

**BUREAU OF PUBLIC WORKS**  
**The Metropolitan District**  
555 Main Street, Hartford  
Wednesday, February 25, 2015

**Present:** Commissioners Luis Caban, Donald Currey, Allen Hoffman, Joseph Kronen, Albert F. Reichin, Raymond Sweezy, Alvin E. Taylor, Richard W. Vicino and District Chairman William A. DiBella (9)

**Absent:** Commissioners Andrew Adil, Janice Flemming, William Horan, Joseph Klett, Maureen Magnan, Alphonse Marotta, Thea Montanez, J. Lawrence Price, and Hector M. Rivera (8)

**Also**

**Present:** Scott W. Jellison, Deputy Chief Executive Officer, Engineering & Operations  
John M. Zinzarella, Deputy Chief Executive Officer, Business Services  
R. Bartley Halloran, District Counsel  
Christopher R. Stone, Assistant District Counsel  
Brendan Fox, Assistant District Counsel  
John S. Mirtle, District Clerk  
Susan Negrelli, Director of Engineering  
Gerald J. Lukowski, Director of Operations  
Kelly Shane, Director of Procurement  
Frank Dellaripa, Manager of Construction  
Michael Curley, Manager of Technical Services  
Cynthia A. Nadolny, Executive Assistant

**CALL TO ORDER**

Chairman Vicino called the meeting to order at 5:50PM

**PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS**

No one from the public appeared to be heard.

**APPROVAL OF MEETING MINUTES**

***On motion made by Commissioner Sweezy and duly seconded, the meeting minutes of January 15, 2015 were approved. Commissioners Caban and Reichin abstained.***

**FILLEY PARK, BLOOMFIELD ENCROACHMENT AGREEMENT**

To: Bureau of Public Works for consideration on February 25, 2015

The Town of Bloomfield has requested permission from the Metropolitan District to permanently encroach upon an existing 20-foot right-of-way located in Filley Park west of Tunxis Avenue, Bloomfield.

The sanitary easement across the parcel was conveyed to the Metropolitan District by the Town of Bloomfield in June 1961 in conjunction with the construction of the Bloomfield Trunk Sewer, and is recorded in the Town of Bloomfield land records: Volume 97 Page 61.

The purpose of this encroachment is to allow for the construction of stairs in encroachment area #1, a brick paver plaza and seating wall in area #2, a storm manhole in area #3, and light poles in areas #4 and #5. These encroachments are part of the first phase of an over \$3 Million improvement plan for Filley Park.

MDC staff has concluded that the encroachment is minimal and that there will be no detriment to the sewer infrastructure as a result.

The Town of Bloomfield has agreed to the following conditions in order to satisfy the District's concerns for protection of the existing 24-inch concrete sanitary sewer located within the subject parcel and our accessibility along the length of the Metropolitan District's rights-of-way:

1. Care must be taken during construction not to disturb the existing trunk sewer main. All heavy construction equipment must be located outside of the limits of the right-of-way. Any earth moving equipment that will be utilized on the site over and adjacent to the trunk sewer main shall be reviewed and approved by District staff prior to mobilization to the site.
2. No additional permanent structures and related foundations, other than the proposed brick paver plaza, stairs, storm manhole, and two light poles shall be located within the District's right-of-way.
3. The Metropolitan District shall not be held liable for any damage caused to any permanent structure listed above located within and adjacent to the right-of-way or other permanent structures immediately adjacent to the District's right-of-way in the event of any ~~emergency~~ sewer repair. The Metropolitan District will make every effort feasible to minimize damage to the utilities and adjacent permanent structures; however, the cost for restoration of the other utilities and permanent structures located within or adjacent to the District's right-of-way damaged by any ~~emergency~~ sewer repair shall be the responsibility of the Town.
4. The District reserves the right to remove pavement or structures within the rights-of-way at any time, if so required, for maintenance or repair of the existing sewer main.

The Town shall bear any incidental repair costs to pavement and/or structures within the right-of-way.

5. An MDC inspector must be on the job site whenever work is being performed within the right-of-way, at the expense of the Town. The construction shall conform to District standards and 48-hours advance notice must be given to the District prior to any construction within the right-of-way.
6. The Town will perform a CCTV inspection, witnessed by an MDC inspector, of the sanitary trunk sewer in the area of the construction prior to mobilizing to the site, and upon completion of the restoration of the excavated area. The videos will be delivered to the District for the purposes of assessing the existing and post activity condition of the trunk sewer.

Staff has reviewed this request and considers it feasible.

A formal encroachment agreement shall be executed between the Town of Bloomfield and The Metropolitan District, consistent with current practice involving similar requests.

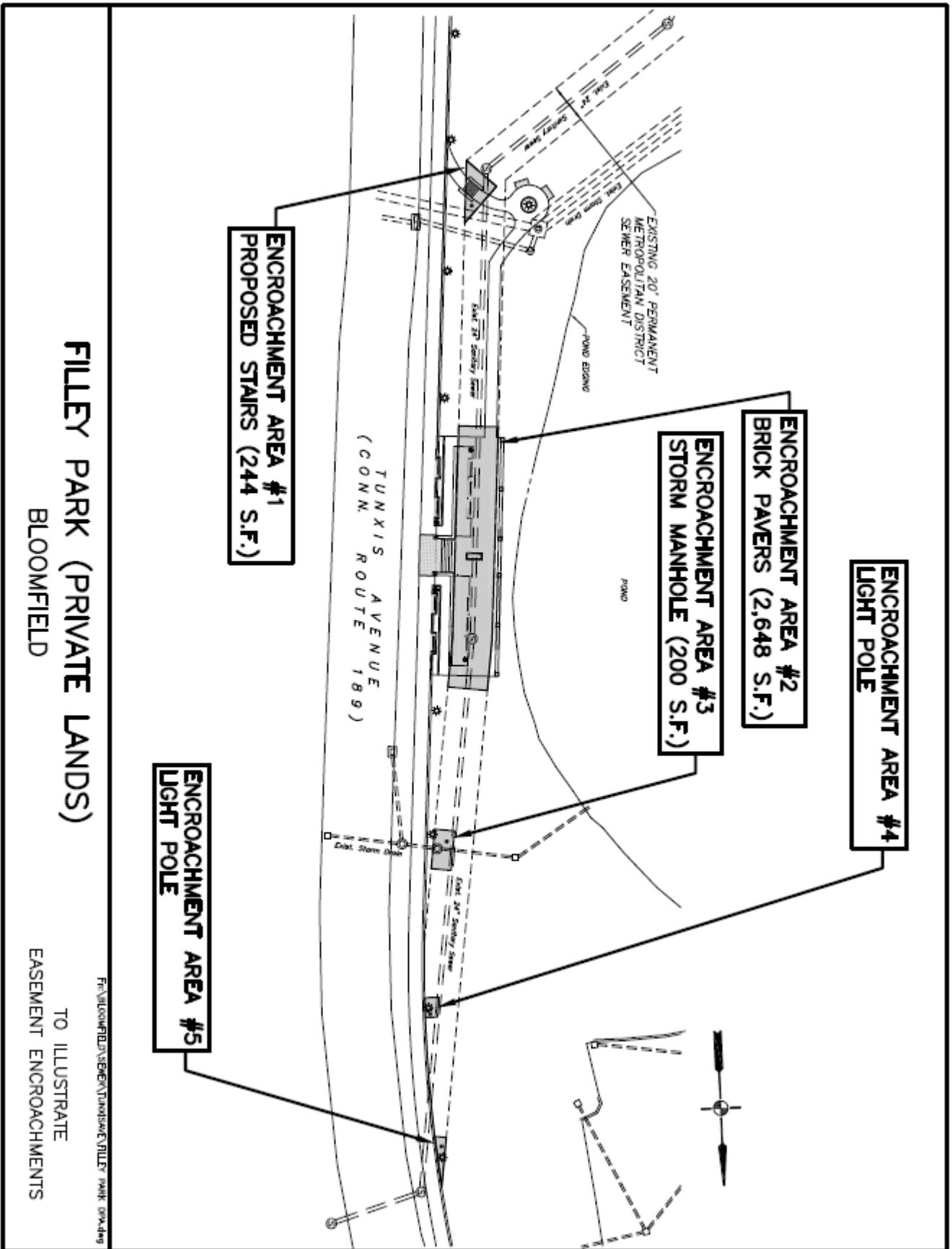
It is RECOMMENDED that it be

VOTED: That the Bureau of Public Works recommends to the District Board passage of the following resolution:

RESOLVED: That the Chairman or Vice Chairman of the District Board be authorized to execute an agreement, subject to approval of form and content by District Counsel, granting permission to the Town of Bloomfield to encroach upon an existing 20-foot wide sanitary sewer right-of-way west of Tunxis Avenue, Bloomfield, providing that the District shall not be held liable for any cost of damage of any kind in the following years as a result of the encroachment.

Respectfully submitted,

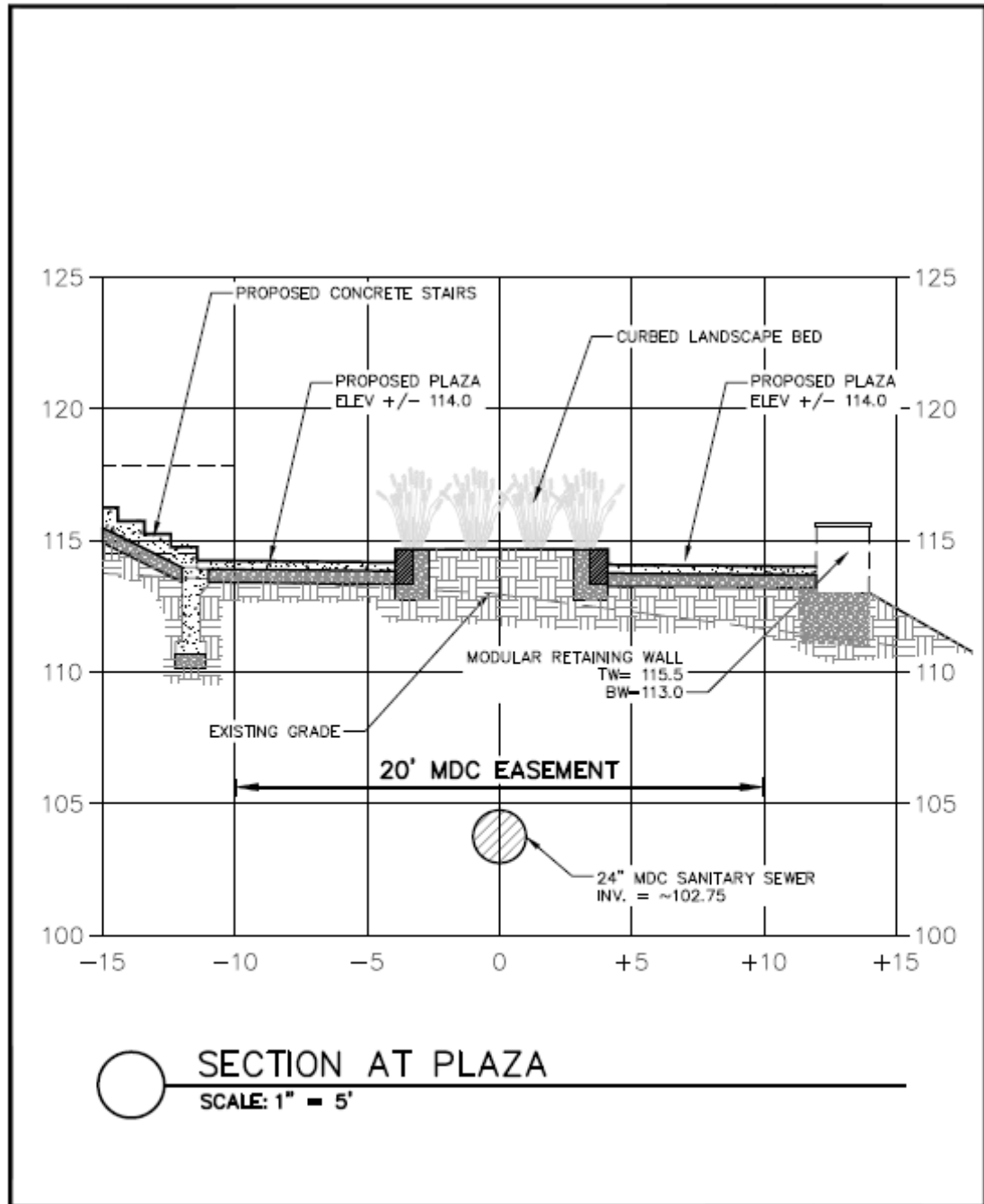
Scott W. Jellison  
Chief Executive Officer



**FILLEY PARK (PRIVATE LANDS)**  
BLOOMFIELD

TO ILLUSTRATE  
EASEMENT ENCROACHMENTS

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SCALE:	
HORIZ: 1" = 5'	
VERT:	
DATUM:	
HORIZ:	
VERT:	
GRAPHIC SCALE	

**FUSS & O'NEILL**  
146 HARTFORD ROAD  
MANCHESTER, CONNECTICUT 06040  
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www.foss.com

TOWN OF BLOOMFIELD  
REVISED:  
MDC REQUESTED SECTION  
FILLEY PARK RESTORATION - PHASE 1  
STREESCAPE PROJECT  
BLOOMFIELD CONNECTICUT

PROJ. No.: 0197035.A60  
DATE: 01/23/2015  
**FIG. 1.2**

***Commissioner Currey made a motion to amend the report preceding the Filley Park Encroachment Agreement resolution which was duly seconded. The amendments to the report are reflected above and shall be incorporated into the encroachment agreement executed between the Town of Bloomfield and The District.***

***On motion made by Commissioner Sweezy and duly seconded, the report, as amended, was received and the resolution was adopted by majority vote of those present.***

***Commissioner Reichin abstained.***

***Commissioner Vicino consolidated agenda items #5a "Abandonment of Storm Sewer and Release of Right-of-way for Hartford Group at Fraser Place in Hartford" and #5b "Encroachment for Hartford Group at Fraser Place in Hartford" without objection.***

**HLA, LLC- 46 FRASER PLACE, HARTFORD**  
**ABANDONMENT OF STORM SEWER AND RELEASE OF RIGHT-OF-WAY**

To: Bureau of Public Works for consideration on February 25, 2015

On January 28, 2015, the District received a letter from Mr. Charles Croce of Tighe & Bond, Inc., on behalf of HLA LLC, requesting that the Metropolitan District abandon a portion of existing storm sewer in private lands north of Fraser Place and east of Garden Street, Hartford, and to release a portion of the existing storm sewer easement within the property owned by HLA, LLC known as parcel 222 274 013, as shown on the accompanying map. The purpose of this request is to accommodate demolition of the existing buildings and infrastructure on the site in preparation of construction of a new surface parking lot.

The existing 20' sewer easement was acquired by The Metropolitan District in September 1969, as filed in the City of Hartford land records Volume 1239, Pages 271-272.

From an engineering standpoint, the abandonment of the existing section of storm sewer and release of a portion of the right-of-way will not have a negative impact on the storm water collection system, and no hardship or detriment would be imposed on others. Once approved, the existing 12-inch tile pipe will be removed and a new 24" PVC storm sewer will be constructed within Fraser Place through the Developer's Permit Agreement process.

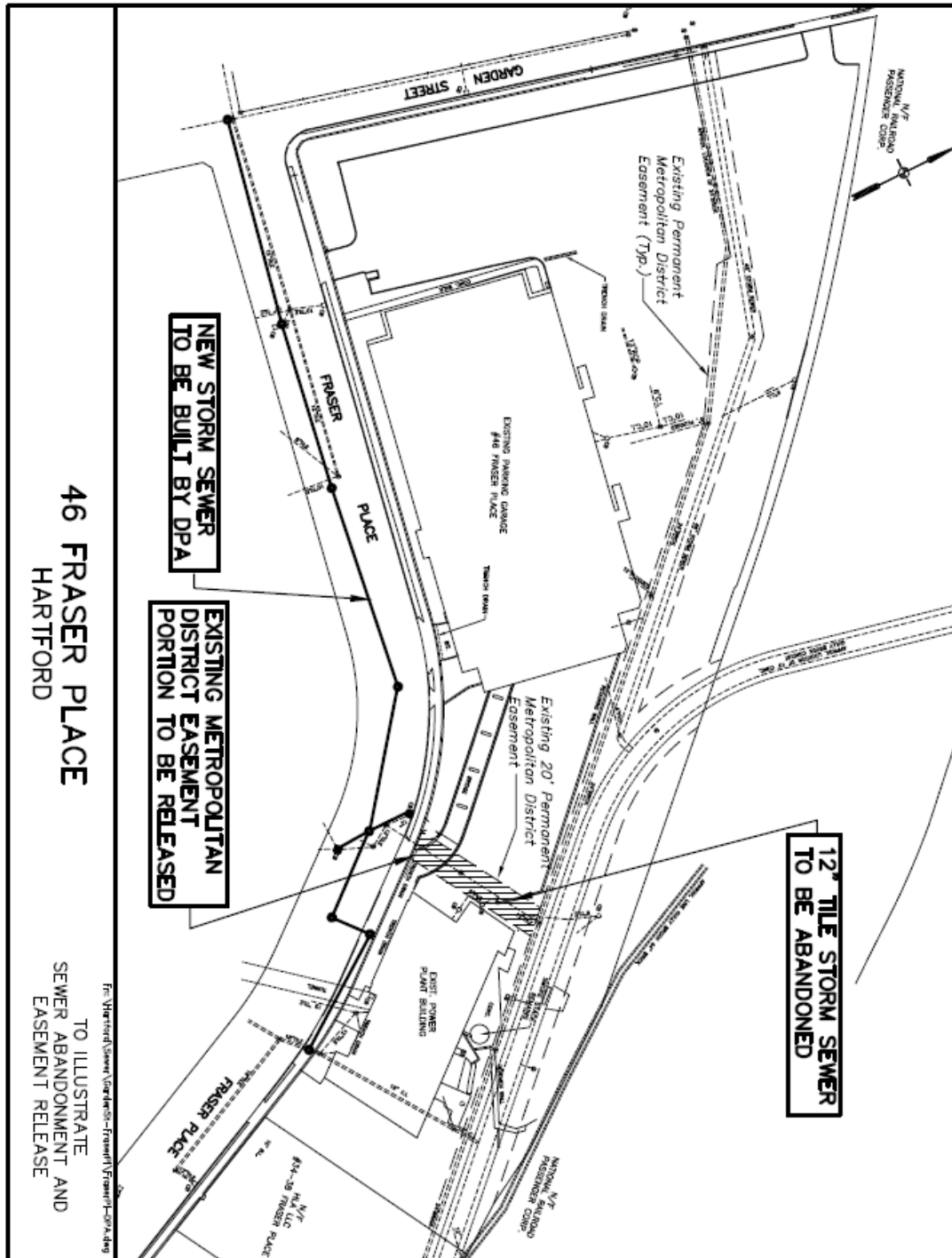
It is therefore recommended that it be

Voted: That the Bureau of Public Works recommends to the District Board passage of the following resolution:

Resolved: That the Chairman or Vice Chairman of the District Board be authorized to execute the abandonment of a portion of the existing storm sewer and release of a portion of the existing storm sewer easement on property owned by HLA, LLC as shown on the accompanying map and as recorded in the City of Hartford land records: Volume 1239 Pages 271-272. The easement release shall be subject to approval by District Counsel as to form and content.

Respectfully submitted,

Scott W. Jellison  
Chief Executive Officer



**HLA, LLC-- 46 FRASER PLACE, HARTFORD  
ENCROACHMENT AGREEMENT**

To: Bureau of Public Works for consideration on February 25, 2015



On January 28, 2015, the District received a letter from Mr. Charles Croce of Tighe & Bond, Inc., on behalf of HLA, LLC, requesting permission from the Metropolitan District to permanently encroach upon an existing 30-foot sewer right-of-way across their property located at 46 Fraser Place, Hartford.

The sewer right-of-way across the parcel was conveyed to the Metropolitan District by the Connecticut Mutual Life Insurance Company in September 1969 for the construction, operation and maintenance of the Gully Brook Conduit, and is recorded in the City of Hartford land records: Volume 1239 Page 271.

The purpose of this encroachment is to allow cut and fill of the soil above the existing 10-foot reinforced concrete Gully Brook Conduit in conjunction with the construction of a surface parking lot within the right-of-way, as shown in the eight (8) areas on the accompanying map. Soil shall be excavated to a depth to allow for a minimum of 5-feet of cover over the 10-foot sewer conduit and fill to a maximum of two-feet with 7-feet of cover over the 10-foot sewer.

MDC staff has concluded that the encroachment will not be detrimental to the sewer infrastructure as a result.

HLA, LLC has agreed to the following conditions in order to satisfy the District's concerns for protection of the Gully Brook Conduit located within the subject parcel and accessibility along the length of the Metropolitan District's rights-of-way:

1. Care must be taken during construction not to disturb the existing sewer conduit. All heavy construction equipment must be located outside of the limits of the right-of-way when not in use. Any earth moving equipment that will be utilized on the site over and adjacent to the sewer main shall be reviewed and approved by District staff prior to mobilization to the site.
2. An MDC inspector must be on the job site, at the expense of HLA, LLC, whenever work is being performed within the right-of-way. The construction shall conform to District standards and 48-hours advance notice must be given to the District prior to any construction within the right-of-way.
3. HLA, LLC shall perform a CCTV inspection, witnessed by an MDC inspector, of the sewer conduit in the area of the construction prior to any excavation or filling over the sewer conduit, and upon completion of construction activities within the right-of-way. The videos will be delivered to the District for the purposes of assessing the existing and post activity condition of the sewer conduit.
4. In the event of a sewer emergency caused by the proposed construction, HLA, LLC shall provide, at their expense, an appropriately sized bypass pump.
5. HLA, LLC agrees that within the limits of the District's right-of-way, they will not construct nor cause to be constructed any buildings or other structures or use or

carry on any operation on the surface or subsurface of said right-of-way other than the activities noted herein.

Staff has reviewed this request and considers it feasible.

A formal encroachment agreement shall be executed between HLA, LLC and The Metropolitan District, consistent with current practice involving similar requests.

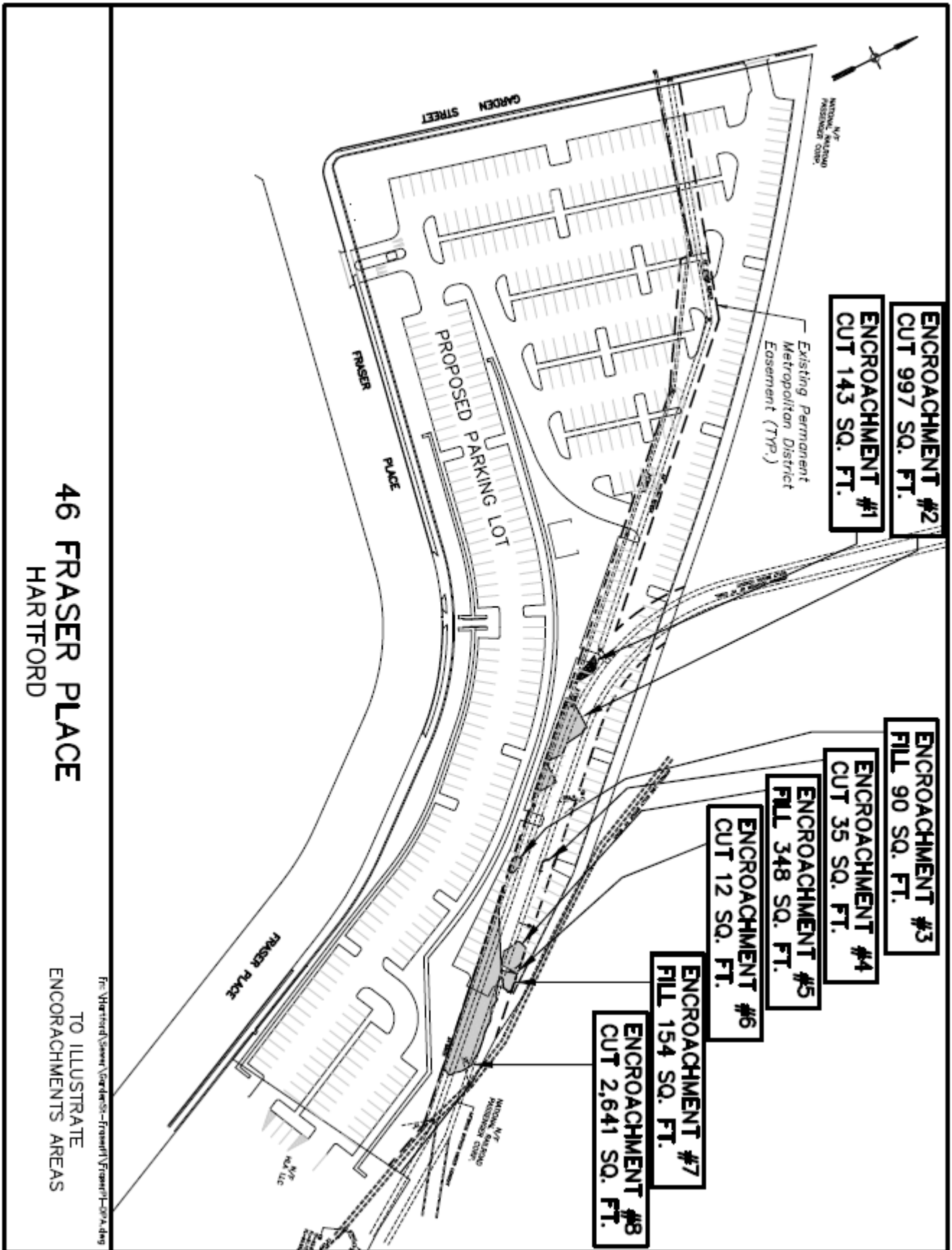
It is RECOMMENDED that it be

VOTED: That the Bureau of Public Works recommends to the District Board passage of the following resolution:

RESOLVED: That the Chairman or Vice Chairman of the District Board be authorized to execute an agreement, subject to approval of form and content by District Counsel, granting permission to HLA, LLC to permanently encroach upon an existing 30-foot wide sewer right-of-way north of Fraser Place and east of Garden Street, Hartford, for the purpose of cut and fill of soil, providing that the District shall not be held liable for any cost of damage of any kind in the following years as a result of the encroachment.

Respectfully submitted,

Scott W. Jellison  
Chief Executive Officer



**46 FRASER PLACE**  
**HARTFORD**

TO ILLUSTRATE  
ENCROACHMENTS AREAS

File: Hartford\35000\Gardens-46-Fraser\1\Fraser-46-07A.dwg

***On motion made by Commissioner Taylor and duly seconded the reports for consolidated agenda items #5a “Abandonment of Storm Sewer and Release of Right-of-way for Hartford Group at Fraser Place in Hartford” and #5b “Encroachment for Hartford Group at Fraser Place in Hartford” were received and the resolutions adopted by unanimous vote of those present. Commissioner Reichin abstained.***

**ACCEPTANCE OF SEWERS BUILT BY DEVELOPER’S PERMIT-AGREEMENT**

To: Bureau of Public Works for consideration on February 25, 2015

The sewers outlined in the following resolution have been constructed under Developer’s Permit-Agreement in accordance with the plans, specifications and standards of the District, and the Director of Engineering has certified to all of the foregoing.

It is therefore **RECOMMENDED** that, pursuant to Section S8g of the Sewer Ordinances re: “Acceptance of Developer’s Sewers,” it be

**Voted:** That the Bureau of Public Works recommends to the District Board passage of the following resolution:

**Resolved:** That, in accordance with Section S8g of the District Ordinances, the following is incorporated into the sewer system of The Metropolitan District as of the date of passage of this resolution:

<b><u>Sewers In</u></b>	<b><u>Built By</u></b>	<b><u>Completion Date</u></b>
Brookside Apartments in Rocky Hill (opposite 678 Brook St)  DVS RKH02	Butler Company	January 12, 2015
Newington Children’s Hospital in Hartford (Jefferson St., Seymour St. & Retreat Ave.)  DPAs #241-648& #241-656	Developer: Newington Children’s Hospital  Contractor: Manafort Brothers	November 18, 1999
A.E. Burr School in Hartford (Ledyard St & Meadow St.)  DVS0000874	Developer: Hartford Public Schools  Contractor: Northeast Contractors	December 6, 2006

Breakthrough Magnet School in Hartford (Brookfield St and private lands)  DVS 0000917 & DVS0000909	Developer: City of Hartford  Contractors: Pace Construction & SRC Construction	May 16, 2007
Sinnott Farms in Bloomfield (Sunset Drive, Ryehollow Drive, Quail Run Lane & Spice Bush Lane)  DVS0000463	Developer: Peter Stich Associates Inc.  Contractor: Simscroft Echo Farms	February 8, 2006

Respectfully submitted,

Scott Jellison  
 Chief Executive Officer

***On motion made by Commissioner Reichin and duly seconded, the report was received and the resolution adopted by unanimous vote of those present.***

***At 6:24p.m. Commissioner Reichin exited the meeting.***

**DISCUSSION RE: HEADQUARTERS' GARAGE CONSTRUCTION**

***Michael Curley, Manager of Technical Services, briefed the Bureau of Public Works on upcoming construction in The District Headquarters' garage.***

**DISCUSSION RE: LONG TERM CONTROL PLAN PUBLIC HEARING**

***Scott Jellison, CEO, briefed the Bureau of Public Works on the recent public hearing for the Long-Term Control Plan.***

**ADJOURNMENT**

The meeting was adjourned at 6:39 PM

ATTEST:

John S. Mirtle  
 District Clerk

\_\_\_\_\_ Date of Approval