

**JOURNAL  
OF  
THE BUREAU OF PUBLIC WORKS  
OF  
THE METROPOLITAN DISTRICT  
COMMISSION**

**FOR THE YEAR  
2014**

Published by authority of the Commission  
And compiled by the  
Office of the District Clerk

Membership of the District is made up of the City of Hartford and  
The Towns of Bloomfield, Newington, Wethersfield, Windsor,  
East Hartford, Rocky Hill and West Hartford

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MEMBERSHIP  
OF  
THE BUREAU OF PUBLIC WORKS  
2014

**RICHARD W. VICINO** Chairman, Bureau of Public Works  
**J. LAWRENCE PRICE** Vice Chairman, Bureau of Public Works

ANDREW ADIL	ALPHONSE MAROTTA
LUIS CABAN	THEA MONTANEZ
DONALD CURREY	J. LAWRENCE PRICE
JANICE FLEMMING	ALBERT F. REICHIN
ALLEN HOFFMAN	HECTOR M. RIVERA
WILLIAM HORAN	RAYMOND SWEZY
JOSEPH KLETT	ALVIN E. TAYLOR
JOSEPH H. KRONEN	RICHARD W. VICINO
MAUREEN MAGNAN	

**MINUTES**  
**OF**  
**MEETINGS OF THE BUREAU OF PUBLIC WORKS**  
**HELD IN 2014**

**BUREAU OF PUBLIC WORKS  
REGULAR MEETING  
The Metropolitan District  
555 Main Street, Hartford  
Wednesday, February 12, 2014**

**Present:** Commissioners Andrew Adil, Allen Hoffman, Joseph Klett, Joseph Kronen, Alphonse Marotta, J. Lawrence Price, Hector M. Rivera, Raymond Sweezy, Alvin E. Taylor and Richard W. Vicino (10)

**Absent:** Commissioners Luis Caban Donald Currey, Janice Flemming, William Horan, Maureen Magnan, Thea Montanez, Albert F. Reichin and District Chairman William A. DiBella (8)

**Also  
Present:**

R. Bartley Halloran, District Counsel  
Scott Jellison, Deputy Chief Executive Officer, Engineering & Operations  
John Zinzarella, Deputy Chief Executive Officer, Business Services  
Christopher Stone, Assistant District Counsel  
John S. Mirtle, District Clerk  
Stan Pokora, Manager of Treasury  
Kerry E. Martin, Assistant to the Chief Executive Officer  
Cynthia A. Nadolny, Executive Assistant  
Jessica Coelho, Project Engineer  
Joe Laliberty, CDM Smith

**CALL TO ORDER**

Chairman Vicino called the meeting to order at 5:50 P.M.

**PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS**

No one from the public appeared to be heard.

**APPROVAL OF MEETING MINUTES**

*On motion made by Commissioner Sweezy and duly seconded, the meeting minutes of December 9, 2013 were approved.*

**LOWER MOUNTAIN FARMS ROAD AREA, WEST HARTFORD – FINAL ASSESSMENT**

To: Bureau of Public Works for consideration on February 12, 2014

Construction of sanitary sewers and appurtenances in all or portions of FLAGG ROAD, MOUNTAIN FARMS ROAD, MOUNTAIN ROAD, OLD OAK ROAD EAST, OLD OAK ROAD and PRIVATE LANDS, West Hartford, have been completed and house connections authorized. In accordance with Bureau of Public Works policy, the assessments will be billed on March 15, 2014.

It is therefore RECOMMENDED that it be

**Voted:** That the assessments for the construction of sanitary sewers and appurtenances in all or portions of FLAGG ROAD, MOUNTAIN FARMS ROAD, MOUNTAIN ROAD, OLD OAK ROAD EAST, OLD OAK ROAD and PRIVATE LANDS West Hartford, are declared due and payable to the Assessable Sewer Fund; to direct the District Clerk to publish same on a date to be fixed in a conference with the Treasurer; and to Direct the District Clerk to file liens to secure any and all assessments or parts thereof which remain unpaid within the time limit set by law.

Respectfully submitted,

Charles P. Sheehan  
Chief Executive Officer

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

**EXECUTIVE SESSION**

At 6:01 P.M., Chairman Vicino requested an executive session to discuss a pending legal claim and collective bargaining strategies.

*On motion made by Commissioner Sweezy and duly seconded, the Bureau of Public Works entered into executive session to discuss the purchase of real estate.*

Those in attendance during the executive session:

Commissioners Andrew Adil, Allen Hoffman, Joseph Klett, Joseph Kronen, Alphonse Marotta, J. Lawrence Price, Hector M. Rivera, Raymond Sweezy, Alvin E. Taylor and Richard W. Vicino; Attorneys R. Bartley Halloran and Christopher R. Stone; and Charles Sheehan and Scott Jellison.

**RECONVENE**

At 6:25 P.M., Chairman Vicino requested to come out of executive session and on motion made by Commissioner Price and duly seconded, the Committee came out of executive session and reconvened. No formal action was taken.

**Purchase of Real Property in Furtherance of the Clean Water Project**

To: Bureau of Public Works for consideration on February 12, 2014

**Be It Resolved** that the Bureau of Public Works (“Bureau”) of the Metropolitan District hereby recommends to the Board of Commissioners (“Board”) the purchase of the real property and improvements thereon located at 492-494 Franklin Avenue and 74-76 South Street, Hartford, Connecticut (“Parcels”) pursuant to a certain purchase and sale Agreement (“Agreement”) dated January 29, 2014 by and between The Metropolitan District as Buyer and CT Tax Liens 3, LLC as Seller for the total purchase price of \$315,000.00 and subject to the terms and conditions set forth in said Agreement.

**Be It Further Resolved** that the Bureau recommends to the Board that the purchase price, together with all costs to complete the due diligence conditions within the Agreement and customary costs of closing, shall be paid from the expenditure authorizations approved by referenda of November, 2006 and November, 2012 for the acquisition of those properties necessary in connection with the Clean Water Project; and

**Be It Further Resolved** that the Bureau recommends to the Board that the Chief Executive Officer, or his designee, be authorized to execute any and all documents reasonably and customarily necessary to effect the purchase of the Parcels by the MDC.

Respectfully submitted,

Charles P. Sheehan  
Chief Executive Officer

*On motion made by Commissioner Sweezy and duly seconded, the report was received and resolution recommended to District Board by unanimous vote of those present.*

**ADJOURNMENT**

The meeting was adjourned at 7:14 P.M.

ATTEST:

  
John S. Mirtle  
District Clerk

May 14, 2014

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

**BUREAU OF PUBLIC WORKS  
REGULAR MEETING  
The Metropolitan District  
555 Main Street, Hartford  
Wednesday, May 14, 2014**

**Present:** Commissioners Andrew Adil, Janice Flemming, Allen Hoffman, Joseph Kronen, Maureen Magnan, Alphonse Marotta, Thea Montanez, Raymond Sweezy, Alvin E. Taylor and Richard W. Vicino (10)

**Absent:** Commissioners Luis Caban Donald Currey, William Horan, Joseph Klett, J. Lawrence Price, Albert F. Reichin Hector M. Rivera, and District Chairman William A. DiBella (8)

**Also  
Present:**

R. Bartley Halloran, District Counsel  
Scott Jellison, Deputy Chief Executive Officer, Engineering & Operations  
John Zinzarella, Deputy Chief Executive Officer, Business Services  
Christopher Stone, Assistant District Counsel  
John S. Mirtle, District Clerk  
Susan Negrelli, Director of Engineering  
Michael Curley, Project Manager  
Kerry E. Martin, Assistant to the Chief Executive Officer  
Cynthia A. Nadolny, Executive Assistant

**CALL TO ORDER**

Chairman Vicino called the meeting to order at 5:10 P.M.

**PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS**

No one from the public appeared to be heard.

**APPROVAL OF MEETING MINUTES**

*On motion made by Commissioner Sweezy and duly seconded, the meeting minutes of February 12, 2014 were approved.*

***Commissioner Magnan abstained from voting.***

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

To: Bureau of Public Works for consideration on May 14, 2014

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

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

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

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

<u>Sewers In</u>	<u>Built By</u>	<u>Completion Date</u>
Front Street in Hartford.	Developer: State of CT Office of Policy & Management	February 2014
Proposed Roadway "A" & "B" east of Prospect Street and north of Arch Street.	Contractor: Manafort Brothers	

Respectfully submitted,

Charles P. Sheehan  
Chief Executive Officer

*On motion made by Commissioner Sweezy and duly seconded, the resolution was approved by unanimous vote of those present.*

**ADJOURNMENT**

The meeting was adjourned at 5:14 P.M.

ATTEST:

  
John S. Mirtle  
District Clerk

July 23, 2014

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

**BUREAU OF PUBLIC WORKS  
REGULAR MEETING  
The Metropolitan District  
555 Main Street, Hartford  
Wednesday, July 23, 2014**

**Present:** Commissioners Donald Currey, Janice Flemming, Allen Hoffman, Joseph Kronen, Maureen Magnan, Alphonse Marotta, Thea Montanez, Joseph Klett, J. Lawrence Price, Albert F. Reichin, Hector M. Rivera, Raymond Sweezy, Alvin E. Taylor and Richard W. Vicino and District Chairman William A. DiBella (15)

**Absent:** Commissioners Andrew Adil, Luis Caban, William Horan and Joseph Klett (4)

**Also**

**Present:** Charles P. Sheehan, Chief Executive Officer  
Scott Jellison, Deputy Chief Executive Officer, Engineering & Operations  
John Zinzarella, Deputy Chief Executive Officer, Business Services  
R. Bartley Halloran, District Counsel  
Christopher Stone, Assistant District Counsel  
John S. Mirtle, District Clerk  
Susan Negrelli, Director of Engineering  
Michael Curley, Manager of Technical Services  
William Hogan, Project Engineer  
Kerry E. Martin, Assistant to the Chief Executive Officer  
Cynthia A. Nadolny, Executive Assistant

**CALL TO ORDER**

Chairman Vicino called the meeting to order at 5:45 PM

**PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS**

No one from the public appeared to be heard.

**APPROVAL OF MEETING MINUTES**

*On motion made by Commissioner Sweezy and duly seconded, the meeting minutes of May 14, 2014 were approved.*

Re: Quaker Green, LLC, West Hartford  
Abandonment of Sanitary Sewer  
and Release of Rights-Of-Way

To: Bureau of Public Works for consideration on July 23, 2014

On April 14, 2014, the District received a letter from Mr. Stan Cichy of GDC Homes, LLC., on behalf of Quaker Green LLC, requesting that the Metropolitan District abandon a portion of existing sanitary sewer in private lands north of School House Drive and west of Quaker Lane South, West Hartford, and to release a portion of the existing sanitary sewer easement within the property owned by Quaker Green, LLC known as parcel 5096 1 999 0001, as shown on the accompanying map. The purpose of this request is to accommodate a revised larger building footprint of a previously proposed residential apartment building approved under an existing DPA. The total number of units project-wide will remain the same and all charges have been paid.

The existing sanitary sewer easement was acquired by The Metropolitan District through a 2006 Developer's Permit-Agreement known as Quaker Green, West Hartford.

From an engineering standpoint, the abandonment of the existing section of sanitary sewer and release of a portion of the rights-of-way will not have a negative impact on the wastewater collection system, and no hardship or detriment would be imposed on others. Once approved, the existing lateral from #30 School House Drive will be removed. The existing lateral for #30 School House Drive will be relocated and tied into the existing 8-inch sewer main located in School House Drive as shown on the attached map. The new building will use a section of the remaining 8-inch sewer pipe leading to the existing manhole located in School House Drive as its building lateral connection.

It is therefore recommended that it be

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

**Resolved:** That the Chairman or Vice Chairman of the District Board be authorized to execute the abandonment of a portion of the existing sanitary sewers and release of a portion of the existing sanitary sewer easements on property owned by the Quaker Green, LLC as shown on the accompanying map and as recorded in the Town of West Hartford land records: Volume 3912 Pages 196 -203. The easement release shall be subject to approval by District Counsel as to form and content.

Respectfully submitted,

Charles P. Sheehan  
Chief Executive Officer

*On motion made by Commissioner Price and duly seconded, the resolution was approved by unanimous vote of those present.*

**REPORT FROM STAFF RE: STORMWATER SEWER SYSTEM OWNERSHIP**

*The report from staff was postponed until the next meeting.*

**DISCUSSION RE: LONG TERM CONTROL PLAN**

*Charles P. Sheehan, Christopher R. Stone and Scott Jellison briefed the Bureau of Public Works on an interim agreement entered into with the Department of Energy and Environmental Protection related to The District's Long Term Control Plan.*

**ADJOURNMENT**

The meeting was adjourned at 6:26 PM

ATTEST:

  
John S. Mirtle  
District Clerk

September 8, 2014

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

**BUREAU OF PUBLIC WORKS  
REGULAR MEETING  
The Metropolitan District  
555 Main Street, Hartford  
Monday, September 8, 2014**

**Present:** Commissioners Andrew Adil, Luis Caban, Donald Currey, Janice Flemming, Allen Hoffman, Joseph Kronen, Maureen Magnan, Alphonse Marotta, Joseph Klett, J. Lawrence Price, Albert F. Reichin, Raymond Sweezy, Alvin E. Taylor and Richard W. Vicino and District Chairman William A. DiBella (15)

**Absent:** Commissioners William Horan, Joseph Klett, Thea Montanez and Hector M. Rivera (4)

**Also**

**Present:** Charles P. Sheehan, Chief Executive Officer  
Scott Jellison, Deputy Chief Executive Officer, Engineering & Operations  
R. Bartley Halloran, District Counsel  
Brendan Fox, Assistant District Counsel  
John S. Mirtle, District Clerk  
Susan Negrelli, Director of Engineering  
Gerald J. Lukowski, Director of Operations  
Michael Curley, Manager of Technical Services  
Nick Salemi, Special Services Administrator  
Kerry E. Martin, Assistant to the Chief Executive Officer  
Cynthia A. Nadolny, Executive Assistant

**CALL TO ORDER**

Chairman Vicino called the meeting to order at 4:03PM

**PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS**

No one from the public appeared to be heard.

**APPROVAL OF MEETING MINUTES**

*On motion made by Commissioner Hoffman and duly seconded, the meeting minutes of July 23, 2014 were approved.*

*Commissioner Reichin abstained.*

***Commissioners Caban and Flemming entered the meeting at 4:13PM***

***Commissioner Marotta entered the meeting at 4:15PM***

***Commissioner Magnan entered the meeting at 4:18PM***

**ABANDONMENT OF SANITARY SEWER AND RELEASE OF RIGHTS-OF-WAY  
DUNCASTER CAMPUS, BLOOMFIELD**

To: Bureau of Public Works for consideration on September 8, 2014

On July 30, 2014, the District received a letter from Mr. Jeffrey Olszewski of Fuss & O'Neill, Inc., on behalf of Duncaster, Inc., requesting that the Metropolitan District abandon a portion of existing sanitary sewer in private lands south of Mountain Avenue, Bloomfield, and to release a portion of the existing sanitary sewer easement within the property owned by Duncaster, Inc. known as parcel 1989, as shown on the accompanying map. The purpose of this request is to accommodate an addition to the Caleb Hitchcock Memory Care building footprint.

The existing sanitary sewer easement was acquired by The Metropolitan District through a 1983 DPA agreement with Duncaster, Inc.

From an engineering standpoint, the abandonment of the existing section of sanitary sewer and release of a portion of the right-of-way will not have a negative impact on the wastewater collection system, and no hardship or detriment would be imposed on others. Once approved, the existing 8-inch sanitary sewer main will be removed to make way for the foundation of the building addition. An MDC inspector will be on-site whenever work is being performed on the existing sanitary sewer line, at the expense of the Owner.

A new 8-inch sanitary sewer will be constructed around the proposed building addition. The new sewer will be constructed under a Developer's Permit Agreement with a new 20-foot permanent sanitary sewer easement granted to the District, as shown on the attached map. The total number of units will increase by 24-units project wide and outlet charges for these units will be due when the DPA is executed.

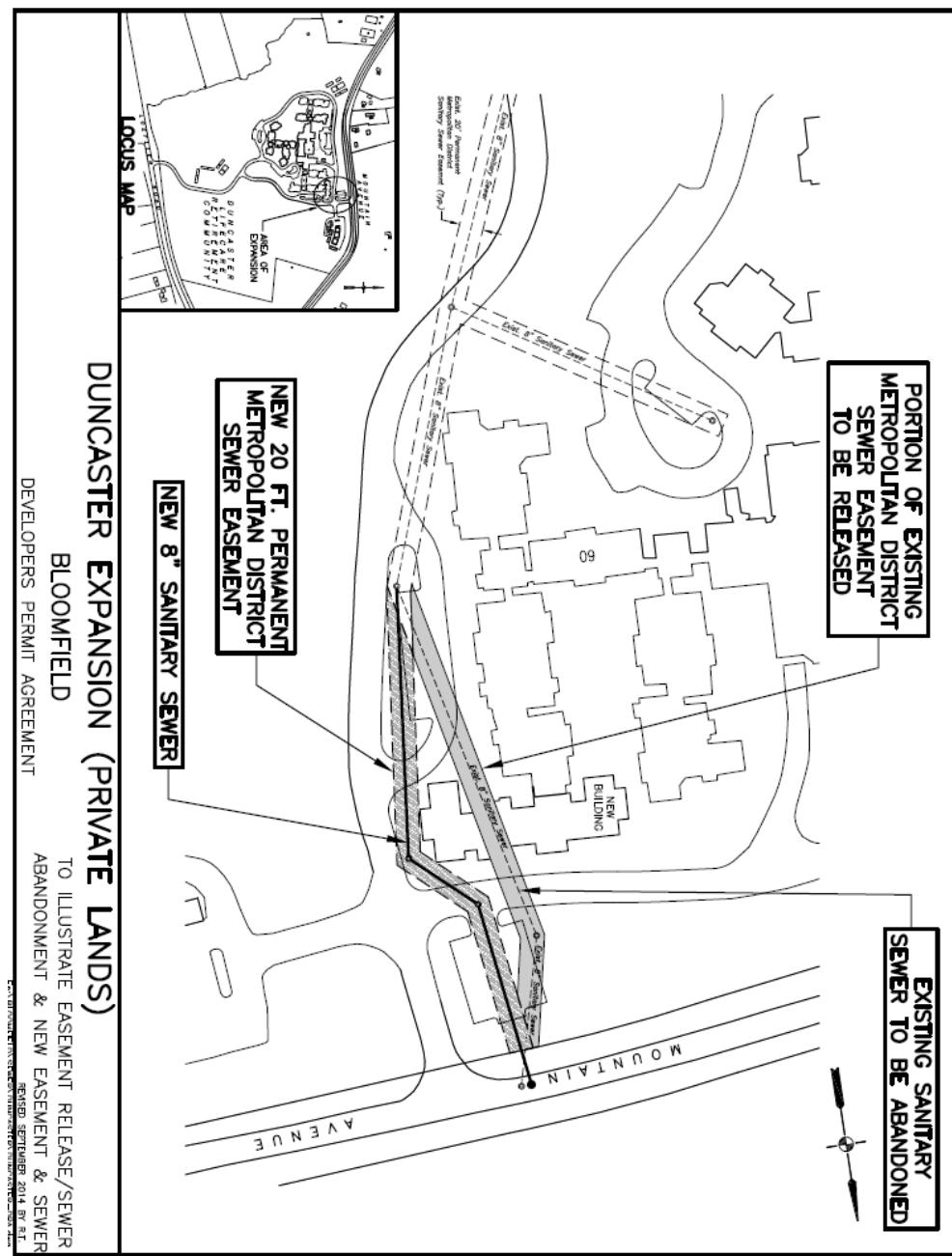
It is therefore recommended that it be

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

Resolved: That the Chairman or Vice Chairman of the District Board be authorized to execute the abandonment of a portion of the existing sanitary sewer and release of a portion of the existing sanitary sewer easement on property owned by Duncaster, Inc. as shown on the accompanying map and as recorded in the Town of Bloomfield land records: Volume 303 Pages 339 -343. The easement release shall be subject to approval by District Counsel as to form and content.

Respectfully submitted,

Charles P. Sheehan  
Chief Executive Officer



*On motion made by District Chairman DiBella and duly seconded, the resolution was approved by unanimous vote of those present.*

**ABANDONMENT OF SANITARY SEWER  
CHARTER OAK INTERNATIONAL ACADEMY, WEST HARTFORD**

To: Bureau of Public Works for consideration on September 8, 2014

On August 28, 2014, the District received a letter from Daniel Cefaratti, P.E. of BVH Integrated Services, on behalf of the Town of West Hartford, requesting that the Metropolitan District abandon the sanitary sewer within the former Parker Street, as shown on the accompanying map. The Town is proposing to abandon Parker Street as part of the proposed Charter Oak International Academy project. The purpose of this request is to accommodate the construction of the new school within the area currently occupied by the District's sanitary sewer pipe.

The proposal submitted includes the abandonment of approximately 250 feet of 8-inch sanitary sewer, as shown on the aforementioned map, which serves only the existing school. A new sanitary sewer lateral will be built from Oakwood Avenue to the existing school and subsequently connect to the new school building once completed.

An MDC inspector must be on the job site whenever work is being performed on the existing sanitary sewer line, at the expense of the Town. The construction shall conform to District standards and 48-hours advance notice must be given to the District.

The existing sanitary sewer pipe was originally constructed in a public roadway known as Parker Street; hence, no easement exists. All new connections to the new school building constructed as part of this project will utilize the existing sanitary sewer in Oakwood Avenue; therefore, no new public sewers will be needed on the site. All sewer charges have been satisfied for this property. From an engineering standpoint, this proposed abandonment will not have a negative impact on the sanitary sewer system.

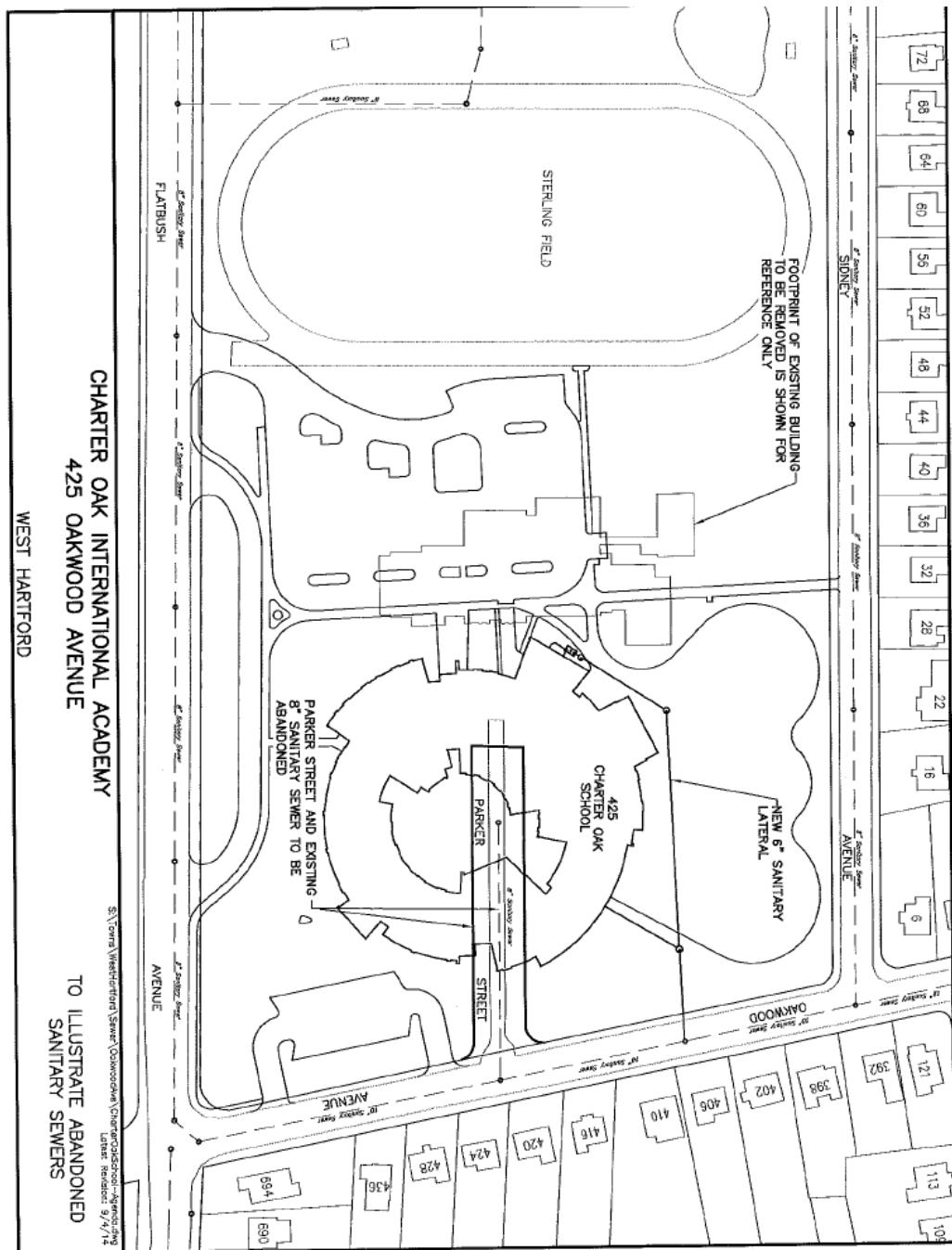
It is RECOMMENDED that it be

**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 the release of the existing sanitary sewer located on the property of the Town of West Hartford, formerly known as Parker Street, West Hartford. The said release shall be subject to satisfactory completion, and the subsequent acceptance by the District, of the sanitary sewer house connection for the existing Charter Oak School, which currently connects to the existing sanitary sewer within the subject parcel.

Respectfully submitted,

Charles P. Sheehan  
Chief Executive Officer



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

**ADJOURNMENT**

The meeting was adjourned at 4:39 PM

ATTEST:

  
John S. Mirtle  
District Clerk

January 15, 2015

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Date of Approval

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**MINUTES OF THE BUREAU OF PUBLIC WORKS**

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