

**EAST LYME WATER AND SEWER COMMISSION
PUBLIC HEARING
AUGUST 25, 2015**

Present: Mark Nickerson, Chairman
David Bond
Dave Murphy
Joseph Mingo
Carol Russell
Roger Spencer
Steve DiGiovanna
David Zoller

FILED IN EAST LYME
CONNECTICUT
Sept 1 20 15 AT 1 20 AM PM
William J. Adams, Jr.
EAST LYME TOWN CLERK

Also Present: Joe Bragaw, Public Works Director
Brad Kargl, Municipal Utility Engineer
Anna Johnson, Finance Director
Ed O'Connell, Town Attorney
Kevin Seery, Deputy First Selectman

Residents Present: Dona and Harvey Rogers
Eugene and Elaine Hickey
Carrie and Ken Janus
Pat and Frank Hanney
Phil White
John Aldi
Peter and Jayne DeMarco
Warren Hall
Brian Donahue

Chairman Nickerson called the East Lyme Water and Sewer Commission Public Hearing of August 25, 2015 to order at 6:30 p.m. and led the assembly in the pledge.

Mr. Kargl reported the Public Hearing was called to hear comments regarding the proposed extension of the Town's municipal sanitary sewerage system to be designated as the Park Place Extension. It begins at the East Pattagansett/Flanders Interceptor north of Herster Drive and runs generally easterly along the Park Place loop to the Village Crossing Development located on Park Place for a distance of approximately 1200 feet. A notice was published in the Day newspaper.

The Utility Engineer Brad Kargl provided the following comments:

The Public Hearing tonight follows the Information Meeting held back in February and is the next step as the Water and Sewer Commission considers approval of an alternate plan to sewer the Village Crossing development and the Park Place neighborhood.

As you may know, the sewer extension for Village Crossing was originally planned to extend from Route 156 to the development and was approved by the Water & Sewer Commission in April 2011.

It included the extension of an 8-inch gravity sewer main approximately 700 feet running along Park Place to the development.

The approval included the condition that the developer would convey land to the Town for the future construction of a pump station if sewers were extended into Park Place in the future.

Without the pump station, the gravity sewers installed by the developer would be too deep to accommodate the rest of the neighborhood.

In the new plan, the sewers will begin at the East Pattagansett/Flanders Interceptor north of Herster Drive and run generally westerly along the Park Place loop to the Village Crossing development.

It will include approximately 1310 feet of 8-inch gravity sewer to serve Village Crossing and the residential neighborhood and will be constructed by the developer.

There are several advantages to the alternate plan.

It makes sewers available to the neighborhood and provides an option to connect to the sewers if so desired. A sewer assessment would be levied but obligation to pay the assessment would not occur until connection is made.

It eliminates the need for a pump station should sewers ever be extended into Park Place.

It expedites and allows the coordination of needed road upgrades between the developer and the Town.

As part of the coordination effort, it is recommended that the Water and Sewer Commission contribute toward the cost of installation of fourteen of the eighteen sewer laterals being installed. The remaining four laterals were proposed as part of the original plan and will be paid for by the developer..

The sewer plans are not in final form at this time but necessary to expedite the approval process in order to assure that construction schedules can be met especially as it relates to road restoration and pavement concerns with the fall fast approaching.

In general, the plans are sufficient to assure that the extension can be made and that the properties can be readily served but additional detail is required.

There is a proposed draft easement on 29 Park Place that would also need to be finalized. This easement would provide the necessary access to the East Pattagansett/Flanders Interceptor.

We are also going to ask the developer's engineer to further review the proposed placement of the sewer within the easement to assure that adjacent property lines and easement limits do not interfere with the constructability of the sewer.

Chairman Nickerson asked for comments from the floor.

Peter DeMarco of 31 Park Place noted on the map it does not go completely around and asked why. Mr. Kargl replied all residential properties will be served by gravity sewer laterals. The plan does not show the entire loop, but it is long enough to access all properties.

Mr. DeMarco stated when it rains water goes on to his property. Mr. Bragaw replied the developer will contribute to road reconstruction. We can work on the grade and replace catch basins, but this needs to be done early in November.

Phil White of 27 Park Place asked if the Town will remove the 15' maple tree near his house? Mr. Bragaw asked is the tree on your neighbor's property? It is not shown on the plan. Attorney O'Connell stated the Town will take over the completed sewer system providing its to the Town's satisfaction. The developer will be responsible for dealing with the maple tree.

Donna Rogers of 29 Park Place wondered when will decisions be made about trees and bushes? Mr. Kargl stated we have no defined time line. We need to review it with the developer. It needs to be completed by October 23 or it will cost the developer more money. The work will begin by the end of September.

Carrie Janus of 22 Park Place asked if we decide to hook up what will it cost and how is it paid? Attorney O'Connell replied any property connected to the sewer system will pay a benefit assessment. It cannot exceed an increase in value to the property. He gave examples of twenty years ago of approximately \$7800 and five years ago of \$12,000 paid in yearly installments. There are cost of living adjustments. By law the assessments cannot be levied until there is a Public Hearing giving property owners a chance to state their views. There will be another Public Hearing to determine the assessments.

Mr. Kargl stated connections could be available by December, if all goes well.

Eugene Hickey of 17 Park Place asked do we have a choice on where the laterals will go? Mr. Kargl replied we will send out a form and allow you to draw in where you would like them, and we will see if it can fit.

A resident asked what are the safeguards to insure this is done well? Mr. Bragaw stated we are requiring the developer to put up an amount to cover inspections to be sure it will be covered according to the plans. Chairman Nickerson added it has to be accepted by the Town. It needs to be built to our specifications.

She asked will our taxes go up, because you are willing to assess our houses at a higher rate? Chairman Nickerson replied when you go to sell your house it will be worth more. Reevaluation is expected to be done next year.

Phil White asked will my property devalue with a sewer line by my property? Chairman Nickerson replied it will be underground. Attorney O'Connell added there will be no sewer line on your property. It will go through the Rogers property not yours.

Warren Hall of 37 Park Place stated he is in favor of this proposal. He noticed work being done on Lot #47 by the same company. It looks like they are ready to connect to the alternate plan.

Chairman Nickerson replied it is his understanding that the pump station will not be needed as long as its at Park Place.

Mr. Mingo asked will it turn into a building lot? Attorney O'Connell replied it is very small and not a new lot. Chairman Nickerson added there already is a house there.

Mr. DiGiovanna asked is there anyway of knowing if there is ledge on the proposed extension? Mr. Kargl replied no.

Ms. Russell asked regarding the draft easement for 29 Park Place if there were any concerns if the deals don't fall into place? She asked what impact would that have on the design? Mr. Kargl replied the easement is critical to having access. We need to continue to work through it.

Pat Hanney of 35 Park Place understood there was an emergency exit and asked will there be a gate to stop people from going through? Chairman Nickerson replied we have emergency gates. They are usually gravel roads with no public access.

Frank Hanney of 35 Park Place expressed concern with the emergency exit road because there was a problem in the past at Brook Road, and it took two years of work on it and there was continual blasting on it. He added Mr. Hall and my property were flooded and there was no catch basin. He asked if there will be catch basins on that road? Chairman Nickerson stated our Public Works Director and I have heard your concerns. Mr. Bragaw agreed to come and see it. The new building would like to extend sewage to Brook Road.

Brian Donahue of 41 Park Place asked is it possible to have sidewalks from Park Place to downtown? Mr. Bragaw replied the developer will put in sidewalks to the new development. Chairman Nickerson replied Rt. 156 is a state not Town road.

Ken Janus of 22 Park Place asked will we have access in and out? Mr. Bragaw replied nothing is proposed from the development to Rt. 156. Chairman Nickerson stated we anticipate road improvements.

**MOTION (1): Mr. Mingo moved to adjourn the Public
Hearing at 7:10 p.m. Seconded by
Mr. DiGiovanna. (8-0) Unanimous.**

Respectfully submitted,

Frances Gheri, Recording Secretary