

## **AVON WATER POLLUTION CONTROL AUTHORITY**

**November 9, 2017**

**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 5:30 pm by Mr. Ryan.

### **AWPCA**

Present: Terry Ryan, Vice Chairman  
Chris Roy  
Tom Armstrong  
Lawrence Baril, Town Engineer

Absent: Eric Johansen, Chairman  
Keith Jones

### **II. MINUTES OF PRECEDING MEETING –**

**MOTION:** Mr. Ryan made a motion for approval of the September 14, 2017 (amended) and October 12 minutes. Mr. Armstrong noted two corrections to be made and then made a motion of the amended minutes, seconded by Mr. Roy, received unanimous approval.

**III. COMMUNICATION FROM THE AUDIENCE –** Mr. Ryan inquired if there were any audience members present for items that are not on the agenda.

**IV. NEW BUSINESS –** None

**V. OLD BUSINESS -**

**2016 – 10** Potential Sanitary Sewer Extension for Jackson  
Street/Sylvan Street

Present were Dana Steele from J.R. Russo & Associates and Mr. Robert Mannarino, President, Mannarino Builders, Inc. Mr. Mannarino provided an alternative to the earlier proposed sewer route. He displayed a map illustrating the revised proposed route and noted where an easement would be needed. He further explained that he could put the funds (\$75,000) to better use rather than servicing something that may or may not get approved. He noted he is requesting, conceptually, if the Commission would consider it. He explained there would be laterals on about 14 of the existing property owners in the Town's right of way and there would be no cost to the Town or the residents. Mr. Mannarino mentioned he is not looking for a developer's agreement – which could be a savings to each of the owners, anywhere between \$15,000 and \$20,000, depending upon what the assessment will be down the road. Mr. Baril responded to Mr. Mannarino's question regarding where Arch Street appears on the list for sewer. Mr. Baril noted it's kind of high on the list, with a ranking of 13 out of 17 points and also noted the Town has not received calls from residents asking for sewers there. Mr. Mannarino noted there's good soil and good drainage there and that no one might hook up now, but maybe in the future. He added that it would be the best use of funds. He noted it's his understanding that if the Town were to put the sewer in, they would assess the property owner right away and they start paying over time. Mr. Baril confirmed his statement. Mr. Mannarino noted it will cost more money but the proposed route outweighs the cost benefit. In response to Mr. Roy's

question, Mr. Mannarino noted he is not going all the way to Arch Road. Mr. Mannarino asked the Commission for consideration of the following: a) putting the line in - subject to Town Council approval for the easement 2) waive the \$75,000 assessment fee 3) make sure the benefitting homeowners won't have an assessment when the sewer is in. He noted there would be no cost to anyone on the street. Mr. Roy inquired to see if the plan is relieving all the homes of the Town's assessment. Mr. Mannarino replied yes and noting normally a developer would want a developer's agreement and try to get paid back. Mr. Mannarino replied to Mr. Armstrong's question regarding how far down Sylvan Street the route will go. The number of homes to have access is in the range of 13 to 15 homes. He noted he will work with Public Works for the paving. Mr. Roy inquired about location of the road overlay which Mr. Baril noted would be a question for Public Works. Mr. Mannarino responded to Mr. Roy's question noting he does not want to eliminate the prior meeting's motion yet.

Mr. Jim McGarrah from 10 Sylvan Street noted he attended the September meeting and reiterated his question from that meeting - inquiring whether there would be any impact on Sylvan residents for having the connection the developer is proposing at the time. Mr. McGarrah noted his response he received was there's no impact since Sylvan was never intended to connect to the manhole at Berta. Mr. McGarrah asked what the consequence is on the size of the pipe or how all the expertise works into the design, instead of having 28 houses on Sylvan connecting and now there will be 56 houses. Mr. Baril noted there is no impact. Mr. Armstrong recommended Mr. McGarrah to the table to show on the map where he lives. Mr. McGarrah noted he's trying to determine where the line would be different if there wasn't a proposed development. Mr. Baril responded to Mr. McGarrah's question. Referring to the facilities plan map, Mr. Baril noted the sewer route and also the location of the swale. Mr. Baril noted what the developer is suggesting to do is something the Town would be considering also. Mr. McGarrah asked what the impact is in having it done this way and whether there is any impact for any residents that would need to use this way out for sewer. Mr. Baril replied yes and no and noted on the map the cross-country section that does not serve any connections - it's a long run. Mr. Baril pointed out the proposed sewer route. Mr. Baril replied to Mr. McGarrah's question that it will create one set of system and another set of system. Mr. McGarrah's inquired, from a laymen's perspective, the potential need for a larger pipe with flow from 28 extra houses. Mr. Baril noted that an 8 inch gravity line can handle many homes depending on material and slope of the pipe. Mr. Mannarino noted he did a 100 unit development with 8 inch pipe and confirmed Mr. McGarrah's question that whether it's 10 houses or 100 houses, it's an 8 inch pipe. Mr. McGarrah noted that it's critical to get as much as the details as possible. He inquired about the water line and Mr. Mannarino suggested Mr. Steele respond to his question. Mr. Baril noted that water is a Planning and Zoning question and not a WPCA question. Mr. Steele located on the map the hydrant on the cul-de-sac and the new water service. Mr. McGarrah inquired whether people have the opportunity to tap into public water. Mr. Mannarino noted that if the plan was to bring water all the way down, they could tap in. Mr. Baril noted that water has a greater influence on pipe size as it has to do with pressure and noted the fire marshal weighs in on water-related service. Mr. McGarrah noted that HOZ (Housing Overlay Zone) requires both water and sewer and inquired if the water line coming the way it's coming would prevent future connections for the other residents of Sylvan Street because pressure is used up with the development. Mr. Baril responded, that from an engineering perspective, it's not likely an issue as pressure has to do with elevation. He noted that size is important but noted that domestic use on a public water supply is very low. Mr. Baril indicated that the average home uses 200 gallons a day and the 28 homes would not affect the pressure in there by much. Mr. Mannarino added he had the water company look at it and received a letter and acknowledges Mr. McGarrah's question. Mr. McGarrah asked for a statement that there is no negative impact to where Sylvan residents are today with respect to

potential access to water line. Mr. Baril suggested Mr. Mannarino go to the water company. Mr. Mannarino noted he will and thanked Mr. McGarrah for his questions.

Mr. Mannarino asked if his concept is something the Commission would be interested in if he decided to go this route. He mentioned he would like to tell the Planning Commission on Tuesday that he is working with the WPCA and is very interested in the project that it's something he can do based on tonight's meeting with no fee to the residents. Mr. Roy said that the project is taking half the street and removing the assessment from roughly half the street – the southern half. Mr. Mannarino noted he does not know how much the assessment will be. Mr. McGarrah asked if there's any effect on the assessments to the houses **not** connecting to the sewer by this process. Mr. Baril noted the prior requirement for putting the \$75,000 in a kitty and the premise behind that was based on the homes that were taken out of the assessment category. He noted it does not have an effect and noted the developer is installing sanitary sewers along that frontage but the Town was already looking at having two likely routes out of that neighborhood much in the same way that the developer is suggesting to do that. Mr. McGarrah added that the remaining homes who won't have a lateral, will not have an increase in sewer cost – their cost will be the same as it would have been envisioned to be (by the Town). Mr. Baril affirmed McGarrah's statement and noted he could not offer a cost. He does not anticipate any differential as the two neighborhood areas were going to be split anyway. Mr. McGarrah noted he is worried about the cross country line shared by dividing the \$12,000. Mr. Baril acknowledged his concern and noted going shallower is much less expensive and also offered examples on the expense having a deeper sewer and clarified where the Town has their easement. Mr. McGarrah asked how many properties are there touched that would require an easement to get to where you want to go. Mr. Mannarino responded anywhere between 13 and 15. Mr. Armstrong further added those would have the access to be connected. Mr. McGarrah clarified his question to get to where the desired manhole is (referenced the location on the map), how many properties will be crossed. Mr. Mannarino explained he spoke to the property owners (Sanford & Hawley and the Wheeler Property) and said they would allow the developer to go over their properties as long as the developer gives them a lateral. A Town easement would need approval for the sewer construction. Mr. McGarrah asked for confirmation on his statement noting that there will be just one connection that is coming – two different directions on Sylvan – one line out across? His statement was deemed correct. Mr. Mannarino noted he is glad Mr. McGarrah is asking questions.

Mr. Mannarino inquired about his earlier question asking if this is something the Commission would have a conceptual approval – based on no sewer assessment and no assessment to the owners of those properties with the lateral on their property.

**MOTION:** Mr. Ryan moved to make a motion for Concept B based upon what was learned tonight and what is in the minutes. The developer will work with Town staff to iron out the details of the design and constructability. Mr. Armstrong clarified that the sewer line will be put in on Sylvan Street so they cover approximately between 13 and 15 residents at no charge for the benefit assessment (no charge to the residents for the developers costs). The motion, seconded by Mr. Roy, received unanimous approval. The Authority also confirmed that the \$75,000 contribution under Concept A would not be required under Concept B.

Mr. Mannarino expressed appreciation for the Board's time. Mr. Baril clarified to Mr. Mannarino that there will be a developer's sewer agreement. It's a document that describes what he and the Town are required to do.

## 2017 – 10      Low Pressure Sewer Project for School Street

Mr. Baril provided a map as a guide for his update on the sewer project.

The School Street sewer project, as designed, has been constructed in its entirety. Pavement is done and lawns have been hydro seeded. Mr. Baril noted the resident on New Road who contacted Mr. Baril to see if there is a way to extend the sewer project due to problems to his septic system. He updated the Commission his conversation with the homeowner noting the paperwork needed to acknowledge that they understand that they are waiving their right to the public hearing and the affected properties will be part of the assessments to be levied. The area that is in question is in the Farmington sewer shed which borders the Canton sewer shed. Mr. Baril noted the Town would need approval from the Canton WPCA to allow the Town to connect sewers outside of the service area. Mr. Baril met with the Canton WPCA and secured that approval with conditions. The sewer shed boundary map will need to be revised, which the Town was planning to do anyway as part of a revision of the Farmington sewer shed – intermunicipal agreement. The extension of the sewer cannot result in an increase in potential assessment to the other resident – if the extension cost (divided by three) is more than the Town's previously defined assessment. The residents would need to pay the difference or the Town will not be able to extend sewers. The AWPCA would have to agree to these conditions and extend the sewer. Mr. Baril further explained that the cost is not an issue as he spoke to the current contractor and received a cost estimate. It comes close in line to what the assessment will be on a pro-rated basis. The homeowner has spoken to the other two parcels and received a verbal agreement based on Mr. Baril's suggestions but noted it needs to be signed and notarized. He noted if one of the conditions don't work out, the project extension will not happen. Mr. Baril explained the three additional parcels in the back of the plan as potential requests to connect to the sewer. It would be the Town's best interest to run a two-inch main line to serve all three of those rear lots. It would be separate from the project discussed earlier but it would offer a direct access to the mainline. Mr. Baril stressed it would be for a future possibility and would be assessed when they would, if ever, need a main. Mr. Baril responded to Mr. Armstrong's question that this area was originally slated for low pressure sewers. Mr. Armstrong inquired about the deep rear lots and the possibility of a future subdivision from an assessment perspective. Mr. Baril noted that it's a possibility but not under the current economic climate. The cost of construction would be greater than the value of the land. Mr. Baril noted that the project will not happen if the current contractor moves off from the site and whether the two conditions (receiving the certified/notarized letter and the AWPCA's approval) are not met. Mr. Baril responded to Mr. Armstrong's question that when he spoke to the homeowner on New Road, he told him how much the assessments would be. He also mentioned to the homeowner to call the Engineering Department should he have any questions. Mr. Armstrong noted that he doesn't have any problem with it in concept so long as there is good disclosure to the people and they act timely. Mr. Ryan noted he attended the Canton WPCA meeting with Mr. Baril and noted the Town is going the extra mile to make the situation work seamless and perfectly.

**MOTION:** Mr. Armstrong made a motion that Staff proceed to finalize a timely agreement with those owners of those three lots that are in question on a very timely basis and the conditions that he discussed with the Authority and with Canton. The motion includes the requirement that written affirmation from each of those three owners be timely submitted so that all conditions are accurate when all signatures are submitted. Further, with regard to the specific properties, that staff proceed to make the change required with Canton and Farmington

if necessary to shift into the Canton sewer shed. The motion, seconded by Mr. Ryan, received unanimous approval.

**2017 – 9** Sanitary Sewer Project for Winding Lane and Stony  
Corners North

Mr. Baril referenced the map he handed to members noting the location of the homeowner who approached the Town to see if they would consider the project to cover his lot which would also affect the lot across the street from him. He spoke to the current contractor and they mentioned they would honor their current pricing to do the extension. Mr. Baril noted that two more people would be connected and reviewed with the homeowner the conditions such as receiving the letter waiving the rights to the public hearing and acknowledging there will be a benefit assessment levied. Mr. Baril has received both letters. There is no negative affect to the assessment situation.

**MOTION:** Mr. Roy made a motion to approve as stated. Mr. Armstrong wanted to make sure the attorney looks at the letter and to make sure the letter goes on the land records. The motion, seconded by Mr. Armstrong, received unanimous approval.

**2017 – 5** Cost of Service Analysis – Tabled to December

**2015 – 6** Research on Low Pressure Sewer Systems – Tabled to January

**VI PLANNING & ZONING MATTERS** – Updates to the Avon Town Center was discussed. Mr. Baril noted the trail will be relocated to include extra parking.

**VII COMMUNICATION FROM STAFF** – None

**VIII COMMUNICATION FROM MEMBERS** – Mr. Armstrong mentioned he received a notification that COST (Connecticut Council of Small Towns) received approval to raise prevailing wage project limit to \$1 million and noted it applies to new work and not renovations and alterations. Mr. Baril noted it's important as the Town looks to future projects. Mr. Baril confirmed Mr. Ryan's comment that schools and town offices, fire houses that are on the sewer system are paying, just like a regular customer.

**IX OTHER BUSINESS** – None

**X ADJOURNMENT** – Mr. Ryan motioned to adjourn the meeting at 6:35 p.m. The motion, seconded by Mr. Jones, received unanimous approval.

Respectfully submitted,  
Suzanne Essex, Clerk