

**TOWN OF SOMERS  
SOMERSVILLE MILL STRATEGIC PLANNING AD HOC COMMITTEE  
MEETING MINUTES  
Tuesday, August 4, 2015  
7:00pm  
Selectmen's Conference Room  
Town Hall**

**Call to Order:**

Chairman Tim Keeney called the meeting to order at 7:00pm.

**Members Present:**

Members present included Chairman Tim Keeney, Vice Chairman Brad Pellissier and Members Erik Ness and Ralph Williams. Member Tim Potrikus was not available. Also present were First Selectman Lisa Pellegrini (recording), Town Sanitarian Steve Jacobs, WPCA Chairman Jim Botellio, WPCA Member Dan Fraro (arriving at approximately 7:25pm) and two interested residents.

**Discussion with Town Sanitarian & WPCA Chairman re water and sewer capacity:**

Introductions are made and Chairman Keeney begins discussion by asking about the water and sewer capacity history for the mill. WPCA Chairman Botellio replies that the capacity set aside for water and sewer at the mill is enough for 102-103 housing (residential) units. Mr. Jacobs adds that there was extra capacity allocated to Somers Village to allow for 215 bedrooms. There will be a total of 80 units at Somers Village with most units at 2 bedrooms. Each bedroom is allocated 110 gallons of water/bedroom. Actual flow is much less than the allocated flow. Thus, WPCA believes there is more than enough capacity. Hazardville Water Company supplies the water to the area.

Vice Chairman Pellissier asked how residential capacity corresponds to commercial capacity and Mr. Williams asked what type of sewer system we have. WPCA Chairman Botellio said that large commercial users need permits and added that our current system is composed of sand filters (sand beds) and uses ultra violet disinfection system and is sufficient for domestic use only. Sludge is trucked and disposed of out of Town. Any discharge greater than 5000 gallons per day would not be able to be processed. Specific fee cards are available at the Land Use office.

Chairman Keeney asked what type of incentive would there be for a developer. Mr. Jacobs replied that depends on what the Town would be willing to offer as the Town paid for half of the sewer system upgrade. Currently, new sewer connections are charged at \$5000/unit. Annual sewer user fees are \$255 per household. There is no water assessment charge; however there are water usage charges. Hazardville Water Company rates are much lower than Connecticut Water rates. Thus, if the mill site was developed the Town could consider waiving connection fees and/or user fees.

The Committee agreed that incentives include a low tax base, inexpensive annual fees, and water supplied by a company at a low rate. Vice Chairman Pellissier and Ms. Pellegrini said that waivers are possible; however discussion is needed by both the Board of Selectmen and the Board of Finance.

Chairman Keeney asked about the sluiceway that was in the dam. Mr. Jacobs explained that the DOT had blocked the sluiceway years ago and that after the fire it was filled in to prevent a possible road collapse. Discussion then reverted to using the dam for hydro power. It was not known for sure if there was enough elevation to have a system of relevant size. Discussion then reverted back to the sewer line. It was confirmed that the sewer did go through the Mill and that it was destroyed during the fire. After the fire a sanitary sewer was installed down Maple Street.

It was discussed that the sewer system expansion resulted in an upgrade that will last for the next 40 to 50 years. It is doubtful there is any need to ever increase capacity. If there is ever a need to increase then the system would be much different from the system that we currently have. It would be a system that larger cities and towns have.

Vice Chairman Pellissier summed it up by saying that with the current allocated density (Somers Village) and the anticipated higher density/higher concentration from development of the mill, capacity not only exists but will likely not be used up. All agreed that there is plenty of capacity.

**Review and discussion of reuse potential, brownfields funding programs, municipal risk and liability and possible next steps:**

See above. No discussion of brownfield funding programs.

**Process Discussion and Schedule for Future Meetings:**

Glenn Chalder from Planimetrics will be at the August 11, 2015 meeting. It was agreed there would be no meetings on 8/18/15 or 8/20/15. The next meeting is anticipated to be on 8/25/15. It is desirable to have Attorney Adam Cohen at a future meeting, as well as the Town Assessor, the Chairwoman of the Historical Society, representatives from the Town's Planning Commission, Zoning Commission, Open Space and Trails Committee and Economic Development Commission and representatives from DEEP Parks Division, Scantic Watershed Association and the Northern Connecticut Land Trust.

**Approval of Minutes:**

**July 23, 2015 Meeting Minutes:**

Chairman Keeney would like the following revisions made to the minutes:

1. Add the following revisions to the second sentence in the second paragraph under Discussion with Town Engineer re flooding issues/flood remediation efforts section: "...go about attracting the *highest and best use for the site.*"
2. Add the following to the second sentence in the third paragraph under the Discussion with Town Engineer re flooding issues/flood remediation efforts section: "from two sources; \$500,000 *grant* from former *Congressional* earmark

funding and \$2 million from STP Urban Funding (80% federal funds, 10% state funds, 10% local funds).”

3. Add the following sentence as a new paragraph after the fourth paragraph on the second page: “Discussion included the desire to check in with legal as to available protection to the town from the current private owner taking over property once it is clean. Clarify reacquisition rights.”

Vice Chairman Pellissier would like the following revisions made to the minutes:

1. Correct spelling error in motion made under Approval of July 14, 2015 Meeting Minutes: “...Pellissier made a motion...”

***Vice Chairman Pellissier made a motion to approve the July 23rd, 2015 Meeting Minutes as amended above, seconded by Mr. Ness. Vice Chairman Pellissier, Chairman Keeney and Mr. Ness approved. Mr. Williams abstained. Motion passed.***

**Adjournment:**

***Mr. Ness made a motion to adjourn the meeting at 7:52pm, seconded by Vice Chairman Pellissier. The motion passed and the meeting was adjourned.***

Respectfully Submitted,  
Lisa Pellegrini, Recording

*Minutes are not official until accepted at a subsequent meeting.*