



## REQUEST FOR SEWER-GREAT PLAIN ROAD AND GREAT MEADOW ROAD

23-JUNE-2014

Chairman Jack Knapp called the Committee meeting to order at 6:05pm.

**COMMITTEE MEMBERS PRESENT:** Chairman Jack Knapp, Vinny DiGilio, Thomas Saadi.

**COMMITTEE MEMBERS ABSENT:** None

**EXOFFICIO COMMITTEE MEMBERS PRESENT:** Joseph Cavo

**ALSO PRESENT:** Laszlo Pinter, Deputy Corporation Counsel; Antonio Iadarola, P.E., Director of Public Works; David Day, Superintendent of Public Utilities; Kelly Green, Public Works; and Petitioner Albert Salame with Attorney Paul Jaber.

After making introduction and having Mr. Pinter state the charge of the committee. Chairman Knapp read into the record the Planning Commission Report dated 16-June-2014.

Chairman Knapp noted that the Planning Commission Report stated that 63 units would be allowed which was different than the initial request. Mr. Pinter stated that the Planning Commission limited the number of units to comply with current zoning regulations. A brief discussion of the type of zoning and the required open space ensued.

Chairman Knapp asked Mr. Iadarola to comment on the sewer capacity and infrastructure changes necessary for this approval. Mr. Iadarola stated there is an Engineering Process that the petitioner would be required to adhere to in order to move forward with the development. This process would include an in-depth study of the pipe capacity and making any required upgrades including piping and pump stations to insure downstream capacity. He stated that the treatment facility has sufficient capacity. Finally he acknowledged that the improvements would give the opportunity to other residents to tie-in to city sewer if they chose to.

Chairman Knapp asked the Petitioner to describe the development. Attorney Jaber stated that it is 97 acres that Mr. Salame has owned for approximately 37 years. Half of the property would be developed in cluster style and half would remain as open space. Cluster development has smaller lots and thus necessitates the need for city sewer rather than septic. He noted that the engineering work required to determine downstream capacity is significant, and they are looking for approval before they incur the expense of obtaining these engineering plans. Those present discussed of the process and what would happen if the engineering study revealed that infrastructure costs were too great. Mr. Iadarola noted that it would be similar to an assessment project when the residents determine that the cost is too high and do not approve the project. Further discussion regarding engineering, costs and capacity took place.

Chairman Knapp asked for clarification on the open space requirements. Mr. Pinter stated that the open space is a requirement of the cluster development; it complies with the City's Plan for Conservation and Development, and it would be held as open space in perpetuity. Additional discussion about cluster development ensued.

Mr. Iadarola reviewed for the committee a letter from City Engineer, Farid Khouri, P.E. dated 16-June-2014, which outlines the process for expanding the sewer infrastructure. He made note of the Appendix A attached to the letter with additional requirements. He noted that these have been discussed with the petitioner and must be met if the City Council approves the request. A discussion of the current system and the required improvements took place.

Mr. Saadi stated that the number of units complies with current Zoning Regulations, the open space is a legal land use requirement so the question before the committee is to determine sewer versus septic for the development. He asked if this would be considered radical development. Mr. Iadarola stated that it would not be considered radical development. A discussion of the cost ensued, including the cost for residents not in the development that might tie-in to the sewer given the new lines. Mr. Iadarola noted that the cost for these residents would be much less as the developer would incur all of the infrastructure costs.

A brief discussion regarding the approval process and making recommendations to the City Council took place.

**Councilman DiGilio made a motion to recommend to the City Council the approval of the request subject to meeting all the Engineering Department requirements outlined in the report of 16-June-2014 and all the stipulations of the Planning Commission Report dated 16-June-2014. Councilman Saadi seconded the motion.**

A brief discussion took place about the motion and a friendly amendment was made. The final motion read as follows:

**To recommend to the City Council the approval of the request subject to meeting all the Engineering Department requirements outlined in the report of 16-June-2014 and all the stipulations of the Planning Commission Report dated 16-June-2014 and absent any negative impact on the City's utilities system. Councilman DiGilio accepted the amendment. Vote, all in favor, motion unanimously approved.**

There being no further business before the committee, Councilman Saadi moved to adjourn. Councilman DiGilio seconded the motion. Vote, all in favor, motion unanimously approved. The meeting adjourned at 6:55pm.

Respectfully Submitted,

Jack Knapp, Committee Chairman

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Vinny DiGilio

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Tom Saadi

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