



## **MEETING NOTICE AND AGENDA**

### **TOWN OF MANSFIELD**

#### **FOUR CORNERS WATER AND SEWER ADVISORY COMMITTEE**

Tuesday, August 4, 2015 ■ 6:30 PM

Audrey P. Beck Municipal Building ■ 4 South Eagleville Road  
Council Chambers

- 1. Call to Order**
- 2. Approval of Minutes:**
  - a. June 2, 2015 Regular Meeting Minutes**
- 3. Public Comment**
- 4. Old Business**
  - a. Water Project Update**
  - b. Four Corners Sewer Project Update**
    - CEPA
    - UConn Sanitary Sewer Agreement
    - Easements
  - c. Commercial Unit Assessment Ordinance Review**
- 5. New Business**
- 6. Correspondence and Meeting Reports**
- 7. Future Meetings**
- 8. Adjourn**

**TOWN OF MANSFIELD ▪ FOUR CORNERS WATER AND SEWER ADVISORY COMMITTEE**  
**DRAFT Meeting Minutes ▪ June 2, 2015**  
**Town Council Chambers**

Members Present: K. Rawn (chair), J. Coite (representing T. Tussing), P. Ferrigno (arrived at 6:55 PM), V. Raymond, M. Reich, W. Ryan

Staff Present: Carrington, Dilaj

The meeting was called to order at 6:30 p.m. by Rawn.

Approval of Minutes

March 10, 2015 Minutes – Reich MOVED, Coite seconded to approve the minutes as drafted. A question was raised regarding language related to the sewer assessments, however further discussion clarified the matter. Motion passed 4-0-1 with Ryan abstaining.

Public Comment

Ms. Supernant asked questions regarding the landfill easement language and consolidation of the conservation easements, the term Final Design, and what is the ability for interveners of the Water Diversion Permit to appeal decision.

Old Business

- a. **Water and Wastewater Infrastructure Planning.** Coite provided an update on the water project. He explained that the public hearing was held on March 25, 2015 in the council chamber and the evidentiary portion of the public hearing was held on March 26, 2015 at the Connecticut Department of Energy and Environmental Protection (CTDEEP) Office in Hartford. The hearing officer provided a recommendation for approval of the Water Diversion permit on May 29, 2015. In addition, a final permit was issued just prior to tonight's meeting with signature from the CTDEEP commissioner. The next steps for the project include coordination between Connecticut Water Company (CWC) and Connecticut Department of Transportation (ConnDOT). Construction is expected for completion between late 2016 and early 2017. Coite explained that they are merging the conservation areas and reminded everyone that the existing language indicates a right to convey easements contingent upon CTDEEPs approval.
- b. Carrington provide explained the Town of Mansfield and UConn are meeting every few weeks to work through a comprehensive sewer agreement. The two parties are working to get this completed as soon as possible.

Dilaj provided an update concerning the wastewater project indicating the Town is working with a consultant to prepare an Environmental Impact Evaluation based upon the comments received and comments made by CTDEEP during the Public Hearing that was held on March 18, 2015. The public comment period was extended until April 6, 2015 due to April 3, 2015 being a holiday. This document is estimated to be published in the July / August timeframe. Appraisals of the easements are underway and Weston & Sampson has completed a more cost effective alignment.

Reich wanted to know if connecting to sanitary sewer will be mandatory for all property owners. Ferrigno indicated the discussion during previous meetings was that the connection is not mandatory except for those with failing septic systems or systems requiring repair and future land uses. This was reiterated by Carrington indicating that during the Public Informational

process this has been the stance of the Town while the current ordinance is silent on the matter. A motion was made by Reich for the Four Corners Committee to recommend to the WPCA to clarify the matter. The motion passed 5-0-1 with Coite abstaining.

- c. The commercial unit size was reduced to 500 square feet and was circulated to the committee. The Committee requested staff provide a summary table by use along with a map indicating the numbering for each of the parcels.

#### New Business

No updates.

#### Correspondence and Meeting Reports

No updates.

#### Future Meetings

The next scheduled meeting is July 7, 2015 in conference room B.

#### Adjournment

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Derek M Dilaj, PE  
Assistant Town Engineer



### Legend

- 4 Corners Sewer District
- Parcels
- Roadway



N:\GIS\Project Specific\Four Corners Sanitary Sewer Project - Attachment D.mxd



<b>Zoning / Current Use (2014)</b>	<b>Preliminary Sanitary Sewer Assessment</b>		
	<i>Ordinance Change Commercial Unit Size 500 Sq Ft</i>	<i>Ordinance Change Commercial Unit Size 1,000 Sq Ft</i>	<i>Current Ordinance Commercial Unit Size 1,500 Sq Ft</i>
<b>Commercial (Including Multi-Family)</b>	\$ 3,244,800.00	\$ 3,221,500.00	\$ 3,205,100.00
<b>Public</b>	\$ 94,700.00	\$ 91,300.00	\$ 88,500.00
<b>Residential</b>	\$ 689,400.00	\$ 716,100.00	\$ 735,300.00
<b>Total</b>	\$ 4,028,900.00	\$ 4,028,900.00	\$ 4,028,900.00

Four Corners Project ID (#)	Street #	Street Name	Current Use (2014)	Parcel Area (sf)	Zoning (2014)	Preliminary Sanitary Sewer Assessment		
						Ordinance Change Commercial Unit Size 500 Sq Ft	Ordinance Change Commercial Unit Size 1,000 Sq Ft	Current Ordinance Commercial Unit Size 1,500 Sq Ft
30, 61, 62, & 63	497	MIDDLE TPKE	Commercial	2,634,941	RAR90	\$227,000.00	\$201,500.00	\$183,500.00
47	569	MIDDLE TPKE	Commercial	88,042	PB3	\$76,500.00	\$69,300.00	\$64,400.00
48	574	MIDDLE TPKE	Commercial	235,284	PB3	\$63,900.00	\$58,200.00	\$54,800.00
56	575	MIDDLE TPKE	Commercial	34,850	PB3	\$46,000.00	\$42,100.00	\$39,600.00
36	591	MIDDLE TPKE	Commercial	192,717	PB3	\$174,100.00	\$152,500.00	\$137,000.00
45	596	MIDDLE TPKE	Commercial	259,513	PB3	\$93,100.00	\$85,200.00	\$79,200.00
37	603	MIDDLE TPKE	Commercial	57,172	PB3	\$67,900.00	\$62,200.00	\$57,600.00
16	625	MIDDLE TPKE	Commercial	343,268	PB3	\$216,600.00	\$189,600.00	\$170,200.00
25	644	MIDDLE TPKE	Commercial	12,139	PB3	\$17,700.00	\$16,300.00	\$15,700.00
24	650	MIDDLE TPKE	Commercial	25,989	PO1	\$36,400.00	\$33,500.00	\$31,400.00
22	656	MIDDLE TPKE	Commercial	26,543	PO1	\$35,900.00	\$33,300.00	\$31,400.00
59	632	MIDDLE TPKE	Commercial	178,600	PB3	\$95,700.00	\$88,900.00	\$84,100.00
33, 34, & 43	16	PROFESSIONAL PARK RD	Commercial	2,802,226	PB3	\$241,800.00	\$217,500.00	\$199,400.00
31	34	PROFESSIONAL PARK RD	Commercial	208,256	PB3	\$59,400.00	\$54,100.00	\$49,900.00
26	1650	STORRS RD	Commercial	13,299	PB3	\$24,600.00	\$23,000.00	\$21,800.00
23	1659	STORRS RD	Commercial	29,064	PB3	\$52,900.00	\$50,000.00	\$47,600.00
18 & 20	1660	STORRS RD	Commercial	115,800	PB3	\$107,200.00	\$96,900.00	\$90,200.00
11	1717	STORRS RD	Commercial	724,044	PB3	\$174,300.00	\$156,700.00	\$144,400.00
8	1733	STORRS RD	Commercial	135,127	PB3	\$121,500.00	\$108,800.00	\$99,000.00
5	1734	STORRS RD	Commercial	42,638	PO1	\$53,800.00	\$49,300.00	\$45,500.00
9	1753	STORRS RD	Commercial	168,756	PB3	\$125,100.00	\$111,700.00	\$102,300.00
2	1768	STORRS RD	Commercial	238,440	PO1	\$102,400.00	\$91,600.00	\$83,800.00
21	611	MIDDLE TPKE	Multi-Family	245,781	PB3	\$127,700.00	\$151,200.00	\$168,300.00
60		MIDDLE TPKE	Multi-Family	2,199,800	RAR90	\$549,000.00	\$749,100.00	\$894,500.00
53	505	MIDDLE TPKE	Public	89,696	RAR90	\$43,000.00	\$44,200.00	\$45,000.00
6	1722	STORRS RD	Public	43,928	PO1	\$51,700.00	\$47,100.00	\$43,500.00
55	504	MIDDLE TPKE	Residential	39,058	RAR90	\$25,700.00	\$26,900.00	\$27,700.00
54	520	MIDDLE TPKE	Residential	148,843	RAR90	\$19,800.00	\$20,900.00	\$21,800.00
52	521	MIDDLE TPKE	Residential	35,195	RAR90	\$27,500.00	\$28,700.00	\$29,600.00
51	527	MIDDLE TPKE	Residential	33,907	RAR90	\$26,600.00	\$27,800.00	\$28,600.00
28	555	MIDDLE TPKE	Residential	245,704	PB3	\$29,000.00	\$30,200.00	\$31,000.00
3	661	MIDDLE TPKE	Residential	697,358	PO1	\$61,600.00	\$62,700.00	\$63,600.00
42	1620	STORRS RD	Residential	93,056	RAR90	\$24,900.00	\$26,100.00	\$26,900.00
46	1621	STORRS RD	Residential	64,022	RAR90	\$38,200.00	\$39,400.00	\$40,200.00
38	1630	STORRS RD	Residential	43,718	RAR90	\$12,900.00	\$14,000.00	\$14,900.00
44	1631	STORRS RD	Residential	29,942	RAR90	\$16,100.00	\$17,200.00	\$18,100.00
40	1632	STORRS RD	Residential	35,175	RAR90	\$16,500.00	\$17,700.00	\$18,500.00
41	1637	STORRS RD	Residential	46,906	RAR90	\$25,100.00	\$26,300.00	\$27,100.00
39	1641	STORRS RD	Residential	78,251	RAR90	\$15,100.00	\$16,300.00	\$17,100.00
14	1775	STORRS RD	Residential	362,396	FH	\$60,700.00	\$61,900.00	\$62,700.00
58	1640	STORRS RD	Residential	17,860	RAR90	\$7,900.00	\$9,000.00	\$9,900.00
57	1646	STORRS RD	Residential	126,330	RAR90	\$16,000.00	\$17,200.00	\$18,100.00
4	9	TIMBER DR	Residential	42,892	PO1	\$27,600.00	\$28,800.00	\$29,600.00

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15	15	WILLINGTON HILL RD	Residential	27,040	RAR90	\$19,700.00	\$20,900.00	\$21,800.00
35		STORRS RD	Telecommunications	29,698	RAR90	\$32,000.00	\$29,500.00	\$27,500.00
27	541	MIDDLE TPKE	Unimproved Land	1,082,597	RAR90	\$100,400.00	\$105,100.00	\$108,500.00
32		MIDDLE TPKE	Unimproved Land	422,399	PB3	\$176,100.00	\$160,900.00	\$149,400.00
49		MIDDLE TPKE	Unimproved Land	13,753	PB3	\$15,600.00	\$14,300.00	\$13,100.00
1		STORRS RD	Unimproved Land	937,965	PO1	\$146,700.00	\$136,700.00	\$129,000.00
7		STORRS RD	Unimproved Land	58,059	RAR90	\$27,800.00	\$29,000.00	\$29,800.00
10		STORRS RD	Unimproved Land	5,258	PB3	\$15,900.00	\$17,100.00	\$18,000.00
12 & 13		STORRS RD	Unimproved Land	554,896	RAR90	\$43,100.00	\$44,200.00	\$45,100.00
29		STORRS RD	Unimproved Land	16,870	RAR90	\$15,200.00	\$16,300.00	\$17,200.00

**Notes:**

- 1) These assessments are preliminary.
- 2) Significant assumptions were made in the development of these preliminary assessments and should not be considered final
- 3) These assessments were estimated based on a \$3,000,000 construction apportionment (including financing costs) from the WPCA
- 4) The WPCA shall apportion costs of the project following completion of construction
- 5) Parcel Area per 2009 GIS parcel lines