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BRANFORD TOWN CLERK

**WATER POLLUTION CONTROL AUTHORITY
MINUTES
COMMUNITY HOUSE, 46 CHURCH STREET, BRANFORD, CT
REGULAR MEETING
TUESDAY, JUNE 13, 2023 7:00 P.M.**

Mark Winik called the meeting to order at 7: 00 P.M.

Roll Call: Chairman Mark Winik, Justin Rossetti, Chris DiAdamo, Mike Tamsin, David Steinhardt, and Kurt Uihlein

Also Present: Superintendent Brian Devlin, Attorney Berdon, and Economic Development Perry Maresca

Absent: Yvette Larrieu

Approval of Minutes – 5/9/23

A motion was made to approve the minutes as presented by Mr. Rossetti and seconded by Mr. Tamsin. Motion carries unanimously

Request for credits per § 204-2.3

- a. 61 Goodsell Point (Marina Village)
- b. 19-25 Fairlawn Ave.

61 Goodsell Point (Marina Village)

Mr. Sal Marottoli is present, requesting a waiver of the sewer connection fee for 15 new homes and 1 office building at Marina Village and Goodsell Point Marina.

Per article 1, 204-2.3, it states: The Branford Sewer Authority, upon due consideration may allow appropriate and reasonable credits against either the residential unit access charge or the commercial unit access charge for easements provided or for infrastructure supplied by any entity which may benefit property owned by others.

Mr. Marottoli is requesting a credit of \$96,000.00. \$6,000 a piece for 15 homes, and 1 office building.

The cost to this developer was \$900,000.00 with availability for 12 additional hookups for current homeowners on septic to be able to hookup to sewers down the road.

In addition to the costs incurred with this project, \$143,000.00 was spent for the additional 12 homes to hook up when ready.

There was discussion regarding the reason why the WPCA can waiver these sewer access fees.

Attorney Berdon explains article 204-2.3 to provide credit to expenditures. Section 2.1 established access for residential, 2.2 was for commercial, and 2.3 credit was amended in 1996. The statute allowed this to be established and the RTM adopted this at that time.

Focus on the benefits of the additional units that can hook up.

There were discussions regarding the money spent and the benefit to the Town.

The Town saved money with the contractor taking on all the expenses to handle sewers, pump station and additional hookups.

Mr. Maresca, Economic Development is looking at the business point of view.

The sewers sell the Town. There are no other sewers from here until New London.

Our utilities offered are a benefit for people to come here.

Further discussion was a concern, that if this was waived, the developer can make the money from this.

Attorney Berdon stated that the WPCA has to focus on the regulation. They are not there to consider what the developer can do.

There is a cap of how much of a credit can be given. It ranges from \$0 – 96,000.00

The benefit here is for the 12 units that have the capability to hookup, not the 15 homes plus 1 office building.

A motion was made to credit Goodsell Point, LLC. \$72,000.00 for the public benefit for 12 units of the other homeowners on Goodsell Point Rd. based on article 204.3, subject to Attorney Berdon's amendment, by Mr. Steinhardt, and seconded by Mr. Tamsin.

Motion carries unanimously.

19-25 Fairlawn Ave.

Mr. Jon Morasutti was present, requesting a waiver of the sewer connection fees per article 1, 204-2-3. There are 4 units to his property, and 4 additional units that can hook up. The benefit would be for the 4 additional units that are eligible to hookup.

The existing units would be charged \$6,000.00. The 4 additional units \$6,000.00 times 4 equals \$24,000.00 would be eligible for a credit.

The construction is not complete. Still need the "T"'s to complete this project.

Attorney Berdon states, you want clear, consistent policies.

The sewer access charge will be paid when a permit is pulled.

A motion was made to credit Zonta LLC to grant sewer access agreement a credit of \$24,000.00 for the 4 additional units, contingent with the "T" put in sewer lines, and approved by the Town Engineer, by Mr. Steinhardt, and seconded by Mr. Rossetti.

Motion carries unanimously.

Reports:

Superintendent:

Mr. Devlin presented his report.

Sewage Processed 3.1, Septic waste processed 1,064,900, septic revenue \$68,601.30

We replaced the roof on the solids building.

The Septic Receiving unit will be delivered on Monday. Construction will begin in the next few months.

They have been sleeving the pipes 13,000 Ft, and another 15,000 in a few months.

The old generator at the plant was moved on the property to be a backup reserve for fuel in case of storms. We will have the fuel needed to fill up other generators.

The surveyors have finished up at the facility and will be sending a report.

WPCA Attorney:

Attorney Berdon has been working on two sewer agreements. Also has been preparing for this meeting tonight.

Chairman Mark Winik announces his upcoming retirement from the WPCA Board.

He would like to nominate David Steinhardt as the new WPCA Chairman

A motion was made by Mr. Tamsin and seconded by Mr. Uihlein and a vote taken. However, this item was not properly added to the agenda and therefore will need to be taken up at the next meeting.

Adjournment:

A motion was made to adjourn the meeting by Mr. Steinhardt, and seconded by Mr. Uihlein.

Motion carries unanimously at 8:42 P.M.

Respectfully submitted,

Camille Linke, Clerk