration.

**Now, therefore,** Osprey Associates hereby amends the Declaration and declares the following.


- A. Each of the 310 Nutmeg Road South Units and all Limited Common Elements appurtenant to these Units are hereby converted into and shall be Common Elements of the Condominium.
- B. In accordance with Section 47-206 and Subsection 47-229(c)(1) of the Act, the Allocated Interests of the remaining Units in the Condominium shall be as set forth in Schedule A-2 to the Declaration, which is attached to this Amendment and made a part of it. Schedule A-2 to the Declaration is hereby deleted and replaced by Schedule A-2 attached to this Amendment.
- C. The land and Improvements shown on the Supplemental Survey, on file in the South Windsor Town Clerk's Office as Map No. ~~4422~~, which is more particularly described in Exhibit A as attached to this Amendment and made a part of it, is hereby withdrawn from the Condominium. The said 310 Nutmeg Road South Parcel – Withdrawable Land shall no longer be included as part of the Property constituting the Condominium and shall be owned as a separate and independent parcel of land by Osprey Associates, LLC.
- D. Schedule A-1 to the Declaration is hereby deleted and replaced by Schedule A-1 attached to this Amendment, which eliminates the 310 Nutmeg Road South Parcel – Withdrawable Land as part of the Property subject to the Declaration.
- E. Schedule A-3 to the Declaration is amended to delete Sheet 2 of 3 of the Survey, as "enclosed" and recorded with the Declaration in Volume 546 at Page 47 of the South Windsor Land Records and as on file in the South Windsor Town Clerk's Office as Map No. 1975B.
- F. Schedule A-4 to the Declaration is amended to delete Sheets 2 through 6 of 6 of the Plans, as recorded with the Declaration in Volume 546 at Pages 50 through 54 of the South Windsor Land Records. Schedule A-4-250 in the Third Amendment to the Declaration Supplements Sheet 1 of 6 of the Plans, and to the extent Sheet 1 and Schedule A-4-250 are inconsistent, Schedule A-4-250 shall prevail.
- G. This Amendment is effective upon recording in the South Windsor Land Records.



In Witness Whereof, this Sixth Amendment to Declaration of Governors Square Business Condominium has been executed by John N. Filloramo, Partner of Osprey Associates and on its behalf, this 16<sup>th</sup> day of December, 2020.

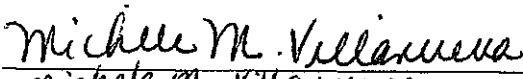
Signed, Sealed and Delivered  
in the Presence of

**OSPREY ASSOCIATES**

  
\_\_\_\_\_  
David M. Barry, Jr.

By:

  
\_\_\_\_\_  
John N. Filloramo  
Its Partner

  
\_\_\_\_\_  
Michele M. Villanueva

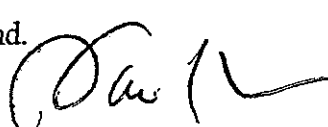
STATE OF CONNECTICUT )

) ss: Manchester

COUNTY OF HARTFORD )

On this 16<sup>th</sup> day of December, 2020, before me, the undersigned officer, personally appeared John N. Filloramo, who acknowledged himself to be a Partner of Osprey Associates, a general partnership, signer and sealer of the foregoing instrument, and that he as such partner, being authorized to do so, acknowledged the execution of the same to be his free act and deed and as such partner the free act and deed of said partnership.

IN WITNESS WHEREOF, I hereunto set my hand.

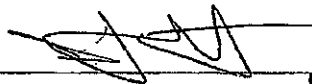
  
\_\_\_\_\_  
David M. Barry, Jr.  
Commissioner of the Superior Court  
Notary Public  
My commission expires \_\_\_\_\_

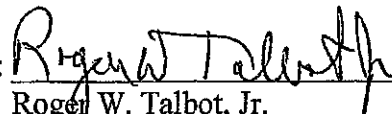
### Confirmation by Association of Unit Owners

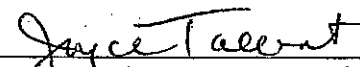
Governors Square Business Condominium Association, Inc., the association of unit owners of Governors Square Business Center Condominium, a condominium existing pursuant to the Declaration of Governors Square Business Center Condominium dated December 9, 1988 and recorded in Volume 546 at Page 1 of the South Windsor Land Records, as amended, in accordance with Section 47-206 of the Connecticut Common Interest Ownership Act, confirms the description of the property subject to the Declaration as set forth in Schedule A-2, as attached to this Amendment and made a part of it, and to the reallocation of allocated interests as set forth in Schedule A-2, as attached to this Amendment and made a part of it.

Signed, Sealed and Delivered  
in the Presence of

**GOVERNORS SQUARE BUSINESS  
CONDOMINIUM ASSOCIATION, INC.**

  
\_\_\_\_\_  
Jeffrey Talbot

By:   
\_\_\_\_\_  
Roger W. Talbot, Jr.  
Its President

  
\_\_\_\_\_  
Joyce Talbot


STATE OF FLORIDA       )  
  ) ss: Sarasota  
COUNTY OF SARASOTA   )

On this 7<sup>th</sup> day of December, 2020, before me, the undersigned officer, personally appeared Roger W. Talbot, Jr., who acknowledged himself to be the President of Governors Square Business Condominium Association, Inc., a nonstock corporation, signer and sealer of the foregoing instrument, and that he/she as such officer, being authorized to do so, acknowledged the execution of the same to be his/her free act and deed and as such officer the free act and deed of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand.



Heidi Young  
State of Florida  
My Commission Expires 11/30/2021  
Commission No. GG 164572

  
\_\_\_\_\_  
Notary Public  
My commission expires 11/30/2021

**SCHEDULE A-1**

**LEGAL DESCRIPTION**

**250 Nutmeg Road South, South Windsor, Connecticut**

A certain piece or parcel of land situated in the Town of South Windsor, County of Hartford, State of Connecticut as shown on the map referenced: Survey Schedule A-3 To Declaration of Nutmeg Road Business Condominium Nutmeg Road Business Condominium 250 Nutmeg Road South, South Windsor, Connecticut Prepared for: Nutmeg Road Associates, LLC Manchester, CT 06040 Date: 04/29/15 Scale 1"=40' Revision Date: 8/26/2015 by Design Professionals, Inc. Piece or parcel of land more particularly described and bounded as follows:

Beginning at a point in the southerly street line of Nutmeg Road South. Said point being the northwesterly corner of land now or formerly K.F. Realty, LLC;

Thence S02°36'03"E along the westerly property line of land now or formerly K. F. Realty, LLC a distance of 100.18 feet to a point;

Thence S65°07'20"E along the southerly property line of land now or formerly K.F. Realty, LLC a distance of 333.23 feet to an iron pin found, said point being the southerly corner of land now or formerly Nutmeg Road South, LLC and the westerly corner of land now or formerly Hale Realty, LLC;

Thence S65°07'14"E along the southwesterly property line of land now or formerly Hale Realty, LLC a distance of 156.01 feet to a point being the northwesterly corner of land now or formerly Hale Realty, LLC;

Thence S24°52'42"W along the westerly property line of land now or formerly Hale Realty, LLC a distance of 191.57 feet to a point;

Thence S58°28'32"W along the westerly property line of land now or formerly Hale Realty, LLC a distance of 142.00 feet to a point in the northerly street line of Connecticut Avenue;

Thence S58°25'29"W along the northerly street line of Connecticut Avenue a distance 100.01 feet to a point;

Thence is a southwesterly direction along the northerly street line of Connecticut Avenue on a curve to the left having the Delta of 15°37'57", a radius of 456.22 feet, a length of 124.47 feet, a long chord of S50°45'05"W a length of 124.09 feet to a point, said point being the northeasterly corner of land now or formerly Body Cote Hooven, Inc.;

Thence N65°07'18"W along the northeasterly property line of land now or formerly Body Cote Hooven, Inc. a distance of 344.99 feet to a point being the southeasterly corner of land now or formerly Hale Realty, LLC;

Thence N24°52'43"E along the easterly property line of land now or formerly Hale Realty, LLC a distance of 459.21 feet to a point;

Thence N02°36'03"W along the easterly property line of land now or formerly Hale Realty, LLC a distance of 120.57 feet to a point in the southerly street line of Nutmeg Road South;

Thence in a northeasterly direction along the southerly street line of Nutmeg Road South on a curve to the left having a delta of 10°25'58", a radius of 330.00 feet, a length of 60.09 feet, a long chord of N87°23'55"E a length of 60.01 feet to the point and place of beginning.

Parcel contains 242,906 sq. ft. or 5.576 acres.

The above-described property is subject to the following encumbrances:

1. Sewer Easement Agreement by and between Savin Brothers, Inc. and the Town of South Windsor, dated December 18, 1970 and recorded January 20, 1971 at 8:35 a.m. in Volume 134, Page 487 of the South Windsor Land Records;
2. Electric distribution easement in favor of The Connecticut Light and Power Company granted by Savin Brothers, Inc., dated March 26, 1970 and recorded April 25, 1971 at 9:40 a.m. in Volume 136, Page 222 of the South Windsor Land Records;
3. Real Estate Development Easement in favor of The Southern New England Telephone Company granted by Savin Brothers, Inc., dated June 8, 1981 and recorded June 10, 1981 at 2:00 p.m. in Volume 299, Page 350 of the South Windsor Land Records;
4. Easement in favor of the Town of South Windsor to maintain, operate, construct, use, alter, repair and replace a highway granted by Savin Brothers, Inc., dated May 13, 1985 and recorded July 17, 1985 at 11:00 a.m. in Volume 410, Page 309 of the South Windsor Land Records (to expire upon completion of Nutmeg Road South to Savin Drive);
5. Gas Distribution Easement in favor of The Connecticut Light and Power Company granted by Savin Brothers, Inc., dated October 9, 1986 and recorded November 26, 1986 at 2:25 p.m. in Volume 459, Page 11 of the South Windsor

Land Records;

6. Variance granted by the Town of South Windsor Zoning Board of Appeals to allow the calculation of acres for development to include twenty-five (25%) percent of wetland areas to Elio Capuano, dated January 9, 1987 and recorded January 22, 1987 at 10:30 a.m. in Volume 465, Page 109 of the South Windsor Land Records;
7. Gas Distribution Easement in favor of The Connecticut Light and Power Company granted by Paul Capuano and Elio Capuano, dated December 3, 1987 and recorded December 7, 1987 at 10:50 a.m. in Volume 509, Page 477 of the South Windsor Land Records. Said Easement was corrected by virtue of a Corrective Electric Distribution Easement, dated January 21, 1988 and recorded February 26, 1988 at 2:10 p.m. in Volume 517, Page 163 of the South Windsor Land Records; and
8. Variance granted by the Town of South Windsor Zoning Board of Appeals to allow construction of three (3) business signs and allow the signs larger than regulations permit to Capuano Builders & Developers, dated September 6, 1988 and recorded September 13, 1988 at 1:15 p.m. in Volume 538, Page 447 of the South Windsor Land Records.

**SCHEDULE A-2****TABLE OF INTERESTS**

<u>UNIT NO.</u>	<u>PERCENTAGE SHARE OF OWNERSHIP OF COMMON ELEMENTS AND LIABILITY FOR COMMON EXPENSES</u>	<u>WEIGHTED VOTE IN THE AFFAIRS OF THE ASSOCIATION</u>	<u>PARKING SPACES*</u>
250A	8	8	1
250B	8	8	1
250C	8	8	1
250D	8	8	1
250E	8	8	1
250F	8	8	1
250G	6	6	1
250H	8	8	1
250I-A	4	4	2
250I-B	2	2	0
250J	4	4	1
250K	6	6	1
250L	6	6	1
250M	8	8	1
250N	8	8	1
Total	100	100	

\*See Schedule A-3 to Declaration (Survey) for specific parking spaces assigned to each Unit.

**Exhibit A**

**LEGAL DESCRIPTION OF 310 NUTMEG ROAD SOUTH**

A certain piece or parcel of land situated in the Town of South Windsor, County of Hartford, State of Connecticut as shown on the map referenced: "Property Survey Osprey Associates, LLC 310 Nutmeg Road South South Windsor, CT 06074 PREPARED FOR: John N. Filloramo, Member, Osprey Associates, LLC 82 Glendale Road South Windsor, CT 06074 PROJECT NO.: 0142.F DATE: 2/19/19 DESIGN BY: --- DRAWN BY: RMB CHECKED BY: LRG SCALE: 1" = 30' by Design Professionals Capuano Developers South Windsor, Connecticut Date: 07-09-87 Scale 1 inch = 30 feet by design professionals INC. CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS / GIS ANALYSTS / LANDSCAPE ARCHITECTS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 - T 860-291-8757 - F www.designprofessionalsinc.com" SHEET V-1, which is being recorded contemporaneously with the Sixth Amendment to the Declaration. Said piece or parcel of land is no longer subject to the Declaration of Governors Square Business Center Condominium, dated December 9, 1988 and recorded in Volume 546 at Page 1 of the South Windsor Land Records, and it is no longer part of Governors Square Business Center Condominium. Piece or parcel of land more particularly described and bounded as follows:

Beginning at a point in the easterly street line of Nutmeg Road South, said point being the northwesterly corner of land now or formerly Hale Realty, LLC;

Thence N16°25'12"E along the easterly street line of Nutmeg Road South a distance of 300.00 feet to a point being the southwesterly corner of land now or formerly Nutmeg Road Associates, LLC;

Thence S73°34'48"E along the southerly property line of land now or formerly Nutmeg Road Associates, LLC a distance of 200.00 feet to a point;

Thence N16°25'12"E along the easterly property line of land now or formerly Nutmeg Road Associates, LLC a distance of 136.59 feet to a point being the southwesterly corner of land now or formerly Harris Real Estate South Windsor, LLC;

Thence S66°48'56"E along the southerly property line of land now or formerly Harris Real Estate South Windsor, LLC a distance of 225.69 feet to a point being the northwesterly corner of land now or formerly Suri Realty, LLC;

Thence S23°11'04"W along the westerly property line of land now or formerly Suri Realty, LLC a distance of 100.00 feet to a point;

Thence S66°48'56"E along the southerly property line of land now or formerly Suri Realty, LLC a distance of 20.00 feet to a point;

Thence S23°11'04"W along the westerly property line of land now or formerly Suri Realty, LLC a distance of 397.09 feet to a point in the northerly property line of land now or formerly Hale Realty, LLC;

Thence N65°07'18"W along the northerly property line of land now or formerly Hale Realty, LLC a distance of 108.56 feet to a point in the easterly property line of land now or formerly Hale Realty, LLC;

Thence N24°52'42"E along the easterly property line of land now or formerly Hale Realty, LLC a distance of 28.35 feet to a point;

Thence N65°07'18"W along the northerly property line of land now or formerly Hale Realty, LLC a distance of 285.32 feet to the point and place of beginning.

Parcel Contains 165,634 sq. ft. or 3.802 acres.

The above-described property is subject to the following encumbrances:


1. Sewer Easement Agreement by and between Savin Brothers, Inc. and the Town of South Windsor, dated December 18, 1970 and recorded January 20, 1971 at 8:35 a.m. in Volume 134, Page 487 of the South Windsor Land Records;
2. Electric distribution easement in favor of The Connecticut Light and Power Company granted by Savin Brothers, Inc., dated March 26, 1970 and recorded April 25, 1971 at 9:40 a.m. in Volume 136, Page 222 of the South Windsor Land Records;
3. Real Estate Development Easement in favor of The Southern New England Telephone Company granted by Savin Brothers, Inc., dated June 8, 1981 and recorded June 10, 1981 at 2:00 p.m. in Volume 299, Page 350 of the South Windsor Land Records;
4. Variance granted by the Town of South Windsor Zoning Board of Appeals to allow the calculation of acres for development to include twenty-five (25%) percent of wetland areas to Elio Capuano, dated January 9, 1987 and recorded January 22, 1987 at 10:30 a.m. in Volume 465, Page 109 of the South Windsor Land Records;
5. Electric Distribution Easement in favor of The Connecticut Light and Power Company granted by Paul Capuano and Elio Capuano, dated December 3, 1987



and recorded February 26, 1988 at 2:10 p.m. in Volume 517, Page 166 of the South Windsor Land Records;

6. Gas Distribution Easement in favor of The Connecticut Light and Power Company granted by Elio Capuano and Paul Capuano, dated December 3, 1987 and recorded February 26, 1988 at 2:10 p.m. in Volume 517, Page 169 of the South Windsor Land Records; and
7. Variance granted by the Town of South Windsor Zoning Board of Appeals to allow construction of three (3) business signs and allow the signs larger than regulations permit to Capuano Builders & Developers, dated September 6, 1988 and recorded September 13, 1988 at 1:15 p.m. in Volume 538, Page 447 of the South Windsor Land Records.

Received for Record at South Windsor, CT  
On 12/16/2020 At 11:34:35 am





March 17, 2021

David M. Barry, Jr.  
Jacobs, Walker, Rice & Barry, LLC  
Attorneys at Law  
146 Main Street  
Manchester, CT 06042

RE: 310 Nutmeg Road, South Windsor, CT

Dear Attorney Barry:

Thank you for your letter of February 3, 2021 concerning the withdrawal of the above noted property as a condominium from the Governor's Square Business Square Condominium. This change in status has been recorded on the records of the Department of Water Pollution Control and will prospectively alter the billing arrangements for the property.

Commercial/Industrial accounts are billed on a calendar year basis, with annual sewer use bills being sent the following March for payment due April 1. As the change in status became effective on December 16, 2020, the forthcoming bill will be pro-rated to reflect the alteration of the property's status. More specifically, for the period from January 1 through December 15, 2020, the billing will reflect the per unit fees specified in the Sewer User Rates. Beginning on December 16, 2020 through December 31, 2020, the bill is assessed based upon the average daily flow rate of the property as determined by water usage reported from the Metropolitan District Commission. The records provided by MDC indicate that the December usage was 5,535.20 gallons, or 178.55 gallons per day.

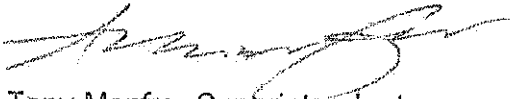
For the months of January through November, the bill amounts to \$1,245 per month, based upon thirty-six separate condominium units. Prorating that amount for the portion of December pre-dating the status change results in a charge of \$613.07. Under the changed status, the charge for the last fifteen days of December, based upon average daily flow, is \$24.56. The total bill for the property for calendar 2020 is \$14,333.53.

Based upon the new status of the property, under the current regulations and fee schedule, future billing will be based upon total water usage as reported by the MDC, with a minimum annual charge for commercial/industrial properties. That annual base charge is currently \$415.00 for up to 79,000 gallons of usage, increasing based upon a rate of \$.0052531 per gallon.

Please make your client aware that the commercial/industrial sewer user bills were printed prior to this adjustment. Your client will be sent an adjusted bill directly in the amount of \$14,333.53.

While I hope that you find this to be fully responsive, should you or your client wish to discuss the details of this matter further, I can be contacted at 860 644-2511 x247.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Manfre', with a stylized flourish at the end.

Tony Manfre, Superintendent  
South Windsor Pollution Control Department

Dec 4 2017

Caspery Associates  
PO Box 2305  
Manchester Connecticut

Harry Smith Windsor  
Water Pollution Control Authority  
1540 Sullivan Ave  
South Windsor CT 06074

Reference 310 Nutmeg Rd South.

Dear Sirs

I am requesting your consideration that my property 310 Nutmeg Rd South be given an exception to its present classification as a business condo property to a commercial and industrial rental property for the purpose of determining the sewer usage fees now charged. My reason for this request is as follows.

- 1) although the town taxes and assesses my property as 36 individual condo units my partnership Caspery Associates is the sole owner of each unit and has been since my ownership began.
- 2) my use of this property has been as its history as a rental property since no real estate transactions including sales of these units have occurred.

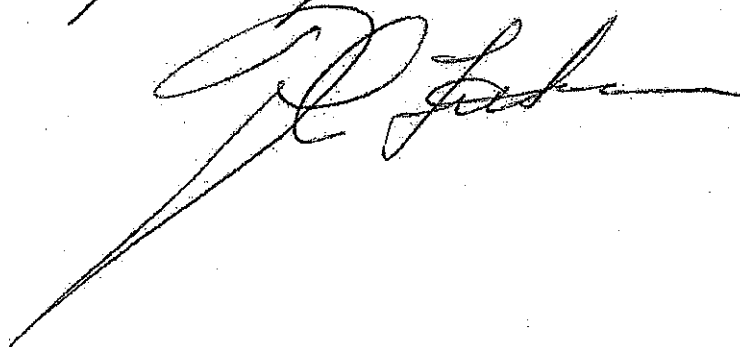
3 sewer usage has reported by WPC to the Authority has relatively been small when compared to the possible use by 36 individual owners would

pg 2

Dec. 4 - 2017

with  
evidence that the use of this property over  
the years has been as a rental property and  
the means of determining the sewer charges  
would be passed to me

Thank you

A handwritten signature in cursive script, appearing to read "R. L. Latham". The signature is written in dark ink and is positioned below the "Thank you" text. It features a large, stylized initial "R" and a long, sweeping underline.



## *Town of South Windsor*

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

January 5, 2018

Osprey Associates  
PO Box 8385  
Manchester, CT 06040

RE: 310 Nutmeg Road South


Dear Mr. Filloramo:

Your letter, dated December 4, 2017, regarding the property located at 310 Nutmeg Road South was presented to the South Windsor Water Pollution Control Authority on December 5, 2017. In your letter you requested that this property be given exception to its present classification as a business condominium to reduce the sewer use fee.

It is the WPCA's policy to charge business condominium sewer user fees by the amount of units that are on file with the Town Assessor's office. In order to lower future sewer user fees the Authority recommends having the classification of this property changed. In order to do this the condominium declaration needs to be reversed. This document can be found on file in the Town Clerk's office.

You can contact my office with any questions at 860.644.2511 x247.]

Regards,

  
Tony Manfre  
Superintendent of Pollution Control

C.C. Richard Aries, Water Pollution Control Authority Chairman

**MINUTES-EXHIBIT A Cont.**  
**Appeal-Exhibit 6**

**TOWN OF AVON AWPCA  
LEGAL NOTICE  
Sewer Use Charges - 2020 Property  
Transfers**

A Public Hearing was held on May 13, 2021 by the Avon Water Pollution Control Authority (AWPCA) to amend the Sewer Use Charge for all residential properties that transferred ownership during the year of 2020 only. The following notice was filed with the Town Clerk, Avon, Connecticut, on May 17, 2021. Be it resolved by the Avon Water Pollution Control Authority in accordance with provisions of the Avon Sewer Use Charge Regulations as amended, and the Provisions of Section 7-255 of the General Statutes of Connecticut as amended, that effective January 1, 2021, Sewer Use Charges for residential properties for which ownership transferred in 2020 (only) and that get their domestic water from the Connecticut Water Company.

**Installments:** All residential units are billed in semi-annual installments: the first in April and the second in October.

**Single-Family Dwellings:** served by Connecticut Water - First installment (April) flat billing rate of \$250 per unit. Second installment (October) - Revenue neutral charge of \$201.56 regardless of month of transference.

The rates for all other residential units remains as approved at the February 11, 2021 public hearing of the AWPCA.

Sewer Use Charges not paid within thirty (30) days of the due date shall thereupon be delinquent and shall bear interest from the due date until such Sewer Use Charge is paid in full. Interest shall be computed in the manner provided in Section 7-258 and 12-146 of the General Statutes of Connecticut as amended. Any person(s) wishing to appeal this decision may do so within twenty-one (21) days of the filing date with the Town Clerk.

Dated at Avon, Connecticut, this 17th day of May, 2021.

Avon Water Pollution Control Authority  
5/20/2021 6956378

**TOWN OF ENFIELD, CONNECTICUT  
REQUEST FOR PROPOSALS  
PUBLIC WORKS DEPARTMENT  
SIGN MAKING SUPPLIES AND MATERIALS**

Sealed proposals for the purchase of the products and materials named above will be received at the Office of the Director of Finance until 11:00 a.m., Thursday, June 10, 2021. Thereafter, proposals will be opened in public and read aloud or opened and read aloud pursuant to the applicable provisions of the Governor's Executive Orders. Responses received after this date and time will not be accepted.

Specifications and proposal documents may be obtained from the Office of the Director of Public Works, Stanley E. Jablonski, DPW Complex, 40 Moody Road, Enfield, CT 06082, at telephone number (860) 763-7599 or the Town's website, [www.enfield-ct.gov](http://www.enfield-ct.gov).

The Town of Enfield reserves the right to accept or reject any, all, or any part of proposals, to waive formalities or informalities and to make an award that is deemed to be in the best interests of the Town.

John A. Wilcox, Director of Finance  
EOE/AA  
5/20/21 6956836

**PUBLIC NOTICE**

T-Mobile Northeast, LLC is proposing to modify an existing wireless communications facility at 1055 Broad Street, Hartford, CT.



4-28-2021

Osprey Associates LLC  
c/o John Filloramo Const Co  
82 Glendale Rd  
South Windsor Ct 06074

Town of South Windsor  
1570 Sullivan Ave  
South Windsor Ct 06074  
Attention South Windsor Water Control Authority  
Thomas F Ruby, Chairman  
Board of Directors  
and Tony Manfredi Superintendent of Pollution Control  
Good evening

I am appealing the 2021 revised sewer tax charge of \$14,333.53 dollars assessed on 310 Nutmeg Rd. South for the following reasons. First the property as a result of the addition of the Sixth Amendment To Declaration Of Governors Square Business Center Condominium and subsequent sale to Osprey ASSOCIATES L.L.C. recorded in the land records of the Town Of South Windsor December 16<sup>th</sup> 2020 in which the land, land improvements, and buildings at 310 Nutmeg Rd. South were withdrawn from Governors Square Business Center Condominium. Thus becoming a commercial industrial property no longer subject to a minimum charge per business or condo unit of \$415.00 for sewer taxes.

Second I interpret the South Windsor Sewer Rate schedule class of user commercial/ industrial per 79,000 gallons as defining that 79,000 gallons of water as the number of gallons a business or condo can use for \$415.00. beyond that it would pay the unit charge of .0052531/per gallons used. So any other way to calculate a properties sewer tax other than the amount of water used times the unit charge is grossly unfair especially in my case where in the past 36 condos times the minimum amount determined the tax.

Third I contend that institutions be it town state or government agencies can by practice make discretionary decisions when interpreting or implementing its responsibilities. December 16<sup>th</sup> 2020 like January 1<sup>st</sup> 2020 is still 2020.

In conclusion the 113771 gallons of water usage total for 310 Nutmeg Rd. South in 2020 when multiplied by the unit charge calculates to the sum of \$597.65 dollars a tax sum more equitable to Osprey Associates L.L.C. water use of the Authorities sewer services. So be it a condo or stand along commercial property water usage should be the only factor used to determine our 2020 sewer tax charge.

Reference Enclosures  
Page 2

Thank-you John Filloramo



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

Application No.: \_\_\_\_\_  
Date Received \_\_\_\_\_  
Date Scheduled For \_\_\_\_\_

Applicant Ospny Associates LLC  
Address c/o John Filleramo Condo 82 Glendale Rd South Windsor CT 06074  
Telephone No.: 860 280 2949  
Owner of Record on Land Records Ospny Associates LLC  
Owner's Address c/o John Filleramo Condo 82 Glendale Rd South Windsor CT 06074

Property Description:  
Assessor's Map # 60-9-133 Parcel # \_\_\_\_\_ Vol. 2821 Page 251-261  
Project Title: 310 Northmead South

Inquiries to be Directed to: (Name, Address, Telephone No.)

John Filleramo  
John Filleramo Condo 82 Glendale Rd South Windsor CT 06074

Approvals Previously Received (Check) IWA \_\_\_\_\_ P&Z \_\_\_\_\_ ZBA \_\_\_\_\_  
Purpose of Application: (Check all that apply)

1. ☐ Sewer Extension/Connection -- Residential Use
  - a. ☐ Subdivision
  - b. ☐ Single Unit
  - c. ☐ Other Explain: \_\_\_\_\_
2. ☐ Sewer Extension/Connection -- Industrial/Commercial User
  - a. ☐ New Connection
  - b. ☐ Request to Increase Flow Rate
  - c. ☐ Change in Nature of Waste Discharge
  - d. ☐ Request for Deduction Meter Approval
  - e. ☐ Other Explain: \_\_\_\_\_
- \* 3. ☐ Appeal of Sewer User Charge
  - a. ☐ Residential
  - b. ☒ Industrial/Commercial
4. ☐ Sewer Assessment
  - a. ☐ Establish Sewer Assessment
  - b. ☐ Appeal of Sewer Assessment
  - c. ☐ Change in Use of Property
5. ☐ Regulatory Appeal Explain: \_\_\_\_\_
6. ☐ Other Explain: \_\_\_\_\_

\* [Signature]  
Applicant's Signature

4-12-2021  
Date


Osprey Associates LLC  
C/o J. L. Lelovans Court Co  
820 Wendell Rd  
South Windsor CT 06074

4-12-2021

Jonny South Windsor  
South Windsor Pollution Control Dept.  
1540 Sullivan Ave  
South Windsor CT 06074

Attention: Jonny Mantre  
Superintendent of Pollution Control

I am in receipt from my attorney a copy of your 3-17-2021  
reply to his letter addressing my property at 310 Nutmeg  
rd South. T. day is Monday I still have not received  
your revised billing but will pay in full when it comes.  
However I have filed an appeal to get on  
may's agenda prior to bill since I still do not  
agree with the tax. I just do not get it  
Looking forward to presenting my side of this issue

Thank you  


CC Jacob Warkentin Esq  
Attorney at Law

April 19, 2021

Osprey Associates, LLC, c/o Mr. John Filloramo  
82 Glendale Road  
South Windsor, CT 06074

### Notice of Hearing

An appeal has been filed regarding the sewer user charge for property at 310 Nutmeg Road, South Windsor, Connecticut, currently owned by Osprey Associates, LLC. The South Windsor Water Pollution Control Authority, under authority derived from Chapter 103 of the Connecticut General Statutes, and South Windsor Town Ordinance 98 and §11 of the Rules and Regulations of the South Windsor Water Pollution Control Authority shall convene a hearing in this matter on:

Tuesday May 4, 2021 at 7:15 p.m.

Such hearing shall be conducted through internet access via Webex. The night of the meeting you will be emailed an access link from [messenger@webex.com](mailto:messenger@webex.com). You may also login at:

**WebEx Login:**

<https://southwindsorct.webex.com/southwindsorct/onstage/g.php?MTID=eabf1dc5fd5b5684442de23de821beaf>

**Event number (access code):** 132 147 7577

**Event Password:** Mt3Yi6E3Z9e

To access the WebEx meeting via telephone:

**Conference Call-In Number:** 855-925-2801

**Meeting Code:** 7930

The hearing will consider the appropriateness and accuracy of the calendar year calculation of the sewer user fee for 310 Nutmeg Road, South Windsor, CT under §16 of the Rules and Regulations of the South Windsor Water Pollution Control Authority. The appellant shall be afforded an opportunity to present evidence and argument on all issues involved. A decision regarding the appeal may be made orally following the presentations of the parties, and a written decision and order containing findings of fact will be issued promptly following the hearing and sent to the appellant at the address of record and filed with the South Windsor Town Clerk.

By:

Thomas F. Ruby  
SWWPCA Chairman

06 74



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May 25, 2021

Osprey Associates, LLC, c/o Mr. John Filloramo  
82 Glendale Road  
South Windsor, CT 06074

### Notice of Hearing

An appeal has been filed regarding the sewer user charge for property at 310 Nutmeg Road, South Windsor, Connecticut, currently owned by Osprey Associates, LLC. The South Windsor Water Pollution Control Authority, under authority derived from Chapter 103 of the Connecticut General Statutes, and South Windsor Town Ordinance 98 and §11 of the Rules and Regulations of the South Windsor Water Pollution Control Authority shall convene a hearing in this matter on:

**Tuesday June 1, 2021 at 7:15 p.m.**

Such hearing shall be conducted at the South Windsor Town Hall, 1540 Sullivan Avenue in the Town Council Chambers.

The hearing will consider the appropriateness and accuracy of the 2020 calendar year calculation of the sewer user fee for 310 Nutmeg Road, South Windsor, CT under §16 of the Rules and Regulations of the South Windsor Water Pollution Control Authority. The appellant shall be afforded an opportunity to present evidence and argument on all issues involved. A decision regarding the appeal may be made orally following the presentations of the parties. A written decision and order containing findings of fact will be issued promptly following the hearing and sent to the appellant at the address of record and filed with the South Windsor Town Clerk.

By:

Thomas F. Ruby  
SWWPCA Chairman

06  74

Anthony Manfre  
Superintendent of Pollution Control

Certified Mail: 7019 0140 0000 2425 4469

August 24, 2021

Osprey Associates, LLC, c/o Mr. John Filloramo  
82 Glendale Road  
South Windsor, CT 06074

**Notice of Hearing**

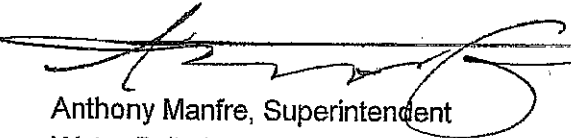
An appeal has been filed regarding the sewer user charge for property at 310 Nutmeg Road, South Windsor, Connecticut, currently owned by Osprey Associates, LLC. The South Windsor Water Pollution Control Authority, under authority derived from Chapter 103 of the Connecticut General Statutes, and South Windsor Town Ordinance 98 and §11 of the Rules and Regulations of the South Windsor Water Pollution Control Authority shall convene a hearing in this matter on:

**Tuesday, September 7, 2021 at 7:00 p.m.**

Such hearing shall be conducted at the South Windsor Water Pollution Control Facility, 1 Vibert Road, South Windsor, CT.

The hearing will consider the appropriateness and accuracy of the 2020 calendar year calculation of the sewer user fee for 310 Nutmeg Road, South Windsor, CT under §16 of the Rules and Regulations of the South Windsor Water Pollution Control Authority. The appellant shall be afforded an opportunity to present evidence and argument on all issues involved. A decision regarding the appeal may be made orally following the presentations of the parties. A written decision and order containing findings of fact will be issued promptly following the hearing and sent to the appellant at the address of record and filed with the South Windsor Town Clerk.

Very truly yours,

  
Anthony Manfre, Superintendent  
Water Pollution Control

JACOBS, WALKER, RICE & BARRY, LLC

ATTORNEYS AT LAW

146 MAIN STREET

MANCHESTER, CONNECTICUT 06042

TELEPHONE (860) 646-0121

FAX (860) 645-6229

www.jwrb.com

MICHAEL J. RICE  
DAVID M. BARRY, JR.  
MARIA K. TOUGAS  
GREGORY W. McCracken  
ALEXANDRA B. BOWEN  
BRUCE P. FADER

LEONARD JACOBS (RETIRED 2017)

RONALD JACOBS

1927-2017

15 NORTH MAIN STREET

SUITE 100

WEST HARTFORD, CT 06107

February 3, 2021

Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074  
Attn: Assessor's Office

Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074  
Attn: Collector of Revenue

Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074  
Attn: Water Pollution Control Authority

Re: 310 Nutmeg Road, South Windsor, CT

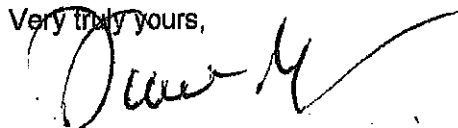
Dear Sir/Madam:

Please be advised that on December 16, 2020, 310 Nutmeg Road formerly known as Unit 310A through 310A12, 310B1 through 310B4, 310C1 through 310C15 and 310D1 through 310D4 Governor's Square Business Center Condominium (collectively, the "Property") was sold to Osprey Associates, LLC. Pursuant to the Sixth Amendment To Declaration of Governor's Square Business Center, the Property was withdrawn from the condominium. See attached.

Accordingly, the Property is no longer part of the Governor's Square Condominium and all tax and/or sewer bills should reflect this change going forward.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



David M. Barry, Jr.

DMB/mmv

Cc: Osprey Associates, LLC

Volume 546 Page N° 001

546  
1

07216

DECLARATION

OF

GOVERNORS SQUARE BUSINESS CENTER CONDOMINIUM

Declaration of 10/1/2013  
1834 - Assoc. Gov. - 10/1/2013  
#71





Doc ID: 002785980002 Type: LAN  
BK 2821 PG 262-263

Return to:  
Osprey Associates, LLC  
82 Glendale Road  
South Windsor, CT 06074

STATUTORY FORM QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

THAT IT, **OSPREY ASSOCIATES**, of the Town of South Windsor, County of Hartford and State of Connecticut ("Releasor"),

For no consideration paid, grants to **OSPREY ASSOCIATES, LLC**, a Connecticut limited liability company, having a place of business in the Town of South Windsor, County of Hartford and State of Connecticut,

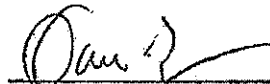
With QUIT-CLAIM COVENANTS,

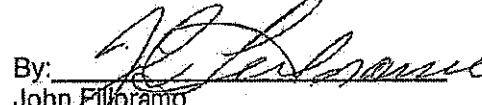
All such right and title as the Releasor has or ought to have in a parcel of land with the buildings and improvements thereon located in the Town of South Windsor, Connecticut and described in Schedule A, attached and made a part hereof.

SIGNED THIS 11<sup>th</sup> day of December, 2020.

WITNESSED BY:

OSPREY ASSOCIATES

  
David M. Barry, Jr.

By:   
John Filloramo  
Its Partner

  
Michele M. Villanueva

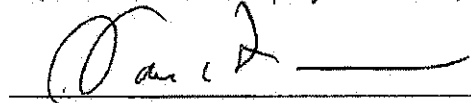
STATE OF CONNECTICUT)

) ss Manchester

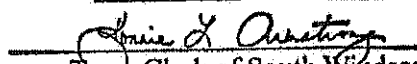
December 11, 2020

COUNTY OF HARTFORD )

Personally appeared John Filloramo, signer of the foregoing and acknowledged the same to be his free act and deed, and the free act and deed of said Osprey Associates, before me.

  
David M. Barry, Jr.  
Commissioner of Superior Court

F:\COMMERCIAL REAL ESTATE\Purchase Refi\Osprey Associates, LLC\Purch\QUIT CLAIM DEED to Osprey Associates, LLC.doc

Conveyance Tax Received  
State \$ 4687.50 Local \$ 937.50  
  
Town Clerk of South Windsor

Volume: 2821 Page: 262 Seq: 1

## SCHEDULE A

LEGAL DESCRIPTION OF 310 NUTMEG ROAD SOUTH

A certain piece or parcel of land situated in the Town of South Windsor, County of Hartford, State of Connecticut as shown on the map referenced: "Property Survey Osprey Associates, LLC 310 Nutmeg Road South South Windsor, CT 06074 PREPARED FOR: John N. Filloramo, Member, Osprey Associates, LLC 82 Glendale Road South Windsor, CT 06074 PROJECT NO.: 0142.F DATE: 2/19/19 DESIGN BY: --- DRAWN BY: RMB CHECKED BY: LRG SCALE: 1" = 30' by Design Professionals Capuano Developers South Windsor, Connecticut Date: 07-09-87 Scale 1 inch = 30 feet by design professionals INC. CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS / GIS ANALYSTS / LANDSCAPE ARCHITECTS 21 JEFFREY DRIVE P.O. BOX 1167 SOUTH WINDSOR, CT 06074 860-291-8755 - T 860-291-8757 - F www.designprofessionalsinc.com" SHEET V-1, which is being recorded contemporaneously with the Sixth Amendment to the Declaration. Said piece or parcel of land is no longer subject to the Declaration of Governors Square Business Center Condominium, dated December 9, 1988 and recorded in Volume 546 at Page 1 of the South Windsor Land Records, and it is no longer part of Governors Square Business Center Condominium. Piece or parcel of land more particularly described and bounded as follows:

Beginning at a point in the easterly street line of Nutmeg Road South, said point being the northwesterly corner of land now or formerly Hale Realty, LLC;

Thence N16°25'12"E along the easterly street line of Nutmeg Road South a distance of 300.00 feet to a point being the southwesterly corner of land now or formerly Nutmeg Road Associates, LLC;

Thence S73°34'48"E along the southerly property line of land now or formerly Nutmeg Road Associates, LLC a distance of 200.00 feet to a point;

Thence N16°25'12"E along the easterly property line of land now or formerly Nutmeg Road Associates, LLC a distance of 136.59 feet to a point being the southwesterly corner of land now or formerly Harris Real Estate South Windsor, LLC;

Thence S66°48'56"E along the southerly property line of land now or formerly Harris Real Estate South Windsor, LLC a distance of 225.69 feet to a point being the northwesterly corner of land now or formerly Suri Realty, LLC;

Thence S23°11'04"W along the westerly property line of land now or formerly Suri Realty, LLC a distance of 100.00 feet to a point;

Thence S66°48'56"E along the southerly property line of land now or formerly Suri Realty, LLC a distance of 20.00 feet to a point;

Thence S23°11'04"W along the westerly property line of land now or formerly Suri Realty, LLC a distance of 397.09 feet to a point in the northerly property line of land now or formerly Hale Realty, LLC;

Thence N65°07'18"W along the northerly property line of land now or formerly Hale Realty, LLC a distance of 108.56 feet to a point in the easterly property line of land now or formerly Hale Realty, LLC;

Thence N24°52'42"E along the easterly property line of land now or formerly Hale Realty, LLC a distance of 28.35 feet to a point;

Thence N65°07'18"W along the northerly property line of land now or formerly Hale Realty, LLC a distance of 285.32 feet to the point and place of beginning.

Parcel Contains 165,634 sq. ft. or 3.802 acres.

Received for Record at South Windsor, CT  
On 12/16/2020 At 11:38:08 am

*[Signature]*

March 17, 2021

David M. Barry, Jr.  
Jacobs, Walker, Rice & Barry, LLC  
Attorneys at Law  
146 Main Street  
Manchester, CT 06042

RE: 310 Nutmeg Road, South Windsor, CT

Dear Attorney Barry:

Thank you for your letter of February 3, 2021 concerning the withdrawal of the above noted property as a condominium from the Governor's Square Business Square Condominium. This change in status has been recorded on the records of the Department of Water Pollution Control and will prospectively alter the billing arrangements for the property.

Commercial/Industrial accounts are billed on a calendar year basis, with annual sewer use bills being sent the following March for payment due April 1. As the change in status became effective on December 16, 2020, the forthcoming bill will be pro-rated to reflect the alteration of the property's status. More specifically, for the period from January 1 through December 15, 2020, the billing will reflect the per unit fees specified in the Sewer User Rates. Beginning on December 16, 2020 through December 31, 2020, the bill is assessed based upon the average daily flow rate of the property as determined by water usage reported from the Metropolitan District Commission. The records provided by MDC indicate that the December usage was 5,535.20 gallons, or 178.55 gallons per day.

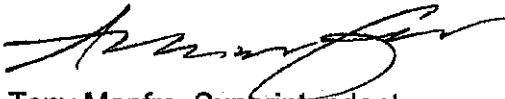
For the months of January through November, the bill amounts to \$1,245 per month, based upon thirty-six separate condominium units. Prorating that amount for the portion of December pre-dating the status change results in a charge of \$613.07. Under the changed status, the charge for the last fifteen days of December, based upon average daily flow, is \$24.56. The total bill for the property for calendar 2020 is \$14,333.53.

Based upon the new status of the property, under the current regulations and fee schedule, future billing will be based upon total water usage as reported by the MDC, with a minimum annual charge for commercial/industrial properties. That annual base charge is currently \$415.00 for up to 79,000 gallons of usage, increasing based upon a rate of \$.0052531 per gallon.

Please make your client aware that the commercial/industrial sewer user bills were printed prior to this adjustment. Your client will be sent an adjusted bill directly in the amount of \$14,333.53.

While I hope that you find this to be fully responsive, should you or your client wish to discuss the details of this matter further, I can be contacted at 860 644-2511 x247.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Manfre', with a stylized flourish at the end.

Tony Manfre, Superintendent  
South Windsor Pollution Control Department

Make check payable to:

TOWN OF SOUTH WINDSOR

1540 SULLIVAN AVE

SOUTH WINDSOR CT 06074

(860) 644-2511

taxcollector@southwindsor-ct.gov

If payment is not made within 1 month of the due date, the installment will become delinquent and subject to interest at the rate of 1.50% per month (18% annually) from the due date, or a minimum interest charge of: \$2.00

If receipt is desired, send both copies of this bill with payment and self-addressed, stamped envelope.

PROPERTY LOCATION 310 NUTMEG ROAD

PLAN C

ACCOUNT NO	UNITS	PREVIOUS BALANCE	DELINQUENT INTEREST DUE	INSTALLMENT DUE	INSTALLMENT DUE	TOTAL AMOUNT DUE
2021-07-0038413	113,771.00	0.00	0.00	04/01/2021		14,940.00
347640	\$/UNITS	CURRENT CHARGE	LIEN FEE	PAYMENT DUE	PAYMENT DUE	
	0.0000000	14,940.00	0.00	14,940.00		
				DELINQUENT AFTER	DELINQUENT AFTER	
				05/03/2021		

GOVERNORS SQUARE ASSOCIATES  
C/O JOHN FILLORAMO CONST CO  
82 GLENDALE RD  
SOUTH WINDSOR CT 06074



\*2021070038413\*

COM SEWER USE 2020

RETURN WITH PAYMENT B

If payment is not made within 1 month of the due date, the installment will become delinquent and subject to interest at the rate of 1.50% per month (18% annually) from the due date, or a minimum interest charge of: \$2.00

Make check payable to:

TOWN OF SOUTH WINDSOR

1540 SULLIVAN AVE

SOUTH WINDSOR CT 06074

(860) 644-2511

taxcollector@southwindsor-ct.gov

If receipt is desired, send both copies of this bill with payment and self-addressed, stamped envelope.

PROPERTY LOCATION 310 NUTMEG ROAD

PLAN C

ACCOUNT NO	UNITS	PREVIOUS BALANCE	DELINQUENT INTEREST DUE	INSTALLMENT DUE	INSTALLMENT DUE	TOTAL AMOUNT DUE
2021-07-0038413	113,771.00	0.00	0.00	04/01/2021		14,940.00
347640	\$/UNITS	CURRENT CHARGE	LIEN FEE	PAYMENT DUE	PAYMENT DUE	
	0.0000000	14,940.00	0.00	14,940.00		
				DELINQUENT AFTER	DELINQUENT AFTER	
				05/03/2021		

GOVERNORS SQUARE ASSOCIATES  
C/O JOHN FILLORAMO CONST CO  
82 GLENDALE RD  
SOUTH WINDSOR CT 06074



\*2021070038413\*

COM SEWER USE 2020

RETURN WITH PAYMENT A

If payment is not made within 1 month of the due date, the installment will become delinquent and subject to interest at the rate of 1.50% per month (18% annually) from the due date, or a minimum interest charge of: \$2.00

Make check payable to:

TOWN OF SOUTH WINDSOR

1540 SULLIVAN AVE

SOUTH WINDSOR CT 06074

(860) 644-2511

taxcollector@southwindsor-ct.gov

If receipt is desired, send both copies of this bill with payment and self-addressed, stamped envelope.

PROPERTY LOCATION 310 NUTMEG ROAD

PLAN C

ACCOUNT NO	UNITS	PREVIOUS BALANCE	DELINQUENT INTEREST DUE	INSTALLMENT DUE	INSTALLMENT DUE	TOTAL AMOUNT DUE
2021-07-0038413	113,771.00	0.00	0.00	04/01/2021		14,940.00
347640	\$/UNITS	CURRENT CHARGE	LIEN FEE	PAYMENT DUE	PAYMENT DUE	
	0.0000000	14,940.00	0.00	14,940.00		
				DELINQUENT AFTER	DELINQUENT AFTER	
				05/03/2021		

GOVERNORS SQUARE ASSOCIATES  
C/O JOHN FILLORAMO CONST CO  
82 GLENDALE RD  
SOUTH WINDSOR CT 06074



\*2021070038413\*

TOWN OF SOUTH WINDSOR  
1540 SULLIVAN AVE  
SOUTH WINDSOR CT 06074-0000  
(860) 644-2511  
taxcollector@southwindsor-ct.gov

COM SEWER USE BILL



\*2021070038413\*

MINUTES-EXHIBIT B Cont.  
Exhibit H

GR YR	BILL #	DST	PLAN	USAGE	DUE DATE	\$INST
2021-07	0038413		C	14,333.53	04/01/2021	
TOWN	QTY	CREDIT	BILLING DATE	DEQ PRINC	DELQ AFTER	
132	771.00	0.00		0.00	05/03/2021	

14,333.53

37.34		USAGE	INTEREST	LIEN	FEEs	<b>TOTAL DUE</b>
		14,333.53	0.00	0.00	0.00	14,333.53

AS OF: 04/01/2021 347640  
PROP NO 310 NUTMEG ROAD

GOVERNORS SQUARE ASSOCIATES  
C/O JOHN FILLORAMO CONST CO  
82 GLENDALE RD  
SOUTH WINDSOR CT 06074-0000

NET BALANCE: 14,333.53

LAST PAYMENT DATE: NO PAYMENTS RECEIVED

1320700000143335300

Received 05/11/2020  
Exhibit 1  
C. B. Am  
TC

**TOWN OF SOUTH WINDSOR**  
Sewer User Rates, Surcharge Rates, Sewer Assessment Schedule, and  
Septic Disposal Fees for FY 2020/2021

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 has established at its Regular Meeting on Tuesday, May 5, 2020 sewer user charge rates, surcharges, sewer assessment schedules, septic disposal fees, and sewer user charge discount rates for qualified income residents for the period July 1, 2020 through June 30, 2021; and has approved the Water Pollution Control Budget for fiscal year 2020/2021.

The Water Pollution Control Budget, sewer user charge rates schedule, surcharges, sewer assessment schedules, septic disposal fees, and discount rates for qualified income residents are available May 11, 2020 for review in the Town Clerk's Office in the Town Hall, 1540 Sullivan Avenue, South Windsor, Connecticut.

**Sewer User Rates**

<u>Class of User</u>	<u>July 1, 2020 – June 30, 2021</u>
Residential (single family, condo unit)	\$415.00– Flat rate per unit
Commercial/Industrial (per 79,000 gal)	\$415.00– Minimum charge per Business or condo unit

The Pro-rate adjustment for Fiscal Year 2020-2021 shall be as follows:

	<u>Date of Permit</u>	<u>Amount</u>	<u>Date of Permit</u>	<u>Amount</u>
Between	7/01/20 – 7/31/20	\$415.00	1/01/21 – 1/31/21	\$ 207.52
	8/01/20 – 8/31/20	\$380.42	2/01/21 – 2/29/21	\$ 172.94
	9/01/20 – 9/30/20	\$345.83	3/01/21 – 3/31/21	\$ 138.36
	10/01/20 – 10/31/20	\$311.25	4/01/21 – 4/30/21	\$ 103.78
	11/01/20 – 11/30/20	\$276.68	5/01/21 – 5/31/21	\$ 69.20
	12/01/20 – 12/31/20	\$242.10	6/01/21 – 6/30/21	\$ 34.62

**Sewer User Surcharge Rates for Excessive Solids:**

Biochemical Oxygen Demand (B.O.D.)	\$0.40/lb.
Total Suspended Solids (TSS)	\$0.66/lb.

**Sewer Assessment Schedule**

	<u>Base</u>	<u>Frontage</u>	<u>Lateral</u>	<u>Connection Charge</u>
Residential, School	\$2,775	\$44 per foot	\$1,255 per lateral	\$1,255 per unit
Commercial/Industrial	\$2,775	\$84 per foot	\$1,255 per lateral	\$4,017 per acre

Septic Disposal Fees: \$145 per 1,500 gallons

Equivalent Dwelling Unit (EDU) Table:

EDU	BEDROOMS	EDU	WATER METER SIZE
0.75	2 OR LESS	1	<1"
1	3	2	1"
1.25	4	3	1.5"
1.5	5	4	2"
2	6	6	3"
3	7-9	8	4"
4	10-12	12	6"
5	13-15	16	8"
6	16-18	20	10"
7	19-21	24	12"
8	22-24		
9	25-27		
10*	28-30		

\*1 EDU will be applied for every 3 bedrooms over 30 bedrooms



August 24, 2021

Ref: 42240.00

Tony Manfre  
Town Hall  
Water Pollution Control Authority  
1540 Sullivan Avenue  
South Windsor, CT 06074

Re: Proposed Hindu Temple  
15 Burnham Street Extension  
Manchester, CT 06042  
NARRATIVE – Sanitary Sewer

Dear Mr. Manfre,

VHB, on behalf of OM Foundation, Inc. is proposing to construct an approximate 10,000 SF Hindu Temple building located at 15 Burnham Street Extension in Manchester, CT. The South Windsor town line borders the property directly to the north. Under existing conditions, wastewater from the Town of Manchester flows to the Town of South Windsor via a 15" sanitary line in Chapel Road.

Per the Connecticut Public Health Code, an estimated flow for a Church/Religious building has been calculated. Based on the planned occupancy of 300 people, the anticipated sewer flow would be 300 GPD for worship service (1 GPD per seat) or a maximum of 1500 GPD for a social event (5 GPD per meal based on 300 meals). The proposed use is not projected to have regular meal service, except for holidays or occasional special event days. To be conservative, we are estimating 1500 GPD of anticipated flow. There are six (6) bathrooms proposed as well as a kitchen area within the facility. Additionally, there is 1 priest bedroom with small kitchen proposed on the 2<sup>nd</sup> floor. A 1.5" water meter will be installed for the building.

Please reach out if you have any additional questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Mark Grocki".

Mark Grocki, PE

Project Engineer  
[mgrocki@vhb.com](mailto:mgrocki@vhb.com)

Engineers | Scientists | Planners | Designers

100 Great Meadow Road  
Wethersfield, Connecticut 06109  
P 860.807.4300  
F 860.372.4570



## DID YOU KNOW?

Each property owner is financially responsible for the repair and maintenance of the sewer lateral from their building to the point of connection to the public sewer. A clog or break in your line can result in wastewater backing up into the building and require the services of a professional.

**Fats, Oil, and Grease (FOG)** cool and solidify in pipes. FOG should be cooled and disposed of in your trash. **"Flushable Wipes"** may be flushable but are NOT pumpable. Synthetic wipes and feminine hygiene products do not break down in the waste stream and clog pumps or create blockages in the pipes! This can result in substantial expense in addition to the inconvenience of a backup.

## WHAT CAN YOU DO?

The best method to protect your pipes is to **dispose of FOG and Wipes in the trash**. Additionally, your water utility or homeowners insurance carrier may offer coverage as a separate policy or a rider to cover breaks and blockages of your sewer pipes.



*Wipes don't break down in the sewer system and clog pumps and pipes.*

## WPCA

The Water Pollution Control Authority is a statutorily independent entity having complete jurisdiction over all elements of the sanitary sewer system within the Town of South Windsor. It consists of seven volunteer members and two alternates appointed by the Town Council. By contract, it is administered through the municipal staff of the Town as the most cost efficient and effective means of executing its legal mandates and daily operations. The 13 staff, including 10 state licensed operators are responsible for the treatment plant, 11 pump stations, and 130 miles of sewer pipe. Together the Authority and Operations staff work as stewards of the treatment system and work to provide the best value to the rate payer.

The Pollution Control Budget is a special revenue fund overseen by the Authority. It is funded through the assessment of user charges to provide 100% of the operation, maintenance, and replacement costs of the treatment system. The operating budget for this year is \$5,389,000.

As required by the WPCA Regulations, reserve funds are maintained to help stabilize sewer user fees and absorb unforeseen expenses. The replacement reserve balance as of October 1st is 91% funded which is a sharp contrast to the 32% level of just 5 years ago. The Operating Reserve is now at 100% of the required funding. These balances are a factor in determining the overall bond rating of the Town.



### South Windsor Water Pollution Control Facility

1 Vibert Road  
South Windsor, CT 06074



## SOUTH WINDSOR WATER POLLUTION CONTROL FACILITY

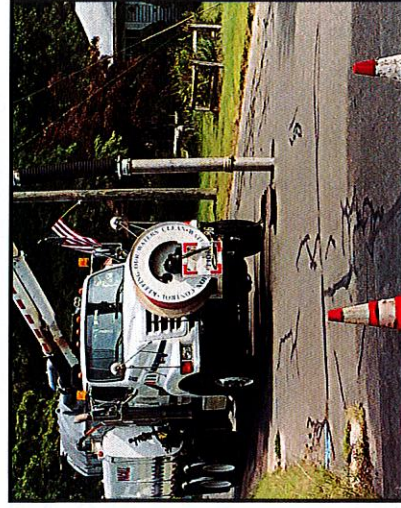


Exhibit E

## PROTECTING OUR WATERS



Capital Improvement Projects

5 Year Capital Project Plan		
Project	Year	Est. Cost
Phase IV Part 1 Sewer Rehab	2021/2022	\$750,000
Clark Street Pump Station Upgrade*	2022/2023	\$3,500,000
Benedict Drive Pump Station Upgrade*	2022/2023	\$3,000,000
Pleasant Valley Pump Station Upgrade*	2022/2023	\$2,500,000
Phase IV Part 2 Sewer Rehab	2022/2023	\$1,100,000
UV Disinfection Upgrade	2023/2024	\$1,500,000
Quarry Brook Pump Station Upgrade	2025/2026	\$1,500,000

\*Clean Water Fund Project 20 year loans through the State of Connecticut

American Rescue Plan Act Projects

The Town has allocated \$2.5 million dollars of federal funding to sewer projects this fiscal year. As South Windsor's Capital Project Plan is established and much of the preliminary work is completed or underway, this funding will allow for acceleration of the timetable with no impact on user rates.

Capital Improvement Projects

Chapel Road Sewer Rehabilitation (\$815,000)

The Chapel Road sanitary sewer serves a majority of South Windsor's commercial and industrial properties. Since 2017, 7,500 feet of the most deteriorated sewer pipe was relined with cured-in-place pipe, minimizing disruption to roadways in a cost effective manner and ensuring reliability.



Ellington Road Force Main Extension (\$180,000)

Using a Connecticut Small Town Economic Assistance Program (STEAP) grant, a 1,000 foot force main was constructed on Ellington Road to serve the I-291 Corridor, enhancing economic development and helping to expand the Town's Grand List.

Pump Station Upgrade Design

The Clark Street, Pleasant Valley and Benedict Drive Pump Stations have met their life expectancy and are presently in the design stages for necessary up-grading.

Sewer and Manhole Rehabilitation

Phase IV of the 2015 Sanitary Sewer Evaluation Study consists of relining 27 pipe segments and rehabilitation of 24 manholes. Due to budgetary restrictions this project was planned to be completed over two years. The WPCA appropriated \$750,000 this year to begin rehabilitating the immediate areas of concern.

Sewer User Rates

The South Windsor WPCA adopted a **zero dollar increase** to the sewer user fee for the second straight year.

Sewer user fees are used solely for sewer capital improvement projects, debt service and the operation and maintenance of the wastewater treatment plant, 11 pump stations, and 130 miles of sewer pipe, which includes 20 miles with-in rights-of-way.

100%

How Do We Compare?

RATE COMPARISON PER 79,000 GALLONS OF WATER

South Windsor	\$415.00
State Average*	\$520
Enfield	\$425.81
Vernon	\$477.16
Manchester	\$569.26
East Windsor	\$613.04
MDC**	\$1,077.84

\*Tighe & Bond 2019 CT Sewer Rate Survey  
\*\*MDC also charges an Ad Valorem tax to member towns which is not reflected in the sewer user fee.



## MEMO

**DATE:** September 7, 2021  
**FROM:** Tony Manfre, Superintendent of Pollution Control  
**TO:** Water Pollution Control Authority  
**SUBJECT:** Annual Capital Improvement Project Account Review  
**CC:** Patty Perry, Director of Finance  
**# OF PAGES:** 3

This memo will serve as the annual review of the WPCA's open capital improvement project accounts as reported by the Finance Department. The purpose of this review is to close out any accounts that are not active. Closing out completed projects will give a more accurate reserve fund balance.

## SEPTEMBER 7, 2021 WPCA CIP ACCOUNT REVIEW

PROJECT	START DATE	ACCT #	REVENUE	EXPENDITURES	ACCT. BALANCE
PLANT OUTFALL PIPE EROSION	Jun-20	44602300	\$ 163,234	\$ 166,092	\$ (2,858)
VI REMOVAL & MANHOLE REHAB	FY10	44615300	\$ 866,558	\$ 482,786	\$ 383,772
MANHOLE RAISING	FY19	44663300	\$ 93,462	\$ 94,692	\$ (1,230)
PUMP STATION UPGRADES	FY19	44661300	\$ 50,000	\$ -	\$ 50,000
ELLINGTON RD SEWER EXTENSION	FY19	44664300	\$ 128,000	\$ 92,086	\$ 35,914
CHAPEL ROAD PHASE 2	FY20	44665300	\$ 2,029,994	\$ 814,929	\$ 1,215,065
BENEDICT, CLARK, PV PUMP STATION UPGRADE	FY 21	44680300	\$ 1,100,000	\$ 660,000	\$ 440,000
TOTAL			<b>\$ 4,431,248</b>	<b>\$ 2,310,585</b>	<b>\$ 2,120,663</b>

The WPCA maintains two reserve fund balances, Replacement Reserve and Operating Reserve.

The Replacement Reserve reflects replacement costs based upon the industry construction cost index. The balance goal is equal to 2% of the facility assets.

The Operating Reserve has been established to offset variations in revenues and expenditures. The balance goal of this fund is 25% of the 3 year average of the Debt Service and Operation and Maintenance budgets.

## SEPTEMBER 7, 2021 RESERVE FUND BALANCE REVIEW

FUND NAME	GOAL	YTD BALANCE
REPLACEMENT RESERVE	\$ 4,400,000	\$ 820,810
OPERATING RESERVE	\$ 993,781	\$ 1,618,948
TOTAL	<b>\$ 5,393,781</b>	<b>\$ 2,439,758</b>

Three accounts can be closed out during this review; Plant Outfall, Manhole Raising, and Pump Station Upgrades.

Plant Outfall: This was a project to armor and protect the treatment plant's outfall from the eroding river bank. Over the years the bank has eroded to the point where the access structure and pipe have been exposed presenting the probability of further damage. The project budget, including engineering, permitting, and construction was \$163,234. The project went over budget by \$2,858 when contaminated soils were discovered requiring remediation and disposal of the contaminants.

Manhole Raising: This project was initially opened to raise 50 manholes on Ellington Road after the State DOT paving project was complete. Subsequently as part of our asset management program our staff has located 32 manholes that were located below grade in both the roadways and off-road easements. An additional \$45,962 was allocated to the fund to raise the additional 32 manholes bringing the total project funding to \$93,462. The project went over budget by \$1,230 due to the need for uniformed officers to provide traffic control measures at various locations ensuring a safe work zone.

Pump Station Upgrades: The budget of \$50,000 was allocated in Fiscal Year 2018/2019 to begin the design work for the Benedict Drive Pump Station. The funds were not utilized as it became clear the Water Pollution Control Authority was planning to apply for Clean Water Fund loans to complete the design and construction of the Benedict Drive, Clark Street, and Pleasant Valley Pump Stations.

It should be noted that it was reported in the Fiscal Year 2019/2020 Annual Capital Improvement Project Account Review on September 1, 2020 the Replacement Reserve fund balance was reported as \$1,920,810. On March 2, 2021 the WPCA approved the transfer of \$1,100,000 to the Benedict Drive, Clark Street, Pleasant Valley Pump Station Upgrade account leaving the current balance of \$820,810. Upon approval and receipt of the Clean Water Fund loan the funds will be placed back into the Replacement Reserve and the loan will be paid back at 2% interest over 20 years.

#### Recommended Actions:

1. Plant Outfall, account #44602300

Transfer \$2,858 from the Replacement Reserve, account #44699300 and close out the account.

2. Manhole Raising, account #446633000

Transfer \$1,230 from the Replacement Reserve, account #44699300 and close out the account.

3. Pump Station Upgrades, account #44661300

Close out the account and transfer the remaining balance of \$50,000 to the Replacement Reserve, account #44699300.

4. Transfer \$618,948 from the Operating Reserve to the Replacement Reserve, account #44699300.

Impact of Recommended Actions on Account Balances:

- A net total of \$664,860 will be transferred into the Replacement Reserve, account #44699300 increasing the balance to \$1,485,670;
- The Operating Reserve will be reduced to \$1,000,000 which will slightly exceed the WPCA's established minimum balance.

X

Tony Manfre  
Superintendent of Pollution Control



Exhibit G

P.O. BOX 1167  
21 JEFFREY DRIVE  
SOUTH WINDSOR, CT 06074  
PHONE: 860.291.8755  
FAX: 860.291.8757  
www.designprofessionalsinc.com

**CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS / PLANNERS / LANDSCAPE ARCHITECTS**  
*Serving Connecticut, Massachusetts, & Rhode Island*

August 16, 2021

Mr. Anthony Manfre, Superintendent of Pollution Control  
Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074

Re: WPCA Application for Residential Subdivision  
Davis Resubdivision  
591 Pleasant Valley Road  
South Windsor, CT 06074

Dear Mr. Manfre,

Design Professionals, Inc. has been engaged to do an engineered site plan for a proposed resubdivision to divide a single 2.68± acre residential lot, into three new residential lots. The new lot sizes are as follows: 0.46± acre, 0.58± acre, and 1.64± acre (interior lot). The proposed development will include construction of three new single-family homes (existing to be razed) with associated paved driveways (both to be shared), subsurface utilities, and landscaping.

The proposed development will utilize the existing 591 Pleasant Valley Road lateral connection for one of the new lots, and add two new lateral connections, one to the Pleasant Valley Road main and one to Cross Country sanitary sewer main, for the other two lots.

Please feel free to contact us with any questions or comments.

Regards,

DESIGN PROFESSIONALS, INC.

Daniel H. Jameson, P.E.  
Project Manager



Exhibit H

P.O. BOX 1167

21 JEFFREY DRIVE

SOUTH WINDSOR, CT 06074

PHONE: 860.291.8755

FAX: 860.291.8757

www.designprofessionalsinc.com

**CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS / PLANNERS / LANDSCAPE ARCHITECTS**

*Serving Connecticut, Massachusetts, & Rhode Island*

August 16, 2021

Mr. Anthony Manfre, Superintendent of Pollution Control  
Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074

Re: WPCA Application for New Commercial Sewer Connection  
Pleasant Valley Elementary School  
591, 623, & 647 Ellington Road  
South Windsor, CT 06074

Dear Mr. Manfre,

Design Professionals, Inc. has been engaged to provide engineering services for the new 102,150 SF Pleasant Valley Elementary School to replace the existing school with a request to add an exterior underground grease trap. This grease trap will be a part of the new sanitary system on site, which ultimately connects into the sewer main in the southbound lane of Ellington Road/Route 30. The location of the separator and proposed tie-in points can be found on the enclosed utility plans.

Sanitary design flows for the proposed total building area were based on Section 4.B, Table 4 of the Connecticut Public Health Code. The expected daily sanitary flow is 13,890 GPD, considering a projected student and staff population of 926.

Additional calculations were provided by the project's MEP, Consulting Engineering Services, Inc., regarding the requested peak sewer flow values. The total peak demand for the school will be 148 gallons per minute and the peak demand for just the kitchen will be 43 gallons per minute.

Information has also been requested by town staff regarding the sizing for a 2,500 gallon grease trap. CES determined the following: for a school, the volume of the structure is determined by the number of meals served for each student in one day multiplied by the gallons used per meal. For the given projected student population of 806 pupils and required 3 gallons per meal, the volume shall be a minimum of 2,418 gallons. The proposed grease trap has been specified at 2,500 gallons to accommodate the projected use and capacity.

A previous assessment was completed for the property and the proposed water meter will be 4" in size.

Please feel free to contact us with any questions or comments.

Regards,

DESIGN PROFESSIONALS, INC.

Daniel H. Jameson, P.E.  
Project Manager



# WPCA COMMUNICATIONS AND REPORTS

September 7, 2021

*The following is a monthly report from the Superintendent of Pollution Control as an appendix to the Water Pollution Control Authority meeting.*

## General Information

### American Rescue Plan Act

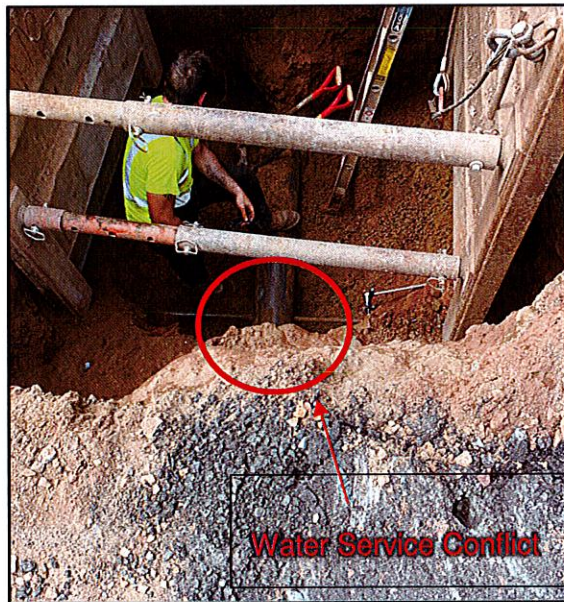
The Town of South Windsor has been allocated \$7,742,660 of ARPA funding, of which the Town Manager has allocated \$2.5 million for sewer capital improvement projects. The funds need to be expended by December 31, 2024. Prior to our knowledge of how much funding was going to be appropriated a priority list consisting of \$6.0 million in sewer projects was prepared. The priority list has been revised to encompass the \$2.5 million budget and will be presented to the WPCA for consideration and approval.

### Residential Sewer User Billing List

The residential billing list has been reviewed and Quality Data Services is currently preparing the bills. Residential bills will be mailed out the last week of September with an October 1<sup>st</sup> due date.

### Clark Street Sewer Conflict Repair

During a routine preventative maintenance inspection on Clark Street our team discovered a water service lateral running through a 12" sewer main. MDC was immediately contacted and they relocated the water service.





## Tax Sale

The Collector of Revenue held a tax sale August 25<sup>th</sup>. A total revenue of \$1,442,118 has been collected which includes taxes, interest, sewer fees, and lien fees all payable to the Town since the commencement of the sale. Final revenues from the sale will be reported at the end of September.

## Weather Events

A significant amount of time and energy was spent dealing with high flows and strong thunder storms that brought heavy winds in July. On two occasions tree limbs fell across Vibert Road bringing down wires. It took 8-12 hours for Eversource to have the limbs removed. The Public Works Department has been working with Eversource and the land owners to have the trees lining the road removed to prevent any further damage and road closures.



The July storms also brought high flows to the treatment plant. The peak instantaneous flow during the month was 9.3 million gallons; our average daily flow is 2.5 million gallons. August brought heavy rain with Tropical Storm Henri and remnants from other large Atlantic storms causing extremely high flows for the month.

Both the operations and maintenance teams did a great job preparing for the storms. All the available tanks and pumps were put on line at the treatment plant and pump stations. Though we did not meet the water quality discharge numbers that are typical for our facility we were able to contain the solids within the treatment plant producing the best water quality possible with the flows we were experiencing.

## Treatment Plant and Collection Systems

### Treatment Plant

#### *Process*

TREATMENT PLANT	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20
AVG FLOW (MGD)	2.12	2.03	2.11	2.21	2.93	2.84	2.82	2.74	2.93	2.70	2.19	2.10
BOD REMOVAL	99.0%	99.0%	98.0%	99.0%	98.0%	99.0%	99.0%	99.0%	97.0%	98.0%	99.0%	98.8%
TSS REMOVAL	99.0%	98.0%	98.0%	99.0%	99.0%	99.0%	99.0%	99.0%	98.0%	98.0%	99.0%	98.9%
NITROGEN LBS. (106 LBS. LIMIT)	82.00	88.00	81.00	86.00	103.00	104.00	87.00	96.00	126.00	108.00	82.00	95.00

#### *Maintenance*

##### June

- Successful audit response for Enel X Demand Response program which will result in full payment for the Spring Season.
- Completed cleaning, inspection, and repair of Aeration Basin 1. This included replacing rotting base plates and 2 broken sections of air piping.
- Extended chemical feed piping on top of sludge storage to tank 3 for oxidizing odor control chemical.
- Replaced control switch on Influent Pump 2.
- Completed gear reducer oil changes on primary clarifiers, secondary clarifiers and gravity thickener drives.
- Installed dedicated davit bases on all 3 Primary Clarifiers for permanent fall protection.
- Repaired broken section of inner ring on Secondary Clarifier 3 and repaired broken hinge on cover for Clarifier 1.

##### July

- Responded to numerous emergency events related to severe thunderstorms with power outages at pump stations and trees down on wires at the Treatment Plant. Our dedicated operators were able to keep both the Plant and Pump Stations operating properly under very difficult conditions.
- We spent a significant amount of time preparing for and responding to Tropical Storm Elsa. This included staging equipment all over town, checking and cleaning problematic sewer lines, and making many operational changes to deal with unprecedented high flows.
- Completed offline Gravity Thickener inspection and repair.
- Installed dedicated davit bases on all 4 Secondary Clarifiers for permanent fall protection.
- Performed Headworks Wash Press Annual Maintenance.



- Continued to work with Tighe and Bond during Site Visit #2 for the Odor Control Study.

#### August

- Responded to emergency events involving remnants of Tropical Storm Fred and Henri. This required a significant effort at the treatment plant, pump stations, and the collection system.
- Completed inspection and repair of Secondary Clarifier 1.
- Repaired failing pump rail system for the Odor Control Leachate Pump Station.
- Cleaned, inspected, and made repairs on both Aerated Grit Chambers.
- Repaired broken sodium hypochlorite pump and associated piping.
- Repair of Filtrax pumping system and ammonia probe.

#### Collection System

COLLECTION SYSTEM	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
CCTV (FEET)	23,128	58,045	9,992	5,223	14,848	6,544	7,100	8,621	2,977	4,077		0
Contracted CCTV	0	13,744	17,617	20,392	0	3,374	0	21,414	18,569	10,254		0
CLEANING (FEET)	27,458	65,099	28,250	25,000	10,000	3,000	4,500	7,251	22,000	12,300		2,200

#### June

- Replaced repeater battery at Police Department for SCADA radio communication
- Cleaned and replaced worn parts on Benedict Drive Pump Station check valves.
- Degreased Benedict Drive wet well, serviced air vents and vacuum reliefs.
- CCTV work on Clark Street Sewer Lines.
- Line cleaning on easement in Deming area and side streets in Benedict Drive neighborhood.

#### July

- Replaced damaged radio antenna at Route 5 Pump Station.
- Cleaned wet well and performed valve maintenance at Route 5 Pump Station.
- Repaired water pump and piping on jet truck.
- Degreased and degrittied Rye Street and Clark Street Pump Stations
- Inspected Sewer easements and assessed for storm damage.
- Performed a portable generator exercise at Route 5 and Ellington Rd Pump Stations.

#### August

- Repaired failing pump rail system at Quarry Brook Pump Station.
- Degreased Benedict Drive Wet Well.
- Inspected easements for damage following Tropical Storm Henri.
- Worked with Mobile Robotics to camera sewer system in Quarry Brook area neighborhoods.

- Plugged storm sewer connection into sanitary manhole on Oakland Road that was leading to excessive flows through the pump stations and at the Treatment Plant.
- Responded to two separate Eversource Demand Response Events to shed Commercial Power onto Generator Power.
- Worked with Cox Communications to replace Treatment Plant security cameras.
- Worked with Aaron Associates to continue to move forward with SCADA system upgrade.

## **Capital Improvement Projects Update**

### Clark Street, Benedict Drive, Pleasant Valley Pump Station Upgrades

- Arcadis continues to work on 30% design
- The draft Basis of Design was submitted for review by WPC staff
  - Staff feed back was provided to the engineers
- Arcadis met with Town staff on two separate occasions to discuss the Basis of Design report and the feedback from the operators.

#### *Next Steps:*

- *Engineer to perform Connecticut Environmental Policy Act (CEPA) Permit Review*
- *Project design phase*
  - *Complete 90% design (est. 36 weeks from the January 4, 2021 NTP).*
- *Submit design to DEEP for review and approval (min. 90 day review)*

### Phase IV Part 1

- *This project has been approved with the FY22 WPCA budget and will include the lining of sewer pipe and rehabilitation of manholes. The line item budget is \$750,000.*

## **Collection of Sewer User Fees and Delinquent Accounts**

June

In accordance with the SOP, seventeen commercial sewer liens were placed on the land records. Alias tax warrants have been issued to interested Constables and State Marshal on or before August 15. They have 60 days to collect per state statute.

July

Commercial Sewer User Collection Rate = 98.27%  
Residential Sewer User Collection Rate = 99.00%

August

Commercial Sewer User Collection Rate = 98.31% (Last year at this time 97.36%)  
Residential Sewer User Collection Rate = 99.07% (Last year at this time 97.64%)

*Respectfully submitted by: Tony Manfre, Superintendent of Pollution Control*

## ***Town of South Windsor Water Pollution Control Authority***

### **Policy for Administration of the**

### ***General Permit for Discharges from Miscellaneous Industrial Users***

#### **1. Authority**

Connecticut state law requires all discharges of wastewater to obtain a permit for their discharge (CGS Sec 22a-430). On September 29, 2020, the Connecticut Department of Energy and Environmental Protection ("DEEP") issued a "General Permit for Discharges from Miscellaneous Industrial Users" ("MIU GP") which became effective October 31, 2020 and expires October 30, 2025. The MIU GP allows certain wastewater discharges to publicly owned treatment works ("POTW"), subject to the oversight of the applicable POTW Authority, which in South Windsor is the WPCA. Industrial dischargers must register qualifying discharges with the WPCA and certify that the discharge meets the criteria of the terms and conditions of the MIU GP.

#### **2. Qualifying Discharges**

A. The wastewater discharge categories below and text following them characterize the notification requirements:

a. **Group I:** Process Wastewater Discharges Cumulatively Less Than 25,000 Gallons per Day

- Commercial laundry wastewater
- Contact cooling and heating wastewater
- Cutting and grinding wastewater
- Food processing wastewater (including breweries and distilleries)
- Non-destruct testing rinse water
- Printing and photographic processing wastewater
- Reverse osmosis reject water
- Tumbling or cleaning of parts wastewater
- Water treatment wastewater
- *Other process wastewater*, including other wastewaters determined by the WPCA to be process wastewaters.

b. **Group II:** Non-process Wastewater Discharges (All Flows)

- Air compressor condensate & blowdown
- Boiler blowdown wastewater
- Building maintenance wastewater
- Fire suppression system testing wastewater

- Hydrostatic pressure testing wastewater
- Non-contact cooling water
- Potable water system maintenance or sampling wastewaters
- Swimming pool wastewater
- Vehicle maintenance wastewater
- *Other non-process wastewaters*, including other wastewaters determined by the WPCA to be non-process wastewaters.

B. Industrial Users that meet the criteria below who seek authorization to discharge wastewater under the MIU GP must submit a notification form to Town of South Windsor Pollution Control Department:

- a. Industrial Users discharging Group I process wastewaters with a cumulative maximum daily flow greater than or equal to 1,000 gallons per day (gpd) and less than 25,000 gpd;
- b. Except for vehicle maintenance wastewaters, Industrial Users discharging Group II non-process wastewaters with a cumulative maximum daily flow greater than or equal to 5,000 gpd ;
- c. Industrial Users discharging any flow of vehicle maintenance wastewater;
- d. Industrial Users discharging Group I Process wastewaters with a cumulative maximum daily flow greater than or equal to 1,000 gallons per day (gpd) and less than 25,000 gpd, or Group II Non-process wastewater with a cumulative maximum daily flow greater than or equal to 5,000 gpd, whose discharge:
  - I. Has an increase in flow or change in chemistry since the effective date of this MIU GP;
  - II. Has had an ownership change since the effective date of this MIU GP;
  - III. Notification requires correction of inaccurate or misleading information previously submitted to the POTW authority, in accordance with section 6(g) of the CTDEEP MIU GP;
  - IV. Will be undergoing any significant facility modifications, as described in Section 5(e)(3)(A) of the MIU GP;
    1. Industrial Users whose discharge will be transported to the receiving POTW;
- e. Industrial Users whose discharge requires a variance to meet the effluent limits and conditions of Table 3-1 of this policy, or

- f. Industrial Users that are required to notify an applicable POTW Authority.

#### C. Who Must Submit Additional Information Beyond Notification

- a. Industrial Users discharging any flow of vehicle maintenance wastewater, or Group I process wastewaters that meet any one of the following criteria must complete a Detailed Discharge Information attachment. The attachment must be submitted with the notification.
  - I. The cumulative maximum daily flow of the Group I process wastewater discharges is greater than or equal to 1,000 gpd and less than 25,000 gpd;
  - II. The discharge comprises greater than 2% but less than 5% of the average, dry weather, hydraulic or organic capacity of the POTW;
  - III. The discharge is transported to the receiving POTW;
  - IV. The discharge has an increase in flow or change in chemistry since the most recent registration/notification;
  - V. Requires a variance to meet the WPCA's limits or the limits and conditions of Table 3-1 of this policy;
  - VI. Requires treatment prior to discharge to meet the effluent limits in Table 3-1 of this policy or limits imposed by the WPCA; or
  - VII. If required by an applicable POTW Authority.

### 3. Effluent Limits

- A. Industrial Users discharging under the authority of the MIU GP must abide by each applicable POTW Authority's local ordinances and regulations and that Industrial Users shall not violate the prohibitions specified in subsection 5(a)(2) of the MIU GP.



**Table 3-1 Monitoring Parameters**

Conventional Pollutants		Metals and Other Pollutants			
Pollutant	Maximum Instantaneous Concentration, mg/L	Pollutant	Maximum Instantaneous Concentration, mg/L	Pollutant	Maximum Instantaneous Concentration, mg/L
Biochemical Oxygen Demand (BOD <sub>5</sub> )	212	Antimony, Total	4.0	Molybdenum, Total	4.0
Chemical Oxygen Demand (COD)	1200	Arsenic, Total	0.1	Nickel, Total	1.0
Total Suspended Solids (TSS)	238	Barium	5.0	Nitrous Oxide	10.0
Total Kjeldahl Nitrogen (TKN)	40.03	Beryllium, Total	2.0	pH, High	10.0
Nitrate-Nitrite (as N)	40.03	Boron	5.0	pH, Low	5.0
Total Fats, Oils and Grease <sup>4</sup>	100	Cadmium, Total	0.1	Selenium, Total	0.5
Organic Pollutants		Chromium, Total	2.0	Silver, Total	0.1
Pollutant	Maximum Instantaneous Concentration, mg/L	Cobalt, Total	4.0	Strontium, Total	2.0
Total Volatile Organics	5	Copper, Total	1.0	Sulfur Dioxide	10.0
Formaldehyde	10.03	Cyanide	0.1	Thallium, Total	2.0
Methylene Chloride	1	Fluoride	20.0	Tin, Total	2.0
Phenols, Total	10	Hydrogen Sulfide	10.0	Titanium, Total	4.0
Phthalate Esters	2	Iron	5.0	Vanadium, Total	2.0
Polynuclear Aromatic Hydrocarbons	0.5	Lead, Total	0.1	Zinc, Total	1.0
Ethylene Glycol	300.03	Magnesium	5.0	Zirconium, Total	2.0
Propylene Glycol	300.03	Mercury	0.0		

#### 4. Monitoring and Reporting

- A. Table 3-1 indicates monitoring parameters for various categories of flow, the most common being pH, total suspended solids, oil & grease, copper, lead, and zinc. Registrants must also monitor for any parameters specified in Table 3-1 that are known or suspected to be present in the discharge.
- B. The monitoring and reporting frequencies, based on discharge group and maximum daily flows, are shown in Table 4-1 below:

**Table 4-1 Monitoring and Reporting Frequencies**

<b>Discharge Group</b>	<b>Total Maximum Daily Flow Thresholds per Category of Wastewater</b>	<b>Minimum Frequency of Pollutant Monitoring<sup>1,2</sup></b>
Group I – Process Wastewaters (except as noted below)	Flow < 1,000 gpd	None
	1,000gpd ≤ Flow < 10,000gpd	Quarterly
	10,000gpd ≤ Flow < 25,000gpd	Monthly
Group I -- Food Processing, Commercial Laundry, Reverse Osmosis Reject Water	Flow < 5,000 gpd	None
	5,000 gpd ≤ Flow < 25,00 gpd	Annual
Group II – Non-process Wastewaters	All Flows	None

<sup>1</sup>Discharges that do not have a prescribed monitoring frequency must comply with the effluent limits and conditions of Section 5(a) of the MIU GP. The permittee should maintain records of monitoring data that are representative of the current discharge.

<sup>2</sup>For water treatment wastewaters associated with annual or semi-annual maintenance cleaning of clarifier tank, settling lagoon, or other large tanks which may discharge greater than 50,000 gallons per day, samples shall be taken from the first 10% and last 10% of the discharge and analyzed separately. Such discharges shall not be counted toward the total maximum daily flow when determining monitoring frequency.

- C. Any false statement in any information submitted pursuant to this permit the authorization issued under this MIU GP may be suspended or revoked in accordance with law, and the POTW Authority or CTDEEP Commissioner may take any other legal action provided by law.

## **5. WPCA Authorities and Obligations**

- A. It is the policy of the South Windsor WPCA to administer and enforce the MIU GP as it applies to Industrial dischargers to the Town of South Windsor, including the following activities:
- a. Receive and review notifications and certifications from Industrial Dischargers.
  - b. Perform inspections to determine compliance with the MIU GP.

- c. Take any action provided by law to abate a violation of the MIU GP, including the commencement of proceedings to collect penalties for such violation.

## 6. Due dates (i.e. application and renewal)

- A. In accordance with Section 4(b) of the MIU GP, "[For] existing discharges previously authorized by a DEEP permit (e.g. **General Permit for Miscellaneous Discharges of Sewer Compatible (MISC) Wastewater** or **General Permit for the Discharge of Vehicle Maintenance Wastewater**) that are eligible to be covered under this MIU GP, the notification and certifications required to be submitted in accordance with this section shall be submitted to each applicable POTW Authority within ninety (90) days of the effective date of this MIU GP. If a new discharge, all notifications must be submitted prior to initiating the discharge."

- B. Annual Renewal

Existing authorized discharges shall renew their notification on an annual basis. Notification forms and necessary attachments shall be received by the WPCA no later than January 31<sup>st</sup> of each year.

## 7. Permit Fees

- A. The South Windsor WPCA shall establish permit fees, as may be amended, to administer the requirements of the MIU GP, as described above.
- B. Any costs incurred by the South Windsor WPCA in performing its duties under the MIU GP, including, but not limited to, engineering or inspection fees, shall be reimbursed by the applicant/permittee.
- C. Fee schedule:
  - a. All fees shall be applied on the Commercial/Industrial Sewer Use Bill.
  - b. Refer to the WPCA Fee Schedule for fee structure.
  - c. A one-time application fee shall be applied to the permittee on year one of the MIU GP.
  - d. An MIU GP usage fee will be issued to the permittee annually.

## 8. Reporting Requirements

- A. If the permittee monitors any discharge more frequently than required by the MIU GP using test procedures approved under 40 CFR 136 or specified in the MIU GP, the results shall be included in the calculation and reporting of the data in the monitoring report.

## **9. Reporting Violations**

- A. The permittee shall follow the requirements set forth in Section 5(d) of the MIU GP. Table 9-1 outlines the required reporting of violations.

## **10. Enforcement Actions**

- A. Section 8 "Powers and Authority of Inspector," subsection 8.1 of the South Windsor Water Pollution Control Authority's Rules and Regulations permit the Superintendent of Pollution Control or his/her duly representative permission to enter all properties with the owner's consent, for the purpose of inspection, observation, measurement, sampling, and testing in accordance with the provisions of the regulations.
- B. Section 9 "Penalties," subsection 9.1 of the Regulations cites any person found to be violating any provision of the regulations 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. Failure to abide by these regulations shall result in the offender being reported to the Connecticut Department of Energy and Environmental Protection and may be fined for each violation.
- C. Furthermore, subsection 9.2 mandates 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 of the WPCA Rules and Regulations shall be guilty of a misdemeanor, and upon conviction thereof shall be fined two hundred fifty (\$250) dollars for each violation. Each day in which any such violation shall continue shall be deemed a separate offense.

*Violations of any of the terms, conditions, or limitations contained in this permit may subject the Permittee to enforcement action, including but not limited to, penalties*

*and/or forfeitures pursuant to applicable sections of the South Windsor Water Pollution Control Authority's Rules and Regulations.*

- 11.** This Policy is hereby issued on October 31, 2020 and will expire on October 30, 2025 in accordance with the terms and conditions set for by CTDEEP in the General Permit for Discharges from Miscellaneous Industrial Users (MIU GP).

DRAFT

# Recording and Reporting Violations

## General Permit for Discharges from Miscellaneous Industrial Users

### MIU

Compliance Violation	Permittee Responsibility	Submittal Info	Frequency
<ol style="list-style-type: none"> <li>Greater than two times permitted level</li> <li>Greater than 2 times POTW specific limits</li> <li>Greater than the level established in a variance requested by the industrial user <ul style="list-style-type: none"> <li>Analytical results, monitoring data or effluent limits</li> </ul> </li> </ol>	<p>Notify via phone call:</p> <ol style="list-style-type: none"> <li>POTW</li> <li>CTDEEP: Water Permitting and Enforcement Division of Bureau of Materials Management and Compliance Assurance 860-424-3025 (during business hours), 860-424-3338 (after business hours)</li> </ol>	<ol style="list-style-type: none"> <li>Permittee name and address</li> <li>Maximum daily flow</li> <li>Name and telephone number of contact person at the subject site.</li> <li>Date and time of violation</li> </ol>	<p>Within two (2) hours of becoming aware of violation or start of next business day if occurrence is after business hours.</p>
	<p>Submit a written report to:</p> <ol style="list-style-type: none"> <li>POTW</li> <li>CTDEEP: Water Permitting and Enforcement Division of Bureau of Materials Management and Compliance Assurance</li> </ol>	<ol style="list-style-type: none"> <li>Condition(s) or effluent limit(s) violated</li> <li>Analytical results and information demonstrating such violation(s)</li> <li>Cause of violation(s)</li> <li>Period of noncompliance including exact dates and times</li> <li>If noncompliance has not been correct, the anticipated time it is expected to continue and upon correction, the date and time of correction</li> <li>Steps taken and planned to reduce, eliminate, and prevent a recurrence of the noncompliance, and the dates such steps are executed</li> <li>Name and title of the person recording the information and the date and time of such recording</li> </ol>	<p>Within five (5) calendar days of becoming aware of violation</p>

# Recording and Reporting Violations

## General Permit for Discharges from Miscellaneous Industrial Users

### MIU

Compliance Violation	Permittee Responsibility	Submittal Info	Frequency
	<p>Log violation or condition</p> <ol style="list-style-type: none"> <li>1) Must be maintained on site</li> </ol>	<ol style="list-style-type: none"> <li>1) The condition(s) or effluent limit(s) violated</li> <li>2) The analytical results and information demonstrating such violation(s)</li> <li>3) The cause of the violation(s) or noncompliance</li> <li>4) Period of noncompliance including exact dates and times</li> <li>5) If the noncompliance has not been corrected, the anticipated time it is expected to continue, and upon correction, the date and time of correction</li> <li>6) Steps taken and planned to reduce, eliminate, and prevent a recurrence of the noncompliance, and the dates such steps are executed</li> <li>7) Name and title of the person recording the information and the date and time of such recording</li> </ol>	<p>Within twenty-four (24) hours of becoming aware of violation</p>
<ol style="list-style-type: none"> <li>1) Three or more violations of any effluent limit from a single sample</li> <li>2) Three successive sampling events each of which show a violation of any effluent limit</li> <li>3) The occurrence of four or more violations of any effluent limit during any calendar year</li> <li>4) The violation of the pH limit by more than one standard unit.</li> </ol>	<p>Submit a certified report to:</p> <ol style="list-style-type: none"> <li>1) POTW</li> <li>2) CTDEEP: Water Permitting and Enforcement Division of Bureau of Materials Management and Compliance Assurance</li> </ol>	<ol style="list-style-type: none"> <li>1) Condition(s) or effluent limit(s) violated</li> <li>2) Analytical results and information demonstrating such violation(s)</li> <li>3) Cause of violation(s)</li> <li>4) Period of noncompliance including exact dates and times</li> <li>5) If noncompliance has not been correct, the anticipated time it is expected to continue and upon correction, the date and time of correction</li> <li>6) Steps taken and planned to reduce, eliminate, and prevent a recurrence of the noncompliance, and the dates such steps are executed</li> <li>7) Name and title of the person recording the information and the date and time of such recording</li> </ol>	<p>Within twenty (20) calendar days of becoming aware of the non - compliance which triggered the report</p>

# Recording and Reporting Violations

## General Permit for Discharges from Miscellaneous Industrial Users

### MIU

Compliance Violation	Permittee Responsibility	Submittal Info	Frequency
	<p>Submit certified statement to:</p> <ol style="list-style-type: none"> <li>1) POTW</li> <li>2) CTDEEP:               <div style="margin-left: 20px;">Water Permitting and Enforcement Division of Bureau of Materials Management and Compliance Assurance</div> </li> </ol>	<p>Statement Section 5(d)(5), page 26 of MIU GP.</p> <p>“I certify that in my professional judgement, based on reasonable investigation, including my inquiry of those individual responsible for obtaining information pursuant to Section 5(d)(4) of the General Permit for Discharges from Miscellaneous Industrial Users, that all discharge(s) which are maintained on the site referenced herein, and which are covered under the general permit comply with all conditions of said general permit, including but not limited to all effluent limits in Section 5(a) of such General permit, and proper operation and maintenance of any systems installed to treat such discharge(s) will meet all effluent limits and conditions of such general permit without treatment. This certification is base in part of my review of analyses of a minimum of three effluent samples collected, preserved, handled and analyzed in accordance with 40 CFR 136, which samples were representative of the discharge during standard operating conditions, were taken in the previous year, at least on e week apart, and were of the type(s) specified in Section 5 of said general permit, and understand that a false statement made in this report, including all attachments thereto, or in this certification may, pursuant to section 22a-6 of the General Statutes, be punishable as a criminal offense under section 53a-157b of the General Statutes, and may also be punishable under sections 22a-438 of the General Statutes and any other applicable law.”</p>	<p>Within sixty (60) days after the deadline for submitting the report</p>



### Miscellaneous Industrial User General Permit Policy Implementation Schedule

Task	Summary	Date
Draft Policy Presented	Subcommittee to presents WPCA with the Draft MIU GP policy	September 7, 2021
Adopt MIU GP Policy	<ul style="list-style-type: none"> <li>Final policy is reviewed and adopted by WPCA</li> <li>Set MIU application and renewal fees</li> <li>Set date, time, and place for Public Hearing of fees</li> </ul>	October 5, 2021
Public Hearing	WPCA conducts Public Hearing for MIU fees	November 3, 2021
Adopt MIU Fees	WPCA adopts MIU application and renewal fees.	December 11, 2021
Implement Policy and Fees		January 4, 2022



**Michael Maniscalco, MPA**  
**Town Manager**

Exhibit L

August 17, 2021

Tom Ruby  
Chairman  
Water Pollution Control Authority  
1540 Sullivan Avenue  
South Windsor, CT 06074

RE: American Rescue Plan Act

Dear Mr. Ruby:

The US Department of the Treasury is administering grant funds through the American Rescue Plan Act (ARPA) to the states, territories, and Tribal governments to carry out critical capital projects directly enabling work, education, and health monitoring. The State of Connecticut is receiving an estimated \$2.6 billion of which \$7,742,660 has been allocated to South Windsor. These funds are available for use through December 31, 2024.

Some of the allowable uses of the money include necessary investments in water, sewer, or broadband infrastructure. I am pleased to inform you that \$2,500,000 has been allocated for capital improvements to the Town's sanitary sewer system. Additional funding may be available; however, the total amount is unknown at this time and is dependent on the budgets of other projects the funds are being used for.

Sincerely,

Michael Maniscalco  
Town Manager

c.c. Anthony Manfre, Superintendent of Pollution Control  
Patricia Perry, Director of Finance



August 26, 2021

Michael Maniscalco, MPA  
South Windsor Town Manager  
1540 Sullivan Avenue  
South Windsor, CT 06074

RE: American Rescue Plan Act

Dear Mr. Maniscalco:

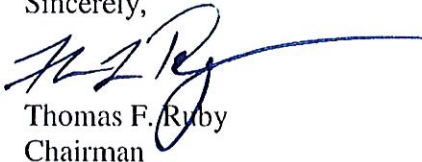
Thank you for your notification letter of August 17, 2021 confirming the allocation of \$2.5 million dollars of federal funds to the South Windsor Water Pollution Control Authority for capital improvements to the Town's sanitary sewer system. I expect that the Authority members will formally accept these funds at the next regularly scheduled meeting on September 7, 2021. As required by our regulations, the funds will initially be placed in the Replacement Reserve Account.

At that meeting I will call upon my colleagues to schedule a special meeting in September to identify and prioritize appropriate projects for the expenditure of the funds, thereby initiating the process to establish individual project accounts. As our capital project plan is well established and includes projected costs, it is my expectation that the projects will be underway during this calendar year.

Should there be additional administrative arrangements regarding project eligibility criteria, accounting, or audit requirements please forward them to Mr. Anthony Manfre, Superintendent of Pollution Control.

On behalf of the Authority members, thank you for your efforts to provide needed resources to modernize and rehabilitate these elements of critical infrastructure.

Sincerely,



Thomas F. Ruby  
Chairman

c.c.: Anthony Manfre, Superintendent of Pollution Control  
Patricia Perry, Director of Finance  
Andrew Paterna, Mayor  
Janice Snyder, Council Liaison

Bill 2020-06-0040686 GRAMUGLIA FRANCIS C & ANN C  
 Prop Loc/Vehicle Info. 134 WOODLAND DRIVE

Reason	Total Paid
Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc	(336.82)
<b>Total of 1 Refund</b>	<b>(336.82)</b>

Drafted by: *Carlene Andruslat* Date: 8/26/21

Carlene Andruslat  
 Revenue Clerk  
 Approved by: *Jennifer R. Hillinski-Shirley* Date: 26 Aug 2021  
 Jennifer R. Hillinski-Shirley  
 Collector of Revenue, CCMC, CCMO

## **SECTION 5**

### **BUILDING SEWERS AND CONNECTIONS**

- 5.1 No person shall make any excavation for or construct, install, lay, alter, abandon, or remove any sewer, lateral or cross country line in a public street or on private lands within the Town of South Windsor which sewer discharges directly or indirectly to or into the South Windsor sewer system without first obtaining written approval from the South Windsor Water Pollution Control Authority.

Approval for emergency repairs to any sewer line must be obtained from the Assistant Director of Public Works or his/her designee who will then oversee and approve subject repair and who will then notify the Water Pollution Control Authority of the repair at their next scheduled meeting.

Any person proposing a new discharge into the public sewer system or a substantial change in the volume or character of pollutants that are being discharged into the public sewer system, shall obtain written approval therefore from the South Windsor Water Pollution Control Authority before such new discharge or change in volume of character of pollution is made.

Written approval from the South Windsor WPCA is not needed for an individual, whose building lot or residence existed at the time of the Town installation of public sewer, to connect his/her private sewer to public sewer which has already been approved by the WPCA. However, the individual must obtain the appropriate permits from the Town and fulfill any other applicable obligations stated in Section 5.11.

- 5.2 When a connection to the public sewer is to be made, each building shall have a direct connection to the public sewer serving it; however, for commercial, industrial, or multi-family residential buildings on the same lot or parcel of land, the Water Pollution Control Authority may permit an external connection of several separate building sewers to one main on-site sewer or lateral which shall have a direct connection to the public sewer. However, written approval must be obtained from the WPCA prior to connection to the public sewer.
- 5.3 All costs and expenses incident to the installation, connection and maintenance of a sewer, lateral or cross country line on public or private lands shall be borne by the owner. The owner shall indemnify the Town of South Windsor from any loss or damage that may directly or indirectly be occasioned by such installation.