



Water Pollution Control Authority

PUBLIC HEARING & REGULAR MEETING

July 15, 2026

MINUTES

Public Hearing

Members Present: Dan Parisi, Chairman, Shawn Koehler, Tom Walker, Drew Gilbert, Paul Gilbert (6:15pm)

Members Absent: None

Others Present: Tom M. (WPCA Admin), Carolyn Kidney (WPCA Recording Secretary), Marshall Gaston (Fuss & O'Neill-6:15pm) Sheryl Ann and Robert Paquette (30 Windermere Ave.), Beth Spielman (50 Windermere Ave.), Tom and Lisa Wroniak (40 Windermere Ave.), Eric Marandino (42 Windermere Ave.), Laurie Burstein (First Selectman-6:25pm)

1. Call to Order

Chairman Dan Parisi called the Public Hearing for the proposed benefit assessments for the Windermere Ave. sewer expansion project to order at 6:00 PM by reading the attached legal notice and recommended rules.

2. Public Comment

Comment was heard by:

Eric Marandino (42 Windermere Ave.)

Beth Spielman (50 Windermere Ave.)

Sheryl Ann Paquette (30 Windermere Ave.)

Lisa Wroniak (42 Windermere Ave.)

Residents expressed concerns regarding:

- The necessity of the project for properties with functioning septic systems.
- The \$8,000 residential benefit assessment and affordability concerns.
- Lack of prior notification that properties within the sanitary sewer district may be required to connect if septic systems fail.
- The impact of the assessment lien on properties that choose not to connect immediately.
- Whether assessments would increase if some properties did not participate.
- The fairness of equal assessments for properties on both sides of the road.
- The process for repairing septic systems versus mandatory sewer connection after certain types of failures.

WPCA representatives clarified:

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- Property owners are not required to connect immediately if their septic systems are functioning properly.
- A benefit assessment of \$8,000 per residential property and \$10,000 per commercial property was established by the WPCA Board.
- The assessment represents only a portion of the project cost; total construction costs are estimated at approximately \$387,000, with additional engineering costs. The WPCA is subsidizing a significant portion of the project.
- Properties that do not pay the assessment or connect immediately will have a lien/caveat placed on the property, which must be satisfied upon connection or property transfer.
- Payment plan options may be available.
- Sewer laterals will be installed to the property line during construction to facilitate future connections.
- Connecting during the construction phase may be less expensive than connecting after completion.

Sheryl Ann Paquette of 30 Windermere Avenue raised concerns regarding their property already being connected to sanitary sewer service and receiving sewer bills. WPCA staff agreed to investigate the property records and determine the appropriate next steps with this property.

Additional discussion occurred regarding property disclosures, realtor responsibilities, and historic sewer district boundaries. Residents questioned why they were not informed when purchasing their homes that septic replacement may not be permitted in the future. WPCA representatives explained that the sanitary sewer district has existed for many years and that property owners and their representatives are responsible for conducting due diligence during property transactions.

Residents were advised that sewer usage fees would apply once a property connects. Current fees include a fixed annual charge and usage-based charges based on water consumption.

3. Close The Public Hearing

MOVED (KOEHLER) SECONDED (P. GILBERT) AND PASSED UNANIMOUSLY TO CLOSE THE PROPOSED BENEFIT ASSESSMENTS FOR THE WINDERMERE AVE. SEWER EXPANSION PROJECT PUBLIC HEARING AT 6:32 PM.

**NOTICE OF PUBLIC HEARING
ELLINGTON WATER POLLUTION CONTROL AUTHORITY
PROPOSED SEWER BENEFIT ASSESSMENT CHARGE**

NOTICE is hereby given, pursuant to Connecticut General Statute 7-250, that the Ellington Water Pollution Control Authority will hold a **Public Hearing on July 15, 2026 at 6:00p.m.**, at the **Ellington Public Works Department, 21 Main St., Ellington**, Connecticut, for the purpose of hearing comments by listed property owners concerning the sewer Benefit Assessment charges to be assessed. At the hearing the owner of each property against which charges are to be levied shall have the opportunity to be heard.

Present and subsequent owners should take notice that an assessment of benefits will be made as to each listed property.

Assessment will be in accordance with the Ellington WPCA Regulations. These regulations may be found on the Towns Website or by stopping by the Ellington Public Works Department at 21 Main Street.

30 Windermere Ave.	Robert F & Sheryl Ann Paquette	011 031 0000	TBD
*Agenda Item for regular meeting immediately following the Public Hearing			
32 Windermere Ave.	Patrick Andrew Leydon	011 030 0000	\$8,000.00
35 Windermere Ave.	Rashid Hamid	011 013 0000	\$10,000.00
36 Windermere Ave.	Nicole Onedek & Scot MacVarish	011 029 0000	\$8,000.00
37 Windermere Ave.	Christopher & Myra Shelsky	011 014 0000	\$10,000.00
38 Windermere Ave.	Erika Smith	011 028 0000	\$8,000.00
39 Windermere Ave.	John H. Sandberg	011 015 0000	\$8,000.00
40 Windermere Ave.	Lisa Wroniak & Jan Thomas	011 027 0000	\$8,000.00
41 Windermere Ave.	Elyse & Ted Werner	011 016 0000	\$8,000.00
42 Windermere Ave.	Eric Marandino	011 026 0000	\$8,000.00
44 Windermere Ave.	Dane Spielman	011 025 0000	\$8,000.00
46 Windermere Ave.	Forty Six (46) Windermere Ave. LLC	011 024 0000	\$8,000.00
47 Windermere Ave.	Ann Harford	011 017 0000	\$8,000.00
48 Windermere Ave.	Janice Messino	011 023 0000	\$8,000.00
50 Windermere Ave.	David & Beth Spielman	011 022 0000	\$8,000.00

Tom Modzelewski, WPCA Administrator
Water Pollution Control Authority

Suggested Rules for Public Participation

- The public hearing will be limited to 30 minutes unless voted to extend by the Ellington Board of WPCA.
- This is an opportunity for public comment. This is not intended to be a question-and-answer session.
- Address the issue, do not address specific people.
- Refrain from personal attacks.
- State name and address for record.
- We will allow all room participants to speak first and then allow TEAMS participants to speak.
- Comments will be limited to 3 mins per person.
- If you wish to speak again, you will be recognized after all others have had their first opportunity.
- Be respectful of other speakers.

Thank you for coming out tonight and participating.

Regular Meeting

Members Present: Dan Parisi, Chairman, Shawn Koehler, Paul Gilbert, Tom Walker, Drew Gilbert

Members Absent: None

Others Present: Tom M. (WPCA Admin), Carolyn Kidney (WPCA Recording Secretary), Marshall Gaston (Fuss & O'Neill), Laurie Burstein (First Selectman-through 7:35pm)

1. Call To Order

2. Citizen's Forum (Non-Agenda Items)

No citizens spoke.

3. Approval of the June 17, 2026, Public Hearing and Regular Meeting Minutes

MOVED (P. GILBERT) SECONDED (KOEHLER) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE JUNE 17, 2026, PUBLIC HEARING & REGULAR MEETING.

MOVED (P. GILBERT) SECONDED (KOEHLER) AND PASSED UNANIMOUSLY TO ADD NEW SERVICE BODY FOR THE 2015 GMC SERVICE TRUCK TO THE AGENDA AS ITEM #5 UNDER SECTION 5, NEW BUSINESS.

MOVE (P. GILBERT) SECONDED (KOEHLER) AND PASSED UNANIMOUSLY TO ADD TASK 16A TO THE AGENDA AS ITEM #4 UNDER SECTION 7, FUSS & O'NEILL BILLING.

4. Old Business

1. 180 West Rd. – Dollar General

Tom M. (WPCA Admin) provided an update that Phil (WPCA Cre Chief) has completed all inspections. This item will remain on the agenda until a CO is issued.

2. 7 Hilltop Extension Easement

No Update.

3. 53 Wapping Wood Rd. Sewer Expansion

Tom M. (WPCA Admin) updated that work continues a private property easement map on Wapping Wood Road. A developer's agreement has been sent out requiring a \$5,000 inspection deposit and a \$50,000 project bond

4. 5 Elm St.

No update.

5. 267 Sandy Beach Rd

No update.

5. New Business

1. 30 Windermere Ave.

A discussion was held regarding a 1984 public hearing concerning a sewer benefit assessment for the property located at 30 Windermere Avenue, owned by Ron and Doreen Medford. The hearing, conducted by Chairman Riley, addressed a published legal notice regarding a sewer benefit assessment in the amount of \$3,501.46.

During the 1984 hearing, Ms. Fisher questioned the assessment, stating she had not been informed of the charge and had already paid for the sewer pipe connection. It was explained that the property was located in Ellington but connected to the Rockville system and was considered part of the benefited area.

Current records do not confirm whether the original benefit assessment was ever paid. Staff noted that there are no available account records or additional documentation beyond the original notice of assessment.

The discussion continued regarding the property's existing sewer connection and the planned project work. It was determined that the property should be connected to the Ellington system to avoid future issues related to maintenance responsibilities and potential assessments from another system.

It was agreed that:

- The existing connection will be intercepted and reconnected as part of the project.
- The existing connection will be capped and abandoned.
- The work will be completed at no additional cost to the property owner.
- No new sewer benefit assessment will be charged, as the property is already connected and has historically been paying for sewer service.

MOVED (KOEHLER) SECONDED (D. GILBERT) AND PASSED UNANIMOUSLY TO SET THE BENEFIT ASSESSMENT FOR 30 WINDERMERE AVE. TO \$0.00

2. Set Windermere Ave. Benefit Assessments

MOVED (P. GILBERT) SECONDED (WALKER) AND PASSED UNANIMOUSLY TO SET THE SEWER BENEFIT ASSESSMENTS FOR THE WINDERMERE AVENUE SEWER EXTENSION PROJECT, EXCLUDING 30 WINDERMERE AVENUE, IN ACCORDANCE WITH THE AMOUNTS LISTED IN THE ATTACHED LEGAL NOTICE. PROPERTY OWNERS WILL HAVE THE OPTION TO PAY THE ASSESSMENT OVER A 10-YEAR INSTALLMENT PLAN AT 5% INTEREST.

3. 51 Wapping Wood Rd. Refund

MOVED (KOEHLER) SECONDED (P. GILBERT) AND PASSED UNANIMOUSLY TO APPROVE A REFUND FOR 51 WAPPING WOOD RD. IN THE AMOUNT OF \$149.10, DUE TO AN OVERPAYMENT.

4. Crystal Lake Pump Station Design

Tom M. (WPCA Admin) presented Task 14 provided by F&O, with a proposed cost of \$29,830, to evaluate future wastewater flows within the Crystal Lake District. The purpose of the task is to assess potential future demand and provide the information needed to design a future pump station upgrade.

MOVED (P. GILBERT) SECONDED (D. GILBERT) AND PASSED UNANIMOUSLY TO APPROVE TASK 14 CRYSTAL LAKE SEWERSHED ASSESSMENT IN THE AMOUNT OF \$29,830.00.

5. New Service Body for 2015 GMC Service Truck

Tom M. presented a quote to replace the service body on the 2015 GMC truck. Discussion focused on the condition of the truck's utility body, which shows significant deterioration, including rust damage to the body, cab areas, roof, and compartments.

Tom M. also noted that it would be beneficial to add this for a Capital project for 2026-27 as there are additional items needed to complete this project such as preparation and painting of the existing frame while the old body is removed, painting and installation of the new body, followed by final exterior painting of the truck, and relocation of the crane to a more suitable position

MOVED (P. GILBERT) SECONDED (KOEHLER) AND PASSED UNANIMOUSLY TO APPROVE A CAPITAL PROJECT FOR FY 2026-27 TO REPLACE THE SERVICE BODY ON THE 2015 GMC SERVICE TRUCK IN THE AMOUNT OF \$25,000.00.

MOVED (KOEHLER) SECONDED (WALKER) AND PASSED UNANIMOUSLY TO APPROVE THE QUOTE FROM HARTFORD TRUCK EQUIPMENT IN THE AMOUNT OF \$18,610.00 FOR THE PURCHASE OF A NEW SERVICE BOGY FOR THE 2015 GMC SERVICE TRUCK.

6. Administrative

1. Fuss & O'Neill Project Updates

a) Task 4E I&I Phase 5

Marshall (F&O) reviewed the results of the recent sewer investigation, including approximately 79,000 feet of sewer main in the study area, with approximately 56,000 feet inspected through upstream and downstream evaluations. Overall, the sewer system was found to be in generally good condition, apart from approximately 3,900 linear feet of pipe requiring additional evaluation and potential corrective action.

The WPCA staff will perform additional camera inspections in the identified problem areas to further evaluate pipe conditions.

The identified problem areas from the investigation and additional CCTV inspections will be documented, and a remediation plan will be developed to address any necessary repairs.

b) Task 15A

Tom M. (WPCA Admin) provided an update on the Windermere Avenue Sewer Extension Project. Contractor submittals have been received and forwarded to Marshall for review and approval. The submittals include the use of precast manholes and precast inverts, which will be reviewed as part of the approval process.

Construction is scheduled to begin Monday July 20th, with public notifications issued, including online postings, road closure notices, and door hangers provided to affected residents. Staff noted that work may continue into the first or second week of September, with an estimated 60-day construction duration, depending on progress and site conditions.

The contractor has submitted the required paperwork, with one remaining item pending before the official Notice to Proceed can be issued. A temporary authorization to proceed has been provided to allow work to begin.

The project will require road closure during construction. Anticipated traffic impacts will be manageable, with appropriate notifications provided to residents, emergency services, and surrounding communities. The sewer installation depth is expected to be approximately 8–10 feet, with trench safety measures, including trench boxes, being utilized by the contractor.

Construction administration activities will include regular site coordination, including weekly measurement and verification of completed work and quantities. Tom M. noted that construction administration has already been budgeted and approved as part of the project.

7. Fuss & O'Neill Billing

1. Task 4E

MOVED (P. GILBERT) SECONDED (KOEHLER) AND PASSED UNANIMOUSLY TO APPROVE INVOICE 283489 FOR WORK FROM MAY 23, 2026, THROUGH JUNE 30, 2026, FOR TASK 4E IN THE AMOUNT OF \$6,320.25

2. Task 15A

MOVED (KOEHLER) SECONDED (P. GILBERT) AND PASSED UNANIMOUSLY TO APPROVE INVOICE 284654 FOR WORK FROM MAY 23, 2026, THROUGH JUNE 30, 2026, FOR TASK 15A IN THE AMOUNT OF \$663.50

3. Task 17

MOVED (P. GILBERT) SECONDED (KOEHLER) AND PASSED UNANIMOUSLY TO APPROVE INVOICE 284373 FOR WORK FROM, MAY 23, 2026, THROUGH JUNE 30, 2026, FOR TASK 17 IN THE AMOUNT OF \$4,068.25

4. Task 16A

MOVED (KOEHLER) SECONDED (P. GILBERT) AND PASSED UNANIMOUSLY TO APPROVE INVOICE 284371 FOR WORK FROM, MAY 23, 2026, THROUGH JUNE 30, 2026, FOR TASK 16A IN THE AMOUNT OF \$31.25

8. Other Administrative Topics

1. Budget

Tom M. (WPCA Admin) updated that collection is currently 95.25%

2. Rate Study

No update.

a) Capital Reserve and Rate Stabilization Policy

No update.

3. User Insurance Updates

No update.

4. Generator Quotes / Valve Pit Repairs

No update.

5. Data Transcription

Project is complete, this will be removed from the agenda.

6. New Developments and Requests

None.

9. Design, Construction & Maintenance Reports

1. Pump Station Updates

Tom M. (WPCA Admin.) provided an update that the Vernon Pump Station suffered a second Square D transformer breakdown due to a verified factory defect. Horton Electric successfully swapped it out for an alternate, permanent brand under warranty guidelines.

The Ketchbrook Pump Station seamlessly survived a localized power outage via its new generator unit. However, a recent Mission Communication system programming update skewed mobile phone notifications (triggering false "pump failure" alerts). Reed, from Control Systems Inc., will be brought in to fix the software glitch.

2. Overtime Report

Tom M. (WPCA Admin) reported overtime for Phil, Crew Chief for the 2 above incidents totaling 9 hours. Sam, Maintainer 1, also received 3 hours of OT for the Ketchbrook Pump Station.

Between Sam and Rob, Maintainer 1's, 15.25 hours of OT were spent on grinder pump emergencies.

3. Other

None.

10. Misc. Communications

1. Proposed Middle Housing Development Revisions to Zoning Regulations

Tom M. (WPCA Admin) provided an informational update regarding proposed middle housing development revisions to the Town's zoning regulations to comply with Public Act 25-1. The Board discussed the potential impacts of these changes on future development and WPCA planning.

The proposed middle housing regulations would allow:

Mixed-use development combining commercial and residential uses;

Residential developments containing approximately 2–9 dwelling units on qualifying lots; and

Units limited to a maximum of two bedrooms per unit.

Staff noted that these changes could result in new development patterns, such as commercial storefronts with residential units above, and may impact future sewer capacity planning, benefit assessments, and infrastructure needs.

Adjournment

MOVED (P. GILBERT) SECONDED (KOEHLER) AND PASSED UNANIMOUSLY TO ADJOURN THE REGULAR MEETING OF THE WATER POLLUTION CONTROL AUTHORITY AT 8:05 PM.

Respectfully submitted,



Carolyn Kidney

WPCA Recording Secretary