

**AVON WATER POLLUTION CONTROL AUTHORITY**  
**September 14, 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. Johansen.

**AWPCA**

Present: Eric Johansen, Chairman  
Terry Ryan, Vice Chairman  
Chris Roy  
Tim Foster, Superintendent of Sanitary Sewers

Absent: Tom Armstrong  
Keith Jones

**II. MINUTES OF PRECEDING MEETING –**  
June 8, 2017 (Amended)

**MOTION:** Mr. Roy made a motion for approval of the June 8, 2017 minutes as amended. The motion, seconded by Mr. Johansen, received unanimous approval.

July 13, 2017  
August 17, 2017

**MOTION:** Mr. Roy made a motion for approval of the July 13, 2017 and August 17, 2017 minutes. The motion, seconded by Mr. Ryan, received unanimous approval.

**III. COMMUNICATION FROM THE AUDIENCE –** Mr. Johansen invited audience members to identify themselves if anyone is present for a project other than Stratford Crossing and Sylvan Street agenda items.

**IV. NEW BUSINESS –**  
**2017 – 11** Stratford Crossing proposed Low Pressure Sewer  
(For future phase)

Mr. Johansen noted he spoke to Mr. Baril who was unable to attend the meeting and noted there are three out of the five (AWPCA) members present. He also noted a vote will not happen at tonight's meeting but the Board will listen to the brief overview and will take the information to the next meeting. Mr. Bill Ferrigno from Sunlight Construction and Mr. Bill Aston from Buck & Buck were present to provide information on the proposed project. Mr. Ferrigno is planning to call the project Phase II which is planned for the extreme north of the property. One or two of the proposed lots can be sewered by gravity sewer – the others would require pumps. The option would be for individual pumps from each house and each house would have their own individual line back to the gravity line. Mr. Ferrigno noted that when he built Sconsett Point, all of the houses had individual feeds from their houses. The property can be developed this way without any changes. The proposal is something similar to what has already been done. Mr. Ferrigno provided a map and provided additional details for the proposal including the path for the low pressure main which can serve the neighborhood to the north – Oxbow and Woodhaven. Mr. Foster noted that area is number two on the sewer facilities plan – it's always been designed for low pressure. It's Mr. Foster's understanding

there have been multiple failures in that neighborhood. This project would open up an opportunity to get to that area much quicker. Currently, the plan is proposed to go down Woodhaven down to Country Club which is very expensive. Country Club was just paved. Mr. Ferrigno added that if the Board were to approve this kind of a system, he referred to the plan the land Sunlight would control and noted which lot Sunlight would purchase. It's an approved lot approved with well and septic. Water will also be brought. The forced main would be extended across Hollister. Mr. Ferrigno replied to Mr. Johansen's question that the plan is extending the forced main off of a cul-de-sac. It's contiguous. Mr. Roy inquired whether the extension has been engineered large enough to serve the houses in Woodhaven. Mr. Ferrigno replied that he would have to talk to the Engineering Department about that. That might take it from a 3 inch pipe to a four or five inch pipe. Mr. Foster added that would be very important. The Town would have to take the time to figure out what the pipe needs are for that neighborhood. It creates an excellent opportunity to reach the neighborhood. Mr. Aston confirmed Mr. Foster's question that the only way to get it to gravity is to go through the wetlands. Mr. Johansen inquired about the timeframe. Mr. Ferrigno noted this fall. Mr. Johansen noted the Board is working on standards for pumps and not sure when it will be finalized. Mr. Foster noted the specs that are being used for the School Street sewer project have been passed on to Mr. Ferrigno. He added that he does not see it changing that much other than verbiage. The Town is close in deciding how they want the systems built. Mr. Johansen noted it would work well since it's something new the Board is getting into, it would help to receive feedback in developing the AWPCA's standards. Mr. Ferrigno understood he's aware it's a transition for the AWPCA and he does not expect a decision the night of the meeting. Mr. Ferrigno mentioned it was more of an opportunity to educate the Board on what they are planning to do. The property can be developed with sewers with individual feeds but since the Town will be adopting low pressure sewers in Avon and it might make sense for the future need. Mr. Foster noted it's an easy installation and noted he would not be a proponent for ten individual systems. It would be much better for a mainline. Mr. Roy noted his concern is it would need to be sized appropriately to pick up the future area. Mr. Aston noted there would probably be a dual main in and then the bigger one for future. There would be seven new homes on the forced main and one house can be served with gravity.

Mr. Ferrigno noted the line would be extended under Hollister and referred to the map to illustrate the route. Mr. Johansen noted the Board could approve it giving Mr. Baril the authority to make sure the design is in conformance with the new proposed standards. Mr. Ferrigno expressed appreciation for the Board's time.

**2017 – 12** Sewer Acceptance for Stratford Crossing – Mr. Foster provided an update noting it's a sewer extension that took place by Sunlight Construction. It's a continuation from the Haynes Road project. It is approximately 2,700 feet of sewer extension. All the criteria has been met. It's ready to be accepted into the Town system. Mr. Foster recommend the Board approve it.

**MOTION** Mr. Roy made a motion to accept the sewer into the system. The motion, seconded by Mr. Ryan, received unanimous approval.

## **V. OLD BUSINESS -**

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

Mr. Foster invited the representatives in the audience who were present for the Jackson Street / Sylvan Street project.

Present were Jay Ussery from J.R. Russo & Associates, Mr. Robert Mannarino, President, Mannarino Builders, Inc., Attorney Robin Pearson, Alter & Pearson, LLC

Mr. Ussery provided a map to illustrate the proposed project noting the proposed project would include 28 lots. The current sewer manhole was identified and Mr. Ussery explained the proposed sewer route. It would be an 8 inch gravity sewer. Mr. Ussery confirmed there is an easement in place. There is plenty of capacity for the 28 proposed lots. Mr. Mannarino explained it's an affordable housing overlay zone which a proposal was made to a recent Planning and Zoning Commission meeting. Mr. Foster provided background information on the project noting Town staff met a few times and noted there's a long history to the idea of servicing this property. He explained that what's most important is that the original way to service this area was to go gravity from Sylvan down and come into the Public Works area via the easement. The current design works and the area can get gravity. Mr. Foster reviewed the calculations and how many lots should be included in the equation. Mr. Johansen asked if the equation would be a deal breaker. Mr. Mannarino noted he was not happy with the equation and dollar amount and noted it might be unprecedented from the Town which Ms. Pearson is taking a look at. He noted he's committed to the project and will try and work it out. Mr. Foster responded noting the Town would like to work it out also but commented there's a responsibility to protect the current property owners on Sylvan for when and if gravity sewers are brought down the street – it's important. Mr. Johansen noted there's a study on all the rates and they will probably increase substantially. Ms. Pearson noted the important factor is the concept is at this point is reasonable (physical infrastructure layout) and has not received anything to the contrary. After that, whatever is resolved has to be fair. Mr. Mannarino responded to Mr. Johansen's question noting the project isn't low income. It is moderate price housing and provided additional specifics noting there would be six units, deed restricted, to be sold based on income in the amount of bedrooms. The goal is that these units are dedicated to be affordable and meet the State of Connecticut requirements. He noted the percentage amount Avon has for affordable housing. The rest of the units will be market rate units and will all look the same. Ms. Pearson noted the Town gets credit. It's a positive thing. Zoning State Statutes say diversity of housing is an important element in any community's offerings for housing and this is the purpose behind Avon adopting the regulation was to provide that opportunity. That regulation would allow 40 homes on the property but the proposed project is for 28 units. Mr. Johansen inquired about specific guidelines for sewers. Ms. Pearson replied there aren't specifics for sewers other than the property has to be served by public sewer and water but nothing more than that. Mr. Mannarino noted it's a clean, crisp community. It's a private community. All the lawns would be mowed by the Association. A private road is proposed. Mr. Foster commented that the easement would be conveyed to the Town. Ms. Pearson concluded by noting the only way this works is to keep costs down but still deliver an excellent product because most of the development is still a market rate product. Keep it well maintained and already the applicant has agreed to take on, with the suggestion of Town staff, to make the road private which means they are taking on more costs also.

Mr. Jim McGarrah from 10 Sylvan Street raised concern for the whole development and noted a concern for the sewer. He noted the immediate concern would be if this doubling of the size of Sylvan in terms of residences (28 unit proposal), currently there are about 28 houses on Sylvan now. If that happens, we would want to know how a sewer connection might close in terms of capacity the opportunity for existing properties to connect via the Berta Lane manhole and the 8 inch pipe. We would have to understand how that capacity is used up by a new neighborhood – if in fact that's how it works. Mr. Foster replied that Sylvan cannot be serviced to that manhole. Mr. Foster noted that because of the grading of Sylvan, it has to go to the north towards Arch Street. There's a new house built on the end of the cul-de-sac on the left. The water company has easement rights. There are no rights provided for sewer. If Sylvan

in the future will be served, it's going to go north toward Arch. All the small streets are supposed to tie in and will come down the private easement down to the Public Works Department – it's a brand new capacity. Mr. McGarrah inquired if the 28 new homes have anything to do with any property on Sylvan connecting. Mr. Foster noted there won't be another pipe going into the Berta Lane manhole other than what's coming from Tamara Circle which was originally designed for. Mr. Foster provided background on how the pipe was brought up and noted the manhole on Berta Lane in the future will service Tamara Circle. It can take the capacity of what is proposed right now for the 28 units. Any future work on Sylvan will not go to that manhole. Ms. Pearson replied to Mr. McGarrah's question noting the project won't have a negative impact on any capacity of a line you will be tying into. Mr. McGarrah confirmed that is what we are asking – no alternative that exists today for Sylvan is foreclosed by anything that happens here and by extension that includes drainage from this property to the existing septic systems which is a separate question from the immediate one. Mr. Ussery noted that about 90% of the site drains to the north and the east. Mr. Foster noted that the meeting is for sanitary sewers for the neighborhood and it's not about density, drainage. The Authority is here to look at the possibility of sanitary sewers going in. Mr. Foster mentioned that any future sewer work on Sylvan will not go into the Berta Lane manhole. Tamara Circle and Betsy Lane will go into Berta Lane. The extension for Sylvan stays in place. It's on the list. Mr. McGarrah mentioned he has his own people who would want to look into this further but would like to make it clear that the Authority understands that one of the concerns includes this opportunity and then related impacts which is partially outside the purview of this group but includes the effect on septic systems that exist to the extent that drainage may be different than has been explained to us. The counter intuitive part is that the river - this is a valley - is east. The description for the parcels shows it will flow up from the river. Mr. McGarrah concluded by noting these are the things that the neighbors have begun to review.

Mr. Johansen commented that working with the Town Engineer, they look how it effects the future, making sure the proposed plans to tie in doesn't place a burden on your neighborhood in the future. If it does, Mr. Johansen continued, we would adjust for that in the overall plan. Mr. Foster commented that the Town has to look at Sylvan as a whole, how it's effected in the future. From a sanitary point, it works. There are some details to work out but they can be worked out. Ms. Pearson inquired if there are any other comments for the project.

**2017 – 10** Low Pressure Sewer Project for School Street – Mr. Foster noted there was a construction meeting and the Town staff met with Paganelli and Mr. Foster mentioned they are hopeful they can start in two weeks.

**2017 – 9** Sanitary Sewer Project for Winding Lane and Stony Corners North – Mr. Foster noted there's a construction meeting scheduled for September 18.

**2017 – 5** Cost of Service Analysis – Mr. Foster provided an update noting the project is moving forward. Data has been sent to the vendor to evaluate.

**2015 – 6** Research on Low Pressure Sewer Systems - Tabled

**VI PLANNING & ZONING MATTERS – None**

**VII COMMUNICATION FROM STAFF – None**

**VIII COMMUNICATION FROM MEMBERS – None**

**IX OTHER BUSINESS – None**

**X ADJOURNMENT –**

**MOTION:** Mr. Ryan motioned to adjourn the meeting at 6:15 p.m. The motion, seconded by Mr. Roy, received unanimous approval.

Respectfully submitted,  
Suzanne Essex, Clerk