

Halls Road Improvements Committee Minutes
Old Lyme Town Hall
August 25, 2016

Present: BJ Bernblum, Bud Canady, Michael D'Occhio, Diane Birdsall, Michael Lech, First Selectwoman Bonnie Reemsnyder, Frank Morelli.

Guest: Jon Curtis. Speakers: Robert Tediski and Chris Wester

Absent: Lindsay Eisensmith, Michael Perks,

Chairman BJ Bernblum convened the meeting at 6:44PM.

Approval of minutes of July 14, 2016

A motion to approve minutes as presented was made by Bud Canaday, seconded by Frank Morelli. **So voted.**

I) Presentation of Wastewater Treatment by Weston and Sampson.

Guests: Robert Tediski and Chris Wester of Weston and Sampson; company's specialties include waste water treatment, pumping, and collection systems.

- a) Saw the B&L initial master plans.
- b) Michael Lech called them to speak at this meeting to determine how to address and evaluate the feasibility of waste water management for this project.
- c) Explained that it involves a 3 Step process:
 - i) Alternatives analysis (look at what we currently have and review potential options):
 - 1) Existing septic systems (expand existing)
 - 2) Community septic systems
 - 3) On-site treatment plant; *e.g.*, a Zenon system; package wastewater treatment plant; like what is currently at High School. This system uses micro filtration, then still has leaching fields.
 - 4) Re-Use Treatment facility; currently at Clinton Crossing; can re-use water on discharge
 - ii) Design
 - iii) Build

So need to determine the pros and cons and determine costs: construction costs, engineering costs, maintenance costs. (approx. \$10,000 study)

- ii) Design
- iii) Build

*Received 9/6/16
Ellen K. Apple TC*

II) Discussion:

-DEEP will consider a wastewater treatment plant, but will shy away from a community septic system with new discharge. They would rather tie into existing system like the one at the high school (H.S.).

-Selectwoman Bonnie Reemsnyder says: the H.S. system seems to be underutilized, especially in the summer; this system belongs to the school district and not the town, so the board of education needs to decide. However all participants would need to pay to utilize the system so the school district might benefit financially.

-Discussed about the feasibility of other systems:

- 1) Community septic system; a subsurface treatment. Waste goes into tanks and then liquid leaches out, solids are pumped out periodically. Need a large land requirement, and much more study is needed.
- 2) Package plant; the facility would be the size of a small shed. It would utilize a series of tanks to separate, treat and "purify" the waste water to nearly drinking quality. The water can be re-used for non-drinking purposes in buildings equipped with a separate plumbing system. Much less water is distributed into leaching fields and, therefore, much less land requirement.
- 3) Approximate cost of package plant: \$1-1.5 million, plus everything else: estimate \$2-3 million for community system

-Michael Lech suggests: consulting with more firms to help develop the masterplan, then get back to Weston and Sampson.

-Community systems need to go through Wetlands commission; DEEP.

-Nonetheless, the feasibility study will need to be done first.

-Biggest opportunity for re-use is with new development designed to implement.

-Committee wishes to explore the H.S. option since it's the easiest and cheapest; still would require DEEP involvement.

-Next Step: Selectwoman Bonnie Reemsnyder to investigate further.

-Talk about flow: to estimate flow, the health department has approximations; another way is to get actual data; can go off water meters that are installed on everyone's system.

-Bud Canady states he will get the flow numbers for the shopping center.

-The Committee's preliminary conclusion is that, subject to wetland studies and the identification of a suitable site, it may be economically feasible to add wastewater disposal capacity to the Halls Road district sufficient to accommodate substantial new development.

III) Next Steps:

- 1) Selectwoman Bonnie Reemsnyder to investigate waste water facility at high school.
- 2) Michael D'Occhio will contact Lindsay to determine her availability for the Committee.
- 3) Michael D'Occhio to follow up with CT Main Street.
- 4) Selectwoman Bonnie Reemsnyder to review past applicants for Committee to fill empty seat.

IV) Introduction of Jon Curtis (Planner for the Lower Connecticut River Valley Council of Governments ("RiverCog")):

- the Board reviewed our accomplishments thus far since inception; i.e.: started as a Beautification project, defined a geographical area, determination to create pedestrian activity ; social spaces, public space at the Lieutenant River. Raised questions of additional development on Halls Road: commercial, residential, professional. Thus making it more vibrant. Development of mission and vision statement. Had companies speak to us about some components, including TIF districts.
- Jon states:
 - retail follows rooftops
 - suggests talking to community to see what they want
- the "transit alternative" aspect of project will allow access to grants.
- suggests looking into funding for the studies; getting a small amount of money from a number of groups works better.
- at some point, we will need to hire one of these companies, BUT need an RFQ (Request for Qualifications) Process; this needs to be the first step.
- Jon (with RiverCog's consent) agrees to assist the Committee as his time availability permits.

V) Sub -Committees

- a) How to secure preliminary planning dollars
 - b) RFQ subcommittee: including: Bonnie, Frank, BJ, Jon Curtiss
 - they would help write the RFQ, advertise, review the consultants, conduct interviews and come back to committee.
 - c) Wastewater Committee
- BJ will solicit interest in these subcommittees.

NEXT MEETING:

- Discuss what is going to be in the RFQ. NOTE: RFQs are published and are readily available; can call town planners of the towns that have done the work. One town to look into: Mashapee, MA.
- Committee decides to postpone next meeting, scheduled for September 1. BJ Bernblum will email dates for later in September.

Adjournment : Motion to adjourn: Frank Morelli
Second: Diane Birdsall

The meeting was adjourned at 8:35 pm.

Respectfully Submitted

Michael D'Occhio
Acting Secretary