

4 Turkey Hill Road  
Newtown, CT 06470  
Tel (203) 270-4300  
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Fred Hurley,  
*Director*

**TOWN OF NEWTOWN**  
WATER AND SEWER AUTHORITY

Marianne Brown,  
*Chairman*  
Louis Carbone  
George Hill  
Alan Shepard  
Eugene Vetrano  
Richard Zang  
Carl Zencey

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

The Water and Sewer Authority held a public hearing on May 14, 2015 at the Waste Water Treatment Plant, 24 Commerce Road, Newtown, CT. Chairman Brown called the meeting to order at 7:00pm.

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

**Also Present:** Director of Public Works Fred Hurley, Julio Segarra of United Water Environmental, Mike Burton, Peter Scalzo, Kurt Mailman of Fuss & O'Neill, 6 members of the public and 2 members of the press

*Continuation of the April 9, 2015 public hearing regarding the proposed sewer connection for 10-22 Washington Avenue for 9,250 gpd for sewer capacity to support approximately 74 units of multifamily housing.*

Alan Shepard has recused himself from the topic.

New information has been provided for an onsite septic for the project. Their position is that 5 of the 7 parcels are part of the sewer service so the onsite septic was for the 2 the two parcels not part of the sewer service area (SSA).

A letter was received from the Director of Health which indicates that their preliminary review of the submitted information indicates good soil conditions and the site's ability to accommodate the proposed volume of wastewater (Attachment A). However, they recommend inclusion in the sewer system in support of the "Aquifer Protection Plan".

Fuss & O'Neill reviewed the plans for an on-site septic provided by the applicant (Attachment B). The proposed septic system is located within a flood zone. That is not a suitable area for the leeching system. Each building would have to have their own septic system because DPH does not allow a combination. They cannot conclude that the onsite sewage disposal system design as proposed is suitable to handle the design wastewater flow of 3,000 gallons per day.

Mr. Hurley asked what would the applicant need to correct this and how quickly can it be done. Mr. Mailman replied that a 5 week ground water monitoring during the wet season would be optimal. Mr. Burton explained that this 5 week study was done in May of 2007 during a very wet season.

Mr. Mailman also looked at the developments impact to the Sandy Hook pump station (Attachment C). Pump 1 would be able to process the flows. Pump 2s ability is less. The peak hour flow is 200 gallons per minute and pump 2 wouldn't be able to handle that by itself but because the pumps are lead/lag the flow would be handled. The force main could sustain flow. The conclusion is that the pump station is capable of handling this project.

Mr. Hurley then reported on his investigation regarding the sewer mapping (Attachment D). The end result is that Mr. Burtons (5) properties are listed as proposed on the August 12, 2012 map and at its regular meeting, the board needs to initiate a confirming vote as to what parcels are in the sewer service area.

Mr. Hurley also articulated that there is a tremendous dissimilarity between this project and 79 Church Hill. It was always identified that the Sandy Hook area would part of the sewer service area, but the other project area would not.

Finally, Mr. Hurley pointed out the depth of specific findings clearly shows that Fuss & O'Neill and the WSA do not play favorites with their reviews. It was noted that one of Mr. Burton's (5) properties was rejected for inclusion in the SSA when it offered no "compelling environmental reason" for inclusion. When that parcel was resubmitted and asked for inclusion in the SSA based on the compelling environmental reason that it was in the "Aquifer Protection Zone", it was approved.

Joe Hemingway, President of SHOP - Strongly recommend that this project be approved to help promote a family orientated pedestrian based community.

Wes Thompson, 190 Walnut Tree Hill – He is a supporter of the project and is recommending the project go forward.

Brian Atherton, 7 Black Walnut Road – He represents 79 Church Hill Road is in favor of the project for environmental purposes.

Adjourned 8:02pm

Arlene Miles, Clerk

Attachment A

Newtown Health District  
3 Primrose Street  
Newtown, CT 06470  
Tel. (203) 270-4291  
FAX (203) 270-1528  
[donna.culbert@newtown-ct.gov](mailto:donna.culbert@newtown-ct.gov)



Newtown Health District  
*serving the towns of  
Bridgewater, Newtown  
and Roxbury*

## NEWTOWN DISTRICT DEPARTMENT OF HEALTH

May 13, 2015

TO: Marianne Brown, Chairman, Water and Sewer Authority

FROM: Donna M. Culbert, MPH, PE, RS *Dmc*  
Director of Health

RE: 12 and 16A Washington Avenue, Sandy Hook, CT

The Newtown Health District has completed a review of soil tests, maps and other data submitted by NOK Associates for a proposed residential project on Washington Avenue in Sandy Hook. The project consists of 7 parcels.

For the purpose of this review, the project is stated as 5 parcels which are contained within the sewer district and 2 parcels which will be evaluated for on-site wastewater disposal. The on-site component consists of ten (10) two-bedroom units for a total of 20 bedrooms, each bedroom would generate 150 gallons for a total discharge of 3,000 gallons per day (gpd).

The proposed wastewater flow is greater than 2,000 gpd and, as such per Connecticut Public Health Code Section 19-13-B103, would require a review and approval by the CT Department of Public Health prior to the issuance of an approval from the Newtown Health District. The Newtown Health District's preliminary review of the submitted information indicates good soil conditions and the site's ability to accommodate the proposed volume of wastewater.

However, it is the Newtown Health District's position that connection to an available sewer is recommended as the preferred viable long-term method for wastewater disposal; particularly in this case as the proposed project is also within the Aquifer Protection Zone,

If you have any questions or require any additional information, please contact me.

**MEMORANDUM**

**TO:** Ms. Marianne Brown  
Newtown WSA Chair

**FROM:** Kurt A. Mailman, P.E., Matthew Jermine, P.E.

**DATE:** May 13, 2015

**RE:** Riverwalk at Sandy Hook Village, 12 & 16A Washington Ave Proposed Development  
Conceptual Onsite Wastewater Renovation System Review

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The Newtown Water and Sewer Authority (WSA) solicited the services of Fuss & O'Neill to review documents related to a proposed development at 12 & 16A Washington Avenue in Newtown on May 8, 2015. A listing of the documents reviewed and results of the review follow:

The following documents were submitted to Fuss & O'Neill on May 11, 2015 for review and response by May 14<sup>th</sup> for the 7:00pm Newtown WSA public meeting:

- *Onsite Septic Review: 12 & 16A Washington Avenue, Newtown, CT* dated May 8, 2015 prepared by Nowakoski, O'Bymachow, Kane & Associates Land Surveying & Engineers.
- *Groundwater Monitoring Report of the The Riverwalk and Sandy Hill Village* dated May 8, 2015 prepared by Nowakoski, O'Bymachow, Kane & Associates Land Surveying & Engineers.
- *Conceptual Layout On Site Septic CP-1 of the The Riverwalk and Sandy Hill Village* dated May 8, 2015 prepared by Nowakoski, O'Bymachow, Kane & Associates Land Surveying & Engineers.
- *Soil Test Map of the The Riverwalk and Sandy Hill Village* dated May 8, 2015 prepared by Nowakoski, O'Bymachow, Kane & Associates Land Surveying & Engineers.
- *Property Location Map of the The Riverwalk and Sandy Hill Village* dated April 8, 2015 prepared by Nowakoski, O'Bymachow, Kane & Associates Land Surveying & Engineers.

**Review Comments:**

1. As shown on the figure entitled Ground Water Monitoring Report, the two proposed septic systems are located within a flood zone. According to the 2015 *On-Site Sewage Disposal Regulations, and Technical Standards for Subsurface Sewage Disposal Systems* by the Connecticut Department of Public Health (CTDPH), "[l]eaching systems shall not be constructed in areas where high groundwater, surface flooding, or ledge rock will interfere with its effective operation" (Section VIII.A., Page 36).

Based upon a cursory review, the depth of high groundwater generally should be higher than the topographic contour of the edge of delineated wetlands (between elevations 238 and 242) located downgradient of the conceptual leaching system locations. Wetlands soils are

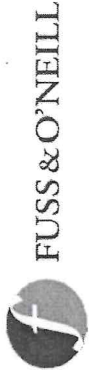
MEMO- Ms. Marianne Brown  
May 13, 2015  
Page 3 of 3

In summary, Fuss & O'Neill cannot conclude that the onsite sewage disposal system design as proposed is suitable to handle the design wastewater flow of 3,000 gallons per day. The design should include one septic system per building with further details provided concerning the conceptual plan of the leaching system, the location of the proposed potable water supply/distribution system, the determination of the restrictive layer, and special accommodations for portions of the leaching systems located under the parking area of the proposed development.

c: Fred Hurley – Newtown DPW Director  
David Grogins Esq. – Cohen and Wolf

Attachment C

Wastewater Flows to Glen Road PS  
Development at River Walk



FUSS & O'NEILL

Newtown WSA  
May 14, 2015

Flow Node E (E3, E4)	Average (gpd)	Average (gpm)	Peak Factor <sup>(1)</sup> (gpd)	Infiltration & Inflow (l/l)	Total Peak Hour Flow Plus l/l (gpd)	Pump #1 Capacity <sup>(4)</sup> (gpm)	Pump #2 Capacity <sup>(4)</sup> (gpm)
Initial (Table 9-2 PDR)	29,970	21	120,180	21,318	141,498	215	180
River Walk <sup>(2)</sup>	9,250	6	41,625	1,464	43,089	30	
Total	39,220	27	161,805	22,782	184,587	128	OK
<b>Actual in 2011<sup>(3)</sup></b>							
River Walk	61,468	43	246,487		246,487	171	180
Total	9,250	6	41,625	480	42,105	29	
	70,718	49	288,112		288,592	200	Not OK
<b>Ultimate (Table 9-3 PDR)</b>							
River Walk <sup>(2)</sup>	341,880	237	1,111,110	596,636	1,707,746	1,186	180
Total	9,250	6	41,625	1,464	43,089	30	
	351,130	244	1,152,735	598,100	1,750,835	1,216	Not OK

Notes:

- Following peaking factors have been used:
  - 4.01 - Table 9-2 PDR dated 04/20/94 by F&O
  - 4.5 - NOK Letter dated May 12, 2015
  - 3.25 - Table 9-3 PDR dated 04/20/94 by F&O
- Assumed 0.2 mile of sewer within the River Walk Development area  
Minimal l/l allowance for the gravity sewer calculated based on a 250 - 500 gpd/in.dia./mile of sewer. (TR-16) 300 - gpd/in.dia./mile
- Recorded 2011 flow data at Glen Road Pump Station utilized to capture ADF from Sandy Hook School which was vacated in 2012 and is projected to be reconnected to the system upstream of the Glen Road Pump Station in 2015-2016
- Existing pump #2 cannot handle the 29 gpm additional flow from the proposed development at River Walk without lag pump #1 operating

Attachment D

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**TOWN OF NEWTOWN**  
WATER AND SEWER AUTHORITY

Prepared by Fred Hurley

As requested by the WSA Board I have thoroughly reviewed past minutes and with the help of the IT Department been able to positively establish a chain of custody between the minutes and a resulting 2011 "Sewer Service Area" map referenced in the current edition of the WSA's Sewer Regulations. It was a working version of this 2011 map in paper form which was presented at the April 1, 2015 public hearing. You voted January 8, 2015, on the Sewer Regulations, which in itself is a confirmation of their contents. We can clearly show the intent of the Authority, but you may wish to take a re-confirming vote to clear any ambiguity over the existing line of the Sewer Service Area (SSA).

Section 1.5.2 is the reference to the current map and states the following: "The Sewer Service Area (SSA) is delineated on map, Sewer Service Area, Newtown Sewerage System, on file at the Office of the Town Clerk. The current map is dated April 28, 2011 and may be amended from time to time by the WSA." The problem is the Town Clerk cannot find any map on file after 2001 and did not have the "Sewer Regulations" from January of this year, although we have a dated entry stamp from that Office. We also know that the current rendition of the SSA on the GIS system is vague at best. The necessary housekeeping will be detailed at the end.

The first relevant minutes are March 9, 2011, under "Sewer mapping: Alan Shepard completed the mapping of the Central Sewer Service Area (SSA) and is open to comments from the members."

The second relevant minutes are April 14, 2011, under "Sewer mapping – once the WSA approves the map, they will give it to the town for their review." The next set of minutes will lead to the map dating of April 29, 2011.

The third relevant minutes are May 12, 2011, under "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." I did not attend the April 14<sup>th</sup> meeting, but took the charge after the meeting to get the mapping to the Town for review and inclusion in the Town GIS system. Scott reviewed the mapping and had no problem with it. He called me and asked what the

acceptance date should be and I said if he was accepting it today it should be today, which was April 28, 2011. That's how the date got created that was eventually incorporated in the Sewer Regulations but it's not the end of the story. There were delays getting the paper copy into the GIS system and the process continued over the next two months as evidenced by the following minutes.

The fourth relevant set of minutes was July 14, 2011, under "Sewer mapping: The central district mapping is completed and was given to the Town GIS department for incorporation. The Hawleyville district still needs to be reviewed." It should be clear at this point that the Board had signed off on an updated SSA. The question is which line on which map. The next set of minutes and my investigation with the assistance of the current IT Department answers those questions.

The fifth and final set of relevant minutes are August 11, 2011, under "Sewer mapping- The electronic version has been forwarded to the Town's IT department for integration in the GIS system." When I went to IT on Monday, 4/13/15, the new GIS person was able to find the electronic file identified in the 8/11/11 minutes. The IT Department has it date stamped as 8/12/11. That file corresponded to the paper map introduced at the April 1, 2015 Public Hearing. The circle and chain of custody was finally complete.

You do not put "proposed" SSA lines in the GIS system. I asked the IT people why the map had not been changed from proposed to actual and the answer was simple. It was a pdf file that could not be altered so that they would always have had to do the alteration in a different format. The proposed areas, in the file, included among other things Sandy Hook School, the multiunit housing on Oakview, a number of other small changes throughout the entire district and Burton's properties on Washington Street.

There was no further action by anyone after this point because of a chain of events that turned all of our attention elsewhere. Right after the map was received for inclusion in the GIS system, Hurricane Irene struck between August 20-29 and knocked out 100% of the power in Town. That was followed by Noreaster Alford which also knocked out 100% of the power. Shortly afterwards we began losing IT Department personnel. The GIS coordinator left in the summer. Then we had Hurricane Sandy at Halloween which again knocked out 100% of the Town's power. This was followed shortly by 12/14 at Sandy Hook School, which tied up Town personnel for months afterwards. The final surprise by nature was the 30-36" snowstorm Nemo. The last stumble was the loss of the IT Director and the year+ before either a new Director or GIS Coordinator were hired. These are the reasons why the WSA didn't follow its earlier route to a change in the mapping of the Sewer Service Area.



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**TOWN OF NEWTOWN**  
WATER AND SEWER AUTHORITY

The **Newtown Water & Sewer Authority** held its regular meeting on **March 9, 2011** at the Wastewater Treatment Plant, 24 Commerce Road, Newtown, CT. Chairman Zang called the meeting to order at 7:00 pm.

*Present:* R. Zang, M. Brown, L. Carbone, R. Conte, A. Shepard, C. Zencey

*Absent:* E. Vetrano

*Also Present:* J. Segarra and J. O'Brien of United Water, ESI; F. Hurley, Newtown Dir. Public Works

*Public Participation:* None

*Approval of Minutes:* The previously distributed minutes of the regular meeting of February 10, 2011 were unanimously approved.

**Old Business**

*Gallons Processed vs Gallons Billed Study- Flow Monitoring:* J. Segarra presented data from flow meters placed at locations 4 and 5 (north and south interceptors at WWTP) and from pump stations. Copies are included in Monthly Operating Report attached. Flow increases from the Hanover and Taunton Lake PS due to the March 4<sup>th</sup> and 5<sup>th</sup> rain event were most significant. The flow meters will be relocated and data collection will continue. J. Segarra will attend a training class in flow monitoring sponsored by ISCO.

*Sewer Mapping:* Alan Shepard completed the mapping of the Central Sewer Service Area (SSA) and is open to comments from the members.

*Capital Needs:* Fred Hurley is completing SCADA bid package and will distribute copies for comment shortly. Field survey for new water supply well will be completed by Health District when ground conditions improve.

*USGS update:* USGS is not receptive to WSA damage claims resulting from hydrogeological testing in 2007.

*Fairfield Hills sewer service area:* After a discussion of the conditions of the FFH water and sewer systems and an update of Town activities, discussion of creating separate SSAs for the State and FFH was tabled. Alan Shepard will outline discussion points for the next WSA meeting.

*Renewable Energy Project:* By letter dated 3/7/2011 the Connecticut Clean Energy Fund advised that the minimum documentation requirements for the On-site Renewable Distributed Generation RFP had been met for both the Best of Class and Public Buildings categories and that an executed PO with OPEL Solar is required by 4:00 pm March 21<sup>st</sup> in order to process the grant application. C. Zencey moved that the WSA recommends that the Town issue a purchase order after review by Town attorney to OPEL Solar, Inc. for a 75 kW photovoltaic plant provided that the capital outlay by the WSA not exceed \$175,000. Motion adopted 5-1: (aye: Zang, Brown, Carbone, Conte, Zencey; no: Shepard)

*Sewer Benefit Assessment – Toll Bros. Woods at Newtown:* Tabled. Appraisal not received from Kerin & Fazio.

*Priority Matrix:* Tabled. The State Supreme Court has not answered petition to appeal the Dauti ruling.

### **New Business**

*Rate increase for water users:* The chairman asked Fred Hurley to estimate the need for a rate increase effective FY 2012. Action may be taken at the next meeting to request that the Legislative Council enact a new rate.

*Report by United Water ESI:* Julio Segarra reported that during recent heavy rain events the wastewater system accepted high flows and heavy grit loads and the water pump station was nearly flooded. WWTP permit limits for copper were exceeded due to improper discharges by Rand Whitney. The State was immediately notified and Rand Whitney was informed of the need for corrective action. Jason O'Brien advised that the State may impose more stringent permit limits on the discharge of phosphorous that may require changes to WWTP equipment or treatment.

*Report by Public Works Director:* Fred Hurley reported that the Town may cede the adjacent parcel of the Tech Park to the WSA for the renewable energy project.

*Any other business:* None

*Adjournment:* Without objection the meeting was adjourned at 9:45 pm.

Attachments: United Water ESI Monthly Operating Report for February 2011

Richard B. Zang, Chairman

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Eugene Vetrano  
Carl Zencey

The **Water and Sewer Authority** held its regular meeting on **April 14, 2011** at the Waste Water Treatment Plant, 24 Commerce Road, Newtown, CT. Chairman Zang called the meeting to order at 7:00pm.

*Present:* Lou Carbone, Dick Zang, Gene Vetrano, Carl Zencey

*Absent:* Marianne Brown, Alan Shepard, Richard Conte

*Also Present:* Jason O'Brien and Julio Segarra of United Water Environmental Services, Inc.

*Public Participation* – NONE

*Approval of minutes* – The previously distributed minutes of the regular meeting of March 10, 2011 were unanimously approved.

**OLD BUSINESS**

*Gallons processed vs gallons billed study/flow monitoring* – Julio Segarra handed out a months' worth of data print outs of pump stations. The Hanover area has a pitch so great that the meters will not work. They visually opened up the manholes in the area and found on Sealand Drive and Blakslee Drive and there was a tremendous amount of flow. There is a 1" hole that is causing about 10 gallons per minute to rush in. It is indicating tremendous ground water pressure. A plug may be able to be used to repair the hole.

*Sewer mapping* – once the WSA approves the map, they will give it to the town for their review.

*Capital Needs/SCADA System/new well/water distribution system* – SCADA – Tabled. NEW WELL Lou Carbone reported that the Department of Public Health is back up but will be here within 4 weeks. Once the date is given, Lou will inform the board. An estimate from The Stephen B. Church Company for a test well at the soccer fields at the corner of Wasserman Way and Oakview Road.

*USGS update/stream gauge* – There is no updated at this time. Item tabled.

*Fairfield Hills sewer service area* – Tabled

*Renewable Energy Project* – There is nothing to report at this time, item tabled.

*Sewer Benefit Assessment/Toll Brothers, Mt. Pleasant Road known as the Woods at Newtown* – Tabled

*Rate increase for water users* – The budget for the water enterprise has almost no money. Money will be spent on a new well, a back-up generator is needed, fire hydrants and other items need to be improved in the water system. A water rate increase needs to go to Legislative Council before June to make the water rate effective for the first quarter of 2011/2012.

**NEW BUSINESS**

Amendments to Sewer Regulations – Lou Carbone moved to present the proposed changes to the sewer use regulations dated march 27<sup>th</sup> at a public hearing at a date TBD. Gene Vetrano seconded, motion unanimously accepted.

*Report by United Water Environmental Services* – In general the plant is running well. Monthly report is attached.

*Report by Public Works Director* – not present.

*Any other business* – NONE

Having no further business, meeting was adjourned at 8:10pm

Arlene Miles, Clerk

Attachment A – Proposed Amendments to Sewer Use Regulations dated 3/27/11

Attachment B – United Water Environmental Services March Operating Report

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**TOWN OF NEWTOWN**  
WATER AND SEWER AUTHORITY

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. Vetrano  
*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. Vetrano 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 9<sup>th</sup>. 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

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Richard Conte

The Water and Sewer Authority held its regular meeting on July 14, 2011 at the Wastewater Treatment Plant, 24 Commerce Road, Newtown, CT. Chairman Zang called the meeting to order at 7:00pm.

*Present:* Lou Carbone, Dick Zang, Carl Zencey, Marianne Brown, Alan Shepard

*Absent:* Richard Conte, Gene Vetrano

*Also Present:* Jason O'Brien of United Water Environmental Services, Inc, Fred Hurley, Director of Public Works, Mr. Dauti of Dauti Construction

*Public Participation* – NONE

*Approval of minutes* – The previously distributed minutes of the regular meeting of May 12, 2011 and June 09, 2011 were unanimously approved.

**OLD BUSINESS**

*Gallons processed vs gallons billed study/flow monitoring* – The flow gauges were moved to the next upstream location. Julio Segarra is looking into getting the data in Excel format.

*Sewer mapping* – The central district mapping is complete and was given to the Town's GIS department for incorporation. The Hawleyville district still needs to be reviewed.

*Capital Needs/SCADA System/new well/water distribution system* – SCADA SYSTEM/The return date on the RFP has been changed to July 25th due to radio complications. NEW WELL/the Department of Public Health needs an A2 survey for both test sites and a separate application for each well. WATER DISTRIBUTION SYSTEM/Changes are on hold pending budget resolution.

*Fairfield Hills sewer service area* – The WSA is considering a shrink-wrapped FFH sewer service area. At this point there is no urgency to complete a review of the infrastructure at FFH as the vision of the campus has changed over the past 10 years.

*Renewable Energy Project* – The OPEL contract has been reviewed and should be signed next week. The grant from the state is complete. There is a change in the state policy with rates and subsidies. It does not affect this project but may impact future projects.

*Rate increase for water users* – Tabled until the later water and sewer budget discussion in New Business.

*95-99 Church Hill Road/Dauti Construction* – A letter has been drafted for final approval for 95-99 Church Hill Road. Approvals from P&Z and Inland Wetlands have also been received. Alan Shepard moved to approve the letter granting final approval to sewer service for 95-99 Church Hill Road, Carl Zencey seconded, motion unanimously accepted.

#### **NEW BUSINESS**

*Water and Sewer Budgets* – Dick Zang handed out a spreadsheet comparing the actual FY 2011 budget and the FY 2012 proposed budget. The Water side is showing a surplus in income over expenditures. Dick Zang would like to wait until the final 2011 report from the auditors is complete before Water Rates are discussed.

*Report by United Water Environmental Services* – Over all the plant is running well. A copy of the June 2011 Monthly Report is attached.

*Report by Public Works Director* – The new service truck for the WSA has been ordered and should be delivered this fall. The site work for the solar project will begin in the fall and the facility should be up and running before the end of the year. The Town's baseball league would like to update the facilities at Glanders Field to provide water at the snack bar and add bathrooms. They would not be a full time user of the facilities. Alan Shepard said that a grinder pump would be a good solution. They would be part of the 100,000-gallon FFH allotment so there would be no benefit assessment. It is up to the town how they want to distribute the 100,000 gallons for FFH. Marianne Brown said that they are also looking for irrigation for the field.

*Any other business* – Alan Shepard moved to authorize Fred Hurley to arrange for a benefit appraisal for 95-99 Church Hill Road. Carl Zencey seconded, motion unanimously seconded.

Having no further business, meeting was adjourned at 8:49pm

Arlene Miles, Clerk



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

Fred Hurley,  
Director

**TOWN OF NEWTOWN**  
**WATER AND SEWER AUTHORITY**

The Water and Sewer Authority held its regular meeting on August 11, 2011 at the Waste Water Treatment Plant, 24 Commerce Road, Newtown, CT. Chairman Zang called the meeting to order at 7:00pm.

*Present:* Lou Carbone, Dick Zang, Carl Zencey, Marianne Brown, Alan Shepard

*Absent:* Richard Conte, Gene Vetranio

*Also Present:* Joe Borst

*Public Participation* – NONE

*Approval of minutes* – The previously distributed minutes of the regular meeting of July 14, 2011 were unanimously approved.

**OLD BUSINESS**

*Gallons processed vs gallons billed study/flow monitoring* – There is no update at this time. The portable flow meters are collecting data at Grand Place and Commerce Road.

*Sewer mapping* – The electronic version has been forwarded to the Town's IT department for integration in the GIS system.

*Capital Needs/SCADA System/new well/water distribution system* – The SCADA bids have come in with a large spread in pricing. Gene Vetranio, Marianne Brown, Fred and Julio are reviewing the bids. At this time both bidders need to be interviewed and site visits arranged. Thursday the 18<sup>th</sup> and Monday the 22<sup>nd</sup> were proposed as interview dates for scheduling by Fred Hurley.

*NEW WELL/Lou Carbone* reported that an A2 survey is being worked on and should be ready in the next few weeks.

*WATER DISTRIBUTION SYSTEM*/there is no action being considered at this time.

*Fairfield Hills sewer service area* – Alan Shepard reported that there is support to have the Town staff do an analysis of the sewers and water lines at Fairfield Hills.

*Renewable Energy Project* – Contracts are signed and awaiting state action.

*Sewer Benefit Assessment for 95-99 Church Hill Road*– The benefit appraisal for the property has not been received. Because of the difficult site conditions the WSA is requesting an opportunity to review the plans for the building drains.

*Incentives for Technology Park* – EDC approached the WSA to ask for incentives that could be offered to prospective buyers. Rich Conte had suggested a benefit assessment payment plan. Alan Shepard moved to advise EDC that the WSA can offer a five-year payment plan for the benefit assessment for any property in the Town's Technology Park on Commerce Road developed by the end of 2012. Lou Carbone seconded. Motion unanimously accepted.

**NEW BUSINESS**

*Changes to Sewer Regulations* – Carl Zencey moved to accept the proposed changes to the Sewer Use Regulations as presented at the June 9, 2011 Public Hearing. Marianne Brown seconded, motion unanimously accepted.

*Report by United Water Environmental Services* – A copy of the July 2011 Monthly Operating Report is attached.

Report by Public Works Director – Marianne Brown moved to accept the FY 2012 Annual Base Compensation Adjustment to the Operations, Maintenance, and Management Services Agreement as calculated by United Water in letter of July 14, 2011 subject to correction. Alan Shepard seconded, motion unanimously accepted.

Any other business – A letter was received from the Newtown Babe Ruth Baseball requesting water service to the Watertown fields adjacent to the Reed School. They want to re-turf the two top fields and need water for irrigation. Alan Shepard moved to allow Newtown Baseball to connect to the water supply system at FFH for the Watertown fields for irrigation purposes subject to approval of plans and specifications by the Director of Public Works and the WSA. Lou Carbone seconded, motion unanimously accepted.

Fred Hurley and Dick Zang attended a meeting on August 9th with other Town representatives to discuss development of the Hawleyville district. Various options and budgetary costs for extending the sewers were discussed but no firm plans were agreed upon.

Marianne Brown is developing a reporting system to allow the WSA to better understand its financial accounting.

Having no further business, meeting was adjourned at 8:21pm

Arlene Miles, Clerk

Attachment A – United Water Environmental Services monthly operating report.