

WATER POLLUTION CONTROL AUTHORITY

Town of Trumbull

CONNECTICUT

TOWN HALL
(203) 452-5048



5866 MAIN STREET
TRUMBULL, CT 06611

Water Pollution Control Authority September 24, 2008

In attendance:

George Biagioni, Chairman
Donald Aiello
Jack Goncalves
Janine Salvey

Also In Attendance:

Joseph Solemene, W.P.C.A. Administrator
Neil Lieberthal, Esq., Town Attorney

Chairman Biagioni called the public hearing to order at 7:30 p.m. and read aloud the following public hearing notice.

PUBLIC HEARING

Pursuant to Section 7-247a of the Connecticut General Statutes, the Trumbull Water Pollution Control Authority hereby gives notice of its intention to conduct a Public Hearing, Wednesday, September 24, 2008 at 7:30 p.m. in the Town Hall Council Chambers, 5866 Main Street, Trumbull, Connecticut, regarding the proposed sanitary sewer extension of three (3) lateral extensions to serve a proposed 3-lot subdivision from existing building located at 70 Old Dike Road. The proposed rear Lot #3 requires a 2" force main, Lot #2 is also designed for a 2" force main, however the W.P.C.A. would require a 6" gravity line if possible. Lot #1 will be served with a 6" gravity line.
Applicant: Joseph & Karen Cullina

Joseph Solemene, W.P.C.A. Administrator, showed the plan to the Commissioners and spoke for the applicant. Chairman Biagioni asked if the lots were surveyed to determine if a gravity line is possible for Lot #2. Mr. Solemene stated that when construction begins they will try to get a gravity line. Mr. Solemene explained that the force main is not going in front of anyone's property and is not very long. It would be preferable to have one pump instead of two. Two gravity lines will be required, regardless of cost. Lot #3 will definitely require a pump. There was no one present to speak for or against the application.

- **Motion (GONCALVES) seconded (SALVEY) to close the public hearing regarding the sewer extension of three lateral extensions to serve a proposed three lot subdivision from existing building located at 70 Old Dike Road. No discussion. Motion carried unanimously.**

Chairman Biagioni next read aloud the following public hearing notice.

PUBLIC HEARING

Pursuant to Section 7-247a of the Connecticut General Statutes, the Trumbull Water Pollution Control Authority hereby gives notice of its intention to conduct a Public Hearing, Wednesday, September 24, 2008 at 7:30 p.m. in the Town Hall Council Chambers, 5866 Main Street, Trumbull, Connecticut, regarding the proposed approximate 515 linear feet of 8" sanitary sewer main extension from an existing manhole on Commerce Drive, to serve a 123-unit Summerfield Suites Hotel complex from existing parcels 25 and 45 Commerce Drive.
Applicant: The Briad Group, Inc.

Kevin Solli, P.E., Langan Engineering & Environmental Services, representing the applicant, addressed the Commission. Mr. Solli recapped the information he gave at the July meeting when the application was presented as New Business. The site is located at the intersection of Merritt Boulevard and Commerce Drive in Trumbull, part

of Trumbull Corporate Park. Applicant proposes to connect to the existing sanitary sewer in Commerce Drive. Based on Connecticut Public Health Code this hotel is assumed to generate 12,300 gallons per day for a 123-room, four story Summerfield Suites Hotel. The application has received Planning & Zoning and IWWC approvals. Chairman Biagioni asked if there are other facilities in the hotel, like a laundry room. Mr. Solli responded it is a limited service extended stay hotel, with small kitchenettes in the rooms, but no restaurant facilities. They do wash their own linens on-site, but that is included in the equations put forth by the Connecticut Public Health Codes. The Commissioners inquired if there are any rooms with more than one bedroom. Mr. Solli replied no, they are all single bedroom units. Chairman Biagioni cited a newspaper article that mentioned there were a number of 2-3 bedroom units. Mr. Solli said he would check on that with the architect, but his understanding is there are 123 rooms, all single occupancy. The 12,300 gallons per day is based on 100% occupancy. Current conditions in the area are around 80% occupancy. Chairman Biagioni stated that approval will be contingent upon a separate water meter for irrigation systems.

- **Motion (GONCALVES) seconded (SALVEY) to close the public hearing regarding the proposed sewer main extension on Commerce Drive to serve a 123-unit Summerfield Suites Hotel. No discussion. Motion carried unanimously.**

MINUTES TO PREVIOUS MEETING:

- **Motion (AIELLO) seconded (GONCALVES) to accept the minutes of July 23, 2008, as written. No discussion. Motion carried unanimously.**

PROGRESS REPORT:

Joseph Solemene, W.P.C.A. Administrator, gave the following progress report:

The balance of the original contract has been released, notices sent to homeowners to connect. Project was completed in approximately 18 months. The extension is moving along. Half of Marathon Road, all of North Green Acres Lane and all of Daniels Farm Road are complete. Only one crew working on Nuthatch Hill Road. The cuts are deep, 20-25 feet deep. Classic Drive has been drilled and they will move there next.

INVOICE APPROVAL:

There are two invoices this month, as there was no meeting in August. Mark IV Construction Co., Inc. – Phase IV, Part B, Contract 3 – Application #15: \$919,331.28 and Application #16: \$459,528.91. Quantities verified by Clair Garard, Public Works Inspector.

- **Motion (SALVEY) seconded (GONCALVES) to approve Application #15 in the amount of \$919,331.28 and Application #16 in the amount of for payment, based on quantities verified by Clair Garard, Public Works Inspector. No discussion. Motion carried unanimously.**

OLD BUSINESS:

North Nichols Easements

Mr. Solemene reported he is moving along with the easement acquisitions. The clerk handed out a list of the easements, which showed ten of the seventeen easements have been finalized, and two close to signing.

- **Motion (AIELLO) seconded (RADFORD) to go out of order of the agenda to New Business. No discussion. Motion carried unanimously.**

NEW BUSINESS:

Force Main Sewer Extension – 31 Buttonwood Drive

Attorney Fred Ehram, representing the applicant Ken Esposito, addressed the Commission. Applicant is requesting permission to install a force main to serve a new home at 31 Buttonwood Drive and connect to the existing sanitary sewer on Buttonwood Drive. The proposed force main would not cross any other properties, would be only on this property and would serve one home. There being no further discussion, the Commission returned to the agenda.

OLD BUSINESS:

Notice of Violation, CT DEP

The Notice of Violation from the Connecticut Department of Environmental Protection dated 7/17/08 requires the Trumbull W.P.C.A. to perform an Inflow & Infiltration Study. Mr. Solemene received two quotes: one from LKD in the amount of \$73,900; and one from Malcolm Pirnie, Inc. in the amount of \$47,000. Mr. Solemene was required to respond to this Notice of Violation within 30 days. Mr. Solemene and a representative of Malcolm Pirnie met with Michael O'Brian of the DEP in Hartford, and informed him of the study to be performed. Manholes in low lying areas along streams will be monitored for leakage during heavy rains. They do not think it is inflow from sump pumps because they think sump pump flows would be more constant and last much longer. Our heavy flow spikes, in other words when there is heavy rain in a matter of 24 hours we are spiking at 6,000,000 gallons and then it subsides. If no action is taken, civil penalties of up to \$25,000 per day may be assessed. After further discussion,

- **Motion made (SALVEY) seconded (AIELLO) to approve the proposal by Malcolm Pirnie, Inc. in the amount of \$47,000 to perform an Infiltration/Inflow Study for the Trumbull Water Pollution Control Authority, as mandated by the Connecticut Department of Environmental Protection. Discussion followed. Motion carried unanimously.**

NEW BUSINESS:

Unit Charge Change for Hotels

Kevin Solli of the Briad Group representing Hyatt Summerfield Suites presented a sewer extension design to serve from Commerce Drive a proposed 123 Unit Hyatt Summerfield Hotel. Mr. Solemene reported that Town Hall was very enthusiastic about the Summerfield Suites Project. During a July 24th Town Hall meeting attended by First Selectman Ray Baldwin, Economic Coordinator Debra Cox, Public Works Director John Del Vecchio, Attorney Neil Lieberthal, W.P.C.A. Chairman George Biagioni a proposed \$1,000 compromise adjustment of the existing \$1,750 Unit Charge was sought by the project developers. The reduction was based on the premises that a hotel is unique. Unlike residential buildings the 123 Units of the Hyatt Summerfield Suites would rarely be 100% occupied. The Commission discussions were held regarding the lowering of the Unit Charge from #1,750 to \$1,000 for hotels only. After lengthy discussion,

- **Motion (GONCALVES) seconded (SALVEY) to approve a public hearing for the purpose of establishing a new unit charge of \$1,000 per unit for future hotels being constructed in Trumbull. Discussion followed. Three in favor, one opposed. Motion carried.**
- **Motion (SALVEY) seconded (GONCALVES) to approve the proposed sanitary sewer extension of three lateral extensions to serve a proposed three lot subdivision from existing building located at 70 Old Dike Road. Lot #1 will be served with a gravity line. Lot #2 is designed for a 2" force main; however the W.P.C.A. would require a 6" gravity line if possible. Lot #3 requires a 2" force main. Approval is conditional on the requirements of the Trumbull Engineering Department and the Trumbull Water Pollution Control Authority. No discussion. Motion carried unanimously.**
- **Motion (GONCALVES) seconded (SALVEY) to approve the proposed sanitary sewer main extension from an existing manhole on Commerce Drive to serve a 123 unit Summerfield Suites Hotel complex from existing parcels 25 and 45 Commerce Drive. Approval is conditional on the requirements of the Trumbull Engineering Department and the Trumbull Water Pollution Control Authority. No discussion. Motion carried unanimously.**
- **Motion (GONCALVES) seconded (SALVEY) to approve a public hearing on the proposed force main sewer extension at a new home to be constructed at 31 Buttonwood Drive. No discussion. Motion carried unanimously.**

There being no other business before the Authority,

- **Motion (GONCALVES) seconded (SALVEY) to adjourn. No discussion. Motion carried unanimously.**

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Jenny Francese
Clerk of the Commission