

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
George Hill
Alan Shepard
Eugene Vetranio
Carl Zencey

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE WATER AND SEWER AUTHORITY

The Water and Sewer Authority held its regular meeting on Thursday, January 9, 2014 at the Waste Water Treatment Plant, 24 Commerce Road, Newtown, CT. Chairman Zang called the meeting to order at 7:00pm.

Present: Dick Zang, Marianne Brown, George Hill, Carl Zencey, Alan Shepard, Gene Vetranio
Absent: Lou Carbone

Also Present: Director of Public Works Fred Hurley, Dr. Rod Delaney, Walt Motika representing EDC

Public Participation – Dr. Delaney came because his septic is failing and would like to hook up to the sewer. He would need to get an easement and dig through the neighbor's yard and now that the town has acquired the property next to his, he would like to be included with the sewer and the water if the town will be extending it to 28A Glen Road. Fred Hurley explained that if there was a project to extend the water to that property, this is not the board to come to and at this time, there has been no discussion about extending the sewer.

Approval of Minutes - The previously distributed minutes of the regular meeting of 12/12/13 were unanimously approved.

OLD BUSINESS

Capital Needs Study – Tabled

Discussion of Hawleyville Sewer Extension – The report from Kerin & Fazio and the map from Fuss & O'Neill has been completed. Fred Hurley explained that the appraisal draft report is similar to what has been estimated in the past. Currently there are no separate districts within town. If they would make different districts, they would have different rules. Walt Motika explained that from Union Carbide in Danbury to Hartford, the only prime vacant land for office buildings is exit 9. Alan Shepard clarified that there is vacant office space available, but not new construction.

The WSA is trying to figure out how to put in a system and pay for it. If everything is sewered, the benefit assessments would be \$4.4 million. A general cost to develop the sewers would be \$4 to 5 million. 80% of the value would be covered by the two large parcels. Dick Zang explained that they can put in a low pressure sewer line for the larger properties before they could get a C of O. They cannot put in the entire system with a pump station and let it sit ideal for three years, it needs flow.

Mr. Motika explained it would be beneficial to put a low pressure system in place as a selling tool and when the property is developed they can tie into the sewer. Dick Zang said that as a board they should get a feasibility study to see about putting the low pressure system in and wait for development.

The parcels have multiple zones. Alan Shepard expressed concern that once you service a property with residential zones, there is the opportunity and possibility that they will be developed residentially.

Marianne Brown moved to authorize Fred Hurley to obtain preliminary routing and cost estimates from Fuss & O'Neill for low pressure alternatives in the Hawleyville area to serve 9 Covered Bridge, 90 Mt. Pleasant Road and 10 Hawleyville road (300,000sf office complex). George Hill seconded, motion unanimously accepted.

NEW BUSINESS

2014 Meeting Schedule – Alan Shepard moved to approve the meeting schedule for 2014. Gene Vetrano seconded, motion unanimously accepted.

67 Church Hill Road – Carl Zencey moved to have Kerin & Fazio to do a benefit assessment for the property at 67 Church Hill Road. George Hill seconded, motion unanimously accepted.

149 Mt. Pleasant Road – Gene Vetrano moved to have Kerin & Fazio to do a benefit assessment for the property at 149 Mt. Pleasant Road. Alan Shepard seconded, motion unanimously accepted.

Committee Reports - None

Report by United Water Environmental Services, Inc.- None

Report by Public Works Director – The current contract with Aquarian is up. It is a 10 year contract with 2 five year extensions. If there is a contract change, Fred believes it should be with manning levels of the water system. Fred suggests that a two person committee be assigned to investigating that. Dick Zang suggested that Lou Carbone and Gene Vetrano take the charge.

Having no further business, meeting was adjourned at 9:05pm

Arlene Miles, Clerk