

CITY OF MILFORD
SEWER COMMISSION MEETING MINUTES
MARCH 26, 2014

The regular monthly meeting of the Board of Sewer Commissioners was held on Wednesday, March 26, 2014, in Conference Room "A" of the Parsons Complex, 70 West River Street. Chairman Carroll called the meeting to order at 6:37 p.m.

COMMISSION MEMBERS PRESENT: Chairman Robert Carroll, Vice-Chairman Donald Anderson, Commissioner Lee Cooke and Commissioner Bradford Hubler

OTHERS PRESENT: Consultant Raymond Macaluso, of Westcott and Mapes, Inc., and Gary Wassmer, City Engineer

EXCUSED: Commissioner Edmund Collier and James Cooper, Superintendent of Wastewater

Chairman Carroll asked if there was anyone who was a resident, taxpayer, or elector that would like to address the Commission under Citizen's Comments and reminded everyone that they are limited to three minutes.

CITIZEN'S COMMENTS

None

PETITIONS ACCORDING TO DATE & TIME THEY WERE SUBMITTED

Chairman Carroll called for the first application before the Board tonight. Mr. Raymond Macaluso, President of Westcott and Mapes, Inc. left the meeting room at 6:39 pm while the presentations were presented by Mr. Raymond Paier, PE of Westcott and Mapes, Inc.

1. 23 Meadows End Road – Mr. Raymond Paier, Professional Engineer of Westcott and Mapes Inc. 142 Temple Street, New Haven presented to the Board this project to convert an existing house into office space. This project meets all the Sewer Commission criteria. It would normally be administratively approved but because it is presented by the Sewer Commission's consulting engineer Westcott and Mapes, Inc. it has to come before the Board at a Public Hearing. This property is allowed 300 gallons per day and their prior water usage as a residential house was 242 gallons per day. This office is proposing to use 43 gallons per day which is a reduction in sewer use. Mr. Paier asked if anyone had any questions.

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Commissioner Cooke asked which end of Meadows End Road this property was on. Mr. Paier responded it is near the Bridgeport Avenue end next to the old Armellino's Restaurant. The applicant is John Armellino.

Hearing no more questions, Chairman Carroll asked for a motion to approve based on the application as presented and that it meets the sewer criteria. Commissioner Cooke made the motion to approve. Commissioner Hubler seconded the motion. Discussion ensued with Commissioner Hubler asking why this project wasn't Administratively Approved if it meets the criteria. Chairman Carroll responded that because it is Westcott and Mapes the consulting engineer it is better to have the approval go before the board in public. The motion passed unanimously.

Chairman Carroll stated the next item on the agenda is the application for 1595 – 1645 Boston Post Road.

2. 1595-1645 Boston Post Road – Mr. Raymond Paier, Professional Engineer of Westcott and Mapes Inc. 142 Temple Street New Haven presented to the Board this project to construct 3 new commercial buildings on the former site of Smiles Amusement Center. This project includes retail space, warehouse and 2 restaurants. This property is across from the Milford Market Place property. They propose to demo the existing structure to construct three separate commercial retail buildings. The larger one to the south will contain retail space. The third building will be occupied by Panera Bread. They are also located in the CT Post Mall. The second building will be retail and warehouse space. Not sure who the tenant is yet. This project meets all the Sewer Commission criteria for water usage. They are allowed 11,315 gallons per day in this CDD5 zone. They are proposing to use 7,645 gallons per day. This project includes the potential restaurant in the larger retail building. Again this project would have been administratively approved but because it is presented by the consulting engineers Westcott and Mapes it has to come before the Commission at a public meeting.

Chairman Carroll asked for a motion to approve this project as presented and that it meets the sewer criteria. Commissioner Hubler made the motion to approve and Commissioner Cooke seconded the motion. discussion ensued. Commissioner Hubler asked how they could meet all the water usage criteria if they didn't know who the tenant would be. Mr. Paier responded that the type of usage is what is being approved. The restaurant is calculated by the number of seats and the retail is calculated by square footage of the space. Commissioner Hubler asked what would happen if they changed the usage would they have to come before the Commission again. Mr. Paier responded yes. The motion passed unanimously.

Mr. Macaluso returned to the meeting at 6:47 pm

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NON-CONFORMING APPLICATIONS (PETITIONS)

None

TABLED APPLICATIONS

460 Bic Drive – Remained Tabled, no action

WESTCOTT AND MAPES, INC.

A. New Haven Avenue/Rosemary Court/Grove Street Infill

Mr. Macaluso reported that there was no change in status since the last meeting.

Mr. Macaluso noted that the warranty period for the Demolition of #18 Grove Street project had expired, and that a "Certificate of Final Payment and Completion of Work" was received by his office from Cherry Hill Construction Company, Inc...

He respectfully requested approval of the Contractor's release of retainage payment application in the amount of \$800.85.

Chairman Carroll asked if any of the residents had connected to the new sewer line yet. Mr. Macaluso responded that a contractor has made contact inquiring about connecting 3 of the houses on Grove Street.

Mr. Macaluso informed the Commissioners that they are looking into replacing the sidewalks that were damaged and doing the paving in the spring when the asphalt plants open.

B. Infill Project No. 1

Mr. Macaluso reported that there was no change in status since the last meeting.

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C. Infill Project No. 2

Mr. Macaluso reported that all parties signed the Agreement and the Notice to Proceed will be sent to VMS Construction Co. to commence the work.

Consulting Engineer's Report

Mr. Macaluso reported at the request of the Commission, Westcott and Mapes reviewed the sewer capacity for the Devon/Westshore Sewer District and determined certain areas can be increased. Mr. Macaluso stated he would like to discuss those areas with Mr. Cooper before finalizing. Mr. Cooper has been out ill and Mr. Macaluso will meet with him as soon as he returns to work. If they approve the change to the sewer district at the April meeting, the Commission will have to have a Public Hearing in May to change the district.

AECOM TECHNICAL SERVICES, INC.

Chairman Carroll presented the following report from AECOM to the Commissioners.

1. West Avenue and Gulf Pond Pump Stations

1. As reported last month, only one item was outstanding: The item is now fully completed.

WEST AVE

The new H2S gas sensor is in hand but upon installation the enclosure box for this instrument was found seized from corrosion from having been submerged. CH Nickerson is sourcing a new enclosure box and will take a couple of weeks to obtain it. This now in hand, CH Nickerson's sub should also have the special cable delivered next week followed by final installation of the sensor, transmitter and cable.

Commissioner Cooke inquired about this H2S gas sensor being corroded and seized. Chairman Carroll asked Robin to check with Mr. Cooper when he returns to work to get the information regarding this item.

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B. Welchs Point and Rock Street Pump Stations

The construction phase will await approval for advertising later this year under the Capital Improvement Program.

USER FEE REVISIONS/ASSESSMENT REVISIONS

600 Woodruff Road – Chairman Carroll informed the Board that this property had its Sewer Assessment suspended until such time that they connected their house to the sewer system or if they sold the house. This house has recently been sold and therefore the sewer assessment has to be paid. This requires that the Sewer Commission lift the suspension so that the payment can be processed by the Tax Collector.

Chairman Carroll asked for a motion to lift the sewer Assessment on 600 Woodruff Road. Vice Chairman Anderson made a motion to lift the sewer assessment suspension so that it could be paid. Commissioner Cooke seconded the motion. The motion passed unanimously.

COMMITTEE REPORTS

None

WASTEWATER REPORT

Due to the illness of the Superintendent of Wastewater, there was no Wastewater report for this meeting.

VOTING

A. MEETING MINUTES FROM THE FEBRUARY 26, 2014 REGULAR MEETING

Chairman Carroll asked for a motion to approve the minutes from the February 26, 2014 regular meeting. Commissioner Cooke made a motion to approve the minutes of the February 26, 2014 meeting. Vice Chairman Anderson seconded the motion. The motion passed with one abstention from Commissioner Hubler as he was not in attendance.

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B. PAYMENTS

Chairman Carroll asked for a motion to approve the following payment list for this month in the amount of \$8,628.35 as follows. Commissioner Cooke made a motion to approve this month's payment list. Commissioner Hubler seconded the motion. The motion passed unanimously.

To Westcott and Mapes, Infill Project No. 1, P.O. 11-0057568-001, Account No. 0026-4154-0047-4993-0000 in the amount of \$780.00;

To Westcott and Mapes, New Haven Ave Infills/Rosemary CT/Grove ST, P.O. 12-0059562-001, Account No. 0026-4154-0038-4993-0000 in the amount of \$1,500.00;

To Westcott and Mapes, Infill Project No. 2 – Design, P.O. 13-0062047-001, Account No. 0026-4154-0048-4993-0000 in the amount of \$3,387.50;

To Westcott and Mapes, Indian River Interceptor Replacement, P.O. 11-0057846-001, Account No. 0026-4154-0036-4994-0033 in the amount of \$2,160.00;

To Cherry Hill Construction, New Haven Ave Infills/Rosemary CT/Grove ST, P.O. 13-0060871-001, Account No. 0026-4154-0038-4994-0000 in the amount of 800.85 to return their retainage.

The total of the approved Payment List for the March 26, 2014 meeting is: \$8,628.35.

CHAIRMAN'S REPORT

Chairman Carroll informed the Commissioners that there were seven Administrative Approvals this month.

1. 1776 AKA 1770 Boston Post Road – Proposed Bounce Town USA- This application is to renovate an existing warehouse space into a children's amusement center. This amusement center/arcade with bounce houses will not have a kitchen. Food for parties will be brought in and served on paper and plastic. This property is allowed 2,565 gallons per day and they are proposing to use 2,284 gallons per day including prior water usage.

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2. 1201 Boston Post Road – Proposed Carrabba's Italian Grill in the Mall - This project is to renovate an existing closed restaurant into a Carrabba's. This restaurant space already has two exterior grease traps installed; a 2,000 gallon and a 2,500 gallon piggy backed. This new restaurant's sewer approval is contingent on them remaining connected into the existing exterior grease traps. This property is allowed 112,290 gallons per day. They are proposing to use 5,123 gallons per day for this restaurant. The entire mall's water usage including this restaurant is 67,044 gallons per day per RWA water records for 2013.
3. 500 Bic Drive – Building No. 2 – Proposed new office fitout and two new bathrooms – This project is to renovate for new office space and two new bathrooms. This property is allowed 49,110 gallons per day. The new proposed water usage for this property including the prior water usage per RWA water records for 2013 is 4,524 gallons per day.
4. 535-537 Boston Post Road – Branca's Automotive – This application is for Branca's Automotive to occupy the entire building since Meineke Mufflers left. Branca's Automotive is changing their use from auto repair to auto repair and used car dealer. They are not making any changes to the property just use changes. This property is allowed 825 gallons per day. They are proposing to use 165 gallons per day which is below their allotment.
5. 1212 aka 1200 Boston Post Road – Proposed new retail building to house DXL Destination a men's clothing store. This project was previously approved for a 10,000 SF building which has been reduced to a 8,500 SF retail building with a new clothing store. This property is combined with Old Navy and Bed, Bath and Beyond and it is allowed 11,595 gallons per day. They are proposing to use 1,427 gallons per day which is well below their water allotment.
6. 1201 Boston Post Road – Proposed new women's accessories store called "Icing" to occupy space #2054 in the Mall. They are installing a new bathroom in a retail space. This property is allowed 112,290 gallons per day and they are proposing to use 67,174.41 gallons per day including the entire mall's water usage.

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7. 255 – 257 Naugatuck Avenue – Proposed Mixed use building of residential on the second floor and retail/commercial on the first floor. This property was previously approved for two one-bedroom apartments and one two-bedroom apartment on the second floor with a Market on the first floor. This new application is for three two-bedroom apartments on the second floor and 3 retail spaces on the first floor. The types of businesses that will occupy the first floor has not been determined yet. This property is allowed 552 gallons per day. The three two-bedroom apartments are approved for 405 gallons per day which would leave 147 gallons per day for the first floor use. Each new commercial tenant will have to apply to the Sewer Commission for approval before occupying the building.

Indian River Interceptor Replacement, Phase 2 – Rebid

Chairman Carroll reported to the Commissioners that he had attended several meetings with the Mayor, City Attorney, Finance Director and Mr. Macaluso regarding moving this project forward by separating it into two phases. Chairman Carroll asked Mr. Macaluso to further explain the progress on this project to the Commissioners.

Mr. Macaluso reported that an agreement was reached with C.J. Fucci to phase the project into two parts (Phase 2A & 2B) in order to stay within the budget guidelines in accordance with a meeting held on March 26, 2014 with the Mayor, City Attorney, Assistant City Attorney, Finance Director, Bob Carroll and himself.

Mr. Macaluso distributed the memo and plan in accordance with the meeting detailing the Project Understanding, Scope of Services, and cost to complete Phase 2A. Mr. Macaluso explained to the Commissioners that this section of the project would proceed down the shoulder of the road not in the travel lanes of New Haven Ave as previously planned until it reached the intersection of Old Gate Lane where it would connect into the existing sewer main. There was much discussion regarding phase 2 and the funding required. Mr. Macaluso explained how the project was divided into two separate phases and how they negotiated on splitting the project into two phases. Mr. Macaluso agreed to remove the project trailer. They also were able to leave out the bypass pumping which was a costly item. That would fall into the second phase of the project.

Chairman Carroll thanked Mr. Macaluso for his efforts in accomplishing splitting this contract into two phases and coming to an agreement with the contractor C. J. Fucci. Chairman Carroll asked for a motion to approve splitting the Indian River Interceptor project into two phases to

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give the City time to secure more funding for the second phase of the project. There was much discussion regarding how the abandonment of the old interceptor would be accomplished and the work that would be done under phase two. Mr. Macaluso explained the route the interceptor would take from Pond Point Avenue.

Chairman Carroll asked for a motion to separate the Indian River Interceptor Project into two separate phases and to award Phase one to C.J. Fucci Construction in the amount of \$1,809,608 per the low bid. Commissioner Cooke made that motion and Vice- Chairman Anderson seconded the motion. Chairman Carroll then asked for a motion to approve Westcott and Mapes contract for a not to exceed fee of \$130,000. for construction oversight and to approve GO Environmental's Agreement for \$137,050. for the environmental oversight and disposal of controlled materials. Vice Chairman Anderson made that motion and Commissioner Cooke seconded the motion. The motion passed unanimously.

Mr. Macaluso asked Chairman Carroll if he preferred that GO Environmental have a separate purchase order or did he want them under Westcott and Mapes. Chairman Carroll did not have a preference and left it up to Mr. Macaluso who chose to have separate purchase orders.

Chairman Carroll presented the Sewer Asbuilts for Infill No. 1 for Kerry Court, Dunbar Road and New Haven Ave from Dunbar Road to Station 8+48 in New Haven Ave. These 3 maps have been assigned Sewer Map numbers S-1376 to S-1378. These Asbuilts have been reviewed and accepted by the City Engineer's office.

Chairman Carroll asked for a motion to approve and accept the new sewer mains. Commissioner Hubler made the motion to approve. Vice-Chairman Anderson seconded the motion. After some discussion regarding the line in Seabreeze Avenue, the motion passed unanimously.

Chairman Carroll reported to the Commissioners that he has been in discussion with the City Attorney regarding terminating AECOM's contract with the City for the Rock Street and Welch's Point Pump Station project. Mr. Macaluso contacted Mr. Charles Smith of AECOM and they agreed to terminate the Agreement pursuant to Section 7.1 in the contract. AECOM has been paid in full for their design services to date. The project design has been completed. This will allow us to close out their Purchase Orders that were for construction administration and to use that money toward funding the Indian River Interceptor Project Phase two as they are both

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part of the facilities plan. The City has not decided when they will fund the Rock Street and Welchs Point Pump Stations project under the Capital Improvement Plan. It could be next year or later. Chairman Carroll thanked Mr. Macaluso for his work with AECOM and coming to an agreement. Mr. Macaluso reported that in the letter that Chairman Carroll is signing tonight to AECOM the City has asked that they send a PDF of the project plans and specifications to Robin in the Sewer Commission office.

Being no further business to discuss:

Chairman Carroll asked for a motion to adjourn the meeting at 7:17 p.m. Vice-Chairman Anderson made a motion to adjourn the meeting at 7:17 p.m. Commissioner Hubler seconded the motion. The meeting adjourned at 7:17 p.m.

Respectfully submitted,



Robin Lynch
Recording Secretary
Sewer Commission