

4 Turkey Hill Road
Newtown, CT 06470
Tel (203) 270-4300
Fax (203) 426-9968



Fred Hurley,
Director

TOWN OF NEWTOWN
WATER AND SEWER AUTHORITY

Richard B. Zang,
Chairman
Marianne Brown
Louis Carbone
Richard Conte
Alan Shepard
Eugene Vetranio
Carl Zencey

The **Newtown Water and Sewer Authority** held its regular meeting on **May 12, 2011** at the Wastewater Treatment Plant, 24 Commerce St, Newtown, CT. Chairman Zang called the meeting to order at 7:08 pm.

Present: R. Zang, L. Carbone, R. Conte, E. Vetranio

Absent: M. Brown, A. Shepard, C. Zencey

Also present: F. Hurley, Dir. Of Public Works; Linda Zukauskas, reporter from *The Voices*; Jack Lannamann, Toll Bros.; Burt Dorfman, The Woods at Newtown

Public Participation: None

Approval of Minutes: The previously distributed minutes of the regular meeting of April 14, 2011 were unanimously approved.

Old Business

Gallons processed vs gallons billed study – flow monitoring: Photos of Central SD manholes with major infiltration were discussed. No action taken.

Sewer mapping: F. Hurley announced that Scott Sharlow of the Town's IT Dept will incorporate mapping prepared by A. Shepard into Town's GIS mapping.

Capital Needs: SCADA system, new well, water distribution system: F. Hurley announced that bid documents for SCADA system are complete. E. Vetranio moved to authorize Chairman Zang to approve advertising of bids once all members have had opportunity to review bid documents. Motion adopted 4-0. L. Carbone reported that Health District is waiting for State review of proposed new well for Water System.

USGS Update – stream gauges: USGS representatives were sighted at stream gauge located near Water Pump Station the week of May 9th. No action taken.

Fairfield Hills Sewer Service Area: No discussion or action.

Renewable Energy Project: F. Hurley reported that Monte Frank of Cohen and Wolf PC is reviewing contracts with Opel Intl and CCEF for solar project.

Sewer Benefit Assessment for 11 Edmond Rd: Kerin & Fazio, LLC [5/2/11] appraised the sewer benefit for the 30,800 sq ft building addition and other improvements to the property as \$60,000. R. Conte

moved to hold a public hearing on June 9, 2011 on the proposed benefit assessment of \$60,000. Motion adopted 4-0.

Rate increase for water users: F. Hurley presented a budget estimate for FY12 showing that the current income from users would cover ongoing operating expenses and loan repayments. R. Zang stated that the water enterprise is facing additional capital expenses that will require a rate increase. A new budget estimate will be developed and presented at the next meeting.

New Business

The Woods at Newtown: R. Conte moved to introduce discussion and possible action on the sewer benefit assessment for the Woods at Newtown. Motion adopted 4-0. A revised appraisal by Kerin & Fazio, LLC [5/24/11] valued the benefit at \$1,371,000 less the previously assessed \$873,300. B. Dorfman of The Woods addressed the members but offered no new information. L. Carbone moved to set the additional benefit assessment for the revised plan to develop 69 townhouse units, 102 condo “flat” units, clubhouse and outdoor pool at \$497,700. Motion adopted 4-0.

Amendments to Sewer Regulations: R. Conte moved to introduce possible action on the proposed changes to the sewer regulations dated March 27, 2011. R. Conte moved to hold a public hearing on the adoption of the proposed changes on June 9, 2011.

Report by United Water Environmental Services Inc: The Monthly Operating Report for April 2011 was distributed to members without discussion.

Report by Public Works Director: F. Hurley reported that Fuss & O’Neill has been submitting drafted portions of the Water Supply Plan.

Any other business: None.

Having no further business, meeting was adjourned at 8:19 pm.

R. Zang, Chairman

Attachment A – United Water ESI April Operating Report