

**SEWER COMMISSION  
PUBLIC HEARING - INFILLS NO. 1 PROJECT  
SEPTEMBER 1, 2011**

The Sewer Commission of the City of Milford held a Public Hearing for the Infills No. 1 project on Thursday, September 1, 2011 in Conference Room A of the Parsons Government Center, 70 West River Street, Milford. Vice- Chairman Don Anderson opened the public hearing at 7:03 p.m.

Commission Members present: Chairman Robert Carroll (arrived at 7:09), Vice Chairman Donald Anderson, Commissioner Louis D'Amato, Commissioner Lee Cooke, and Commissioner Christopher Saley

Also Present: Raymond Macaluso, President of Westcott and Mapes, Inc.

Excused: None

Vice Chairman Anderson announced the meeting was being held per the legal notice published in the New Haven Register on August 17, 2011. Vice Chairman Anderson read the legal notice as follows:

"The City of Milford, Connecticut, hereby gives notice of a public hearing to be held on Thursday, September 1, 2011 at 7:00 p.m. in the Parsons Complex, 70 West River Street, Milford, CT, in Conference Room "A" by Mayor James Richetelli and the Sewer Commission with reference to the Infills No. 1 sewer project. The sanitary sewer Infill Project No. 1 will construct approximately 5,000 linear feet of 8 inch to 12 inch gravity sanitary sewer serving Jennifer Lane, Riveredge, Roller Terrace, White Oaks Terrace, Kerry Court, a portion of Dunbar Road from Merwin Avenue to New Haven Avenue, and a portion of New Haven Avenue from Dunbar Road to Brewster Road. Board of Sewer Commissioners, City of Milford, CT, August 15, 2011."

Vice Chairman Anderson asked if anyone wanted to address the Commission and reminded everyone that they were limited to 3 minutes.

Comment: Errol Van Hise of 42 Roller Terrace addressed the Commission to say that they really need sewers on Roller Terrace. He was in favor of this project.

Comment: Marie Mickus of 1308 New Haven Avenue informed the Commission that she has lived there for 56 years. She has septic problems and has to use a laundry mat to do her laundry and she has to count toilet flushes. She asked if this project had been approved yet and when could they start.

- A. Mr. Macaluso responded that the project had been approved for design and construction. He stated that he would give his presentation that would answer her question regarding start date. He told Mrs. Mickus that there would be another public hearing for the easements that would be necessary to acquire for the construction of the new sewer lines in some areas.

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Q. Pat Pascellini of the LTR Group – Boston Post Road abutting Roller Terrace- Asked if the properties that he owned in this area would be served by the new sewers. He stated that they are on septic and they would like sewers too.

Vice Chairman Anderson turned the meeting over to Mr. Macaluso of Westcott and Mapes, Inc. to give his presentation and answer everyone's questions.

A. Mr. Macaluso answered that yes his properties would be served by gravity sewers.

Mr. Macaluso stated that Westcott and Mapes, Inc. is the consulting engineering firm for the Sewer Commission. They have designed the Infills No. 1 project which would consist of 5,000 L.F. of gravity sewers in various areas of the City of Milford. Jennifer Lane, White Oaks Terrace, roller Terrace, Riveredge, Kerry Court, a portion of Dunbar Road from Merwin Avenue to New Haven Avenue, and a portion of New Haven Avenue from Dunbar Road to Brewster Road. Mr. Macaluso gave his presentation with preliminary design maps for each section of the project and informed the public that he would answer their questions pertaining to each section after it was presented.

The first section Mr. Macaluso presented was Jennifer Lane.

He explained to everyone that this section was under design and that his company would have to survey the road and all the properties along Jennifer Lane. These properties would all be served by gravity sewer, not grinder pumps for their first floor. He informed everyone that if they had a finished basement and needed to service their basements that they should contact him and his company would come out to their house to determine if their basements could be served by gravity sewer as well. Mr. Macaluso went on to explain to everyone that after the design is complete he has to present it to the Inland/Wetlands Agency then the Planning and Zoning office and the State of CT DEEP and DOT because a state road was involved. Then after he receives approval from those offices and agencies it would go out to bid and be awarded to the lowest bidder. He estimates that it would go out to bid around February of 2012 and construction would start in the spring of 2012. There are four different areas around the city that would get new sewer lines under this project. Usually they would schedule the most difficult area to be constructed first. It should take around 10 months to construct the entire project. The City will give each property a lateral up to their property line to connect to. The Engineering Department and Westcott and Mapes staff will be going to each property and speaking with the property owners to best design where to put the lateral for their property. The property owner would then hire a licensed plumber to connect their house to the sewer system after the city accepts the new sewer line. The plumber would have to take out a permit from the Engineering Department for the new sewer connection. Robin the Administrative Assistant to the Sewer Commission can give you a list of licensed contractors who can perform this work. You have to hire your own contractor. The City cannot tell you who to hire. There

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would be an 8 inch sewer on Jennifer Lane to the end of the cul-de-sac. This street would not require any easements as the sewer line would be constructed in the city street right of way. This section may only take 3 months to construct and they would get a new road paved curb to curb.

Comment: Jennifer Lane does not have gas available on it. Could the City put gas lines in the street when doing the sewer construction? I emailed the gas co. regarding putting in gas lines.

- A. Mr. Macaluso said that they try and work with the other utility companies to do their construction while the road is excavated because we don't want them to excavate a newly paved road. The Public Works Director will work with the gas company if they want to install a new gas line. We cannot make a utility company put in a line and the City's contractor cannot put in the gas line.

Q. How do the two work? Does the City work hand in hand with the Gas Co?

A. Mr. Macaluso responded that usually the Gas Co. would have to install their line first then the City would install the sewer line. He wasn't sure if there would be any cost from the Gas Co. to the homeowners to put a gas line down the street. After six months of compaction, the road will be paved curb to curb.

A. There will not be any pump stations or easements on Jennifer Lane. Are there any more questions for this street?

Next in the presentation was Roller Terrace.

Mr. Macaluso stated they will be installing sewers down Roller Terrace to Meadow Street. The sewer line will be 8 inch on Roller Terrace. They will be able to serve the properties on the Boston Post Road that abut Roller Terrace but the City will have to acquire a couple of easements through those properties. The Sewer Commission will be having a separate Public Hearing for the easements that are required for this street. The City will sit down with the affected property owners and offer them the appraised value for the easement. After they come to an agreement the City will draw up the easement documents and pay the property owner for the easement. Construction can then begin putting the sewer line through their property. Usually the easement has to be around 20 - 25 feet wide to provide enough space for construction and any maintenance that may be required in the future. This section of the project will require two easements be obtained in order to serve the property owned by Ellen Telker. The City would need an easement from RAMCO and LTR Group to access Ms. Telker's property.

Q. Does 22 Roller Terrace require an easement?

A. Mr. Macaluso responded 'No'. "We keep easements parallel to the property line not over it. We will be serving all properties by gravity sewer". Mr. Macaluso continued on that this new sewer line for Roller Terrace would connect into the proposed development on White Oaks

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Terrace. Mr. Viera has a drainage agreement on his property already to the City of Milford we may have to renegotiate a new easement to include sewer too. The sewer line has to go next to the drainage pipe not on top. The new survey would be done in NAVD 1988 datum. William Kreitler and Karen Sorrentino will also need to give an easement to the City.

Q. Does 60 Roller Terrace need an easement?

A. Mr. Macaluso answered "No, you are all set for gravity service for the first floor. Our staff will meet you to determine where is the best and least expensive place to put your lateral for future connection"

Mr. Macaluso stated that it should take about 2 to 3 months to construct the sewer main on Roller Terrace.

Q. The target is the end of 2012.

A. Mr. Macaluso answered "Yes".

Mr. Macaluso continued on and informed everyone that his company oversees the project and makes sure it is installed as designed.

Q. There are 4 houses in the cul-de-sac. How are we getting out when the construction is going on? Helicopter?

A. Mr. Macaluso responded that the police department is on duty doing traffic control and Westcott and Mapes will make sure that the road is accessible to the property owners to be able to get to and from their houses. The road will also be accessible to emergency vehicles. The hours of work are 7 am to 4:30 pm. The contractor has to button up the road every night. His company has a representative on site at all times. They do this all the time and can keep traffic flowing.

Being no more questions, Mr. Macaluso went on to Riveredge next.

Mr. Macaluso explained that this sewer line will be from Kenmore Lane and Gulf Pond down a private gravel drive owned by Mr. Blake. The City will be acquiring an easement from Mr. Blake and Irene Lebov. This sewer line will be gravity sewer with no grinder pumps for the first floors of each house. If anyone has a finished basement they would have to contact Mr. Macaluso and he would send someone to their house to determine if their basement could also be served by gravity sewer. The Whites may need an easement from their neighbor to get service the less expensive way. The City will install laterals for each property.

Q. Will Riveredge be paved after the sewers are installed?

A. Mr. Macaluso responded that it would be up to Mr. Blake as Riveredge is a private drive which he owns. The City would be purchasing an easement through his property.

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Q. Will Riveredge become a City street after the sewers are installed?

A. Mr. Macaluso responded "No., we are just acquiring an easement from Mr. Blake." The City will have another Public Hearing to address the easements required for this project.

Q. Mr. Blake asked what the assessments would be?

A. Mr. Macaluso responded " \$15.00 per linear foot of frontage plus \$200 for a lateral. The Sewer User fee after you are connected is \$287.76 a year per unit.

Next Mr. Macaluso presented the design for Kerry Court.

This entire street would be sewerred to Seabreeze Avenue and heading north down Seabreeze Ave to New Haven Ave to tie into the 8 inch sewer. We will be able to serve the two houses on New Haven Ave.

Q. Why don't you get an easement to go to Brewster Road?

A. Mr. Macaluso responded "You can't get the required capacity on Brewster Road. The sewer will go down New Haven Avenue and Dunbar Road to serve all the houses on Dunbar Road, back of New Haven Avenue houses".

Comment: You could go in the sidewalk I checked it out.

A. Mr. Macaluso responded that it has a six inch force main. You cannot tie into force mains.

Comment: I have been waiting five years for sewers. If my septic fails the City is going to hear about it.

A. Mr. Macaluso told everyone that they will look at each section and determine which section will be sewerred first; probably whoever is failing. Who is in most need to be sewerred will be first. Can't say right now, we will try to satisfy everyone.

Q. Mr. Blake of 5 Gulf Pond Lane asked Mr. Macaluso to explain the frontage fee for assessments. He explained that the frontage of Riveredge which is a couple of hundred feet in front of his property is for his neighbors not him and he wanted to know if he would be assessed that full length.

A. Mr. Macaluso explained that Mr. Blake would be compensated for the easement and he would be charged for the city street frontage at \$15.00 a linear foot plus \$200 for the lateral that goes to your property line.

Q. If you don't hook up you still have to pay the Assessment now?

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A. Mr. Macaluso responded that yes you have to pay the assessment even if you do not connect to the sewer line. You can make installments for 5 or 10 years to the tax office.

Q. In the cul-de-sacs they have longer laterals. Will that cost more?

A. Mr. Macaluso responded that it doesn't matter how long the lateral is. The cost is \$200 per lateral.

A. Commissioner D'Amato remarked that you only pay for the frontage of your property from line to line. Just wherever you mow the lawn not the full width of the cul-de-sac.

Q. Lateral – Is that the pipe from my septic to the line?

A. Mr. Macaluso responded No. "The lateral is from the sewer main to the City right of way at the edge of your property line. Your contractor will connect from the end of the lateral to your house".

Q. Is the City contractor going to make us an offer to connect us?

A. Mr. Macaluso responded that it depends on the contractor. Some will offer to connect people and some won't. Robin has a list of contractors she can give you who can connect you to the sewer line. We will do a survey of everyone's property line and tell you where your property ends.

Q. Will you have one plumber do all the connections? He might charge us less if he does them all.

A. Mr. Macaluso responded "No, Robin can give you a list of contractors. We cannot tell you who to hire."

Q. Sewer User fee starts when?

A. Mr. Macaluso responded after you get connected. The Assessment starts immediately after the City accepts the new sewer line.

Q. What liability does the City have? I called and the message was to call this person who would call this person if I had a sewer backup. Give us the short version.

A. Commissioner Cooke responded "you contact the City Engineering Department and they will call Wastewater to fix the City side of it. If the backup is on your property you need to hire someone to repair your line on your property. We get a report every month from Wastewater. They clear and scope certain sewer mains as part of their preventative maintenance all the time.

Q. Should we install back flow preventers?

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A. Mr. Macaluso responded "No., it is a gravity sewer. You won't have grinder pumps".

A. Commissioner D'Amato stated that if you are the only house on the street that is backed up then it is probably not a City problem and you will need to call your own plumber.

Q. What do we do with our septic system?

A. Mr. Macaluso responded that when you connect to sewers you will be required to have your contractor empty your septic tank and crush or fill it per the Health Department.

Q. Is there a permitting process?

A. Mr. Macaluso responded your contractor goes to the Engineering Department and pulls the permit to connect you.

Q. Is it a simple process? No Zoning involved?

A. Mr. Macaluso responded that it was simple. Westcott and Mapes is doing all the Zoning permitting.

Q. Are all the properties getting surveyed?

A. Mr. Macaluso responded that some were already done and some were not done yet. The Finance Department required the Sewer Commission to have the Public Hearing now for financing reasons. All the properties will be surveyed.

Q. On Riveredge if we get permission to go over someone's property and something goes wrong with the sewer line are we responsible?

A. Mr. Macaluso responded that the City was getting an easement down Riveredge to install and maintain the sewer line so the Wastewater Department would maintain the sewer line in the easement area.

Q. Any interruption to Merwin Avenue?

A. Mr. Macaluso responded "None".

Q. You said you will be finished by end of 2012 but when will you start?

A. Mr. Macaluso responded "After the design is finished and we go to the IWA Agency, Planning and Zoning, DEEP and DOT and get all the approvals, we should be going to bid in February 2012. We will also need to have another Public Hearing for the easements that are required for this project.

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Q. My property slopes downward. The street is higher than my house at 12 Kerry Court.

A. Mr. Macaluso responded that the sewer line would be constructed at least 7 feet deep. All first floors should be able to be served by gravity. The basement would require measuring and then determining if it is feasible to be connected by gravity.

Q. Will you notify us?

A. Mr. Macaluso responded "Yes".

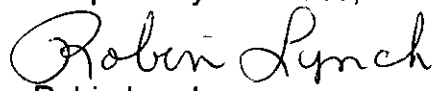
Q. Errol Van Hise asked if we had an attendance sheet for this hearing to show how many people are interested in getting sewers on their streets.

A. Mr. Macaluso responded "This project is already approved. We are moving forward".

Chairman Carroll asked for a motion to adjourn the meeting at 7:55 p.m. Commissioner D'Amato made a motion to adjourn the public hearing for the Infills No. 1 project at 7:55 p.m. Vice Chairman Anderson seconded the motion. The motion carried unanimously.

Chairman Carroll announced that they would be taking a 2 minute recess before starting the regular meeting of the Sewer Commission.

Respectfully submitted,

  
Robin Lynch  
Recording Secretary