



Water System Advisory Committee Meeting

July 12, 2017 @ 7 pm
Mansfield Public Library

MEMBERS PRESENT:

Meg Reich, Willimantic River Alliance, Vice Chair
Greg Padick, Joshua's Trust
Art Hall, Coventry
Mary Ellen Kowalewski, CRCOG
Rob Miller, EHHD
Eugene Koss, Tolland Water Commission
Stanley Nolan, UCONN
Michael Soares, Mansfield Conservation Commission

ADDITIONAL STAFF IN ATTENDANCE: David Radka and Maureen Westbrook, Connecticut Water; Linda Painter, Mansfield Planning Department

Call to Order: Meeting was called to order by Vice Chairman Reich at 7:06 pm.

Approval of Minutes:

- April 5th Regular Meeting - minutes were accepted as presented.
- April 25th Special Meeting - minutes were approved, as amended, to reflect an addition noted by Mr. Koss relative to discussion of the Willington Oaks application. The relevant section was revised to read: "The motion was duly seconded and during discussion, G. Koss noted that because the State's approval of the pipeline project did not specifically include Willington, it was his recommendation that a determination be sought from the Office of Policy and Management regarding the project's conformance with the Record of Decision on the water supply Environmental Impact Evaluation. Mr. Koss's friendly amendment was not adopted by the WSAC and the original motion passed by a vote of 5 in favor, 1 opposed, and 2 abstentions."

Mansfield Four Corners Project Update:

Ms. Painter explained that the project is in the final stages of design and the Town hopes to go out to bid in September. At the same time, the town is working to secure easements from affected properties.

Projects to Come Before the WSAC for Review:

- Rockridge Condominiums

Matt Maynard of the firm Town Engineering presented the request from the Rockridge Condo Association to connect to public water supply. Mr. Steve Cabaniss of the Westford Property Management firm, that manages the condos and is responsible for their existing water system, provided comments and answered questions. Members of the condo association board and residents of the development spoke in support of the request.

The community was built in the late 1960's and includes 12 buildings with 4 units in each, all 2 bedrooms for a total of 48 units or approximately 144 people. A map was presented showing the buildings in the association, the location of the existing well and the proposed 400' main extension to connect to the public water system. There would be a metered connection to CWC to deliver water to the condominiums but they would retain the distribution system and the responsibility for the piping within the property. While no local land use approvals are required, the request is before the WSAC because it involves a main extension off the pipeline.

Town Engineering was hired by the property management company to address issues with the septic system at one of the buildings. They are working with DEEP on permitting issues and noted that by connecting to public water supply and abandoning the on-site well, there will be more room to install a new septic system.

In response to questions from members of the WSAC representatives of Rockridge noted:

- They have experienced issues with their well that resulted in water quality complaints from residents particularly with iron and staining.
- The water quality has resulted in pump failures that required the system to rely on water from tankers on several occasions.
- The State DPH has asked them to drill another well and add an emergency generator.

- If the system is connected to public water, the existing well will be properly abandoned.
- The main extension is not within 150' of the wetlands or require wetlands review.
- The usage is estimated at 6429 gallons per day based on current well use.
- There is a pool on site which is only drained and refilled as required for major maintenance, typically every 5 years or more.

There was considerable discussion about whether the system should be metered, at least at the individual buildings, to better understand usage, to promote conservation and more align with state policies. It was explained that neither the public health code nor CWC Regulations would require individual metering and that it may not be practical given the configuration of the existing system and connections at and within the buildings.

It was noted that this development was an existing land use that was considered in the quantities identified for planning purposes in the EIE and eliminating challenged small water systems to provide for public health and safety was a priority of the water main.

After further discussion,

Motion was made and unanimously approved to recommend that the extension of the CWC main to serve Rockledge Condominiums be allowed. The WSAC further noted it would be their recommendation that, to the extent practicable, the association should meter each building so that they can determine water usage.

Mansfield Plan of Conservation and Development:

Ms. Painter noted that the moratorium on multi-family housing remains in effect until December 12th while applicable zoning regulations are revised. She expects these changes will result in updates to various other sections of the municipal zoning regulations.

Ms. Painter noted that the committee has general agreement on the areas that will be identified as priorities for high density development. In response to a question, she noted that the Depot Campus is University property and not under the town's jurisdiction with respect to land use.

WUCC Update:

Mr. Radka reported that the WUCCs are continuing their work, having completed the water supply assessment and approved the ESA recommendations as previously presented to the WSAC. The ESA document is now out for public comment, after which DPH may approve them.

The WUCC is now working on the Integrated Plan, with a goal of completing that by December.

There was discussion about the process for transient non community systems once a WUCC is convened. Mr. Radka explained that once a WUCC is convened, any request for a new water system would be referred to the WUCC for approval. Prior to recommending construction of a new water system, the WUCC will look at the feasibility of connecting to an existing public water system. If constructed as a community water system, the ESA holder will be required to own and operate the system. If a non-community system, the ESA holder will have the option to own and operate the system, although a connection to an existing system must be made if ever extended.

It was agreed that towns would benefit from additional guidelines on the process.

Related Activities in Member Communities/Organizations:

Ms. Reich inquired if the University was using water from CWC to which Mr. Nolan explained that there is water going through the UCONN system now, but typically only the quantity required to meet the needs of CWC's off campus customers. He noted that the reclaimed water facility has treated record amounts of water and that is now being used in the co-gen facility and for sanitary purposes in several new buildings (STEM, engineering).

Future Meeting Dates and Locations:

October 11, 2017 and December 13, 2017 were affirmed as the next two meeting dates, with locations TBD.

Other Business: None.

Public Comment: None.

Adjourn: The meeting adjourned at 8:20 pm.