

**EAST LYME WATER & SEWER COMMISSION
REGULAR MEETING
Tuesday, FEBRUARY 24th, 2015
MINUTES**

The East Lyme Water & Sewer Commission held an Informational Meeting Regarding Park Place Sewers on Tuesday, February 24, 2015 at Town Hall, 108 Pennsylvania Avenue, Niantic, CT. Chairman Nickerson called this meeting to order at 6:30 PM.

PRESENT: Mark Nickerson, Chairman, Dave Bond, Steve DiGiovanna, Dave Murphy, Joe Mingo, Carol Russell, Roger Spencer

ALSO PRESENT: Joe Bragaw, Public Works Director
William Scheer, Deputy Public Works Director
Attorney Edward O'Connell, Town Counsel
Anna Johnson, Finance Director
Kevin Seery, Ex-Officio, Board of Selectmen

FILED IN EAST LYME
CONNECTICUT

March 30 15 AT 11:45 AM/PM

EAST LYME TOWN CLERK

ABSENT: Dave Zoller

Chairman Nickerson noted that this is not a Public Hearing and that it is only for informational purposes. Mr. Bragaw and Mr. Scheer would be providing information.

Mr. Scheer explained the letter and map (Attached) and the Sewer extension noting that the alternate route allows for gravity feed, a road upgrade and the developer would pay for the sewer line. It would be an 'opt-in' system meaning that people would be required to tie-in if:

- The septic fails and LLHD deems it a health hazard
- There is a change of use of the property – it is enlarged, added to, etc.

In order for this to go forward an easement from a property owner would be necessary. The developer would negotiate this easement at his expense.

Attorney O'Connell explained the residential assessments and the history of them – starting with a basis of \$7800 per lot that was established in the 1980's. The assessments are calculated over the years based on the original \$7800. He noted that the recent Pine Grove project was a necessary tie-in and not an 'opt-in'. When there is no immediate public health need, they have an 'opt-in'. The most recent system at the Orchards was assessed at \$12,066 (per lot) which compared exactly to the original \$7800 per lot in the 1980's. The assessment is for the benefit of having a sewer system and the infrastructure for it such as the New London treatment plant. He lastly noted that the red line on the map was the subject of a public hearing some years ago and does not need another public hearing. The green line would require a public hearing. The assessment is paid in installments usually over a period of 20 years. Current interest rates are very low.

Questions and discussion followed.

The informational session was adjourned at 7:40 PM.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

Town of

Mark C. Nickerson
First Selectman
MNickerson@eltownhall.com



East Lyme

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Niantic, Connecticut 06357
Phone (860) 691-4110
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February 17, 2105

Dear Resident,

The developer of Village Crossing on Park Place, Niantic, is preparing to install a new sewer line this spring that would run southwesterly along Park Place from the development to the existing sewer main on West Main Street. The East Lyme Water and Sewer Commission is considering an alternative route that would take the new sewer line in an easterly direction along Park Place to the existing sewer main located behind house numbers 27, 29, and 31 Park Place (see enclosed map).

There are several advantages to the alternate route:

- 1.) The sewer line would be constructed by the developer in conjunction with the project and offer an opportunity to residents on Park Place to connect to the sewers if so desired. A sewer benefit assessment would be levied on the property but the obligation to pay the assessment would not occur until such time connection is made to the sewer. A property owner would not be required to connect to the sewer except in instances where the Director of Health has determined that the subsurface sewage disposal system has failed or should a change in use of the premises require an expansion or improvement to the septic system.
- 2.) The need for a sewer pump station can be eliminated. As originally planned, if sewers are ever extended in the future into Park Place, a sewer pump station would be required. The developer was required to provide a small parcel of land in front of 47 Park Place for a future pump station site. The alternate route would allow the development and the rest of the neighborhood to benefit from a completely gravity sewer system. Eliminating the pump station would save operation and maintenance costs for the sewer department and have greater aesthetic appeal to the neighborhood.

Attachment was Informational mtg. 2/24/15

3.) This project coincides with the town's plan to expedite necessary maintenance on the road surface of Park Place. If the sewer project proceeds through the Park Place neighborhood, the Public Works Department will be able to coordinate the road maintenance with the developer's sewer construction work resulting in a new paved asphalt surface for the entire road.

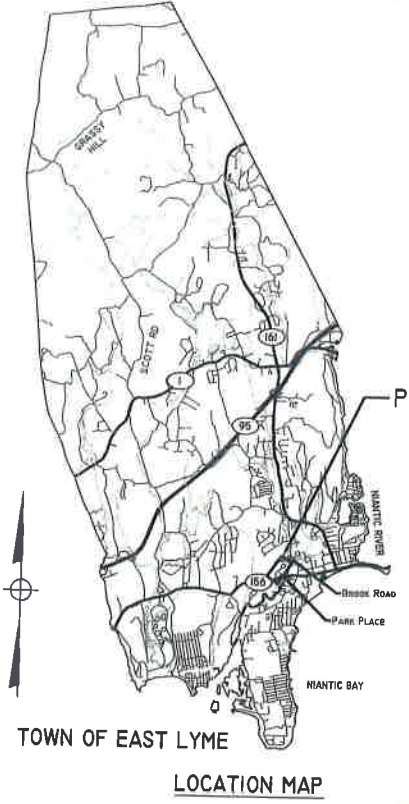
The developer is in the process of trying to acquire a utility easement through one of the properties at the eastern end of Park Place. Without the easement the project will be constructed as originally planned. The East Lyme Water and Sewer Commission is having a public informational meeting on Tuesday, February 24 at 6:30 p.m. at the East Lyme Town Hall, 108 Pennsylvania Ave, Niantic, to allow residents of Park Place to obtain further information and ask questions about the upcoming project. We are very interested in your concerns and questions and will be prepared to address them at this meeting.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Mark C. Nickerson".

Mark C. Nickerson, First Selectman/
Chairman, Water & Sewer Commission

MCN:mw



PROJECT SITE

VILLAGE CROSSING
8" SANITARY SEWER LINE

POSSIBLE 8" ALTERNATE
SANITARY SEWER LINE

PARK PLACE

PROPOSED 8" SANITARY
SEWER LINE

PROPOSED SEWER
PUMP STATION

PARK PLACE

PARK PLACE

WEST MAIN ST (RTE 156)

EXISTING 18" SANITARY
SEWER LINE

PATTAGANSETT
RIVER

HERSTER DRIVE

LEGEND	
SYMBOL	DESCRIPTION
- - - - -	PROPERTY LINE
— — — — —	VILLAGE CROSSING SEWER LINE
— — — — —	PROPOSED SEWER LINE
— — — — —	POSSIBLE ALTERNATE SEWER LINE
→	SEWAGE FLOW



No.	DATE	REVISIONS

ALTERNATE SANITARY SEWER
PARK PLACE
EAST LYME, CONNECTICUT

PREPARED BY
THE EAST LYME
ENGINEERING DEPARTMENT

Date: NOVEMBER, 2014
Drawn By: PJG
Checked By: BAS
Dwg. No.: CP-1
Sheet No.: -

CONCEPTUAL PLAN

Attachment will be transmitted 2/26/15