

**PUBLIC UTILITIES COMMISSION
WALLINGFORD ELECTRIC DIVISION**

100 JOHN STREET

WALLINGFORD, CT 06492

Wednesday, November 3, 2021

6:30 P.M.

MINUTES

PRESENT: Chairman Robert Beaumont; Joel Rinebold; Director Richard Hendershot; Water and Sewer Divisions General Manager Neil Amwake; Water and Sewer Divisions Business Manager Brian Naples; Mayor William Dickinson; Mike Miller and Jeff Borne from the Town of Wallingford Conservation Commission

Absent: Patrick Birney; Tony Buccheri; Marianne Dill; Bernadette Sorbo

Members of the public - None

Mr. Beaumont called the Meeting to order at 6:30 P.M., and the pledge of Allegiance was recited.

1. Pledge of Allegiance

2. Consent Agenda

- a. Consider and approve the Meeting Minutes of October 19, 2021
- b. Consider and approve the Motion/Minutes of October 22, 2021
- c. Consider and approve the Motion/Minutes of October 26, 2021

Motion to approve Consent Agenda Items

Made by: Mr. Rinebold

Seconded by: Mr. Beaumont

Votes: 2 ayes

3. Items Removed from Consent Agenda

38 **4. Discussion and Possible Action: Customer Appeal – Rauhauser and Avgent –**
39 **High Consumption and Billing**

40
41 Mr. Amwake stated that the customers had a scheduling conflict and could not attend the
42 meeting this evening. Mr. Amwake requested to remove the item from the agenda and repost the
43 item for the next Public Utilities Commission meeting.
44

45 **This item was removed from the agenda and will be placed on the agenda for the**
46 **November 16, 2021 PUC meeting**

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50 **5. Discussion and Possible Action: Customer Appeal – Morasutti – Connection**
51 **Charges**

52
53 Mr. Jonathan Morasutti stated that he has a two-family home that is located at 28 Franklin Street.
54 Mr. Morasutti wanted to convert the existing property from a two-family home to a three-family
55 home. The conversion was approved by the Town of Wallingford Planning and Zoning
56 Commission. After reviewing with a plumber Mr. Morasutti decided to add dishwashers, clothes
57 washers and dryers to each unit. Mr. Morasutti applied for the change of usage as the count
58 would result in concurrent water consumption greater than the existing 5/8-inch meter. A few
59 weeks later Mr. Morasutti decided that he no longer wanted to proceed and wanted to reverse the
60 upgrade.
61

62 Mr. Naples stated that a lot of what Mr. Morasutti stated on record echoes what he has
63 documented. On March 6, 2020, Mr. Morasutti submitted an application to the Planning and
64 Zoning Commission for Site Plan approval for a multifamily conversion from two-family to
65 three-family at the subject address. At that time the Water and Sewer Division submitted
66 comments and requested conditions of approval. The conditions of approval included
67 submission of water use and sewer use estimates including plumbing fixture counts for all
68 proposed and all existing fixtures to remain. The conditions also included that if it is necessary
69 to upgrade the water service or meter in order to accommodate the proposed fixture demand, it
70 will be the owner's responsibility to pay all costs to perform the upgrade including connection
71 charges and fees.
72

73 Once the fixture count was received, the Wallingford Water and Sewer Divisions informed Mr.
74 Morasutti that a 3/4-inch meter would be necessary. At that point Mr. Morasutti inquired if the
75 3/4-inch meter would still be necessary if the three washing machines were removed. The Water
76 Division advised Mr. Morasutti that by eliminating the three proposed washers the existing 5/8-
77 inch meter would just be adequate and would be operating at its maximum flow rate. In June, a
78 Zoning Permit for addition of a third dwelling unit on the third floor of the existing two-family
79 dwelling was issued by the Town Planner listing the conditions as laid out by the Water and
80 Sewer Divisions. On September 1, 2020 Mr. Morasutti stated that he planned to proceed with
81 the project and provided a final fixture count including the three washing machines. In June
82 2021, Mr. Morasutti paid the connection fee and the new 3/4-inch meter was installed. Two weeks
83 later Mr. Morasutti indicated that he would remove the three washing machines and requested

84 the connection charges be refunded. The Water and Sewer Divisions advised Mr. Morasutti that
85 a refund of the fees would not be possible after the meter was installed. On August 2021, Mr.
86 Morasutti requested to bring the issue to the PUC. As of October 2021, the Building Official
87 confirmed that the rough-ins were complete and a permit was issued for the plumbing for the
88 three washing machines. No subsequent permit has been issued to remove the plumbing.

89
90 Mr. Amwake stated that on December 19, 2007 the PUC adopted the regulations for connection
91 charges. This specific question was asked and answered by the PUC and the Director at the
92 time. Specifically, if a new customer pays a connection charge for a meter and at a later date
93 installs a smaller water meter, does the property retain a credit for the units associated with the
94 larger meter? The response was “Yes.”

95
96 Mr. Amwake stated that at this point 28 Franklin Street has paid for a 3/4-inch meter. If Mr.
97 Morasutti downgraded to a 5/8-inch meter those connection charge credits would remain with
98 the property. There are no refunds or essentially cash back. This remains as a credit on the
99 parcel.

100
101 **No Action Taken**

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103
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105 **6. Discussion and Possible Action: Water – Budget Amendment – Outside Services**
106 **Employed – Risk and Resilience Assessment – From Retained Earnings**

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108 Mr. Amwake stated that the Water Division had previously requested from the PUC to approve a
109 mid-year budget amendment for the Risk and Resilience Assessment, and to prepare an
110 Emergency Response Plan in accordance with the requirements of AWIA. This requirement
111 came after the budget had been prepared for FY 2020-2021. At that time the funds were moved
112 from retained earnings into an operating account. Because this was not a capital account the
113 remaining project funds of \$27,200.00 were swept into the Water Division’s Retained Earnings
114 at the end of the prior fiscal year. Therefore, the Water Division is requesting PUC approval of a
115 FY 2021-2022 budget amendment increasing Account #431-00923 in the amount of \$27,200.00
116 to Outside Services Employed. This will allow the consultant to prepare both the Risk and
117 Resilience Assessment and the Emergency Response Plan as required by the USEPA which is
118 due mid-December.

119
120 **Motion to appropriate \$27,200.00 from Retained Earnings to Account 431-00923**

121
122 **Made by: Mr. Rinebold**
123 **Seconded by: Mr. Beaumont**
124 **Votes: 2 ayes**

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128 **7a. Amend agenda per memorandum from Law Department**

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130
131 Motion to amend agenda

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133 **Made by: Mr. Rinebold**
134 **Seconded by: Mr. Beaumont**
135 **Votes: 2 ayes**

136 **7b. Discussion and Possible Action: Water – Budget Amendment – Land & Land**
137 **Rights Accounts – From Retained Earnings for the Purchase of a Portion of 264**
138 **Williams Road consisting of 95.281 acres of land**

139
140 Mr. Amwake presented a brief PowerPoint presentation for the acquisition of a portion of 264
141 Williams Road in Wallingford. See attached.

142
143 Mr. Miller handed out a summary that he prepared for the PUC to review and read.

144
145 Mr. Rinebold questioned, will the hayfields be maintained?

146
147 Mr. Amwake stated that the primary discussions are to keep the outline of the hayfields and mow
148 them down a few times a year. The plan is to keep the area as un-forested.

149
150 Mr. Rinebold questioned what is the plan for the hiking trails or is this to be determined from the
151 Conservation Commission?

152
153 Mr. Miller referenced the map that was presented in the PowerPoint and stated if the Water
154 Department would like the Conservation Commission can maintain the trails as hiking trails.

155
156 Mr. Rinebold questioned if there will be any conflict with the designation of the land in regards
157 to parking for the trail access?

158
159 Mr. Amwake stated that the preliminary plan is that there will be a small gravel parking area
160 located on Williams Road that will fit about 6-8 cars.

161
162 Mr. Borne stated that the access is 50 foot wide.

163
164 An extensive conversation was held in regards to the land, wildlife and history of the land.

165
166 **Motion to amend the budget and purchase the land**

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168 **Made by: Mr. Rinebold**
169 **Seconded by: Mr. Beaumont**
170 **Votes: 2 ayes**

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174 **ADJOURNMENT**

175

176 **Motion to adjourn**

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178 **Made by: Mr. Rinebold**

179 **Seconded by: Mr. Beaumont**

180 **Votes: 2 ayes**

181

182 The meeting was adjourned at approximately 7:35 p.m.

183

184 Respectfully submitted,

Respectfully submitted,

185

186

187

188 Bernadette Sorbo

Joel Rinebold

189 Recording Secretary

Secretary

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