

**New Hartford Water Pollution Control Authority
TOWN OF NEW HARTFORD, CONNECTICUT
REGULAR MEETING MINUTES
Thursday, March 5, 2015 at 7:00 PM
New Hartford Town Hall
530 Main Street, New Hartford, Connecticut**

PRESENT: Chairman Denton Butler, Joe Toro, Ken Krohner, Roy Litchfield, Mary Beth Greenwood, Robert Fulton, and Michael LeClaire.

ABSENT: None.

Chairman Denton Butler called the meeting to order at 7:00PM. All regular members present were seated for the meeting. The proceedings were recorded digitally and copies are available at Town Hall.

1. Welcome New Member – Roy Litchfield

Mr. Butler welcomed newest member Roy Litchfield and thanked Mr. Litchfield for all of his contributions that he has already made previously as a non-member.

2. Opportunity for Public Comment

Mr. David Krimmel of **24 Dings Road** shared with the board his view that the sewer treatment plant and the water in town should be thought of as assets to New Hartford, similar to Ski Sundown and West Hill Lake are perceived as assets. He noted that he supports the efforts of the WPCA in what they're doing to show the town that these are not liabilities but instead assets and do what can be done to expand it.

3. Developer Presentation – Information Exchange

Mr. Alan Borghesi of Borghesi Building and Engineering, Inc. addressed the board regarding a purchase contract he is likely signing within the next two weeks for a parcel of land in the Satan's Kingdom area of New Hartford. He noted that this was property owned by the Bahre family, to the right of Northwest Community Bank. After providing copies of a map, he noted he sees four viable uses for the land. He noted he had two questions in contemplating this development: would the town of New Hartford require him to bring city water there? And would the town require him to bring city sewers there? He noted that the users he has contemplated, and with two in mind, have very low water and sewer usage. He noted if it was a requirement, it would be prohibitively expensive to sell and/or lease these. Mr. Borghesi explained that he has had at least three test pits viewed and okayed by the Farmington Valley Health District. Mr. Borghesi outlined his question for the board as to whether he could go forward under the assumption that water and sewer is not going to be a requirement for this piece of land. Mr. Dan Bahre, a partner owner of the land, addressed the board regarding this property and explained that as an owner of other properties in New Hartford, he would like to see the tax base expanded and that this would be a good fit.

Mr. Joe Toro inquired as to how many buildings would be erected on the property. Mr. Borghesi noted it would likely be four as it appears now in the early planning stages although it may be only three. Mr. Borghesi stated that many will often ask about the amount of taxable income expected from a project. He speculated that this one would bring in excess of \$100,000 in taxable income annually.

Mr. Butler provided copies of three maps. One was a July, 2004 Sanitation Service Area showing that it stops at the entrance to the River Run Condominiums. The second map was a 2005 map created when the Facilities Plan was filed at which point the WPCA had spawned the idea of expanding the sewer district area with the expansion area shaded in purple. Mr. Butler noted that the WPCA took no action on that 2005 plan. The third map was a 2012 map with dotted lines outlining sewer service area but should be green area as shown on first map. Mr. Butler noted that the Department of Environmental Protection has the WPCA service area registered as that first map from 20014. However, the current application for amendment to the sewer district is pending, having been filed in 2012, Mr. Butler explained. A holdup has occurred when an issue arose between Office of Policy and Management and DEEP when the Plan of Conservation and Development

was reviewed compared with proposed sewer service area and a conflict was noted. Work is underway between the two to work it out with it being likely that certain lots will be exempted from a future service area requirement because they would be considered conservation areas, according to Mr. Butler.

Mr. Butler commented to Mr. Borghesi that he could proceed with his plan with the understanding that the property does not fall within the jurisdiction of the WPCA currently. However, he cautioned that if an unknown developer with some plan in an area in Satan's Kingdom elected to put a line through, resulting in Mr. Borghesi's area becoming an abutter and under those guidelines with having the sewer service area being expanded and accepted, he would be required to connect.

Mr. David Childs, Chairman of the Economic Development Commission, noted that his group would be 100% behind this project.

4. Review & Approval Minutes – February 19, 2015

MOTION: Mr. Ken Krohner, Mr. Toro second, **to approve the February 19, 2015 Minutes; Mr. Krohner, Mr. Toro, Mr. Fulton, Mr. Butler voting aye, Mr. Litchfield, Mr. LeClaire, Ms. Greenwood abstained.**

5. Correspondence – Meeting Activity (if any)

A. Witkos- Bill Update

Mr. Butler read aloud for the group the chain of communications exchanged between himself, Legislative Aide to State Senator Kevin Witkos Patty Askham, and State Senator Kevin Witkos. Mr. Butler had submitted his initial email to Senator Witkos on February 9, 2015; followed up with an email on February 19, 2015 to Ms. Askham inquiring why he had not received a response from Senator Witkos; received an apologetic email for lack of reply on February 23, 2015 from Ms. Askham explaining that Senator Witkos had consulted with Senator Martin and as a result, has cosponsored the bill and will continue to work with Senator Martin to address New Hartford's issue; a subsequent email from Mr. Butler to Senator Witkos apologizing for a remark made by him in an open forum that may have been overemphasized by the press; and an email on March 5, 2015 from Senator Witkos to Mr. Butler, acknowledging the email. Mr. Butler noted that New Hartford has gotten on the radar screen and has inserted the request to go to actual flow as opposed to design flow.

6. Operations Reports – Sewer & Water

A. Main Street Sewer – Service Issue

A copy of the sewer report is attached as Addendum A.

7. Ongoing Business

A. Review Current Budget & Projection of 2016 Budget

The current budget and projection for a 2016 budget were discussed in a workshop format as a copy of expense and income report for the current fiscal year, as well as a proposed report for 2015/2016 were distributed and reviewed by board members.

Mr. Litchfield explained different parts of a very thorough report and responded to questions from board members. Mr. Butler noted that at the Board of Selectmen meeting, he projected that the WPCA can have ready a draft budget by March 15, 2015.

8. Business Practices

A. Update – Standing of WPCA Legal Requests

Mr. Butler noted that there was still not formal word in response to the legal opinion requests. He requested that Ms. Greenwood and Mr. LeClaire identify potential legal counsels that the WPCA would be able to meet with and interview. He suggested consultation with Ms. Christine Hayward, Administrative Assistant to the First Selectman as well as the town clerk for suggestions on an attorney with experience in this area.

B. Roadshow Update

Mr. Butler reported that the Extension Line Analysis Subcommittee will be sharing their findings at the Economic Development Commission meeting on Monday, March 9, 2015 as well as the Board of Finance Meeting on Tuesday, March 10, 2015. He updated the board regarding the subcommittee's appearance before the Planning and Zoning Commission on February 25, 2015, which included an audience of 27 people in attendance. He reported that he received positive comments for sharing the information and responded to questions.

C. Standing Committee Updates

Mr. Krohner noted that the hydrants are all cleared and have continued to be cleared after every storm. He noted he needs to get new flags with springs, a type of orange "lollipops". He estimated that there are twenty that need flags but that some of the hydrants that already have flags are the old type that ought to be replaced with the newer, more flexible type.

Ms. Greenwood provided the steps necessary in order to undertake the Fats, Oil, and Grease Management & Control Program (commonly called only the F.O.G. program). She noted that since the governing authority currently is a 1969 Ordinance, this would need to be amended. Mr. Butler responded that it is confusing as to what is in effect, what has been amended, what has been eliminated, what falls under ordinance, and so on. He noted that his subcommittee is working on getting together a comprehensive set of rules and regulations and that once these are in draft form, legal counsel will review them and compare them against existing ordinances. Mr. Butler noted that whatever provisions need to be included regarding the F.O.G. program will be provided to Ms. Greenwood to check against her research to ensure compliance.

Mr. Toro updated the board regarding a program regarding connection fees. It is a United States Department of Agriculture (USDA) 504 Loan and Grant Program, which qualifications were summarized by Mr. Toro as those over 62 possibly qualifying for a grant, up to \$7,500 applicable for connection fees, subject to restrictions as they apply to income levels. For residents under age 62, Mr. Toro explained those qualified may have available a 504 loan, with the ability to borrow up to \$20,000 with a twenty year term at 1%, also subject to income levels.

Mr. Fulton noted that with the town providing a loan program, the debt would be secured with a lien on the residence. He noted that he provided his findings to First Selectman Dan Jerram in June, 2014 and in October, 2014, Mr. Jerram had indicated that he planned to review it in the spring. Mr. Butler suggested that Mr. Fulton also engage in conversations with other sewer districts to inquire about other approaches they have undertaken in terms of funding. He noted that it may not have to be the town government that lends money, but might instead be private entities. Ms. Greenwood noted that she had researched this very issue for former WPCA Chairman Bob Krycz and she recalled that there were three or four sources she had forwarded to him.

Mr. Litchfield noted he will continue his work with the budget preparation. Mr. LeClaire reported that he hasn't heard anything with regards to the sewer service map.

Mr. Butler reviewed that eleven companies have sought the Request for Qualifications for Consulting and Engineering Services so far. Mr. Butler referenced a letter from the Connecticut Department of Energy & Environmental Protection, a copy of which is attached hereto as Addendum B.

MOTION: Mr. Toro, Mr. Krohner second, **to adjourn at 8:30PM; unanimously approved.**

Respectfully submitted,

**Pam Colombie
Recording Clerk**