

**BUREAU OF PUBLIC WORKS  
SPECIAL MEETING**

555 Main Street, Hartford  
Monday, May 16, 2022

**Present:** Commissioners Richard Bush, David Drake, Allen Hoffman, Bhupen Patel, Raymond Sweezy, Alvin Taylor, Calixto Torres, Richard W. Vicino and District Chairman William DiBella (9)

**Remote**

**Attendance:** Commissioners Donald Currey, James Healy and Maureen Magnan (3)

**Absent:** Commissioners Andrew Adil, John Avedisian, Byron Lester, Alphonse Marotta, Dominic Pane and James Woulfe (6)

**Also**

**Present:** Commissioner Pasquale Salemi  
Scott W. Jellison, Chief Executive Officer  
Christopher Stone, District Counsel  
John S. Mirtle, District Clerk  
Christopher Levesque, Chief Operating Officer  
Kelly Shane, Chief Administrative Officer  
Robert Barron, Chief Financial Officer / Director of Finance (Remote Attendance)  
Sue Negrelli, Director of Engineering  
Tom Tyler, Director of Facilities  
David Rutty, Director of Operations  
Jason Waterbury, Manager of Engineering Services  
Robert Schwarm, Director of Information Technology (Remote Attendance)  
Carrie Blando, Assistant to the Chief Operating Officer  
Victoria Escoriza, Executive Assistant  
Joseph Szerejko, Independent Consumer Advocate

**CALL TO ORDER**

The meeting was called to order by Chairman Richard Vicino at 4:00 PM

***Commissioner Bush entered the meeting at 4:03 PM***

**PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS**

Independent Consumer Advocate Joseph Szerejko speaking on behalf of property owners of Magnolia Street and Albany Avenue requested a more thorough investigation to determine that no sewer water entered the properties. He requested the following letter and PowerPoint presentation submitted by Upper Albany Main Street be included in the meeting minutes:

JOSEPH D. SZEREJKO  
INDEPENDENT CONSUMER ADVOCATE  
860.240.6186 DIRECT TELEPHONE  
860.240.5861 DIRECT FACSIMILE  
MDCCONSUMERADVOCATE@GMAIL.COM

May 16, 2022

VIA E-MAIL AND HAND DELIVERY

Richard W. Vicino, Chairman  
Bureau of Public Works  
The Metropolitan District Commission  
555 Main Street  
Hartford, Connecticut 06103  
[RVicino@themdc.com](mailto:RVicino@themdc.com)

RE: Bureau of Public Works ("BPW") Special Meeting (May 16, 2022) Agenda Item No. 5: June-September 2021 Wastewater Flooding Incident at Corner of Magnolia Street and Albany Avenue, Hartford, CT – 65 Magnolia St. and 677-681 Albany Ave. (Owner: Joan Facey); 687 Albany Ave. (Owner: North End Church of Christ)

Dear Chairman Vicino and Commissioners:

On behalf of the MDC customers who own, reside, or conduct religious services or business operations at the above-captioned properties, Joan Facey ("Ms. Facey") and the North End Church of Christ ("Church") (collectively, the "Customers"), the Independent Consumer Advocate ("ICA") submits this Letter to the MDC's Bureau of Public Works ("BPW") in connection with Item No. 5 on the Agenda for the BPW's May 16, 2022 Special Meeting.<sup>1</sup> This letter supplements Upper Albany Main Street, Inc.'s ("UAMS") March 3, 2022 letter (the "UAMS Letter") and it responds to CEO Jellison's April 19, 2022 letter (the "Claim Resolution Letter") sent to the Customers and CEO Jellison's April 22, 2022 e-mail to commissioners (the "April 2022 E-mail"), all of which are included in the Meeting Agenda materials.

As a preliminary matter, it bears emphasis that the MDC is a public entity that not only must provide water and sewer services to its constituent customers, but that also must protect the general welfare of the public that it serves. Indeed, MDC's Charter

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<sup>1</sup> Identified in the Meeting Agenda and Notice as "Discussion Re: Street Flooding at Magnolia St./Albany Ave. Hartford".

May 16, 2022  
Page 2

provision concerning the District's general powers provides in part that "[t]he exercise of the powers granted hereby *shall be in all respects for the benefit of the inhabitants of the district, for the increase of their commerce and for the promotion of their safety, health, welfare, convenience and prosperity...*" MDC Charter § 2-12b (p. 21)(emphasis added). The MDC also must protect the public's trust in how it conducts its operations, especially when it comes to dealing with environmentally hazardous materials such as untreated sewage and other wastewater.

Unfortunately, based on the factual conclusions stated in the Claim Resolution Letter and the April 2022 E-mail, the Customers currently do not trust that staff conducted an adequate factual investigation concerning the events detailed therein and in the UAMS Letter. More importantly, the Customers are not assured that MDC staff have investigated and cleaned up the wastewater and other damage that occurred at the subject properties: 59 Magnolia Street ("59 Magnolia"), 65 Magnolia Street/677-681 Albany Avenue ("the Facey Property" or "677-681 Albany"), and 687 Albany Avenue (the "Church Property" or "687 Albany").<sup>2</sup> Regardless, however, some crucial facts appear to be undisputed. MDC does not dispute that the sewer connection for 59 Magnolia was improperly cut and capped when the MDC's June 2, 2021 permit was issued because it cut off the still-active sewer connections for the Facey Property and the Church Property, both of which *shared* a connection to MDC's sewer system with 59 Magnolia by virtue of a 'Y'-branch house connection that traversed from Magnolia Street to the rear portions of the buildings at the Church Property and the Facey Property. Similarly, MDC acknowledges that as a result of this erroneous cutting and capping of 59 Magnolia's Y-branch connection, for *at least two months* between late June of 2021 to August of 2021—before Tropical Storms Fred and Ida hit Connecticut—untreated sewage from the Facey Property and Church Property was not being properly discharged into MDC's system but instead was collecting in various areas on or near the recently demolished house at 59 Magnolia. (See bottom of p. 2 of Claim Resolution Letter (noting that "sewage was still discharging into the excess capacity in the piping system and the old foundation")). Finally, MDC also does not appear to dispute that Ms. Facey and the Church both suffered wastewater damage in their buildings during the months that followed the issuance of the June 2021 permit for 59 Magnolia. In short, all parties appear to agree that: a Y-branch was improperly cut and capped for 59 Magnolia; as a result sewage and other wastewater was diverted away from MDC's treatment facilities and instead infiltrated and collected in the ground on and surrounding 59 Magnolia; and the buildings at the Facey Property and Church Property suffered flooding and other wastewater damage shortly thereafter.

The Claim Resolution Letter and the April 2022 E-Mail both take a myopic, all-or-nothing approach by suggesting that the *only* factor contributing to the flooding and property damage that occurred in the buildings at the Facey Property and Church

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<sup>2</sup> The properties are collectively referred to herein as the "Properties".

May 16, 2022

Page 3

Property was a combination of stormwater flooding from the street or excessive grease buildup and clogged rain leaders on Ms. Facey's building at 677-681 Albany. Putting aside the facts that the Customers dispute these conclusions and demand that MDC staff provide them with more detailed, written supporting evidence—preferably from an independent third party investigator—the more important point is that *even if* stormwater was a contributing factor, MDC's factual investigation to date does not appear to have conclusively ruled out the possibility that the improper June 2021 cutting and capping of the 59 Magnolia Y-branch sewer connection and resulting wastewater diversion that occurred on or near the Properties could *also* have been a contributing factor.<sup>3</sup> This is especially so given that the Customers recall smelling raw sewage around the Properties during the months of June 2021 to September 2021, they witnessed wet and soggy soil on the Properties during these months which suggested that it was not being properly drained, and they had to clean and pump water out of their basements for days following June of 2021. Indeed, if sewage was not going into MDC's pipes but instead was being diverted onto the Properties, any flooding caused by Tropical Storms Fred and Ida just caused the sewer water to go into the path of least resistance: into the foundations, buildings, and surrounding soil on the Properties. That being the case—and given that the Customers have furnished the MDC with evidence that at least raises the possibility that raw, *untreated sewer water* was being deposited *for months* into the ground on their properties and/or in their buildings, at a minimum MDC should assist the Customers with the following as soon as possible: (1) testing the ground and their buildings for sewage and other contaminants; (2) cleaning up the ground and buildings on the Properties and removing all sewage residue and other contaminants that may have been deposited there; (3) replacing any damaged or contaminated fixtures or equipment on the Properties; and (4) certifying that the Properties have been cleaned accordingly. This is not only what the demands of equity and environmental justice require, but it is what MDC should do in order to adhere to its statutory charge—as a *public* entity—of promoting the safety, health, and welfare of its customers. See MDC Charter § 2-12b (p. 21).

The way in which MDC staff conducted its factual investigation at the Properties after the Customers spoke at the public comment portion of MDC's recent March 7, 2022 and April 4, 2022 District Board Meetings also demands that the MDC assist the Customers with the environmental testing, cleanup, and remediation efforts as demanded in this letter. First, despite the fact that MDC Officers and other staff went out to begin investigating the Properties the day after the April 4, 2022 Board Meeting, the Independent Consumer Advocate was never notified by MDC staff that this was going to take place on that date and so he could not be present or monitor the investigation. Similarly, although the ICA was generally notified that MDC was conducting some investigation of the sewer connections at the Properties during March 2022, he was not

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<sup>3</sup> Of course, the Customers still also maintain that it is possible that the sewage diversion was the only contributing factor to the property damage they suffered.



May 16, 2022  
Page 4

given advance notice of dates on which these would occur and so he did not have opportunity to attend if needed.<sup>4</sup> This is troubling considering that the Customers indicated to the ICA that they did not feel as though they were adequately informed of what MDC staff and consultants were doing during these investigations. Further, the Customers stated to the ICA that the investigations seemed somewhat rushed and that MDC staff and its consultants appeared to jump to conclusions by determining that the flooding and other water damage that occurred at the Properties was *only* the result of street flooding or stormwater, and not a sewage incident. Finally, when the Claim Resolution Letter was presented to the Customers during a meeting that occurred between them and MDC Officers and staff on the morning of April 19, 2022, the ICA was only notified that this meeting was taking place a mere *couple of hours* beforehand, and so he could not attend due to a scheduling conflict. All of these circumstances require that a more thorough and independent investigation of how the water damage occurred at the Properties needs to be conducted.

As previously mentioned, the Customers also dispute many of the factual statements in the Claim Resolution Letter and the April 2022 E-mail, and it is anticipated that they will present their version of the facts at the Special Meeting. By way of example, however, the ICA feels compelled to highlight several of these factual disputes or material ambiguities, as relayed to him by the Customers.

- Despite the fact that the Claim Resolution Letter and April 2022 E-mail claim that the June 2, 2021 permit issued to CMC Enterprises LLC to cut and cap the sewer connection at 59 Magnolia Street contained a disclaimer, the copy of the permit and house connection drawings that the Customers received (attached hereto as Exhibit A) does not appear to have any such disclaimer. Additionally, although “JS” appears to have issued the June 2, 2021 permit, there is no indication that any follow-up inspections were performed by MDC staff afterwards.
- Contrary to the statements in the Claim Resolution Letter that “[t]he District never received any reports from any property owner or occupant of sewer backups into property resulting from the demolition,” the Customers do recall witnessing the stench of sewage and presence of drainage issues and flooding on the Properties during the summer months of 2021 following the 59 Magnolia demolition, and the Customers appear to have relayed these complaints to MDC staff at least as early as August of 2021. Moreover, Ms. Facey’s complaints about the incident were relayed via a letter (attached hereto as Exhibit B) that was prepared and sent to the Hartford Land Bank on or about September 2, 2021. In this letter, it was suggested that MDC should have conducted an investigation of the issue.

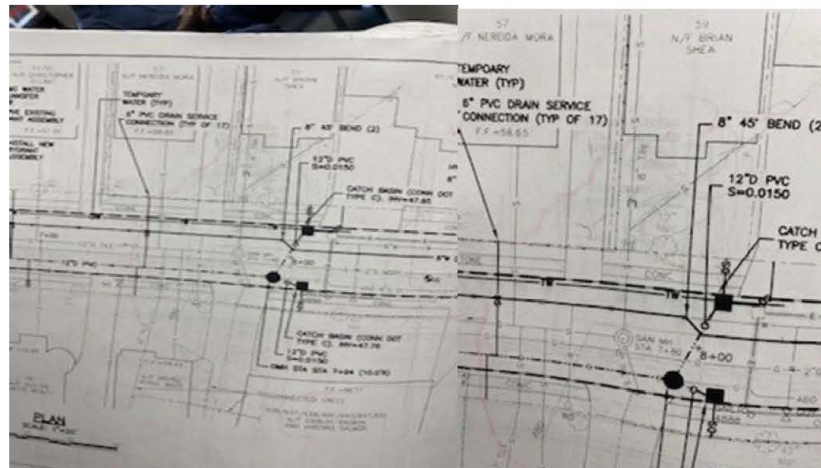
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<sup>4</sup> Also, query why the MDC staff did not conduct an investigation of the Properties in this manner when they became aware of the possibility of a wastewater incident back in 2021.

May 16, 2022  
Page 5

It was not until late October, however, that the sewer connections for the Properties were reestablished.

- The statement in the Claim Resolution Letter that on October 6, 2021 the MDC completed investigation of properties identified by Hartford DPW that flooded during Tropical Storm Fred (including the Facey Property and the Church Property) and that MDC's investigation determined that properties in this area experienced flooding due to street flooding, not sewer backups or surcharges, is not supported by any records, and considering that MDC staff still felt compelled to conduct its investigation of the issue on April 5, 2022 after the Customers again complained at the District Board meeting the day before, it begs the question as to how conclusive MDC's October 6, 2021 determination (if any) was.
- Contrary to the statements in the Claim Resolution Letter that: (1) the "image submitted to the District Board [on or about March 3, 2022] had been modified with super-imposed red lines over the sewer connection for 59 Magnolia and incorrectly extending it towards 677-681 & 687 Albany Avenue to make it appear as if the record showed a sewer connection to 677-681 & 687 Albany Avenue"; and (2) "[t]he actual record plan on file with the District only shows a connection to 59 Magnolia Street and does not show any sewer connection extending to 677-681 or 687 Albany Avenue", the following images are photographs taken of what appears to be a true and accurate copy of the subject Weston & Sampson plans, without any red lines superimposed thereon:



May 16, 2022  
Page 6

As these unaltered photographs show, there do in fact appear to be lines (albeit somewhat faint) showing that a Y-branch sewer connection may have extended from 59 Magnolia's sewer connection to the Facey Property and the Church Property. Upon information and belief, this is what the red, superimposed lines on the image provided in the UAMS Letter represent. Further, the 1917 Drain Layer's Permit No. 7805 and supporting drawings (attached as Exhibit D) corroborate the existence of records showing the Y-branch which were available to MDC at the time the June 2021 permit issued.

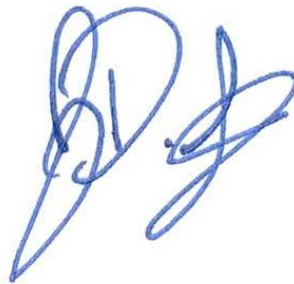
- Ms. Facey disputes the assertion in the Claim Resolution Letter that the old restaurant kitchen exhaust hood was venting grease onto the flat roof at the Facey Property. She is prepared to present evidence that the hood's design specifications do not support this.
- Contrary to the assertions in the Claim Resolution Letter and the April 2022 E-mail that there was no evidence of water in Ms. Facey's basement during the months in question in 2021, the photographs taken of the basements and grounds of the Facey Property and Church Property attached hereto as Exhibit C clearly show water damage and flooding had occurred during this time period. MDC has not presented any testing results or other evidence confirming that this water was *not* sewer water. Additionally, both Ellsworth Cross and Ms. Facey recall going into the basement of Ms. Facey's Property in or about early August of 2021, before Tropical Storm Fred or Ida occurred. When they did so, they saw and smelled sewer water on the floor—which they cleaned up, and they heard her sump pump humming indicating that it was stuck. After the sewer connections were reestablished in October of 2021, Mr. Cross, an engineer who used to work for MDC—again recalls going into Ms. Facey's basement and seeing more sewer water on the floor, which he and Ms. Facey pumped out again.
- Although the MDC staff's investigation of the water damage in the basement of the Church Property concluded that this damage resulted only from flooding caused by standing water and stormwater coming from the street, unlike the Facey Property, MDC did not make any finding or claim that rain leaders on the Church building were clogged. In addition to the photos of the water damage to the Church basement (see Ex. C photos of Church), Church representatives also are prepared to submit evidence that they recall the smell and sight of sewer water in the basement of that property and that they lost two refrigerators in the basement as a result of the water damage.

May 16, 2022

Page 7

These factual disputes and ambiguities, coupled with the chain of events and circumstances surrounding the MDC's investigation, require that the MDC *at least* assist the Customers in doing the following as soon as possible: (1) testing the buildings and soil on the Facey Property, Church Property, and 59 Magnolia for the presence of sewer water and other hazardous contaminants; (2) immediately removing all sewer water sediment, residue, and other contaminants from the Property; (3) cleaning and restoring the buildings and soil on the Properties to being safely habitable; and (4) providing certification that the Properties have been cleaned such that no sewer water residue remains. These minimum remedial measures demanded by the Customers are of utmost importance especially considering that people not only reside at the Properties, but they house a place of religious worship where numerous congregants gather and pray, a restaurant where people cook and eat food, and businesses where people shop. This is not to mention that children regularly play in the surrounding areas. The presence of raw sewage in *any* property is unacceptable, and a public entity like the MDC should take every precautionary measure to prevent it at all costs. When there is even one scintilla of evidence that all or a portion of the Properties may have been contaminated by untreated sewer water that was collecting in buildings and soil for *months*, in addition to the fact that it appears that the damage to the Properties occurred through no fault of Ms. Facey's or the Church's own, MDC must make things right by taking the remedial measures that the Customers demand.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'J. Szerejko', with a stylized, looping flourish at the end.

Joseph D. Szerejko  
Independent Consumer Advocate

May 16, 2022  
Page 8

Enclosures

cc (Via E-mail to): Scott Jellison, CEO (MDC)  
William DiBella, Chairman of District Board (MDC)  
John Mirtle, District Clerk (MDC)  
City of Hartford, DPW  
The Hartford Land Bank  
UAMS  
Joan Facey  
North End Church of Christ

**EXHIBIT A**



THE METROPOLITAN DISTRICT COMMISSION  
HARTFORD, CT

Permit # \_\_\_\_\_

Work at on the 59 MAGNOLIA side, in the town of HARTFORD Lot # \_\_\_\_\_ Connecticut

between ALBANY  
at premises owned by \_\_\_\_\_  
whose address is \_\_\_\_\_

Nature of work: ☒ House Conn.; ☐ Lot Drain, Catch Basin; ☐ Main Sewer;  
☐ New; ☐ REPAIR ☒ Bulkhead; ☐ Utility Drain; ☐ Other \_\_\_\_\_

Occupancy or Use: ☒ Residential with \_\_\_\_\_ family units;  
☐ Commercial; ☐ Industrial; ☐ Other \_\_\_\_\_

Public Sewer or Drain is: ☒ Sanitary ☐ Storm ☐ Combined

Only the following SEWAGE OR DRAINAGE is allowed to this connection:  
☒ Sanitary Sewage ☐ Other \_\_\_\_\_  
☐ Storm Drainage including surface and sub-soil water

Connection will be made with 6" SDR35

Located BULK HEAD SEWER LATERAL AT STREET LINE FOR BUILDING DEMO

Special Conditions  
**SLOPE OF THE SANITARY SEWER LATERAL WILL BE BETWEEN 2% AND 10%, MUST MAINTAIN 3 1/2 FT OF COVER  
ALL WORK TO MDC STANDARD. TRANSIT ON SITE TO CHECK ELEVATIONS.**

Date from \_\_\_\_\_ Plan # \_\_\_\_\_ Required plans, submitted and approved ☐

Job Code: \_\_\_\_\_ Contractor's State License # \_\_\_\_\_

Contract # \_\_\_\_\_ Contractor's Insurance expires 7/25/2021

Plumbing Licensee: ROSS JOHNSON Plumbing License #: P7-285873

Main Sewer Approved for Connection ☐ Street excavation permit # \_\_\_\_\_

Sewer Tributary to \_\_\_\_\_ W.P.C.F. Call - Before - You - Dig # 20212002665

☐ Property Assessed for Sewer ☐ Outlet Charge Paid on \_\_\_\_\_

Deferred Assessment to become Due and Payable as Requested by Owner on \_\_\_\_\_

Sewer Connection Charge Agreement Signed by Owner on \_\_\_\_\_

Voluntary Sewer Lien Signed by Owner and initial Installment Paid on \_\_\_\_\_

Connection Charge Paid in Full on \_\_\_\_\_

\*\*\* P1 or P7 Licensee must be on site performing or directly supervising all regulated piping work! \*\*\*

MUST CALL 860-278-7850 x 3780 DURING NORMAL BUSINESS HOURS FOR INSPECTIONS. ALL OTHER TIMES CALL 860-278-7850 X3600.

The undersigned agrees to perform the approved description of work in accordance with all applicable MDC ordinances, CT state and Federal laws and regulations. All work is subject to inspection and approval by The Metropolitan District.

Permit to be issued to CMC ENTERPRISES  
*The undersigned agrees to perform all work in accordance with MDC Ordinances*

Contractor Signature: Charlton M. Carey

Plumbing Licensee Signature: \_\_\_\_\_  
*If plumbing licensee is not employee of contractor, signature required.*

Permit Issued By JS Date 6/2/2021

First Inspection \_\_\_\_\_ Final Inspection \_\_\_\_\_

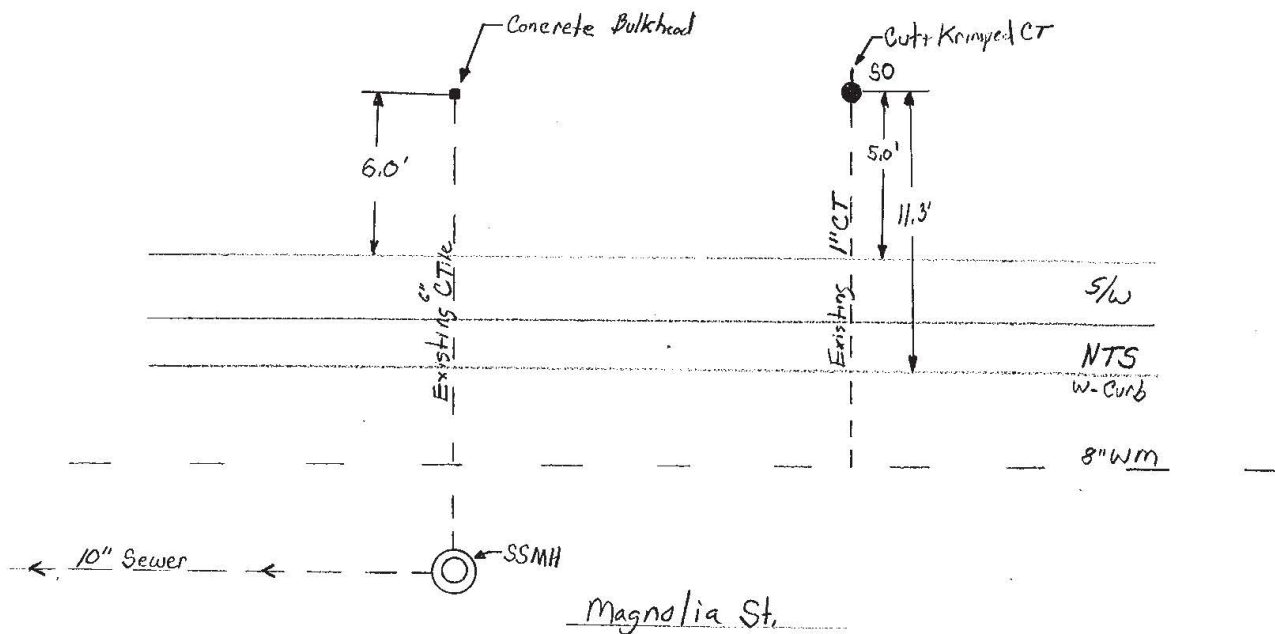
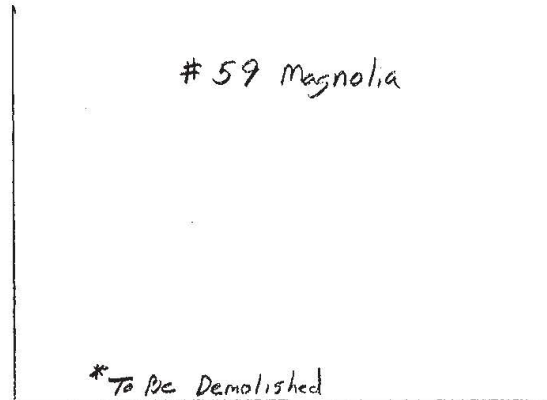
Called \_\_\_\_\_ Called \_\_\_\_\_

To Inspect \_\_\_\_\_ To Inspect \_\_\_\_\_

Final Inspection Approved on \_\_\_\_\_ By \_\_\_\_\_



# 59 Magnolia St. Hartford  
6-2-2021 R. Breckell  
Water Service & Sewer Discon.  
CMC Enterprises (Contractor)



## **EXHIBIT B**



330 Main St.  
2<sup>nd</sup> Floor  
Hartford, CT 06106

T| 860.200.8551 F| 860.200.8552  
www.dh-bolton.com

September 2, 2021

Arunan Arulampalam  
Executive Director  
The Hartford Land Bank  
1429 Park Street  
Suite #114  
Hartford, Connecticut 06106

**RE: 65 Magnolia Street  
Existing Storm Drain Pipe Potential Damage**

Mr. Arulampalam,

D.H BOLTON was notified on September 1<sup>st</sup>, 2021 by Ms. Fay Santouse that The Hartford Land Bank had potentially damaged the existing storm drain pipe serving 65 Magnolia Street(AKA 677 Albany Avenue) and other abutting properties when The Land Bank demolished the property formerly at 59 Magnolia Street. A meeting date and time was scheduled for 10:00AM on September 2<sup>nd</sup>, 2021 at 59 Magnolia Street to review the site condition and discuss viable options to mitigate the storm drain pipe backup after rain/storm weather events. Fay Santouse (Upper Albany Avenue Merchants Association Director, Joan Facey-Property Owner 65 Magnolia St and Dwight Bolton were in attendance at that meeting).

Ms. Facey explained that after the storm rain event(s) of last week and yesterday, 65 Magnolia Street's storm drain pipe backed-up and flooded the basement of 65 Magnolia Street and the interior storm pipe which overflowed onto the building roof. Ms. Facey pumped out water from her basement and suffered interior water damage to the ceilings in all areas.

In addition, Ms. Facey stated that MDC informed her that the storm drain pipe for 65 Magnolia Street connected into the former storm drain at 59 Magnolia Street and any repairs to the storm drain pipe would need to occur on the 59 Magnolia Street property. The MDC did not disclose this information to The Land Bank and their General Contractor through the MDC Service Disconnect Request and subsequent approval.

I advised Ms. Facey and Ms. Santouse that The Hartford Land Bank procured all necessary demolition permits from the City of Hartford License and Inspections Department and secured all utility service disconnects as required for the COH L&I Demolition Permit which included The MDC service disconnect request for water, storm and sanitary sewers.



330 Main St.  
2<sup>nd</sup> Floor  
Hartford, CT 06106

T | 860.200.8551 F | 860.200.8552  
[www.dh-bolton.com](http://www.dh-bolton.com)

Mr. Bolton assured Ms. Facey that he would recommend to Mr. Arulampalam that The Hartford Land Bank contact the MDC in an effort to resolve this unfortunate situation and damages to Ms. Facey's property.

Lastly, Mr. Bolton walked the interior of the CD shop, Barbershop and Restaurant areas to observe the water damage.

Should you have any questions, or require additional information, feel free to contact me at 860-869-3944.

Sincerely,

A handwritten signature in dark ink, appearing to read "DHBolton".

Dwight H. Bolton  
President

CC: F.Santouse – Director The Upper Albany Merchant Association  
J.Facey – Property Owner 65 Magnolia Street Hartford, Connecticut

## **EXHIBIT C**













Northend Church of Christ

BUSINESS: Northend COC

BLDG SIZE: 3,531 Sq. Ft.

5/16/22, 2:24 PM

20220512\_170438.jpg



Photo of water heater in North End Church of Christ taken by Christopher Williams (taken on or about date when MDC replaced)

<https://mail.google.com/mail/u/0/?pli=1#inbox/FMfcgzGpFzrhSPnCDgNLHjrkBHCIRJD7project=1&messagePartId=0.1>

1/1



5/16/22, 2:21 PM

IMG\_20220515\_122424685.jpg



5/16/22, 2:18 PM

IMG\_20211023\_111903093.jpg



Photo of 59 Magnolia Street taken by Burnell  
Bourgeois on 10/23/21 (Saturday when reconnection of  
Y-branch attempted) (rear of North End Church of Christ to left)



5/16/22, 2:15 PM

IMG\_20211005\_135324859.jpg



Photo of North End Church of Christ (687 Albany Ave.)  
basement taken by Burnell Bourgeois in late Sept./early Oct. 2021  
(showing where water came in to basement as stated by Burnell  
Bourgeois)



5/16/22, 2:11 PM

IMG\_20211005\_135318526.jpg



Photo of North End Church of Christ (687 Albany Ave.) basement (taken by Caleb Eason in late Sept./early Oct. 2021) - showing where water came in as stated by Burnell Bourgeois

## **EXHIBIT D**

UPON APPLICATION OF J. Guerra

April 28 1917

PERMIT NO. 72903 EXTENDED TO

May 5 1917

DRAIN LAYER'S PERMIT No. 7805

HARTFORD, CONN., APR 11 1911.

*To the City Engineer:*

The undersigned hereby applies for permission to excavate in

59 Magnolia Street  
(Location of work contemplated)

(Location of work contemplated)

between Albany & Homestead Ave  
(Nearest cross streets)

(Nearest cross streets

and to lay new drain  
(Brief description of work contemplated)

(Brief description of work contemplated)

from premises No. 59 on the west side, owned by

John Frary  
(Name, if known; if not, agent for whom v

(Name, if known; if not, agent for whom work is done)

Connection will be made with.....8" tile sewer on land.....  
(House connection at curb line, slant, main sewer, etc.)

(House connection at curb line, slant, main sewer, etc.)

located.

(With reference to nearest manholes)

Surface disturbed will be.

(Earth, macadam, asphalt, etc.)

Permit to expire.

April 28-17

And the undersigned hereby agrees to conform to all the Ordinances, Rules, and Regulations, relating to the work herein contemplated, and to execute the same under the supervision of the City Engineer, and in a thoroughly workmanlike manner; also to become responsible to the City of Hartford for any and all damages that may result to said City or to any person or property in said City, for which said City would be liable, by reason of the construction of such drain or connection; also, if from any cause the Board of Street Commissioners, or their agents, deem it necessary to do any work in making said connection, or in restoring the connection, main sewer, street surface, curbs or walks, to a proper condition, they shall have the right to do so, and the cost of such work, done and certified by them, shall be paid by..... within thirty days.

(Me or us) —

(Signed

Joseph Lyerie

(Name of licensed Brain Layer)

by

(Agent taking out permit)

Issued by.

*[Signature]*

Plan:

Vol.

Page...

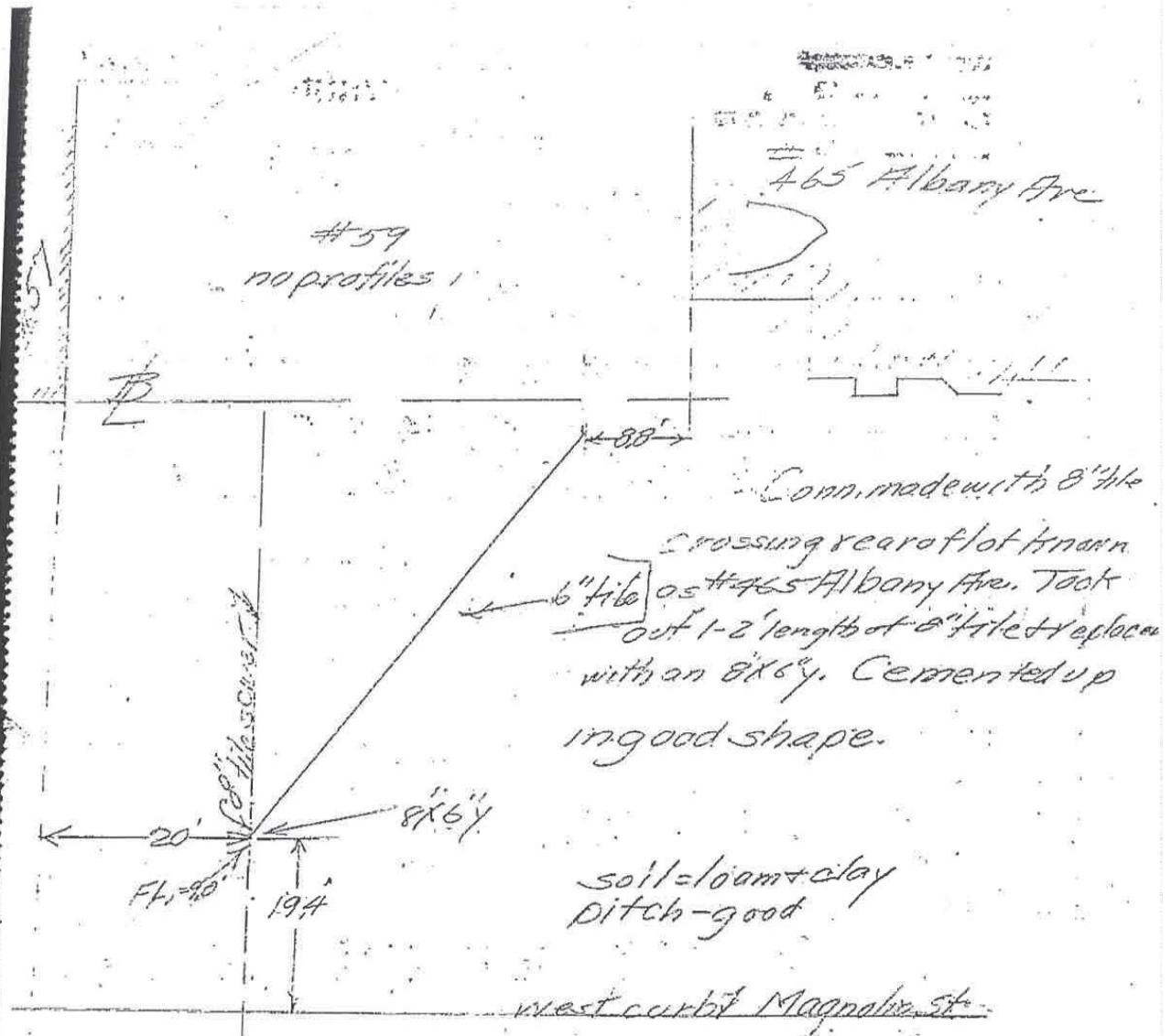
48

Plotted.

See Field Book, Vol. 445 Page 120 for location and notes.

Inspected by

File - 4-30-17



Conn. put in to drain house to be known as #59 Magnolia St.  
No profiles up at time of inspection, owner said drain would come  
out of house 3' south of North face of #59.



## MISCELLANEOUS

51           MAGNOLIA ST.   W. side  
53-55       "  
57-59       "

Drains built about 1899 without HC permit.

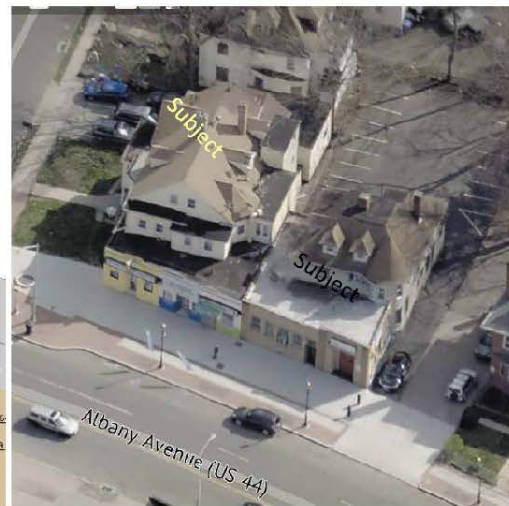
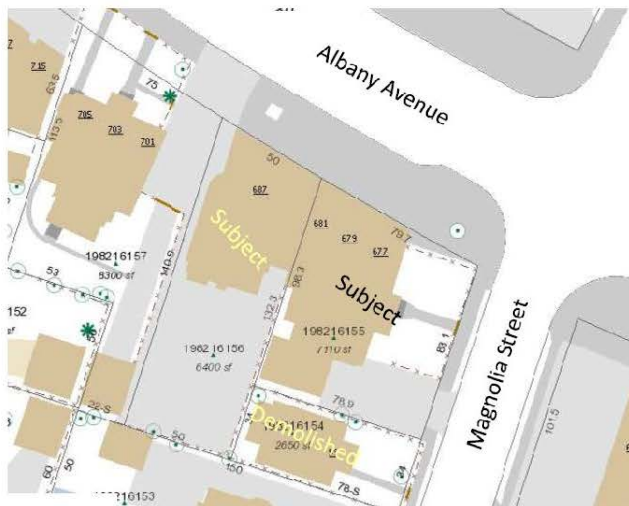
See plan 111 p.48.

# Living With Raw Sewage For 123 Days June 21-Oct. 23, 2021

Owner:	677-681 Albany Avenue.	BUSINESS:	Ochie's Kitchen	BLDG SIZE:	3,531 Sq. Ft. (Foot Print)
CONTACT:	Joan Facey	USAGE:	Retail/Residential	WALL EXT.:	Siding/ Stucco / Wood
ADDRESS:	677 Albany Avenue	YEAR BUILT:	Before 1920.	FRONTAGE:	80' Albany, 83' Magnolia
TOWN/ZIP:	Hartford CT 06112	LOT SIZE:	.163 Acre (7,110 Sq. Ft.)	Parking:	5 Spaces At Rear

Owner:	Northend Church of Christ	BUSINESS:	Northend COC	BLDG SIZE:	3,531 Sq. Ft. (Foot Print)
CONTACT:	James Lane	USAGE:	Assembly	WALL EXT.:	Brick/ Masonry/ Wood
ADDRESS:	687 Albany Avenue	YEAR BUILT:	Before 1920.	FRONTAGE:	80' Albany,
TOWN/ZIP:	Hartford CT 06112	LOT SIZE:	.1630 Acre (7,110 Sq. Ft.)	Parking:	20 Spaces At Rear

## PROPERTY LOCATION RESIDENTIAL 65 MAGNOLIA ST/ COMMERCIAL 677-681 ALBANY AVENUE



Owner:	677-681 Albany Avenue.	BUSINESS:	Ochie's Kitchen	BLDG SIZE:	3,531 Sq. Ft. (Foot Print)
CONTACT:	Joan Facey	USAGE:	Retail/Residential	WALL EXT.:	Siding/ Stucco / Wood
ADDRESS:	677 Albany Avenue	YEAR BUILT:	Before 1920.	FRONTAGE:	80' Albany, 83' Magnolia
TOWN/ZIP:	Hartford CT 06112	LOT SIZE:	.163 Acre (7,110 Sq. Ft.)	Parking:	5 Spaces At Rear

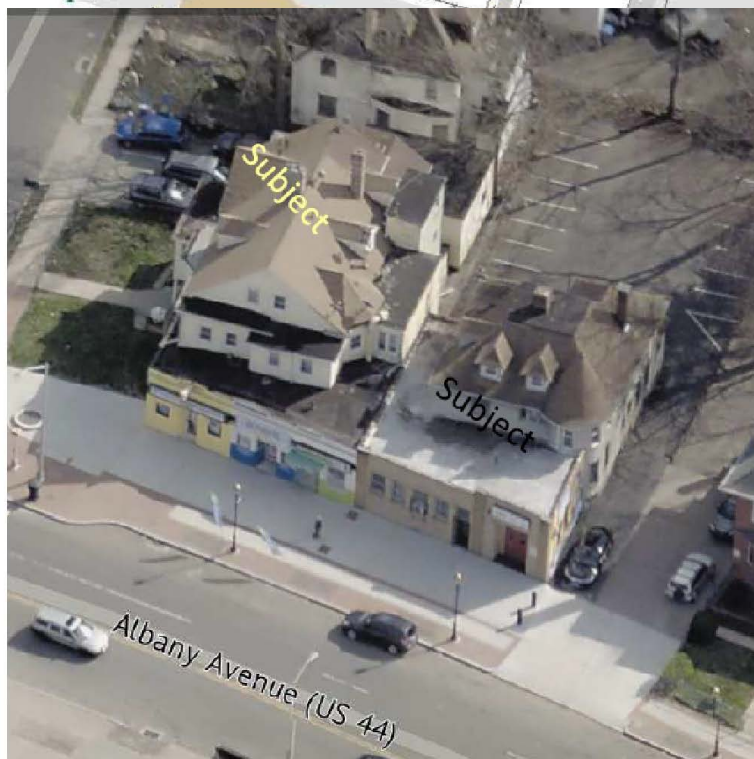
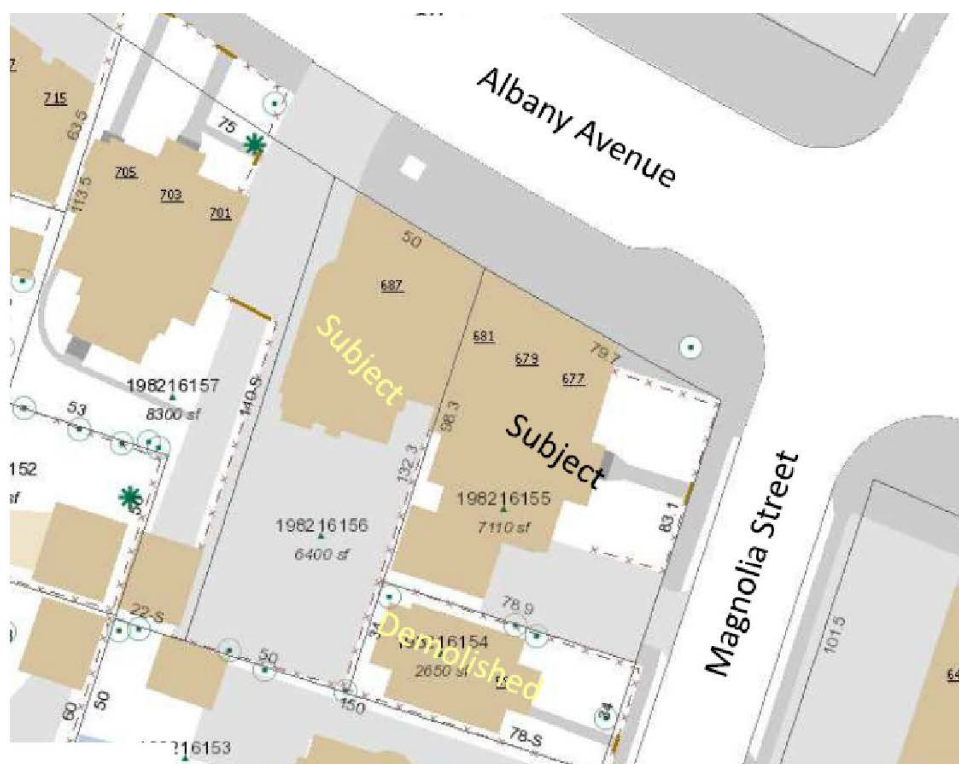


DATE: 10/27/2021 | PROJECT NO.: CHP0015-1 | SHEET NO. 45-1 OF 45 | PREPARED BY: UAMS P.C.E.S.

UPPER ALBANY MAIN STREET











I advised Ms. Jozzy and Ms. Garbouse that The Hartford Land Bank procured all necessary demolition permits from the City of Hartford License and Inspections Department and secured all utility servicedisconnects as required for the CCH LBI Demolition Permit which included The MDC service disconnect request for water, storm and sanitary sewers.

CC: F. Santrose – Director The Upper Albany Merchant Ass.  
J. Tacey – Property Owner 55 Magnolia Street, Ilford

BLDG SIZE: 3,531 Sq.



330 Main St.  
2<sup>nd</sup> Floor  
Hartford, CT 06106

T| 860.200.8551 F| 860.200.8552  
www.dh-bolton.com

September 2, 2021

Arunan Arulampalam  
Executive Director  
The Hartford Land Bank  
1429 Park Street  
Suite #114  
Hartford, Connecticut 06106

**RE: 65 Magnolia Street  
Existing Storm Drain Pipe Potential Damage**

Mr. Arulampalam,

D.H BOLTON was notified on September 1<sup>st</sup>, 2021 by Ms. Fay Santouse that The Hartford Land Bank had potentially damaged the existing storm drain pipe serving 65 Magnolia Street(AKA 677 Albany Avenue) and other abutting properties when The Land Bank demolished the property formerly at 59 Magnolia Street. A meeting date and time was scheduled for 10:00AM on September 2<sup>nd</sup>, 2021 at 59 Magnolia Street to review the site condition and discuss viable options to mitigate the storm drain pipe backup after rain/storm weather events. Fay Santouse (Upper Albany Avenue Merchants Association Director, Joan Facey-Property Owner 65 Magnolia St and Dwight Bolton were in attendance at that meeting).

Ms. Facey explained that after the storm rain event(s) of last week and yesterday, 65 Magnolia Street's storm drain pipe backed-up and flooded the basement of 65 Magnolia Street and the interior storm pipe which overflowed onto the building roof. Ms. Facey pumped out water from her basement and suffered interior water damage to the ceilings in all areas.

In addition, Ms. Facey stated that MDC informed her that the storm drain pipe for 65 Magnolia Street connected into the former storm drain at 59 Magnolia Street and any repairs to the storm drain pipe would need to occur on the 59 Magnolia Street property. The MDC did not disclose this information to The Land Bank and their General Contractor through the MDC Service Disconnect Request and subsequent approval.

I advised Ms. Facey and Ms. Santouse that The Hartford Land Bank procured all necessary demolition permits from the City of Hartford License and Inspections Department and secured all utility service disconnects as required for the COH L&I Demolition Permit which included The MDC service disconnect request for water, storm and sanitary sewers.



Mr. Bolton assured Ms. Facey that he would recommend to Mr. Arulampalam that The Hartford Land Bank contact the MDC in an effort to resolve this unfortunate situation and damages to Ms. Facey's property.

Lastly, Mr. Bolton walked the interior of the CD shop, Barbershop and Restaurant areas to observe the water damage.

Should you have any questions, or require additional information, feel free to contact me at 860-869-3944.

Sincerely,



Dwight H. Bolton  
President

CC: F.Santouse – Director The Upper Albany Merchant Association  
J.Facey – Property Owner 65 Magnolia Street Hartford, Connecticut

An Affirmative Action Equal Opportunity Employer

PERMIT NO. 2202 EXTENDED TO  
MAY 5 1917 HARTFORD, CONN. April 12 1917

**To the City Engineer:**

The undersigned hereby applies for permission to excavate in  
59 Magnolia Street  
(Location of work contemplated)  
between Albany & Homestead Ave  
(Nearest cross streets)  
and to lay new drain  
(Brief description of work contemplated)  
from premises No. 59 on the west side, owned by  
John Frary  
(Name, if known; if not, agent for whom work is done)  
Connection will be made with 8" tile sewer on land  
(House connection at curb line, silt, main sewer, etc.)  
located \_\_\_\_\_  
(With reference to nearest manholes)  
Surface disturbed will be \_\_\_\_\_  
(Earth, masonry, asphalt, etc.)  
Permit to expire April 28 - 17

And the undersigned hereby agrees to conform to all the Ordinances, Rules, and Regulations, relating to the work herein contemplated, and to execute the same under the supervision of the City Engineer, and in a thoroughly workmanlike manner; also to become responsible to the City of Hartford for any and all damages that may result to said City or to any person or property in said City, for which said City would be liable, by reason of the construction of such drain or connection; also, if from any cause the Board of Street Commissioners, or their agents, deem it necessary to do any work in making said connection, or in restoring the connection, main sewer, street surface, curbs or walks, to a proper condition, they shall have the right to do so, and the cost of such work, done and certified by them, shall be paid by \_\_\_\_\_ within thirty days.  
(Me at us)

(Signed) Joseph Guere  
(Name of licensed drain layer)  
by \_\_\_\_\_  
(Agent taking out permit)

Issued by \_\_\_\_\_

----- Original message -----

From: "Bretemps, Jason" <JBretemps@themdc.com>  
Date: 9/3/21 6:18 PM (GMT-05:00)  
To: joanfacey035@gmail.com  
Cc: "Rutty, Dave" <DRutty@themdc.com>, "Levesque, Chris" <CLevesque@themdc.com>  
Subject: 59 Magnolia Street Htfd sanitary records.

Good afternoon Mrs. Facey. I've attached two records we have on file, one of them was dated April 17, 1917. All of these records were documented and or permitted by the City of Hartford at that specific time. The Metropolitan District Commission was formed in 1929, and anything that happened prior to that year was not within our control. We do not have any records of a sanitary connection for 65 Magnolia Street, or 677-681 Albany Avenue. From my understanding we had Premier Sewer and Drain on site and they assisted yourself in locating this blockage on private property.

We are advising you to contact the owner/ owners of 59 Magnolia Street. Make them aware that your sanitary connection is interconnected with their sanitary connection on their private property. You will need work with them on a solution to correct this matter, which ever it may be. While on private property The Metropolitan District Commission had no jurisdiction or in this matter specifically. We can only require that if the connection is repaired, replaced, or removed that a permit is pulled. Followed by a required inspection by our Utility Services Inspector. These requirements are place for a few reasons. The first is that we need to know who and what is connected and entering our system. The second is to make sure that our standards for any work are upheld.

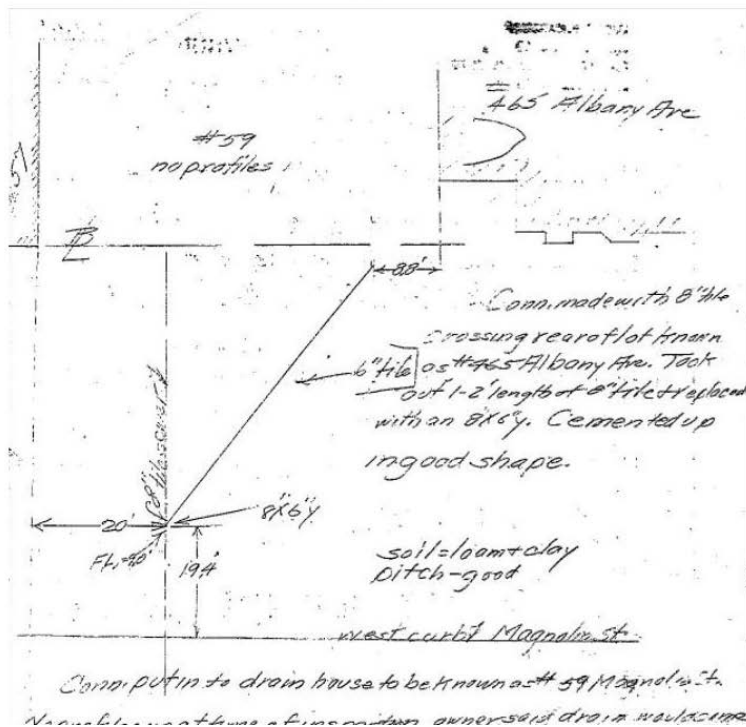
When hiring a contractor they will need to be licensed, bonded, and have multiple types of insurance in order to obtain a valid permit from our Utility Services Department. The contractor or yourself can reach out to us when you are ready to do such work at (860) 278-7850 extension 3780. Our business hours are Monday through Friday 7:30 am to 4:00 pm. We are closed on weekends and holidays. If you have a water or sewer emergency we ask that you contact our Command Center at (860) 278- 7850 extension 3600 or press 1. Thank you.

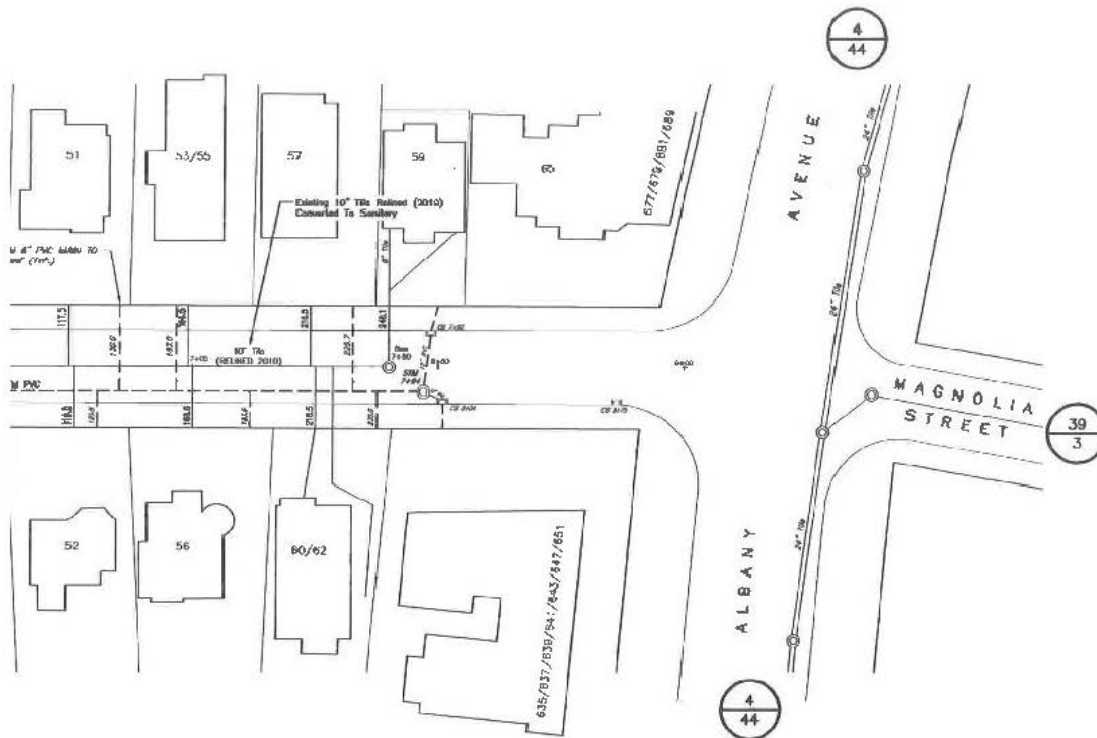
[Download all attachments as a zip file](#)



Hartford 59 Magnolia.pdf

Page 2 of 2





**MDC**  
HARTFORD, CT

Permit # \_\_\_\_\_

Work on the SOUTH side of 677-681 ALBANY AVENUE Lot # \_\_\_\_\_

Owner: MAGNOLIA (aka SA Magnolia) Connection: \_\_\_\_\_

at premises owned by \_\_\_\_\_

Nature of work: SAME

Occupancy in Use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Other \_\_\_\_\_

Public Sewer or Drain to: ☒ Sanitary ☐ Storm ☐ Combined

Only the following SEWAGE OR DRAINAGE is allowed to this connection:  
☒ Sanitary Sewage ☐ Other \_\_\_\_\_  
☐ Storm Drainage including surface and sub-surface water

Connection will be made with \_\_\_\_\_ **4" NOR 36"**  
**RECONNECTING TO LATERAL THAT WAS BURIED AT STREET LINE OUT OF MAIN BULK**

Loaded: \_\_\_\_\_

Special Conditions: **ALL WORK PER APPROVED PLAN**  
**MUST MAINTAIN EXISTING SLOPE AND MAINTAIN A MIN OF 3.0' OF COVER**  
**ALL WORK TO MDC STANDARD. TRUNK MUST BE ON SITE TO CHECK ELEVATIONS**  
**MUST BE EMBEDDED IN STONE PER MDC STANDARDS**

Drawn from: \_\_\_\_\_ Plan # \_\_\_\_\_ Required plans submitted and approved: \_\_\_\_\_

Job Code: \_\_\_\_\_ Contractor's State License #: P7-4887704

Contract #: \_\_\_\_\_ Contractor's Insurance #: 14962831

Plumbing License: LOUIS C. CASH/10010 Plumbing License #: SAME

Main Sewer Approved for Connection: \_\_\_\_\_ Street Elevation Point # \_\_\_\_\_

Sewer Tributary to: W.P.C.P. DBI - Before - Top - Dig # 201244284744

☐ Property Assessed for Sewer

Deferred Assessment to become due and payable as requested by Owner on \_\_\_\_\_

Sewer Connection Charge Agreement Signed by Owner on \_\_\_\_\_

Voluntary Sewer User Signed by Owner and Initial Indemnity Paid on \_\_\_\_\_

Connection Charge Paid in Full on \_\_\_\_\_

\*\*\* P1 or P2 Licensee must be on site supervising all requested piping work! \*\*\*

MUST CALL 800-780-5283 (TOLL FREE) 24 HOURS BEFORE STARTING WORK FOR INSPECTIONS. ALL OTHER TIMES CALL 860-780-5283.

The undersigned agrees to perform the approved description of work in accordance with all applicable MDC ordinances, CT state and Federal laws and regulations. All work is subject to inspection and approval by the Metropolitan District.

Will there be heavy equipment or use of the work area (such as crane, heavy machinery)? Yes ☐ No ☐

If the response to question above is positive, it is the obligation of the contractor to provide any and all prudent notification to MDC.

Permit to be issued to: COASTLINE CONSTRUCTION

Contractor Signature: [Signature] Date: 10/22/21

Plumbing License Signature: \_\_\_\_\_

Plumbing License is not employee of contractor, signature required

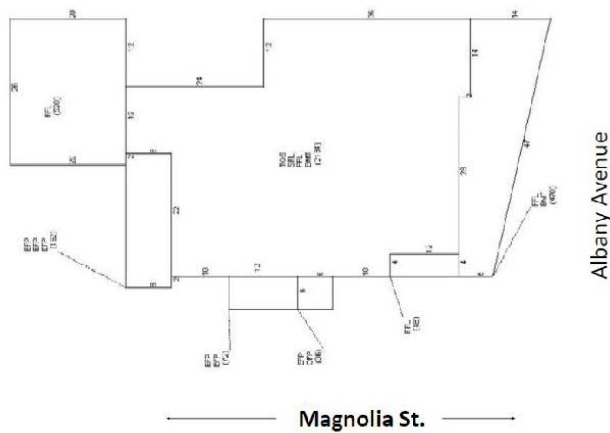
Permit Issued By: DV Date: 10/21/2021

First Inspection Called: 10/23/21

To Inspect: [Signature]

Final Inspection Approved on: \_\_\_\_\_ By: \_\_\_\_\_

## PROPERTY LAYOUT RESIDENTIAL / COMMERCIAL AT 677-681 ALBANY AVENUE



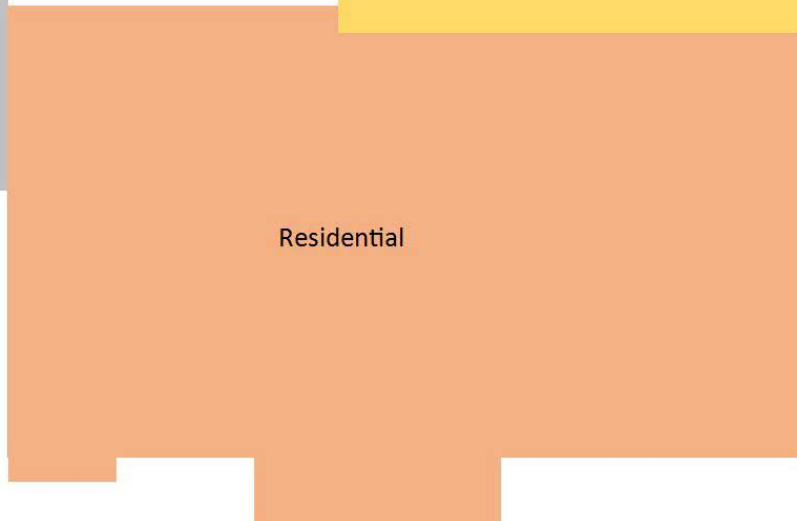
Owner: 677- 681Albany Avenue  
CONTACT: Joan Facey  
ADDRESS: 677 Albany Avenue  
TOWN/ZIP: Hartford CT 06112

BUSINESS: Ochie's Kitchen  
USAGE: Retail/Residential  
YEAR BUILT: Before 1920.  
LOT SIZE: .1630 Acre (7,110 Sq. Ft.)

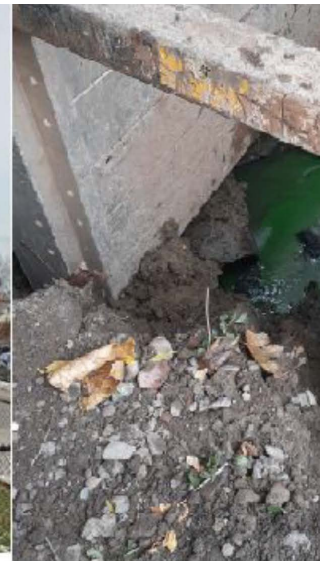
BLDG SIZE: 3,531 Sq. Ft. (Foot Print)  
WALL EXT.: Siding/ Stucco/ Wood  
FRONTAGE: 80' Albany, 135' Magnolia  
Parking: 5 Spaces At Rear

DATE: 10/22/2021 | PROJECT NO.: CFI2015-1 | SHEET NO. 45-4 of 13 | PREPARED BY: UAMIS F.C.E.C

10000 ALBANY MAIN STREET







677- 681 Albany Avenue

BUSINESS: Ochie's Kitchen

BLDG SIZE: 3,531 Sq.



water supply • environmental services • geographic information  
60 MURPHY ROAD  
HARTFORD CT 06114  
Tel. 860 278-7850  
[www.themdc.org](http://www.themdc.org)

**\*The Clean Water Project (CWP) Charge:**

The Federal Environmental Protection Agency (EPA) and CT State Department of Energy and Environmental Protection (DEEP) mandated Clean Water Project (CWP) Charge is applied for the repayment of the CWP costs and is calculated based on water consumption for customers who receive both water and sewer services. The CWP is a sewer infrastructure improvement project. Learn more, visit [www.themdc.org/the-clean-water-project](http://www.themdc.org/the-clean-water-project).

**Current Charges**

Service Charges	\$914.53
<b>Water Service</b>	\$391.43
2021 Water Used Charge @ \$4.05 x 92.95 CCF	\$376.45
(MDC Water rate for 2021 is \$0.0054 per US-Gallon)	
2021 Water Customer Service Charge - 3/4"	\$14.98
<b>Sewer Service</b>	\$7.00
2021 Sewer Customer Service Charge	\$7.00
<b>Fire Service</b>	\$135.00
2021 Private Fire Prot Charge - 6 inch x 1	\$135.00
<b>Federal / State Regulatory Compliance Fees</b>	\$381.10
2021 DEEP/EPA CWP Charge* @ \$4.10 x 92.95 CCF	\$381.10

Other Charges & Adjustments	\$59.03
Late Payment Charge	\$59.03

TOTAL CURRENT CHARGES	\$973.56
-----------------------	----------

Invoice No.: 630000190173 Invoice Date: 10/25/2021  
Customer Name: JOAN P FACEY  
Service Address: 677 681 ALBANY AVE  
HARTFORD CT 06112

Due Date: 11/19/2021 **\$6,876.18**  
Total Amount Due

For an explanation of charges or to pay your bill online, please go to [www.themdc.org/customers/billing-services](http://www.themdc.org/customers/billing-services)

**Meter Readings**

Reading Date (10/19/2021)	
Meter Number	40611835
Meter Size	3/4" X 1"
Current Meter Reading	2,750.91
Previous Meter Reading	2,657.96
Water Usage (CCF)	92.95
Type of Meter Reading	Actual Reading



Owner: 677- 681 Albany Avenue  
CONTACT: Joan Facey  
ADDRESS: 677 Albany Avenue  
TOWN/ZIP: Hartford CT 06112

BUSINESS: Ochie's Kitchen  
USAGE: Retail/Residential  
YEAR BUILT: Before 1920.  
LOT SIZE: 1630 Acres (7 110 Sq. Ft.)

BLDG SIZE: 3,531 Sq. Ft. (Foot Print)  
WALL EXT.: Siding/ Stucco/ Wood  
FRONTAGE: 80' Albany, 135' Magnolia  
Parking: 5 Spaces At Rear

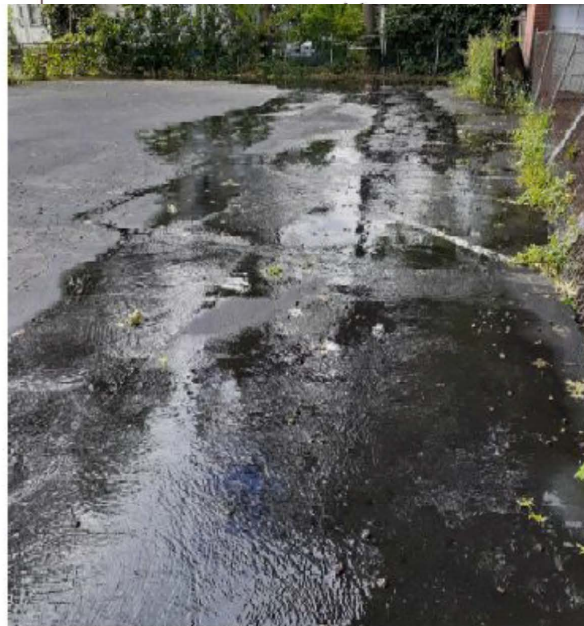
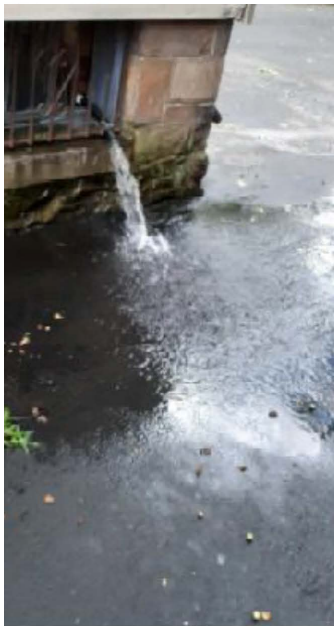


4	<a href="#">Masonry Walls Cleaning</a>
5	<a href="#">Framed Walls Cleaning</a>
6	<a href="#">Wood Floors Cleaning</a>
7	<a href="#">Concrete Floors Cleaning</a>
8	<a href="#">Tile Covered Floors Cleaning</a>
9	<a href="#">Furnaces</a>
10	<a href="#">Water Heaters</a>
11	<a href="#">Equipment Cleaning</a>
12	<a href="#">Plumbing/Pump/Sealing</a>
13	<a href="#">Loss of Use</a>
14	<a href="#">Finishes/Paint/epoxies</a>
15	<a href="#">Site Remediation</a>
16	<a href="#">Electrical</a>
<b>Grand Total</b>	

Northend Church of Christ

BUSINESS: Northend COC

BLDG SIZE: 3,531 Sq.



CUSTOMER INFORMATION

- Please allow up to three (3) business days for payments to arrive to your account.
- If you have overpaid your previous balance, thank you for your payment.
- All payments received by the MDC will be applied to the oldest unpaid bill to clear the account before any pending current charges.

Pay this bill to:

**MDC The Metropolitan District**  
 60 MERRILL ROAD  
 HARTFORD CT 06114  
 TEL: 860 279-1830  
[www.themdc.org](http://www.themdc.org)

Invoice #: 6300025  
 Service Address: 687 609 A  
 HARTFORD

☐ Check box for address change and enter new address on the back.

001417 000302293

NORTHEND CHURCH OF CHRIST  
 687 ALBANY AVE  
 HARTFORD CT 06112-2005

0000000102170311202220011024747500020210

Northend Church of Christ

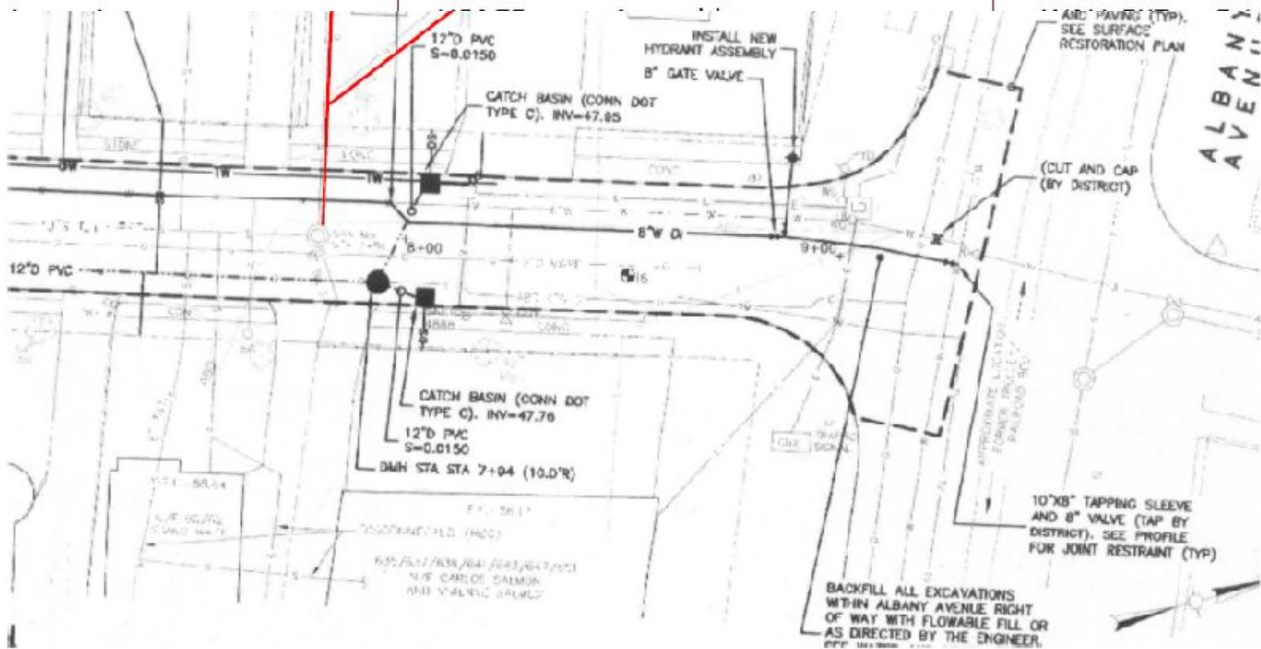
BUSINESS: Northend COC

BLDG SIZE: 3,531 Sq.

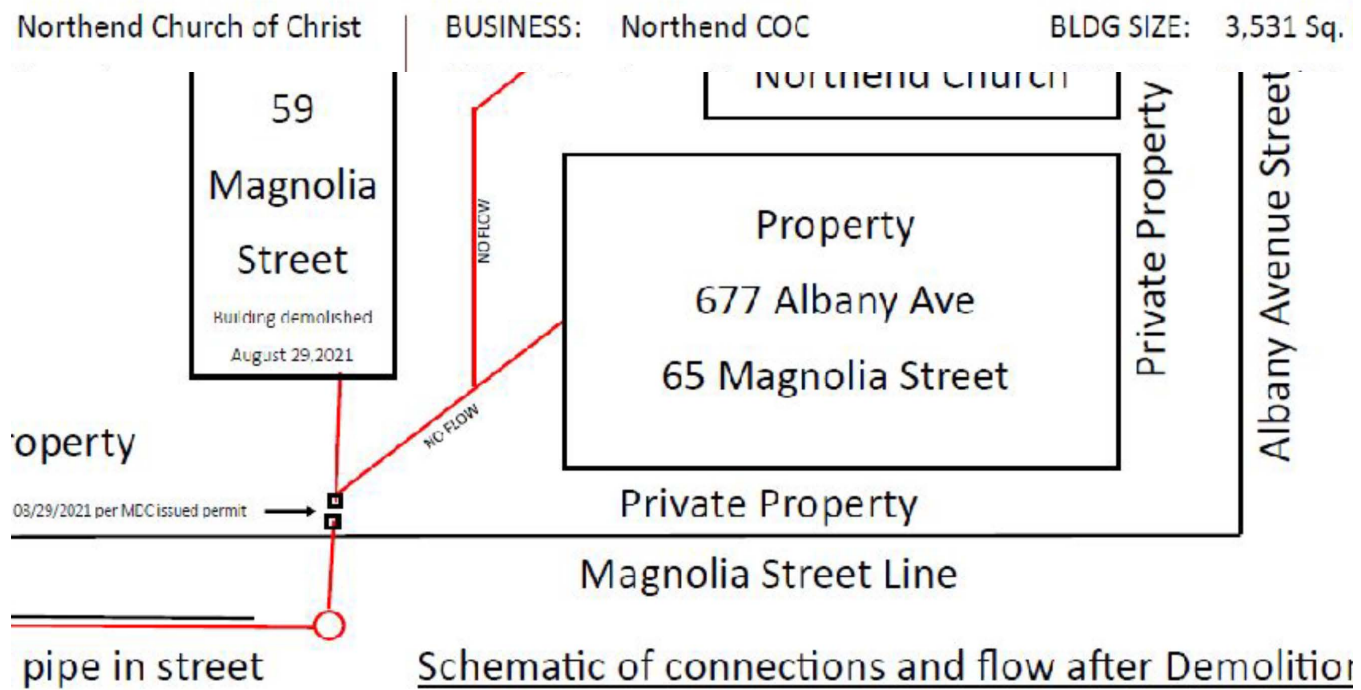
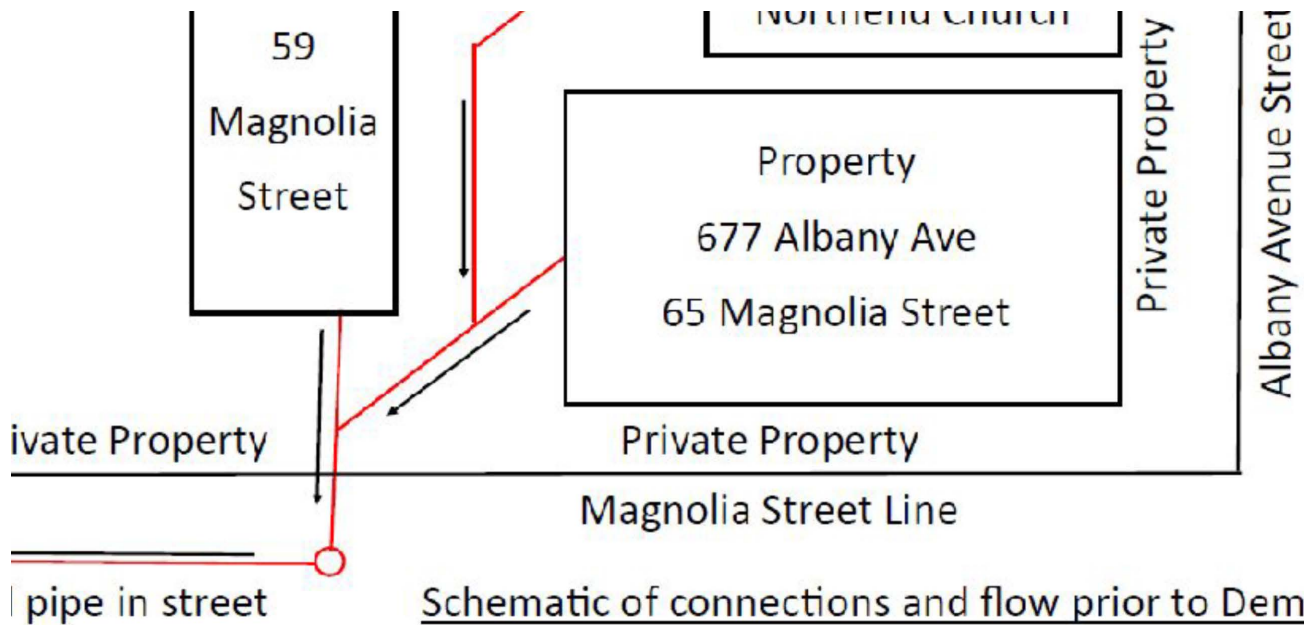




BLDG SIZE: 3,531 Sq.



BLDG SIZE: 3,531 Sq. |

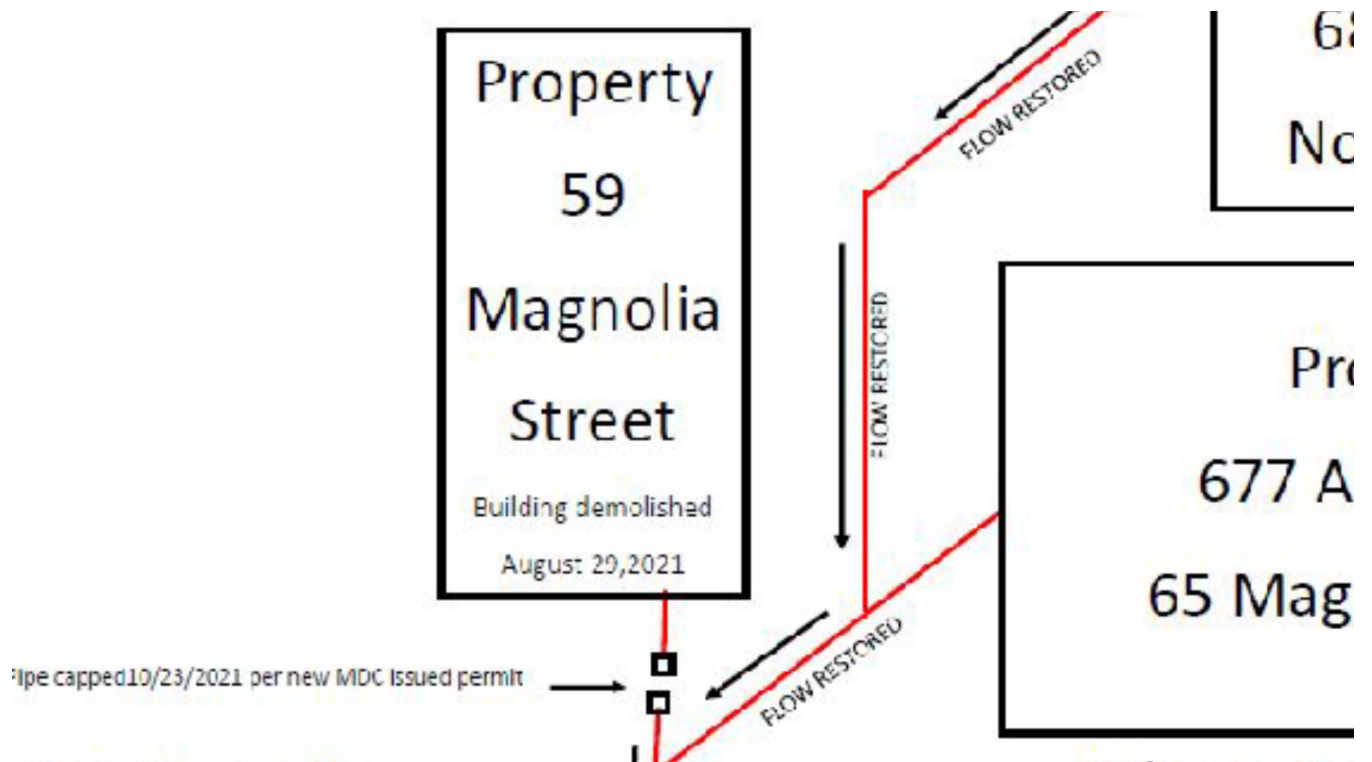


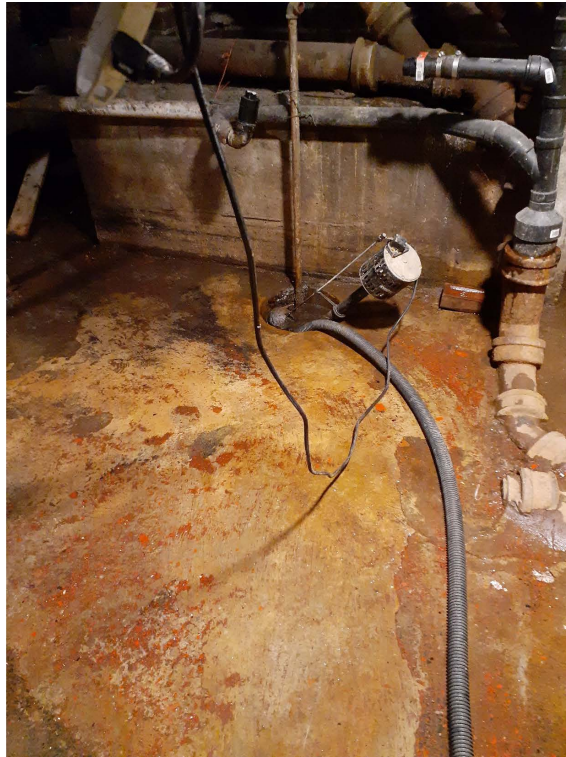
Northend COGIC

BUSINESS: Northend COGIC

BLDG SIZE: 3,531 Sq.







Joan Facey, owner of 677 Albany Avenue, Hartford spoke to dispute the findings of MDC's investigation into the flooding issue at Magnolia Street and Albany Avenue.

June Lyons of Hartford spoke regarding environmental justice and to seek environmental cleanup of the 59 Magnolia Street demolished building foundation.

Burnell Bourgeois of the Northend Church of Christ spoke regarding the source of water damage to the Church. He submitted the following photos to be entered into the record.



5/16/22, 1:42 PM

IMG\_20211005\_135318526.jpg



5/16/22, 1:42 PM

IMG\_20211005\_135324859.jpg





5/16/22, 1:44 PM

IMG\_20220515\_122424685.jpg





5/16/22, 1:43 PM

IMG\_20211005\_141924985.jpg





5/16/22, 1:43 PM

IMG\_20211023\_111903093.jpg



Christopher Williams of the Northend Church of Christ disputed water entering the church basement through windows due to the pitch of the building. He made a requested resolution to restore and make whole the properties to their original state and compensate the owners for all other damages that residents have discovered after the blocked sewer lateral.

Caleb Eason of the Northend Church of Christ stated that the church was not impacted by the storms in August and September 2021. He said that no water entered through the windows or the doors.

Ellsworth Cross of Hartford stated he is looking for a resolution that will restore trust in the MDC. He spoke regarding going into the basement of Ms. Facey's building to pump out water.

Marilyn Risi, Executive Director of Upper Albany Main Street Inc., spoke regarding MDC design drawings, the sanitary sewer connections, and MDC claim handling. She requested and suggested that properties be abandoned or sanitized with environmental testing and occupants be justly compensated.

Independent Consumer Advocate Joseph Szerejko made closing remarks to state several facts that appear undisputed including that the sewer was cut and capped, several months

later both properties suffered water damage, and in October 2021 the sewer connection was reestablished. He believes the customer deserves a more thorough investigation.

### **APPROVAL OF MEETING MINUTES**

***On motion made by Commissioner Sweezy and duly seconded, the meeting minutes of March 17, 2022 and public hearing minutes of April 13, 2022 were approved.***

***Without objection, Agenda Items #4 Establishing and Levying Supplemental Assessment against: #4A "36 Lewis Street, Hartford" #4B "38-42 Elm Street, Hartford", #4C "50 Morgan Street, Hartford" and #4D "170 Ridge Road, Wethersfield" were consolidated and considered together.***

### **REPORT OF HEARING AND SUPPLEMENTAL ASSESSMENT 36 LEWIS STREET HARTFORD**

To: Bureau of Public Works for consideration on May 16, 2022

On March 25, 2022, a proposed supplemental benefit assessment and notice of a public hearing on the same was mailed to the property owner of the above-referenced property. A public hearing was held on April 13, 2022, chaired by Commissioner Hoffman. The property owner did not attend the hearing or submit any documentation in opposition to this supplemental benefit assessment.

District staff and the Commissioner presiding over the public hearing recommend levying the supplemental benefit assessment.

After consideration of the above and record of the public hearing, it is RECOMMENDED that it be

VOTED: That a supplemental benefit assessment for 36 Lewis Street in Hartford, be levied, and the supplemental benefit assessment so levied shall be filed in the office of the clerk of Hartford, Connecticut, and thereafter published and noticed in accordance with Connecticut General Statutes §7-250, using the schedule of flat rates adopted and effective as of August 7, 2017 for property used or zoned for two (2) or more dwelling units at \$1,655.00 per dwelling unit allowed by zoning on a buildable lot.

Respectfully submitted,



Scott W. Jellison  
Chief Executive Officer

**SCHEDULE OF BENEFIT ASSESSMENTS UPON THE AVAILABILITY OF  
SANITARY SEWERS FOR CONSTRUCTED OR EXPANDED BUILDINGS OR  
STRUCTURES OWNED BY 36 LEWIS STREET LLC AND LOCATED AT  
36 LEWIS STREET, HARTFORD, CONNECTICUT**

**THE METROPOLITAN DISTRICT**

555 Main Street  
Hartford, Connecticut 06103

APRIL 13, 2022

The following schedule of benefit assessments has been determined relative to the availability of sanitary sewers for certain constructed or expanded buildings or structures at the **36 LEWIS STREET, HARTFORD (the "Development")**.

Assessments are based on the "SCHEDULE OF FLAT RATES SEWER ASSESSMENTS, CONNECTION CHARGES AND OUTLET CHARGES" adopted August 7, 2017, at \$111.50 per front foot or adjusted foot, \$4,420.00 per inlet or lateral, and \$1,665.00 per dwelling unit.

Based on the information of the Development provided by the City of Hartford, The Metropolitan District's assessment of the sanitary sewer availability benefit is \$4,140.00 [(six (6) residential units x \$1,655.00 = \$9,930.00 - \$5,790.00) (credit of \$4,135.00 prior commercial use + \$1,655.00 prior residential unit = \$5,790.00)].

**DIRECT BENEFIT ASSESSMENTS**

<b><u>Property now or Formerly of</u></b>	<b><u>Number</u></b>	<b><u>Dwelling Units</u></b>	<b><u>Assessment</u></b>
<b><u>LEWIS STREET – EAST SIDE</u></b>			
36 LEWIS STREET LLC	36	6	\$4,140.00

**Total Direct Benefit Assessments      \$4,140.00**

**REPORT OF HEARING AND SUPPLEMENTAL ASSESSMENT  
38-42 ELM STREET HARTFORD**

To:     Bureau of Public Works for consideration on May 16, 2022

On March 25, 2022, a proposed supplemental benefit assessment and notice of a public hearing on the same was mailed to the property owner of the above-referenced property. A public hearing was held on April 13, 2022, chaired by Commissioner Hoffman. The property owner did not attend the hearing or submit any documentation in opposition to this supplemental benefit assessment.



District staff and the Commissioner presiding over the public hearing recommend levying the supplemental benefit assessment.

After consideration of the above and record of the public hearing, it is RECOMMENDED that it be

VOTED: That a supplemental benefit assessment for 38-42 Elm Street in Hartford, be levied, and the supplemental benefit assessment so levied shall be filed in the office of the clerk of Hartford, Connecticut, and thereafter published and noticed in accordance with Connecticut General Statutes §7-250, using the schedule of flat rates adopted and effective as of August 7, 2017 for property used or zoned for two (2) or more dwelling units at \$1,655.00 per dwelling unit allowed by zoning on a buildable lot.

Respectfully submitted,



Scott W. Jellison  
Chief Executive Officer

**SCHEDULE OF BENEFIT ASSESSMENTS UPON THE AVAILABILITY OF  
SANITARY SEWERS FOR CONSTRUCTED OR EXPANDED BUILDINGS OR  
STRUCTURES OWNED BY PEABODY UNLIMITED LLC AND LOCATED AT  
38-42 ELM STREET, HARTFORD, CONNECTICUT**

**THE METROPOLITAN DISTRICT**

555 Main Street  
Hartford, Connecticut 06103

APRIL 13, 2022

The following schedule of benefit assessments has been determined relative to the availability of sanitary sewers for certain constructed or expanded buildings or structures at the **38-42 ELM STREET, HARTFORD** (the "Development").

Assessments are based on the "SCHEDULE OF FLAT RATES SEWER ASSESSMENTS, CONNECTION CHARGES AND OUTLET CHARGES" adopted August 7, 2017, at \$111.50 per front foot or adjusted foot, \$4,420.00 per inlet or lateral, and \$1,665.00 per dwelling unit.

Based on the information of the Development provided by the City of Hartford, The Metropolitan District's assessment of the sanitary sewer availability benefit is \$5,795.00 [(six (6) residential units x \$1,655.00 = \$9,930.00 - \$4,135.00) (credit for prior commercial use = \$4,135.00)].

**DIRECT BENEFIT ASSESSMENT**

<b><u>Property now or Formerly of</u></b>	<b><u>Number</u></b>	<b><u>Dwelling Units</u></b>	<b><u>Assessment</u></b>
---	----------------------	----------------------------------	--------------------------

**ELM STREET – NORTH SIDE**

PEABODY UNLIMITED LLC	38-42	6	\$5,795.00
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**Total Direct Benefit Assessments    \$5,795.00**

**REPORT OF HEARING AND SUPPLEMENTAL ASSESSMENT  
50 MORGAN STREET HARTFORD**

To:    Bureau of Public Works for consideration on May 16, 2022

On March 25, 2022, a proposed supplemental benefit assessment and notice of a public hearing on the same was mailed to the property owner of the above-referenced property. A public hearing was held on April 13, 2022, chaired by Commissioner Hoffman. The property owner did not attend the hearing or submit any documentation in opposition to this supplemental benefit assessment.

District staff and the Commissioner presiding over the public hearing recommend levying the supplemental benefit assessment.

After consideration of the above and record of the public hearing, it is RECOMMENDED that it be

VOTED:    That a supplemental benefit assessment for 50 Morgan Street in Hartford, be levied, and the supplemental benefit assessment so levied shall be filed in the office of the clerk of Hartford, Connecticut, and thereafter published and noticed in accordance with Connecticut General Statutes §7-250, using the schedule of flat rates adopted and effective as of August 7, 2017 for property used or zoned for two (2) or more dwelling units at \$1,655.00 per dwelling unit allowed by zoning on a buildable lot.

Respectfully submitted,



Scott W. Jellison  
Chief Executive Officer

**SCHEDULE OF BENEFIT ASSESSMENTS UPON THE AVAILABILITY OF  
SANITARY SEWERS FOR CONSTRUCTED OR EXPANDED BUILDINGS OR  
STRUCTURES OWNED BY SHELBOURNE ALEXA LLC AND LOCATED AT  
50 MORGAN STREET, HARTFORD, CONNECTICUT**

**THE METROPOLITAN DISTRICT**

555 Main Street  
Hartford, Connecticut 06103

APRIL 13, 2022

The following schedule of benefit assessments has been determined relative to the availability of sanitary sewers for certain constructed or expanded buildings or structures at the **CROWNE PLAZA HOTEL, 50 MORGAN ST, HARTFORD** (the "Development").

Assessments are based on the "SCHEDULE OF FLAT RATES SEWER ASSESSMENTS, CONNECTION CHARGES AND OUTLET CHARGES" adopted August 7, 2017, at \$111.50 per front foot or adjusted foot, \$4,420.00 per inlet or lateral, and \$1,665.00 per dwelling unit.

Based on the information of the Development provided by the City of Hartford, The Metropolitan District's assessment of the sanitary sewer availability benefit is \$155,430.00 [two hundred fifty-two (252) residential units x \$1,655.00 = \$417,060.00 - \$261,630.00 (a credit for the prior existing three hundred forty-two (342) hotel rooms x \$765.00)].

**DIRECT BENEFIT ASSESSMENT**

<b><u>Property now or Formerly of</u></b>	<b><u>Number</u></b>	<b><u>Dwelling Units</u></b>	<b><u>Assessment</u></b>
<b><u>50 MORGAN STREET</u></b>			
SHELBOURNE ALEXA LLC	50	252	\$155,430.00
<b>Total Direct Benefit Assessments</b>			<b>\$155,430.00</b>

**REPORT OF HEARING AND SUPPLEMENTAL ASSESSMENT  
170 RIDGE ROAD WETHERSFIELD**

To: Bureau of Public Works for consideration on May 16, 2022

On March 25, 2022, a proposed supplemental benefit assessment and notice of a public hearing on the same was mailed to the property owner of the above-referenced property. A public hearing was held on April 13, 2022, chaired by Commissioner Hoffman. The property owner did not attend the hearing or submit any documentation in opposition to this supplemental benefit assessment.

District staff and the Commissioner presiding over the public hearing recommend levying the supplemental benefit assessment.

After consideration of the above and record of the public hearing, it is RECOMMENDED that it be

VOTED: That a supplemental benefit assessment for 170 Ridge Road in Wethersfield, be levied, and the supplemental benefit assessment so levied shall be filed in the office of the clerk of Wethersfield, Connecticut, and thereafter published and noticed in accordance with Connecticut General Statutes §7-250, using the schedule of flat rates adopted and effective as of August 7, 2017 for property used or zoned for two (2) or more dwelling units at \$1,655.00 per dwelling unit allowed by zoning on a buildable lot.

Respectfully submitted,



Scott W. Jellison  
Chief Executive Officer

**SCHEDULE OF BENEFIT ASSESSMENTS UPON THE AVAILABILITY OF  
SANITARY SEWERS FOR CONSTRUCTED OR EXPANDED BUILDINGS OR  
STRUCTURES OWNED BY 170 RIDGE ROAD, LLC AND LOCATED AT  
170 RIDGE ROAD, WETHERSFIELD, CONNECTICUT**

**THE METROPOLITAN DISTRICT**

555 Main Street  
Hartford, Connecticut 06103

APRIL 13, 2022

The following schedule of benefit assessments has been determined relative to the availability of sanitary sewers for certain constructed or expanded buildings or structures at the **170 RIDGE ROAD, WETHERSFIELD** (the "Development").

Assessments are based on the "SCHEDULE OF FLAT RATES SEWER ASSESSMENTS, CONNECTION CHARGES AND OUTLET CHARGES" adopted August 7, 2017, at \$111.50 per front foot or adjusted foot, \$4,420.00 per inlet or lateral, and \$1,665.00 per dwelling unit.

Based on the information of the Development provided by the Town of Wethersfield, The Metropolitan District's assessment of the sanitary sewer availability benefit is \$49,378.58 [(thirty-two (32) residential units x \$1,655.00 = \$52,960.00 - \$3,581.42) (a credit for the initial assessment of the Property: 2.164 acres x \$1,655.00)].

**DIRECT BENEFIT ASSESSMENTS**

<b><u>Property now or Formerly of</u></b>	<b><u>Number</u></b>	<b><u>Dwelling Units</u></b>	<b><u>Assessment</u></b>
<b><u>RIDGE ROAD – EAST SIDE</u></b>			
170 RIDGE ROAD, LLC	170	32	\$49,378.58

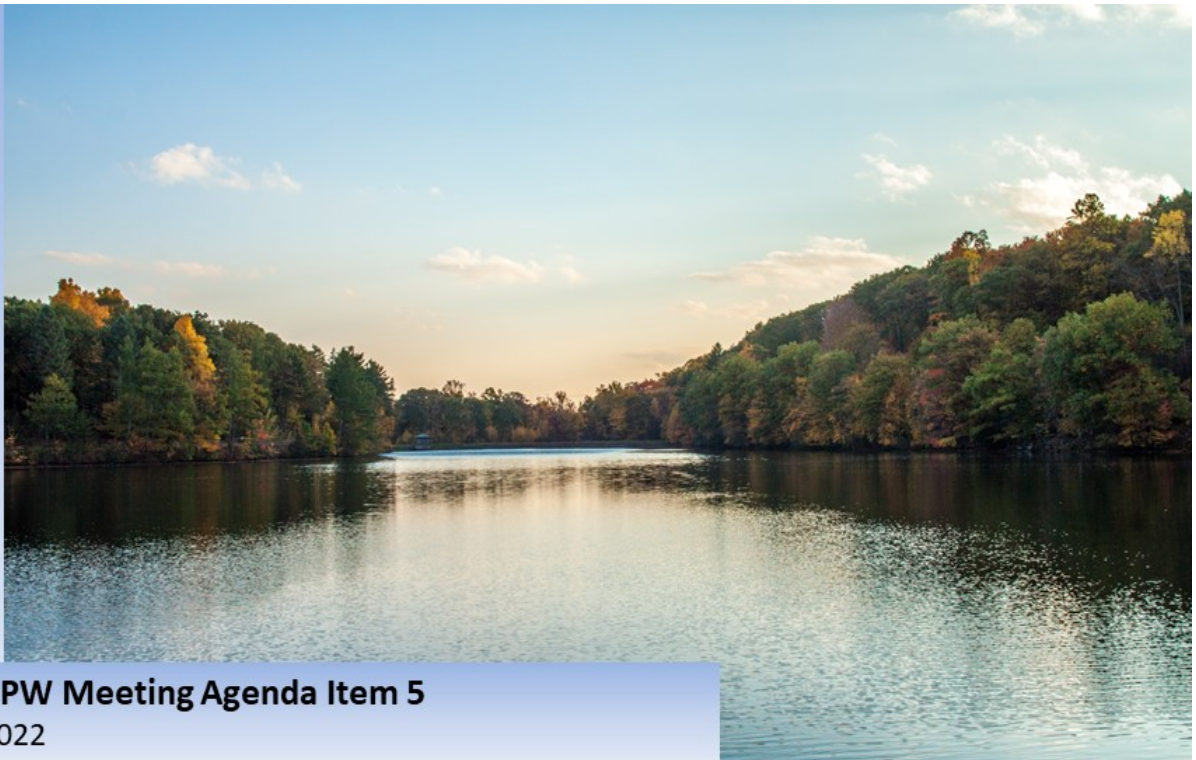


**Total Direct Benefit Assessments      \$49,378.58**

***On motion made by District Chairman DiBella and duly seconded, the reports for resolutions Items #4 Establishing and Levying Supplemental Assessment against: #4A “36 Lewis Street, Hartford” #4B “38-42 Elm Street, Hartford”, #4C “50 Morgan Street, Hartford” and #4D “170 Ridge Road, Wethersfield” were received and the resolutions adopted by unanimous vote of those present.***

**STREET FLOODING AT MAGNOLIA ST/ALBANY AVE HARTFORD**

Chief Operating Officer Christopher Levesque presented regarding street flooding at Magnolia Street and Albany Avenue, Hartford.



### Special BPW Meeting Agenda Item 5

May 16, 2022

## 677 Albany Ave Event Summary

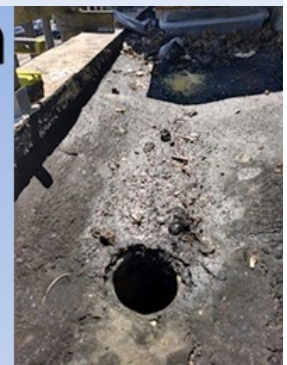
- June 2, 2021: District issues Permit for 59 Magnolia Street Lateral cap
- June 21, 2021: COH issues Demolition Permit
  - No complaints from 677 Albany Ave between 6/21/21 & 8/19/21
- August 19, 2021: TS Fred
  - 5.12 inches of rain in 4 hours (244 year storm)
  - 115 Properties (District-wide) Backup/Flooding Complaints
- September 19, 2021: District received list from COH DPW & M. Risi (38 Properties)
  - Only 3 had called District during/following August & September Tropical Storms (Ida/Henri/Fred)
  - Only 4 of 38 surcharged by sewer (unprotected fixtures)
- October 6, 2021: District completes investigation of properties identified by COH DPW
  - Properties experienced flooding due to street flooding
- Example Findings:
  - Property owner concerned over street flooding. Had 2 inches of water in basement
  - Property owner concerned over amount of garbage on top of CBs in front of store
  - Property owner had 1 foot of water in basement; witnessed water pouring into basement at electrical panel from outdoor conduits
  - Property owner had water coming in from basement windows. No water from sanitary connection

## TS Fred Flooding



## 677 Albany Ave Investigation

- August 20, 2021: Sewer Backup Prevention and Reporting Program Appointment requested for 677-681 Albany Ave
- September 1, 2021: Assessment conducted & blockage identified
- September 3, 2021: Provided reconnection process to Joann Facey following notification from Hartford Land Trust
- October 23, 2021: Sewer Connection Restored
- April 5, 2022: Site Visit Determines Roof (grease blockage) as source of water that damaged kitchen ceiling & caused building flooding (677 Albany Ave)
  - Consistent with 9/2/21 DH Bolton Letter





# 677 Albany Ave Outstanding Items

- March 15, 2022: District performed CCTV inspection of lateral
  - CCTV identified 1 uncapped wye connection within foundation of 59 Magnolia
  - Potential source of debris (blockage) in lateral
- April 20, 2022: District notified Hartford DPW of the potential uncapped wye connection
  - Hartford DPW/Hartford Development Services to remedy
- April 5, 2022: Roof drain grease blockage found by District inspection
  - To be addressed by property owner

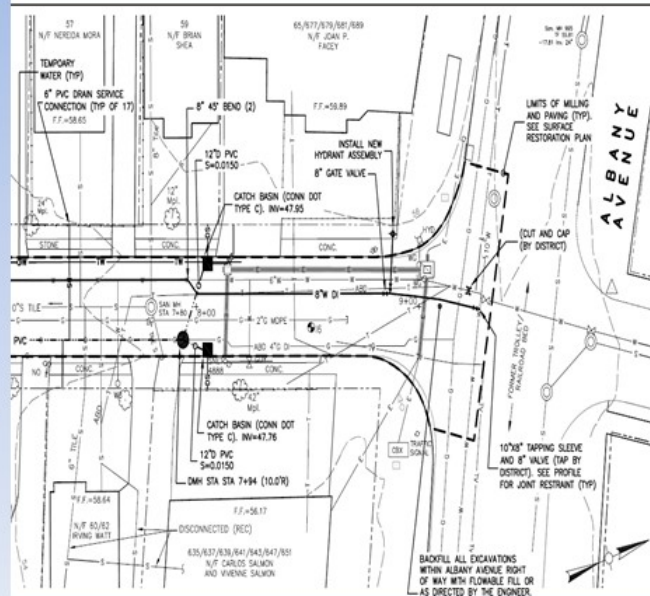
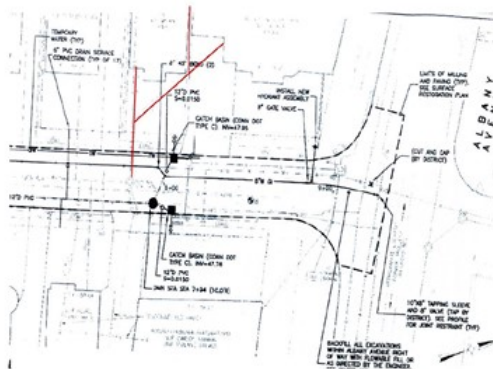


## Records Review

Marked-up Document (E. Cross March 2022 Letter)

2002-25A Design Drawing

SUBJECT PROPERTY: CONNECTIONS SHOWN IN RED 59 MAGNOLIA, 677- 687 ALBANY AVENUE

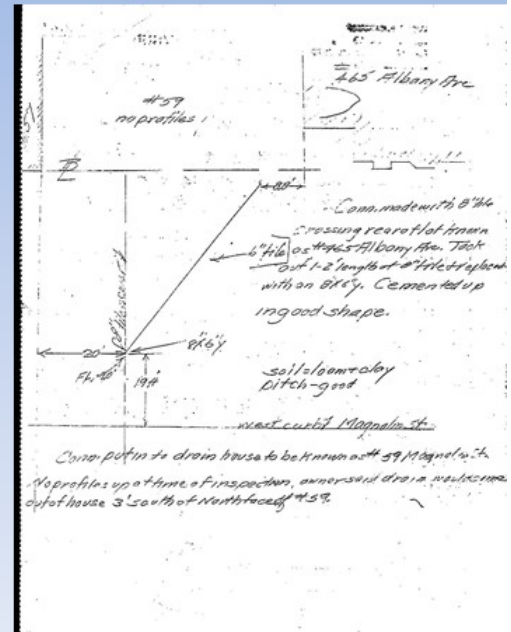
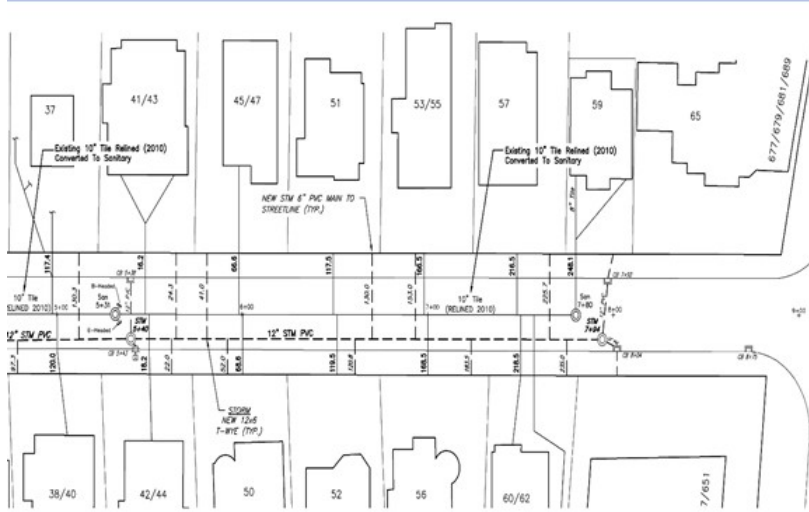




# Pre-Permit Records Review

District SRP 10-48

59 Magnolia HC Card



## OPPORTUNITY FOR GENERAL PUBLIC COMMENTS

Judy Allen, of West Hartford, spoke to express that she believes most areas of the District service areas that have old records or inaccurate records are likely areas facing economic challenges which raises environmental justice issues.

Ellsworth Cross spoke to suggest that house connection file that was shown on the presentation shows that the lateral serves multiple properties. He also stated that he was personally on site at 65 Magnolia Street to pump out sewage.

Joan Facey responded to questions asked by the Bureau during discussion to clarify that she never said there was 2 feet of water going into her property and said there was no water coming through doors and certain sections of 677 Albany Avenue, and that the front of the building does not have a basement. She stated that the hood system from the restaurant is an air intake, and could not have discharged grease onto the flat roof.

Independent Consumer Advocate Joseph Szerejko reiterated that the affected properties are a restaurant and house of worship that deserve clean, sanitary and safe facilities.

Burnell Bourgeois responded to questions asked by the Bureau during discussion as to why they did not contact the MDC between demolition of 59 Magnolia Street and the August storms. He stated that they did call the City of Hartford.

**COMMISSIONER COMMENTS & QUESTIONS**

Commissioner Bush expressed his sympathy to what occurred at the properties on behalf of himself and everyone in the room.

Commissioner Sweezy inquired about the next steps to take.

**ADJOURNMENT**

The meeting was adjourned at 6:22 PM

ATTEST:

John S. Mirtle  
District Clerk

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