

**TOWN OF NEWTOWN LEGISLATIVE COUNCIL REGULAR MEETING
WEDNESDAY, JANUARY 30, 2014
NEWTOWN SENIOR CENTER, NEWTOWN, CT**

PRESENT: George Ferguson, Lisa Romano, Joe Girgasky, Paul Lundquist, Robert Merola, Ryan Knapp, Neil Chaudhary, Mary Ann Jacob, Phil Carroll, Dan Honan, Dan Amaral. Anthony Filiato arrived at 7:35

ALSO PRESENT: First Selectman Pat Llodra, Finance Director Bob Tait, Board of Finance Chairman John Kortze, Land Use Director George Benson, Parks & Rec Director Amy Mangold, Public Works Director Fred Hurley, Parks & Rec Commission Chairman Ed Marks, 1 press.

Ms. Jacob called the meeting to order at 7:30 pm with the Pledge of Allegiance.

PUBLIC PARTICIPATION: None

MINUTES: None

COMMUNICATIONS: Ms. Jacob distributed the Budget Calendar. (ATTACHMENT A)

COMMITTEE REPORTS: Ms. Jacob reports all committees have been convened and chairs and vice chairs elected. Mr. Knapp said the Ordinance committee will have language to discuss regarding the 100% Disabled Vets at its 6:30 meeting on February 19. Ms. Jacob said when the Board of Finance presents to the Council on March 19, is when the Ordinance committee will be charged so they can begin gathering information. Ms. Jacob clarified committees cannot make any decisions until after the public hearing.

FIRST SELECTMAN: Mrs. Llodra reports on February 11 at 7:00pm, in the Council Chambers, the State DOT will hold a hearing on the proposed improvement project on Rt. 302 at the intersection of Rt. 25. The plan is to increase the width of turning lane and other improvements. Mrs. Llodra has requested sidewalks be included on both sides. There are 3 utility poles on the Rams Pasture side of road carrying major circuits. If there were an accident and a pole taken down, it would cause a significant outage. Mrs. Llodra will ask for the lines to be buried or better protected.

Mrs. Llodra distributed an OLR Research Report regarding Senior Tax Relief (ATTACHMENT B). Mrs. Llodra explained the option on Deferral of Taxes is a way to temporarily help unemployed home owners. This could potentially save a homeowner from further economic disaster regarding loss of home. She does not know how many people would qualify. It is something for the Council to consider.

SENIOR TAX RELIEF: MR. CHAUDHARY MOTIONED TO HAVE THE ORDINANCE COMMITTEE REVIEW AND MODIFY SENIOR TAX RELIEF. SECOND BY MR. LUNDQUIST.

Mr. Kortze reports the Board of Finance is recommending changing the current ordinance. He said at the Board of Finance forum with seniors, the issues were the revaluation and taxes. There have been a number of requests for tax relief from seniors, ranging from rebates to a non-income based relief. Errors in assessments have been fixed.

Board of Finance is making two recommendations; an additional benefit and an affidavit. First, we currently have a program with graduated tiers up to \$65,000 maximum income level and the benefit total is 1.5 million in relief to seniors. The Board of Finance is recommending for the income tiers one of two options; create an additional tier from \$65,001 to \$70,000 and add \$150,000 to the relief or index the current program up to \$70,000 (bump up all the tiers). In both scenarios, the \$150,000 would be applied to the new band. Current benefits would not change. Second, the town adopt an affidavit process, an assets test, for all applicants, with an asset cap somewhere in the range of \$250,000 - \$500,000, excluding primary residence. The purpose is fairness and to avoid abuse. Seniors could have a low income but have a large amount of assets. Mr. Filiato asked how they arrived at \$70,000. Mrs. Llodra said it amounts to a cost of living increase from the last time the cap was increased about 5 years ago. Current tax relief program and proposed modifications can be viewed at: http://newtownct.gov/Public_Documents/NewtownCT_FinanceMin/I0457BA96.1/BOF%20Mins%201-23-14%20attach.pdf

Board of Finance also recommended a maximum discount of \$900 for the people who apply for the additional \$150,000 of relief.

Mr. Merola asked regarding the process on deferral of taxes, if qualification would be on an annual basis. Mrs. Llodra said a process would have to be established to qualify people based on state statutes.

Mr. Amaral asked how the tax relief is applied. Mr. Kortze replied the deduction is applied to the real estate tax bill.

Mr. Knapp asked how the Board of Finance arrived at the \$150,000 number for an increase. Mr. Kortze said \$150,000 is 10% of the current program; they want to minimize impact on the budget, and believe it is a good place to start not knowing how many people will apply. Mr. Ferguson noted the ordinance allows for indexing. Ms. Jacob asked if approved, what tax year would this go into effect. Mr. Tait said it would be for the next tax year.

MOTION APPROVED UNANIMOUSLY.

FIRST SELECTMAN: Mrs. Llodra distributed 3 publications.

HISTORY OF SEWERS written by the chair of water sewer authority, Richard Zang. (ATTACHMENT C)

UPDATE OF FFH MASTER PLAN which, by ordinance, must be updated every five years. Appropriate changes have been made by Planning & Zoning. Two major changes: the High Meadow and East Meadow are now identified as open space and protected under conservation rules and P & Z included language saying it is permissive to discuss housing. Active and passive recreation, civic and social uses are listed as preferred uses before commercial. The Fairfield Hills Master Plan – Update 2013 can be viewed at http://www.newtown-ct.gov/public_documents/NewtownCT_FFHills/index

PLAN OF CONSERVATION AND DEVELOPMENT update, which was done in-house. Former P&Z members Jane Brymer and Lilia Dean did a majority of the work. A consultant would have cost about \$100,000. It is more user friendly. Plan written with goal of what we want Newtown to look like in 10 years and beyond, and what steps government needs to take to help the vision come alive. Final 2014 POCD can viewed at http://newtown-ct.gov/Public_Documents/NewtownCT_Land/index

TREADWELL PARK: MR. CHAUDHARY MOTIONED TO APPROVE A RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$498,000 FOR THE PLANNING, DESIGN, CONSTRUCTION, REPLACEMENT OF

AND IMPROVEMENTS TO FOUR TENNIS COURTS, BALL WALLS AND FENCING AT TREADWELL PARK LOCATED IN THE TOWN OF NEWTOWN, CONNECTICUT AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PROGRAM (2013-14 TO 2017-2018, INCLUSIVE) AND AUTHORIZING THE ISSUANCE OF \$498,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE. SECOND BY MR. FERGUSON.

MR. CHAUDHARY MOTIONED TO WAIVE THE READING OF THE RESOLUTION. SECOND BY MR. CARROLL. APPROVED.

Mrs. Mangold spoke to the tennis court project at Treadwell Park. (ATTACHMENT D) Project is replacement of tennis courts with post tension concrete instead of asphalt, and to help with reconfiguration of driveway entrance. Post tension concrete courts, like the Dickenson courts, are less maintenance, allow for fluctuation with frost freeze, and last longer than asphalt. The courts have already been resurfaced three times. The narrow driveway needs to be reconfigured due to parking and safety.

Mr. Knapp asked why the concrete was better than asphalt. Mrs. Mangold said the post tension concrete can expand on unstable soils, has increased resistance to settling and heaving, elimination of cold joints around the net and fence posts, has better uniformity of play, can have more controlled slope for drainage, more stable concrete edge, and the lower maintenance. Mr. Marks stated you can only resurface a court three times.

Mr. Knapp Ryan asked if there are any major technical challenges that could consume a large portion of the project budget. Mrs. Mangold said there are not any challenges they are aware of.

Ms. Romano asked if the courts would stay in the current location and what changes would be made to the driveway. Mrs. Mangold said the courts would remain in the same location and they would like an engineer to look at the driveway for possible improvements.

Mr. Knapp asked if prevailing wage would be paid on the project. Mrs. Llodra said we are required to pay prevailing wage because we receive Federal funds, as long as it meets the threshold.

Mr. Filiato if she was confident the bonding will cover all the expenses of the project. Mrs. Mangold said she was confident especially having done the court project at Dickenson. Mr. Filiato asked of the courts generate any usage fees. Mr. Marks said very little. They don't collect fees for use of courts. Mrs. Mangold said they do offer programs such as tennis camps which generates revenue. If there were a tennis organization that used the courts regularly, then there would be a fee.

Mr. Chaudhary asked with the budget being relatively flat for next year, if we were in danger of exceeding the CIP cap? Mr. Tait said we are not; it was part of his calculations and is recalculated every year.

Mr. Lundquist how much use the tennis courts received. Mrs. Mangold said when the Dickenson courts were closed, they could not accommodate everyone. The high school team also uses the courts in the town parks. Mr. Marks said Pickle Ball has become very popular with the seniors. Mrs. Mangold said at least one court at Treadwell have Pickle Ball lines.

Mr. Amaral asked about the annual interest payment on \$500,000. Mr. Tait said the detailed amount will be in the budget book.

Mrs. Mangold said the courts will last 20+ years. She is hoping to have the project finished this spring before day camp begins, otherwise do project at the end of the summer so as not to disrupt camps.

MOTION APPROVED UNANIMOUSLY.

POVERTY HOLLOW RD. BRIDGE: MR. CHAUDHARY MOTIONED TO APPROVE THE RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$430,000 FOR THE PLANNING, ACQUISITION, DESIGN,

CONSTRUCTION AND REPLACEMENT OF THE POVERTY HOLLOW ROAD BRIDGE LOCATED IN THE TOWN OF NEWTOWN, CONNECTICUT AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PROGRAM (2013-14 TO 2017-2018, INCLUSIVE) AND AUTHORIZING THE ISSUANCE OF \$430,000 BONDS OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE. SECOND BY MR. FERGUSON. MR. CHAUDHARY MOTIONED TO WAIVE THE READING OF THE RESOLUTION. SECOND BY MR. FERGUSON. APPROVED.

Mr. Hurley reports this is the 22 of 37 bridges the town is responsible for in a continuing program. This project was delayed because it is in a watershed area and additional permits were required.

Mr. Ferguson asked about wildlife during the project. Mr. Hurley said wildlife is always considered and a box culvert will be installed allowing for the unimpeded transit of wildlife.

Mr. Hurley said the geometry on bridge is wrong and will be straightened out. Paving will be a 100 foot approach on either side of the bridge.

Ms. Romano asked about the cost details of the project. Mr. Hurley says there is cost involved with diverting the water during construction. There are times when the road will be closed and Hopewell Rd. will be used as a detour, which requires traffic control. Project is currently out to bid. The plan for bridge replacement is included in attached summary. (ATTACHMENTS E and F)

Ms. Romano asked how Mr. Hurley how he arrived at the project cost. Mr. Hurley said it is the engineer's estimate. He is confident the numbers will be lower.

Mr. Chaudhary asked for clarification, where the bond money is applied if the numbers come in lower. Mr. Tait said the proceeds go into a debt service fund and used to offset future debt or used for bond costs.

MOTION PASSED UNANIMOUSLY.

HAWLEYVILLE SEWERS: MR. CHAUDHARY MOTIONED TO APPROVE THE RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$2,800,000 FOR THE PLANNING, DESIGN, ACQUISITION, CONSTRUCTION AND INSTALLATION OF SEWERS ALONG ROUTE 6 TO SERVE THE AREA WEST OF WHIPPORWILL HILL ROAD TO SPLENDID PLACE AND ALONG ROUTE 25 TO SERVE A SECTION OF COVERED BRIDGE ROAD, LOCATED IN THE TOWN OF NEWTOWN, CONNECTICUT, AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PROGRAM (2013-14 TO 2017-2018, INCLUSIVE) AND AUTHORIZING THE ISSUANCE OF \$2,800,000 BONDS OR NOTES OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE. SECOND BY PHIL CARROLL.

MR. CHAUDHARY MOTIONED TO WAIVE THE READING OF THE RESOLUTION. SECOND BY MR. CARROLL. APPROVED.

Mr. Hurley reports the initial meeting for the Hawleyville Sewers was June 22, 1990. Initially the plan was to expand the size of pipes going through Bethel and hook to Danbury wastewater treatment plant. Capacity was purchased in Danbury for \$1,000,000. First project was the Homesteads in 1998-99. It included a gravity line that properties could hook up to, a force main to move sewage to Beaver Brook pump station and the pump house at Homesteads. Expectation was there would be additional development on parcels off Exit 9 and that would provide the revenue build the rest of the sewers. Development hasn't happened because there are no pipes going to the properties and the cost is too high. Need to get capacity in the ground to market to developers and get costs under control to competitive with other towns. An assessment was done in 2012 to value the parcels and what would be most cost effective in designing the system. (ATTACHMENT E & F) By going to a low

pressure sewer system we can service the 4 largest properties, get 80% of the assessment value, and cut the entire project cost in half. Mr. Hurley has been speaking with the owners of the 4 largest properties. The trailer park, #16 on map, would benefit from the sewers. Property #40, owned by Grace Christian Fellowship Church, wants to rezone commercial for a restaurant. The Water & Sewer Authority is going to hold a neighborhood informational meeting, and to ask who wants to participate. Mr. Benson told the Council they have talked to a number of developers, but developers want the sewers in first.

Mr. Merola asked where the lines would be. Mr. Hurley said it would go from Exit 9 to intersection at Rtes. 6 and 25, then on Mt. Pleasant to the pump house at the Homesteads. There was a question on whether to go north of Rte. 84 and it was determined it would not produce enough revenue.

Mr. Chaudhary asked about the difference between the 2.5 million cost estimate for the project and the 2.8 million bonding amount. Mr. Hurley stated the difference will depend on the number of property owners who hook up. People will not be forced to hook up. People who do hook up have to pay a connection fee, which will be substantially less than the gravity feed system. Mr. Tait said this will be a general obligation bond, but it will be in the Water & Sewer Authority fund, and they will make the principal and interest payments. The four largest properties will pay the majority of the bond. The Sewer Authority can make a year's principal and interest payments. The debt will not be paid for by taxes but by sewer assessments.

Mrs. Llodra said there is no guarantee if the sewer line is put in that development will happen in the first year or two. If we don't put the line in, nothing will change. We need to grow our economy in meaningful ways and change the composition of the grand list to reduce the impact on homeowners. We have to look area of town with substantial land available for development and attraction to business. There are very active discussions with developers. There are not many large parcels left for development that will make a difference in our tax base. Mr. Tait said the risk would not increase the CIP next year. If the debt had to go on the CIP after the first year, it would replace a project. It would not affect our debt service forecast.

Mr. Amaral asked about owner assessments. Mr. Hurley said in the past, a real estate appraisal was done on a property with and without sewers and the difference is a special benefit assessment, and is the maximum amount assessed. He said because costs will be down on this project, they do not have to charge the maximum and can be more competitive. Mr. Merola asked about the church property. Mr. Hurley said they are actively marketing for a brand name restaurant. The other half of the property will be a new church building.

Mr. Carroll asked if there were any federal funds or grants available for the project. Mr. Hurley said this is not a pollution abatement project.

Mr. Filiato asked Mrs. Llodra what is the likelihood a developer might ask for tax abatements to lure them to town. Mrs. Llodra said the Economic Development Commission has crafted some business incentive plans. Proposals will be coming before the council soon. Mrs. Llodra thinks we need to do these things to be competitive with surrounding towns.

Mr. Knapp inquired about the timetable. Mr. Hurley said construction can begin this summer and can start hooking up this fall.

Mr. Knapp asked if interest was residential or commercial. Mr. Benson said it is commercial. Property owners are marketing aggressively.

Mr. Ferguson asked regarding the property owners where the lines will run, have the owners agreed to have the construction done on their property, and will they immediately be paying the assessment. Mr. Hurley said yes they have agreed to construction and assessment will be paid when they hook up. For the actual work on the property, there will be a public hearing on the easements, and the hearing will happen when there is a design and

need for an easement. The user fee will pay to maintain the grinder pumps.

Mr. Ferguson asked if the church had plans to build housing on the property. Mr. Benson said at one time they considered affordable housing. The most they could build on the parcel is 80 units.

Mr. Ferguson asked about the benefit assessment listed on the report. Mr. Hurley clarified that the number listed was part of the real estate appraisal and not what the property owners will be charged. The assessments will be lower, determined by the actual construction costs.

Mr. Ferguson asked if property owners currently on sewers will be assessed to pay for the new construction. Mr. Hurley said they will not.

Mrs. Llodra asked Mr. Benson to clarify what affordable housing is and how people are qualified for it. Mr. Benson said Workforce Housing is the new term. It is housing for teachers, police, firemen, and people starting out or retiring. It is a need. We do have some in town; Riverview and Church Hill Rd. and soon on Washington Ave. Mrs. Llodra said the affordable housing units look just like the others; the difference is the amenities on the interior.

Ms. Romano asked what kind of development/building would be occurring on the 2 largest parcels in Hawleyville. Mr. Benson said we could do 300,000 sq. ft. Currently zoned for a warehouse but would like a mix. Open to ideas.

Mr. Amaral asked if homes on Covered Bridge Rd. would want to connect to the sewer. Mr. Hurley said he doesn't think so unless they are having issues. The reason they are going that way is to avoid issues on Rt. 25 and to save money.

Mr. Carroll asked if there was a water line in the area already. Mr. Hurley said yes.

MOTION APPROVED UNANIMOUSLY.

TOWN MEETING: MR. CHAUDHARY MOTIONED TO DIRECT THE BOARD OF SELETMEN TO CALL A SPECIAL TOWN MEETING TO CONSIDER AND ACT UPON A RESOLUTION TITLED RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$2,800,000 FOR THE PLANNING, DESIGN, ACQUISITION, CONSTRUCTION AND INSTALLATION OF SEWERS ALONG ROUTE 6 TO SERVE THE AREA WEST OF WHIPPORWILL HILL ROAD TO SPLENDID PLACE AND ALONG ROUTE 25 TO SERVE A SECTION OF COVERED BRIDGE ROAD, LOCATED IN THE TOWN OF NEWTOWN, CONNECTICUT, AS AUTHORIZED IN THE CAPITAL IMPROVEMENT PROGRAM (2013-14 TO 2017-2018, INCLUSIVE) AND AUTHORIZING THE ISSUANCE OF \$2,800,000 BONDS OR NOTES OF THE TOWN TO MEET SAID SPECIAL APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE. SECOND BY MR. FILIATO. MOTION APPROVED UNANIMOUSLY.

Mrs. Llodra said the town meeting will be February 13, in the Council Chambers.

ROADS: Mr. Hurley spoke on the town's road system. (ATTACHMENT E & F)

Mrs. Llodra said bridges use to be in the capital road account. They have been moved to CIP. This also clarifies how much is being spent on roads. The crew leaders are the most familiar with the roads in their sectors and this information is used to prioritize roads. Drainage is also an issue, because poor drainage can undermine a road that appears to be in good shape. Mr. Hurley said as information continues to come in during the year, road priorities can change. Traffic volume is also considered.

Mr. Filiato asked what is comparison in cost to maintain unpaved roads verses paving the road. Mr. Hurley said a study was done and unpaved roads cost 3 times more to maintain.

Mr. Amaral noted that some residents on unpaved roads don't want them paved. Mr. Hurley said if homeowners

see something, such as broken curbing, they should call the Highway Dept. Calls are logged in.

Mr. Carroll said people have been asking about the cost of man hours on projects. He has seen inconsistent repairs, such as fixing 8 out of 10 potholes on a road. Mr. Hurley said they have to re-educate occasionally.

Mrs. Llodra said the town will soon be going live with a work order system that will allow individuals to enter information about service that needs to be executed.

Mr. Hurley said it is called the Citizen Dashboard. A work order will appear on a map. Will be able to track work orders and when it is assigned and executed.

APPOINTMENT OF CHARTER REVISION CHARGE COMMITTEE AND CHARTER REVISION INTERVIEW COMMITTEE:

Ms. Jacob said the council was in the middle of Charter Revision in the fall of 2012 and both the charge committee and interview committee had started doing their work when 12/14 occurred. They realized they would not be able to get their work done before the next election because of other priorities. By state statute we are required to review the charter every 5 years. Goal is to have charter changes on the on the November 2015 ballot. Fifteen percent of registered voters need to vote yes to make charter changes. November election would have a better voter turnout.

Ms. Jacob appointed to the Charter Revision Charge Committee, Dan Honan, Tony Filiato, Joe Girgasky and George Ferguson. Ms. Jacob appointed to the Charter Revision Interview Committee, Bob Merola, Paul Lundquist, Phil Carroll and herself. Ms. Jacob will organize the initial meetings in the next few weeks. They will start with the body of work already done, including the list of people who were interested in serving. Ms. Jacob will send a letter to all boards and commissions in town asking for feedback.

ANNOUNCEMENTS: The February 5th meeting canceled. Next meeting is February 19th.

ADJOURNMENT: There being no further business, the meeting was adjourned at 10:20pm.

Respectfully Submitted,

Carey Schierloh
Recording Secretary

Attachment A: Budget Calendar Meeting Dates

Attachment B: OLR Research Report

Attachment C: History of Sewers

Attachment D: Treadwell Tennis Court Project

Attachment E & F: Town of Newtown Bridge and Road System Information 2014, Hawleyville Sewers

These are draft minutes and as such are subject to correction by the Legislative Council at the next regular meeting. All corrections will be determined in minutes of the meeting at which they were corrected.

2014-2015 BUDGET DATES

BOARD OF EDUCATION:

Council Chamber, Municipal Center

Jan. 30: Budget Workshop – Continuing Ed, Benefits, Plant & Transportation

Feb. 4: Budget Workshop – Public Hearing & Discussion

Feb. 6: Budget Workshop – Adoption of Budget

BOARD OF SELECTMAN

Council Chamber, Municipal Center

Feb. 3 – Adoption of Budget

BOARD OF FINANCE

Council Chamber, Municipal Center -7:00 PM

Feb. 20 – Public Hearing & Selectmen Budget

Feb. 24 – Board of Ed budget

Feb. 27 – Selectman budget

March 6 – Board of Ed budget

March 12 – overall budget, possible adoption

March 13 – overall budget, adoption

LEGISLATIVE COUNCIL

Location to be determined

March 19 – BOF presents budget to LC, no deliberations

March 26 – Public Hearing, no deliberations

April 2 – Budget deliberations and possible vote

April 9 – further deliberations and possible vote

Budget dates to be determined.

Dates are subject to change; please consult the town website for confirmation at www.newtown-ct.gov

B

Location:

TAX EXEMPTIONS; TAXES - PROPERTY;

Scope:

Connecticut laws/regulations;



June 14, 2012

2012-R-0236

LOCAL OPTION PROPERTY TAX RELIEF PROGRAMS

By: Rute Pinho, Associate Analyst

You asked for a description of the state's local option property tax relief programs for homeowners.

SUMMARY

State law gives towns the option of providing limited property tax relief to homeowners based on their (1) income, (2) age or disability, or (3) veteran or emergency personnel status. The programs target specific groups of homeowners, including seniors, veterans, individuals with disabilities, firefighters and emergency personnel, and individuals whose property taxes exceed 8% of their income. These optional property tax relief programs are in addition to the tax relief municipalities are required to provide under state law, which we summarized in a recent OLR Report (2012-R-0104) (attached).

INCOME-BASED PROGRAMS

Deferral of Taxes Exceeding 8% of Homeowner's Income

Towns' legislative bodies can vote to defer property taxes for any owner-occupied residence if the tax exceeds 8% of the owner's income for a given year. Deferred taxes are a lien on the property and must be paid with interest, when the homeowner dies or the property is sold (CGS § 12-124a).

Abatement of Taxes for the Poor

Town selectmen, city mayors and aldermen, borough wardens and burgesses, and other communities' committees may abate taxes or the interest on delinquent taxes assessed on people who are poor and cannot pay (CGS § 12-124).

PROGRAMS FOR SENIORS AND INDIVIDUALS WITH DISABILITIES

Tax Freeze for Seniors

Municipalities may freeze property taxes on homes owned by those aged 70 or older who have lived in the state at least one year. The freeze can also apply to a surviving spouse who is at least age 62 when the homeowner dies. Homeowners must meet the income limits for the state-reimbursed circuit breaker program to qualify for the additional tax freeze (CGS § 12-170aa to CGS § 12-170cc). Towns may also impose asset limits for eligibility. Those whose taxes are frozen can also qualify for other property tax relief programs (CGS § 12-170v to CGS § 12-170w).

Relief for the Elderly and Individuals with Permanent Disability

CGS § 12-129n allows towns, upon approval by the town's legislative body, to provide relief to seniors age 65 or older and people with disabilities. It imposes no income criteria and does not require towns to adopt any.

This law allows towns to provide relief to homeowners already receiving tax relief under the circuit breaker program as well as to those who do not meet that program's income criteria. The tax relief can take any form, including freezing tax payments at specified levels. But the overall amount of tax relief towns can provide is limited to no more than 10% of the total value of real property in the town in a given year. And the total value of tax relief a homeowner can receive under this and the tax freeze and circuit breaker programs cannot exceed his or her annual tax. The town must put a lien on the property if the amount of tax relief is more than 75% of the tax owed, and the law places several other restrictions on optional, unreimbursed local tax relief.

Exemption for Homeowners with Disabilities

Municipalities must provide qualifying homeowners with disabilities a \$1,000 property tax exemption. The law allows municipalities the option of also providing these homeowners an additional exemption of up to \$1,000 (CGS § 12-81i).

In order to qualify for both exemptions, a homeowner must: (1) be eligible to receive permanent total disability benefits under Social Security; (2) qualify for permanent disability benefits under a federal, state, or local government retirement plan; or (3) be 65 years or older and no longer eligible to receive benefits under the disability benefit provisions of Social Security (CGS § 12-81(55)).

Exemption for Special Tax Levied

Municipalities may exempt a prorated amount of any special tax levied on real property for low-income seniors and individuals with disabilities eligible for the mandatory tax freeze program for these homeowners (CGS § 12-129o).

Exemption for Individuals who are Blind

Municipalities may provide a \$2,000 exemption to qualifying homeowners who are blind (CGS § 12-81j). This local option exemption is in addition to the mandatory \$3,000 exemption municipalities provide to these homeowners (CGS § 12-81(17)).

PROGRAMS FOR VETERANS OR EMERGENCY PERSONNEL

Relief for Firefighters and Emergency Personnel

Municipalities may provide property tax relief to the non-salaried local emergency management director and any individual who volunteers his or her services as a firefighter, fire police officer, emergency medical technician, paramedic, civil preparedness staff, an active member of a volunteer canine search and rescue team, an active member of a volunteer underwater search and rescue team, or an ambulance driver in the municipality.

The tax relief may be in the form of either (1) an abatement of up to \$1,000 in property taxes due for any fiscal year or (2) an exemption applicable to the assessed value of real or personal property up to an amount equal to \$1 million divided by the mill rate, in effect at the time of assessment, expressed as a whole number of dollars per \$1,000 of assessed value. Any ordinance may authorize interlocal agreements for the purpose of providing property tax relief to such volunteers who live in one municipality but volunteer their services in another municipality (CGS § 12-81w).

Abatement for Surviving Spouses of Police Officers or Fire Fighters

Municipalities may establish a program to abate all or a portion of the property tax on the principal residence of the surviving spouse of a police officer or firefighter who dies while in the performance of his or her duties (CGS § 12-81x).

Exemption for Veterans Receiving Standard Exemption

State law provides a basic \$1,200 municipal property tax exemption for qualified veterans or their surviving spouses. Municipalities may provide an additional exemption of up to \$10,000 or 10% of the property's assessed value to veterans who qualify for the basic exemption and meet certain income limits (CGS § 12-81f).

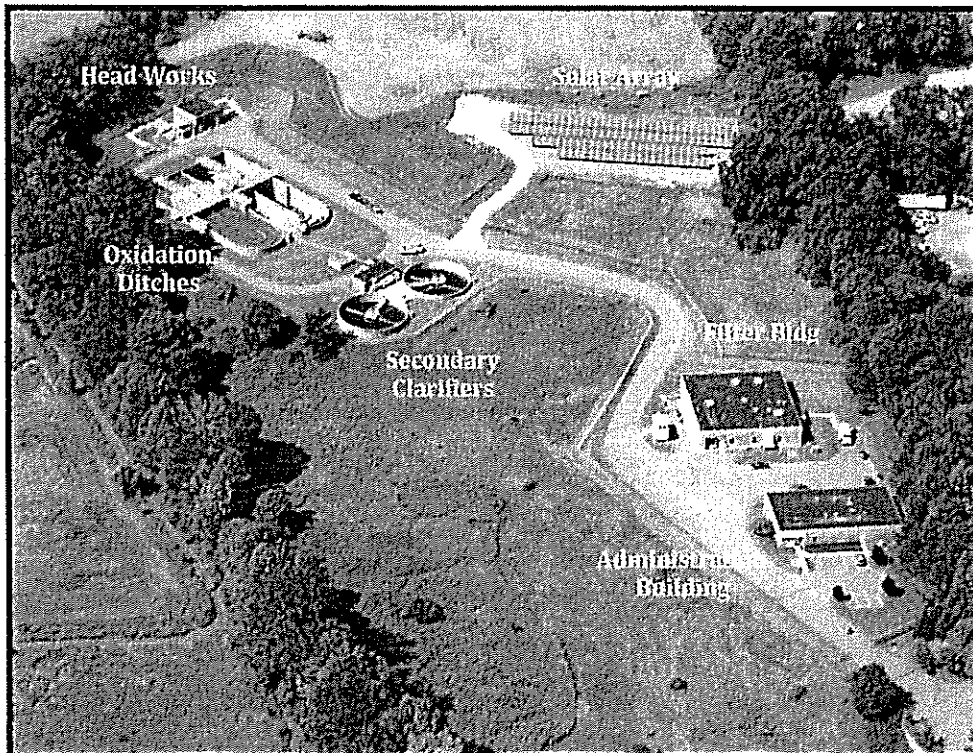
Exemption for Veterans with Severe Disabilities

Municipalities may provide a total exemption to those veterans receiving financial assistance for specially adapted housing under Title 38 of the United States Code. (A specially adapted home is one outfitted to make it suitable for someone who has lost his limbs or eyesight.) If a municipality provides a total exemption, the taxpayer is not permitted to receive the state mandated exemption for veterans with severe disabilities (CGS § 12-81(21)(c)).

RP:ro

A History of the Newtown Sewer System

ITS PLANNING, DESIGN, CONSTRUCTION AND OPERATION



The Newtown Wastewater Treatment Facility - 2012

As Newtown grew it faced many challenges in controlling ground water pollution caused by septic failures in the Borough, Sandy Hook center and the lakeside communities. Each area has a different underlying issue that precludes long-term reliance on conventional septic systems. The Borough has hardpan soils that prevent onsite subsurface disposal, Sandy Hook has a permeable, sandy soil that allows septic waste to contaminate the underlying ground water, and the building lots in the lakeside communities are too small to support individual disposal systems.

The state grew impatient waiting for the town to address its septic problems and finally resorted to threats of heavy fines from the Attorney General. It took 35 years from the town's first appropriation for a wastewater study and 28 years from the first State Order in 1969 for Newtown to begin treating sewage in its own plant in 1997.

*Richard B. Zang, Chairman
Water & Sewer Authority
4 Turkey Hill Road
Newtown, CT 06470
December 2013*

Newtown Sewer System

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Early Attempts

A \$1,000 appropriation was approved for a study of sewage disposal at the Annual Town Meeting on October 1, 1962. On July 1, 1963 the Board of Selectmen received the report from Henderson and Casey, Consulting Engineers of Westbury, NY that discussed means of controlling pollution from on-site waste disposal and that recommended the construction of a septicage disposal facility in Newtown.¹

The report concluded "at present no serious sewage disposal problems in Newtown, nor have residential and industrial developments so expanded as to justify the cost of installing a sewage disposal system." The exceptions noted were the Wheeler [Queen St] Shopping Center and the High School [now the Middle School]. Soil conditions in the Queen Street area were described as generally poor for underground disposal and only 50% of the town had excellent to well-draining soils. Sewers for the central part of town, if desired, were estimated to cost \$460,000 (\$80,000 per mile) and a treatment plant an additional \$320,000. Community systems using filters and underground collection with chlorinators could be constructed in areas without permeable soils but with access to water courses. The report was adopted but not funded.

The report also noted that using an open pit for dumping septic waste collected by private scavengers was unacceptable and a plan for a \$20,000 facility at the town dump was submitted to the Health Department. The following year on October 11, 1963 the Bee reported that the Permanent Building Committee "will also shortly be starting on the construction of a septic waste plant."

In 1969 the Water Resources Commission of the State of Connecticut ordered Newtown to study its sewerage needs:²

"1 - Construct a sewage treatment facility in the vicinity of the mouth of the Pootatuck River to adequately service anticipated future sewage flow from the tributary service area, appropriately constructed to assure adequate secondary treatment.

"2 - Provide a plan for town wide sewerage needs and install such parts of the sewerage system as are necessary, giving special attention to these areas where pollution is presently occurring and/or where industrial,

commercial or population growth is occurring or is contemplated such as in the vicinity of the Village of Sandy Hook, along the Pootatuck River between Sandy Hook and Rocky Glen, and in the vicinity of the intersection of Queen Street and Route 6.

"3 - Provide capacity for the sewerage needs of those areas outside of the Town of Newtown which might logically be served by the sewerage system of the Town of Newtown."

In response, Henderson and Casey recommended a \$4.6 million sewer program to serve the 1971 population of 3,000. Small lots, rock, high groundwater, poorly drained soils and overflows of septic systems were cited. The areas of concern were The Borough, Sandy Hook, Shady Rest, Glen Road area, Lakeview Terrace, Pootatuck Park, Riverside, Cedarhurst, and Taunton Pond. The report concluded "the worst existing problem areas are to be served by sewers, i.e., Central Borough, Sandy Hook and portions of Rocky Glen near the intercepting sewer." The Bee reported³ that "Newtown has submitted to DEP an engineering report outlining a secondary sewage treatment plant and interceptor system, the construction of which is expected to begin by the end of 1973." The recommendations of the study were not implemented.

In his 1975 annual report⁴ John Goett, the Town Sanitarian, reiterated his previous recommendation for action on sewers in the Borough. He claimed that "a genuine house to house canvass of every residence in the Borough alone would show 200 or more septic violations" and that the cost of compliance would be up to \$10,000 with a probable average of \$3,000 per system. "Just a ride through the Presidential streets and observing the patches of dark green grass will convince anyone."

In 1975 the Connecticut Department of Environmental Protection (DEP) ordered the Town of Newtown to provide an assessment of its septic failures and measures to be taken to address such failures. In 1976 First Selectman Jack Rosenthal asked the Health Department to provide a general performance evaluation and assessment of the town's septic systems. John Goett replied⁵ that sewers were needed in the Borough and Sandy Hook center and that the summer home areas such as Pootatuck Park, Riverside and Cedarhurst were potential areas for study.

¹ Newtown Bee, "Surveys of Sewage Disposal Problems in Newtown," July 5, 1963.

² Michael A. Horne, *Draft Report to the Newtown WPCA on 201 Wastewater Facilities Planning*, CEM Draft Working Note, May 18, 1981, page 4.

³ Newtown Bee, "State Studies Water Pollution," January 14, 1972.

⁴ John E. Goett, letter to Borough of Newtown, May 1, 1975

⁵ John E. Goett, letter to Mr. Jack Rosenthal, September 21, 1976

Step 1 – Facilities Planning

In October 1976 DEP advised⁶ that the state would be requiring the development and implementation of areawide waste treatment management plans. On November 1, 1976 the Newtown Board of Selectmen approved a motion “to enter into an agreement with the Towns of Southbury and Woodbury for a regional study of the pollution of the ground water.” The three towns jointly agreed and retained the services of the Hartford-based consulting firm, The Center for the Environment and Man, Inc. (CEM)⁷ to develop a Water Quality Management Plan as soon as financing became available under Section 201 of the Federal Water Pollution Control Act Amendments of 1972.

The proposed plan of study⁸ submitted by CEM in March 1977 listed eight tasks to be accomplished in less than 12 months: list effluent limitations; assess current situation; assess future situation; develop and evaluate alternatives; select, prepare and revise preliminary facilities plan; develop preliminary design; develop implementation plan; and prepare final report.

On May 18, 1977, the DEP issued an “Order to the Towns of Newtown, Southbury and Woodbury to Abate Pollution” to take action as necessary to provide a plan for sewerage needs and a plan and implementation schedule for the installation of sewerage disposal facilities, and to identify areas where installations of facilities are not anticipated and the municipal controls that will preclude their need.

First Selectman Jack Rosenthal directed Newtown Grants Administrator Zita McMahon to apply for 75% federal and 25% state grants for the \$99,737 Step 1 Regional Facilities Plan proposed by CEM. The towns were notified of the grant approval and told to proceed with Step 1⁹ In July, 1977.

Phase I of Facilities Plan by CEM

CEM elected to publish a preliminary, Phase I report with tentative suggestions rather than final recommendations in order to allow public involvement before publishing a final, Phase II report. Public meetings were held in all three

towns and in Newtown on September 15, 1977 and February 22, 1978.

The March 1978 Phase I Facilities Plan¹⁰ concluded that the most cost effective solution was for the three towns to pursue separate wastewater management projects and individual plans were included for each of the three towns. The “suggested” plan for Newtown with project costs roughly estimated at \$22.93 million included in part:

(1a) A 2.6 mgd secondary treatment plant with nitrification and phosphorus removal from May through September located near the mouth of the Pootatuck River at Lake Zoar and a hybrid collection system serving the Borough, Fairfield Hills Hospital, Meadow Ridge Acres, parts of Sandy Hook, Rocky Glen, Pootatuck Park, Riverside, and Oakdale Manor and Lakeside in Southbury. STEP¹¹ collection systems would serve portions of the smaller communities. Inclusion of Taunton Pond was to be evaluated in Phase II. Project costs were estimated to be \$21.5 million.

(1b) Two STEP collection systems with community leaching fields near the lakeside communities of Shady Rest and Cedarhurst. Project costs were estimated to be \$1.23 million.

(2a) A facility at the treatment plant for the holding, pretreatment, and regulation of septage. Project costs were estimated to be \$0.2 million.

DEP Water Compliance Survey 1978

In May of 1978 a survey by the DEP Water Compliance Unit identified over 60 failing sanitary systems and extremely high coliform counts in over a dozen storm drains and drainage ditches in Newtown.¹²

High levels of nitrates and chlorides in two sets of potable water samples taken at Shady Rest, Riverside and Cedarhurst/Lakeview Terrace in February and March 1981 indicated probable septic effluent contamination of ground water. Since many homes were unoccupied, concentrations may have been low. The recommendation to test in the fall after the summer residences were occupied was not acted upon.¹³

⁶ Robert L. Smith, DEP Principal Sanitary Engineer, letter October 13, 1976

⁷ CEM was founded in 1960 as the Travelers Research Center and renamed The Center for the Environment and Man, Inc. in 1970.

⁸ CEM, *Plan of Study, Regional 201 Facilities Plan for The Towns of Newtown, Southbury and Woodbury*, March 1977

⁹ Under the Clean Water Act projects are funded for Step 1 – Facilities Planning, Step 2 – Design and Specifications, and Step 3 – Construction.

¹⁰ CEM, *Phase I Report, Tri-Town 201 Wastewater Facilities Plan for Newtown, Southbury and Woodbury, Connecticut*, Volume 1, CEM Report 4218-615, March 20, 1978

¹¹ Acronym, Septic Tank Effluent Pumping

¹² DEP Water Compliance Interdepartment Messages 5/16/78 thru 5/19/78 and 6/5/78. (Appendix H of *Volume I, Sanitary Survey Results*, Newtown Health Department, September 3, 1991)[see Appendix A, CEE Addendum #2]

¹³ Michael A. Horne, CEM, letter to Peter Alagna, May 8, 1981 (included in CEM Draft Report, May 18, 1981)

HVCEO

In 1978 the state legislature authorized the regional planning agency, The Housatonic Valley Council of Elected Officials (HVCEO), to provide a plan to examine subsurface disposal problems in the ten municipalities within its region and to identify areas for traditional sewers and for sewer avoidance. The legislature also recommended a change in statutes where "sewer authority" would be renamed "water pollution control authority." Peter Alagna, HVCEO Regional Planner, was the project engineer for this study.

Newtown Citizen Advisory Committee

In December 1979 First Selectman Jack Rosenthal created the Newtown Citizen Advisory Committee (CAC)¹⁴ to oversee the development of the facilities plan by CEM and to ensure public participation by Newtown residents and businesses during the development of the plan. The CAC held its first official meeting on December 18, 1979 and at a workshop on February 13, 1980 CEM presented its survey data and methods and costs for onsite (non-sewer) improvements to the CAC. Ten potential sewer service areas were identified in Newtown as shown in Figure 1.

After review and approval by the CAC, CEM published a newsletter in April 1980 describing the results of the survey and announced three public information workshops to be held on April 7, 9, and 10, 1980. The Responsiveness Summary prepared by the CAC noted that the first two workshops were well-received, but the third workshop for residents of Shady Rest, Riverside, Cedarhurst, and Lakeview Terrace was termed "antagonistic." The CAC and CEM presented the Newtown portion of Phase I and a preliminary Phase II of the Facilities Plan to the Legislative Council on April 16, 1980.

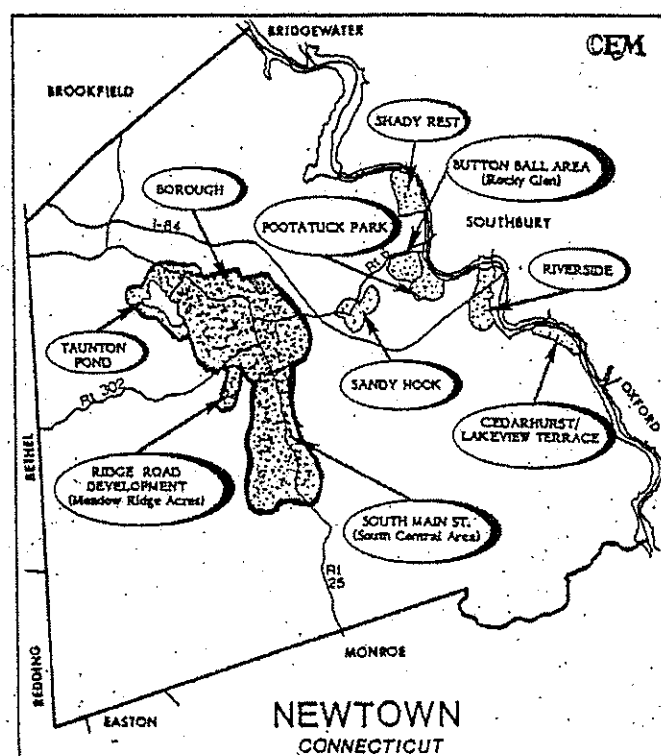
Newtown WPCA Established

The Newtown Water Pollution Control Authority (WPCA) was authorized as an agency of the Town by Water Pollution Control Authority Ordinance 56, adopted by the Legislative Council on May 7, 1980. The seven-member WPCA was granted all the powers set forth in Chapter 103 of the Connecticut General Statutes (CGS). Members were appointed by the Board of Selectmen on January 26, 1981 and the CAC was abolished. The original members were

¹⁴ The appointed members of the CAC were Peter Alagna, Chairman, J. Gilbert Collins, Vice Chairman, William H. Lifsey, Secretary, James Benson, Public Participation Chairman, Norman Cohen, John Dillon, Ernest G. Fenn, Mary Gaudet, Robert Henry, Harvey Hubbell, David Kates, Emery Lantos, Socha Larsen, Robert McCollough, Erwin N. Potter, Arthur Spector, and David B. Thompson.

Democrats Peter Alagna, David Kates (Borough appointee), and Art Spector; Republicans Mary Gaudet and Harvey Hubbell; and unaffiliated voters Ernest Fenn and John Watson (Borough appointee). At their first meeting on February 24, 1981 Peter Alagna was elected Chairman and David Kates Secretary¹⁵.

Figure 1 - Potential Sewer Service Areas¹⁶



Phase II begun by CEM

The Phase I plan was reviewed by the DEP, EPA, the Tri-State Regional Planning Commission, the towns and their regional planning associations, the HVCEO for Newtown and the Central Naugatuck Valley Regional Planning Agency for Southbury and Woodbury. CEM began work on Phase II of the facilities plan in August 1978 with the stated objectives of completing a detailed field survey of the identified problem areas and re-evaluating non-sewer alternatives to minimize the sewer service areas.

In the spring of 1979 CEM conducted a three-element, lot-by-lot survey, which included a field survey by a crew of three, questionnaires mailed to all residents, and a review of the Sanitarian's files, covering the ten potential sewer service areas. The survey of 2,045 dwellings identified 725 active, marginal, or historical septic system failures.

¹⁵ Newtown Bee, "Where Will Sewers Go?" March 6, 1981, page 1

¹⁶ CEM, *Newtown Newsletter*, Apr 1980

Newtown Sewer System

On October 9, 1980 the state approved a grant increase of \$5,312 for the Step 1 Regional Facilities Plan to cover the state's share of eligible costs for increased public participation. A second newsletter was published by CEM for the CAC in October 1980 describing the alternative onsite (non-sewer) solutions available to homeowners in each of the ten study areas and a second round of public information workshops was held on October 28, 29, and 30, 1980.

During the Phase II planning for Newtown, DEP advised that the Fairfield Hills collection system was not to be connected to the proposed treatment facility. During Phase II planning for Southbury it was determined that the Oakdale Manor and Lakeside communities could be served by onsite improvements and non-structural solutions and therefore connection to the treatment facility in Newtown would not be required.

On August 21, 1981 as CEM was nearing completion of the \$478,613 plan, the Bee quoted James Grier of DEP: "actual funding to construct a multi-million dollar sewage treatment plant and sewer system is uncertain. Under Carter Administration proposals DEP had scheduled the Newtown project for sewer funding after FY 1986. State officials are uncertain when - or if - funding will be available." The near certainty of significant cuts in state and federal funds and the high costs of borrowing led the Board of Selectmen to suspend further work by CEM.

Phase II completion by A. R. Lombardi

The 1977 abatement order from DEP was still in force when work on the Facilities Plan resumed in 1982 by engaging the engineering services of A.R. Lombardi and Associates Inc. to assist CEM.

Several options were presented in the March 1983 draft Facilities Plan.¹⁷ The recommended option was a central system connecting the Borough, Sandy Hook and Church Hill Road for the short term. Sewering the south central area, the industrial area adjacent to I-84, and the Newtown Commerce Park was recommended for the longer term. A treatment plant to be located at Fairfield Hills was recommended with a 0.75 mgd initial design flow rate and 1.2 mgd final design rate. An oxidation ditch was selected as the most cost-effective treatment process - over rotating biological contactors, trickling filters and two-stage activated sludge. The plant also would be designed to handle and treat all septage generated in Newtown. The outfall was to extend to the Pootatuck River below the dam near the old Fabric Fire Hose factory to assure water quality protection. If needed during the 20-year planning

period, subsurface disposal systems were recommended for Taunton Pond, Shady Rest, and Cedarhurst/Lakeview Terrace and recirculating sand filters were recommended for Riverside and Pootatuck Park. The estimated project cost for the longer-term system was \$14,350,000 using 1982 ENR construction costs. The estimated project cost for the community systems was \$3,855,000.

Only minor design changes were made in the February 1984 revision to the Facilities Plan¹⁸ that did not affect the estimated project costs. The proposed treatment plant located at Fairfield Hills included an oxidation ditch, clarifiers, sludge drying beds, and chlorination before discharge.

A third issue of the newsletter was published by CEM for the WPCA in February 1984. It announced the Public Hearing to be held in April, presented cost estimates for users, and advised that the federal share of project funding would drop from 75% to 55% in October 1984. After the Public Hearing on April 11, 1984, the WPCA voted to add sewers in streets impacting Taunton Pond, the Borough Sandy Hook Center, and a portion of South Main Street. The treatment plant was to be south of Commerce Road.

At a Board of Selectmen meeting on March 18, 1985, Peter Alagna and Michael Horne, Chief Engineer of A. Lombardi, defended the proposed \$17.8 million project. The town would pay \$3.6 million, sewer users would pay \$10.2 million dollars in assessments, and state and federal grants would cover \$4 million of the capital cost. Financing costs, user fees, and connection costs would be additional. Mr. Alagna said that over a twenty-year period it would be less expensive to build the sewer system than to replace all the failing septic systems.¹⁹

At a special meeting on March 21, 1985, the Board of Selectmen rejected the plan as too expensive. First Selectman Jack Rosenthal was quoted as saying "The financial burden that this project would place on the town and the sewer district would be too heavy for either to bear."²⁰

DEP Order No. 4100

On June 25, 1985 the Commissioner of Environmental Protection ordered the town "to take action as is necessary to construct facilities to correct wastewater disposal problems in accordance with the approved engineering

¹⁷ A.R. Lombardi Associates, Inc., *201 Wastewater Facilities Plan, Draft Final Report*, March, 1983

¹⁸ A.R. Lombardi Associates, Inc., *201 Wastewater Facilities Plan Draft Final Report, Vol I and II*, February 1984

¹⁹ Newtown Bee, "Selectmen Question Sewer Project Costs," March 22, 1985

²⁰ News-Times, "Selectmen reject plan for Newtown sewer system," March 26, 1985

report entitled 'Final Report to the Town of Newtown, Connecticut, 201 Wastewater Facilities Plan - February 1984.' The Order included a schedule of five milestones for implementation including starting construction by June 30, 1988.²¹

Second Facilities Plan

Facilities Plan by CEE

By agreement signed on March 24, 1986 the WPCA retained Consulting Environmental Engineers, Inc. (CEE) of West Hartford to develop a new facilities plan. Due to dry weather conditions CEE was unable to complete a new sanitary survey in 1986 and on September 24, 1986 DEP modified Order 4100 by moving all milestone dates ahead one year. CEE conducted sanitary surveys on over 1,100 properties in the spring of 1987 by visiting about three of every four homes in the nineteen survey areas selected as being representative of the type of development throughout the study area.²² The survey identified individual systems as failing, suspect, marginal, or no problem detected. Using the criteria that if more than 5% of the systems in each survey area were failing, or 20% failing or suspect, thirteen of the nineteen areas were classified as problem areas.

CEE presented a preliminary wastewater facilities plan for WPCA review in March 1988 and a final plan dated September 11, 1989. This Facilities Plan recommended sewers for the Borough, Sandy Hook, South Main Street, Taunton Pond North and the Riverside and Pootatuck Park neighborhoods. The recommended system consisted of 23 miles of gravity sewers, 6 miles of force mains, 13 pump stations, and 400 individual grinder pumps. Wastewater flow from existing development was determined to be 644,000 gal per day, or about 217.5 gal per day per EDU²³. Based on a 1.8% population growth forecast for Newtown by OPM from 1980 to 2000, future sewage flows were estimated to grow to 1.28 mgd by the year 2010. It was recommended that the town build a 1.3 mgd central treatment plant adjacent to the existing state treatment plant at Fairfield Hills. The plan assumed that the state property would be available to the town at no cost and that the plant would accept flows from FHH but not from the proposed jail. The projected cost was estimated to be \$105

million, or \$182 million including financing at 7.5% interest, and the average benefit assessment would be \$15,000 to be increased by 5% each year. The town would pay 8% or \$14 million of the cost through general taxation.

On September 28, 1989, the WPCA held a public hearing attended by Simon Mobarek, DEP; S. Frank D'Ercole, Bond Counsel; and 125 town residents. CEE Vice President Rob Prybylo presented the Facilities Plan and introduced a Sewer Avoidance Plan (SAP) including a permit system for septic systems to be administered by the Health Department. The reaction at the public hearing was overwhelmingly negative. The public felt the system was unnecessarily large, the cost was excessive, and the town's share of the cost was too small.

On October 2, 1989 the WPCA rescinded its motion to recommend an appropriation of \$105 million for the design, acquisition, construction and equipping of a treatment plant and sewerage system and the Board of Selectmen rejected the plan. In November the WPCA instructed CEE (Amendment #4 to the CEE contract) to reduce the sewer service area by eliminating portions of Sandy Hook, the lakeside communities, the lower portion of South Main Street, and the Borough West.

Addendum #1 to the 1989 Plan

In February of 1990 a committee was formed to review the future growth and flow assumptions used in the 1989 Facilities Plan. As a result of new surveys of undeveloped properties in the sewered area and their potential for future EDUs, the plant design flow was reduced by 29% and the estimated construction cost was reduced by 37%. In April of 1990, after analyzing the cost of sending wastewater to Danbury for treatment, CEE recommended treating all Newtown sewage in a new 1.0 mgd plant that would cost \$10.8 million.

Representatives of CEE and the WPCA met with DEP and argued that several of the outlying neighborhoods could be deleted from the initial sewer service area and could be served effectively by the administration of an aggressive Sewer Avoidance Plan. DEP agreed but stipulated that the deleted areas be included in the ultimate sewer service area.

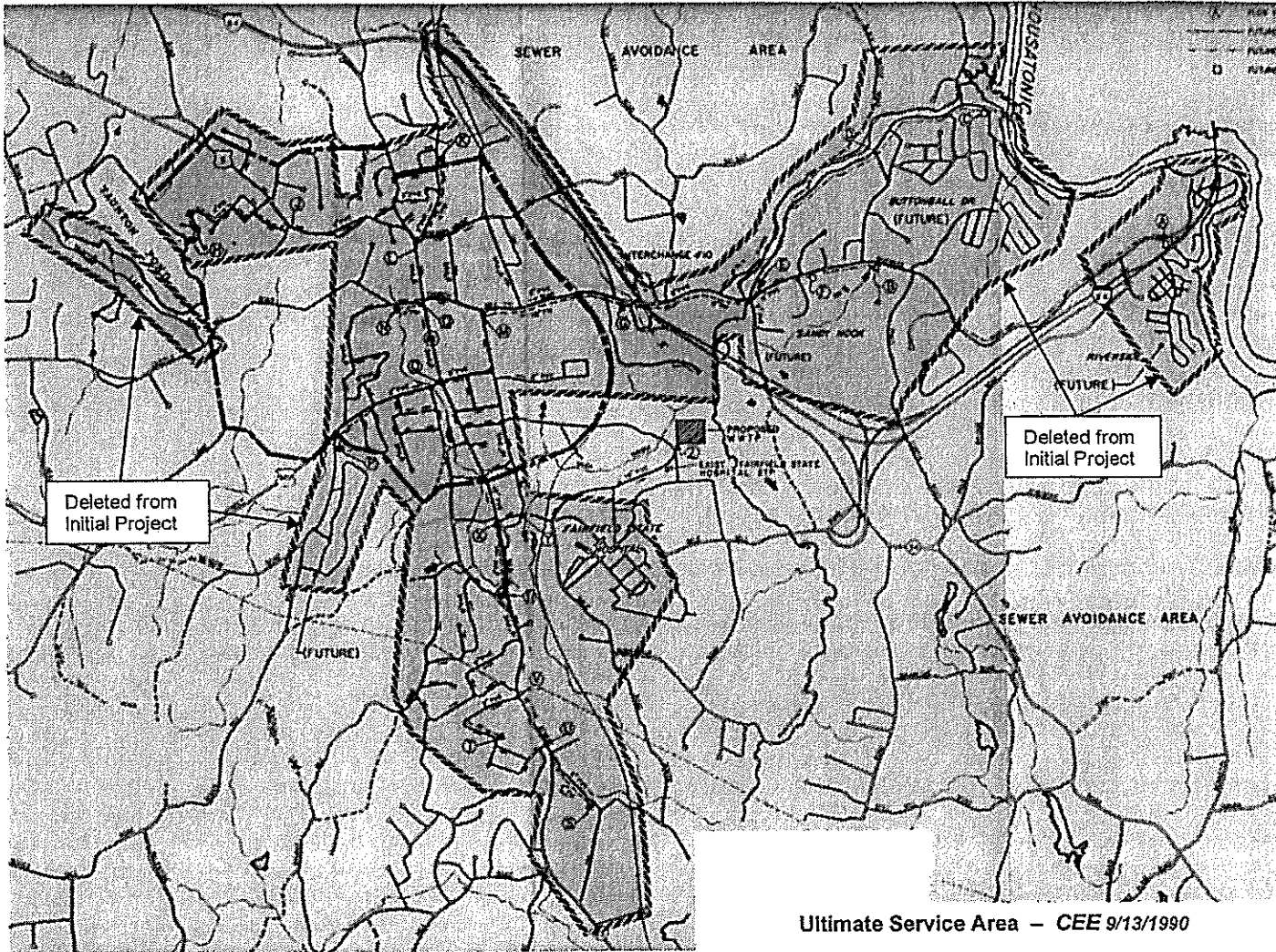
The WPCA accepted a draft of the revised plan on August 23, 1990 but lowered the residential benefit assessment from \$15,000 to \$12,500. Addendum #1 of the Facilities Plan dated September 27, 1990 deleted Riverside, Pootatuck Park, Ridge Road, Taunton Lake Road neighborhoods, and a portion of Sandy Hook from the initial service area which reduced the cost of the project from \$105 million in the earlier plan to \$65 million not including financing costs.

²¹ The Order was subsequently modified by schedule changes on September 24, 1986, on February 18, 1988, and on July 22, 1989.

²² The study area included the Borough, Sandy Hook, Taunton Pond North and South, South Main Street, and all of the lakeside communities. The study area coincided closely with that used in the previous plan by A. R. Lombardi.

²³ Equivalent Dwelling Unit (EDU). Flows from non-residential properties are represented as multiples of flows from single family residences.

Figure 2 – Sewer District per 1990 Addendum #1



John Grunigen, President of CEE, presented the revised Plan at a public hearing held on October 25, 1990.²⁴ He explained that the average sewer benefit assessment for residential properties served would be \$12,500, the project would be financed by the town over 20 years by an average property tax increase of 1.41 mills, and future benefit assessments would increase annually by 1% over the base year. First Selectman Zita McMahon spoke first after the presentation and requested that the WPCA recommend that the Board of Selectmen and Legislative Council vote to proceed with the design and preparation of specifications. She had discussed this with state officials and they had verbally agreed with this approach. She did not believe “we

should go to a Town Meeting on the plan as propose tonight, as it would probably be rejected and Newtown would then be liable for action taken against the town by the state.” In answer to a question about DEP Order 410(Mr. Mobarek stated that “as far as we are concerned, yo will not be obliging the order unless bids are taken for construction of the system.”

On November 7, 1990 the Legislative Council adopted the resolution entitled “Resolution Appropriating \$4,000,00 For The Design of a Wastewater Treatment Facility and Sewerage System And Authorizing The Issuance of \$4,000,000 Bond Or Notes Of The Town To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose.” The resolution was defeated by the public at a Town Meeting on November 20, 1990 and the town failed to raise the necessary support to refer the question to a referendum.

²⁴ Attendees in addition to the public and WPCA members included Simon Mobarek of DEP, First Selectman Zita McMahon, Selectman Gary Fetzner, Finance Director Ben Spragg, Sanitarian Mark Cooper, and John Grunigen, Rob Prybylo, and Paul Barnett of CEE.

The DEP filed a Writ of Complaint²⁵ with the Attorney General in January for failure to comply with the terms of Order 4100 and the town was sued in March of 1991.²⁶ The WPCA and the First Selectman Zita McMahon promptly requested a chance to look at other options. While agreeing DEP Supervising Sanitary Engineer Simon Mobarek noted that "Technically, Newtown never completed its planning stage because the full Facilities Plan was never brought to a town meeting."²⁷ Peter Alagna proposed to scale back the sewers to serve only the Borough and to provide alternative solutions for the outlying areas.²⁸

On March 28, 1991 the WPCA asked the Health Department to conduct a lot by lot survey of 978 properties in the Borough, study area 1; South Main St, study area 2; and Sandy Hook, study area 3. The survey was conducted by Health Department staff members from April 4, 1991 to June 17, 1991. Septic systems were rated as failing, suspect, marginal, or no problems detected. The field surveys rated as failing or suspect 119 systems in the Borough study area, 11 in the South Main Street area, and 5 in the Sandy Hook area. Questionnaires were mailed on June 11, 1991 to 996 homeowners in the study areas and 565 responded. Department files were reviewed to determine the history of individual failures and site information that might preclude septic repairs. The results of the field surveys were reported in July 1991 and the full report²⁹ was issued in September by Thomas F. Draper, Director of Health and Mark A. R. Cooper, Director of Environmental Health.

In order to convince DEP that in areas such as South Main Street sewers were not needed, all properties with failing, suspect, or marginal systems were mapped by WPCA member Alan Shepard showing possible reserve septic disposal areas meeting all current State Health Code requirements.

At a July 10, 1991 meeting with CEE, Mark Cooper, David Thompson (Conservation), Peter Alagna, Ernie Fenn and Alan Shepard, Bill Hogan and Simon Mobarek of DEP agreed to allow the town to revise the Facilities Plan by including the alternative solutions discussed with Peter Alagna in May.

²⁵ Newtown Bee, "State Investigates DEP Request to Sue Newtown," February 1, 1991, page A-10

²⁶ Newtown Bee, "State Sues Town Over Stalled Sewer Plan," March 15, 1991

²⁷ Newtown Bee, "State Allows Town to Look at Alternatives to Sewers," April 26, 1991, page 1

²⁸ Newtown Bee, "State, Town Start Talks on Sewers," May 17, 1991, page A-1

²⁹ Newtown Health Department, *Sanitary Survey Results, Volume I*, September 3, 1991

Rather than sewer entire streets in the South Main Street area the few failed systems would be repaired; the South Main Street area from Mile Hill Road to Pecks Lane would be eliminated entirely for sewerage as its main purpose was to accommodate future commercial development; and as an alternative to extending sewers to the lakeside communities; a community leaching field would be constructed at Treadwell Park initially to serve Sandy Hook and when and as necessary any lakeside properties with failed septic systems.

DEP agreed to these changes but requested additional information to support the town's conclusion that all individual lots eliminated from the sewerage areas could support onsite wastewater disposal. Alan Shepard, an engineer and newly appointed member of the WPCA, successfully defended the proposed repairs to the satisfaction of state health inspectors. DEP did not agree to pay for changes to the Facilities Plan a second time, although the Design and Construction phases of the project would be eligible for state funding.

On July 15, 1991 the state issued a Motion for Stipulated Judgment allowing the town to submit at its discretion for DEP review and approval by the Commissioner an addendum #2 to the Facilities Plan on or before September 30, 1991.

Addendum #2 to the 1989 Plan

On July 25, 1991 the WPCA moved to modify the Plan by making the changes as allowed by DEP. The more comprehensive survey by the Health Department and the actual water consumption records were used to reduce the wastewater flows to 200 gpd per EDU. The connection of Taunton Pond North to Hawleyville was dropped in favor of a connection to the central plant. The Sandy Hook area (Church Hill Rd, Glen Road south of Dayton St, Riverside Rd west of Dickenson Drive, and Washington St to the brook crossing) was to be served by a community leaching field.

CEE modified the Facilities Plan accordingly.³⁰ Service to the Borough, Sandy Hook, and Taunton Pond North remained essentially unchanged, but service to Schoolhouse Hill Road, Lovell's Lane, Laurel Road, Borough Lane, and a portion of Wendover Road was deleted. The South Main Street area below Mile Hill South was eliminated from the initial service area but was included in the ultimate service area as were the lakeside communities.

CEE recommended a 271,000 gpd central wastewater treatment plant on state property off Commerce Road to

³⁰ CEE, *Addendum #2 to the Water Pollution Control Facilities Plan*, October 10, 1991

Newtown Sewer System

serve the Borough and a 61,000 gpd community treatment facility at Treadwell Park to serve the remaining portion of Sandy Hook. The initial sewerage system was to consist of 13.8 miles of gravity sewers, 4 miles of force mains, 5.8 miles of building laterals, and eight pump stations. A comparison of the two amended plans is shown in Figure 3.

Figure 3 - Comparison of 1990 and 1991 Plans

CEE Facilities Plan	1990 Plan – Addendum #1	1991 Plan – Addendum #2
Proposed sewer area	Taunton Pond north area, South Main St area, Borough, Sandy Hook Center	Taunton Pond north area, Borough, Sandy Hook Center
Total system flow	750,000 gal/day	332,000 gal/day
Total EDUs served	3,450	1,356
Year-of-construction cost	\$58 million	\$33.2 million
Short & Long-term financing cost	\$54 million	\$7 million
State Grants		(\$4 million)
Total local cost	\$112 million	\$36.2 million
Average benefit assessment/EDU	\$12,500	\$6,000
Average mil rate increase	1.41	0.87
Estimated annual user fee (1991\$)	\$225	\$250
Average monthly cost to users	\$116	\$51

The plan assumed South Main Street area would be connected to the central plant sometime between 2015 and 2045 and that the lakeside communities and all of Sandy Hook would be connected to the central plant sometime after 2015 at which time the community system would be abandoned.

Because of the professional efforts of the Health Department and the WPCA the costs of outside engineering services to prepare this addendum were held to \$19,410, which the WPCA, Legislative Council, and Board of Selectmen had approved on June 5, 1991. According to CEE, "without this in-house technical capability, the town would have incurred expenses of \$200,000." Simon Mobarek commented "I've never seen a town put in so much effort as I did in Newtown. They did a very good job."³¹

In October of 1991 DEP advised that the "current priority list is such that Newtown should qualify for funds." At a public workshop on October 15, 1991 it was explained that the lower project costs were made possible by the smaller

³¹ Newtown Bee, "DEP Gives Preliminary Sewer Report High Marks," July 22, 1991

service area and the availability of 2% rather than 7% financing.

Stipulated Judgment

DEP accepted Addendum #2 and requested the Stipulated Judgment, which they had won against the town in July, be so amended. The revised Motion for Stipulated Judgment was issued on October 25, 1991 with a compliance schedule that was not agreed to. A second revision to the Motion for Stipulated Judgment³² was issued on November 5, 1991. At the joint meeting of the Board of Selectmen, Legislative Council, and WPCA on November 6, 1991, all moved to "enter into" the Motion for Stipulated Judgment.

The town was thereby ordered to comply with DEP Order No. 4100 in accordance with a compliance schedule to implement the project proposed in the CEE Facilities Plan Addendum #2 or face penalties for delay starting at \$1,000 per day, increasing in steps to \$25,000 per day for each of the nine milestones in the schedule. In accordance with three of the milestones the town was required to provide appropriate funding by March 30, 1992, to award the initial construction contract by April 15, 1994, and to place all facilities in operation by April 30, 1997. Unreasonable delays in meeting any of the nine milestones would result in heavy daily financial penalties such as \$1,000 per day for the first thirty days of delay, \$3,000 per day for the subsequent 30 days and progressively stiffer fines for further delays up to a maximum of \$25,000 per day until full compliance was achieved.

The WPCA held a Public Hearing on January 21, 1992 concerning Addendum #2 of the Facilities Plan and on the proposed resolution.³³ Introductory presentations by Peter Alagna, Mark Cooper and Rob Prybylo and introductions of William Hogan and Simon Mobarek of DEP and John Grunigen of CEE were followed by questions from the public. After the meeting the WPCA recommended adoption of the resolution.

In a March 12, 1992 letter to Peter Alagna, William Hogan advised that the FY92 Priority List still had a reserve of \$1 million available and "If Newtown successfully passes local financing ... and then promptly files an application for

³² Motion for Stipulated Judgment; Superior Court, Judicial District of Hartford/New Britain, Docket No. CV 91-0391777S; November 5, 1991; Leslie Carothers, Commissioner of Environmental Protection v. Town of Newtown

³³ "Shall the sum of \$34,300,000 be Appropriated for Planning, Design, Acquisition, Construction and Equipping of a Wastewater Treatment Facility and Sewerage System and Authorize the Issuance of \$34,300,000 Project Loan Obligations Pursuant to the State of Connecticut Clean Water Fund Program to Meet Said Appropriation and the Making of Temporary Borrowings in Anticipation Thereof in the Form of Interim Funding Obligations

financing the design costs under the Clean Water Fund, DEP can guarantee that financing is available and that a grant/loan agreement will be promptly executed to commit state financing for the design".

After approvals by the Board of Selectmen and the Legislative Council on February 5, 1992 and at a Town Meeting on March 17, 1992 the \$34,300,000 appropriation resolution was approved by referendum on April 7, 1992 by a vote of 1392 to 609, an 18% voter turnout.

Step 2 - Design

Selection of Engineer for Design

The design phase began with the selection of an engineer for detail design; agreement on financing arrangements by the state, town and users; land acquisition and easements; and preparation of bid documents. The town purchasing guidelines were followed to prepare a Request for Qualifications (RFQ) and Request for Proposals (RFP) for the design of facilities based on the CEE Facilities Plan Addendum #2. The RFQ was answered by 33 consulting firms. After evaluating the submittals using criteria developed by the WPCA 12 firms were invited to make presentations. RFPs were issued to the three top-scoring firms. After intensive interviews on August 4, 5, and 6th, 1992, Fuss & O'Neill (F&O) in partnership with CH2M/Hill and Spath Bjorkland was selected over Malcolm Pirnie with J. Robert Folchetti & Associates, and Stearns & Wheler with Larry Edwards Associates.

The design contract with F&O was signed on November 3, 1992. The F&O design team was led by Principal in Charge, Frank Sampson, and Project Director, Peter Grose, and included Project Managers Michael Anderson and Robert Kleffmann for the collection system and George Vercelli for the treatment plant.

F&O held workshops with the state, town, WPCA and F&O and CH2M/Hill on December 8th and 9th to discuss the plant design and on December 10th to discuss the collection system. As a result of the meetings the WPCA on December 15, 1992 moved to drop consideration of the Sandy Hook community system from the design effort.

Mapping of the Initial Sewer Service Area

In March of 1992, anticipating the Town's approval of the project, Rob Prybylo of CEE recommended that aerial photos needed for sewer design be taken before spring foliage made it impossible. Golden Aerial Surveys, Inc. performed the flight on April 9, 1992 at its own risk once the referendum passed and the WPCA later accepted the invoice for \$1,900 for the set of 9x9 contact prints. Spath Bjorkland Surveyors provided the necessary horizontal

and vertical control to calibrate the photography in December 1992 and Golden Aerial prepared mapping which was mostly completed by July of 1993. F&O generated digital terrain models and, after field surveys, added details such as fences, curbs, tree and utility locations, foundation elevations and property lines to complete the topographic and detail mapping.

Based on an initial Ground-Penetrating Radar survey of the sewer area in April 1993 test borings were drilled in early summer by Soiltesting, Inc. of Oxford, Connecticut to determine the depth of bedrock, the depth of groundwater, and soil types along the proposed sewer routes.

Sewer Design

Meetings and workshops with DEP and the town at the Manchester office of F&O office were held in November and December 1993 to discuss various pump stations locations and gravity sewer routings. A consensus was reached on the preferred alternatives and documented by F&O.³⁴ Edward J. Nichols & Associates, Inc. of Alexandria, Va. conducted a value engineering study for the collection system during the week of January 17, 1994.

Changes made to the CEE Facilities Plan including eliminating a pump station on West Street by locating a sewer behind the buildings on the west side of Main Street; eliminating the Budd Drive pump station by specifying grinder pumps to serve individual properties; eliminating a pump station on Grand Place by routing a sewer under the Housatonic RR line directly to Commerce Road; eliminating the Church Hill Road pump station; and rerouting flow from the Sandy Hook pump station up Church Hill Road to the treatment plant rather than to the Sandy Hook community system which was eliminated.

These changes reduced the sewer and pump station construction costs from \$15.6 million without the 15% contingency as previously estimated by CEE to \$14 million without the 10% contingency as estimated by F&O.

Joint Facilities Decision

The decision on whether or not to build a joint treatment plant was not settled when the design contract with F&O was signed or when the site was transferred to the town. Zita McMahon, Peter Alagna and Fred Hurley met with DEP on July 15, 1992 to discuss the alternatives. DEP advised³⁵ that the option to jointly use the existing FHH plant should not be considered because of reluctance on behalf of the DMH, but that if the option for separate facilities were

³⁴ Fuss & O'Neill, Inc., *Preliminary Design Report, Newtown Sewerage System*, January 1994.

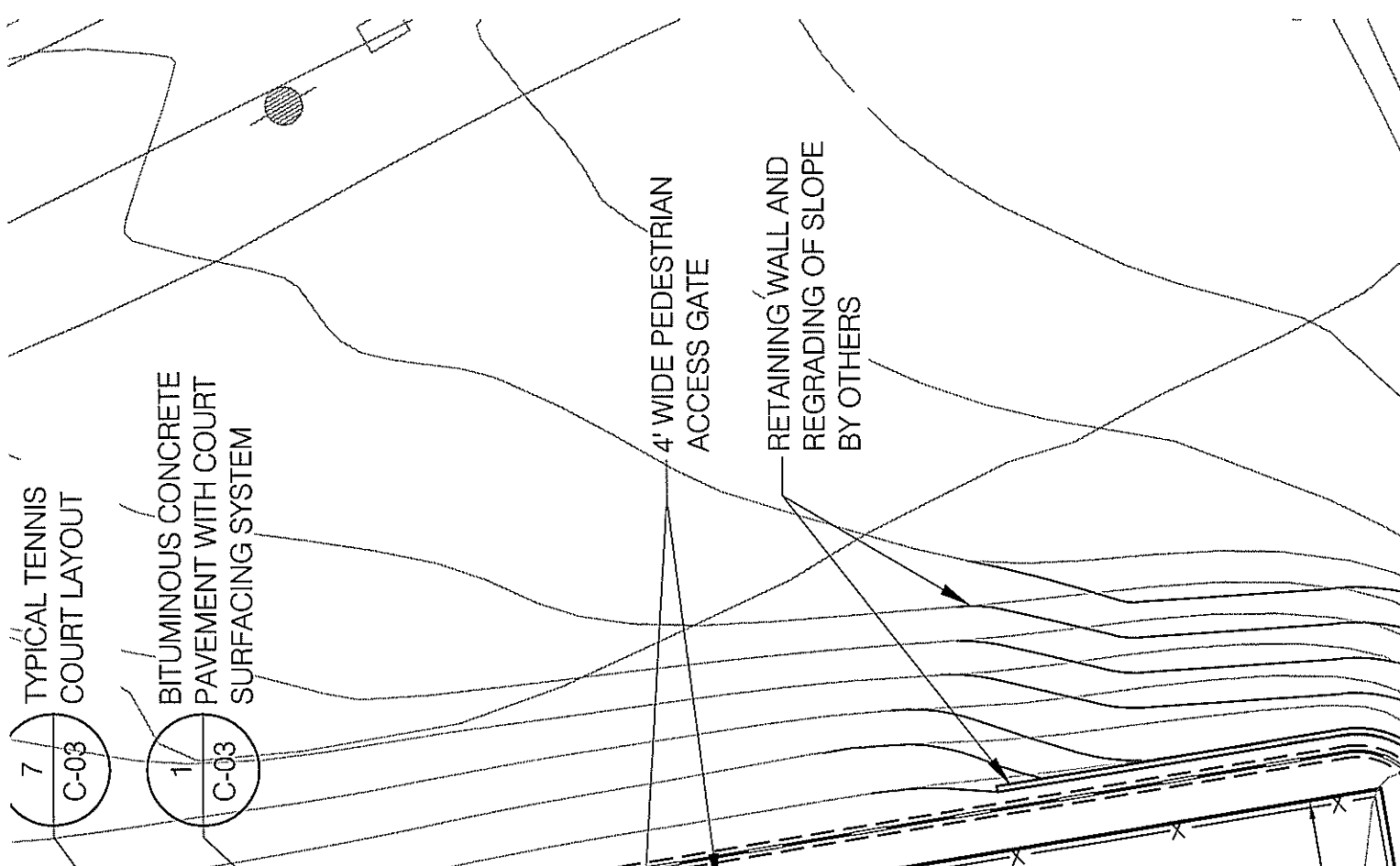
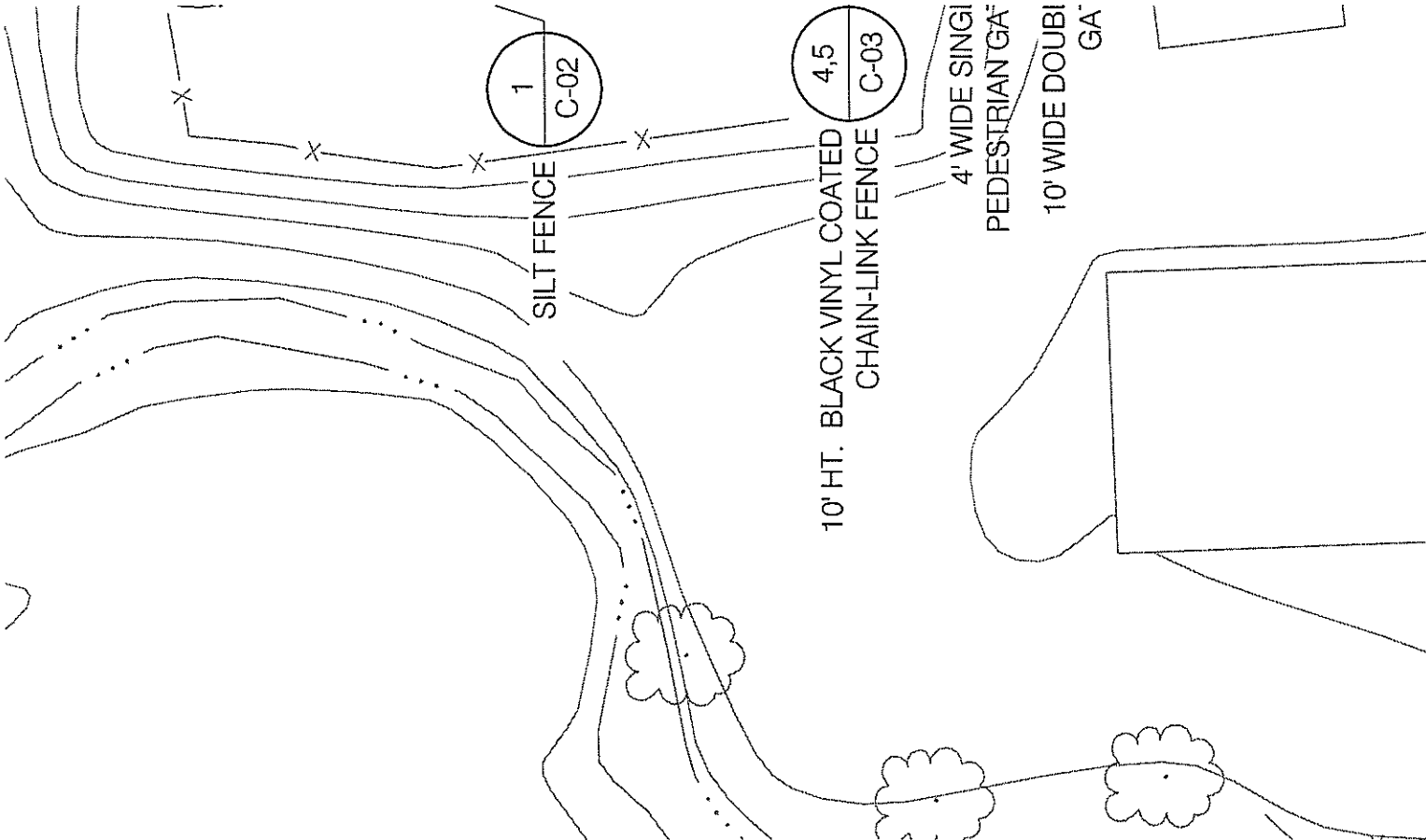
³⁵ William R. Hogan, DEP, letter to Peter Alagna, August 4, 1992

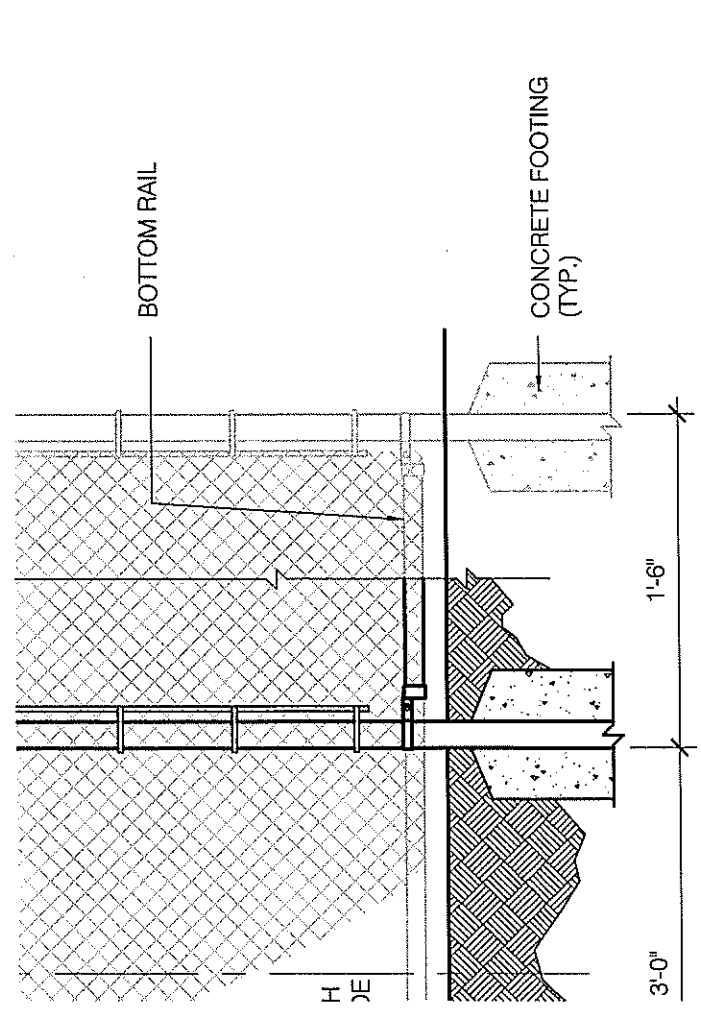
The CIP Project is titled Treadwell Renovations: First and foremost is the replacement of the Treadwell Tennis Courts. These courts are beyond continued repair. They have been resurfaced three times and continue to have very large cracks in them. We have patched them multiple times and the cracks continue to come through. In 1999 bids for repair and resurfacing were \$67,288. In May of 2004, Dalton Construction did a proposal for repairing cracks at Treadwell and Dickinson this cost in 04 was \$2,750.00 for Treadwell alone. I receive numerous complaints from residents that they are in very poor and unsafe condition. I am always relieved to tell them that this project is finally approaching bonding in the CIP process. If needed I can get some of those residents to give Public Participation feedback but feel that it is not needed at this time for justification of the project due to the very poor visual condition of the courts. (I will attach photos as the courts which may be snow covered now, there photos are 3 years old).

We have general court specifications but will not have site specific plans until we know we have bond money, otherwise we have no money to get site drawings done, from Stantec or other.

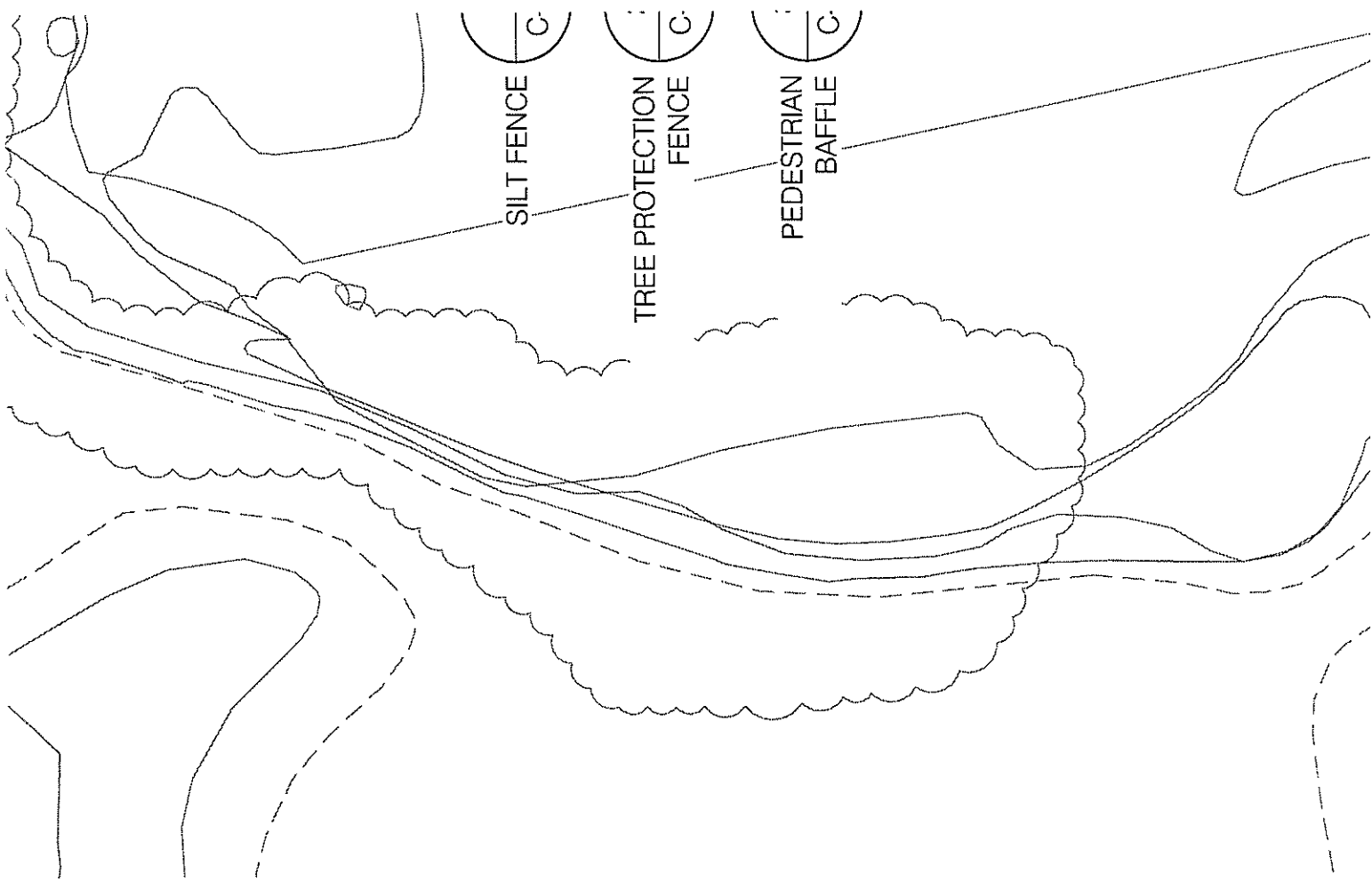
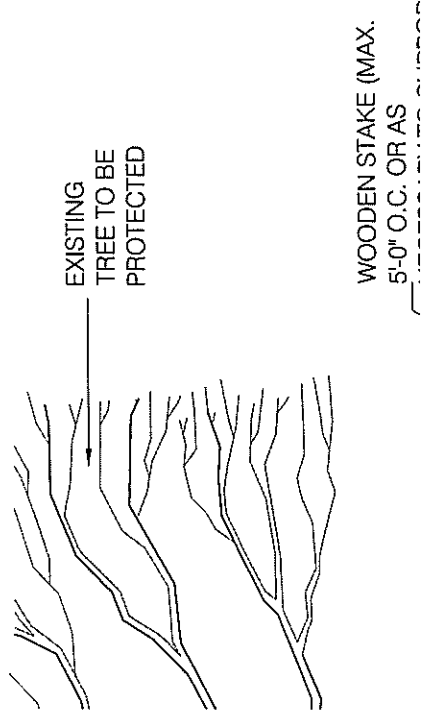
There is an economy of scale when doing multiple courts but the Treadwell basketball court cost Nike \$110,000. The court is 8,125 square feet for a cost of \$13.54 per square foot. For the tennis courts, 36,000

square feet would be \$487,440.00 We do anticipate some economy of scale however there are other items such as perimeter walkways and parking lot entrance improvements, retaining wall area and landscaping of court surrounds that will utilize the additional funds. Pricing was originally derived from professional estimates, court cost per square foot averages in surrounding communities, as well as our own cost per square foot costs on court projects at Dickinson. The original estimate included the basketball court however that was many years ago and cost escalation has dictated that the budget of \$498,000 will cover the existing tennis courts based on today's estimates and cost per square foot. I have the bid specs from Dickinson Town Park Courts but they will not attach because the file is so large. I have tried to send them in a separate e-mail. If you do not receive them, I can print them and leave them somewhere for you to pick up before the meeting. □ I believe Bob Tait has addressed your other questions. This will not involve Federal money or prevailing wage, we will put this project out to bid and will not spend more than the bonded amount and if possible less.





-VIEW FROM COURT SIDE



SILT FENCE

TREE PROTECTION FENCE

PEDESTRIAN BAFFLE

BOTTOM RAIL

CONCRETE FOOTING (TYP.)

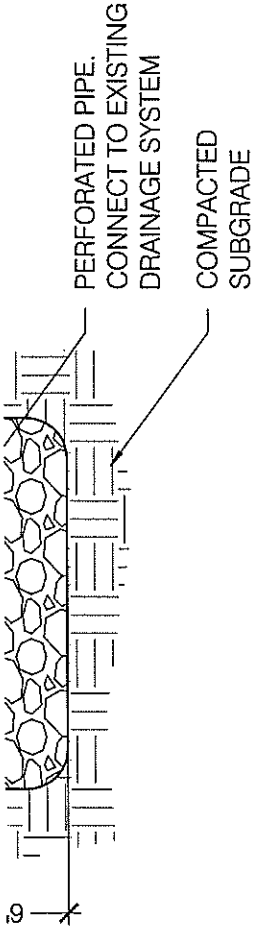
1'-6"

3'-0"

EXISTING TREE TO BE PROTECTED

WOODEN STAKE (MAX. 5'-0" O.C. OR AS

PITCH

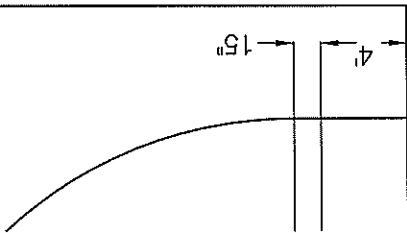


6 STONE TRENCH WITH PERFORATED DRAIN PIPE (ADD ALT. #3)

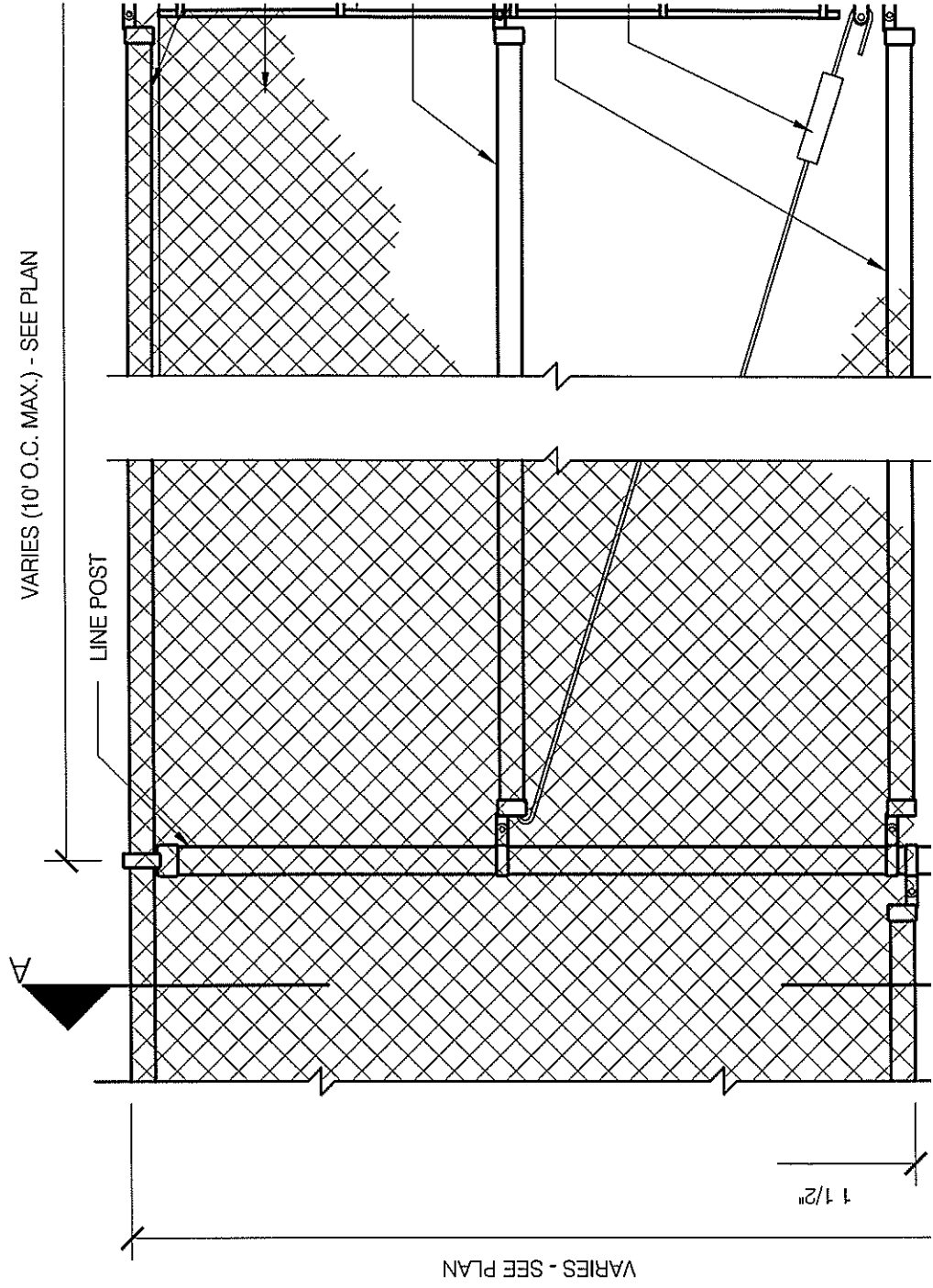
SCALE: NTS

5

2" PAINTED LINES (TYP.)



RENT NFSHA
; COLOR: WHITE.



E

Town of Newtown Bridge and Road System Information : 2014

The road system, in Newtown totals approximately 275 miles of which 18 miles are unpaved. It includes public roads and private roads treated as public. To this is added an additional 10 miles of various internal roadways. The public roads place Newtown in the top 4 or 5 among all municipalities, in Connecticut, for length of roadway. The system, however, is much more than road surface.

Protecting these roadways are more than 286 miles of curbing; 7,000 catch basins; connected by over 122 miles of drainage pipes ranging from 4" to 96"; terminating into 1,211 outlets ranging from 8" to 48"; emptying into five distinct watersheds that cover over 60 square miles. It is a very large and complicated system. The data collection used for this information was part of the preparation, during 2004-2005, of the GASBY34 Project, which converted a reckoning of Town assets into a standard balance sheet approach that included depreciation of our assets. The numbers are revised periodically as the system evolves. This Gasby Project became the basis for our ongoing in-house survey of the many components of our road system and their overall material condition.

The drainage system, both current and proposed, is based on a town wide "Master Drainage Plan" developed by Flaherty – Giavara & Associates, in 1973. The recommendations have been modified over the years by our "Road Ordinance", which changed the stream crossing criteria from a 50 to 100 year storm event. But, other culvert crossings have remained at a 25 year storm event criteria and street drainage/catch basins at a 10 year event criteria. These criteria have proved to be adequate from a capacity standpoint while keeping construction costs within reason.

In addition to the above, the road system also has 37 bridges for which the Town has direct responsibility and another dozen that are the responsibility of the CT State Department of Transportation (CTDOT) and the Housatonic Railroad. The material condition of these bridges has been reviewed by engineering consultant Howard Needles & Associates for the State and followed up with periodic inspections by CTDOT. We have followed up on those inspections and subsequent recommendations with the development of full engineering designs for replacements.

Of the 37 Town bridges, 21 have been completely reconstructed and four more are programmed for replacement. Of the remaining twelve, 6 have final designs completed and are ready for bid with the remaining 6 designs being finalized. If the current bridge replacement program continues, we expect to have all bridges replaced within 10 years which would produce a bridge system no older than 35 years with the exception of two replacements from 1975. The useful life for these types of bridges is 75+ years assuming normal required maintenance is performed.

To organize our maintenance for this system, the Town is divided into four quadrants. There is a Crew Leader, Lead Man, Heavy Equipment Operator and four Truck Drivers assigned to each quadrant. This is our primary organization for snow removal and addressing other types of weather events. The town wide removal of trees and brush that followed the multiple storm events of Irene, Alfred and Sandy followed the same four quadrant structure. This approach is also part of our organization for updating

the material condition of the overall system for budgeting purposes and to identify continuing maintenance requirements on a daily basis.

Each member of each crew has a specific "plow route" that accounts for every road in Town. There are 24 roadway plow routes that average 11.5 miles per route and a 25th route that accounts for internal roadways such as Fairfield Hills. This structure was used in 2004-2005 to perform the town wide survey for the GASBY34 Project. That initial survey was enhanced with the gathering of additional data per road that is important to the Public Works Department. The latest edition was completed in December 2013.

The survey however is not to be treated as a static, all inclusive document because road components and complete road systems can undergo changes in material condition literally overnight. A number of years ago we had a road that was in very good condition and not a candidate for any kind of remedial action. At 4 AM, we got the call that we had lost the road overnight. A 5 foot ditch, 5 feet wide and 300 feet long, opened up down the center of the road. It took weeks and hundreds of thousands of unplanned dollars to correct the problem.

For setting budget priorities the survey is only a piece of the process. In 2005, using the survey, we revised our entire listing of roads in the Capital Improvement Plan and the annual Highway budget. The initial effort assumed \$2 Million per year of funding. The \$2 Million annual capital road listing continues but the funding has not. We re-evaluate our roads based on information provided from the crews, investigations by supervision and the engineers and as follow ups to citizen complaints. Even after a budget has been adopted the revaluation goes on and priorities change. As noted previously, changes in material conditions never stop.

When we balance town wide needs, we try to follow a set of principles. First, we try to accomplish something every year in each quadrant. We do not want an entire quadrant to be perfect while another has fallen apart. Second, within any given area the main roads, collectors and arterials will take precedent. We do try and catch side or secondary roads when we are in a given neighborhood but money constraints have caused restrictions. Third, we balance full reconstruction with capital maintenance. In other words we try to keep some "good" roads from further deterioration while not specifically addressing every bad road first. Deterioration on roads is not linear which makes planning much more difficult. A "good" road may appear to be acceptable for many years and then fail catastrophically if it doesn't continue to get maintenance.

Finally, whether we are talking about bridges, roads, drainage, paving or some other aspect of the Newtown system, there has to be both capital investment and continuing maintenance. The double barrel question was once asked if the capital budget was tied to our Department manning levels and if it was would cutting the capital budget in half mean cutting manning levels in half. The answer to both barrels is no. The Department is manned to fight a snow storm and provide front line maintenance. Their efforts are substantially supplemented by personnel from other Town departments and private contractors. This collaboration of effort is what provides our level of service. It does not obviate the need for capital investment in the Town's largest asset, the Newtown bridge and road system.

TOWN HALL SOUTH
3 MAIN STREET
NEWTOWN, CT 06470
TEL. (203) 270-4340
FAX (203) 270-4333
www.newtown-ct.gov



AMY E. W. MANGOLI
DIRECTOR

TOWN OF NEWTOWN
PARKS AND RECREATION DEPARTMENT
www.newtown-ct.gov

January 9, 2014

Mr. John Kortze, Chair
Board of Finance

Dear John,

I am requesting a special appropriation totaling \$498,000 to be financed by issuing a bond. This request represents Treadwell Park Renovations a project in the CIP (2013 - 2014 to 2017 - 2018) not authorized yet.

The current tennis courts have been resurfaced three times and have had numerous crack repairs each season. The resurfacing is beyond repair and cannot continue to be done successfully any longer. The safety and playability of the courts are inadequate.

In past years of the CIP the basketball court was going to be replaced within this project. Our department was going to reduce the scope of the project by removing a tennis court to fit the financial request in the CIP. This year we were fortunate enough to have NIKE Corporation donate a basketball court to Newtown so we now have the full ability to replace the existing tennis courts without compromising the existing programming.

The request of \$498,000 will allow us to:

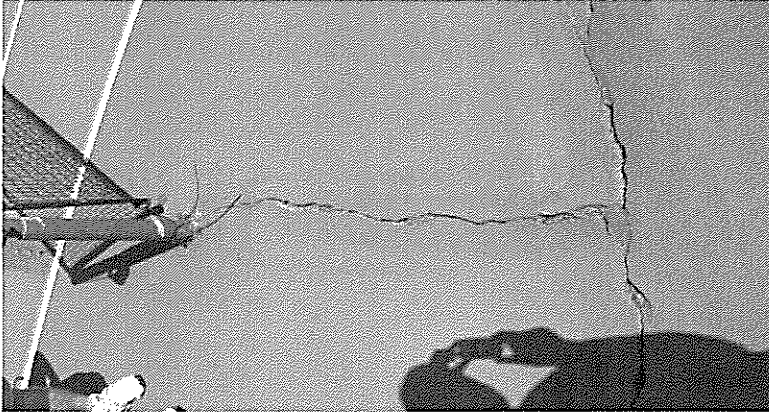
- Replace the existing 4 Tennis courts and ball wall.
- Engineer borings for soil structure analysis
- Engineer court reconfiguration for traffic flow improvements for the parking entrance radius around the tennis courts.
- Fencing and engineering for practice wall. (60" fencing or higher must have a stamped drawing.
- Possible engineering for water diversion & water sheet flow

Sincerely,

Amy Mangold

Director of Newtown Parks and Recreation

C: BOS;LC





TOWN OF NEWTOWN
PUBLIC WORKS DEPARTMENT

To: Mr. John Kortze, Chair
Board of Finance

From: Fred Hurley, Public Works Director

Date: January 22, 2014

Dear John,

I'm requesting a special appropriation totaling \$430,000 to be financed by issuing bonds (General Obligation Bonds). This represents a project in the CIP (2013-2014 – 2017-2018).

- It is Poverty Hollow Bridge Replacement \$430,000

I'm asking the Board of Finance to include this action on its January 23, 2014 agenda. I will be providing an impact statement for the project (per Town Charter 6-100).

Sincerely,

Fred W. Hurley Jr.
Public Works Director

COPY

**TOWN OF NEWTOWN
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-100)**

REQUESTING DEPARTMENT Public Works

PROJECT: Poverty Hollow Bridge Replacement

PROPOSED SPECIAL APPROPRIATION AMOUNT: \$430,000.00

PROPOSED FUNDING:

BONDING	\$	430,000.00
GRANT		
CONTINGENCY		
OTHER		
		\$430,000.00

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget. Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS		No Impact	_____
PROFESSIONAL SERVICES		"	_____
CONTRACTED SERVICES		"	_____
REPAIRS & MAINTENANCE		"	_____
UTILITIES		"	_____
OTHER		"	_____
DEBT SERVICE (1st year)		"	_____
TOTAL IMPACT ON EXPENDITURES		\$ -	_____

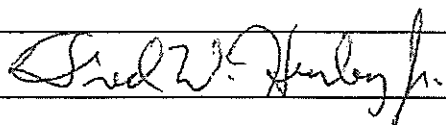
REVENUE CATEGORY:	POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES	See Below	_____
CHARGES FOR SERVICES (FEES)		_____
OTHER		_____
TOTAL IMPACT ON REVENUES	\$ -	_____

TOTAL FINANCIAL IMPACT ON OPERATING BUDGET \$ -

EQUIVALENT MILL RATE OF TOTAL IMPACT 0.0000 mills
(using current year's information)

COMMENTS:

This is a public safety project that is a required bridge replacement due to structural and disign inadequacies.

PREPARED BY: Fred W. Hurley, Jr.  DATE: 1/22/2014

TOWN OF NEWTOWN
POVERTY HOLLOW ROAD BRIDGE

JANUARY 2010

Prepared by: Anchor Engineering Services, Inc.

OPINION OF CONSTRUCTION COST - UPDATED FINAL PLAN SUBMISSION 1/5/09

ITEM NO.	CDOT REFERENCE	CONSTRUCTION ITEM	QUANTITY	PAY UNIT	UNIT COST (\$)	TOTAL COST (\$)
1	2.01	CLEARING & GRUBBING	1	LS	4,000.00	4,000.00
2	2.02A	EARTH EXCAVATION (STREAMBED CHANNEL LINING & ROADWAY)	340	CY	25.00	8,500.00
3	2.03	STRUCTURE EXCAVATION - EARTH	640	CY	35.00	22,400.00
4	2.04A	COFFERDAM AND DEWATERING (HANDLING WATER)	1	LS	10,000.00	10,000.00
5	2.05	TRENCH EXCAVATION	275	CY	25.00	6,875.00
6	2.09	FORMATION OF SUBGRADE	750	SY	3.00	2,250.00
7	2.12	SUBBASE	350	CY	45.00	15,750.00
8	2.13	GRANULAR FILL (CRUSHED STONE)	90	CY	45.00	4,050.00
9	2.16	PERVIOUS STRUCTURE BACKFILL	150	CY	35.00	5,250.00
10	2.19	SEDIMENTATION CONTROL SYSTEM (SILT FENCE AND/OR HAYBALES)	460	LF	4.00	1,840.00
11	3.04	PROCESSED AGGREGATE BASE	245	TON	40.00	9,800.00
12	4.06	BITUMINOUS CONCRETE CLASS 1	105	TON	100.00	10,500.00
13	4.06	BITUMINOUS CONCRETE CLASS 2	105	TON	100.00	10,500.00
14	4.06	BITUMINOUS CONCRETE CLASS 12	10	TON	100.00	1,000.00
15	4.06	SAWING & SEALING JOINTS	160	LF	10.00	1,600.00
16	5.03	REMOVAL OF SUPERSTRUCTURE (EXISTING SUPERSTRUCTURE)	1	LS	5,000.00	5,000.00
17	5.07	CATCH BASIN TYPE "C"	3	EA	2,500.00	7,500.00
18	6.01A	PRECAST CONCRETE BOX CULVERTS (10' WIDE X 6' RISE)	80	LF	900.00	72,000.00
19	6.01A	PRECAST CONCRETE BOX CULVERTS (12' WIDE X 6' RISE)	40	LF	1,000.00	40,000.00
20	6.01	CONCRETE (CLASS "A")	70	CY	700.00	49,000.00
21	6.01	CONCRETE (CLASS "F")	11	CY	1,200.00	13,200.00
22	6.02	DEFORMED STEEL BARS	4600	LB	2.00	9,200.00
23	6.02	DEFORMED STEEL BARS - EPOXY COATED	1500	LB	2.25	3,375.00
24	6.51A	18" HIGH DENSITY POLYETHYLENE PIPE (HDPE)	360	LF	35.00	12,600.00
25	6.51A	15" REINFORCED CONCRETE PIPE (RCP) CLASS V	24	LF	65.00	1,560.00
26	7.03	INTERMEDIATE RIPRAP	35	CY	80.00	2,800.00
27	7.03	MODIFIED RIPRAP	2	CY	105.00	210.00
28	7.07	MEMBRANE WATERPROOFING (WOVEN GLASS FABRIC)	160	SY	40.00	6,400.00
29	7.08	DAMP PROOFING	40	SY	25.00	1,000.00
30	7.25	BAGGED STONE	32	CF	15.00	480.00
31	8.15	BITUMINOUS CONCRETE LIP CURBING	30	LF	7.00	210.00
32	9.04	METAL BRIDGE RAIL	125	LF	100.00	12,500.00
33	9.10	METAL BEAM RAIL R-B 350	125	LF	30.00	3,750.00
34	9.11	METAL BEAM RAIL R-B 350 END ANCHORAGE TYPE I	4	EA	1,000.00	4,000.00
35	9.12	REMOVE SINGLE POST	20	EA	25.00	500.00
36	9.22	BITUMINOUS CONCRETE DRIVEWAY	10	SY	40.00	400.00
37	9.50	TURF ESTABLISHMENT	280	SY	2.00	560.00
38	9.71	MAINTENANCE & PROTECTION OF TRAFFIC	1	LS	5,000.00	5,000.00
39	9.74	REMOVAL OF EXISTING MASONRY (EXISTING SUBSTRUCTURE)	25	CY	350.00	8,750.00
40	9.75	MOBILIZATION	1	LS	10,000.00	10,000.00
41	9.80	CONSTRUCTION STAKING	1	LS	3,000.00	3,000.00
42	12.09	PAINTED PAVEMENT MARKINGS	291	LF	2.00	582.00
SUB-TOTAL						387,892.0
10% CONTINGENCY AND INCIDENTAL ITEMS						38,789.2
TOTAL OPINION OF CONSTRUCTION COST ESTIMATE						426,681.2

USE 5427.00



TOWN OF NEWTOWN
PUBLIC WORKS DEPARTMENT

To: Mr. John Kortze, Chair
Board of Finance

From: Fred Hurley, Public Works Director

Date: January 22, 2014

Dear John,

I'm requesting a special appropriation totaling \$2,800,000 to be financed by issuing bonds (General Obligation Bonds). This represents a project in the CIP (2013-2014 – 2017-2018).

- Hawleyville Sewer Extension Project \$2,800,000

I'm asking the Board of Finance to include this action on its January 23, 2014 agenda. I will be providing an impact statement for the project (per Town Charter 6-100).

Sincerely,

A handwritten signature in cursive script that reads "Fred W. Hurley Jr.".

Fred W. Hurley Jr.
Public Works Director

FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-100)

REQUESTING DEPARTMENT Public Works

PROJECT: Hawleyville Sewer Project

PROPOSED SPECIAL APPROPRIATION AMOUNT: \$2,800,000.00

PROPOSED FUNDING:

BONDING	\$2,800,000.00
GRANT	
CONTINGENCY	
OTHER	
	<u>\$2,800,000.00</u>

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget.
Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY:	**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**	(POSITIVE IMPACT) / NEGATIVE IMPACT	Attachment #
SALARIES & BENEFITS		No Impact	
PROFESSIONAL SERVICES		"	
CONTRACTED SERVICES		"	
REPAIRS & MAINTENANCE		"	
UTILITIES		"	
OTHER		"	
DEBT SERVICE (1st year)		"	
TOTAL IMPACT ON EXPENDITURES		\$ -	

REVENUE CATEGORY:		POSITIVE IMPACT / (NEGATIVE IMPACT)	Attachment #
PROPERTY TAXES		See Below	
CHARGES FOR SERVICES (FEES)			
OTHER			
TOTAL IMPACT ON REVENUES		\$ -	

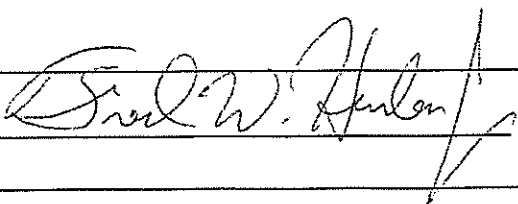
TOTAL FINANCIAL IMPACT ON OPERATING BUDGET \$ -

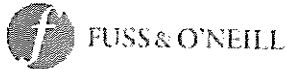
EQUIVALENT MILL RATE OF TOTAL IMPACT 0.0000 mills

(using current year's information)

COMMENTS:

This is an economic development project which will create future growth in the grand list.

PREPARED BY: Fred W. Hurley, Jr.  DATE: 1/22/2014
TO: BOF, LC



MEMORANDUM

TO: Fred Hurley, Director of Public Works
Town of Newtown

FROM: Ferushch Doost, P.E.,
Fuss & O'Neill, Inc.

DATE: January 27, 2014

RE: Low Pressure Sewer (LPS) Extension – Conceptual Design and Budgetary Opinion of Cost Update, Hawleyville Service Area (Phase II)

This memorandum summarizes the estimated flow, layouts and associated budgetary opinion of cost for the installation of low pressure sewers (LPS) and grinder pump stations to serve the Mobile Home Park at 160 Mountain Pleasant Rd. (Lot #16), and following properties with anticipated future commercial development:

- Lot #27 (10 Hawleyville Road)
- Lot #33 (90 Mountain Pleasant Road)
- Lot #40 (9 Covered Bridge Road)

Per your request, we evaluated both the LPS and gravity options to serve the existing Mobile Home Park. Also, two options were evaluated for the LPS extension from Lot #33 cross country westerly traversing back lots at the lower elevation topographically with discharge to Hawleyville Road (Base Design) and discharge from Lot #33 southward to Mount Pleasant Road (Alt.1) as depicted on Figure -1 and Figure -2 in Appendix A.

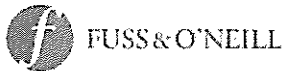
Background

Fuss & O'Neill prepared a Facilities Plan for the Town of Newtown dated November 1998 for the Hawleyville area of town. The facilities plan examined the current physical characteristics of the area, the intermunicipal agreements, and past commercial development scenarios presented by the Housatonic Valley Council of Elected Officials. The Hawleyville sewer service area, located in the western end of the Town of Newtown, was defined based on future development scenarios.

The 1998 facilities plan recommended constructing a main sewer in two phases to promote economic development of the area. The first phase was designed soon after the report was completed, providing sanitary sewer access to the "Homesteads of Newtown" housing development. Phase I sewers were completed in 2001 and consisted of a 8-inch gravity sewer and single 8-inch force main westward from the Homesteads to Bethel and a duplex pump station with bedrock removed for future flow equalization and accommodations for installation of a third pump as required.

The implementation of the second phase to serve parcels south of I-84 exit 9 was recommended to be implemented when there was a definitive need to further economic development areas or the industrial area north of Interstate 84 and east of Route 25.

The town has, on occasion, revisited the desire for economic development in the Hawleyville PHH area and in 2013 hired an appraiser to evaluate potential assessment revenues which could be generated by providing public sewers (See Figure -3 for Sewer Benefit Conclusion in Appendix A). Based on this



MEMO – Fred Hurley, DPW
January 27, 2014
Page 2 of 3

evaluation, the town has decided to reduce the scope of the sewer project to include the three parcels listed herein with a provision to connect an existing Mobile Home if practicable.

This Phase II evaluation and opinion of cost is limited to the scope of providing sewers to the existing Mobile Home Park and three future commercial development parcels listed above. Due to the reduced scope and limited number of connections, a system of small diameter low pressure sewers and grinder pumps at each property served were deemed the appropriate sewerage alternative by the town. The layouts and costs provided herein are based on this sewerage approach. A small gravity sewer is envisioned to convey wastewater a short distance from the mobile home park to the existing Homesteads Pump Station. See Figures 1 and 2 for a representation of the sewerage routes, including the back yard alternative to serve lots abutting Mount Pleasant Road with a discharge to Hawleyville Road.

Estimated Proposed Wastewater Flows

Average and peak hour flows for the proposed developments wastewater flow contributions were calculated based on the CT Public Health Code (CTPHC) and Metcalf & Eddy Wastewater Engineering Treatment and Reuse resources. An average daily flow of 150 gpd per mobile home was used to estimate the quantity of Mobile Home Park flows.

A flow of 30,000 gallon per day (gpd) was apportioned for the future commercial development calculated based on the CTDPH recommended 0.1 gpd/ Sq. ft gross area for commercial facilities. The flow for the future restaurant at #9 Covered Bridge Road was estimated based on 45 gpd/seat, assuming 180 seats for a restaurant serving breakfast, lunch and dinner. A peaking factor of 4.0 was used for the peak hour flow calculation. No inflow and infiltration allowance was considered for the LPS extension due to butt fused joints of high density polyethylene pipe (HDPE).

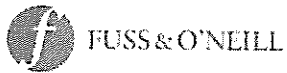
See **Table-1 in Appendix B** for a summary of the estimated flows from the proposed developments and existing Mobile Home Park.

A copy of Table-1 was submitted to Water Resources Technologies for them to evaluate and design the LPS system utilizing E-One grinder pumps. To make the system run appropriately, pump stations with two, three and four semi-positive displacement pumps are considered. See **Appendix C**.

Budgetary Opinion of Cost

The budgetary opinion of project cost range to extend sewers to the parcels listed above along Hawleyville Road (Base Design) is approximately \$2,510,000 to \$2,520,000, depending upon whether gravity or low pressure sewer service is provided to the mobile home park. The opinion of cost for LPS to serve Lot #33 along Mountain Pleasant Road (Alt #1) is approximately \$3,110,000 to \$3,120,000, again dependent upon the type of sewer to serve the mobile home park. Costs are presented in 2014 dollars, and 25% contingency and 20% engineering and administration are included. See Figures 1 and 2 for a representation of the alternative routes and **Appendix D** for a detailed breakdown of the budgetary opinions of cost.

The cost to extend sewers from the existing pump station to serve the Mobile Home Park (#160 Mount Pleasant Road) for LPS is approximately \$63,500 and for gravity sewer alternative is approximately \$69,400. The costs of both these options are included in the opinion of cost table provided below.



MEMO – Fred Hurley, DPW
January 27, 2014
Page 3 of 3

Table 2: Summary of Alternative Costs

Budgetary Opinion of Cost		
Options	LPS to Mobile Home Park	Gravity Sewer to Mobile Home Park
Base Design	\$2,510,000	\$2,520,000
Alt. #1*	\$3,110,000	\$3,120,000

*LPS to serve Lot #33 along Mountain Pleasant Road

Prior to bidding the contract a subsurface exploration program consisting of borings and probes is recommended to obtain information on rock depths, which may significantly affect the bid prices submitted by prospective contractors.

Appendices: A – Figures
 Figure 1: Base Design,
 Figure 2: Alt. #1
 Figure 3: Sewer Benefit Conclusion
 B – Flow Calculations
 C – Grinder Pump Stations
 D – Budgetary Opinion of Cost

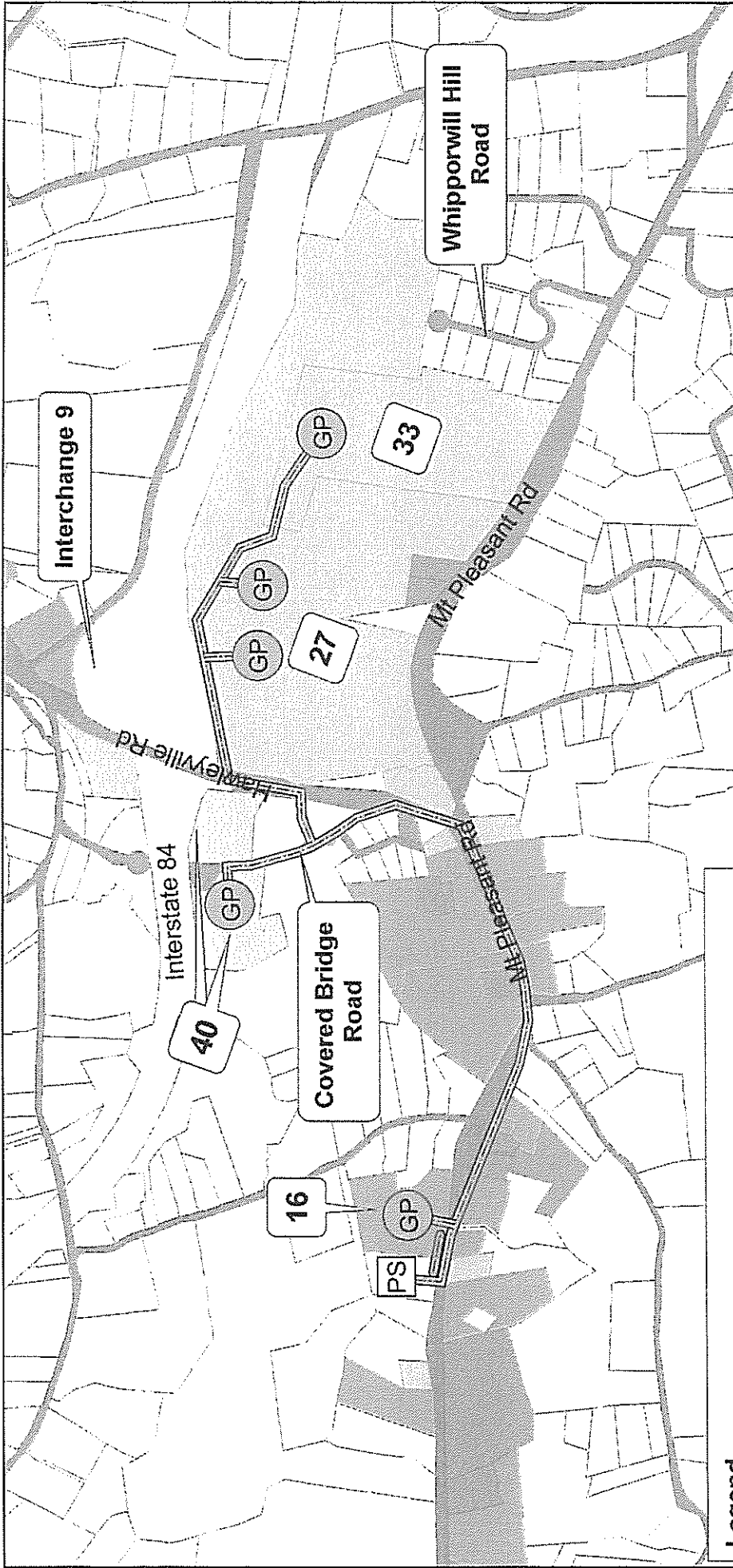


FUSS & O'NEILL

MEMO – Fred Hurley, DPW
January 27, 2014

Appendix A

Figures



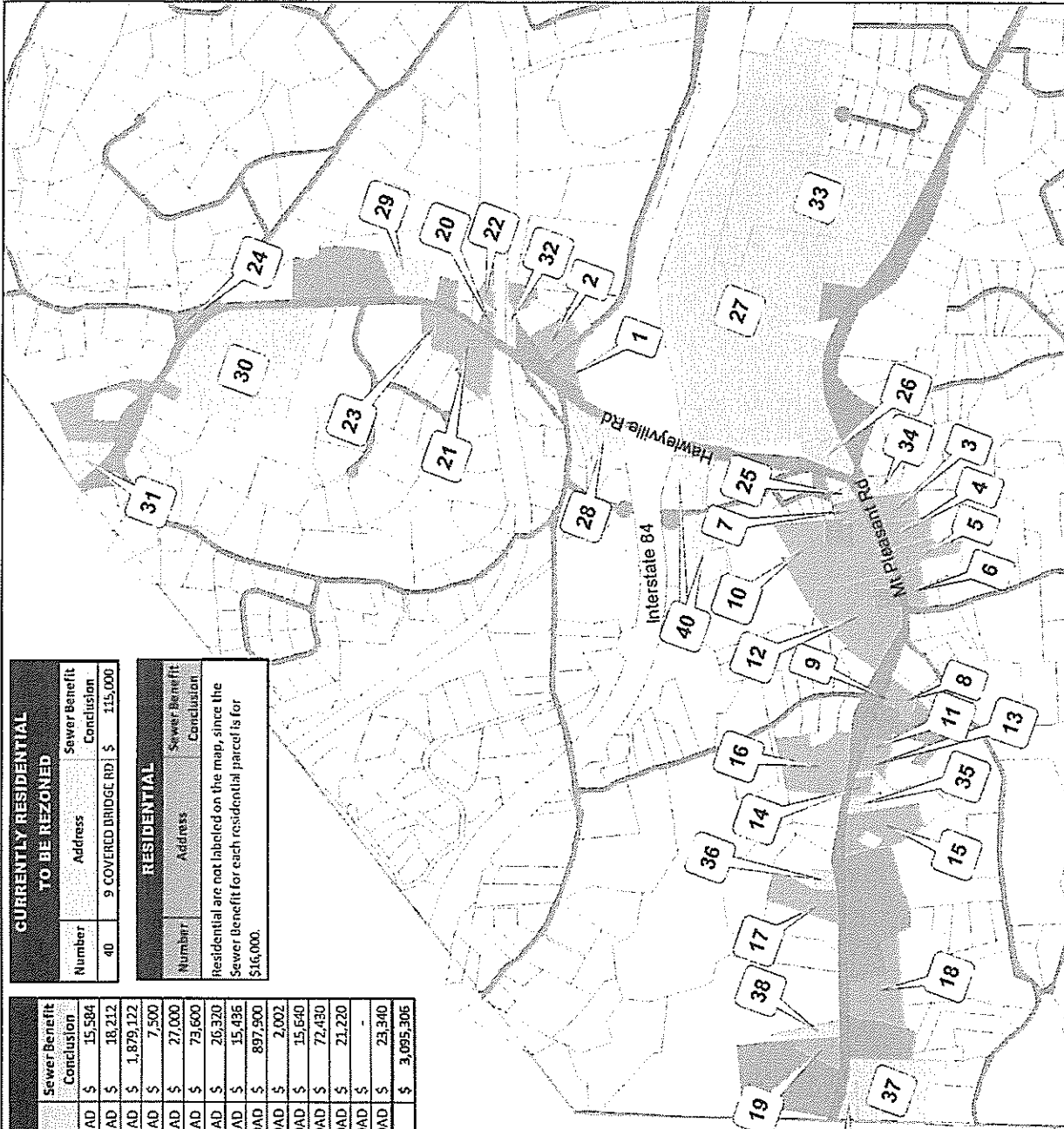
LOW PRESSURE SEWER
FIGURE #1 - BASE DESIGN
 Town of Newtown
 JANUARY 21, 2014
 Parcel data dated April 4, 2008.

0 500 1,000 Feet

FUSS & O'NEILL
 Fax: 603.222.8900
 Email: info@fussandoneill.com

Legend

- PS** Existing Homesteads Submersible Pump Station
- GP** Grinder Pump Station
- Low Pressure Sewer
- Gravity Sewer
- Town_ROW
- Parcels
- Commercial
- Residential
- Vacant
- To Be Rezoned
- Parcels
- TownLine



CURRENTLY RESIDENTIAL TO BE REZONED			
Number	Address	Sewer Benefit	Conclusion
40	9 COVERED BRIDGE RD	\$ 115,000	

RESIDENTIAL			
Number	Address	Sewer Benefit	Conclusion
Residential are not labeled on the map, since the Sewer Benefit for each residential parcel is for \$16,000.			

VAGANT			
Number	Address	Sewer Benefit	Conclusion
25	1 HAWLEYVILLE ROAD	\$ 15,584	
26	2 HAWLEYVILLE ROAD	\$ 18,212	
27	10 HAWLEYVILLE ROAD	\$ 1,879,122	
28	15 HAWLEYVILLE ROAD	\$ 7,500	
29	42 HAWLEYVILLE ROAD	\$ 27,000	
30	43 HAWLEYVILLE ROAD	\$ 73,600	
31	76 HAWLEYVILLE ROAD	\$ 26,320	
32	208 HAWLEYVILLE ROAD	\$ 15,436	
33	90 MT PLEASANT ROAD	\$ 897,900	
34	113 MT PLEASANT ROAD	\$ 2,002	
35	149 MT PLEASANT ROAD	\$ 15,640	
36	170 MT PLEASANT ROAD	\$ 72,430	
37	181 MT PLEASANT ROAD	\$ 21,220	
38	182 MT PLEASANT ROAD	\$ -	
39	183 MT PLEASANT ROAD	\$ 23,340	
Vacant Total		\$ 3,095,306	

COMMERCIAL			
Number	Address	Sewer Benefit	Conclusion
1	23 BARNABAS ROAD	\$ 12,550	
2	64 BARNABAS ROAD	\$ 21,385	
3	115 MT PLEASANT ROAD	\$ 28,640	
4	117 MT PLEASANT ROAD	\$ 26,056	
5	119 MT PLEASANT ROAD	\$ 17,885	
6	121 MT PLEASANT ROAD	\$ 17,090	
7	130 MT PLEASANT ROAD	\$ 48,328	
8	131 MT PLEASANT ROAD	\$ 21,980	
9	133 MT PLEASANT ROAD	\$ 24,323	
10	136 MT PLEASANT ROAD	\$ 22,650	
11	141 MT PLEASANT ROAD	\$ 44,060	
12	142 MT PLEASANT ROAD	\$ 37,000	
13	143 MT PLEASANT ROAD	\$ 13,000	
14	147 MT PLEASANT ROAD	\$ 17,400	
15	151 MT PLEASANT ROAD	\$ 22,860	
16	160 MT PLEASANT ROAD	\$ 283,620	
17	172 MT PLEASANT ROAD	\$ 86,280	
18	173 MT PLEASANT ROAD	\$ 50,779	
19	184 MT PLEASANT ROAD	\$ 20,300	
20	26 HAWLEYVILLE ROAD	\$ 15,705	
21	27 HAWLEYVILLE ROAD	\$ 13,000	
22	28 HAWLEYVILLE ROAD	\$ 64,910	
23	31 HAWLEYVILLE ROAD	\$ 4,721	
24	62 HAWLEYVILLE ROAD	\$ 13,000	
Commercial Total		\$ 897,502	

SEWER BENEFIT CONCLUSION
Town of Newtown

Parcels
 Commercial
 Residential
 Vacant
 To Be Rezoned

Map created based on data from the Sewer Benefit Analysis Summary Appraisal of the Hawleyville Sewer District by Kerin & Fazio dated November 15, 2013

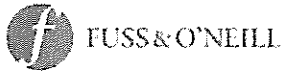
Parcel data dated April 4, 2008

0 500 1,000 1,500 2,000 Feet

FIGURE 1
JANUARY 20, 2014

FUSS & O'NEILL

Fuss & O'Neill, Inc. 1000 N. 10th St., Suite 100, Harrisburg, PA 17102-2000



MEMO – Fred Hurley, DPW
January 27, 2014

Appendix B

Flow Calculations

TABLE 1
HAWLEYVILLE FLOW CALCULATIONS
GRINDER PUMP STATIONS & LOW PRESSURE SEWER
NEWTOWN CT
 January 16, 2014

Development	# of Units	Flow gpd/unit	Average Flow		Peak Hour Flow		Design Flow	
			gpd	gpm	gpd*	gpm	gpm	gpm
Commercial Properties (Sq. Ft.)* Assume two quad Grinder Pump Station for Lot # 27 and one for Lot #33	300,000	0.1 gpd/s.f.	30,000	21	120,000	83	83	83
Lot #42 (#9 Covered Bridge) Future Restaurant (Seats)**	180	45 gpd/Seats	8,100	6	32,400	23	23	23
Lot #16 (Existing Mobile Home Park)***	28	150 gpd/Trailer	4,200	3	16,800	12	12	12

Assumptions:

* Assumes proposed commercial development limited to 300,000 sq. ft. (per DPW recommendation)

** Assumes proposed development will include (not solely) a Restaurant with approximately 180 seats serving breakfast, lunch and dinner

*** Assume 150 gpd/Mobile Home

Assume peaking factor of 4 for peak hour

Assume No 1/4 from the new proposed low pressure sewer due to built fused joints

0.1 gpd/sq. ft. Gross Area - Per CT Department of Public Health
 45 gpd/Seats (30 gpd x 50%) - Per CT Department of Public Health
 150 gpd/Trailer (mobile home) -Per Metcalf & Eddy, Wastewater Flow Rates



FUSS & O'NEILL

MEMO – Fred Hurley, DPW
January 27, 2014

Appendix C

Grinder Pump Stations

W-Series Fiberglass

Features

W-Series fiberglass stations are available with one, two, three or four grinder pumps. Each station includes: the grinder pump(s), check valve, fiberglass tank and alarm panels.

The WH pump is the "hardwired," or "wired," model where a cable connects the motor controls to the level controls through watertight penetrations.

The WR pump is the "radio frequency identification" (RFID), or "wireless," model that uses wireless technology to communicate between the level controls and the motor controls.

All solids are ground into fine particles, allowing them to pass easily through the pump, check valve, and small diameter pipe lines. Even objects that are not normally found in sewage, such as plastic, rubber, fiber, wood, etc. are ground into fine particles.

The 1-1/4" inch discharge connection is adaptable to any piping materials, thereby allowing us to meet your local code requirements.

Several tank heights are available to accommodate a wide range of depths. Height adjustments can be done in the field.

The tank is made durable fiberglass. Several tank sizes are available, depending on the number of pumps, capacity and daily flow required.

The internal check valve assembly, located in the grinder pump, is custom designed for non-clog, trouble-free operation.

The grinder pump is automatically activated. It runs infrequently for very

short periods. The annual energy consumption is typically that of a 40 watt light bulb.

Operational Information

Motor

1 HP, 1,725 RPM, high torque, capacitor start, thermally protected, 120/240 V / 60 Hz, one phase

Inlet Connections

4" and 6" EPDM grommets for DWV or DR35 pipe

Discharge Connections

Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

Discharge (per pump)*

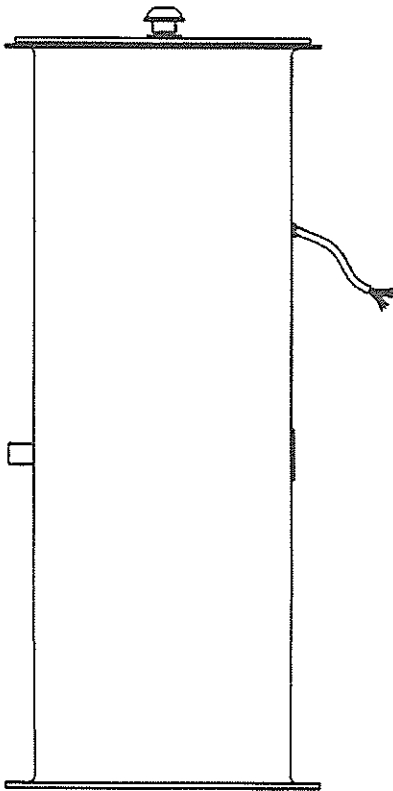
15 gpm at 0 psig (.75 lps at 0 m TDH)

11 gpm at 40 psig (.63 lps at 20 m TDH)

7.8 gpm at 80 psig (.47 lps at 42 m TDH)

Overload Capacity

The maximum pressure that the pump can generate is limited by the motor characteristics. The motor generates a pressure well below the rating of the piping and appurtenances. The automatic reset feature does not require manual operation following overload.

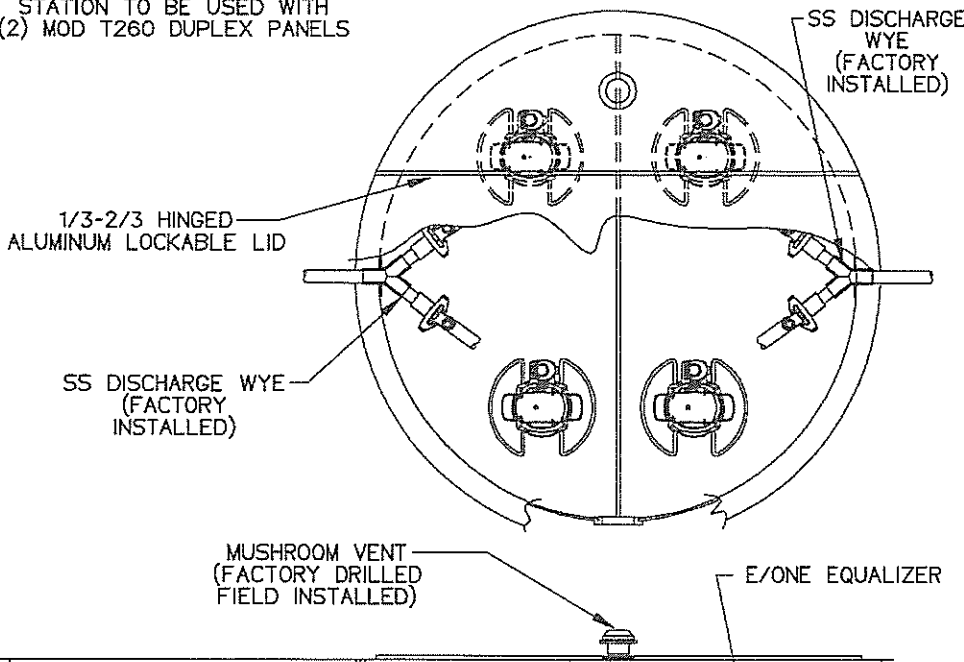


Patent Numbers: 5,752,315
5,562,254 5,439,180

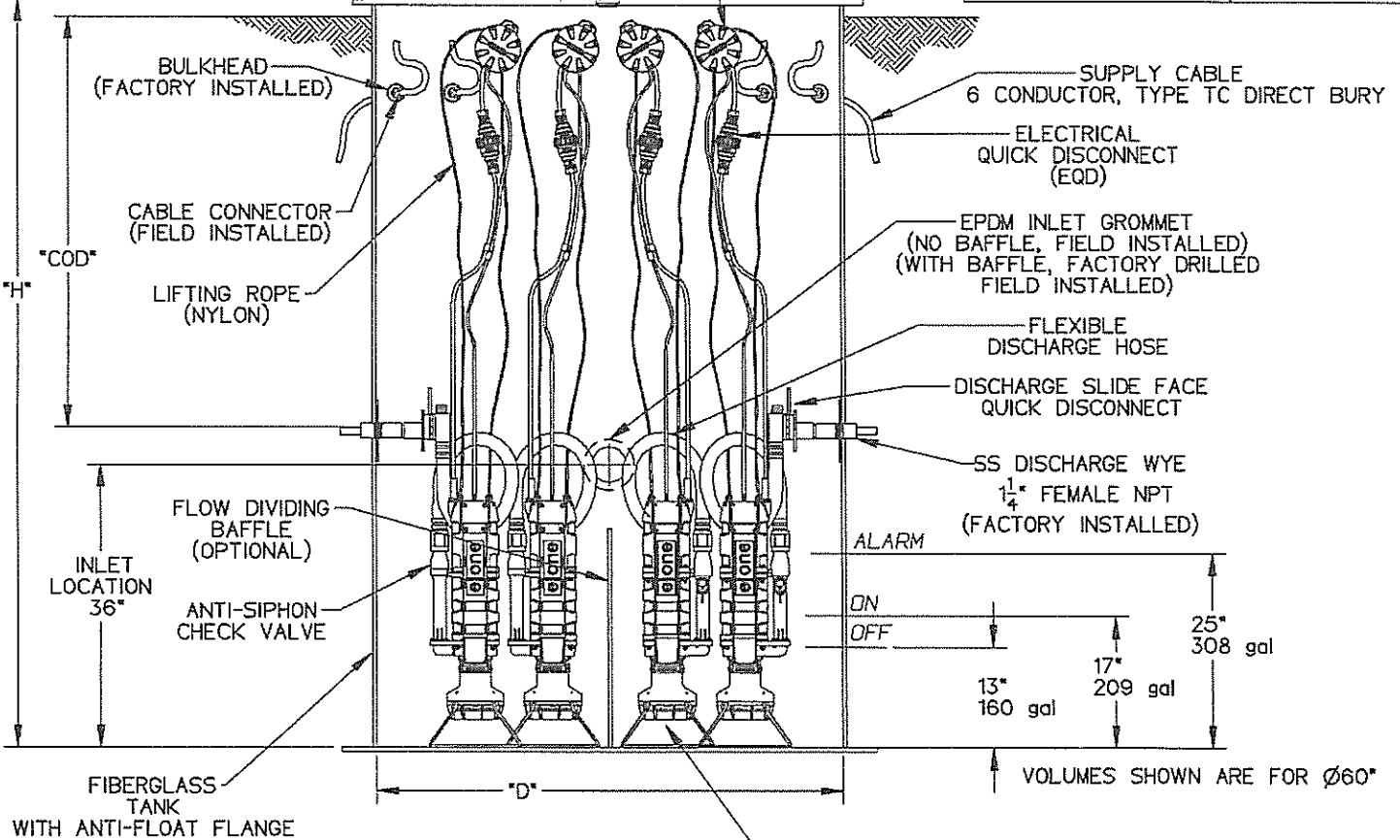
* Discharge data includes loss through check valve, which is minimal.

NA0270P01 Rev A

STATION TO BE USED WITH
(2) MOD T260 DUPLEX PANELS



DIAMETER CHOICES		W SERIES QUADPLEX STATIONS
"D"		
60	<input type="checkbox"/>	
72	<input type="checkbox"/>	
HEIGHT CHOICES		COVER OVER DISCH CHOICES
"H"	COD RANGE	"COD"
60	(24)	24
66	(24-30)	30
72	(24-36)	36
78	(24-42)	42
84	(24-48)	48
90	(24-54)	54
96	(24-60)	60
102	(24-66)	66
108	(24-72)	72
114	(24-78)	78
120	(24-84)	84
126	(24-90)	90
132	(24-96)	96
138	(24-102)	102
144	(24-108)	108



FOUR SEMI-POSITIVE DISPLACEMENT TYPE PUMP—
DIRECTLY DRIVEN BY 1 HP MOTOR

NOTE:

- 4" & 6" INLETS ARE EPDM GROMMETS
- 8" DWV INLET IS A CAST IRON CAULKING HUB
- 8" DR35 INLET IS A CAST IRON CAULKING HUB AND A FERNCO FITTING

INLET CHOICES	
4" DWV PIPE (4.50 OD)	<input type="checkbox"/>
4" DR35 PIPE (4.22 OD)	<input type="checkbox"/>
6" DWV PIPE (6.63 OD)	<input type="checkbox"/>
6" DR35 PIPE (6.28 OD)	<input type="checkbox"/>
8" DWV PIPE (8.63 OD)	<input type="checkbox"/>
8" DR35 PIPE (8.40 OD)	<input type="checkbox"/>



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DR BY	CHK'D	DATE	ISSUE	SCALE



DETAIL SHEET
W SERIES QUADPLEX

NA0154P01

(1) STATION TO BE USED WITH
 MOD T260 DUPLEX PANEL AND
 (1) SENTRY SIMPLEX PANEL

1/3-2/3 HINGED
 ALUMINUM LOCKABLE LID

DISCHARGE

SS DISCHARGE WYE

BACKUP PUMP, RUN BY A SIMPLEX PANEL
 ON A 4" BLOCK (BY OTHERS)

MUSHROOM VENT
 (FACTORY DRILLED
 FIELD INSTALLED)

E/ONE EQUALIZER

ELECTRICAL
 QUICK DISCONNECT (EQD)

BULKHEAD
 (FACTORY INSTALLED)

CABLE CONNECTOR
 (FIELD INSTALLED)

LIFTING ROPE
 (NYLON)

SS DISCHARGE WYE
 1 1/2" FEMALE NPT
 (FACTORY INSTALLED)

ANTI-SIPHON
 CHECK VALVE

(2) MAIN PUMPS
 RUN BY A MOD T260
 DUPLEX PANEL

FIBERGLASS
 TANK
 WITH ANTI-FLOAT FLANGE

(3) SEMI-POSITIVE DISPLACEMENT TYPE PUMP
 DIRECTLY DRIVEN BY 1 HP MOTOR

DIAMETER CHOICES

"D"
 48
 60

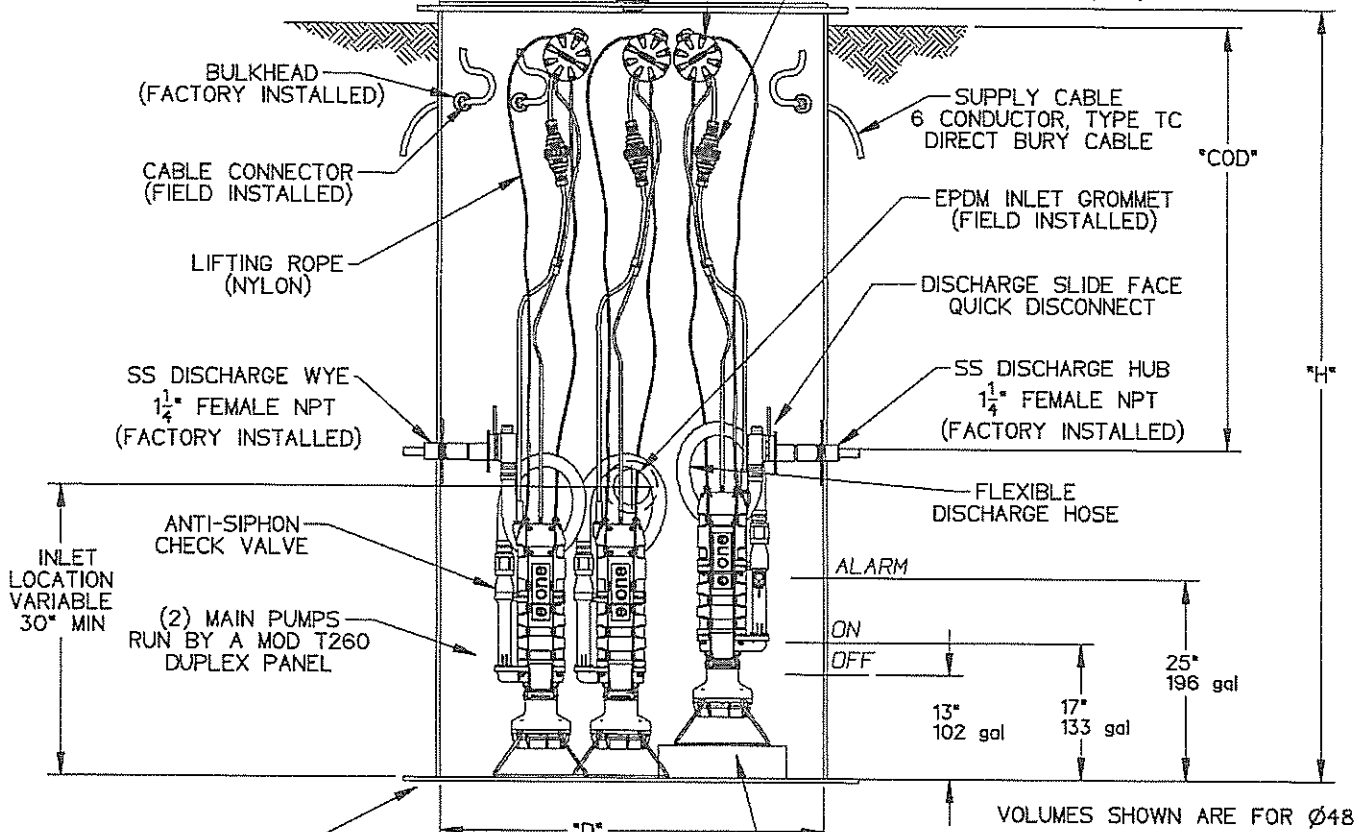
W SERIES
 TRIPLEX
 STATIONS

HEIGHT CHOICES

"H"	COD RANGE		"COD"	
60	(24)	<input type="checkbox"/>	24	<input type="checkbox"/>
66	(24-30)	<input type="checkbox"/>	30	<input type="checkbox"/>
72	(24-36)	<input type="checkbox"/>	36	<input type="checkbox"/>
78	(24-42)	<input type="checkbox"/>	42	<input type="checkbox"/>
84	(24-48)	<input type="checkbox"/>	48	<input type="checkbox"/>
90	(24-54)	<input type="checkbox"/>	54	<input type="checkbox"/>
96	(24-60)	<input type="checkbox"/>	60	<input type="checkbox"/>
102	(24-66)	<input type="checkbox"/>	66	<input type="checkbox"/>
108	(24-72)	<input type="checkbox"/>	72	<input type="checkbox"/>
114	(24-78)	<input type="checkbox"/>	78	<input type="checkbox"/>
120	(24-84)	<input type="checkbox"/>	84	<input type="checkbox"/>
126	(24-90)	<input type="checkbox"/>	90	<input type="checkbox"/>
132	(24-96)	<input type="checkbox"/>	96	<input type="checkbox"/>
138	(24-102)	<input type="checkbox"/>	102	<input type="checkbox"/>
144	(24-108)	<input type="checkbox"/>	108	<input type="checkbox"/>

COVER OVER
 DISCH CHOICE

(DIMENSIONS ARE IN INCHES)



VOLUMES SHOWN ARE FOR Ø48

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DR BY	CHK'D	DATE	ISSUE	SCALE



DETAIL SHEET
 W SERIES TRIPLEX

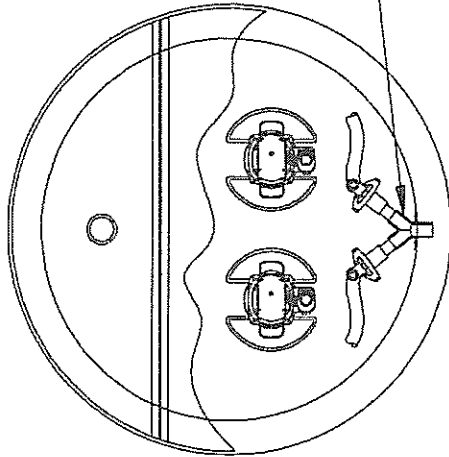
NA0155P01

INLET CHOICES	
4" DWV PIPE (4.50 OD)	<input type="checkbox"/>
4" DR35 PIPE (4.22 OD)	<input type="checkbox"/>
6" DWV PIPE (6.63 OD)	<input type="checkbox"/>
6" DR35 PIPE (6.28 OD)	<input type="checkbox"/>



STATION TO BE USED WITH
(1) MOD T260 DUPLEX PANEL

SS DISCHARGE WYE
(FACTORY INSTALLED)



DIAMETER CHOICES		W SERIES DUPLEX STATIONS
"D"		
36	<input type="checkbox"/>	
42	<input type="checkbox"/>	
48	<input type="checkbox"/>	
60	<input type="checkbox"/>	

HEIGHT CHOICES		COVER OVER DISCH CHOICES
"H"	COD RANGE	
60	(24)	24 <input type="checkbox"/>
66	(24-30)	30 <input type="checkbox"/>
72	(24-36)	36 <input type="checkbox"/>
78	(24-42)	42 <input type="checkbox"/>
84	(24-48)	48 <input type="checkbox"/>
90	(24-54)	54 <input type="checkbox"/>
96	(24-60)	60 <input type="checkbox"/>
102	(24-66)	66 <input type="checkbox"/>
108	(24-72)	72 <input type="checkbox"/>
114	(24-78)	78 <input type="checkbox"/>
120	(24-84)	84 <input type="checkbox"/>
126	(24-90)	90 <input type="checkbox"/>
132	(24-96)	96 <input type="checkbox"/>
138	(24-102)	102 <input type="checkbox"/>
144	(24-108)	108 <input type="checkbox"/>

(DIMENSIONS ARE IN INCHES)

ALUMINUM 1/3 - 2/3 SPLIT
LOCKABLE LID

E/ONE EQUALIZER

MUSHROOM VENT
(FACTORY DRILLED
FIELD INSTALLED)

ELECTRICAL
QUICK DISCONNECT
(EQD)

CABLE CONNECTOR
(FIELD INSTALLED)

LIFTING ROPE
(NYLON)

BULKHEAD FITTING
(FACTORY INSTALLED)

DISCHARGE SLIDE FACE
QUICK DISCONNECT

SUPPLY CABLE
6 CONDUCTOR, TYPE TC
DIRECT BURY

SS DISCHARGE WYE
1 1/4" FEMALE NPT
(FACTORY INSTALLED)

EPDM INLET
GROMMET
(FIELD INSTALLED)

ANTI-SIPHON
CHACK VALVE

FLEXIBLE
DISCHARGE HOSE

ALARM

INLET
LOCATION
VARIABLE
30" MIN

ON
OFF

13"
102 gal

17"
133 gal

25"
196 gal

VOLUMES SHOWN ARE FOR Ø48"

FIBERGLASS
TANK
WITH ANTI-FLOAT FLANGE

SEMI-POSITIVE DISPLACEMENT TYPE PUMP
DIRECTLY DRIVEN BY 1 HP MOTOR

INLET CHOICES

4" DWV PIPE (4.50 OD)	<input type="checkbox"/>
4" DR35 PIPE (4.22 OD)	<input type="checkbox"/>
6" DWV PIPE (6.63 OD)	<input type="checkbox"/>
6" DR35 PIPE (6.28 OD)	<input type="checkbox"/>

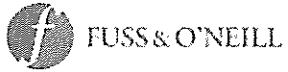


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DR BY	CHK'D	DATE	ISSUE	SCALE

e one
SEWER SYSTEMS

DETAIL SHEET,
W SERIES DUPLEX

NA0156P01



MEMO – Fred Hurley, DPW
January 27, 2014

Appendix D

Budgetary Opinion of Cost

TABLE - 2
SUMMARY OF BUDGETARY OPINION OF COST
HAWLEYVILLE SEWER EXTENSION
January 20, 2014

Grinder Pump Stations and LPS for LOT #27, #33, #40 and #16)	Base Design Lot #33 LPS Along Hawleyville Rd.	Alternative #1 Lot #33 LPS Along Mt. Pleasant Rd.
Lot # 16 (TRAILER PARK LPS & GRINDER PUMP OPTION)		
Low Pressure Sewer Extension	\$1,664,633	\$2,083,158
Mobile Home Park Sewer Extension (LPS)	\$63,478	\$63,478
Total Construction Cost	\$1,729,000	\$2,147,000
CONTINGENCY (25%)	\$432,000	\$537,000
ENGINEERING/LEGAL/ADMINISTRATIVE (20%)	\$346,000	\$429,000
TOTAL COST (ROUNDED)	\$2,510,000	\$3,110,000
LOT # 16 (TRAILER PARK GRAVITY SEWER OPTION)		
Low Pressure Sewer Extension	\$1,664,633	\$2,083,158
Mobile Home Park Sewer Extension (LPS)	\$69,389	\$69,389
Total Construction Cost	\$1,735,000	\$2,153,000
CONTINGENCY (25%)	\$434,000	\$538,000
ENGINEERING/LEGAL/ADMINISTRATIVE (20%)	\$347,000	\$431,000
TOTAL COST (ROUNDED)	\$2,520,000	\$3,120,000