BUREAU OF PUBLIC WORKS
REGULAR MEETING
555 Main Street, Hartford
June 30, 2025

Present: Commissioners John Avedisian, John Bazzano, Richard Bush, William DiBella, David Drake, John Gale, Allen Hoffman, Gary Johnson, Bhupen Patel and District Chairman Donald Currey (10)

Remote Attendance: Commissioners Joan Gentile, Jean Holloway, Byron Lester, Maureen Magnan and David Steuber (5)

Absent: Commissioners James Healy, Pasquale J. Salemi, Alvin Taylor, Calixto Torres and James Woulfe (5)

Also Present:
Commissioner Dominic Pane
Commissioner Chris Tierinni (Remote Attendance)
Citizen Member Ed Vargas (Remote Attendance)
Scott W. Jellison, Chief Executive Officer
Christopher Stone, District Counsel (Remote Attendance)
John Mirtle, District Clerk
Christopher Levesque, Chief Operating Officer
Susan Negrelli, Director of Engineering
Dave Rutty, Director of Operations
Tom Tyler, Director of Facilities
Michael Curley, Manager of Technical Services
Carrie Blardo, Assistant to the Chief Executive Officer
Victoria Escoriza, Executive Assistant
Amanda Litvak, Professional Level Associate (Remote Attendance)
Kevin Sullivan, IT Consultant (Remote Attendance)
Elizabeth Tavelli, Independent Consumer Advocate
Mike Palmer, Fuel Cell Energy

CALL TO ORDER

The meeting was called to order by Chairperson Hoffman at 5:34 PM

PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS

Alma Elder of Middlefield spoke regarding the fuel cell lease and submitted written public comment.

Dear Commissioners of MDC,

Please consider the obligations of Metropolitan District Commission (MDC) regarding the proposed lease of land. This proposed lease would establish a power plant comprising three 3000 carbonate fuel cells that utilize natural gas. The power plant will be owned by Fuel Cell Energy, Inc. (FCE).

Background
The emission of greenhouse gases (GHGs) from these fuel cells is a significant concern. GHGs pose a massive and growing threat to Hartford and the surrounding area. MDC's Core Values emphasize excellence in customer service, public accountability, and environmental stewardship. However, pipelines, gas meters, and home appliances in Harford are notorious for their leakiness, leading to substantial climate and public health issues. (1) A preliminary estimate of methane leaks in Hartford in 2019 revealed 4.3 leaks per road mile. This power plant may produce even more GHGs.

The alarming statistics on GHGs were brought to the attention of the legislature. In May 2022, the Connecticut General Assembly enacted Public Act No. 22-5, which mandated the state to reduce greenhouse gas emissions by at least 45% below 2001 levels by 2030 and by 80% below 2001 levels by 2050. Given the potential danger of methane emissions, it is imperative that a government agency such as MDC monitor and mitigate the emissions of pipelines and fuel cells on its property.

Considerations in the Present
The Bureau of Public Works should meticulously examine the FCE brochure (2) and terms of lease. While the brochure asserts that ultra-clean power will be provided, the basis of this claim remains unclear. A combustion-free process is mentioned, but no supporting documentation is provided. The brochure also lists CO2 emissions of 980 lb/MWh. Additionally, it suggests the ability to recycle CO2 into a valuable product, but the process and subsequent actions are not detailed.

If the above problems are adequately dealt with, the Commissioners could limit the lease to 15 years (2040). By 2040 electricity generation to CT customers must be CO2 emission-free according to a legislative bill, HB5004, file number 821, page 2, line 26.

The state of Connecticut (CT) established standards for assessing leaks. As a government agency funded by taxpayer dollars, the MDC should oversee the measurement of these standards. Government oversight has occurred before. For instance, in 2024, Algonquin Gas Transmission in Cromwell operated a compressor station subject to stringent technical standards, including centrifugal compressors with dry seals. (3) When the facility's potential volatile organic compounds exceeded the threshold set by the Regulations of CT State Agencies, a compliance plan was implemented, and the disregard for state standards resulted in a fine for Algonquin Gas Transmission.

MDC should establish an oversight committee to ensure that methane leaks are minimal and carbon capture is effective. This committee could even establish higher standards for a power plant in a polluted and disadvantaged neighborhood such as Hartford. MDC and the Bureau of Public Works can appoint engineers, employees, and citizens to this crucial oversight committee, which would serve taxpayers in Hartford and CT.

Conclusion
A conventional lease agreement with FCE may not be suited to cut real-world emissions in Hartford. Commissioners of BPW and MDC should confront the danger of GHGs from the power plant. 'Measure and Monitor' should be the modus operandi.

Thank you in advance for your consideration of these matters. A formal reply and discussion of the points here would be greatly appreciated. These issues are complex, not black-and-white, and balance is often needed in decisions within MDC.

1. *Methane Gas Leaks Across Hartford Threaten Health & Climate. Report of Sierra Club 2022 Fact Sheet.*
2. *Potential Real Estate Lease at 235 Brainard Rd Harford. March 4, 2024. Memo by Bureau of public Works to District Board.*
3. *Consent Oder No. 8383 of State of CT vs. Algonquin Gas Transmission, LLC.*

INDEPENDENT CONSUMER ADVOCATE COMMENTS & QUESTIONS RELATIVE TO AGENDA ITEMS

Elizabeth Tavelli, ICA, spoke regarding the approval of Availability & Capacity Guidelines and asked how the MDC ensures contractor estimates are consistent across projects.

APPROVAL OF MEETING MINUTES

On motion made by Commissioner DiBella and duly seconded, the meeting minutes of April 28, 2025 were approved.

LEASE OF REAL ESTATE FOR FUEL CELL – 235 BRAINARD ROAD HARTFORD

To: Bureau of Public Works June 30, 2025

Pursuant to a resolution adopted by the Board of Commissioners of The Metropolitan District on March 4, 2024, The Metropolitan District ("MDC") entered into an Option To Lease Real Property ("Option") with Fuel Cell Energy, Inc. ("FCE"), dated July 2, 2024, whereby MDC granted FCE an option to lease approximately 32,000 square feet of MDC's land located at 235 Brainard Road in Hartford, Connecticut (the "Leased Parcel") for the construction and operation of three (3) FCE 3000 carbonate fuel cells (the "Project") on the Leased Parcel (the "Initial Agreement"), which was amended pursuant to a First Amendment To Option To Lease Real Property between MDC and FCE, dated October 28, 2024, whereby the Option Term (as defined in the Initial Agreement) was extended to June 30, 2025 (the "First Amendment," and the Initial Agreement together with the First Amendment are hereinafter collectively referred to as the "Agreement"). Further, as permitted pursuant to Section 16 of said Option, FCE assigned the Option to its wholly owned subsidiary, Homestead FuelCell 1, LLC ('HFC1").

On February 5, 2025, FCE exercised its option to lease the Leased Parcel pursuant to the Agreement, and thereafter, as permitted pursuant to Section 16 of said Option, FCE assigned its rights to its wholly owned subsidiary, Homestead FuelCell 1, LLC ('HFC1"). MDC and HFC1 negotiated the terms of lease (the "Ground Lease"), which includes the following:

1) Triple net lease of 33,210 square feet of land on the 235 Brainard Road Property;
2) Term of twenty (20) years commencing on the Commercial Operation Date (as defined in the Ground Lease) for the Project;
3) Construction Period Rent: $1.64/sq. ft. per year ($54,464.40 = $1.64 x 33,210 sq. ft. for Leased Parcel and $14,940.40 = $1.64 x 9,110 sq. ft. for Laydown Area), prorated for any partial year, payable annually in advance;
4) Base Rent/Leased Parcel, payable annually in advance:
   Years 1-5: $10.94/sq. ft. ($363,317.40 per year);
   Years 6-10: $11.48/sq. ft. ($381,250.80 per year);
   Years 11-15: $12.06/sq. ft. ($400,512,60 per year); and
   Years 16-20: 12.66/sq. ft. ($420,438.60 per year);

Note: To accommodate other uses at 235 Brainard Road, the total area calculations for the Laydown Area and Leased Parcel may be slightly less than 42,320 sq. ft., and as such the annual Construction Period Rent and Base Rent may be adjusted accordingly; and

5) Compliance with all statutory and regulatory requirements necessary for the construction and operation of a fuel cell generating facility.

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 Chief Executive Officer is hereby authorized to execute the Ground Lease with HFC1 upon and subject to the above enumerated terms and conditions, and such other terms and conditions that the District Counsel shall deem appropriate and in the best interests of the MDC.

Respectfully submitted,

John S. Mirtle
District Clerk

On motion made by District Chairman Currey and duly seconded, the report was received and resolution adopted by unanimous vote of those present.

ENCROACHMENT PERMIT
CT DOT MATERIALS TESTING LAB & SIGN SHOP,
280 WEST STREET, ROCKY HILL

To: Bureau of Public Works for consideration June 30, 2025

In a letter dated January 22, 2025, Chantal Frances of Michael Baker International, on behalf of Connecticut Department of Transportation District 1 Headquarters (the "CTDOT") owners of proposed Materials Testing Laboratory & Sign Shop Facility located at 280 West Street in Rocky Hill (the "Property") and The Department of Veterans Affairs ("DVA"), has requested permission from The Metropolitan District ("MDC" or "District") to encroach on the MDC's existing twenty-foot-wide (20') easement or right-of way, containing an existing 8-inch sanitary sewer, situated on the Property and the property of DVA (the "ROW") for the purpose of constructing and installing site improvements for and in connection with a proposed development project, as shown on the attached map (the "Map").

The DVA has entered into a Transfer of Custody and Control Agreement ("TCCA") with CTDOT to give permission to the CTDOT to make site improvements to DVA's property located at 198 West Street in Rocky Hill for the following described work for the mutual benefit of both properties which CTDOT will undertake after June 23, 2025. After the TCCA expires or the transfer of custody and control is returned back to DVA, CTDOT agrees to maintain, repair,

replace or make future improvements to the following described work for as long as proposed site improvements exist.

The proposed scope of work entails: (i) the installation of temporary ground reinforcement or protective measures to withstand heavy equipment and vehicle traffic including compacted gravel base, bituminous ramps over 8-inches thick, timber mating, or steel plating along or across the easement ahead of proposed site demolition and short-term impacts to accommodate construction activities associated permanent site improvements such as the placement of masonry scaffolding, cranes outriggers, as well as perform over-excavation work within the easement to install building foundations or other structures located outside but along the easement boundary. Site demolition will including clearing and grubbing, including the removal of trees and stumps, removing existing pavement (on DVA property); existing chain link fence and gates, the abandonment of existing 4-inch and 6-inch water lines (serving DVA), the abandonment or removal of drainage piping and structures, (ii) the regrading of up to **7180 sf** of easement area, including earth excavation up to 3.5 feet in depth, (iii) installing new utilities across or along the ROW including a 4-inch domestic water service, 8-inch water main fire loop in up to two (2) locations, two (2) 6-inch sanitary laterals and two (2) sanitary manholes, electrical and telecommunication concrete encased conduits in up to five (5) locations: (1) site lighting 2-way duct, (2) Level-2 EV charger/telecom 4-way ducts, and (2) Level-3 EV charger/fire tank 8-way ducts, new stormwater lines: (2) 15" RC pipes, (1) 18-inch RC pipe, and three (3) new drainage manholes, and (iv) installing surface restoration consisting of new chain link fence and gate, bituminous pavement, concrete walkways, curbing and landscaping including shrubs and grass as well as incidental activities within the ROW as shown on the Map (collectively, the "Improvements").

The proposed lines will be installed above the MDC's existing eight-inch (8") sewer and its appurtenances situated within the ROW (collectively, the "Sewer") with a minimum of one foot (1') of vertical clearance between the Sewer and such lines, and proposed grades will not impede access to the Sewer. The Sewer was built in 1965, and the ROW was acquired by the MDC as shown on MDC Record Plan #565, "Right-of-Way and Assessment Plan for a Proposed Sanitary Sewer in Westbrook Road & Private Lands", and filed on the Rocky Hill land records on October 10, 1966.

MDC staff has concluded that the Improvements are minor and that there will be no detriment to the Sewer as a result.

CTDOT has agreed to the following conditions in order to satisfy the District's concerns for protection of the Sewer and to maintain accessibility along the length of the ROW:

1. Care must be taken during the performance of work for the Improvements or any maintenance, repair or replacement of the same not to disturb the Sewer. All heavy construction equipment must be located outside of the limits of the ROW when not in use. Any earth moving equipment that will be utilized on the ROW over and adjacent to the Sewer shall be reviewed and approved by District staff prior to mobilization to the site. Any damage to the Sewer caused by any construction, maintenance, repair, replacement or associated activities by or on behalf of CTDOT for or in connection with the Improvements within this ROW shall be the responsibility of the CTDOT.

2. No additional permanent improvements, other than the proposed Improvements, shall be located within this ROW.

3. The District shall not be held liable for any damage caused to any structure listed above, located within or adjacent to the ROW in the event of an emergency Sewer repair. The District will make every effort feasible to minimize damage to these structures; however, the cost of repairs to such structures shall be the responsibility of the CTDOT.

4. In the event of a sewer emergency caused by the proposed excavation described above, the CTDOT shall provide, install, operate and remove, at the CTDOT's expense, an appropriately sized bypass pump and appurtenances.

5. The District reserves the right to remove Improvements within this ROW at any time if so required for maintenance, repair or replacement of the Sewer or any part thereof. CTDOT shall bear any additional maintenance, repair or replacement costs necessitated by the presence of Improvements within this ROW, including any such costs incurred by the District.

6. An MDC inspector must be on the job site whenever work is being performed within the ROW, and Owner shall be responsible for the cost and expense of such inspector. Any construction of the Improvements as well as any subsequent construction, maintenance, repair or replacement of the Improvements shall conform to District standards and forty-eight (48) hours advance notice must be given to the District prior to commencing any such activities within the ROW.

7. The CTDOT shall perform a CCTV inspection, witnessed by an MDC inspector, of the Sewer in the areas of the construction upon completion of backfilling and restoration of the excavated areas. The videos will be delivered to the District for the purposes of assessing the post-activity condition of the Sewer.

8. In the event the CTDOT retains a third-party contractor to complete the Improvements called for herein, CTDOT shall include language in its agreement with its contractor committing the contractor to indemnify, defend and save harmless the District and any included therein from any and all claims arising from the negligent or intentional acts or omissions of the contractor (excluding any such claims arising from the negligent or intentional acts of the MDC and municipality). Further, the CTDOT shall require contractor to maintain the CTDOT's standard form of requisite insurance, which has been provided to the MDC and deemed as sufficient and/or reasonably equivalent to meet those as stipulated in the MDC's current Guidance Manual for Developers' Permit Agreements, and add the MDC as an additional insured, which insurance shall remain in force and effect during the performance of any work within the ROW.

9. The CTDOT shall be responsible for obtaining any and all federal, state, or local approvals necessary for installing the Improvements, including but not limited to the removal and construction of the same.

10. Nothing in the Encroachment Permit shall be construed as a modification, compromise or waiver by the State of any rights and immunities afforded to the State under applicable law with respect to matters arising out of the Encroachment Permit. In the event there is a conflict between Section 10 any other terms or condition of the Encroachment Permit Section 10 will govern.

Staff has reviewed this request and considers it feasible.

A formal encroachment permit shall be executed between CTDOT and MDC, and consistent with current practice involving similar requests.

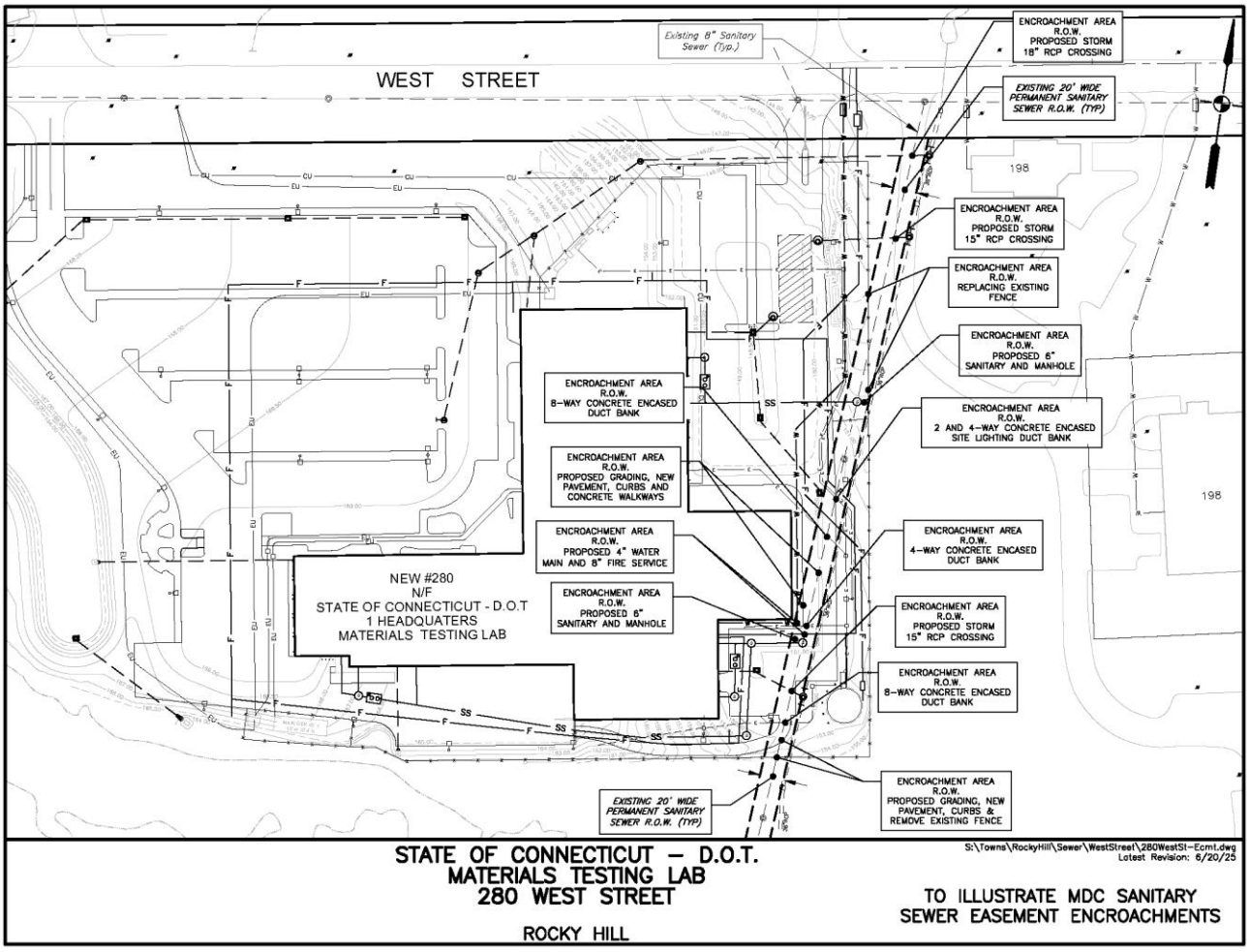
It is **RECOMMENDED** that it be

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 a encroachment permit , subject to approval of form and content, inclusive of the conditions set forth above, by District Counsel, granting permission to CTDOT to encroach upon the MDC existing twenty-foot-wide (20') sanitary sewer easement situated on the Property in order to: (i) perform the work for the Improvements in connection with the planned redevelopment of the Property as shown on plans submitted by Michael Baker International and VN Engineers, Inc., entitled , "CT DOT District 1 Headquarters and Materials Testing Lab (Drawing Titles) Grading and Drainage Plan and Utility Plan-01 (Project No.) 0118-0171", (Drawing No). C-012 and C-013, respectively, and (ii) maintain, repair and replace such Improvements, provided that (a) subject to Section 10, the District shall not be held liable for any cost or damage of any kind (b) CTDOT shall obtain all required approvals, and (c) such permit shall not be effective until fully executed by the District and CTDOT. In the event that such full execution and recording does not occur within three (3) months of the date this resolution is passed by the District Board, then such resolution shall be null and void, and of no further force and effect.

Respectfully submitted,

John S. Mirtle
District Clerk



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

Commissioner Magnan exited the meeting at 6:25 PM

REFERRAL OF DRAFT ORDINANCE REVISIONS TO COMMITTEE ON MDC GOVERNMENT

SEC. S2f DETERMINATION FOR AVAILABILITY AND CAPACITY ~~EXCLUSION~~

~~In determining whether any waste discharged or proposed to be discharged into any public sewer or drain is to be excluded under Section S2e, and Sections S2l through S2n, inclusive, or any subdivisions of any of them, of this ordinance, consideration shall be given to the quantity, time or times, rate and manner of discharge, dilution and character of the waste in question, the size of the sewer or drain into which it is or is to be discharged, the probable quantity of other sewage in said sewer or drain at the time of discharge, the quantities of other objectionable wastes likely in said sewer or drain, and other pertinent facts. Minute quantities of a waste which would be objectionable in larger quantity may be permitted if sufficiently diluted when and as~~

~~discharged, or if the quantity discharged is very small in comparison to the receiving sewer or drain and the flow therein at the time of discharge, upon specific permission from the Manager of the Bureau of Public Works; but any permission to discharge minute quantities of an otherwise excluded waste shall be revocable at any time by said Manager or his successor.~~

The Bureau of Public Works shall establish and publish Availability & Capacity Guidelines ("A&C Guidelines") for determination of the availability and capacity of the District's sewers and drains to accept proposed discharges in accordance with District Ordinances and any municipal, state & federal regulatory requirements.

(a) For purpose of this ordinance:

(1) a property is determined to be an "existing connection", if the property is currently directly connected, or at any time in the past had a house connection or house drain, to a District combined sewer, sanitary sewer or storm drain. Subsoil drainage/ groundwater drainage will not be considered as existing discharges.

(2) a property is determined to be a "new connection", if the property has never been directly connected to the District's sewer system and therefore has never directly discharged to a District combined sewer, sanitary sewer or storm drain. All new connections shall be in accordance with Section S3r requiring separate sanitary and storm connections.

(b) **Existing Connections**

(1) When a redeveloped property with an existing connection(s) is served by a combine sewer or a storm drain that is tributary to a combined sewer and the redevelopment is exempt from any applicable municipal and State of Connecticut requirements, the discharge shall be permitted.

(2) When a redeveloped property with an existing connection(s) is served by a combined sewer or a storm drain that is tributary to a combined sewer, and municipal or State of Connecticut requirements apply, the applicant will be required to demonstrate that post-development total stormwater runoff volumes and peak discharge rates are controlled to at least pre-development discharge rates and corresponding total runoff volumes for all storms described in any applicable municipal and/or State of Connecticut requirements. If the applicant can demonstrate control of post-development volume and discharge rates to pre-development volume and discharge rates, the discharge shall be permitted.

(3) If the requirements of subsection (b)(2) above are satisfied through the use and maintenance of an onsite detention system, the applicant may consider off-site improvements to the combined sewer, or a storm drain that is tributary to a combined sewer, to eliminate the need for or reduce the size of the on-site detention system. In those cases where the off-site improvements benefit the stormwater system generally, the District would consider completing the off-site improvement under a cost sharing agreement with the applicant, with the amount of the applicant's contribution to the off-site improvements being the applicant's estimated costs to construct the on-site detention system or the applicant's estimated cost savings for the reduced size of the on-site detention system. In either case, the amount paid by the applicant under the cost sharing agreement will be used for improvements to the District storm drainage

system within the same municipality as the redeveloped property.

(4) When a redeveloped property with an existing connection(s) is served by a combined sewer or a storm drain that is tributary to a combined sewer, and the applicant is unable to control post-development stormwater volume and discharge rates to pre-development volume and discharge rates on-site, the applicant shall be required to install a new storm drain that discharges to an existing storm drain or water course through a Developer's Permit Agreement or, in those cases where the new storm drain benefits the stormwater system generally, the District would consider completing the off-site improvement under a cost sharing agreement with the applicant, with the amount of the applicant's contribution to the off-site improvements being the applicant's estimated costs to construct the on-site detention system or the applicant's estimated cost savings for the reduced size of the on-site detention system. In either case, the amount paid by the applicant under the cost sharing agreement will be used for improvements to the District storm drainage system within the same municipality as the redeveloped property.

(5) When a redeveloped property with an existing connection(s) is served by a storm drain that ultimately discharges to a water course, the applicant will be required to demonstrate that post-development total stormwater runoff volumes and peak discharge rates are controlled to at least pre-development discharge rates and corresponding total runoff volumes for all storms subject to municipal and State of Connecticut requirements. The post-development peak discharges will be evaluated against existing conditions of the existing storm drain during a 10-yr storm event. If the applicant can control post-development volume and discharge rates to pre-development volume and discharge rates and the existing drain has adequate capacity to accept the post-development discharges, the discharge shall be permitted.

(6) If the requirements of subsection (b)(5) above are satisfied through the use and maintenance of an onsite detention system, the applicant may consider off-site improvements to the combined sewer or a storm drain that is tributary to a combined sewer to eliminate the need for or reduce the size of the on-site detention system, or in those cases where the off-site improvements benefit the stormwater system generally, the District would consider completing the off-site improvement under a cost sharing agreement with the applicant, with the amount of the applicant's contribution to the off-site improvements being the applicant's estimated costs to construct the on-site detention system or the applicant's estimated cost savings for the reduced size of the on-site detention system. In either case, the amount paid by the applicant under the cost sharing agreement will be used for improvements to the District storm drainage system within the same municipality as the redeveloped property.

(7) When a redeveloped property with an existing connection(s) is served by a storm drain that ultimately discharges to a water course, and the applicant is unable to control post-development stormwater volume and discharge rates to pre-development volume and discharge rates, the applicant will be required to increase the capacity of the storm drain through a Developer's Permit Agreement or, in those cases where the new storm drain benefits the stormwater system generally, the District would consider completing the off-site improvement under a cost sharing agreement with the

applicant, with the amount of the applicant's contribution to the off-site improvements being the applicant's estimated costs to construct the on-site detention system or the applicant's estimated cost savings for the reduced size of the on-site detention system. In either case, the amount paid by the applicant under the cost sharing agreement will be used for improvements to the District storm drainage system within the same municipality as the redeveloped property.

(8) For an existing sanitary sewer house connection to a sanitary sewer, Sewer Ordinance S2I "Use of Sanitary Sewers" and the District's Availability & Capacity determination shall govern.

(c) **New Connections**

(1) No new house drain connection shall be authorized to discharge to a combined sewer. A property prohibited from connecting a new house drain to a combined sewer, and which does not have access to connect to an existing storm drain, may only connect said new house drain to the District's system by installing a storm drain through a Developer's Permit Agreement.

(2) When new house drain connections are proposed to be served by an existing storm drain that ultimately discharges to a water course, the applicant will be required to demonstrate that post-development total stormwater runoff volumes and peak discharge rates are controlled to at least pre-development discharge rates and corresponding total runoff volumes for all storms required by municipal and State of Connecticut requirements. The post-development peak discharges will be evaluated against existing conditions of the existing storm drain during a 10-yr event. If the existing drain has adequate capacity to accept the new house drain connection discharges, the discharge shall be permitted.

(3) When new house drain connections are proposed to be served by a storm drain that ultimately discharges to a water course, the applicant will be required to demonstrate that post-development total stormwater runoff volumes and peak discharge rates are controlled to at least pre-development discharge rates and corresponding total runoff volumes for all storms required by municipal and State of Connecticut requirements. The post-development peak discharges will be evaluated against existing conditions of the existing storm drain during a 10-yr event. If the existing drain does not have adequate capacity to accept the new storm house connection discharges, the applicant will be required to increase the capacity of the storm drain through a Developer's Permit Agreement and or, in those cases where the new storm drain benefits the stormwater system generally, the District would consider completing the off-site improvement under a cost sharing agreement with the applicant, with the amount of the applicant's contribution to the off-site improvements being the applicant's estimated costs to construct the on-site detention system or the applicant's estimated cost savings for the reduced size of the on-site detention system. In either case, the amount paid by the applicant under the cost sharing agreement will be used for improvements to the District storm drainage system within the same municipality as the redeveloped property.

(4) When new house drain connections are proposed to be served by a storm drain that discharges to a combined sewer, the applicant will be required to demonstrate that post-development total runoff volumes and peak discharge rates are controlled to at least pre-development discharge rates and corresponding total runoff volumes for all storms required by municipal and State of Connecticut requirements. All new house drain connections will be required to discharge to a storm drain. The applicant will be required to install a new storm drain to an existing storm drain or water course through a Developer's Permit Agreement or, in those cases where the new storm drain benefits the stormwater system generally, the District would consider completing the off-site improvement under a cost sharing agreement with the applicant, with the amount of the applicant's contribution to the off-site improvements being the applicant's estimated costs to construct the on-site detention system or the applicant's estimated cost savings for the reduced size of the on-site detention system. In either case, the amount paid by the applicant under the cost sharing agreement will be used for improvements to the District storm drainage system within the same municipality as the redeveloped property.

(5) For a new sanitary sewer house connection to a sanitary sewer, Sewer Ordinance S2l "Use of Sanitary Sewers and the District's Availability & Capacity determination shall govern.

(6) For a new sanitary sewer house connection to a combined sewer, Sewer Ordinance S2q "Use of Combined Sewers" and the District's Availability & Capacity determination shall govern.

SEC. S2e WASTES EXCLUDED FROM ALL SEWERS

(a) No person or property owner shall discharge or permit to be discharged, directly or indirectly, from any premises under his control into any public sewer of any kind or type, any of the following:

(1) Any substance or object likely to damage, injure, destroy or cause an obstruction in any sewer, or appurtenance thereof, into which it may be discharged;

(2) Any substance which may attack, damage or alter by either abrasion or chemical action the materials of which the sewer and its appurtenances are composed or built;

(3) Sticks, stones of material size, coarse rubbish, rags, unground or unshredded garbage or refuse, portions of any animal carcass more than one inch in longest dimension;

(4) Any debris or substance which by depositing any considerable quantity of sediment, by coagulation, by congealing or by attaching itself to the lining of the sewer or to other substances being transported within the sewer is likely to cause an obstruction in any sewer or appurtenance;

(5) Any gasoline, kerosene, alcohol, oil, tar, flammable or explosive gas or vapor or any substance which may generate or form any flammable, explosive or combustible substance, fluid, gas, vapor or mixture when combined with air, water or other substances commonly found in sewers; (See Section S2g).

(6) Steam, water vapor or other substance at a temperature above 150F, or substance which, upon coming into contact with water or sewage, will generate steam or vapor within such sewer; (See Section S2g).

(7) Any waste or waste water which is strongly acid, and which, when tested in the usual technical manner, has a "pH" less than 5.5 or which is strongly alkaline and has a "pH" more than 10.0; ("pH" means the logarithm of the reciprocal of the weight of the hydrogen ions in grams per liter of solution).

(8) Objectionable poisons, cyanides, or any substance likely to generate poisonous fumes that may interfere with, constitute a hazard to, or be dangerous to human beings or domestic animals;

(9) Any waste water or sewage containing animal guts or tissues, entrails, offal, blood, feathers, hair, hides, scraps, unshredded fruits or vegetables, straw or cinders;

(10) Any water containing disinfectants, formaldehyde, toxic or poisonous substances in quantities sufficient to delay or interfere with sewage treatment and sludge digestion processes including the sedimentation, biological and chemical processes used by the District at its sewage treatment plants;

(11) Any considerable quantity of waste from an industrial or commercial process or processes containing more parts per million than the limit indicated below, for any of the following:

Arsenic	0.1 ppm
Cadmium	0.2 ppm
Chromium (total)	2.0 ppm
Chromium (hexavalent)	0.2 ppm
Copper	2.0 ppm
Cyanide	2.0 ppm
Lead	0.5 ppm
Mercury	Prohibited
Nickel	2.0 ppm
Oil and Grease	100 ppm
Silver	0.5 ppm
Tin	4.0 ppm
Total Nitrogen*	16 lbs/day
Zinc	2.0 ppm
Hydrogen sulfide, sulfur dioxide, nitrous oxide or any halogen gas	10 ppm

Suspended solids other than above (i.e., solids that float on the surface of or are in suspension in sewage which are removable by laboratory filtering)	600 ppm

*Total Nitrogen shall be measured by analyzing the wastewater for Total Kjeldahl Nitrogen (TKN) plus Nitrate-nitrite. The total mass loading (flow multiplied by concentration) shall not exceed 16lbs per day.

(12) Any waste waters or sewage likely to cause damage, injury or loss to other persons or to the property of other persons who are lawfully entitled to use the sewer or sewers through which said wastes are discharged, or to any person or equipment engaged in sewage treatment and disposal for the District. This prohibition shall be understood as applying to the kind or character of wastes discharged into any sewer and as limiting the quantity of wastes or waters which may be discharged from any one parcel or plot of property and the rate or rates at which wastes are discharged to approximately the quantity of sewage or water which the sewer was intended to receive from that particular parcel or plot or from a typical parcel of that size or area.

(13) Unusual biochemical oxygen demand (B.O.D.), chemical oxygen demand (C.O.D.), or chlorine demand in such quantities as to constitute a significant load and/or harmful effect on the MDC sewerage system including the sewage treatment plants.

(14) Any radioactive wastes or isotopes of such half-life or concentration as may exceed limits in applicable State or Federal regulations.

(15) Any discharge of any pollutant that may cause pass through or interference, as defined in 40 CFR Part 403.

(b) In determining whether any waste discharged or proposed to be discharged into any public sewer or drain is to be excluded under this Section, Section S2f and Sections S2l through S2v, inclusive, or any subdivisions of any of them, of this ordinance, consideration shall be given to the quantity, time or times, rate and manner of discharge, dilution and character of the waste in question, the size of the sewer or drain into which it is or is to be discharged, the probable quantity of other sewage in said sewer or drain at the time of discharge, impacts upstream and down from combined sewer overflow regulators, the quantities of other objectionable wastes likely in said sewer or drain, and other pertinent facts. Minute quantities of a waste which would be objectionable in larger quantity may be permitted if sufficiently diluted when and as discharged, or if the quantity discharged is very small in comparison to the receiving sewer or drain and the flow therein at the time of discharge, upon specific permission from the Manager of the Bureau of Public Works; but any permission to discharge minute quantities of an otherwise excluded waste shall be revocable at any time by said Manager or his successor

SEC. S2q USE OF COMBINED SEWERS

A combined sewer, except as provided in Section S2p or as otherwise specifically provided in any particular case, may be used to receive and convey any sewage or waste waters which

under the preceding sections of this ordinance may be lawfully discharged into either a sanitary sewer or a storm drain. No waste water or substance which is or has been excluded from both sanitary sewers and storm drains by the preceding sections of this ordinance shall be discharged, directly or indirectly, into any combined sewer. (See also Section S2p). The District prohibits the construction of new combined sewers. ~~The District prohibits the introduction of new inflow sources to the existing combined sewer system.~~ Modified stormwater discharge to a combined sewer as a result of development or redevelopment of a property shall be subject to the District's determination for availability and capacity under Section S2f.

Commissioner Gale made a motion to refer the draft ordinance revisions to the Committee on MDC Government and it was approved unanimously.

BUREAU OF PUBLIC WORKS
APPROVAL OF AVAILABILITY & CAPACITY ANALYSIS GUIDELINES

To: Bureau of Public Works on June 30, 2025

The Metropolitan District ("District" or "MDC") requires that an Availability & Capacity ("AC") analysis of the District's system be completed prior to permitting any connection proposed (re)developments of residential dwellings of four or more units and commercial/industrial buildings to the District infrastructure through MDC's Utility Services Department. The purpose of the Availability & Capacity ("AC") analysis is to first determine the availability of District infrastructure and second, to determine whether or not available capacity within the District sanitary, combined, or storm sewer collection and treatment system exists to meet the proposed needs of such (re)developments. The District will provide a letter stating whether there is, or is not, adequate sewer service available for proposed (re)development sites.

It is **RECOMMENDED** that it be

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

RESOLVED: The District Board hereby approves the attached Availability & Capacity Analysis Guidelines, **contingent upon approval of #7A "Referral of Draft Ordinance Revisions to Committee on MDC Government"**;

Respectfully submitted,
John Mistle
District Clerk

Availability and Capacity Analysis Guidelines

SANITARY SEWER

The Metropolitan District

PURPOSE

The Metropolitan District ("District" or "MDC") requires that an Availability and Capacity (AC) Analysis be completed prior to connecting or modifying a sewer connection through MDC's Utility Service Department. An owner and/or developer may be required by their lender or another entity to obtain a letter from The Metropolitan District stating whether there is, or is not, wastewater collection available (adjacent) to the proposed development/redevelopment/change-in-use at the site and if such services are of sufficient capacity for the planned development. The intent of the availability and capacity analysis process is to research the capability of the existing District wastewater collection and treatment system (including any pumping stations and downstream Water Pollution Control Facility) to meet the discharge rates and volumes for the proposed residential dwellings of four or more units or commercial/industrial buildings. Residential properties of 1-3 units are exempt from the AC process.

The District categorizes properties as having "new" or "existing" connections based on the following criteria:

- A connection is considered "new" if the property has never been connected and therefore never directly discharged stormwater to a District combined sewer or storm drain.
- A connection is considered "existing" if the property is currently discharging or has discharged stormwater through a connection from the property to a District combined sewer or storm drain. The applicant will be required to demonstrate the volume and rate of each source of surface water drainage to the connection. Subsoil drainage/ groundwater drainage will not be considered as existing discharges.

For an existing sanitary sewer house connection to a sanitary sewer, Sewer Ordinance S2l "Use of Sanitary Sewers" and the District's Availability & Capacity determination shall govern.

For a new sanitary sewer house connection to a sanitary sewer, Sewer Ordinance S2l "Use of Sanitary Sewers and the District's Availability & Capacity determination shall govern.

For a new sanitary sewer house connection to a combined sewer, Sewer Ordinance S2q "Use of Combined Sewers" and the District's Availability & Capacity determination shall govern.

AVAILABILITY AND CAPACITY (AC) PROCESS SUMMARY

1. A *formal written request (hard copy)* for an availability and capacity analysis is made to the MDC Technical Services Department, 555 Main Street, Hartford, Connecticut 06103. or techservices@themdc.com. This request must include:
   - Location of the proposed development, including a street address and a location map.
   - Payment of the current Administrative Review Fee (See published rate at www.themdc.org) per utility by check made payable to The Metropolitan District or through available online payment system. *Please do not submit checks separately from the hard copy request and without reference to the invoice or project/development name.*

- Detailed technical information as described below in the "Required Detailed Information" section.

2. District staff will review the submitted information to determine if the District's current infrastructure can accommodate the planned wastewater flow rates. District staff may request additional information as applicable to the particular development and design.

3. The District will provide a written response if there is, or is not, sufficient availability and capacity for the planned development to convey and treat wastewater from the referenced project, as detailed by the owner and/or developer.

4. Our analysis does not focus on the technical adequacy of the design; such a review is conducted during the Developer's Permit-Agreement process or connection permitting process by MDC Utility Services Department, as applicable.
    a. Due to the age of the MDC infrastructure in some areas, additional investigation of the condition of the sanitary or combined sewer mains may be required prior to finalizing the AC. The location or condition of the sewer main may necessitate installation to an alternate nearby MDC main. This additional investigation may include CCTV for sewers and structural analysis of manhole and sewers;.

5. Following the review of the required information, MDC will provide to the owner/requester with an AC letter (via email and regular mail) of MDC's determination on availability and capacity of the District system(s), with copies to the other appropriate municipal departments (i.e. Planning and Zoning, Development Services, etc.).

6. There is a separate AC process and separate review fee for drinking water and stormwater AC (see Availability & Capacity Analysis Guidelines - Stormwater) Once all AC approvals (Water, Sewer and storm) are obtained, the Owner/Developer may then proceed to the MDC Utility Services Department to apply for each applicable utility connection permit.

REQUIRED DETAILED INFORMATION

Sanitary Sewer Service

The below requirements shall be adhered to by the Engineer when submitting the AC review request:

1. Drawings – provide 24 x 36-inch sheets of:
    a. Existing survey (including lot lines/owner names/addresses)
    b. Utility Plan (no contours)
    c. Grading Plan (with contours)

2. Estimated water usage and wastewater flow rates calculated per *DPH design flow guidelines*, with average volume per day (gpd) and peak flow (gpm). **Flow shall not be calculated using fixture counts (CT Plumbing Code maximums)**.

3. The type of dwelling units planned for the development (single-family, townhome, multi-unit, etc.), or type of commercial or industrial facility (office, retail, restaurant, hotel, manufacturing, etc.), including lot size and proposed lawn coverage, if irrigation is planned.

Sanitary Sewer Availability and Capacity Analysis

4. For residential developments, the number of one-bedroom, two-bedroom, three-bedroom, etc. units planned for the development so that the volume of use per day (gpd) may be calculated per State of Connecticut Department of Public Health (DPH) guidelines. The Engineer is required to provide calculations for MDC review.

5. For commercial and industrial facilities, the size (square feet per use) and type of the proposed commercial or industrial facilities; specifically, the number of restrooms planned (office and retail), the number of seats (restaurant), the number of rooms (hotel), the number of beds (medical facility), the number of employees, etc.

6. Other water uses and sources of wastewater within the planned development, such as community buildings (kitchen facilities, rest rooms and/or locker rooms, etc.), swimming pool; HVAC equipment cleaning/blow down or fill cycles; intermittent but high instantaneous high flow processes (tank fill, tank draining, or other); or other facilities.

7. Condensation, roof drains/leaders, footing and/or underdrains (subsoil drainage/groundwater) and stormwaters shall not flow to a Separated sanitary sewer main.
    a. If development is required to discharge flue condensate or any groundwater to the sanitary sewer, the developer shall have the discharge reviewed and approved by CT DEEP. The District will review the discharge and metering of flows with applicable fees/rates for this discharge.

8. MDC Sewer Ordinance S2l – Use of Sanitary Sewers. New connections, or increases in dry weather flow discharge resulting from development or redevelopment of a property, to a separated sanitary sewer shall be subject to the findings within an availability and capacity analysis performed by the District. If the District's separated sewer system's capacity in the vicinity of the connection is limited due to existing illegal wet weather inflow(s) of the type described elsewhere in the District's Sewer Ordinance, the District shall either: (a) exclude such discharge or connection to the District's sewer; or (b) require removal of an equivalent volume per day of inflow from the subject sewershed at the cost of the property owner or developer seeking connection or discharge to the District's sewers.
    a. MDC Technical Services will determine if this Ordinance applies to the specific development. When the Ordinance does apply, the District will provide the Developer the requirements and process to ensure the equivalent volume per day is removed from the system prior to the connection being made.

MDC

Availability & Capacity Analysis Guidelines

STORMWATER

The Metropolitan District

(Hartford or West Hartford ONLY)

PURPOSE

The Metropolitan District ("District" or "MDC") requires that an Availability & Capacity ("AC") analysis of the District's system be completed prior to permitting any connection to the District infrastructure through MDC's Utility Services Department. The purpose of the Availability & Capacity ("AC") analysis is to determine first the availability of District storm infrastructure and second, determine whether or not available capacity of the District storm or combined sewer collection and treatment system exists to meet the proposed needs of planned (re)developments of residential dwellings, of four or more units, and commercial/industrial buildings. The District will provide a letter stating whether there is, or is not, adequate storm service available for proposed (re)development sites. An owner and/or developer may request an Availability (only) letter prior to the full capacity analysis if written confirmation is required by their lender, or other entity to obtain a letter from the District stating what public storm infrastructure is available to serve the site.

BACKGROUND

The District owns and maintains some dedicated storm and all combined sewers located within Hartford and a small portion of West Hartford. While the District accepts storm water into those sewers, it is not wholly responsible for administering storm water management programs and regulations (e.g. Municipal Separate Storm Sewer System, abbreviated as "MS4", compliance) or flood control; that responsibility falls to the municipalities.

The capacity of the District's combined sewer system varies during wet weather events. As such, there is no capacity within the District's combined sewer system to convey new storm inflows, as it is under a Connecticut Department of Energy and Environmental Protection Consent Order (CT DEEP CO) to eliminate and reduce Combined Sewer Overflows (CSO) and private property surcharging. It should be noted that the District is not obligated to increase the capacity of its pipe networks to accommodate increases in storm water flows that may arise from development activities.

DETERMINATION OF CONNECTION TYPE AND EVALUATION SCENARIOS

The District categorizes properties as having "new" or "existing" connections based on the following criteria:

- A connection is considered "new" if the property has never been connected and therefore never directly discharged stormwater to a District combined sewer or storm drain.
- A connection is considered "existing" if the property is currently discharging or has discharged stormwater through a connection from the property to a District combined sewer or storm drain. The applicant will be required to demonstrate the volume and rate

Availability and Capacity Analysis – STORMWATER (continued)

of each source of surface water drainage to the connection. Subsoil drainage/ groundwater drainage will not be considered as existing discharges.

Based on the categories of connections, the applicant will be evaluated to the scenario applicable to the proposed discharge.

Existing Connections

(1) When a redeveloped property with an existing connection(s) is served by a combine sewer or a storm drain that is tributary to a combined sewer and the redevelopment is exempt from and applicable to municipal and State of Connecticut requirements, the discharge shall be permitted.

(2) When a redeveloped property with an existing connection(s) is served by a combined sewer or a storm drain that is tributary to a combined sewer, and municipal or State of Connecticut requirements apply, the applicant will be required to demonstrate that post-development total stormwater runoff volumes and peak discharge rates are controlled to at least pre-development discharge rates and corresponding total runoff volumes for all storms described in any applicable municipal and/or State of Connecticut requirements. If the applicant can demonstrate control of post-development volume and discharge rates to pre-development volume and discharge rates, the discharge shall be permitted.

(3) If the requirements of subsection (2) above are satisfied through the use and maintenance of an onsite detention system, the applicant may consider off-site improvements to the combined sewer or a storm drain that is tributary to a combined sewer to eliminate the need for or reduce the size of the on-site detention system. In those cases where the off-site improvements benefit the stormwater system generally, the District would consider completing the off-site improvement under a cost sharing agreement with the applicant, with the amount of the applicant's contribution to the off-site improvements being the applicant's estimated costs to construct the on-site detention system or the applicant's estimated cost savings for the reduced size of the on-site detention system. In either case, the amount paid by the applicant under the cost sharing agreement will be used for improvements to the District storm drainage system within the same municipality as the redeveloped property.

(4) When a redeveloped property with an existing connection(s) is served by a combined sewer or a storm drain that is tributary to a combined sewer, and the applicant is unable to control post-development stormwater volume and discharge rates to pre-development volume and discharge rates on-site, the applicant shall be required to install a new storm drain that discharges to an existing storm drain or water course through a Developer's Permit Agreement or, in those cases where the new storm drain benefits the stormwater system generally, the District would consider completing the off-site improvement under a cost sharing agreement with the applicant, with the amount of the applicant's contribution to the off-site improvements being the applicant's estimated costs to construct the on-site detention system or the applicant's estimated cost savings for the reduced size of the on-site detention

Availability and Capacity Analysis – STORMWATER (continued)

system. In either case, the amount paid by the applicant under the cost sharing agreement will be used for improvements to the District storm drainage system within the same municipality as the redeveloped property.

(5) When a redeveloped property with an existing connection(s) is served by a storm drain that ultimately discharges to a water course, the applicant will be required to demonstrate that post-development total stormwater runoff volumes and peak discharge rates are controlled to at least pre-development discharge rates and corresponding total runoff volumes for all storms subject to municipal and State of Connecticut requirements. The post-development peak discharges will be evaluated against existing conditions of the existing storm drain during a 10-yr storm event. If the applicant can control post-development volume and discharge rates to pre-development volume and discharge rates and the existing drain has adequate capacity to accept the post-development discharges, the discharge shall be permitted.

(6) If the requirements of subsection (5) above are satisfied through the use and maintenance of an onsite detention system, the applicant may consider off-site improvements to the combined sewer or a storm drain that is tributary to a combined sewer to eliminate the need for or reduce the size of the on-site detention system, or in those cases where the off-site improvements benefit the stormwater system generally, the District would consider completing the off-site improvement under a cost sharing agreement with the applicant, with the amount of the applicant's contribution to the off-site improvements being the applicant's estimated costs to construct the on-site detention system or the applicant's estimated cost savings for the reduced size of the on-site detention system. In either case, the amount paid by the applicant under the cost sharing agreement will be used for improvements to the District storm drainage system within the same municipality as the redeveloped property.

(7) When a redeveloped property with an existing connection(s) is served by a storm drain that ultimately discharges to a water course, and the applicant is unable to control post-development stormwater volume and discharge rates to pre-development volume and discharge rates, the applicant will be required to increase the capacity of the storm drain through a Developer's Permit Agreement or, in those cases where the new storm drain benefits the stormwater system generally, the District would consider completing the off-site improvement under a cost sharing agreement with the applicant, with the amount of the applicant's contribution to the off-site improvements being the applicant's estimated costs to construct the on-site detention system or the applicant's estimated cost savings for the reduced size of the on-site detention system. In either case, the amount paid by the applicant under the cost sharing agreement will be used for improvements to the District storm drainage system within the same municipality as the redeveloped property.

Availability and Capacity Analysis – STORMWATER (continued)

New Connections

(1) No new house drain connection shall be authorized to discharge to a combined sewer. A property prohibited from connecting a new house drain to a combined sewer, and which does not have access to connect to an existing storm drain, may only connect said new house drain to the District's system by installing a storm drain through a Developer's Permit Agreement.

(2) When new house drain connections are proposed to be served by an existing storm drain that ultimately discharges to a water course, the applicant will be required to demonstrate that post-development total stormwater runoff volumes and peak discharge rates are controlled to at least pre-development discharge rates and corresponding total runoff volumes for all storms required by municipal and State of Connecticut requirements. The post-development peak discharges will be evaluated against existing conditions of the existing storm drain during a 10-yr event. If the existing drain has adequate capacity to accept the new house drain connection discharges, the discharge shall be permitted.

(3) When new house drain connections are proposed to be served by a storm drain that ultimately discharges to a water course, the applicant will be required to demonstrate that post-development total stormwater runoff volumes and peak discharge rates are controlled to at least pre-development discharge rates and corresponding total runoff volumes for all storms required by municipal and State of Connecticut requirements. The post-development peak discharges will be evaluated against existing conditions of the existing storm drain during a 10-yr event. If the existing drain does not have adequate capacity to accept the new storm house connection discharges, the applicant will be required to increase the capacity of the storm drain through a Developer's Permit Agreement and or, in those cases where the new storm drain benefits the stormwater system generally, the District would consider completing the off-site improvement under a cost sharing agreement with the applicant, with the amount of the applicant's contribution to the off-site improvements being the applicant's estimated costs to construct the on-site detention system or the applicant's estimated cost savings for the reduced size of the on-site detention system. In either case, the amount paid by the applicant under the cost sharing agreement will be used for improvements to the District storm drainage system within the same municipality as the redeveloped property.

(4) When new house drain connections are proposed to be served by a storm drain that discharges to a combined sewer, the applicant will be required to demonstrate that post-development total runoff volumes and peak discharge rates are controlled to at least pre-development discharge rates and corresponding total runoff volumes for all storms required by municipal and State of Connecticut requirements. All new house drain connections will be required to discharge to a storm drain. The applicant will be required to install a new storm drain to an existing storm drain or water course through a Developer's Permit Agreement or, in those cases where the new storm drain benefits the stormwater system generally, the District would

Availability and Capacity Analysis – STORMWATER (continued)

consider completing the off-site improvement under a cost sharing agreement with the applicant, with the amount of the applicant's contribution to the off-site improvements being the applicant's estimated costs to construct the on-site detention system or the applicant's estimated cost savings for the reduced size of the on-site detention system. In either case, the amount paid by the applicant under the cost sharing agreement will be used for improvements to the District storm drainage system within the same municipality as the redeveloped property.

AVAILABILITY & CAPACITY (AC) PROCESS

1. A formal request for an availability and capacity analysis is made to the MDC Technical Services Department, 555 Main Street, Hartford, Connecticut 06103 or techservices@themdc.com. This request must include:

    a. The location of the proposed development, including a street address and a location map.
    b. Payment of the current Administrative Review Fee (See published rate at www.themdc.org) by check payable to The Metropolitan District or through available online payment system. Please do not submit checks separately from the hard copy request and without reference to the invoice or project/development name.

2. The Applicant must submit written confirmation from the City of Harford or the Town of West Hartford, through the appropriate City/Town Department that oversees stormwater management and flood compliance, of demonstrated compliance with the applicable stormwater requirements/calculations as defined in the Applicable Regulations and General Requirements section herein. If applicable, also provide documentation from the Greater Hartford Flood Commission and/or Connecticut Department of Transportation ("DOT" or "CTDOT").

3. Submit hardcopies and electronic copies of the storm water calculations (or report) prepared in accordance with the latest City/Town stormwater regulations and these MDC Stormwater Guidelines, including:

    a. Pre-and post-development peak runoff calculations indicating no increase in peak discharge rates and total runoff volume generated from NOAA Atlas 14, Volume 10, Type III Distribution, nested 24-hour storms with average recurrence intervals of 1-, 2-, 10-, 25-, and 100- years, in accordance with COH Stormwater and LID Standards. Include hydrographs for each entry point to the MDC system, peak discharge rates, and timing of the peaks.
    b. An overall site plan including proposed drainage system, detention or retention structures, and treatment system layout drawing (24" x 36") with contours.
    c. Percentages of pervious and impervious site cover (pre and post development).
    d. Percentage of site drainage area that is captured on the site and directly connected to the MDC system (pre and post development)
    e. The maximum elevation and mean elevation of the subject parcel.
    f. Estimates of discharge rates from other inflow sources emanating from the site,

Availability and Capacity Analysis – STORMWATER (continued)

such as foundation drains. Add these to the storm water discharge rates.

g. The post-storm drainage time to empty any detention or retention systems connected to the MDC system. Detention systems should drain within 24 hours. Such drainage volumes shall be included in the above-described analysis.

4. The applicant in conjunction with MDC shall evaluate the connection type and applicable scenario defined in the "Determination of Connection Type and Evaluation Scenarios) that applies to the (re)development to ensure that the design of the stormwater connection and onsite improvements are performed to the appropriate scenario.

5. Following the review of the required submitted information, MDC will provide to the owner/requester with an AC storm letter (via email and regular mail) indicating the MDC's determination on availability and capacity of the District system(s), with copies to the other appropriate MDC and municipal departments (i.e. Planning and Zoning, Development Services, etc.). The letter will also include required instructions for the applicant to obtain a storm house connection permit.

6. There is a separate AC process and separate review fees for water and sanitary sewer. Once all AC approvals (water, sanitary and storm) are obtained, the Owner/Developer may then proceed to the MDC Utility Services Department to apply for each applicable utility permit.

APPLICABLE REGULATIONS AND GENERAL REQUIREMENTS

The below State of Connecticut and Local regulations and requirements shall be adhered to by the Engineer when submitting the AC review request.

1. State of Connecticut Department of Energy and Environmental Protection-(DEEP)

CT DEEP's National Pollutant Discharge Elimination System (NPDES) General Permit issued to MDC, Permit ID#CT0100251

Section 9, Item 12(b), no new sources of "inflow" shall be allowed into the MDC combined sewer system. Inflow is defined as water other than wastewater that enters a sewer system (including sewer service connections) from sources such as, but not limited to, roof leaders, cellar drains, yard drains, area drains, drains from springs and swampy areas, cross connections between storm sewers and sanitary sewers, catch basins, cooling towers storm waters, surface runoff, street wash waters, or drainage.

Requirements to be Met:

- New Storm Connections will be considered a new source of inflow and shall not be permitted to enter the District's combined sewer system unless approved by CT DEEP.

CT DEEP Connecticut Stormwater Quality Manual, Effective Date: March 30, 2024

Requirements to be Met:

Availability and Capacity Analysis – STORMWATER (continued)

- In conjunction with the requirements of the City of Hartford or in the absence of the City of Hartford's Planning and Zoning review when a formal waiver of the requirements is provided by the City of Hartford, the AC application to the MDC must demonstrate compliance with the minimum requirements of the Connecticut Storm Water Quality Manual. See Table 4-1 (pg. 36), Standard 1, for Runoff Volume and Pollutant Reduction (aka "Water Quality") performance criteria. See Table 4-1 (pg. 36), Standard 2, for Stormwater Runoff Quantity Control (aka "Water Quantity") performance criteria.
- The Connecticut Stormwater Quality Manual (CSQM) criteria requires post-development discharge rates (and total runoff volumes) to be controlled to 50% of a pre-development peak flow rate for the 2-yr storm.
- Pre-development conditions must reflect only the discharges that are captured on the site and are directly connected (piped) to the District drain or sewer. This is evaluated in accordance with COH Stormwater and LID Standards.

Connecticut General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities, Effective Date: December 31, 2020

Requirements to be Met:

- All requirements related to stormwater management must also be adhered to.

CT DEEP National Pollutant Discharge Elimination System General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems, Effective Date: October 1, 2023

Requirements to be Met:

The District and the City of Hartford have entered into a Memorandum of Understanding (MOU) regarding each parties' individual responsibilities as it pertains to the General Permit.

- The applicant shall obtain approval from the City of Hartford on the submittal of their stormwater management plan from each respective party or signatory to ensure that the requirements of the permit are met. A letter of acknowledgement and commitment from each party or signatory will be required to ensure compliance with their approved stormwater management plans prior to the MDC issuing the Availability and Capacity letter.

- Stormwater Management Plan which demonstrates any retention or detention systems installed shall be maintained in accordance with COH Stormwater and LID Standards. The City, as MS4 permittee, is responsible for monitoring the ongoing maintenance of storm water control and treatment facilities and enforcing compliance with their storm water regulations. The MDC reserves the right to request maintenance records for its review and may act, including termination of service, against a property owner if the MDC determines that existing flooding on or off-site is a result of a lack of maintenance of the drainage system and it appurtenances resulting in a degradation of the performance of the retention or detention system that affects the MDC's collection system.

Availability and Capacity Analysis – STORMWATER (continued)

2. City of Hartford

City of Hartford Zoning Regulations - Section 6.14, Stormwater & Low Impact Development ("COH Stormwater and LID Standards")

Requirements to be Met:

- Prior to submitting an AC application to MDC, stormwater calculations and requirements for (re)developments must be approved by the City of Hartford (COH) for conformance to their Zoning Regulations with respect to peak flows and water quality (treatment) on site. Issuance of approval or formal waiver by the City of Hartford does not exempt the Applicant from complying with MDC requirements or State of Connecticut Requirements.

The MDC does not approve the technical adequacy of the site drainage design, proposed stormwater controls, or compliance with the City requirements. The MDC will review specific design elements related to connections to the District-owned infrastructure during the permitting process by MDC Utility Services Department, as applicable.

2021 International Plumbing Code portion of the 2022 CT State Building Code

Requirements to be Met:

- The applicant must demonstrate full separation of all internal and external plumbing from the building/site in order to permit each connection. Separation of sewer and storm discharges shall be included in the calculations for proposed discharge rates. MDC will not review capacity requests until the applicant can provide approved plumbing drawings approved by the City of Hartford's License and Inspection department, which would signify that all discharge sources have been properly accounted for.

- Prior to submitting a request for connections, the applicant will need to provide all architectural, mechanical, plumbing and site (drainage/utility) drawings to the District Utility Services Department for review. The plans must confirm to all CT State Building Codes with approval from the City of Hartford Licensing and Inspection group ("COH L&I Standards"). The applicant must demonstrate full separation of all internal and external plumbing from the building/site in order to permit each connection.

3. Town of West Hartford

Town of West Hartford Stormwater Management, Chapter 148 of the Code

Requirements to be Met:

- Applicants must comply with the Town of West Hartford's requirements for storm water management. There are a limited number of streets in West Hartford that

Availability and Capacity Analysis – STORMWATER (continued)

drain to MDC combined sewers or storm sewers. These include Farmington Avenue and cross-streets east of Whiting Lane. Approval by the Town does not exempt the Applicant from compliance with MDC requirements. The applicant must demonstrate full separation of all internal and external plumbing from the building/site in order to permit each connection.

4. Metropolitan District

Ordinances of the Metropolitan District Relating to Sewers
Applicable sections of the current version of "Ordinances of The Metropolitan District Relating to Sewers", available from the MDC website (www.themdc.org), including, but not limited to:

Section S2f: Determination for Availability and Capacity
Section S2n: Use of Storm Drains
Section S2o: Prohibited Discharge into Storm Drains
Section S2p: Use of Auxiliary or Relief Drains
Section S2q: Use of Combined Sewers
Section S2r: Use of Overflow Sewers
Section S3r: Separate Storm and Sanitary House Connections

Requirements to be Met:

When a Developer's Permit Agreement is required:

- □ Refer to the latest District Developer's Permit Agreement Guidance Manual

When a Cost Share Agreement is recommended:

- □ Provide a detailed and itemized construction cost estimate of any detention systems (excluding water quality units) required to attenuate or control the post-development peak discharge rates and volumes required by the municipal requirements (100-yr storm).
- □ Provide a detailed and itemized construction cost estimate of any detention systems (excluding water quality units) required to attenuate or control the post-development peak discharge rates and volumes required by the State of Connecticut minimum requirements (10-yr storm)
  And/or
- □ Provide a detailed and itemized construction cost estimate to install public storm sewers

The MDC will meet with developers to discuss available options to meet the municipal and State of Connecticut requirements. Options include a Developer's Permit Agreement to install public storm sewers or Cost Sharing Agreement in which the Developer will contribute funds to the MDC to install storm sewers or improvements that would eliminate an equivalent amount (minimum) or more of inflow from the District's combined sewer in development's drainage area.

Availability and Capacity Analysis – STORMWATER (continued)

For Fully Separated Storm Sewers:

- If the storm sewer is tributary to infrastructure or facilities owned by others, such as the City of Hartford, Greater Hartford Flood Control Commission or the Connecticut Department of Transportation, the Applicant must first seek written permission from that entity from which the net increase in discharge is sought. The MDC will not approve new or existing connection discharges that increase surcharging or street flooding.

The Metropolitan District Approved Materials List

The District provides a list of approved materials by manufacturer and model. Any petition to include additional materials to the list shall be submitted to the District Technical Services Department.

Requirements to be Met:

- All structures, pipe and fittings proposed shall meet the requirements provides in the publication
- Only closed-bottom type detention systems will be permitted to be installed and connected to the MDC sewer system

Chairman Currey made a motion to amend the resolution, shown above in redline, that approval is contingent upon approval of #7A "Referral of Draft Ordinance Revisions to Committee on MDC Government". The amendment passed by unanimous vote of those present.

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

SOUTH HARTFORD CONVEYANCE & STORAGE TUNNEL CONTRACT #4

Susan Negrelli, Director of Engineering, led a discussion regarding the South Hartford Conveyance & Storage Tunnel Contract #4

BUSHNELL SOUTH DEVELOPMENT AND PENDING CLAIMS RELATING TO MARRIOTT HOTEL SEWER ASSESSMENT AND BUCKINGHAM STREET GARAGE DISCHARGE FEES

At 7:04 PM Chairman Hoffman requested an executive session to discuss pending claims.

On motion made by Commissioner DiBella and duly seconded, the Bureau of Public Works entered into executive session to discuss pending claims.

Those in attendance during executive session: Commissioners John Avedisian, John Bazzano, Richard Bush, William DiBella, David Drake, John Gale, Allen Hoffman, Gary Johnson, Bhupen Patel and District Chairman Donald Currey; District Counsel Christopher Stone and Chief Executive Officer Scott Jellison.

RECONVENE

At 7:45 PM, Chairman Hoffman requested to come out of executive session and on motion made by Commissioner Avedisian and duly seconded, the Bureau of Public Works came out of executive session and reconvened. No formal action was taken.

OPPORTUNITY FOR GENERAL PUBLIC COMMENTS

No one from the public appeared to be heard.

COMMISSIONER REQUESTS FOR CONSIDERATION OF FUTURE AGENDA ITEMS

There were no Commissioner requests for consideration of Future Agenda items.

ADJOURNMENT

The meeting was adjourned at 7:46 PM

ATTEST:

John S. Mirtle
District Clerk

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Date of Approval

**Video of the full June 30, 2025 Bureau of Public Works meeting is available at https://www.youtube.com/@MetropolitanDistrictCommission **