

**AVON WATER POLLUTION CONTROL AUTHORITY**  
**September 8, 2016**  
**Selectmen's Chambers, 5:30 p.m.**  
**Town of Avon**

**I. CALL TO ORDER**

The Avon Water Pollution Control Authority was called to order at 5:40 pm by Mr. Johansen.

**AWPCA**

Present: Eric Johansen, Chairman  
Terry Ryan, Vice Chairman  
Tom Armstrong  
Chris Roy  
Keith Jones  
Lawrence Baril, Town Engineer  
Tim Foster, Superintendent of Sanitary Sewers

**II. MINUTES OF PRECEDING MEETING – June 23, 2016 and July 14, 2016**

**MOTION:** Mr. Johansen inquired whether anyone had any comments of the June 23 and July 14, 2016 minutes. Mr. Armstrong noted two corrections to be made – one on page 2 of the July 14 minutes and one on page 3 of the June 23 minutes. Mr. Armstrong made a motion for approval of the June 23, and July 14, 2016 minutes, as amended. The motion, seconded by Mr. Ryan, received unanimous approval.

**III. COMMUNICATION FROM THE AUDIENCE –** Mr. Johansen noted the audience members and invited comments from the audience should they have anything to add that is not on the agenda, they are welcomed to do so.

**IV. NEW BUSINESS –**

**2016 – 10** Potential Sanitary Sewer Extension for Jackson Street  
Attorney Robin Pearson introduced herself as the attorney attending on behalf of her client who owns land in Avon and had a preliminary meeting with Town staff regarding developing land near Jackson Street, Berta Lane and Sylvan Street. Ms. Pearson inquired about the feasibility of making a sewer connection in this area. Ms. Pearson mentioned she welcomes feedback from the Commission to take back to her client who was unavailable to attend. She presented a preliminary concept plan. She noted it's an undeveloped area. Mr. Baril reviewed the prior Berta Lane sewer extension project noting the existing sewer route and easements which were acquired. He also commented there are many moving parts to the subdivision. Ms. Pearson inquired whether there would be an insurmountable obstacle that the Town would bring to their attention that would make (sewering) the project impossible. Mr. Baril reviewed the sewer facilities plan map noting the streets planned for future sewers, including Sylvan Street and the service areas it would include. Mr. Baril noted that the portions of the potential development would be required to do low pressure sewers because of the elevations.

Mr. Johansen concluded discussion noting it's a preliminary plan and the AWPCA will look at it further. Ms. Pearson acknowledged Mr. Johansen's comment and noted the Town Planner suggested it would be appropriate to get some kind of indication from the AWPCA as early as possible. Mr. Armstrong noted in his view, the biggest issue is the capacity of the pipes and noted further that the AWPCA has yet to approve a low pressure system and in fact rejected

such system for new construction. Mr. Baril commented that because the property is not zoned as affordable housing, the anticipated flow volume allocated for that acreage is significantly less than would be required for the subdivision. Ms. Pearson replied to Mr. Johansen's question requesting further clarification what is considered workforce housing. Mr. Baril confirmed Mr. Foster's question that the developer's intention is to convey the sewer to the Town. Mr. Foster raised concerns regarding the relationship of the low pressure system to the gravity system such as maintenance, ownership, responsibility, etc.

**2016 – 11      Approve AWPCA Schedule of Meeting Dates for 2017**

Mr. Johansen recommended removing one meeting in the summer, possibly July or August due to summer vacations. Mr. Baril noted the importance of keeping the July meeting due to the proximity to the ending of the fiscal year and timing of approval to adopt a contract will more likely happen in July.

**MOTION:** Mr. Johansen motioned to adopt the schedule of Meeting Dates for 2017 but strike the August 10 meeting. The motion, seconded by Mr. Roy, received unanimous approval.

**V.      OLD BUSINESS -**

**2015 – 8      Potential Sanitary Sewer Service for School Street**

Mr. Baril noted the Town has hired a boring contractor, will start the work next week and hopes to go out to bid this year if the project is approved to construct. The planned sewer route was discussed, noting it's an uphill route. Mr. Baril confirmed Mr. Johansen's comment that the Town will own the line but not the individual low pressure pumps. The intention is to specify a recommended pump system. All the materials that will become the Town's facilities like the main and the valves will be specified by the project and will be high quality. Mr. Baril noted there will likely be two flushing stations on the line, believes there are residents who are ready to connect right away and there are other connections on the street. One connection in particular has a sewer agreement stating the resident will connect to the sewer when sewers are available in the street. Mr. Johansen proposes a public meeting in October. Mr. Mauro of 60 School Street mentioned he called the Farmington Valley Health District who mentioned there is not a way for him to put in a septic system (short of putting in a raised bed system that would cost about \$40,000 or \$50,000) and not a sewer. Mr. Mauro noted there is no turn-around and that eventually everyone will need sewers. Mr. Johansen noted conducting borings will be the next steps and then the public hearing in October.

**2016 – 4      Potential Sewer Connection Charge Increase**

Mr. Armstrong reviewed the handouts he provided to the AWPCA noting the feedback he received regarding sewer connection fees from calling approximately 8 or 9 area towns. Mr. Armstrong noted he would like to authorize Mr. Baril to go out for an RFQ to get an Engineer to do an independent analysis. Mr. Johansen suggested members review and digest the information Mr. Armstrong provided and to follow-up at the next meeting.

**2016 – 6      Potential Sanitary Sewer Service for portions of Winding Lane and Stony Corners South**

Mr. Baril noted the bids came in and were too high and that the plan is to put the project out to bid again in December or January. Mr. Johansen inquired where the board steps in strategically to make sure that if one project does not go through, it does not prevent a group of people from having sewers. Mr. Baril responded that by extending sewers, you're always providing opportunity, in theory, to the next project.

## **2016 – 8 Potential Sanitary Sewer Service for Paperchase Trail South**

Mr. Baril reviewed the easement request from the homeowner at 30 Paperchase Trail and concluded that philosophically, her ultimate request was she wanted to walk-away from the project without spending any out of pocket funds. The homeowner has mentioned to Town staff she is interested in selling her home and a potential buyer has been identified who is not in favor of sanitary sewers. Mr. Baril commented he believes this easement should be acquired and even getting the sewer through her yard, up to the street. Mr. Baril noted it's a pretty significant easement. He commented it would be in the Town's best interest to write a language in a way that does exactly what she is suggesting and he does not believe it's unreasonable. He added the property is in good condition and the homeowner takes a lot of care keeping up with the landscaping. Mr. Baril noted she is talking less than the original letter noting the original letter was asking for \$25,500 as the cost of the easement, on top of the restoration. Mr. Baril replied to Mr. Jones's question stating it's in the Town's best interest because if the Town does not acquire the easement, the project may not practically happen. Mr. Baril noted he would like to go out to bid and construct the sewer through her property. Mr. Roy inquired whether it's feasible to go through one of the two Avon Land Trust lots. Mr. Baril replied it's physically possible but not really practical because it is steep and would require traversing several hundred feet of wetlands. Mr. Johansen inquired if the Town gets the easement and gets the work, will the cost be added to the project's cost. Mr. Baril noted it should be included for the project cost. Mr. Baril noted the question to be asked is whether the cost will be borne by everybody or a cost the AWPCA looks as part of the greater good cost. Mr. Baril confirmed Mr. Johansen's question that this project is just for the neighborhood. Mr. Baril petitioned the AWPCA to act quickly as he does not want to lose an opportunity.

Mr. Roy inquired about what the cost would be to go from the lower manhole to get to Paperchase. Mr. Baril replied he wants to go out to bid. Mr. Johansen inquired about a ballpark figure. Mr. Baril replied that the estimated cost would be about \$80,000.00. Mr. Johansen noted there is money in the fund to handle it. Mr. Baril noted that with the agreement language, the homeowner will give the Town permission to construct on her property. Mr. Armstrong commented it seems as though if the easement is received, nothing else has to go forward but the Town needs the easement. Mr. Baril confirmed the only cost will be legal fees and reiterated getting the easement in place is the primary directive.

**MOTION** Mr. Johansen made a motion for Mr. Baril to go forward to work out an easement agreement and also to move forward to bid the project noting nothing is expended until the Town actually does the project. The motion, seconded by Mr. Armstrong, received unanimous approval with the exception of Mr. Roy who abstained.

Mr. Baril noted that once the easement is in place, it does not obligate the Town to a project. Mr. Baril replied to Mr. Jones's comment noting that the homeowner who inherits the easement will need to connect to the sewer since the project design goes right through their septic system and doing nothing now does not prevent the Town from doing something in the future.

Mr. Baril continued discussion noting an item still on the table is the two Avon Land Trust properties. He mentioned there are no deed restrictions on the two parcels and are zoned ROS (Reserved Open Space) which doesn't mean it can't be changed. Mr. Baril explained that as undeveloped parcels, even if it is determined they are assessable and the Town wants to assess them, the assessment will be deferred because they are undeveloped. He commented there is no cost to them, unless they sell the property and then the assessments will come due. If the

parcels are removed (from the assessment calculation), everyone else in the neighborhood's rate will increase accordingly. Mr. Baril confirmed Messrs. Armstrong and Johansen's question that the timing of making a decision on including or not including the Avon Land Trust's parcels will happen at the time of the Public Hearing for Assessments.

**VI PLANNING & ZONING MATTERS** – Mr. Baril noted that soil removal that was originally planned for the Avon Town Center has been revised since upon further study, much of the material is not of interest to Dunning. The Developer is preparing a revised plan for Town review.

**VII COMMUNICATION FROM STAFF** – Mr. Baril confirmed members received the latest quarterly sewer report handout.

**VIII COMMUNICATION FROM MEMBERS** – Mr. Ryan recommended an update for the Rt. 44 Pump Station, suggesting tree planting to improve the aesthetics. Mr. Baril acknowledged his comment.

**IX OTHER BUSINESS** – None

**X ADJOURNMENT** –

**MOTION:** Mr. Johansen motioned to adjourn the meeting at 7:10 p.m. The motion, seconded by Mr. Roy, received unanimous approval.

Respectfully submitted,  
Suzanne Essex, Clerk