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Or dial in: (929) 205 6099

Meeting ID: 869 6647 9693

Passcode: 166811

TOWN OF GRANBY – Water Pollution Control Authority
Special Meeting Agenda
Monday, July 7, 2025 – 6:45 p.m.
Town Hall Community Meeting Room

1. Minutes

1.I. Approval Of WPCA Special Meeting Minutes - October 21, 2024

Documents:

[1.I WPCA 10212025 MINUTES.PDF](#)

1.II. Approval Of WPCA Public Hearing Minutes - May 5, 2025

Documents:

[1.II WPCA 05052025 MINUTES.PDF](#)

2. New Business

2.I. Sewer Allocation Approval - 14 Mill Pond

Documents:

[2.I WPCA SEWER ALLOCATION APPROVAL 14 MILL POND.PDF](#)

3. Public Comment

4. Adjournment

**TOWN OF GRANBY
GRANBY WATER POLLUTION
CONTROL AUTHORITY
SPECIAL MEETING**

Minutes

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October 21, 2024

Members Present: First Selectman Mark H. Fiorentino
 Selectman Frederick A. Moffa
 Selectman Mark C. Neumann
 Selectman Margaret Q. Chapple

Members Absent: Selectman Kelly O. Rome

Others Present: Mike Walsh, Town Manager
 Scott A. Nolan, Town Clerk

I. CALL TO ORDER

The Hon. Mark H. Fiorentino, First Selectman called the special meeting of the Granby Water Pollution Control Authority (GWPCA) to order at 8:55 p.m. in the Town Hall Meeting Room 15 North Granby Road, Granby, CT 06035.

II. APPROVAL OF APRIL 22, 2024 PUBLIC HEARING MINUTES

Selectman Mark C. Neumann made a motion for the adoption of the following resolution:

BE IT RESOLVED, that the Granby Water Pollution Control Authority hereby approves the minutes of the WPCA Public Hearing Meeting of April 22, 2024.

The motion was seconded by Selectman Margaret Q. Chapple which passed by a unanimous voice vote (4/0/0) **MOTION CARRIES**.

II. APPROVAL OF THE APRIL 22, 2024 SPECIAL MEETING MINTUES

Selectman Mark C. Neumann made a motion for the adoption of the following resolution:

BE IT RESOLVED, that the Granby Water Pollution Control Authority hereby approves the minutes of the WPCA Meeting of April 22, 2024.

The motion was seconded by Selectman Frederick A. Moffa which passed by a unanimous voice vote (4/0/0) **MOTION CARRIES**.

**III. CONSIDERATION OF SEWER ALLOCATION REQUEST FOR 254 AND 256
SALMON BROOK STREET**

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**TOWN OF GRANBY
GRANBY WATER POLLUTION
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October 21, 2024

First Selectman Mark H. Fiorentino informed members of the Water Pollution Control Authority that at the Planning and Zoning Commission's meeting on October 8, 2024, and that the Commission approved a restaurant (coffee shop) at 256 Salmon Brook Street and a professional office at 254 Salmon Brook Street. First Selectman Mark H. Fiorentino further explained that the coffee shop will be located in what was previously a print shop and the professional office will be located in what was the detached garage and that there is no proposed change to the residential use in the existing single-family house on 254 Salmon Brook Street. First Selectman Mark H. Fiorentino indicated that the applicant is proposed to connect both the coffee shop and the professional office to the sanitary sewer system and that an allocation of 1,955 gallons per day has been requested for the professional office at 254 Salmon Brook Street. First Selectman Mark H. Fiorentino also noted that under the agreement with the Town of Simsbury, the Town of Granby has a total daily flow of 353,280 gallons per day; 263, 165 gallons per day have been allocated so far, which leaves 90,115 gallons per day. First Selectman Mark H. Fiorentino explained that if this allocation is approved, 88,000 gallons per day would remain to allow for future connections and that the Town Engineer reviewed the sewer allocation request and determined the allocation request is sufficient for the development and furthermore, there is capacity to accommodate the request.

Selectman Margaret Q. Chapple noted that she was recusing herself from this matter as there may be a potential conflict of interest.

Selectman Mark C. Neumann made a motion for the adoption of the following resolution:

BE IT RESOLVED, that the Granby Water Pollution Control Authority (GWPCA) approves an allocation of 1,955 gallons per day for 256 Salmon Brook Street and 160 gallons per day for 254 Salmon Brook Street.

The motion was seconded by Selectman Frederick A. Moffa which passed by a voice vote of 3 ayes (First Selectman Fiorentino, Selectmen Neumann, and Moffa) 0 nays, and 1 abstention (Selectman Chapple). **MOTION CARRIES.**

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**TOWN OF GRANBY
GRANBY WATER POLLUTION
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SPECIAL MEETING**

Minutes

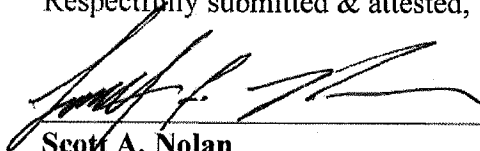
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October 21, 2024

IV. ADJOURNMENT

There being no more business to come before the meeting, Selectman Frederick A. Moffa made a motion to adjourn the Special Meeting of the Granby Water Pollution Control Authority at 8:58 p.m., which was seconded by Selectman Margaret Q. Chapple and passed by a unanimous voice vote. (4/0/0) **MOTION CARRIES.**

Respectfully submitted & attested,



Scott A. Nolan
Town Clerk

Received for Record October 22, 2024, at 10:43 AM
By SCOTT A. NOLAN, Town Clerk

TOWN OF GRANBY
GRANBY WATER POLLUTION CONTROL AUTHORITY

PUBLIC HEARING
MINUTES
May 5, 2025

RECEIVED
TOWN CLERK
MAY 12 2025

PRESENT: Mark H. Fiorentino, First Selectman; Mark C. Neumann, Vice-Chairman; Margaret Q. Chapple, Frederick A. Moffa, Kelly O. Rome (Remote Via Zoom).

ABSENT:

ALSO PRESENT: Mike Walsh, Town Manager, Jen Espinal, Town Clerk.

At 6:47 p.m. First Selectman Mark Fiorentino called to order the Granby Water Pollution Control Authority Public Hearing for the Town of Granby, in the Town Hall Meeting Room.

PROCEDURE OF PUBLIC HEARING

Pursuant to the Town of Granby Charter Sec. 11-2 and CGS, Town Meetings shall be called by the Board of Selectmen by the terms of this Charter and in the manner provided by the General Statutes.

PURPOSE

The purpose of the Public Hearing is to consider setting the annual rates for sewer charges for members of the community who are served by the sewer system. The meeting requires special notice, which have been reviewed.

1. CALL TO ORDER

First Selectman Mark Fiorentino requested a motion to waive the Legal Call to read the Legal Notice, which was properly noticed in the newspaper on April 25th.

ON A MOTION by F. Moffa, seconded by M. Neumann, the Board voted (5-0-0) to waive the Legal Call to read the full Legal Notice.

2. PUBLIC SESSION

No written comments were received, and no other public comments were given.

Selectman, K. Rome asked how the Granby rates compared to Simsbury rates.

Town Manager, Mike Walsh, answered that Simsbury rates are lower than Granby. All towns are not created equal due to infrastructure, based on population size, the portion of sewage Simsbury treats for Granby, based on how debt is issued, when the debt is issued, and how much debt is issued, and the portions going to Simsbury operations, versus Granby operations, in this case, Simsbury is lower. Granby has a healthy fund balance, and the special fund must go to the expansion of the sewer system. A study was conducted using ARPA funds, to review rules and regulations on how to implement fees. There are two more stations 280, and then Granby is out of capacity. All towns are not created equally, and Simsbury treats Granby sewage, and the rates charge are to support the system in Granby.

Funds can be used for other things like upgrade and maintenance, towards sewer usage.

3. PROPOSED MOTION/RESOLUTION

Selectman, M. Chapple read the Resolution as follows:

Be it resolved, that the Granby Water Pollution Control Authority (GWPCA) approves setting the 2025-2026 sewer rates for residential users at the minimum of \$257 per unit up to 60,000 gallons per year and for the commercial/industrials users at a minimum of \$360 per unit up to 110,000 gallons per year.


For all gallon usage (residential and commercial/industrials) above the minimum, \$.0065 per gallon will be charged. For unmetered residential properties, a 50% surcharge will be applied, which is \$385.50 per unit. All commercial properties must have a water or sewer meter, or a use analysis performed by the Town's engineer.

ON A MOTION by M. Chapple, seconded by M. Neumann, the Board voted (5-0-0) to approve the Resolution to adopt setting the Granby Water Pollution Control Authority (GWPCA) 2025-2026 sewer rates.

4. ADJOURNMENT

ON A MOTION by F. Moffa, seconded by M. Neumann the Board voted (5-0-0) to adjourn the Public Hearing for setting the Granby Water Pollution Control Authority (GWPCA) 2025-2026 sewer rates at 6:56 p.m.

Respectfully submitted & attested,



Jen Espinal
Town Clerk

Received for Record May 9, 2025, at 12:04 PM
By JEN ESPINAL, Town Clerk



TOWN OF GRANBY

MEMORANDUM

DATE: July 7, 2025

TO: Granby Water Pollution Control Authority

FROM: Abby Kenyon, Director of Community Development

REGARDING: Consideration of Sewer Allocation for 14 Mill Pond Drive

Background

On June 24, 2025 the Planning and Zoning Commission approved the construction of an approximately 4,950 square foot commercial building. This building will be divided into three units, each with an office area and associated storage. One of the units will be utilized by the property owner who also currently has a business on the adjacent property 18 Mill Pond Drive, and operates a lawn and garden business from it. The other two units will be occupied by similar uses.

The property owner has requested that the building be connected to the sewer system. The owner's engineer estimated there would be 495 gallons per day discharged into the sewer system. The Town Engineer reviewed the request and has determined the allocation request is sufficient for the project and furthermore, there is capacity to accommodate the requested allocation.

Under our agreement with the Town of Simsbury, the Town of Granby currently has an allocation of 353,280 gallons per day; 263,165 gallons per day have been allocated so far. If this allocation is approved, 89,620 gallons per day would remain.

If the WPCA is in agreement, approval of the sewer allocation for 14 Mill Pond Drive is requested.

Proposed Motion

Move to approve a sewer allocation of 495 gallons per day for 14 Mill Pond Drive.



Alford Associates, Inc.

■ WILSON M. ALFORD, JR., P.E. & L.S.

■ CHRISTIAN L. ALFORD, P.E. & L.S.

ENGINEERS ■ SURVEYORS ■ PLANNERS

200 PIGEON HILL ROAD ■ P.O. BOX 484 ■ WINDSOR ■ CT 06095 ■ PHONE (860) 688-7288 ■ FAX (860) 688-3485 ■ skipalford@snet.net

June 4, 2025

Kevin Clark, PEL
Town Engineer
Town of Granby
15 North Granby Road
Granby, CT 06035

Re: 14 Mill Pond Road
Granby, CT

Dear Kevin:

We are proposing a new building at 14 Mill Pond Road. The facility will have 1250 Sq. Ft. of Retail and 3,750 Sq. Ft. of Retail storage. I have attached a copy of the parking analysis showing proposed uses.

Based on the design flow of 0.1 Gallons per Day per Sq. Ft. for Retail Building from Table 4 of the Public health Code, there would be an estimated flow of 495 GPD (4,950 Sq. Ft. at 0.1 GPD per Sq. Ft.)

I am requesting a letter acknowledging that the town sewer system can handle the additional 495 GPD flow.

Thank you.

Skip.

Wilson M Alford, Jr. PE & LS

**Kevin Clark, PEL
Town Engineer
Town of Granby
15 North Granby Road
Granby, CT 06035**

**(860) 844-5318
Cell: (860) 559-1902
townengineer@granby-ct.gov**

Date: June 17, 2025

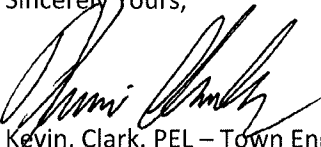
Wilson M. Alford PE, LS
200 Pigeon Hill Road
P.O. Box 484
Windsor, CT 06095

Re: Sanitary Sewer Allocation
14 Mill Pond Road
Granby, CT

Dear Mr. Alford,

We have reviewed the information dated June 4, 2025, regarding the proposed sanitary sewer flows for this project. Based on that information, there is sufficient capacity in the existing sanitary sewer system for the proposed development as shown on the plan entitled, "Proposed Commercial Facility, 14 Mill Pond Drive, Granby Connecticut, 06035, Revised 4 June 2025."

Sincerely Yours,



Kevin, Clark. PEL – Town Engineer

By: email

Cc: Abigail Kenyon – Community Development Director