

From: SimsburyCT Postings June 29, 2012 12:56:23 PM
Subject: Water Pollution Control Authority Minutes 06/14/2012
To: SimsburyCT_WPCAMin
Cc:

WATER POLLUTION CONTROL AUTHORITY
REGULAR MEETING
JUNE 14, 2012

1. CALL TO ORDER

Chairman Richardson called the regular meeting of the Water Pollution Control Authority to order at 7:30 p.m. in the Simsbury Water Pollution Control Facility Conference Room, 36 Drake Hill Road, Simsbury. The following members were present: Michael Park, Paul Gilmore and Warren Coe. Also present were James Clifton, WPC Superintendent; Nancy Haase, Board of Selectmen Liaison; Alison Sturgeon, Clerk; as well as other interested parties.

2. SAFETY BRIEF – Chairman Richardson gave a safety brief noting the exits in case of an emergency. He also reminded everyone to watch out for children while driving since most kids are out of school for the summer.

3. DORSET CROSSING PRESENTATION

Mr. Ziaks, F.A. Hesketh & Associates, Inc., stated that they already have Planning, Zoning, and Inland Wetlands approvals for their master plan. There is one building currently under construction that had been previously approved; all others will fall under the PAD. Historically, the front portion of the property was zoned B-2; the rest of the property was zoned I-3. Several years ago, because the PAD zone regulation had not yet been adopted by the Town, a portion (20.4 acres) of the property was zoned B-3 for the medical offices and apartments and the remaining acreage was deferred until the PAD zone came into effect. He stated that currently, the PAD approval is over the entire parcel of land. Mr. Ziaks showed the Authority members the master plan for the property, which included medical and retail with office space in the front of the parcel; approximately 216 market rate apartments; and special needs housing for MS patients. The back portion of the property may be developed into 36 more apartments or possibly additional special housing.

Mr. Ziaks discussed the Route 10 Corridor study. He stated that the Town would like to construct a new road through Dorset Crossing and the CL&P parcel, continue through the Griffin Land property and out to Hoskins Road.

Because of this new road and the need to create separate rights-of-ways, separate parcels needed to be reconfigured on the property.

Regarding allocation, Mr. Ziaks stated that Lots A & F (medical/commercial buildings) would generate 3,900/gpd; Lot B (market rate apartments) would generate 48,600/gpd; Lot C (special needs housing) would generate 7,200/gpd; and Lot D (possible apartments) would generate no more than 8,100/gpd. He stated that this is a total of 68,000/gpd. The historical allocation for the parcel is 31,000/gpd; the applicant is asking for an additional 37,000/gpd.

Mr. Coe questioned that if the additional allocation is granted, where that allocation would be taken from. Mr. Ziaks stated that there is plenty of capacity; no allocation is needed to be taken from anyone. Mr. Gilmore questioned that if the Authority were to grant the additional capacity, how the capacity would impact, and to what extent, the North Interceptor as well as the other properties relying on that interceptor. Mr. Ziaks stated that this is not an issue; he reviewed the historical flow capacity published by various consultants with the Authority members.

Mr. Gilmore stated that he does recognize the value of the new zones in Town. He stated that he would be willing to conditionally approve an increase in capacity to 68,000/gpd upon written support from the Town Engineer. Mr. Ziaks stated that he feels that the Town Engineer would agree with approving the additional capacity and is fine with the Authority making a conditional approval. Mr. Richardson suggested that this conditional allocation be for this property and to establish a capacity for this parcel under the PAD regulation.

Mr. Gilmore made a motion that the subject parcel have it's allocation increased to 68,000 gallons per day, subject to the following condition: that the Town Engineer certify to the Water Pollution Control Authority, in writing, that he has examined fully and to his satisfaction using applicable engineering standards, the impact that the additional capacity will have, not only on the North Interceptor, but on the sewer treatment facility and system at large, so they will not be adversely impacting the rights and expectations of other property owners who have existing capacity today. Dr. Park seconded the motion, which was unanimously approved.

4. STATUS REPORT ON SEWER EXTENSION PROJECTS, ETC. – R. SAWITZKE

Mr. Clifton stated that letters inquiring about interest in sewer extensions went out to several homeowners on Seminary Road, Russell Lane and Long View Drive. Several responses have already been received.

5. TREATMENT FACILITY REPORT – J. CLIFTON

Mr. Clifton stated that all permit requirements were met for the month of May. He stated that they received the VacCon truck last week. The Tunxis Pump Station is currently in by-pass mode; the contractor did have a difficult time getting the old pump station out. The exam for the Operator III position has been administered to 4 of the 5 applicants. The last applicant will be testing Monday morning and 3-4 applicants will be interviewed soon.

6. CORRESPONDENCE – There were none.

7. MAY 10, 2012 MEETING MINUTES – POSSIBLE APPROVAL

Dr. Park made a motion to approve the May 10, 2012 minutes as written. Mr. Coe seconded the motion, which was unanimously approved.

Mr. Coe made a motion to approve the May 31, 2012 Special Meeting minutes as written. Dr. Park seconded the motion, which was unanimously approved.

8. OTHER BUSINESS

Regarding the FCC Subcommittee, Mr. Gilmore stated that legal council is currently reviewing several issues. Once this review has been completed, a subcommittee meeting will be called.

Mr. Gilmore made a motion that the Chairman and Vice-Chairman be empowered to act on behalf of the Authority on all routine issues brought before them over the summer recess. Dr. Park seconded the motion, which was unanimously approved.

9. ADJOURN

Mr. Gilmore made a motion to adjourn the meeting at 8:55 p.m. Dr. Park seconded the motion, which was unanimously approved.

Philip Richardson, Chairman