

MEMBERS OF THE WPCA THAT ARE UNABLE TO ATTEND THIS MEETING, PLEASE CALL (860), 644-2511, EXT. 2243, ON OR BEFORE 4:30 P.M. ON THE DAY OF THE MEETING

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



**REGULAR MEETING
SOUTH WINDSOR TOWN HALL
SPRENKEL ROOM**

WEDNESDAY, NOVEMBER 8, 2023 7:00PM

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A. Roll Call

Members Present: Stephen Wagner, Toby Lewis, James Murray, Joseph Botti, Bala Ramasamy, Michael Lyon

Members Absent: David Basile

Alternates Present: Joseph Kennedy Jr., Vicki Paliulis

Alternates Absent: None

Staff Present: Tony Manfre, Superintendent of Pollution Control
Jeff LeMay, Plant Supervisor
Megan Siegel, Recording Secretary

Others Present: Sarah Stine, O'Connell Development Group, Inc.
Rock Emond, SLR International Corporation
Jim Cassidy, Hallisey, Pearson & Cassidy Engineering Associates
Howard Rappaport, Continental Properties
Peter DeMallie, Design Professionals
James Newbury
Mark Grocki, VHB
Murthy Kandarpa
Sree Arvapalli

B. Acceptance of Minutes of Previous Meetings

1. October 3, 2023 Regular Meeting

Motion to accept the proposed revised minutes of October 3, 2023 Regular Meeting minutes.

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

Motion to move item Agenda Item C8, 15 Burnham St Ext. – Approval to Connect, to the front of the Agenda.

The motion was made by Mr. Toby Lewis and seconded by Mr. Joseph Kennedy Jr.

Mr. Manfre explained this project located at 15 Burnham Street Extension in Manchester was approved by the WPCA 2 years ago.

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Mr. Mark Grocki from VHB was in attendance to present the plans for 15 Burnham Street Extension, proposing an approximate 2,475 square-foot temporary congregation building on the western portion of the parcel located in Manchester, Connecticut. Attached to the Agenda was a copy of the Narrative (see Exhibit K) and a copy of the Site Plans (see Exhibit L).

Mr. Grocki presented the project plans of 15 Burnham Street Extension in Manchester on a site plan (see Exhibit L). He explained the connection would be to the sewer main in Chapel Road, which runs northwest into South Windsor. He stated this property was previously approved by the WPCA 2 years ago, and are back for approval for a new sewer connection at an additional building that will be a temporary congregation building. This building has already been approved by the Manchester Planning and Zoning Commission, and they received their building permit to start construction. He stated the building will be approximately 2,475 square feet and will connect to a single 6-inch lateral. The anticipated flows were calculated with 40 occupants per day, and to account for events, the maximum flow is calculated at 200 gallons per day (GPD).

Chairman Wagner asked what the building will be used for, and Mr. Grocki stated it is a place of worship. Mr. Michael Lyon asked how this effects the billing structure, and Mr. Tony Manfre responded that the Town of South Windsor has an agreement with Manchester to allot for Manchester flow to the town's sewer. Mr. Lyon asked if this would be treated as a residential billing and Mr. Manfre clarified it is commercial since it is not living quarters. He reiterated that the Town of South Windsor directs all bills to the Town of Manchester.

Mr. Toby Lewis asked if there would be anyone living on the property. A member of the church, Mr. Murthy Kandarpa answered that there no priest will be living on the property. He explained during the week, the building will be empty. Another member of the church, Mr. Sree Arvapalli, stated the weekend will be busier as they will be opened longer and expect a floating population of people coming in and out of the building.

Chairman Wagner asked if their meeting together is similar to other churches where on Sundays there is a bigger congregation of people. Mr. Arvapalli replied most of the time. Mr. Joseph Botti asked what would happen to the smaller building once the bigger building is built, and Mr. Kandarpa explained that it would become an auditorium.

Mr. Lewis asked Mr. Manfre if he has any concerns about this hook up, and he stated he had no concerns. Mr. Manfre also explained since it is a new connection to the sewer line, it needs to be approved by WPCA.

Motion to approve the connection of 15 Burnham Street Extension under the following conditions:

- a) Technical approval by the Engineering Department;

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- b) The sewer line is installed in substantial conformance with the design plans;
- c) Payment of the following charges will be updated and due at the time of connection, the rates for which will be in effect until June 30, 2024:
 - a. Capacity Charge for 1 domestic water meter as specified.

The motion was made by Mr. Toby Lewis and seconded by Mr. Michael Lyon.
The motion carried unanimously.

C. New Business

1. The Residence at Evergreen Walk – Approval to Connect (Decision)

Included with the Agenda was a copy of the Narrative (see Exhibit A) and the Site Plans (see Exhibit B) for this project. Mr. Jim Cassidy was in attendance to present the plans for The Residence at Evergreen Walk, proposing a 72-unit apartment building at 240 Deming Street. Mr. Cassidy explained the parcel is referred to as 7-C and showed where the project would take place in relative location to Evergreen Walk. He explained the parcel consists of 31.67 acres and is accessed through an extension from Tamarack Ave to Long Leaf Lane. The sewer main that sewers Evergreen Walk runs through the northerly boundary area. They are proposing to have access to sewer through Long Leaf Lane into the site and have a series of apartment buildings referred to as “cottage style” buildings. They plan to have either 10-unit or 5-unit buildings with garages connected to the units. He explained there will also be 2-multifamily buildings. He explained both buildings will be four stories tall. Building 10 will have 37-units and Building 11 will have 38-units. In total, there will be 165 residential units, with a total of 260 bedrooms in the overall development.

Mr. Cassidy explained a new clubhouse will be constructed in the front corner when entering the site. He explained the sewer main runs through the driveway and through the back of the units to the west by gravity flow. He proposed connecting to sewers by constructing two gravity sewer lines, one by the clubhouse following along the center of the road, and both will tie into the existing location.

The projected sewer flows he referred to are from the State Health Code, which is 150 gallons per minute, but since he is working with Continental, they can provide a more accurate estimate of flow by utilizing data from several similar developments. He gave the example of the Tempo Development, another similar development in Glastonbury, and others to provide a more realistic flow for this project. He stated the estimate sewer flow is 11,420 GPD. He also explained this estimate is significantly less than what the State Health Code allots, which would total to about 39,750 GPD. He reiterated that estimate is based off of data from other developments to provide a more realistic estimate.

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Mr. Cassidy also presented a sewer model per the Engineering Department's request and their approach to avoid clogging. He stated the slopes of the pipes would be gradual with no more than 1-2% slope. There will be 6-inch laterals that will service each building and tie into the sewer main. Chairman Wagner asked Mr. Tony Manfre to add any comments or concerns. Mr. Manfre asked Mr. Cassidy for clarification that the sewers to be installed would be private and Mr. Cassidy confirmed yes. Mr. Manfre also stated that there is an easement of Evergreen Walk for monitoring purposes.

Chairman Wagner asked Mr. Manfre if the design was adequate. Mr. Manfre stated yes as it is all gravity flow and would not need any generators. Chairman Wagner then asked if the flow estimate is accurate and Mr. Manfre states that yes and the town should be able to accept the flow to the pump station.

Mr. Bala Ramasamy asked Mr. Manfre if there are any requirements to avoid clogs. Mr. Manfre explained no, there are no requirements. He stated that in the past with nursing units, they have asked to put up signs to not flush wipes, but they do not have to do anything for this project.

Mr. Joseph Kennedy Jr. asked Mr. Manfre which pump station the sewer flows to. Mr. Manfre stated that the Evergreen Walk flow travels to the Clark Street Pump Station. Mr. Michael Lyon asked if it is normal to run a sewer main under the parking lot, and Mr. Manfre responded yes, and that it is similar to a sewer in a roadway. He also explained that it is fine as the sewer will be privately owned and maintained.

Mr. Toby Lewis asked since the sewer would be privately owned what would happen if it failed. He asked if they fail to maintain it, is it the town's job to be responsible for it? Mr. Manfre explained that if sewage was discharging into or contaminating the environment, it would be addressed and that the State of Connecticut Department of Energy and Environmental Protection (DEEP) would get involved.

Mr. James Murray asked about if a bond is required to protect the town, and Mr. Manfre stated the Engineering and Planning Department require bonds for the duration of the project.

Mr. Jim Cassidy stated it is Continental and a generational holder for the development, so they will not be selling them. They currently own 6,100 apartments and want a successful development.

Mr. Howard Rappaport from Continental Properties introduced himself and explained they have 1,240 apartments in Connecticut with 2 projects in Rocky Hill, 1 in Glastonbury, 1 in South Windsor, 1 in Milford, 1 in Trumbull, and 1 in Shelton. He stated they are located in New Jersey and have been in business since 1957. He express they are generational holders and that it is their intention to hold the property for multiple generations.

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Chairman Wagner stated the Planning and Zoning Commission reviewed the application and approved it. Ms. Vicki Paliulis asked when they would break ground and Mr. Rappaport replied either second or third quarter next year. Mr. Lewis asked about if the billing is residential or commercial, and Mr. Manfre stated it is billed with commercial.

Motion to approve the connection of the Residence at Evergreen Walk under the following conditions:

- a) Technical approval by the Engineering Department;
- b) The sewer line is installed in substantial conformance with the design plans;
- c) Payment of the following charges will be updated and due at the time of connection, the rates for which will be in effect until June 30, 2024:
 - i. Capacity Charge for 12 domestic water meter as specified.

The motion was made by Mr. Toby Lewis and seconded by Mr. Michael Lyon.

The motion carried unanimously.

2. Evergreen Walk Unit 5 – Approval to Connect (Decision)

Ms. Sarah Stine from O'Connell Development Group, Inc. and Mr. Emond from SLR International Cooperation was in attendance. Mr. Emond presented the plans for Evergreen Walk Unit 5 project, proposing a multi-tenanted building containing 2,400 square-feet of restaurant and 1,000 square-feet of retail. Included with the Agenda was a copy of the Narrative Report (see Exhibit C) and Site Plans (see Exhibit D) for this project.

Mr. Emond showed a map of where Unit 5 at Evergreen Walk would be located. He explained since the WPCA approval from 2022, they have constructed a Peoples Bank and a through road. He stated to the north is Cedar Avenue and to the east is Buckland Road. He also said there an existing condition sheet, one of the criteria is that there are wetlands on site so there is an intermittent water force to the south of the property and had to receive approval from the Wetlands Commission.

There will be 3 buildings at this location. One of the buildings will be a 5,000 square foot restaurant in the south-eastern corner. There will be mobile-pickup only Chipotle at a 2,300-2,500 square foot building. There will also be a drive through Starbucks at the corner of Cedar Avenue with a 1,000 square foot retail location next to it.

Mr. Emond asked the WPCA to approve sewer connection for these developments with an estimated demand of 10,580 GPD, split among the three buildings. He showed the site plans (see Exhibit D) and stated the stubs are 8-inch, which is more than enough capacity for the sanitary flow through. He also explained that the restaurant locations will have a 1,500-gallon external grease trap, and that companies such as Starbucks and Chipotle have specific requirements and cycles for their grease traps, so that will not be a concern.

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Mr. Manfre stated he has no concerns and has already discussed the grease trap requirements for these companies.

Chairman Wagner stated that at the Planning and Zoning Commission meeting, they know there is a Chipotle and Starbucks being built, but the 5,000 square foot restaurant is not decided yet and asked for clarification if it is being built right away. Mr. Emond stated yes, and that one of the criteria for the 5,000 square foot restaurant is once the tenant is occupying the building, they must go back to the Planning and Zoning Commission. He also explained that if there is to be a change of flow, they must get an updated approval from the WPCA.

Chairman Wagner asked Mr. Manfre if he had any concerns and answered no. Mr. Manfre stated there is 3.2 buildable acres, and the Peoples Bank only paid a connection charge for their part of that land. He clarified that the remaining part of the land is the 3.2 buildable acres and for billing purposes, the capacity charge is based on the water meters. Mr. Emond clarified that there will be four water meters, and the retail space will have its own meter.

Motion to approve the connection of Evergreen Walk Unit 5 under the following conditions:

- a) Technical approval by the Engineering Department;
- b) The sewer line is installed in substantial conformance with the design plans;
- c) Payment of the following charges will be updated and due at the time of connection, the rates for which will be in effect until June 30, 2024:
 - i. Connection Charge for 3.2 buildable acres;
 - ii. Capacity Charge for 4 domestic water meter as specified.

The motion was made by Mr. Toby Lewis seconded by Mr. Michael Lyon.
The motion passed unanimously.

Chairman Wagner then asked to clarify if they are being billed for total buildable acres, even though the restaurant will not be built yet. Mr. Emond answered.

3. Capital Improvement Project Account Review, Project Close Outs, and Reserve Fund Balance Review (Decision)

Included with the Agenda was a copy of a Memo from Mr. Tony Manfre for the Annual Capital Improvement Project Account Review (see Exhibit E). Mr. Manfre presented his memo which included information regarding the WPCA's accounts.

Mr. Michael Lyon asked what the reserve account is and what are some examples that it is used for. Mr. Manfre stated the reserve account is for catastrophic events such as a pipe collapsing, equipment

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issues, or other big issues. He explained the operating reserve helps balance the sewer rate. For example, if they have to make a large purchase, instead of up-charging residents, they can draw from that fund to help stabilize sewer user rates. Mr. Toby Lewis asked where the money from the grant went, and Mr. Manfre clarified they have not received those funds yet and that would be a reimbursement later.

Mr. Joseph Botti asked if the WPCA would have to move money from the operating reserve to replacement reserve and Mr. Manfre replied yes. Mr. Manfre explained that the WPCA needs to approve the movement of money from one account to another.

Chairman Wagner asked how close the operating reserve is to the requirement. Mr. Manfre stated they exceeded the requirement as any additional funding gained goes into the operating reserve. Mr. Manfre explained they have exceeded the last few years and moved money to the replacement reserve as that account is underfunded.

Chairman Wagner asked Mr. Manfre what the history of the two reserves are and how they became established. Mr. Manfre stated he is not sure of the full history, it was established before his time at South Windsor. He did state it was self-imposed by the WPCA to help ensure funds are reserved for appropriate expenses. He stated that in the past there was a sewer collapse, which may have triggered the discussion of the reserve funds. Mr. Jeff LeMay pointed out that it is common practice for WPCA and sewer departments in other locations to have accounts like this.

Motion to close out Odor Control, Account #44611300 and Manhole Raising, Account #44663300 and to transfer \$315,054 from the Operating Reserve to the Replacement Reserve.

The motion was made by Mr. Toby Lewis and seconded by Mr. Joseph Botti.
The motion carried unanimously.

4. WPCA Calendar Year for 2024 (Review and Approve)

Included with the Agenda was a copy of the WPCA Calendar Year for 2024 for review and approval (see Exhibit F). Following the WPCA Rules and Regulations there is no meeting scheduled in July and August, and the November Regular Meeting will be on the first Wednesday of the month.

Motion to approve the presented WPCA meeting calendar for 2024.

The motion was made by Mr. Toby Lewis and seconded by Mr. Michael Lyon.
The motion carried unanimously.

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Chairman Wagner highlighted Agenda Item C7, bringing attention to the January 16, 2024, meeting. He stated that there will be a joint meeting with the Planning and Zoning Commission to discuss POCD items and then branch off to have an election of offices in the Council Chambers. He stated the meeting would start out in the Madden Room and go to the Council Chambers.

5. PZC October 17 POCD Discussion of Sewer System (Discussion)

Chairman Wagner handed out an additional exhibit (see Exhibit M) that highlighted a sewer service zoning-based approach. He explained that POCD stands for the Plan of Conservation and Development and is a guide that is revised every 10 years by municipalities. He stated the Planning and Zoning Department develop a draft, hold a public hearing, and then have the town Council review it for approval. The POCD is the guide to all development activity within the town for the next 10-years.

Chairman Wagner clarified that the exhibit he passed out is not going in the POCD verbatim but will be the material discussed to create a section for sewer regulation in the POCD. He further explained that the exhibit highlights what the sewer service area is, that there is an issue with the Clark Street Pump Station operating close to capacity, the issues with intensity of rain fall, and the existing sewer service map. When this property-based sewer service area map was originally created, it was developed in a rush. DEEP demanded they create a sewer service plan, and at that time it was based on parcels. He explained that a zoning-based approach is in coordination with Planning and Zoning and can define areas where sewers would be beneficial in connection with areas of development. Chairman Wagner explained that it is important to consider where sewers should go based on development goals. He said that the WPCA needs to consider where Planning and Zoning and the POCD sees development within the town and adjust their map to match those goals.

Mr. James Murray asked where the consultant who made the sewer service area map is located, and Chairman Wagner explained that Planimetrics and SLAM joined together to help the town with the POCD and are familiar with the area.

Chairman Wagner explained the new sewer service map (see Exhibit M) is based on areas instead of parcels. He explained that pink is a sewer avoidance area, green is a sewer service area, and yellow area that is a sewer avoidance area, but already has existing sewer lines. He also pointed out on the map the property that will be discussed on Agenda Item G1, 90 and 100 Oakland Road, stating the area is green.

Chairman Wagner said the Town of South Windsor is the only town in Connecticut to use a parcel-based approach for their sewer map. He went onto explain that the capacity of Clark Street Pump station is interesting since the WPCA just approved a development at Evergreen Walk which will increase the capacity, but there is a property behind Joanne's Fabric that has not been developed. The original discussion was that area would become a mall but got rejected by Town Officials. Now, developers are interested in taking advantage of State Regulation 8-30g, where zoning regulations can

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be ignored if affordable housing is to be built. Chairman Wagner then pointed to page 42, which explains why the WPCA is having a meeting with the Planning and Zoning Commission in January.

6. Sewer Service Areas (Discussion)

Chairman Wagner stated they discussed this in Agenda Item C5, but clarified that the WPCA can adopt a new sewer service area without the POCD and if they do, they need to make sure it is in coordination with the zoning.

7. PZC/WPCA Special Meeting (Discussion)

Chairman Wagner stated they discussed this in Agenda Item C4.

Mr. Michael Lyon asked if they hypothetically adopted this new sewer service area map tonight and voted to follow this plan, could the WPCA vote against the possibility of sewer in a location since it does not match the strategy from the map. Chairman Wagner responded yes, as they should not allow sewers to be built in specific areas and that there it is more than just not approving it.

D. Communications and Reports

1. Superintendent Report

Included with the Agenda was a copy of the Superintendent's report (see Exhibit G). Mr. Tony Manfre presented his report which included updates on the Treatment Plant, collection systems, capital improvement project updates, and collection of sewer fees.

Mr. Manfre passed out the Collector of Revenue Report (see Exhibit N). He stated that for commercial, seven alias tax warrants were issues to State Marshal Ostrowski for commercial sewers that remain delinquent, and Mr. Toby Lewis asked why it was the State Marshal and not the Constables. Mr. Manfre responded that it is originally handled by the Constables, but if they cannot get either a collection or payment plan, it goes to the State Marshals. Mr. Lewis said someone approached him and stated that Constables did not receive warrants, and that it went straight to the Marshal. Mr. Manfre responded that if an account is delinquent for 60 days, it goes to the Constable and they have another 60 days. After, it goes to the State Marshal. Chairman Wagner asked Mr. Manfre to follow up on this with the Collector of Revenue's Office.

Mr. Toby Lewis asked what the dollar amount is for the Collector of Revenue Report, and Mr. Manfre responded for the 2023 Grand List Commercial/Industrial, the balance due is \$266,975. For the 2024 Grand List Residential, the balance due is \$694,700. Mr. Toby Lewis said it seems like collection is down from the previous years. Mr. Manfre clarified that there are about 8 commercial billings are delinquent,

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and one is very high, owing about a quarter of a million dollars. Mr. James Murray asked who that is, and Mr. Manfre responded CP Foods and that the Collector of Revenue is working to collect what is owed. He also stated that there are 1,500 residential delinquent accounts. However, comparing October 2022 to 2023, they are on pace for the residential side as the grand list for 2022 is just over 79% collection and 2023 is 80.74%.

Mr. James Murray then asked about nitrogen in regards to the treatment plant report. Mr. Manfre stated it is part of their discharge permit. Mr. Murray asked what number would be an adverse to the system and Mr. Manfre stated they are able to discharge 106 pounds.

On the report, it stated that the Clark Street Bypass Valve was complete. Chairman Wagner asked Mr. Manfre what that meant to the public. Mr. Jeff LeMay explained they had VMS cut out a section of force main to add a new bypass connection for the future when they upgrade and allows them to do work on the pumps and bypass the station. Afterward, they added a check valve on it which is a considerable addition so when they must bypass and the pump stops, all the force from the 16-inch, one mile pipe will not slam into the pumps.

E. Public Participation (Items not on the agenda)

Mr. John Sandberg was in attendance and wanted to discuss the Sewer Assessment for 139 Lawrence Road. In the September 5, 2023 Regular WPCA meeting, Mr. Bala Ramsamy asked Mr. Sandberg about the timeline of events and why Mr. Sandberg did not come forward. Mr. Sandberg explained he found a bill from 1999, where his account balance was \$0 as he overpaid at the time of hookup and that he paid for everything due by him.

He explained that he talked to Ms. Megan Siegel previously, asking to find the agreement JMJ and the Town of South Windsor had, and Mr. Manfre stated they did not find anything regarding that project. Mr. Sandberg reiterated that he had a written agreement with JMJ to be hooked up by them because they put the retention base 90 feet behind his house.

Mr. Manfre stated that the WPCA made a compromise for Mr. Sandberg to bill the original amount. Ms. Siegel explained that at the October 3, 2023 WPCA meeting, the WPCA made a motion to abate the interest and pay the original principle of \$8,963. However, after communication with the Collector of Revenue, the Connecticut General Assembly (CGS) does not allow waiver of interest and the only exception is a court judgement. She stated what they can do is Mr. Sandberg can pay the \$8,963 by May 31, 2024, and per the CGS to apply to interest first, then the assessment fee, and with further approval from the WPCA, the Collector of Revenue can adjust the balance of the fee to \$0.

Chairman Wagner stated if Mr. Sandberg is willing to pay the base of the amount, that would close the reduction of the principal assessment if it is paid by the end of May. He then explained to Mr. Sandberg

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that he is now having to pay the \$8,963 plus the interest owed which is about 18% per year. Mr. Sandberg stated he did not get a bill until 2016. Chairman Wagner clarified the motion from the last meeting was not a unanimous decision, and that Mr. Sandberg needs to review the offer.

Mr. Toby Lewis stated the WPCA is here to listen and that his bill should not have had interest accrued to begin with. Mr. Bala Ramasamy asked if the letter he received in 2016 said the interest went into effect from 1999, and Mr. Sandberg responded no. He stated he received a general letter about a sewer being installed in front of their house and disregarded it as he was already hooked up to sewer for 17 years at that point.

Chairman Wagner advised Mr. Sandberg to listen to the previous minutes and to think about the proposed compromise. He also clarified the motion for the last meeting was not a unanimous decision and stated Mr. Sandberg received multiple notices before and after it was approved. Mr. Sandberg stated that the reason he appealed late was because he discarded the original letter since he did not think it was applicable to him, then he stated that the second letter he received 3 days late from the 21-day appeal date. Then he stated his ex-wife was not able to come to the meeting, but she would have been an eyewitness to his testimony. He was stating that he had an agreement with JMJ as they were the ones who put the sewer in the road and repaved the road.

Chairman Wagner explained that the developer who installs sewer does not get assessed as they are the ones building the sewer line. The purpose of the assessment fee is to account for the cost of building a new sewer line. Chairman Wagner stated there is no payment to the town from JMJ as there was no assessment owed since they built the sewer. Mr. James Murray asked if there is a lien on his property and Mr. Sandberg answered no. Mr. Michael Lyon stated Mr. Sandberg needs to get the official information from the last meeting about his bill and should come back to the WPCA if he wants to discuss it again. Chairman Wagner stated that it could be put on a future agenda and that there would be a letter sent to him.

F. Bills, Change Orders, Disbursements

None.

G. Unfinished Business

1. Sewer Service Area Revision – 90 and 100 Oakland Road (Discussion)

Mr. Peter DeMallie from Design Professionals and Mr. Jim Newbury were in attendance to continue the discussion regarding the sewer service area map revision for 90 and 100 Oakland Road. A letter from Mr. Jim Newbury (see Exhibit H) and a map of the proposed changes (see Exhibit I) was included in the Agenda. Mr. DeMallie stated the POCD is a guide and not a regulation and that Mr. and Ms. Newbury own about 36 acres in the area. Mr. Newbury requests that the parcel shown for 90 & 100 Oakland Road be changed to a sewer service area on the sewer service area map.

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Mr. Newbury explained that there are many individuals within the town who would benefit from having an over 55 residential community. Chairman Wagner asked Mr. DeMallie and Mr. Newbury if they have a schedule for this decision, and Mr. Newbury stated there is no rush.

Ms. Vicki Paliulis asked if the WPCA does not approve it, will they install septic instead, Mr. DeMallie stated if it does not get approved for sewer, they would install septic. He also explained that 90 and 100 Oakland Road are connected to sewer but is listed as Preserved Open Space instead of a Current Sewer Area.

Mr. Bala Ramasamy asked why that property was listed as that and Chairman Wagner stated that DEEP demanded the town to create a sewer service area map and for some reason that is not documented, it was determined to have the sewer service area map be organized by parcels. Chairman Wagner explained that the WPCA has complete control over sewer service areas but needs to avoid installing sewer in every area in town and consider the POCD.

Mr. Toby Lewis asked if there is a downside to change the sewer service area map for 90 and 100 Oakland Road, and Mr. Manfre answered no. He explained that it is adding to the flow, but the Treatment Plant has capacity for it. Mr. Michael Lyon stated if that property falls into green on the new proposed map and Chairman Wagner answered yes. Mr. Jeff LeMay also clarified this decision is not approving the property for connecting, rather is just updating the sewer service area map.

Mr. Ramasamy asked about the procedure for updating the map, and Mr. Manfre explained after the WPCA approves the change, the updated map goes to the Planning and Zoning Department and then to DEEP. Chairman Wagner stated the Town Planner is recommending the WPCA holds off until there is a new overall map, and Ms. Vicki Paliulis agreed.

Motion to change 90 & 100 Oakland Road to become a Future Sewer Service Area.

The motion was made by Mr. Joseph Kennedy Jr. and seconded by Mr. Toby Lewis.

The motion was in favor by Mr. Michael Lyon, Mr. James Murray, and Mr. Bala Ramasamy.

The motion was opposed by Chairman Wagner and Mr. Joseph Botti.

The motion passes 5 to 2.

2. Dart Hill Sewer Extension Opportunity (Survey Letter to Residents)

Included with the Agenda was a copy of the letter sent out to residents at 152, 160, and 170 Dart Hill Road (see Exhibit J). Mr. Tony Manfre stated that no residents have responded to the survey. He stated cost benefit of the project would have to be considered. He then explained there would be 700 linear feet

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SOUTH WINDSOR TOWN HALL
SPRENKEL ROOM**

**MINUTES
WEDNESDAY, NOVEMBER 8, 2023 7:00PM
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of sewer installed the typical estimate is about \$250-\$300 per linear foot. The WPCA would pay 20% and the other 80% would be incurred by the property owners through benefit assessments. Mr. Manfre stated that in his opinion, the estimated benefit assessment seemed excessive.

Mr. Manfre also explained when the road was being done by Graham Road, there were 11 homes that had the potential to connect to the sewer line attached to Eli Terry Elementary School. The residents had petitioned the WPCA to connect at the time and it was approximately over \$20,000 per home and the residents had wanted that, even with their working septic systems. Mr. Michel Lyon asked who initiated this item and Mr. Manfre stated the Engineering Department had asked since they are doing a full reconstruction of Dart Hill Road. Mr. Michael Lyon reiterated that no residents requested to be hooked up to sewer.

Mr. Bala Ramasamy asked if there are other options for the residents to connect to sewer elsewhere, and Mr. Manfre stated there are sewers around the properties, but they are in a pocket that does not have sewers so they have to use septic.

H. Executive Session

None

I. Adjournment

Mr. Toby Lewis proposed a motion to freeze sewer rates for next 5 years. Chairman Wagner stated the motion is not valid as it was not on the agenda. He stated if the entire authority wants to put it on the agenda, they can. He asked if the WPCA had a consensus to add it to the agenda.

Motion to add to the agenda: Freeze Sewer Rates for the next 5 years (Discussion).

The motion was made by Mr. Toby Lewis and was not seconded.

Motion to add to the agenda: Freeze or Lower rates for 3 years (Discussion).

The motion was made by Mr. Joseph Botti and seconded by Mr. Toby Lewis.

Chairman Wagner stated that personally, he would love to see sewer rates freeze or lower the rates, however it is not appropriate to make that decision without a budget presented to the WPCA. Mr. James Murray, Mr. Bala Ramasamy, and Mr. Joseph Kennedy all agreed that they need additional data to decide sewer rates. Mr. Kennedy Jr. also stated it should be put on the Agenda so the public could add their input. Mr. Michael Lyon stated he would be in favor to reexamine the budget but is not supportive of the motion to freeze sewer rates without looking at the budget as well.

WATER POLLUTION CONTROL AUTHORITY
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Motion was made to adjourn the meeting at 9:05pm.

The motion was made by Mr. Toby Lewis and seconded by Mr. Joseph Botti.
The motion carried unanimously.

Respectfully Submitted,



Megan Siegel, Recording Secretary