



Town of
North Stonington, CT
Water Pollution Control Authority

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TOWN CLERK'S OFFICE
NORTH STONINGTON CT

SPECIAL MEETING

of the WPCA

May 20, 2021

New Town Hall Conference Room and Zoom
7:00pm

APPROVED MINUTES

(Approved 7/24/2021)

Meeting called to order by Vice Chairman C. Johnson at 7:01pm.

Members Present: C. Johnston, B. Boissevain, R. Mason and ex-officio member M. Urgo

Members Absent: Chairman B. Currier and A. Sadowski

Staff Present: J. Hodge

There were no public comments.

Project updates and report summaries:

J. Hodge had given each member an assignment to read through various documents related to past water sewer initiatives and to provide summaries. J. Hodge, B. Boissevain and C. Johnston gave brief summaries. J. Hodge handed out the following documents to aid the discussion.

1. Summary of the document that contained reports from the original Sewer Authority that disbanded in 1976. It discussed the water testing done. This document also contains J. Hodge's suggested data to be included in the plan and some comments on the current WPCA regulations. **J. Hodge (4 Pgs)**
2. A document from 1994 summarizing our existing Water and sewer systems. **N. Mullane (I believe) (1pg)**
3. Suggested corrections to the current WPCA Regulations and language to consider re: new Sewer District. **J. Hodge (2pgs)**
4. Comments on the 2010 Regulations written in 2010. **J. Hodge (2pgs)**
5. Summary of the 1994 Plan written in 2010 (I think). **J. Hodge (1pg)**
6. Background information regarding Public Water and Sewer service; Issues and tasks - unknown author - dated 6/13/2001 (4pgs)
7. Sequence of events for North Stonington Sewer Installation - part of the documents in the 1990-2000 timeframe. (1pg)

A lot of discussion centered around when and if to repeat the water testing done in preparation for the 1972 Plan and 1994 Plan. There were about 30+ spots tested in known trouble spots and a few other random spots. We discussed adding a few more test spots in the Resort Commercial Zone as all the original water testing was done prior to Foxwoods being built etc. Those additional test locations will be determined by GEI, the company that currently does the required water testing at the Land Fill.

Motion made and seconded (C. Johnston/B. Boissevain) to authorize M. Urgo to ask GEI, the company doing the water testing at the transfer station, to help the Town determine appropriate additional testing locations in the RC district so that testing can be done to establish a baseline condition in advance of any

creation of a new Sewer District and subsequent extension of sewer lines from the MPTN system. Motion Passed 3-0

Motion made and seconded (C. Johnston/ R. Mason) to have J. Hodge draft a RFP to find a company to do the water testing at all 30+ locations identified in prior plans and to have the BOS approve. Motion Passed 3-0

J. Hodge suggested various components to be included in the updated Sewer Plan. The full list is provided in the material handed out and attached to the minutes, and include; an inventory of all new septic systems (i.e. all new homes built); new lots created via subdivision and/or Free Split; all new businesses and what type they were; all existing water systems and community wells; all existing private hook-ups, and as complete an inventory as possible for all septic systems that have failed. All these data points will be shown on a map (if feasible). After the testing is done and the inventory complete, the information gathered will help inform the WPCA with respect to the creation of goals and objectives.

The members present discussed creating a new Sewer district in the Resort Commercial District to be served by MPTN system as the type of development envisioned and permitted in that Zone would likely need public water and sewer. J. Hodge stated that a MOU with the MPTN would be needed. M. Urgo to discuss this with Keith Gove during an upcoming meeting.

J. Hodge to provide the WPCA with a suggested outline for the updated Sewer Plan.

Motion made and seconded (C. Johnston/ B. Boissevain) to adjourn at 8:21pm. Motion passed 3-0

Respectfully submitted,

Juliet Hodge

Planning, Development & Zoning Official

Next Regular meeting will be held on June 24, 2021

The town has some independent water systems in a few isolated areas (in 1994 report)

1) Mashantucket Pequot Tribal Nation has a system in North Stonington's western section adjacent to their Tribal Reservation. The Mashantucket Pequot Reservation is located in the town of Ledyard. Their system has a 3,000,000 gallon water tank, in North Stonington and the water source is the Cedar Swamp in Ledyard.

2) The Southeastern Connecticut Water Authority has two systems in town, one which services the Kingswood/Meadowwood Subdivision, 230 units, the town's schools, a motel, and a small shopping center. The water source is a well site in the area of the users.

The Water Authority also has a system in the Cedar Ridge Subdivision, 120 units, also serviced by a well system close to the users.

3) The town also has a small housing trailer park, 30 units, which has a well system that services the residents.

Sewer Authority Appointed in February of 1972 – Tasked with preparing a report that addressed the state Order No. 84, which in short told the Town to stop polluting the "waters" of the town and to commence planning for a system to remove our waste to the Stonington System then in the planning stages .

Report concluded that there would likely be no requirement for a Municipal Sewer System until 2020 at the earliest. Report acknowledged areas of known problems as being Cedar Ridge, Kingswood, and the Village Center.

- WPCA was to monitor development (subdivisions and commercial/industrial) to insure that growth did not outpace the capacity of existing septic systems on-site. This didn't happen as planned – too much pushback from local sanitarian at the time.

"Our understanding with you is that we are commissioned to "ride herd" so to speak on the elements that contribute to septic problems and solutions and if that perchance disturbs the "business-as usual" operations of the Health Officer and his assistant, then so-be-it!"

1973-74 Annual Report It remains the Sewer Authority position that with constant attention to "on-site" system replacement, repair and maintenance, and with strict adherence to existing Planning and Zoning regulations relative to planned subdivision, that the necessity for an expensive municipal system will not be a near term requirement.

In 1973, Homes in the Village were dye tested at request of Sewer Authority to determine the extent of leaching into the river. Water testing was performed. Many sites came back with high fecal coliform counts. Some systems were repaired some

1974-75 Annual Report- The Sewer Authority reported that it had formally requested cancellation of Order No. 84 in view of the evidence that they have demonstrated a willingness and a capability to correct the sewage problems they can identify.

In 1975 Water testing was performed in 30 sample sites throughout town.

Conclusion: In North Stonington Village, considerable improvement has been made in eliminating sources of pollution and in repairing defective Septic systems. Unfortunately, this progress seems to have stopped and therefore, the Village is still regarded as an existing problem area. Additional areas of known pollution remain the same as stated in the 1972 report. The most critical problem is Cedar Ridge where no improvements have been made over the past four years.

Sewer Authority completed the 1976 Engineering Report which concluded the same as the 1972 - Report which was municipal sewerage service will not be required before the year 2020.

The basis for this conclusion was developed in the original report and is reinforced by the succeeding sections of this report.

1. Sanitary survey and sampling analysis show that existing problems are relative few in number and correctable on site.
2. The population growth rates are following the "low" predictions of the 1967 Plan of Development.
3. Growth patterns show no tendency to develop growth centers. The town is rural and is expected to remain so.
4. Zoning and subdivision regulations provide the mechanism to ensure and enforce orderly growth and the development of responsible and technically adequate on-site disposal systems and drainage.
5. Industrial growth is predicted to occur to a modest level within a designated area which has adequate soil conditions to allow safe on-site disposal of wastes.

The Authority then disbanded due to lack of cooperation from Town Officials. Report stated that they could not provide the required information about the number of new on-site septic systems installed since 1972 because the Sanitarian would not supply the info.

WITH RESPECT TO UPDATING THE PLAN...

Possible components of a new plan:

- Census data update showing population growth and other relevant trends
- # of new houses (go back as far as we can – I have records from 2008 – but old permit tracker has more)
- # of subdivisions approved and new lots created through subdivision or free splits
- Summarize the changes in the Zoning regulations, Subdivision regs, zoning districts, and town goals as stated in POCDs since 1993 as they relate to development and utilities
- Summary of permitted uses in the Sewer District (s); total acreage and number of parcels and current land use.
- Future uses – known, desired, etc. and the projected flows.
- # of new businesses and summary of development in general (type and location – have excellent mapping tool for this now)

- History of any issues – like trailer park
- History of SCWA taking over the town system and any other changes in water service etc. Extension to Farm stand and Affordable Housing Subdivision
- Summary of water testing efforts to date
- # of septic repairs since 1994 (focus on the problem areas identified in original report) and Detail the 2 package plants at the Hotels
- summarize efforts to date to connect with Stonington and the provate connections provided – summarize each engineering report done
- Identify all properties served by a metered water-supply system;
- Properly describe existing sewer district (correct zone references) and add district in RC Zone
- Discuss changes in max. capacity of a septic system before needing DEEP approval (from 7,500gpd to 10,000)

WPCA REGULATIONS 2010

It is specifically the intention of the Authority and the purpose of these Regulations to exclude from connection to the municipal sewerage system any properties not included in the categories set forth above or described in Article IV, Section 2, regardless of whether such excluded properties are within the Sewer District or are proximate to the sewer line. Such exclusion is deemed by the Authority to be necessary to further the policy of sewer avoidance and to reserve the available capacity of the municipal sewerage system, as it may be provided under any intermunicipal agreement or agreements between the Town of Stonington and the Town of North Stonington, for properties to be developed for industrial or other business-related, nonresidential uses.

That is huge – so for a property in the existing sewer district to connect, they must have been identified by the Authority as having subsurface sewage disposal systems that, as of July 12, 1994, had already failed and that are incapable of being repaired or replaced on-site due to physical limitations and Public Health Code requirements; or that are served by a metered water-supply system;

The only other exceptions are...

The connection is necessary to remedy the failure of a subsurface sewage disposal system;

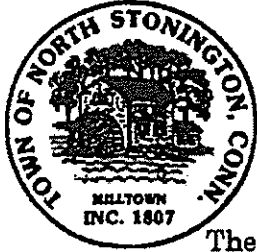
The Authority is provided with written certifications by specific professionals identified that it is not feasible to repair or replace the failed septic system on-site and that all administrative remedies under the Public Health Code, including the possibility of waivers or variances, have been exhausted;

The failed septic system was (i) in existence on July 12, 1994, in accordance with all then-existing local, state, and federal land-use, health, and environmental laws provided:

- the property abuts a portion of the municipal sewerage system already in existence
- abuts another lot or portion of a lot, that is already served by the municipal sewerage system already in existence – but does not result in an extension of the municipal sewer line by more than 200 feet (not including the length of any private sewer lateral line necessary to connect the failed septic system to the municipal sewerage system); and
- There is sufficient capacity available in the municipal sewerage system to accommodate the additional wastewater flows under any intermunicipal agreement or agreements the Town of North Stonington may have with the Town of Stonington.

The Authority is hereby authorized to levy benefit assessments upon the lands and buildings located in the Town of North Stonington and especially benefited by the acquisition, construction, or extension of the municipal sewerage system pursuant to these Regulations, whether such lands or buildings abut on such system or not, and upon the owners of such land and buildings per CGS Section 7-249

In addition, the Authority may establish and revise fair and reasonable charges for connection with and for the use of the municipal sewerage system in accordance with the provisions of CGS Section 7-255



Town of
North Stonington, Connecticut

Water & Water Systems

The town has been awarded the exclusive service area by the Connecticut Department of Health which allows the Town to have extensive water development and control to its water sources and systems.

The town has a large water source in an extensive underground aquifer resource. The town is 55 sq. miles and has implemented an aquifer protection of approximately 1/3 of the town through the Planning and Zoning Commission.

The town has some independent water systems in a few isolated areas.

1) Mashantucket Pequot Tribal Nation has a system in North Stonington's western section adjacent to their Tribal Reservation. The Mashantucket Pequot Reservation is located in the town of Ledyard. Their system has a three million gallon water tank, in North Stonington and the water source is the Cedar Swamp in Ledyard. 2) The Southeastern Connecticut Water Authority has two systems in town, one which services the Kingswood/Meadowwood Subdivision, 230 units, the town's schools, a motel, and a small shopping center. The water source is a well site in the area of the users. The Water Authority also has a system in the Cedar Ridge Subdivision, 120 units, also serviced by a well system close to the users. 3) The town also has a small housing trailer park, 30 units, which has a well system that services the residents.

The Town of Westerly, Rhode Island services two locations on North Stonington's eastern border that they provide water services to, one is the Connecticut I-95 Department of Transportation Rest Area and the second is a commercial business complex on Route 2.

The remaining residential houses and businesses are fed from individual wells on their own private property. The town is not involved with the operation, maintenance, or financing of any of the individual systems. The only oversight for these through the town is with the Department of Health. The town does have one water system in the Village which it owns and operates and maintains. The system services the town hall complex and several houses in the Village.

Sewer

The town has sewer in only one area on the eastern boundary of town near Stonington which services the Connecticut State Rest Area on I-95 and a commercial business complex located on Route 2. The town is not involved in the operation, maintenance, or finances of this service. It is done through private contractual agreements with the Town of Stonington.

In our town there is a new hotel located on Route 2, which has a septic package septic plant servicing the motel. The town is not involved with the operation and maintenance of this system but holds a performance bond to guarantee maintenance of the system. The remaining residential housing and businesses have private systems maintained by the owners. The town's involvement is through the Department of Health.

connected to a municipal sewerage system as a distinct and separately managed district or segment of such system."

b. "Delegated private sewerage system" shall mean a private sewerage system for which the Town of North Stonington has delegated the power of review and approval to the North Stonington Water Pollution Control Authority.

c. "Municipal sewerage system" shall mean a sewerage system owned or operated by the Town of North Stonington, the Town of Stonington, or both.

d. "Private sewerage system" shall mean any sewage disposal system that is designed to provide for the disposal of 2,000 gallons or more of sewage per day, and that is not operated or proposed to be operated by a municipality, or by a municipal, state or federal agency.

e. "Sewage" shall mean any substance, liquid or solid, that may contaminate, pollute, or affect the cleanliness or purity of any water.

f. "Sewerage system" shall mean any device, equipment, appurtenance, facility and method for collecting, transporting, receiving, treating, disposing of or discharging sewage.

ARTICLE IV - USE OF THE MUNICIPAL SEWERAGE SYSTEM

Section 1. Establishment Of Sewer District

The Authority hereby establishes the following a sewer districts:

1. ~~to be known as the North Stonington~~ South Central Sewer District (the "SCSDD"). The lands comprising the ~~SCSD~~ Sewer District are specifically limited to the following areas:

a. The area comprising the ~~EDDOR~~ zoning district, as depicted on the official zoning map of the Town of North Stonington as of November 2, 2015 ~~July 12, 1994~~.

b. ~~The area comprising that portion of the HC zoning district located at the northeast corner of the intersection of Connecticut Routes 2 and 184, as depicted on the official zoning map of the Town of North Stonington as of July 12, 1994. No other portion of the HC zoning district is included in the Sewer District.~~

c. The contiguous land area owned by the State of Connecticut as of July 12, 1994, and located immediately south of Connecticut Route 617 and west of Connecticut Route 49.

2. Western Sewer District (WSD):

a. The lands comprising the WSD are specifically limited to the properties within the Resort Commercial District as depicted on the official zoning map of the Town of North Stonington.

The establishment of the Sewer District is not intended, and shall not be deemed, to create any private or public rights to connect to the municipal sewerage system. The fact that a lot or parcel of land is located within the Sewer District shall not, in and of itself, be a sufficient basis for the Authority to allow a connection to the municipal sewerage system. Rather, the Authority shall permit such connection only for the following lots or parcels within the Sewer District, subject, however, to the provisions of Article IV, Section 3:

- 1) Properties that have been identified by the Authority as having subsurface sewage disposal systems that, as of July 12, 1994, had already failed and that are incapable of being repaired or replaced on-site due to physical limitations and Public Health Code requirements;
- 2) Properties that are zoned for industrial or other business-related, nonresidential development, and that are served by a metered water-supply system;
- 3) Properties allowed to be connected to the municipal sewerage system in accordance with Article IV, Section 2 of these Regulations.

It is specifically the intention of the Authority and the purpose of these Regulations to exclude from connection to the municipal sewerage system any properties not included in the categories set forth above or described in Article IV, Section 2, regardless of whether such excluded properties are within the Sewer District or are proximate to the sewer line. Such exclusion is deemed by the Authority to be necessary to further the policy of sewer avoidance and to reserve the available capacity of the municipal sewerage system, as it may be provided under any intermunicipal agreement or agreements between the Town of Stonington and the Town of North Stonington, for properties to be developed for industrial or other business-related, nonresidential uses.

Section 2. Connection Of Other Properties To The Municipal Sewerage System

As set forth in Article IV, Section 1 of these Regulations, it is the intention of the Authority that no properties other than those specifically identified in Article IV, Section

COMMENTS ON WPCA REVISED REGULATIONS

(pg 5 top)Section 3: Power of Authority to Refuse Connection

This section indicates that when determining whether to refuse connection to the municipal sewerage system, the WPCA will consider the potential impact of the proposed use on the groundwater quality, quantity, groundwater recharge, and existing and potential water supplies or water supply sources.

This seems to be pretty broad discretion being given to a board with little or no technical expertise in those areas. Can there be expert testimony? Is there a Public Hearing involved? That broad discretion to deny a connection that could essentially determine whether that business is viable or not etc. seems should be at least influenced by some expert testimony – What would be the criteria for denial?

(pg 7) Section 9: Sewer Connection Approval and Fees

b. Application for approval.

What is the application process exactly? What forms? What constitutes “sufficient information” that the applicant is required to submit? Who will process the forms and collect the fee? Who is the staff person for the WPCA? What are the time frames? How many copies of an application are required?

There are many things missing from this section in my opinion. The WPCA, to date, does not really operate like the other Commissions who process applications and make decisions (IWWC and P&Z). This needs to be detailed.

(pg. 8) c. Fees for Processing Applications

1) This paragraph refers to a “review by Town administrative and technical staff” – Who are these people who’s time is being compensated by the initial \$500 fee collected. The next paragraph talks about separate fees to be collected for consultants such as engineers or attorneys etc. Additionally, if the \$500 is intended to cover staff review and transcription costs... then \$500 would not be sufficient. Transcription costs are higher than that typically. On that note... the WPCA would have to record their meetings and public hearings so that they actually could be transcribed. The meeting is not currently recorded.

Like I said, the WPCA does not have staff like the P&Z and Wetlands Commissions do. Where is this \$500 going? Does it remain in a general fund? If so, for what purpose?

(pg. 8 bottom) d. Conditions of Approval

This paragraph is really vague. What kinds of conditions did this envision? What kinds of restrictions? Is the authority to impose these “restrictions” granted by statute?

Article V

(pg. 9) Section 2.

Same comment. What forms? What constitutes “sufficient information”?

The Authority requires that the applicant show compliance with “all applicable local, state, and federal health and environmental laws and regulations.” What are these laws and regulations exactly?

Paragraph c asks that the applicant demonstrate that the proposed system will not cause “unreasonable pollution” ... What constitutes “unreasonable”? Are there standards? What kind of information are you specifically looking for that would satisfy the WPCA?

(Pg 9) Section 3. Fees...

Same comments as above – there is no technical or administrative staff that would be paid out of a general application fee etc.

\$500 as a base fee is a bit high in and of itself. The highest Land Use Application fee is \$200. All reviews are done separately and based on estimates submitted before the review is completed. The base fee is mainly for notifications in the paper.

What is the WPCA reviewing that the DEEP has not covered in its technical review? Will there be unnecessary overlap?

Overall, I feel there should be a Public hearing to adopt regulations of any kind for any Commission. All the Commissions should be operating in tandem – with the same visions and goals in mind. What makes the WPCA different that they do not need to follow this process and allow for input from other Commissions and the public (for regulation adoption)?

As for the 1994 WPCA Plan. There was a lot of information and goals in that plan that need to be followed through on or at least re-visited. There is no need to just abandon the Plan because it is old. It speaks of a sewer area and flexibility of there is growth in our industrial and commercial areas. There is no real hard sewer avoidance language. It talks about the role of the WPCA that seems different than what I am seeing emerge presently. Maybe this is something that could be explained better? The Plan does state that all Commissions should be on the same page and in line with the POCD. The WPCA plan describes a general operating process that is more open and informational and describes a system by which everyone weighs in. What happened to this notion?

Sewer Avoidance Program - Summary

Section 1: Summary: Goal is not to eliminate intense development but to help channel it to suitable areas. The construction of privately owned community septic systems is strongly discouraged by DEP. Once the WPCA is formed, they should own any such systems – and enhance the viability of clustered residential development to avoid development of homes and individual systems on marginal land.

Delineate the boundary of (1) Areas currently served by any municipal sewer system; (2) areas planned to be serviced – (proposed design and schedule of construction); (3) areas where sewers are to be avoided; (4) areas served by a community system not owned by municipality; and (5) areas proposed to be served by a community system not owned by a municipality. (pg. 2)

The plan shall describe the means in which municipal programs are being carried out to avoid community pollution problems. (pg.2)

Powers of the WPCA are advisory unless pollution occurs or is likely to occur in waters of the State of CT or US. Have broad power to correct pollution by installing sewer systems, and has jurisdiction over the installation and management of any sewer system constructed within town. (pg.2)

If the intensity of development in any area of town should exceed the capacity of the land to handle on-site disposal, sewers will be REQUIRED to prevent water pollution regardless of whether they are planned or desired. (pg. 2)

Goal of WPCA is to help prevent pollution by providing advisory assistance to those individuals, boards, and commissions who have the authority to plan, regulate, and enforce the measures necessary to prevent water pollution. As an ongoing service, the WPCA will aid this effort by providing educational material to the public concerning the proper use and maintenance of residential septic systems. (pg. 3)

Responsible for continuous monitoring of the conditions and activities which might be expected to endanger the purity of the town's water. Recommended water monitoring program and bi-annual reporting population and density projections, commercial and industrial development projections. (pg. 4)

1976 Water Pollution Control Plan provided for the avoidance of sewers in town through the year 2020 – Plan updated in 1993. Called for avoidance in MOST areas, NOT ALL areas. Plan states that if sewers are required or planned to promote economic development then the WPCA shall prepare and adopt rules and regulations for the construction, connection, maintenance, and operation of the sewers, assessment of benefits, and collection of fees. The WPCA would also be responsible for the negotiation and adoption of an intermunicipal agreement between Stonington and North Stonington for the use of the Pawcatuck Sewerage treatment plant and the future monitoring and servicing of North Stonington's system. (pg 4-5)

1972 EPA Report identified 4 potential sources of pollution: Cedar Ridge, Kingswood-Meadowood, North Stonington Village, and the I95 Rest Area. (Section 4 pg.7)

Pollution Avoidance Program (Pg. 9-12)– as identified by the WPCA

- 1. Provide guidance to town boards and the general public (Section 6.1)**
- 2. Develop and maintain a sewerage disposal inventory (Section 6.2)**
- 3. Develop an ongoing water quality sampling and testing program (Section 6.3)**

These are further explained in sections 6.1-6.3 of the 1994 Plan – Includes recommended testing areas etc.

Plan also called for a periodic update of the Water Pollution Control Plan and annual meeting with DEEP personnel to keep abreast of DEEP activities and regulatory changes that might affect North Stonington. (pg 12)

Town of North Stonington
Background Information
Regarding Public Water and Sewer Service
(June 13, 2001)

WATER:

- (1) "Developers" of any new commercial or large-scale residential project must build a water system in accordance with State (Department of Public Health) and Town standards.
- (2) All new public water systems must be given to the Town¹.
- (3) The Town must operate and maintain its water systems in accordance with State (DPH) requirements.
- (4) The Town may modify and/or expand its water systems as the Town wishes, including providing service to new customers, developing new supplies, and making capital improvements.

SEWER:

- (1) "Developers" of any new commercial, industrial, governmental or large-scale residential project must build a sewer system in accordance with State and Town standards.
 - Conventional septic systems designed for less than 5,000 gallons per day² are subject to Department of Public Health (DPH) review and approval.
 - Systems designed for more than 5,000 gallons per day are subject to Department of Environmental Protection (DEP) review and approval. Sophisticated wastewater treatment plants will be required:
 - Mechanical equipment such as pumps, motors, tanks, filters, etc.
 - Groundwater discharge
 - Monitoring wells
 - Licensed wastewater system operator
 - Extensive laboratory monitoring and reporting

¹ Connecticut's Department of Public Health has given the Town the franchise for water service. Along with the right to own and operate public water systems in North Stonington, the Town has accepted the obligation to accept ownership of all new "public water systems" and to own, operate and maintain all new public water systems. Most non-residential wells meet the definition of a public water system.

² A house generates approximately 300 gallons per day. Therefore, a 5,000 gpd system will serve 15-20 residences.

- (2) If the Town chooses, North Stonington can create design standards in order to:
- Better define and control the quality of facilities built and/or
 - Assist developers in gaining DEP approval for the construction of wastewater facilities.
- (3) Property owners retain ownership of their sewage treatment systems. Property owners are responsible for ongoing operation and maintenance of wastewater treatment facilities.
- (4) For multiple properties to be served by one treatment facility, DEP requires that the Town own, operate, and maintain the wastewater treatment and discharge system.

Town of North Stonington

Issues

Public Water and Sewer Service

(June 13, 2001)

- What standards, policies, procedures will be used by developers seeking to construct new, public water and/or sewer systems in Town?
 - Water. Technical standards are available, but not organized for implementation in North Stonington. In addition to the technical issues, administrative issues need to be resolved, including land ownership/easement requirements and issues regarding access to facilities for operation, maintenance and future expansion.
 - Sewer. State standards relate to the quality of the water discharged and its impact on the environment. Few technology standards exist. Site developers and their design engineers are (generally) not familiar with waste treatment technologies. The Town could improve the quality of the systems being built and reduce development costs by assembling a developers guide to on-site wastewater treatment facilities.
- How will the Town process proposals for developer financed public water and/or sewer systems?
- What Town Board will administer Town-owned water and sewer systems, once built? And, how?
 - For day-to-day operations and maintenance of the developer-built systems, the Town may choose to employ another municipality, another water/sewer utility, or a private contractor.
- How will the Town undertake long-range planning and capital investments?
 - Coordinate developer-funded water and sewer projects to the benefit of the Town.
 - Resolve the conflict between aquifer protection delineation and economic development objectives.
 - Capitalize on the Town's abundant groundwater supplies through their protection and development.
- Should the Town become involved in the ownership, operation and maintenance of wastewater collection and treatment facilities? How?

Town of North Stonington

Tasks

Public Water and Sewer Service

(June 13, 2001)

- Improve the development potential of that portion of Town near I-95 for commercial and industrial development and improve the potential for commercial development along Routes 2 and 184...
 - Aquifer Protection. Review and revise aquifer protection requirements in an effort to maintain (or enhance) protection of aquifers while allowing desired development to occur. In so doing, consider aquifer yield and recharge conditions. To the extent necessary, collect and analyze localized soil, vegetation and groundwater data.
 - Waste Treatment Technology. Redefine "sewer avoidance" policy to allow appropriate, localized wastewater systems. Create a "developer's package" that identifies standards to be met (and pre-approved technologies) in order to improve the quality of the systems built AND expedite the approval process. Utilizing soil data, perform preliminary design calculations to determine the level of treatment required and the amount of land required to adequately dispose of each 1,000 gallons of wastewater discharged to serve desired development of the I-95 corridor.
- Formalize local standards.
 - Prepare technical standards for developers to follow in the creation of the new public water systems that are to be transferred to the Town.
 - "Pre-qualify" factory-built sewage treatment systems that meet DEP treatment standards while satisfying local requirements. Local requirements to consider include: quality of construction (e.g., tank construction materials), operating expenses, and aesthetic concerns such as noise and odor. "Pre-qualified" facilities of design capacities over 5,000 gallon per day would be included in the "developer's package" referenced above.
- Formalize local review policies and procedures to ensure that water and sewer development proposals are properly reviewed.
- Formalize local ownership responsibilities to ensure that the Town is prepared to properly operate, maintain and administer its new water (and, possibly, sewer) systems.

Sequence of Events for North Stonington Sewer Installation

FHA Loan/Grant

- Board of Selectmen - vote of approval
- Board of Finance - vote of approval
- Bond Council - preparation of working of authorization for Town Meeting
- Town Meeting - vote of authorization to incur debt - adjourn to Referendum?
- Evidence of Authorization to FHA
- 60 day processing period by FHA
- FHA Loan Papers ready for Town's representative (First Selectman's) Signature
- 2-weeks Federal \$ reserved for North Stonington
- Town Short - Term Borrows bond anticipation notes (2 1/2-3 1/2% interest)
- Town expends \$ equal to loan amount
- FHA/Town close on loan
- Monthly advances of grant money to completion of project

Benefits to Using FHS Loans

1. No prepayment penalty.
2. Municipal bonds that Town acquires will be sold to FHA regardless if they are taxable on tax fee - this reserves the town tax free bond limit.
3. No disclosure costs when bonds are sold to FHA, as is done when bonds are sold on the open market.
4. Loan is based on 5.25 % interest for 20 years.

Yearly Principal and Interest (as per attached schedules).