

WATER POLLUTION CONTROL AUTHORITY  
**Town of Trumbull**  
CONNECTICUT

TOWN HALL  
(203) 452-5048



5866 MAIN STREET  
TRUMBULL, CT 06611

**MARCH 30, 2022**  
**MINUTES**

Call to Order: The Chair called the meeting to order at 7:02 p.m.

Roll Call: The clerk called the roll and recorded it as follows:

Present: Chairman Jon Greene, Vice-Chairman Andrew Palo, Secretary Frank Regnery  
Bruce Elstein, Richard Boggs, Alternate (Sworn in at 7:03 p.m.)

Absent: Tom Kelly

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Approval

of Minutes: Moved by Palo, seconded by Elstein to approve the February 23, 2022 meeting minutes as submitted. VOTE: Motion CARRIED 4-0-1 (ABSTENTION: Boggs)

New Business:

- 2810 Huntington Road, Stratford, CT Sewer Connection  
Moved by Elstein, seconded by Regnery to approve the 2810 Huntington Road sewer connection.

Mr. Kevin Ayala of 2810 Huntington Road was present and indicated he did not have plans to share with the commission because he had not spoken with a contractor yet. The septic system is original to the property, (1957), if he could connect to the sanitary sewer system that would give them peace of mind.

Mr. Maurer explained Mr. Ayala is a Stratford resident and has gone to the Bridgeport WPCA and received permission to connect. He wishes to connect to Trumbull's sewer line on Huntington Road. A connection is provided, he has no access to the Stratford system.

The Chair indicated in the absence of plans the commission could approve the connection based on Mr. Maurer's review of the plans before implementation. Mr. Maurer confirmed and added a permit would be necessary for the connection and he will need to show plans with the permit. Mr Maurer confirmed the connection is in front of the property and is directly across the street from Trumbull properties.

Mr. Ayala indicated he believed there was a lateral for the property. Mr. Maurer indicated Mr. Ayala will also need a street opening permit from Stratford. Mr. Ayala acknowledged that. VOTE: Motion CARRIED by unanimous consent.

- Public Hearing

**TRUMBULL WPCA PUBLIC HEARING  
2022 ASSESSMENT TRUMBULL, CONNECTICUT  
March 30, 2022**

The Trumbull Water Pollution Control Authority will hold a Public Hearing, on Wednesday, March 30, 2022 at 7:00 p.m. via Zoom teleconference in accordance with the provisions of an Ordinance of the Town entitled, "Sewer Ordinance of the Town of Trumbull" adopted by the Town Council of the Town of Trumbull effective July 1, 1969 and Section 7-249 and Section 7-249A of the Connecticut General Statutes, Revision of 1958 as amended. Notice is hereby given that a Sewer Assessment is proposed to be levied by the Town of Trumbull on the following property:

<u>NAME</u>	<u>LOCATION</u>	<u>NUMBER</u>	<u>Mblu</u>
Ayala, Kevin (Or current owner)	Huntington Road, Stratford, CT	2810	30/18 1/2 /

Join the meeting: Water Pollution Control Authority Regular Meeting Mar 30, 2022 7:00 PM

<https://us06web.zoom.us/j/83362713243?pwd=cWczalNLOWEyQ3drbjFIWDEExanMyQT09>

Webinar ID: 833 6271 3243

Password: 720166

Join by telephone: (301) 715-8592 or (833) 548-0282 (Toll Free) / Webinar ID: 833 6271 3243

Dated this 16<sup>th</sup> day of March, 2022 Trumbull Water Pollution Control Authority

Mr. Maurer shared his screen with the commission and viewers showing the public hearing letter with assessment, (See attached).

It was confirmed for the Chair the assessment is consistent with the other contract IV assessments. The Chair confirmed this is the same property the commission approved the sewer connection earlier at this meeting.

The Chair OPENED the Public Hearing at 7:10 p.m.

There was no one from the public present to speak.

The Chair CLOSED the Public Hearing at 7:11 p.m.

Moved by Palo, seconded by Regnery to approve the 2810 Huntington Road assessment in the amount of \$21,107.02. VOTE: Motion CARRIED by unanimous consent.

Old Business:

- Beardsley Force Main Update – Mr. Maurer reported there is a meeting with the city of Bridgeport to go over their wants before putting this out to bid. The documents are just about "bid ready" but they are waiting for Bridgeport to give their input and whether there are any special provisions they would like. Ms. McPhearson added they will go over the logistics with the city of Bridgeport Engineer and Parks. The bid documents are finalized and will get them to the town Purchasing Agent after the meeting with Bridgeport to get the bid out. Permits are ready to be signed and have the written description for the temporary easement in progress. She noted there is a question on the title search and is hoping to get a letter stating

we do not think there is a need for a title search based on the deed information and then the package will go to DEEP for approval on the temporary easement. If the letter is not ready they could submit to DEEP with a notation that it is forthcoming. Attorney Nugent explained he is trying to get in contact with the attorney who represented Bridgeport at the time they transferred title to the state to see if he could call the back title the state would have done. It will be very expensive to have a title search done for the entire park. He doesn't know why a search is needed to verify that the state owns what we can see that the city already transferred to them by the deed filed on the way records. Ms. McPhearson agreed but thinks the confusion came from the GIS pulled and DEEP saw per the city of Bridgeport, that it lists a co-owner as the Zoological Society. We know they co-own a portion but not the portion we are talking about. Attorney Nugent stated it is really more for us than for them. If they are giving us an easement we want to make sure we are getting it from the right party that is the only risk. Commissioner Elstein suggested having them represent that they are the owner as part of the deal. Attorney Nugent noted they were the ones who asked for the title search. Attorney Nugent was hoping the other attorney would be able to find the back title but he may not be able to. Attorney Nugent will address this one way or the other shortly. It was confirmed for the Chair this will be out to bid by the next meeting.

Ms. McPhearson explained they had submitted a letter to the State Historic Preservation Office, because the park submitted a letter saying we're doing work in the park. They said they have no concerns about the project but asked that we have archaeological monitoring during excavation because there may be artifacts in the area. That will be part of the construction contract that the contractor hire the archaeologists to do any oversight that's necessary during the excavation. Mr. Maurer noted he thinks they're concerned because there will be digging down to the original grade.

Ms. McPhearson stated the state had not done a technical review. They have the drawings, what is being called a "75% set" that was used for initiating the temporary easement process with the state. She doesn't anticipate any technical review of the documents to hold up the bidding process. Approval from the state to go to bid while the temporary easement documentation is pending was received. They don't have to have the easement in hand to go to bid. Given some of the lead times for the iron pipe, she feels confident the easement will be in place before the contractors are ready to break ground. The state said that they're going to work to expedite the temporary easement. We will need the as-built survey of the installed pipe to do the permanent easement once the work is completed. That could take more time, but doesn't anticipate the temporary easement getting in the way for construction.

- Old Town and Reservoir Avenue Pump Stations Update – Mr. Maurer reported they are still waiting for control panels, transfer switches, and generators before being able to start to dig and replace the station. They don't want to go on bypass while waiting for the parts. They expect them by the end of May.

Ms. McPhearson noted they have been promised the lead times aren't to be extended. They have maintained the May date for the control panel enclosures, all the other items will be on site prior to receiving the control panels. The stations themselves are built and piped, the pumps are here. There is a lot of equipment ready to go, just need the last piece, the control panel.

- Contract 5 Update – Mr. Mascia reported the plans are 95% complete and will get a set of plans and specifications to Mr. Maurer next week, there are a few items he needs to go over with him. Based on Mr. Maurer's approval, they informed DOT to proceed with the transfer of property along Juniper Ridge and Juniper Circle where they have the pump station planned. There was surplus land from when the state acquired properties for RT. 8. Mr. Maurer made the determination to acquire the land whether the project goes forward now or in the future the state is willing to give the property to the town. The state will handle the transfer and will do the research, title search and surveys. Attorney Nugent will just need to review since the town will be accepting. Attorney Nugent didn't think there was a reason not to accept the land. It is approximately .25 acre. Mr. Mascia added that it is currently state owned so it doesn't impact the tax roll.

T&B has the construction cost estimates for the project and will forward to Mr. Mr. Maurer. The commission will have to decide if they will have a public hearing on the project. Construction would not start until next year because of the time the state needs for the easement transfer, to finalize the plans and to go out to bid. It will be approximately an 18-month construction project with 15,000' of sewer with a pump station and a force-main.

Attorney Nugent stated if the commission decides to proceed a public hearing will be necessary. Mr. Mascia explained one of the topics for the meeting with Mr Maurer this Friday is regarding problems as they come off of the pandemic, and increasing oil prices. The numbers are expected to be 40%-50% higher than they were last year for asphalt. That does affect the project because there is a certain amount of paving repair as well as some work on White Plains Road and Huntington Turnpike. The state usually requires them to fully pave the width of the road. Last year they quoted asphalt at \$110 per ton, this year they are quoting \$165 and the plants haven't opened yet.

The commission discussed the timeframe for the construction cost estimates and a public hearing, it could be in the summer. Mr. Mascia indicated summer is difficult because people are on vacation and many are not available to attend a hearing due to vacations. Mr. Maurer stated the commission has to have an inclination of whether they want to move forward. Attorney Nugent confirmed discussions about cost before going to bid would be a matter for executive session. State law requires a public hearing for this type of construction. The Chair stated this would be a topic for the agenda next month: reviewing the cost estimates in executive session and when out of executive session vote on whether we want to advance to a public hearing and move forward with the project.

Attorney Nugent explained the decision to move forward is decision of this commission. The public hearing is mandated by state law for this type of project and the public has to be informed about the project, (the when, where, how and cost) and noted this project would be in addition to the revaluation, people will be more sensitive because of the tax bill increase coming due to the revaluation.

- Alternate Flow – Moved by Elstein, seconded by Regnery to Enter into Executive Session based on CGS 1-210b-7 to present engineering or feasibility estimates relative to the public supply construction costs. VOTE: Motion CARRIED by unanimous consent. The WPCA entered into Executive Session at 7:36 p.m. with the following people present:  
Commissioners: Jon Greene, Andy Palo, Frank Regnery, Bruce Elstein, Rick Boggs, Town Attorney James Nugent, WPCA Administrator/Town Engineer William Maurer, Christine Kurtz, Mike Giggey of Wright-Pierce:

No votes or actions were taken. Moved by Palo, seconded by Regnery to END Executive Session at 8:43 p.m. VOTE Motion CARRIED by unanimous consent.

The Chair noted the following people were present during Executive Session:  
Commissioners: Jon Greene, Andy Palo, Frank Regnery, Bruce Elstein, Rick Boggs, Town Attorney James Nugent, WPCA Administrator/Town Engineer William Maurer, Christine Kurtz, Mike Giggey of Wright-Pierce:

Adjournment: There being no further business to discuss and upon motion made by Elstein, seconded by Regnery the WPCA adjourned by unanimous consent at 8:45 p.m.

Respectfully Submitted,

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Margaret D. Mastroni  
WPCA Clerk

WATER POLLUTION CONTROL AUTHORITY  
**Town of Trumbull**  
CONNECTICUT

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(203) 452-5048



5866 MAIN STREET  
TRUMBULL, CT 06611

March 16, 2022

Kevin Ayala  
2810 Huntington Road  
Stratford, CT 06614

**THIS IS A NOTICE OF THE PROPOSED SEWER ASSESSMENT**  
**FOR 2810 HUNTINGTON ROAD, STRATFORD, CT**  
**THIS IS NOT A BILL**

Dear Property Owner,

This is a notice of the proposed Sewer Assessment in the amount of \$21,107.02 for your property at 2810 Huntington Road, Stratford, CT 06614.

A Public Hearing will be held on March 30, 2022 at 7:00 p.m. via Zoom teleconference to consider your proposed sewer assessment. You will have the opportunity to be heard about your proposed sewer assessment at the public hearing. See the next paragraph for the link to join the meeting.

Water Pollution Control Authority Regular Meeting

Mar 30, 2022 7:00 PM

<https://us06web.zoom.us/j/83362713243?pwd=cWczalNLOWEyQ3drbjFIWDEExanMyQT09>

Webinar ID: 833 6271 3243

Password: 720166

Join by telephone: (301) 715-8592 or (833) 548-0282 (Toll Free) / Webinar ID: 833 6271 3243

Residential property assessment is determined as follows:

Lots will be assessed at a unit assessment charge of \$500.00 plus an actual foot charge (one unit + front footage = specific assessment). The table below is used to determine your front footage and places a minimum and a maximum limit in relation to lot size to adjust for inequities in lot shape. **Corner lots will be assessed for only one side which shall be the side bordered by the sewer or the shorter side if both have a sewer line.**

LOT SIZE	LIMITS		FEET	
	Min.		Max	
Up to .499 acre	80'		125'	
From .500 to .999 acre		125'		150'
From 1.00 acre		150'		175'

Your assessment is:	1 Unit	@	\$500.00	=	\$500.00
	127 Front Feet & .58 Acre	@	\$162.26	=	\$20,607.02
	<b>FOR A TOTAL ASSESSMENT OF:</b>				<b>\$21,107.02</b>

You have the option of paying for specific assessment as shown above in one of three (3) following ways:

- 1) Payment in full within 30 days of first billing **OR**
- 2) Make an initial payment of \$500, plus 20 Annual Payments of the remaining principal balance at a bonded interest rate of 2.75% **OR**
- 3) Make an initial payment of \$500, plus 20 Annual Payments at a bonded interest rate of 2.75% paid in equal quarterly installments.