

**DRAFT
TOWN OF OLD SAYBROOK
WATER POLLUTION CONTROL AUTHORITY
302 MAIN STREET
OLD SAYBROOK, CT 06475-2369**

SPECIAL MEETING MINUTES

Monday, May 17, 2010

The Town of Old Saybrook Water Pollution Control Authority met on Monday May 17, 2010, in the Old Saybrook Middle School auditorium, 60 Sheffield Street, Old Saybrook, Connecticut at 7:00PM for a special meeting.

I. Call to Order

The meeting was called to order by Chairman Eugene Evangelisti at 7:00PM.

II. Roll Call of Members and Introduction of Staff and Consultants and Seating of Alternates

Eugene Evangelisti, Charles Wehrly, Doris Zumbroski, Nelson Engborg, John Claffey, Jr. and George Gwizd were present. Elsa Payne and Dr. Robert Powitz were absent.

Also in attendance were; Peter Grose, Fuss & O'Neill, Mary Jane Engle, CRAHD, Gratia Lewis, WPCA Financial Manager, Robbie Marshall, WPCA Coordinator, and Joanne Rynecki, WPCA Clerk.

John Claffey, Jr. was seated for Robert Powitz.

III. Saybrook Acres Information Session and Presentation – Peter Grose of Fuss & O'Neill presented the Wastewater Management Program for Saybrook Acres to the homeowners in the audience. The presentation included a program overview, the implementation process, the expected upgrades and a preliminary time schedule for the project completion. After the slide presentation, the following questions were asked by the public.

Q. Where may I find information regarding the leaching field size requirements for my home?

A. They are available online in the CT Department of Public Health's web pages. We will post the "CT Public Health Code Regulations and Technical Standards for Subsurface Sewage Systems" on our website.

Q. How long will I be without the use of my septic system while they are installing my new system?

A. We will work with homeowner to make the transition to the new system as convenient as possible. Most homeowners may experience up to 4 hours without the use of their septic system.

Q. What happens if there is a problem after the system is installed. Who is responsible and who will pay for it?

A. The WPCA will insure that the installer is performing the work as required by providing an onsite inspector during the installation of the new system and requiring a performance bond for 1 year for any repairs.

Q. Will there be anything in writing that the homeowner may retain to guarantee the work for 1 year?

A. There will be language in the contract each homeowner signs and each installer signs to guarantee the work performed.

Q. Who will be responsible to repair my lawn, fence, deck or patio if they need to be removed to install my new septic system?

A. Prior to putting your property out to bid the WPCA will meet with each homeowner to obtain information specific to each property. Any fences, patios, decks, trees, and landscaping will be documented and photographed to insure that it is included in the required work order. When the installation is complete the property will be returned to its previous condition.

Q. I feel uncomfortable signing a contract before I know what needs to be done to my property.

A. Each homeowner will be given 30 days to decide whether or not to use the CWF program. Unfortunately, the restrictions of the CWF grant require the homeowner to agree to the program prior to any testing or work performed on the property by the WPCA. The homeowner is required by law to upgrade the septic system, regardless of whether they use the CWF or not.

Q. Why are the AT systems being done last? Aren't they the problem?

A. The DEP has not given the WPCA authority to oversee the installation of AT systems at this time. The DEP currently regulates all AT system installations. The WPCA is in the process of obtaining permission to oversee AT system installation.

Q. Are there 2 separate charges for the process? One to find out what is required and one to install the system?

A. There are several steps in the process, which may include testing, engineering and installation. However, if you are using the CWF program you will have one assessment and one bill at the end of the process. Those who do not use the CWF and work with their own installer will see separate charges for each phase of the process.

Q. What if I want to hire my own installer, can I still get the 25% CWF grant?

A. No, the CWF does not allow funding if all the CWF requirements are not met. The WPCA is required to follow a strict set of rules for the installation of the septic systems in

order to qualify for the grant money. Grant money cannot be issued to individual homeowners; is only available through a municipality.

Q. What is the difference between prevailing rates used for CWF bids awarded to contractor and an independent contractor's rate?

A. We estimate the homeowner may save between \$1,000 and \$2,000 by hiring a contractor on their own vs. using the WPCA and CWF contractors. However, homeowners hiring their own contractor are not eligible for Clean Water Funds.

Q. How long will my yard be disrupted during construction? I have a fence that may need to come down and I have no way to protect my dog from other animals.

A. Every property is different and we will assess each property owner's needs on an individual basis.

Q. Is it true that the WPCA will use a borer instead of a backhoe to dig the test holes?

A. That is correct. By using a borer rather than a backhoe we can dig the test holes with less disturbance to the property.

Q. Will the pricing be less expensive for areas where there are a greater number of houses per contract? For example a 16 lot contract vs. a 25 lot contract?

A. Price per lot is dictated by the economic environment at the time and it should not make a difference how many lots are done at a time.

Q. How can I compare my cost to my neighbor's cost?

A. Every property condition is different and it is very difficult to compare your lot to your neighbors.

Q. I already know that my deck needs to come down to do the septic upgrade, can I take the deck down myself?

A. Yes, you can take the deck down yourself and put it back after the work is complete. You will save money because the installer will not have to spend the time taking it down or putting it back to its previous condition. Issues like those will be worked out prior to the installation of the system.

Q. Are there any income limits to be eligible to receive the CWF?

A. There are no income limits. The program is available to everyone in the district.

Q. What happens if the DEP requires further upgrades to other areas in town after we have done our upgrades?

A. The upgrades are specific to your area and once you are issued your upgrade and Permit to Discharge your property will satisfy the DEP requirements.

Q. Why is there a 5-year renewal for the septic permit?

A. The 5-year permit renewal requirement is part of the Public Health Code. Currently each homeowner is on a 5-year pump out schedule. The 5-year pump out schedule will continue. However, now the system will be inspected when it is pumped and a report will be sent to the Health District to issue the permit renewal.

Q. My system is functioning perfectly why do I need a new system?

A. As part of the overall management plan we have agreed with DEP in order to avoid sewers, we agreed to upgrade non-compliant systems in the WWMD. Many of the tanks are very old, undersized, and do not contain baffles. Leaching fields are old and clogged. Just because there is no evidence on the surface, does not mean your system is operating properly.

Q. Are dry wells allowed?

A. Dry wells are allowed if they are no more than 4 feet deep and there is 2 feet between the base of the drywell and the ground water.

Q. My house has 3 bedrooms according to the assessor's card, but I only use 1 of the rooms as a bedroom. How will my septic system size be determined?

A. The health code will determine the size of your septic system according the potential number of bedrooms in your home.

Q. What is the approximate cost to replace a leaching field?

A. It depends on the site but it can be anywhere between \$1,500 to \$6,000.

Q. Do we have to sign the contract before we know how much the job will cost?

A. You have 30 days to get a price on your own before you sign the contract.

Q. How much will I have to pay each year if I decide to use the CWF program?

A. It depends on the cost specific to your property. One example is if your share of the total cost is \$2,000.00 then you will be billed \$182.00 per year for the next 20 years.

Q. Who is bidding on these contracts, are they local or from out of state?

A. We have received bids from local installers as well as a few from out of the area, but all the bids have been received from licensed Connecticut installers.

Q. Is there a way to get the inspection done earlier so we can move ahead with our landscaping plans?

A. Call our office and we can speak to you about your specific needs.

Q. I just had a new system installed in 1997 do I need to go through the testing process again?

A. If you have the "As Built" paperwork and the installer's name we will review the paperwork and advise you if the system is compliant with the DEP requirements.

Q. How can I find out if the projected start date on my property is running as scheduled?

A. You may call the office or check the WPCA website for any updates to the schedule.

Q. If I decide to use the CWF program and allow the WPCA to do the preliminary septic inspection and it turns out I do not need an upgrade, will I receive a bill for the testing?

A. No.

Q. If sign up for the CWF and then sell my house before the work begins who is responsible for payment?

A. Each property has a notice recorded on the property land records identifying that it is in the Wastewater Management District. You will need to work out who is responsible for payment with your attorney and real estate agent.

Q. When will the testing be done for each area? If I am in SA 5 scheduled for 2012, will the test holes be done in 2012 or will they be done all at once this summer?

A. Tests holes for each area are done according to the scheduled dates. SA 1 will be receiving notices and testing will occur sometime this summer. Once that area is completed we will move on to SA 2 and so on.

Q. My property is located in SA 4; can you check my property now so I know what needs to be done?

A. No, unfortunately, we need to be focused on SA 1 now and we will notify you when your area is next.

Q. I have had my soil tested through the Small Cities Grant and do not have any information back yet from the Health Department.

A. The Small Cities Grant is not administered through the WPCA; you must contact the Health District to obtain the test results they gathered from your property.

XIII. Adjournment

A motion to adjourn was made at 8:43PM by John Claffey, Jr. The motion was seconded by Doris Zumbroski and carried unanimously.

The next regularly scheduled meeting will be on Monday May 24, 2010 at 7:30PM at the Old Saybrook Town Hall, 302 Main Street, Old Saybrook, Connecticut.

Respectfully Submitted,

Old Saybrook Water Pollution Control Authority

Joanne Rynecki

Joanne Rynecki
WPCA Clerk

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