

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

Minutes of Meeting of July 27, 2005

Members Present: Paul Anderson, Tom Davis, Reginald Bancroft, Mark Livings, Dave Tyler and Jim Barton (Alternate)

Members Absent: Frank Smith (Alternate)

Others Present: WPCA Superintendent Kevin Leslie; WPCA Attorney Hal Cummings, Rick Leno, KRL Builders, Barry Shea, JMAC Enterprises and Recording Secretary Laura Michael

Time and Place

Paul Anderson, Chairman, called the meeting to order at 7:00 p.m. at the East Windsor WPCA Administration Building.

I. Designate Alternate to Sit for Absent Member

II. Acceptance of Minutes of June 29, 2005

Motion: To accept the minutes of June 29, 2005.
Bancroft/Livings
Passed
Tyler abstained

III. Payment of Bills

Motion: To authorize payment of the July 27, 2005 bill sheet in the amount of \$47,309.88.
Discussion: Mr. Leslie went over the bill sheet outlining any unusual bills.
Bancroft/Livings
Passed unanimously

WPCA Attorney Hal Cummings arrived at this time.

IV. Election of Officers

Motion: To keep Paul Anderson as Chairman and Tom Davis as Vice Chairman.
Tyler/Livings
Passed unanimously.

V. Public Hearing Scheduled at 7:15 p.m.

Motion: To suspend the regular meeting for the purpose of holding the public hearing at 7:15 p.m.
Bancroft/Davis
Passed unanimously.

Motion: To re-open the public hearing for JMAC Enterprises LLC, 251 So Main St.
Livings/Bancroft
Passed unanimously.

Mr. Leslie explained that a water meter had been installed by JMAC Enterprises to meter the water used in the lawn sprinkler system. The average for the past 73 days that the meters have been in place is 280 gallons per day. Mr. Shea, JMAC Enterprises arrived at this time in the public hearing. Mr. Leslie reported that Mr. Shea had provided a line drawing of the sprinkler heads with water use information. This information estimates the sprinklers using 1959 gallons of water per day. There is a discrepancy in the actual usage from the meter readings and the estimated usage from the drawing provided. After a lengthy discussion, it was decided to continue the public hearing until the November meeting. This will allow for metering of a full watering cycle.

Motion: To continue the public hearing for JMAC Enterprises LLC, 251 So Main St. until the November meeting with Mr. Shea's consent.
Bancroft/Davis
Passed unanimously.

Mr. Shea thanked the Board for their time and left the meeting at this point.

VI. Public Hearing Scheduled at 7:30 p.m.

Motion: To open the public hearing as published in the legal notice for Rejean Realty Inc., 11A-D Reggie Way, Norton Glen through Benson Enterprises Inc., 27B Pasco Dr.
Bancroft/Livings
Passed unanimously.

There was no one present for Rejean Realty Inc., 11A-D Reggie Way, Norton Glen. Mr. Leslie stated that these are four condo units in a new building and one-half of the FCC has been paid.

There was no one present for Benson Enterprises Inc., 27A Pasco Dr. Mr. Leslie stated that this is a new office unit and one-half of the FCC has been paid.

There was no one present for Benson Enterprises Inc., 27B Pasco Dr. Mr. Leslie stated that this is a new office unit and one-half of the FCC has been paid.

Motion: To close the public hearing for Rejean Realty Inc., 11A-D Reggie Way, Norton Glen through Benson Enterprises Inc., 27B Pasco Dr.
Livings/Bancroft
Passed unanimously.

Motion: To return to the regular meeting.
Bancroft/Davis
Passed unanimously.

VII. Visitors

Faith Wormstedt, 27 Woolam Rd

Rick Leno of KRL Builders attended the meeting for Ms. Wormstedt. He explained that Ms. Wormstedt would like to construct a low-pressure force main on a lot she owns on Woolam Rd. Mr. Anderson explained that the WPCA is working towards forming a policy for low-pressure force mains. Mr. Anderson thinks the policy will not allow the low-pressure force mains to run through town owned property and it will need to be a gravity feed to a gravity system. A discussion of low-pressure force mains continued.

Mr. Leno thanked the board for their time and left the meeting at this point.

VIII. Receipt of Applications

BT Properties, LLC, Newberry & Winkler Rd

Motion: To receive the application of BT Properties, LLC, Newberry & Winkler Rd.
Bancroft/Davis
Passed unanimously.

IX. Approval of Applications

Motion: To approve the site plan for BT Properties, LLC, Newberry & Winkler Road, East Windsor, CT; Map 15, Block 19, Lot 15; Zone M-1. Prepared by JR Russo & Associates, revised 6/23/05.
Tyler/Davis
Passed unanimously.

X. Legal

Review & Discussion of Chapman Properties Developer's Agreement

Attorney Cummings gave an overview of the Developer's Agreement between the WPCA and Chapman Properties for the construction of sewers along Rt. 140. This agreement was developed to protect the Town. Attorney Cummings went through the agreement and answered questions. An addition will be made to include the low-pressure force main policy that is being developed.

Motion: To authorize Chairman Paul Anderson to execute an agreement with the addition of the force main language to paragraph 8.
Livings/Bancroft
Passed unanimously.

Motion: Upon the signing of the agreement, to authorize Chairman Anderson to forward the Agreement to the Board of Selectmen of the Town of East Windsor.
Livings/Bancroft
Passed unanimously.

XI. Action on Facility Connection Charges

Motion: To impose the Facility Connection Charges as published on Rejean Realty, 11A-D Reggie Way, Norton Glen through Benson Enterprises, Inc., 27B Pasco Dr. in the amounts published.
Bancroft/Davis
Passed unanimously.

XII. Unfinished Business

Policy for Low Pressure Force Mains

This was discussed during the visitor portion of the meeting.

XIII. New Business

Discussion of Superintendent's Report

Mr. Leslie reported the First Selectman Linda Roberts has asked him to do preliminary work on the cost of sewers on Abbe Rd. Funding would come from money left over from the Prospect Hill Rd. sewers.

XIV. Adjournment

Motion: To adjourn the meeting at 9:09 p.m.
Tyler/Davis

Respectfully submitted,

Laura Michael
Recording Secretary