

MINUTES OF MEETING/PUBLIC HEARING
WATER POLLUTION CONTROL AUTHORITY

JULY 28, 2022

MEMBERS PRESENT: C. Robert Sigler, Chairman
Bob Kleffmann
Nick Mastrangelo
Michael Visnic

ALSO PRESENT: Robert Brinton, Town Engineer
Art Williams, Town Treasurer
Vin Marino, Attorney
Scott Beaney, Veolia North America
William Canning, Chairman West Haven WPCA
Richard DePalma, Commissioner West Haven WPCA
John Paul Garcia, Land Surveyor/Civil Engineer
Greg Patchen, Developer, Peck Lane
Vincent Guardiano, Real Estate Appraiser
Several Orange residents



TOWN CLERK

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Chairman Sigler called the meeting to order at 6:00 PM and immediately asked for a motion to proceed into the Public Hearing. Commissioner Kleffmann motioned to go into the Public Hearing with Commissioner Visnic seconding same.

Public Hearing: At this point, Chairman Sigler then noted that Commissioner Mastrangelo had recused himself from participating in the Public Hearing and continued by reading the Notice of Public Hearing that was published in the New Haven Register to consider and act on a request to amend the WPCA's plan of areas to be served by sewers and areas where sewers are to be avoided, specifically a +/- 4 acre parcel at 271 Peck Lane is proposed to be added to the sewer service area development of a proposed 75 unit apartment building.

Since Orange residents were in attendance, Chairman Sigler and the Commissioners proceeded to introduce themselves to those in attendance. Chairman Sigler then asked if anyone wanted to speak to the proposal. At this point, the applicant, Greg Patchen, who is under contract to purchase the property at 271 Peck Lane to build a multi-family project on the property, and John Paul Garcia, Civil Engineer, approached the podium to make presentations to the Commission with reference to the flow issue and undersized pump which would need to be upgraded. Discussion ensued wherein several residents in attendance voiced their opinions/comments/concerns about the proposed project. The developer, Mr. Patchen, noted that, if there are no sewers, the project is not viable and added that coming before the WPCA is the preliminary step in the process and will not go to Planning & Zoning Commission until this application is resolved in the WPCA. Mr. Patchen noted and reassured the residents that this project is not the first development to request this to be done and continued again by noting that once this gets past the WPCA's process, the next step would be meeting with Planning & Zoning Commission. A short discussion regarding the residents' concerns continued and it was noted that some of the residents' concerns would be addressed by the Inlands & Wetlands Commission at the appropriate time.

At this point, Commissioner Visnic motioned to close the Public Hearing portion of the meeting and return to the general meeting with Commissioner Kleffmann seconding same.

Discussion on 271 Peck Lane: Discussion ensued. Commissioner Visnic questioned the condition of the pipes and whether the existing pipes could accommodate the anticipated flow. Scott Beaney of Veolia noted that the existing pipes can handle the expected flow but his recommendation would be to expand the size of the wet well. Commissioner Kleffmann noted that the pipes were adequate in size and designed to handle 182 gal/min; presently they handle 100 gal/min. Scott Beaney then noted the whole system looks solid. Mr. Brinton then voiced his opinion that in case of a power failure and the proposed 75 apartments were there, a generator should be added and agreed that this would be discussed further. Commissioner Kleffmann voiced his concern about increased flow and added that a I & I Study (infiltration and inflow study) might be worth being done. Discussion continued. Scott Beaney agreed that a study is not pressing; however should be something to be done.

At this point, Mr. Brinton noted that the Post Road pump is on non-stop. Commissioner Kleffmann then requested that this be included in the agenda for the next meeting.

With no additional discussion needed, Chairman Sigler motioned to accept the sewer service area map with the provision that the pump station be updated, increase the size of the wet well and add a generator. The motion was unanimously approved, with objection from the residents.

Approve minutes of April 28, 2022 meeting: At this time, approval of the minutes of the April 28, 2022 public hearing/meeting was addressed. With no discussion needed, a motion to approve the minutes, as presented, was made and unanimously approved.

Dogburn Lane discussion: Chairman Sigler noted this item was tabled from the last meeting pending receipt of additional information from West Haven. Discussion ensued. Commissioner Visnic motioned to approve adding the parcel on Dogburn Lane to the Sewer Service Area with Commissioner Kleffmann seconding same. Discussion continued with the commissioners agreeing that this approval is contingent on approval by West Haven counsel. Chairman Sigler then noted that he, Commissioner Kleffmann and Mr. Brinton met with West Haven. It was reported that the new West Haven assessment fee proposal is \$3,000 per unit but hasn't been finalized. Discussion continued. At this point, Mr. Canning and Mr. DePalma of the West Haven WPCA addressed the commission. Mr. Williams questioned the proposed \$3,000 hook up fee per living unit and discussion followed. Commissioner Visnic motioned to approve and add the parcel on Dogburn Lane to the sewer service area map contingent upon West Haven's approval of the additional flow and the \$3,000 per unit to access the system would be paid by the property owner at time of hook up. With no further discussion needed, the motion was unanimously approved.

329 Smith Farm Road discussion: Mr. Guardiano, real estate appraiser, addressed the commission noting he reviewed the first report/appraisal and was concerned with the type of report created and proceeded to explain his professional opinion. Discussion continued. Mr. Guardiano noted that the zone change impacts the value of the property more than the actual sewer line. Attorney Marino then noted that this project is 100% affordable housing that benefits the Town and the Town supports this project. He further noted that this project will generate

revenue for the WPCA. Attorney Marino continued by noting this is a unique project which will benefit the Town and strongly suggested that this commission approve this project. Mr. Brinton reminded the commission that a public hearing will need to be held.

Carlson Rd/Bull Hill La Update: Chairman Sigler noted that he, Commissioner Kleffmann and Mr. Brinton met with West Haven about this issue. No definite decision has been made as yet. Mr. Canning from West Haven addressed the commission. Discussion ensued. It is West Haven's opinion that Orange should be the responsible party. Mr. Canning also agreed that this situation needs to be corrected. One solution Mr. Canning proposes is to install meters on the borders of West Haven and Orange in order to obtain accurate numbers. It was agreed between the parties that another meeting needs to be scheduled with counsels from both Orange and West Haven attending. Mr. Williams then suggested sending bills to those businesses on Carlson Road and see what happens. Attorney Marino agreed. Attorney Marino also noted that we could initiate a law suit bringing the businesses to the table to get them to do something. Mr. Canning then noted that TV-ing the lines would be beneficial. With no further discussion needed, a motion to authorize the Town Attorney Vin Marino to contact West Haven's counsel and to pursue a law suit concerning the Carlson Road sewer lines was made by Commissioner Visnic, seconded by Commissioner Mastrangelo and unanimously approved.

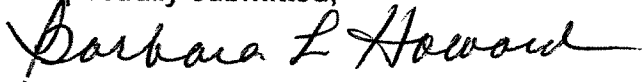
Updates on operations and maintenance: Mr. Scott Beaney reported no emergencies. He added that a new muffin monster was installed on the Post Road, Indian River Pump Station #2 wear ring was changed and a new vinyl fence was put in at Smith Farms. He further reported a continuing in flow of rags is a concern and noted we need to find where they are coming from. Discussion ensued. One suggestion was installing grates to see where these items initiate. Commissioner Visnic suggested sending letters to the living facilities in the area concerning the continuing problem and the disposing of bio-waste. Commissioner Kleffmann will review the regulations on this.

Town Engineer's Report: Regarding the "5 Guys" continuing issue, Mr. Williams reported that he has not received a bill from Veolia as yet and noted that, when the bill is received, we will then bill the property owner. Mr. Brinton reported the repairs on the Post Road with putting a stent in the pipe can become expensive and noted the cost of \$22,000 for the repairs. Discussion ensued regarding funding the repairs. A motion was made by Commissioner Mastrangelo to fund the repair of the 8 ft section of pipe on the Post Road at a cost of approximately \$22,000/\$23,000, seconded by Commissioner Kleffmann and unanimously approved.

Treasurer's Report: Mr. Williams distributed copies of the updated financials for review. Mr. Williams reported that we should be OK with no rate increase this time around. A short discussion ensued.

With no further business to be addressed, a motion to adjourn was made by Commissioner Mastrangelo, seconded by Commissioner Visnic and unanimously carried; the meeting was adjourned at 8:15 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara L. Howard". The signature is written in black ink and is positioned above the printed name.

Barbara L. Howard
Recording Secretary

blh

cc: WPCA Members, Town Treasurer, Town Engineer, Sylvie Napoli