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Fred Hurley,
Director

TOWN OF NEWTOWN
WATER AND SEWER AUTHORITY

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

AMENDED

The Water and Sewer Authority held Public Hearing March 31, 2016 in the Council Chambers at the Municipal Building, 3 Primrose Street, Newtown, CT. Chairman M. Brown called the meeting to order at 7:00 pm.

Present: Marianne Brown, Dick Zang, Alan Shepard, Gene Vetrano

Absent: Carl Zency, Lou Carbone, George Hill

Also Present: Director of Public Work Fred Hurley, 5 members of the public and 2 member of the press

Proposed sewer benefit assessments for the properties listed below in Hawleyville Sanitary Sewer Area

Fred Hurley explained how the proposed benefit assessments were calculated. The WSA authorized an outside appraisal firm to do a before sewers and after sewers real estate analysis on each of the properties. It then sets a baseline by using 90% of the real estate sewer benefit appraisal. The residential units were originally assessed at 90% of \$16,000 which brings them to \$14,400. The developed commercial properties were reduced an additional 25% but there is a floor of \$14,000. For raw development parcels, the reduction was 40% after the 90%. The only other unique pricing was the multifamily housing that would go on 13 Hawleyville Road. There will be 180 units at \$10,800 per unit. The interest rate for the amortization will be 2.71% over 20 years.

Ernest Morgan, Owner of 160 Mt. Pleasant Road – He wanted to clarify that his benefit assessment was all inclusive, which Fred Hurley confirmed that it was.

Barbara Johnson, 5 Hawleyville Road – Questioned where they are going to start and end. Fred Hurley explained that the contractor will provide a schedule and then we will have a better idea. This will be part of the preconstruction meeting in a few weeks.

Having no further comments the meeting was adjourned at 7:12pm

Arlene Miles,
Clerk