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Fred Hurley,
Director

TOWN OF NEWTOWN
WATER AND SEWER AUTHORITY

Richard B. Zang,
Chairman
Marianne Brown
Louis Carbone
Philip Cruz
Alan Shepard
Carl Zencey
Richard Conte

The Water and Sewer Authority held a special meeting on Monday, November 28, 2011 at the Public Works Department, 4 Turkey Hill Road, Newtown, CT. Chairman Zang called the meeting to order at 1:11pm.

Present: Lou Carbone, Dick Zang, Richard Conte, Gene Vetrano

Absent: Carl Zencey, Marianne Brown, Alan Shepard

Also Present: Fred Hurley, Director of Public Works and Any Gorosko from the Newtown Bee

Settlement of the Woods/Toll Brothers benefit assessment on Mt. Pleasant Road – Fred Hurley explained that this is the re-evaluation of the plans for the Woods at Newtown site on Mt. Pleasant Road which is the former Homesteads property. The plans are different from the original plans that were reviewed in 2004. In 2004 there was a change in the mix and the assumption at that time was that the overall value of the was still in numbers balance. In looking at the current increase in the benefit assessment, there are more condo units and fewer flats. Looking at it in a mix analysis the added benefit assessment is about \$250,000. The WSA came up with a market benefit assessment of \$700,000 but then reduced it to \$500,000. If this went to the courts, the max it would sustain would have been between \$250,000-300,000 plus legal fees. A recommendation of \$250,000 additional benefit assessment has been made. The payment will be tied into the closing of the property sale which would mean a lump sum payment and not piece meal as each unit is completed.

Rich Conte, moved to accept the negotiated setting of the benefit assessment of \$250,000, Gene Vetrano seconded. Dick Zang asked if there was discussion about the pump station. Fred replied that they still need to work out easement issues with Maples for the pump stations. It needs to be maintained between the two facilities property and a maintenance plan will be required. Motion unanimously accepted.

Report by Public Works Director – SCADA may need to be revisited sooner rather than later. One of the major players of CH2MHill has left the company. The person whom they are putting as team leader is in Texas so it is very important to find out how they are going to work the support staff.

Solar panels are coming along. Land Use is working on it, and EDC approved the plot change the panels.

Having no further business the meeting was adjourned at 1:30pm
Arlene Miles, Clerk