

**TOWN OF EAST WINDSOR
WATER POLLUTION CONTROL AUTHORITY**

Minutes of Special Meeting of January 23, 2014

Members Present: Paul Anderson and Tom Davis

Members Absent: Chuck Riggott and Dave Tyler

Others Present: Superintendent E. Arthur Enderle III, Chief Operator Ed Alibozek, Town Planner Laurie Whitten, Planning & Zoning Commission members Lorry Devanney, Joseph Ouellette, Board of Selectmen liaison Steve Dearborn and Recording Secretary Laura Michael

Time and Place

Paul Anderson, Chairman, called the meeting to order at 6:03 p.m. at the Park Hill Meeting Room, 1A Park Hill Rd, Broad Brook, CT 06016

I. POCD Discussion on Sewers and WPCA

Mr. Anderson explained that the purpose of the meeting/workshop was to discuss the Plan of Conservation and Development on sewers and the WPCA. Town Planner Laurie Whitten explained they are revising the POCD and need input from town boards and the public. Ms. Whitten provided handouts.

The first item discussed was a community survey. When asked if the 5 villages should be designated with new regulations to promote business, a majority agreed. Sewers would need to be brought to Melrose and Windsorville to support development. When asked about the current types of business uses, many would like to see more small and large retail stores but not light industrial development. It was felt that medical type businesses would be a good fit for North Rd. When asked about taxes, 36% felt they were too high, 51% felt they were about right and 9% felt they were too low. Those surveyed were not in favor of paying additional taxes to bond for water and gas along Route 140. Mr. Anderson feels the mindset is let big business bring it and then the small businesses will come; but if big business doesn't come, there is no development. Four million dollars has been spent installing sewers on Route 140 and there haven't been many connections. There will be maintenance costs associated with these sewers. The WPCA is revising an ordinance requiring connection to the sewer system. If sewers are available, the property owner would have one year to connect. A waiver could be obtained if it is verified that there is a good septic system. If there is more to maintain with the same customer base, the cost goes up. Mr. Anderson explained that without connections, the sewer line becomes a cost burden. Ms. Whitten asked if a different rate could be given to promote connections along Route 140. Mr. Anderson replied that the USDA has programs available to help people connect. A door to door campaign is planned for the spring. People need to know what is available to be able to take advantage. Ms. Whitten asked is the goal is to continue to promote connections. Mr. Anderson explained that public education is needed; he does not want people to miss out on opportunities. Mr. Enderle explained that they will reach out to the USDA.

Ms. Whitten went over excerpts from the 2004 POCD. 3-25, redefining the Railroad M1 District, use of a "package treatment plant" is suggested. Ms. Whitten questioned what this was. Mr. Enderle explained that this is a mini treatment plant built to the scale of the community; it would be for that site only. It would have a leach field and holding tank that would need to be pumped and transported to the wastewater treatment plant. 3-27, providing Adequate Infrastructure for Business Development, Mr. Anderson explained that there is no avoidance area. There is the sewer service area and the rest of

the Town. 3-29, Core Strategy: Guiding Development. Ms. Whitten stated that the WPCA is on the ball. All of the tasks have been completed. Section 4-2 Meeting Infrastructure Needs, there are still goals to continue. Mr. Anderson agreed; there are areas within the Sewer Service Area that need sewers. Mr. Ouellette questioned if there was adequate capacity and at what point would there be a need for a plant expansion. Mr. Anderson explained that at this point it would depend on the type of use. The plant is at less than 50% capacity. The WPCA doesn't see a need for expansion in the next 10-15 years. The plant can support the build out of the sewer service area. Ms. Whitten stated this is substantiated in 4-14. Mr. Anderson explained that the user base is up but usage is down. Ms. Whitten asked if there was a type of business that would be worrisome. Mr. Enderle replied a large scale microbrewery. There is a high strength waste and take more capacity. Mr. Anderson explained the next sewer line expansion will be the general area of Wells Rd. There are documented septic failures and water issues. Section 5-8 Core Strategy: Develop an Infrastructure Improvement Plan, Ms. Whitten explained this is a combined plan they are working on together. This is a long range plan. Section 5-9, Make Sewer Connection Charges More Reasonable, Mr. Anderson explained they would need more connections to get the cost down. The WPCA is in the process of an ordinance change. Mr. Anderson explained the need for investment in EDC to bring in water and gas, to encourage large business or collective small businesses.

The meeting adjourned at 7:33 p.m.

Respectfully submitted,

Laura Michael
Recording Secretary