

## AVON WATER POLLUTION CONTROL AUTHORITY

November 18, 2010

## I. CALL TO ORDER

The Avon Water Pollution was called to order at 5:55 pm by Michael Farrell, Acting Chairman.

Present: Thomas Armstrong  
William Eschert  
Michael Farrell  
Eric Johansen (arrived at 6:05 pm)  
James Miller  
Lawrence Baril, Town Engineer

## II. MINUTES OF PRECEDING MEETING – October 14, 2010

MOTION: Mr. Farrell motioned for approval of the October 14, 2010, minutes, as submitted. The motion, seconded by Mr. Miller, received unanimous approval.

## III. COMMUNICATION FROM THE AUDIENCE – None

## IV. NEW BUSINESS

2010 – 14 Ensign-Bickford request to turn over their mainline sewer to Town of Avon

Mr. Baril provided a map as a reference regarding the request from Ensign Bickford that the Town take ownership of their sewer mains. Construction of the existing mains is old and substandard and the Town has historically been hesitant about taking it over. Mr. Baril spoke to Mr. Gus Jasminski of Ensign-Bickford Realty Corporation regarding the request, and told him that the proposal requires investigative work to determine the true composition of the infrastructure that is in place. Mr. Baril pointed out the Town buildings on the map and described some of the many concerns that he has with the request. Mr. Baril mentioned the request is listed as an agenda item for information purposes only and there is no action required of the AWPCA at this time. Mr. Baril instructed Mr. Jasminski to obtain quality as-built mapping, air tests and to videotape everything. After the results are in, a decision may be made. Some of the mainline piping has been replaced.

2010 – 15 Frank Sidoti request to extend sewer (require resolution for AWPCA to allow Brandon Robertson to enter into a Sewer Permit Agreement with Frank Sidoti).

Mr. Baril explained there is a private landowner on Vermillion Drive who received approval to obtain a septic system on his lot but determined the price was higher than anticipated, due to perk tests and topography. The landowner worked with Dave Whitney Consulting to gain access to private

sewers on Pheasant Run. He has completed an application to extend the mainline sewer on Pheasant Run by 132 feet. Because the Town intends to provide sewer in the area, the affected homeowners would be required to sign documentation stating they are aware their home would be subject to a sewer assessment, which would be recorded on the land records. Mr. Baril confirmed that the affected homeowner who would have the sewer line run across his property, would only be assessed once. The \$2,500 connection fee would be paid when connection is made.

**MOTION:** Mr. Farrell made a motion to accept the proposal for Mr. Sidoti to enter into a sewer permit agreement. Mr. Armstrong seconded the motion with the note that it is documented in writing that the homeowners on Vermillion and Pheasant Run be informed that at such time as the Town extends the mainline sewers past each property, there will likely be an assessment that must be paid by each homeowner – this is not changed or affected by the installation of the sewers as proposed by Mr. Sidoti. Mr. Baril acknowledged Mr. Armstrong's request that that is the intent. Mr. Baril confirmed that Mr. Sidoti and the affected homeowner on Pheasant Run would be subject to a sewer assessment if the sewers are extended. The motion received unanimous approval, with the prior conditions mentioned.

#### 2010 – 7 Election of Officers – Chairman and Vice Chairman

Mr. Farrell opened the meeting for discussion.

**MOTION:** Mr. Eschert made a motion to appoint Mr. Farrell as Chairman of the Avon Water Pollution Control Authority. The motion, seconded by Mr. Johansen, received unanimous approval.

**MOTION:** Mr. Farrell made a motion to appoint Mr. Eschert as Vice Chairman of the Avon Water Pollution Control Authority. The motion, seconded by Mr. Armstrong, received unanimous approval.

#### 2010 – 9 Haynes Road Sewer Project

Mr. Baril provided an update on the sewer project. He communicated with one of the two potential easement property owners on West Avon Road who seem eager about the proposal presented by Mr. Baril. He is awaiting a response from the owner on Meadowbrook. Mr. Baril is proceeding forward with viable options which would save a significant amount of money running the pipe to Haynes Road. Mr. Baril provided design elevation specifics and noted that the 8 foot depth would be an average depth to keep construction costs low and mentioned Mr. Ferrigno's figures are viable. The preliminary design also must take into account the potential to connect the Sunrise Drive neighborhood. It appears that an easement will be required to cut across the property at the northwest corner of the intersection of Sunrise and West Avon – this will allow a shallower sewer further downstream. The intention is to stay west of the intersection which would save another three feet of excavation. He mentioned the time is appropriate to schedule another public informational session with residents. Mr. Farrell and Mr. Miller suggested the issue with securing proper easement should continue to be investigated in preparation for the next public informational meeting. Mr. Baril mentioned a Town could condemn for easement as a cost saving measure. Mr. Baril responded to Mr. Farrell's question about next steps regarding securing an easement. Mr. Baril responded he would follow up after the Thanksgiving Holiday and also mentioned the proposed excavation on the Meadowbrook property would not be an invasive one. The depth would be

approximately 8 or 9 feet and there was no indication of ledge but also noted there's a high level of groundwater in this area of West Avon Road. It was noted that according to Tom Daukas, well points were installed as required to pump the groundwater at other areas of sewer construction not far from this project. Although a formal survey has not been conducted, Mr. Baril estimated that three residents would have to pump. Mr. Baril requested feedback from the Commission regarding the suggestion to send a survey to Haynes Road and Springbrook Road residents inquiring about their fixtures. It was confirmed that the Engineering Department would provide assistance in completing the survey if homeowners had questions. Mr. Farrell agreed to Mr. Baril's suggestion regarding the survey and recommended to schedule a public informational meeting after the survey results have been received. Mr. Baril would like to provide two weeks notice to residents informing them about the meeting but noted an official notice is not required for a public informational meeting. Mr. Armstrong suggested that a formal inspection is done on the three homes that may need pumps and Mr. Baril agreed. Mr. Armstrong sought clarification on the condemnation issue and questioned whether these costs would be included in the assessment. Mr. Baril explained the term condemnation relative to the Haynes Road situation which is one whereby the Town would take easement rights, not ownership rights.

Mr. Farrell inquired whether the homeowner, who pumps to Farmington, would be subject to an assessment. Mr. Baril confirmed that there should be documentation that states the affected homeowner is expected to pay an assessment once the Town runs sewer lines to his property. Mr. Baril will provide the members with a draft copy of the survey before it's sent to residents.

## V OLD BUSINESS

2010 – 10 Avon Mill Apartments Sewer Connection – No updates, under construction

2010 – 11 Southgate Sewer Extension – No updates, reviewed at a prior meeting

2010 – 13 Avon Place Apartments Sewer Connection – No updates, reviewed at a prior meeting

## VI PLANNING & ZONING MATTERS – None

## VII COMMUNICATION FROM STAFF

Mr. Baril informed the members they are invited to attend the CAWPCA event on November 30<sup>th</sup> and the Town would absorb the costs for those interested in attending, as it's common for Board members to attend such events.

Mr. Baril informed the members that Murtha Cullina is prepared to provide an overview to the AWPCA and invited the members to make suggestions what they would like Mr. Lord to review. Mr. Armstrong mentioned he anticipates talking to him at the CAWPCA event which would provide another venue for posing specific questions. Mr. Baril suggested the meeting with Mr. Lord should be scheduled for January.

Mr. Armstrong suggested Mr. Baril obtain ordinances from neighboring towns which may be useful if it becomes necessary to propose ordinances for Avon.

Mr. Baril provided background assessment information on the Verville Road property. He explained that the assessment is on the property and when the property is sold, the obligation to pay the assessment is frequently contractually transferred to the new owner by the former owner. Mr. Baril

made a suggestion that when a home is sold, the assessment is paid in full at the time of closing. Given recent real estate transactions on Verville Road with said assessment transfers, the collection of the assessment has become a concern. Mr. Baril mentioned he believes the AWPCA has discretion regarding the requirement to provide an installment schedule to residents. Mr. Armstrong noted that the responsibility should fall upon the Title Searcher in determining whether there is a sewer assessment on record. Mr. Baril noted the issue of rear vs. front lots and the handling of assessments needs to be clearly defined. A fifteen percent reduction of the assessment was granted for the rear lot homes on Verville Road. The members discussed the logistics of scheduling Mr. Lord for the January 13, 2011 meeting.

## IX OTHER BUSINESS –

Members discussed there is a need to keep the December 16<sup>th</sup>, 2010 meeting date as the tentative agenda includes the Haynes Road survey results. In addition, the final phase of the Deepwood Drive sewer project is complete and it is an appropriate time to discuss the assessment and to schedule a public hearing. Mr. Armstrong inquired whether the Town has a cash reserve in the event of a sewer failure. Mr. Baril explained there's an approximate undesignated sewer balance of \$1.6 million, which comes primarily from connection charges. Mr. Armstrong inquired about the standards the FVHD uses regarding perk tests, which Mr. Baril confirmed they adopt the DPH standards. It was noted that there should be better communication with the FVHD regarding obtaining quarterly reports on system failures. Mr. Baril will communicate with Ms. Diane Harding of the FVHD in order to obtain the reports on a regular basis.

## X ADJOURNMENT

MOTION: Mr. Farrell motioned to adjourn the meeting at approximately 7 pm. The motion, seconded by Mr. Miller, received unanimous approval.

Respectfully submitted,

Suzanne Essex, Clerk