

MINUTES OF MEETING  
WATER POLLUTION CONTROL AUTHORITY

OCTOBER 27, 2022

MEMBERS PRESENT: C. Robert Sigler, Chairman  
Bob Kleffmann  
Nick Mastrangelo  
Michael Richetelli  
Mike Visnic

ALSO PRESENT: Robert Brinton, Town Engineer  
Art Williams, Town Treasurer  
Vin Marino, Attorney  
Vincent Guardiano, Real Estate Appraiser  
Carol Martin, Gyroscope Development Group

GRANGE CONN  
TOWN CLERK'S OFFICE  
RESOLUTIONS AND RECORDS  
2022 NOV 16 AM 9:44  
M. J. M.  
TOWN CLERK

Chairman Sigler called the meeting to order at 6:02 PM.

**Approve minutes of July 28, 2022 meeting:** A motion to accept the minutes of the July 29, 2022 meeting was made by Commissioner Kleffmann. At this point, Commissioner Kleffmann noted a clarification/addition in the 4<sup>th</sup> line of the Town Engineer's Report beginning with "stent", to wit: "*stent in the sewer pipe in the vicinity of recent CT DOT work on the Indian River culvert under the Post Road*" can become expensive and noted the cost of \$22,000 for the repairs." With no additional discussion needed, Commissioner Visnic seconded the motion and it was accepted by the Commission with one abstention.

**Approve minutes of the September 22, 2022 meeting:** A motion to accept the minutes of the September 22, 2022 meeting was made by Commissioner Richetelli. At this time, Commissioner Kleffmann requested to delete the 6<sup>th</sup> sentence in the 1<sup>st</sup> paragraph, to wit: "*At this point, those in attendance voted to approve the motion.*", as the motion was not voted on and discussion continued. After a short discussion, Commissioner Kleffmann seconded the motion and it was accepted by the Commission with one abstention.

**Discussion and possible vote on sewer benefit assessment for 329 Smith Farm Road:** A lengthy discussion ensued between the Commissioners and concerning the appraisal received from the Town's appraiser (Kerin & Fazio) and the one from the developer's appraiser (Vincent Guardiano). At this point, Ms. Martin and Mr. Guardiano gave a presentation regarding the appraisals. Attorney Marino then reminded the Commissioners that it is at their discretion to make the decision in this situation regarding the sewer benefit assessment. Attorney Marino then reminded the Commissioners that this is not a Town project, that it is 100% affordable housing and that the Town will stand behind the Commission's decision. Discussion continued wherein Commissioner Richetelli then noted his suggestion for a third appraisal with Ms. Martin noting that time is the enemy in this situation and asked what appraisal figure that would be acceptable to the Commission. Discussion continued.

At this point in the meeting, Chairman Sigler suggested the meeting go into Executive Session at 7:15 PM. With all discussion completed, a motion to come out of Executive Session was made by Commissioner Richetelli, seconded by Commissioner Visnic and ended at 8:05 PM. After continued discussion attempting to reach an amicable fair figure, Commissioner Richetelli motioned to set the adjusted sewer benefit assessment at \$208,280, noting the time spent evaluating and giving major consideration to both appraisals and the affordable nature of the project. With no additional discussion needed, the motion was seconded by Commissioner Visnic and it was accepted by the Commission with one abstention.

**Veolia updates:** No update.

**West Haven Sewer Agreement:** No update.

**Carlson Road and Bull Hill Lane private sewer update:** Attorney Marino noted that a draft letter is being prepared by West Haven and Orange advising the Owners to contact the Authority to remedy the situation and suggesting to meter the property going forward. Discussion ensued.

**271 Peck Lane proposed apartment development update:** Mr. Brinton noted that it came to his attention that this project was going out to bid. No further update.

**Derby Sewer Agreement amendment for CT DOT RT 34 Maintenance Garage:** Mr. Brinton noted that this situation with CT DOT wanting to tie into Orange's sewer connection with Derby and that the DOT was going out to bid this project recently came to his attention. Discussion ensued wherein it was noted that Orange's agreement in place with Derby does not allow hook-ups. Mr. Brinton noted that he spoke with the DOT and that they had not been made aware that Orange was involved. Discussion continued wherein it was noted that as long as this project does not affect Orange's costs and Derby is agreeable, we would consider amending our agreement to note that no one else in the future could tie it. With additional information needed, this matter is tabled for a future meeting.


**Town Engineer's report:** Mr. Brinton noted that the DEP is working on finalizing the design for RT1 at Lambert Road and further noted that the projected finish date for this project is Spring 2024.

**Treasurer's report:** Mr. Williams distributed copies of the Year-to-Date budget report and noted financials are on target.

**Meeting Dates for 2023:** After a short review, it was agreed that the WPCA meetings for 2023 will continue to be held quarterly on the Fourth Thursday, to wit: Jan. 26 / April 27 / July 27 / Oct. 26.

With no further business to be addressed, a motion to adjourn was made and the meeting was adjourned at 9:40 PM.

Respectfully submitted,

  
Barbara L. Howard  
Recording Secretary

blh

cc: WPCA Members, Town Treasurer, Town Engineer, Sylvie Napoli