

**RECEIVED**

*By Darlene Brady at 10:24 am, Oct 15, 2021*



Kent Sewer Commission  
Regular Meeting

October 12, 2021  
4:00 P.M. via Zoom

Members: Elissa Potts, Peter Gadiel, Jack Grant, Jack Nelson and Rick Osborne.

Also, present: Bart Clark; Debbie Devaux, Tim Good, Donna Hayes, Barbara Herbst, Wendy Murphy, Lyle Sommers, Paul Szymanski and Joanne Wasti.

Ms. Potts called the meeting to order at 4:04 p.m.

**Amend agenda/approve agenda:**

Peter Gadiel made a motion to approve the agenda, as submitted. Rick Osborne seconded the motion and the motion carried.

**Approval of Minutes:**

Peter Gadiel made a motion to approve the Sewer Commission Regular meeting minutes of September 14, 2021, as submitted. John Grant seconded the motion and the motion carried.

**227 North Main Street:**

Paul Szymanski of Arthur H. Howland & Associates. P.C. attended the meeting representing the developers for the proposed project at 227 North Main Street. Paul wrote a letter dated September 8, 2021 (attached). Elissa Potts responded via email on October 6, 2021 (attached) and October 7, 2021(attached) via letter that was emailed. Paul noted that the 227 North Main Street is in the future sewer service area, same as the Maple Street Ext. which is served by the sewer system as of seven or eight years ago. Paul asked if he could review each numbered item on the October 8<sup>th</sup> letter:

1. In my letter of requested, I noted the anticipated the maximum daily usage would be 7,800 per day in that it was estimated on 4-bedroom homes. If there is an issue, they could reduce some to 3 bedrooms so that it falls under 7,000 a day. The proposal included a main not a lateral, which should be able to accommodate 7,800, but happy to reduce it.

Elissa Potts noted that if you are in the 7,800 range, it requires approve from CT DEEP.

2. Paul went to the Town Clerk today and could not find the regulations and requested a copy.

Elissa provided a copy of the Town of Kent Sewer service area as of September 2009 and it does show 227 North Main Street in the future sewer service area, the same as Maple Street Ext. which is no serviced by public sewer.

Elissa emailed a copy of the regulations to Paul. It was confirmed that they were sent to an invalid email address.

Bart confirmed the availability has to do with the direct connection without extension. If you are more than a certain distance away from the sewer, then you have to request an extension. Which you are in the process of getting. That's not meant to say that you can't extend the sewers means that you have to extend the sewers in order to service to gain service for your property.

Paul confirmed that he is on the right path where he is preliminarily discussing and acknowledged that he will be extending the public sewer to in front of the property and then once that is done, comment 2 is no longer applicable. Elissa and Bart agreed.

3. Paul noted this item was just a clarification that the commission has no plans to extend the sewer system north to service this property which he is aware of and acknowledge that.
4. Paul noted that only one developer financing a sewer extension for property outside of the service area has been permitted. That being the Kent healthcare facility. Upon a determination that the sewer extension serves public interest by providing sewer availability to multiple properties with marginal or failing septic systems. So based on Bart's comments, it would appear that if the they install the sewer extension at their expense it would be possible.

Elissa confirmed it would be possible.. She noted that Maple Street Ext. was done because it is the only area deemed industrial and the hope was to bring some sort of small industry into Kent.

5. Paul noted that he understands that there will be connection fees associated with the proposal.
6. Paul confirmed that they do want to be served by the sewer system.
7. Paul stated it was a personal comment and not applicable.

Elissa confirmed that Paul will have to complete an application and there are a couple of guidelines that will need to be followed, including creating an escrow account to pay for the commission's costs.

Paul confirmed that at this time he looking for a confirmation that the sewer plant has the capacity and that it is possible for them to extend the public sewer, at their expense, noting the laundry list of items that will still have to be completed.

Elissa confirmed that Paul is headed in the right direction and she will get him the necessary applications and regulations.

**Regulations:**

Elissa Potts stated that the regulations were approved on March 9, 2020 but they were not attached to the minutes. Attorney Jeff Sienkiewicz is sending a new clean copy of the regulation to be approved and attached to the next Sewer Commission meeting minutes and uploaded on the Town website.

**Public Communication:**

**Oral:** None.

**Written:** None.

**Report of Chairman:**

Elissa Potts reported:

- Crew Design is looking to connect to the sewer line on Maple Street Ext. They have a farm and are going to work with Aquarion to add a separate meter for the farm that will not be reflected on their sewer bill.

**Report of Superintendent:**

Lyle Sommers' written report is attached. Elissa Potts asked Lyle to place an ad for the open position in a sewer publication.

**Report of Treasurer:**

Barbara Herbst provided the following reports:

- Balance Sheet September 2021
- Income and Expenses Actual vs. Budget as of September 30, 2021
- Operating Account Ledger for September 2021

John Grant made a motion to approve the Operating Account Ledger for September 2021, as submitted. Peter Gadiel seconded the motion and the motion carried.

**Report of Collector:**

Debbie Devaux was not at the meeting and did not submit a written report. Elissa Potts stated she had asked Debbie to add the water usage for each billing period to the sewer billings. Elissa added she will continue to work with Debbie to fine tune the sewer bills.

**Report of Consulting Engineer:**

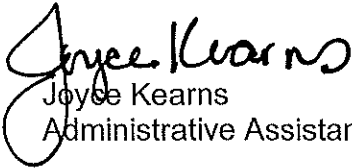
Bart Clark:

227 North Main Street

Investigation on the DEEP issues related to plant improvements.

**Adjourn :**

Elissa Potts made a motion to adjourn the meeting at 4:36p.m.

  
Joyce Kearns  
Administrative Assistant

*These are draft minutes and the Sewer Commission at the subsequent meeting may make corrections. Please refer to subsequent meeting minutes for possible corrections and approval of these minutes.*

**RECEIVED**

*By Darlene Brady at 11:56 am, Oct 06, 2021*



**KENT SEWER COMMISSION AGENDA**

Regular Meeting  
October 12, 2021 at 4:00 P.M.

Zoom: <https://us02web.zoom.us/j/83038166164>

Meeting ID: 830 3816 6164

One tap mobile: +16465588656,,83038166164# US (New York)

1. Call to order
2. Amend agenda/approve agenda
3. Approval of Minutes
  - a. September 14, 2021 Regular Meeting
4. New Business
5. Old Business
  - a. Regulations
6. Public Communication
  - a. Oral
  - b. Written
7. Report of Chairman
8. Report of Superintendent
9. Report of Treasurer
10. Report of Collector
11. Report of Consulting Engineer
12. Adjourn

"An equal opportunity employer and service provider"



CIVIL ENGINEERS  
LAND SURVEYORS  
SOIL SCIENTISTS  
LAND PLANNERS

September 8, 2021

Kent Sewer Commission  
125 Schaghticoke Road  
Kent, Connecticut 06757

**Re: Proposed Residential Development at  
227 North Main Street, Kent, Connecticut**

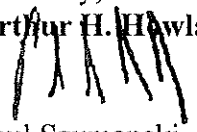
Dear Kent Sewer Commission,

This letter is meant to request confirmation of sewer capacity of the Kent sewage treatment facilities to allow for connection of a proposed 13 lot residential development located at 227 North Main Street in Kent, Connecticut. The proposed development will consist of thirteen 3–4-bedroom homes with a community accessory building and pool. The anticipated design flow for the development is 7,800 gallons per day. It is understood that the developer will be extending the sewer service to the subject property from the end of the existing service line located on North Main Street at the developer's expense.

Detailed sewer extension plans will be prepared and submitted to your commission for review and approval.

If you have additional questions, please do not hesitate to contact me at (860) 354-9346.

Sincerely,  
**Arthur H. Howland & Associates, P.C.**



Paul Szymanski, P.E.  
President



Donna Hayes <landuseadmin@townofkentct.org>

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## 227 North Main Street Development

1 message

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Elissa Potts <elissa@fifendrum.com>

Wed, Oct 6, 2021 at 5:42 PM

To: paul@ahhowland.com

Cc: Town of Kent 1st Selectman Jean Speck <firstselectman@townofkentct.org>, Donna Hayes <landuseadmin@townofkentct.org>, Jeff Sienkiewicz <jsienkiewicz@allinghamlaw.com>, K Sewer Comm Bart Clark <oakwoodea@optonline.net>, Elissa Potts <epotts@kentsewer.org>, Kent Sewer Joyce Kearns <jkearns@kentsewer.org>

Kent Sewer Commission

People | Health | Environment

P O Box 144

Kent, CT 06757

October 6, 2021

Mr. Paul Szymanski, P.E.

A.H. Howland and Associates, P.C.

143 West Street, Suite #E

New Milford, CT 06776

Re: 227 North Main Street Proposed Development

Dear Mr. Szymanski:

In response to your letter of September 8, 2021, please be advised as follows:

1. The Kent municipal sewer plant appears to have capacity to treat additional sewer flow of 7,800 gallons per day.

2. The premises known as 227 North Main Street are not within the Town of Kent sewer service area. As such, sewer service is not considered "available" to this property. See Regulations, Section 2.01(B). The Sewer Commission has no plans to extend the sewer system north to serve this property.

3. The Regulations do not provide for developer financed sewer extensions as proposed. Only one developer financed sewer extension for property outside of the service area has been permitted (the Kent) upon a determination that the sewer extension served the public interest by providing sewer availability to multiple properties with marginal or failing septic systems.

Sincerely,

Elissa Potts, Chair

Kent Sewer Commission

cc: First Selectman

Land Use Administrator

ahead for Tuesday |

[www.fifendrum.com](http://www.fifendrum.com) |  
[www.kentct.com](http://www.kentct.com)





Kent Sewer Commission  
P O Box 144  
Kent, CT 06757

 ORIGINAL

October 7, 2021

I am writing this letter to express my concerns about the proposed development at 227 North Main Street. I would appreciate your reading this letter into the minutes at the October 14, 2021 Planning and Zoning meeting.

1. The Kent Sewer plant would be able to accept and process the additional 7,800 estimated gallons per day from the proposed development; however it exceeds the allowed 7,000 gallons per day per lateral as permitted by the CT DEEP.
2. 227 North Main Street is not within the Town of Kent Sewer service area.  
As such, sewer service is not considered "available" to this property. See Regulations, Section 2.01(B)

**Section 2 Orders to Connect**

**Section 2.1 Connection of Existing Property and Developments**

B. Sewers are considered available when: there is sufficient capacity in the Sewer Treatment Plant and the Sewer Collection system, and the property is within the Sewer Service Area as shown on the latest version of the map as maintained by the Sewer Commission.  
See attached map.

3. At present, the Kent Sewer Commission has no plans to extend the sewer system north to serve this property
4. The Kent Sewer Regulations do not provide for the developer financed sewer extensions as proposed. Only one developer financed sewer extension for property outside of the service area has been permitted (The Kent Health Care Facility) upon a determination that the sewer extension served the public interest by providing sewer availability to multiple properties with marginal or failing septic systems
5. The Kent Sewer Commission has begun the process to upgrade the plant by designing and planning to install a second aeration tank to meet the capacity for future growth. This expansion is a \$1,000,000.00 plus project that will take several years to design, get all the necessary permits and approvals, acquire adequate financing and complete due to the Pandemic.
6. If the property owner opts to install septic systems for each building, he would be limited to 10 structures.
7. Lastly, on a personal note, I find it stunning that the Planning and Zoning Board is disregarding all the hard work from people like Barbara Lasch, who worked tirelessly with Planning and Zoning to carefully protect the ridge line at the Saddle Ridge development. I do not understand the strong hold Paul Szymanski seems to have on this project. Please do the right thing. This development as presently designed, will change Kent forever.

Sincerely,

Elissa Potts, Chair  
Kent Sewer Commission

# Superintendents report for October 2021

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Good afternoon, everyone.

2.5 million gallons total  
82k gallons per day average  
797k gallons came from Kent school  
Average BOD removal rate 98%  
Average TSS removal rate 99%  
Average influent PH 7.4

Jordan put in his two weeks' notice. His last day will be October 22<sup>nd</sup>.

The quarterly tests were done. Waiting on results.

We had breakdowns on the lawn mower and loader. Both were repaired in house.

Two effluent beds are drying, one is cleaned and ready and one is currently in use.

The discharge valve was re

Respectfully,

Lyle Sommers  
Superintendent  
Kent WPCA

# Kent Sewer Commission

## Balance Sheet Sept 2021

	9/30/21	9/30/20	\$ Change
Checking/Savings			
1 USB	63,752	111,538	-47,786
2 USB Septage MMA #8052	92,977	111,933	-18,956
3 USB Capital #3880	590,079	562,565	27,514
5 Brookwoods	33,037	33,037	0
6 Kent Affordable Housing	24,297	24,248	49
7 Saddle Ridge Estates	164,115	164,115	0
Total Checking/Savings	968,257	1,007,437	-39,180
Accounts Receivable	1,230	2,486	-1,256
Due from General Fund	0	0	0
Total Current Assets	969,487	1,009,923	-40,436
Fixed Assets			
Accumulated Depreciation	-1,693,891	-1,693,891	0
Property and equipment	4,985,900	4,964,900	21,000
Total Fixed Assets	3,292,008	3,271,008	21,000
TOTAL ASSETS	4,261,495	4,280,931	-19,436
LIABILITIES & EQUITY			
Accounts Payable	552	299,696	-299,144
Due To Brookwoods	33,037	33,037	0
Due To Kent Affordable Housing	24,297	24,248	49
Due to Saddle Ridge Estates	164,115	164,115	0
Federal Taxes Payable	2,152	2,093	58
State Taxes Payable	392	331	61
Due to GF (Town of Kent)	239,760	0	239,760
USDA Loan 92-04	444,011	451,856	-7,845
USDA Loan 92-06	781,290	793,593	-12,303
USDA Loan 92-08	72,570	74,028	-1,458
Total Liabilities	1,762,176	1,842,998	-80,823
Equity			
*Retained Earnings	2,057,001	2,246,888	-189,887
Opening Bal Equity	420,287	420,287	0
Net Income	22,032	-229,242	251,274
Total Equity	2,499,320	2,437,933	61,387
TOTAL LIABILITIES & EQUITY	4,261,495	4,280,931	-19,436

# Kent Sewer Commission

## Income and Expense

### Actual vs. Budget

	<u>7/1 - 9/30</u>	<u>Budget</u>	<u>% of Budget</u>
Income			
Septage Fees	52,909	56,500	93.6%
Sewer User Charges	<u>68,032</u>	<u>64,000</u>	<u>106.3%</u>
Total Income	120,941	120,500	100.4%
Expense			
General & Admin Expenses			
Accounting/Bookkeeping Services	1,785	1,785	100.0%
Audit	-	-	0.0%
Bank Service Charges			
Office Supplies	65	200	32.4%
Outside services-Admin	150	150	100.0%
Printing & Advertising	-	-	0.0%
Software/Licensing Fees	<u>2,338</u>	<u>2,350</u>	<u>99.5%</u>
Total General & Admin Expenses	<u>4,338</u>	<u>4,485</u>	<u>96.7%</u>
Operating Expenses			
Continuing Education	-	250	0.0%
Depreciation			0.0%
Electricity	7,256	11,600	62.6%
Fuel	486	200	242.8%
Insurance			
Dental Insurance	168	165	102.0%
Liab Auto Prop Insura	529	300	176.4%
Life Insurance	16	33	50.0%
Medical	4,999	6,431	77.7%
Workman's Comp	<u>1,733</u>	<u>1,100</u>	<u>157.5%</u>
Total Insurance	<u>7,445</u>	<u>8,028</u>	<u>92.7%</u>
Internet	80	120	66.5%
Lab exams	4,248	3,600	118.0%
Materials and supplies	922	30,366	3.0%
Miscellaneous	92	-	100.0%
Outside Services-Operating	4,066	3,700	109.9%
Parts & Repairs	1,523	1,850	82.3%
Payroll Expenses	33,570	31,455	106.7%
Payroll taxes	2,534	2,406	105.3%
Pension	1,381	2,025	68.2%
Permit fees	2,011	2,400	83.8%
Postage	1,452	495	293.4%
Professional fees			
Engineering fees	-	5,100	0.0%
Legal fees	<u>-</u>	<u>1,250</u>	<u>0.0%</u>
Total Professional fees	<u>-</u>	<u>6,350</u>	<u>0.0%</u>

# Kent Sewer Commission

## Income and Expense

### Actual vs. Budget

	<u>7/1 - 9/30</u>	<u>Budget</u>	<u>% of Budget</u>
Telephone	441	628	70.3%
Uniforms	552	628	87.8%
Total Operating Expenses	<u>68,060</u>	<u>106,102</u>	<u>64.1%</u>
Total Expense	<u>72,398</u>	<u>110,587</u>	<u>65.5%</u>
Investment income	92	108	85.1%
Transfers In	<u>-</u>	<u>38,906</u>	
Other Expense			
Capital Reserve	6,047	6,025	100.4%
Short Term Asset Reserve	1,814	1,806	100.4%
Maple Street Extension			
100% of Connection Fees	-	-	
80% of User Fees Collected	-	-	
Total Maple Street Extension	<u>-</u>	<u>-</u>	<u>0.0%</u>
USDA Loan Interest (92-06) (92-04) (92-08)	<u>26,603</u>	<u>26,990</u>	
Net Income and Expense	<u><u>14,170</u></u>	<u><u>14,106</u></u>	<u><u>100.5%</u></u>

Budget is YTD

Transfers to Capital and ST Asset Reserve of 7,861  
are only posted to show amounts sequestered.

These amounts are not technically an expense and  
are included as part of the net income on the Balance Sheet.

Belt Press and Altoz XP610HDI 61" Aero Deck 28 0 enter as a -

by including these items  
the net income is actually 22,032

10/08/21

# Kent Sewer Commission Operating Account ledger

Sept 2021

Date	Name	Memo	Amount	Balance
1 USB				61,299.13
Operating - 8044				61,299.13
09/01/21	Sewer Customers		255.77	61,554.90
09/01/21	ABT	August Bookkeeping Support	-595.16	60,959.74
09/01/21	ACE Hardware	toilet ppr, ppr towles, elec tape, motor oil, keys, vingar, 3 blade trimmer head	-144.47	60,815.27
09/01/21	Eversource	Plant: - 7/16 - 8/17 (32 days)	-2,132.57	58,682.70
09/01/21	FedEx	to Averill lab 8/19	-88.12	58,594.58
09/01/21	Levine Paint	hyd hoses	-68.74	58,525.84
09/01/21	Napa Auto Parts	nine stick hoses for aeration pipe repairs, gojo wipes, 10W40 oil, hyd oil,	-568.78	57,957.06
09/01/21	New Milford Septic Services,...	Pump out pump stations and pump house	-1,000.00	56,957.06
09/01/21	Sommers, Lyle - Reimburse...	Telephone reimbursement - August 2021	-80.00	56,877.06
09/01/21	Tunxis	Lab exams 8/26	-306.00	56,571.06
09/08/21	Sewer Customers		2,606.70	59,177.76
09/08/21	Harland Clarke Checks	DEPOSIT TICKETS	-64.72	59,113.04
09/09/21	QuickBooks Payroll Service	Direct Deposit for 9/10	-2,837.25	56,275.79
09/10/21	Kearns, Joyce	Direct Deposit	0.00	56,275.79
09/10/21	Palmer, Jordan	Direct Deposit	0.00	56,275.79
09/10/21	Sommers, Lyle R	Direct Deposit	0.00	56,275.79
09/14/21	Aramark Uniform & Career (...)	weekly uniform services 8/13, 8/20, 8/27, 9/3	-168.92	56,106.87
09/14/21	FedEx	to Averill lab 8/25	-83.12	56,023.75
09/14/21	Frontier	Telephone and Internet service: 9/1/21 -9/30/21	-97.10	55,926.65
09/14/21	Superior Plus Energy	210.30 gal heating fuel	-485.69	55,440.96
09/14/21	Town of Kent		-2,322.45	53,118.51
09/15/21	CT Commissioner of Revenu...	CT Payroll withholding for August	-392.49	52,726.02
09/15/21	United States Treasury	Payroll withholding and taxes for August	-2,483.62	50,242.40
09/15/21	CT Commissioner of Revenu...	CT payroll withholding / August	-9.95	50,232.45
09/15/21	United States Treasury	payroll withholding and taxes / August	-50.70	50,181.75
09/15/21	Sewer Customers		345.99	50,527.74
09/20/21	Sewer Customers		78.38	50,606.12
09/22/21	Sewer Customers		239.02	50,845.14
09/23/21	QuickBooks Payroll Service	Direct deposit for 9/24	-2,837.25	48,007.89
09/24/21	Kearns, Joyce	Direct Deposit	0.00	48,007.89
09/24/21	Palmer, Jordan	Direct Deposit	0.00	48,007.89
09/24/21	Sommers, Lyle R	Vacation 9/20 - 9/21 - 9/22	0.00	48,007.89
09/24/21	Connecticut CCSPC	0900003 - (remittance ID 049905158) - Case ID 721318-3	-984.00	47,023.89
09/29/21	QuickBooks Payroll Service	Direct Deposit 9/30	-753.20	46,270.69
09/29/21	ACE Hardware	bowl cleaner, three gallons vinegar, r hose, double end bolt snap, r hose, double end bolt snap	-308.79	45,961.90
09/29/21	Aramark Uniform & Career (...)	weekly uniform services 8/13, 9/10, 9/17	-126.69	45,835.21
09/29/21	Eversource	Plant: - 8/17 - 9/16 (30 days) - Pump Station: 8/17 - 9/16 (30 days)	-2,526.70	43,308.51
09/29/21	FedEx	to Averill lab 9/8, 9/13, 9/20, 9/27	-337.86	42,970.65
09/29/21	M & H Equipment Service	three blade 21", filter oil, 4 cyc oil	-100.40	42,870.25
09/29/21	Postmaster	PO Box 144 renewal	-62.00	42,808.25
09/29/21	Sommers, Lyle - Reimburse...	telephone and batteries	-104.97	42,703.28
09/29/21	Tunxis	Lab exams 9/9, 9/15, 9/22, 9/27	-1,194.00	41,509.28
09/30/21	Soule Jr., Milard L.	Direct Deposit	0.00	41,509.28
09/30/21	Devauux, Deborah J.	Direct Deposit	0.00	41,509.28
09/30/21	Town of Kent	Sommers: Roth IRA Withholding September 2021	-261.60	41,247.68
09/30/21	Town of Kent	VOID: 3rd Qtr 2021 - Pension Kent Sewer	0.00	41,247.68
09/30/21	Town of Kent	3rd Qtr 2021 - Pension Kent Sewer	-1,381.30	39,866.38
09/30/21	void		0.00	39,866.38
09/30/21		Septage Fees - September	18,413.03	58,279.41
09/30/21	Kent Sewer Commission	Transfer Capital Reserve and ST Asset reserve accruals to date	-1,520.22	56,759.19
Total Operating - 8044			-4,539.94	56,759.19
Total 1 USB			-4,539.94	56,759.19
TOTAL			-4,539.94	56,759.19