

WATER POLLUTION CONTROL AUTHORITY

Town of Trumbull

CONNECTICUT

TOWN HALL
(203) 452-5048



5866 MAIN STREET
TRUMBULL, CT 06611

Water Pollution Control Authority January 23, 2008

In attendance:

George Biagioni, Chairman
Donald Aiello
Janine Salvey

Also In Attendance:

Joseph Solemene, Assistant W.P.C.A. Administrator
Neil Lieberthal, Esq., Town Attorney
Tim Burke, Spath Bjorklund Associates, Inc.

PUBLIC HEARING

Pursuant to Section 7-247a of the Connecticut General Statutes, the Water Pollution Control Authority hereby gives notice of its intention to conduct a public hearing, Wednesday, January 23, 2008 at 7:30 p.m. in the Town Hall Council Chambers. The applicant proposes to extend an existing 6" lateral connection approximately 350 linear feet through an easement from the current location, 87 Fox Road. The lateral connection extension will serve two additional properties, the first an apartment unit over a garage in the rear of the 87 Fox Road property and then continue to serve an existing single-family residence located behind the 87 Fox Road property at 14 Mayfair Drive. Applicant: Roger Boroway

Chairman Biagioni called the Public Hearing to order at 7:30 p.m. As there was no one in attendance to speak for or against the application, Chairman Biagioni asked Mr. Solemene to summarize the application. Mr. Solemene explained there is an existing lateral at 87 Fox Road. The applicant is seeking permission to extend the lateral to his second parcel at 14 Mayfair Drive, directly behind 87 Fox Road, and to connect a garage apartment in the rear of 87 Fox Road. Mr. Solemene checked with the Assessor, the garage apartment is listed as a single family living unit. There will be a full assessment for 14 Mayfair Drive, plus a \$1,750 unit charge, to be liened July 1, 2008. There will be a \$1,750 unit charge for the garage apartment to be paid at the time the permit is issued. The easement must be granted and recorded with Town Clerk before permits will be issued.

There being no other questions or comments,

- **Motion to close the Public Hearing (SALVEY), seconded (AIELLO). Motion carried unanimously.**

REGULAR MEETING

MINUTES TO PREVIOUS MEETING:

There being no changes, deletions or additions to the minutes of the previous meeting,

- **Motion (AIELLO) seconded (SALVEY) to accept the minutes of December 12, 2007, as written. Motion carried unanimously.**

PROGRESS REPORT:

Mr. Solemene distributed a map and gave the following report:

There were four main line crews and two lateral crews working. Crew #1: Quaker Lane to Spinning Wheel, then on to Greenbrier; Crew #2: started at corner of High Meadow and Spinning Wheel and worked back toward Greenbrier where they met with Crew #2; Crew #3: started at Strobel Road and went cross country through the

new easement to Shelter Rock, through the easement to Cobblers Hill; Crew #4: started on Oldfield and is now just beyond Towerview. Mr. Solemene predicts the job should be finished by the end of the year.

INVOICE APPROVAL:

Mark IV Construction Co., Inc. – Phase IV, Part B, Contract 3 – Application #8: \$1,070,149.07

Quantities verified by Public Works Inspector.

- **Motion (GONCALVES) seconded (SALVEY) to approve Application #8 in the amount of \$1,070,149.07 for payment. Motion carried unanimously.**

NEW BUSINESS:

Hidden Pond Estates

Tim Burke of Spath Bjorklund Associates, Inc. represented the applicant, Hidden Pond Development LLC, on a proposed eight lot subdivision known as Hidden Pond Estates. Applications for this project are also awaiting Inland Wetlands and Planning & Zoning approval. Mr. Burke explained that the applicant is proposing to bring a gravity sewer line from the end of the cul-de-sac on the existing Hidden Pond Lane to the intersection of a new road, Cross Stream Road, then on to a point near the intersection of Booth Hill Road, cross country through an easement, eventually connecting to the existing sewer in Booth Hill Road. Mr. Solemene recommended the Commission require an easement between Lots 1 & 2 with a manhole for future sewer expansion to Shadow Wood Road.

Williams & Frenchtown Roads

Mr. Burke, representing the Estate of F. Francis D’Addario, proposed a three lot subdivision on the southeast corner of Williams Road at the intersection of Frenchtown Road, and bounded to the south by the Merritt Parkway. Lots 1 and 2 which will front on Williams Road will feed gravity to the existing 12” sewer main in Williams Road. Lot #3 is approximately 20’ lower than the elevation of the sewer in Williams Road. There is no sewer on Frenchtown Road. The applicant is proposing to install a pump system that would connect in at Williams Road through an easement between Lots 1 and 2. There are pending applications for this project with Inland Wetlands and P&Z. Mr. Solemene stated that at one time there was a moratorium on undeveloped lots requiring a force main, due to the possibility of leakage onto the street and private property. This proposal, however, is a small force main in an easement and part of a development. The Commission inquired if there was another alternative. Mr. Burke replied that the only alternative would be to run a sewer on Frenchtown Road under the Parkway and connect at Frenchtown School, which is not practical.

Liz Smith, Executive Assistant to the First Selectman – “In House” Appraisals

Mr. Solemene reported that Liz Smith, Executive Assistant to the First Selectman, suggested having the easement appraisals for North Nichols (Phase IV, Part B, Contract IV) performed in-house. Mr. Solemene, however, feels that the homeowners might view appraisals done by the Town as a conflict of interest and he doesn’t believe they would be done by a licensed appraiser. Mr. Solemene met this afternoon with Public Works Director John DeVecchio and Steve Hodson of Greater Real Estate Appraisal Network, Inc. and re-negotiated the rate per appraisal to from \$750 to \$450. Mr. Solemene recommended the Commission approve this new rate.

- **Motion (SALVEY) seconded (AIELLO) to accept the proposal by Stephen J. Hodson, President of Greater Real Estate Appraisal Network, Inc., to perform easement appraisal services for Phase IV, Part B, Contract IV at the rate of \$450 per appraisal. Motion carried unanimously.**

Mark IV Proposal – Jog Hill Expansion

Mr. Solemene received a letter from Mark IV Construction offering to extend the current sewer project, at the current rate, to include the balance of Daniels Farm Road, Wildfire Lane, Hillsboro Road, Marathon Road, part of Whitney Avenue, Green Acres Lane, North Green Acres Lane, Nuthatch Hill Road, and any other roads that would discharge into the cross country run on Greenbrier. If the Commission agrees to the expansion, a letter would be

sent to all residents involved informing them of a public hearing on the proposal. Mr. Solemene estimates the expansion would take approximately six months to complete. Considering that the Jog Hill project is ahead of schedule, the expansion would have no effect on the timing of the North Nichols project. The design of the expansion area would be completed in-house.

- **Motion (AIELLO) seconded (SALVEY) to hold a public hearing at the February 27, 2008 meeting for the proposed expansion of Phase IV, Part B, Contract III. Motion carried unanimously.**

OLD BUSINESS:

Unit Charge Policy Change

Discussion of the proposal by Commissioner Francese to bill homeowners separately for the \$500 unit charge in quarterly payments of \$125 each, and deposit that money in the Enterprise Fund. Mr. Solemene proposed this idea to the First Selectman, who was not in favor, reasoning that an extra \$125 quarterly payment on top of quarterly sewer use billing and assessment payments would be unpopular. Mr. Baldwin had no objection to taking the unit charge through the bonding process, maintaining the way we bill the unit charge, and Mr. Solemene suggested that after bonding the total amount of unit charges should be transferred to the Enterprise Fund.

- **Motion (SALVEY) seconded (AIELLO) to approve the unit charge policy change, pending written confirmation from the Town, whereas at the time of assessment the \$500 per house unit charge will be included in the bonding, and the Town will then transfer said amount into the Enterprise Fund. Motion carried unanimously.**

Retained Earnings Balance

Revenue increased by \$328,693.60 resulting in a balance of \$1,548,280.60 in retained earnings.

Trumbull/Monroe Agreement

Drafts of two documents with suggested language for the Trumbull/Monroe agreement were distributed. The Commissioners discussed some of the points made in the documents, including metering Monroe's flow before it enters the Trumbull sewer system; a Monroe/Bridgeport agreement on the amount of flow allowed that would not impact Trumbull's flow limit; all Monroe units would be subject to Trumbull WPCA's unit and maintenance charges; increasing the Trumbull flow limit. The item was tabled for further discussion at the next meeting.

Request for Sewer Assessment Adjustment for Elderly Taxpayer at 14 Pumpkin Hill

The homeowner is receiving elderly tax assistance and is therefore qualified by Town ordinance to pay interest only on her sewer assessment. The Commission instructed Mr. Solemene to grant this assistance if requested.

Public Hearing

- **Motion (SALVEY) seconded (AIELLO) to approve the application by Roger Boroway, property owner, to extend an existing 6" lateral connection approximately 350 linear feet through an easement from the current location, 87 Fox Road, to serve two additional properties, the first an apartment unit over a garage in the rear of the 87 Fox Road property and then continue to serve an existing single-family residence located behind the 87 Fox Road property at 14 Mayfair Drive. The applicant will be required to pay a \$1,750 unit charge for the garage apartment, and 14 Mayfair Drive will receive a full assessment of \$18,410 plus a \$1,750 unit charge totaling \$20,160. All work must be completed according to the requirements of the Trumbull Water Pollution Control Authority and the Trumbull Engineering Department. Approval is conditional upon the filing of said easement with the Town Clerk. Motion carried unanimously.**

New Business – Hidden Pond Development

- **Motion (AIELLO) seconded (SALVEY) to hold a public hearing on February 27, 2008, on the proposal by Hidden Pond Development LLC to extend approximately 1,105 linear feet of 8” PVC sanitary sewer main line to serve an eight (8) lot subdivision labeled Hidden Pond Development. As a condition of approving this sewer extension, the W.P.C.A. requests a 20 foot sewer easement**
- **be awarded to the Town of Trumbull on the property line between lots 1 and 2 Hidden Pond Lane. The Authority also requests a 48” sanitary sewer manhole installed in line with the easement and an 8” PVC main line extension approximately 300 linear feet in order to provide a future connection for a possible sanitary sewer extension on Shadowwood Lane. Motion carried unanimously.**

New Business – Williams & Frenchtown Roads

- **Motion (SALVEY) seconded (AIELLO) to hold a public hearing on February 27, 2008, on the application by the Estate of F. Francis D’Addario to extend three lateral connections to serve a proposed three lot subdivision on the corner of Williams and Frenchtown Roads, saddling the existing 12” Williams Road main line. Lots 1 & 2 can be served by a 6” gravity connection; Lot 3 will require a pump. The Authority agreed to consider the application on the condition that the force main is located on private property and does not encumber other properties. Motion carried unanimously.**

Election of Officers

- **Motion (SALVEY) seconded (AIELLO) to re-elect the current slate of officers: George Biagioni – Chairman; Jack Goncalves – Vice Chairman; Donald Aiello – Secretary. Motion carried unanimously.**

There being no other business before the Authority,

- **Motion to adjourn (GONCALVES) seconded (SALVEY). Motion carried unanimously.**

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Jenny Francese
Clerk of the Commission