



Water System Advisory Committee Meeting

April 13, 2021 @ 5:30 pm

Virtual over Zoom

MEMBERS PRESENT:

Meg Reich, Willimantic River Alliance, Vice Chair
Stanley Nolan, UCONN
Art Hall, Coventry
Quentin Kessel, Mansfield Conservation Commission
Rob Miller, Eastern Highlands Health District
Greg Padick, Joshua's Trust
Lane Watson, Mansfield Economic Development Commission
Gene Koss, Tolland Water Commission
Tim Malone, Capitol Region Council of Governments

ADDITIONAL STAFF IN ATTENDANCE:

Linda Painter, Mansfield Planning Department; Robert Corbett and Katie Milardo, UCONN, and Brant Buhler, Gerald McDermott, Dan Meaney, Craig Patla, and Maureen Westbrook, Connecticut Water.

GUESTS IN ATTENDANCE:

Michael Turgeon, Windham Water Works; Richard Swart, Windham Water Commission; Thomas P. Cody, Robinson & Cole; Geoffrey Fitzgerald, Bohler Engineering; Mohamed A. Mohsen, Niles Bolton Associates; Amanda Wallis, Capstone Collegiate Communities, LLC, and David Fresk, J.E. Shepard.

Call to Order:

The meeting was called to order by Acting Chairman Reich at 5:35 pm.

Messrs. Turgeon and Swart stated they were attending the meeting as observers from the Windham Water Works and Windham Water Commission, respectively. They noted that Windham's appointed member, Diana Perkins, is no longer with the Windham Water Commission.

Election of Chair:

Ms. Reich reminded the WSAC, per the governing documents of the Committee, the chair position is to be filled by a representative from the Town of Mansfield. Ms. Painter stated that she had spoken with the Mansfield's two representatives and suggested that the election of a new chair be deferred to a future meeting. Ms. Reich agreed to act as Chair until such time as the Town appoints its full slate and a chairman can be selected in accordance with the bylaws.

Approval of Minutes:

The January 8, 2020 Special Meeting minutes were approved as drafted.

Review of the Committee's Role and Responsibilities

Acting Chair Reich noted that the last meeting of the WSAC was in January 2020 and asked that the role and responsibilities of the Committee be reviewed. The information was shared onscreen and discussed by Ms. Reich and Ms. Westbrook.

Referral of Special Permit Application of Capstone Collegiate Communities and the J.E. Shepard Company for a 358-unit development located between CVS and Key Bank on Middle Turnpike (Route 44)

It was noted that this project was referred to the WSAC because it is a project that requires approval from a local land use commission.

Appearing on behalf of the applicants were Thomas P. Cody, Robinson & Cole; Geoffrey Fitzgerald, Bohler Engineering, and Mohamed Mohsen, Niles Bolton and Associates.

The proposal includes 358 units total, 674 bedrooms – with 10 new buildings. The team representing the applicants explained that a conservative estimate of the daily water usage is 54,000 gallons per day. With respect to water conservation measures and uses:

- Water efficient plumbing fixtures
 - 1.8 gallons per minute for all showerheads
 - 1.5 gallons per minute for all bathroom fixtures
- Installation of Energy Star rated appliances
- Irrigation system equipped with sensors and timers
- Irrigation system would possible be supplied by irrigation-only on-site well

It was asked if rain harvesting via rooftop gutters and underground rainfall storage could be used for irrigation. Representatives of the project said that was possible and that it would be given further consideration.

After questions from the Committee members there was confidence that water conservation measures under the purview of the committee were being considered in the project. There was discussion among the committee members and additional staff in attendance regarding aspects of the EIE and OPM's approval, interpretations of the diversion permit and the respective agreements between Connecticut Water and the Town of Mansfield and UCONN.

Following discussion G. Padick made the follow motion that was seconded by Mr. Watson:

That the Water System Advisory Committee refers the Special Permit Application of Capstone Collegiate Communities and the J.E. Shepard Company for a 358-unit development located between CVS and Key Bank on Middle Turnpike (Route 44) to the Mansfield Planning and Zoning Commission with an affirmative recommendation.

Acting Chair Reich polled the voting members and the motion passed by a vote of 5 in favor, 2 opposed, and 2 abstentions. Messrs. Turgeon and Swart did not vote on the motion as they had not officially been appointed members of the WSAC.

Connecticut Water 2021 Rate Case Filing:

Ms. Westbrook reviewed Connecticut Water's 2021 rate case filing with the Committee. She noted the overall impact on customers, outlined the rate application approval process, mentioned that there has been discussion in the proceeding about whether the rates under the existing agreements support the investments made in the pipeline, and noted that PURA was scheduled to issue a decision on the application on July 21, 2021.

Related Activities in Member Communities/Organizations:

There were no major activities reported by commitment members.

Future Meeting Dates and Locations:

Members agreed to hold special virtual meetings, as needed, during the COVID-19 pandemic. In person meetings would resume when it was safe to do so.

Other Business:

Ms. Painter indicated they are expecting some applications to be filed in near future which may require a special meeting of the WSAC to meet the commission(s)' timelines for approval. Notice will be provided to committee members if that is necessary.

Public Comment: None.

Adjournment: The meeting adjourned at 7:40 pm.