

BUREAU OF PUBLIC WORKS

SPECIAL MEETING

555 Main Street, Hartford

Monday, July 27, 2026

Present: Commissioners John Avedisian, William DiBella, David Drake, Gary Johnson, Maureen Magnan, Petrel Maylor, Calixto Torres and District Chairman Donald Currey (8)

Remote

Attendance: Commissioners Richard Bush, Joan Gentile, James Healy, Byron Lester and James Woulfe (5)

Absent: Commissioners John Bazzano and Bhupen Patel (2)

Also

Present: Commissioner Pasquale Salemi (Remote Attendance)
Scott W. Jellison, Chief Executive Officer
John Mirtle, Assistant District Counsel
Christopher Levesque, Chief Operating Officer
Kelly Shane, Chief Administrative Officer
Tom Tyler, Director of Facilities
Dave Ruty, Director of Operations
Jason Waterbury, Assistant Manager of Engineering
Victoria Escoriza, Interim District Clerk
Mike Curley, Manager of Engineering
Jason Waterbury, Assistant Manager of Engineering
Dave Banker, Assistant Manager of Engineering
Jessica Coelho, Senior Project Manager
Ian Jackowiak, Real Estate Administrator
Joe LaLiberte, CDM Smith
Keith Sanabria, IT Consultant (Remote Attendance)
Kevin Sullivan, IT Consultant (Remote Attendance)
Elizabeth Tavelli, Independent Consumer Advocate (Remote Attendance)

CALL TO ORDER

Chairman Torres called the meeting to order at 5:30 PM.

PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS

No one from the public appeared to be heard.

INDEPENDENT CONSUMER ADVOCATE COMMENTS AND QUESTIONS RELATIVE TO AGENDA ITEMS

Independent Consumer Advocate Elizabeth Tavelli did not have any comments or questions relative to agenda items.

APPROVAL OF MEETING MINUTES

On motion made by District Chairman DiBella and duly seconded, the meeting minutes of June 30, 2026 were approved.

Without objection, agenda item #8 “Report re: Paving Coordination Program” was moved up on the agenda.

PAVING COORDINATION PROGRAM

Chief Operating Officer Christopher Levesque provided a presentation regarding the paving coordination program.

Commissioner Avedisian exited the meeting at 5:55 PM. Commissioner Avedisian re-entered the meeting at 5:57 PM.

Commissioner DiBella exited the meeting at 6:15 PM.

**SEWER ENCROACHMENT AGREEMENT – RESIDENTIAL DEVELOPMENT
341 & 337 EAST RIVER DRIVE, EAST HARTFORD**

To: Bureau of Public Works for consideration July 27, 2026

In a letter dated April 27, 2026 (revised July 15, 2026), Paul Rodrigues of Solli Engineering, LLC., on behalf of KEP East Hartford LLC, (“KEP”) of the Town of East Hartford, and Hartford & East Of The River Interdistrict Magnet Middle School, a cooperative education entity having an address c/o Capitol Region Education Council (“CREC”) of the City of Hartford, current owners respectively of 341 East River Drive and 337 East River Drive in East Hartford (the “Property”), 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 PVC 8-inch sanitary main, situated on the Property (the “ROW”) for the purpose of constructing and installing site improvements for and in connection with a proposed residential development project, as shown on the attached map (the “Map”).

The proposed scope of work entails: (i) proposed site demolition and subsequent permanent site improvements, including removing existing pavement and curbing; drainage piping and structures; (ii) regrading up to 23,393 sf of easement area, earth excavation and filling up to 3.1 feet in depth, (iii) installing new utilities across or within the ROW including four (4) 2” domestic water services, one (1) 4” fire service, five (5) 6” fire services, five (5) 6” sanitary laterals, five (5) gas lines, one (1)-15” storm drain, one (1) fire alarm service conduit, including four (4)-5” concrete encased electric conduits and four (4) 2” telecommunication/security/electrical conduits in up to two (2) locations, and (iv) installing surface restoration consisting of new bituminous pavement, concrete walkways, curbing and landscape islands, and landscaping including shrubs and reinforced grass as well as incidental activities such as resetting existing manhole frame and covers, within the ROW as shown on the Map (collectively, the “Improvements”).

The proposed lines will be installed above the MDC’s existing PVC 8-inch sanitary main 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 2000, and the ROW was acquired by the MDC and filed on the East Hartford Land Records in Volume 2062, Pages 081-083 (June 19, 2001).

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

KEP and CREC have 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 KEP and CREC for or in connection with the Improvements within this ROW shall be the responsibility of KEP and CREC.
2. No additional permanent improvements, other than the proposed Improvements, shall be located within this ROW unless prior approval is obtained.
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 KEP and CREC.
4. 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. KEP and CREC 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.
5. An MDC inspector must be on the job site whenever work is being performed within the ROW, and KEP and CREC 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.
6. KEP and CREC shall at all times indemnify, defend and save harmless the District, any municipality included therein, and the State of Connecticut and shall maintain the District's standard form of requisite insurance as stipulated in the MDC's most current Guidance Manual for Developers' Permit Agreements, which insurance shall remain

in force and effect during the performance of any work within the ROW as it relates to these Improvements..

7. KEP and CREC 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.

Staff has reviewed this request and considers it feasible.

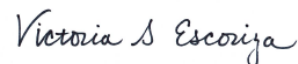
A formal encroachment agreement shall be executed between KEP and CREC and MDC, and consistent with current practice involving similar requests, and filed on the Town of East Hartford Land Records.

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 Chairman of the District Board be authorized to execute an agreement, subject to approval of form and content by District Counsel, granting permission to KEP East Hartford LLC and Capitol Region Education Council to encroach upon both MDC existing twenty-foot-wide (20') ROW and Sewer situated on the Property in order to: (i) perform the work for the Improvements in connection with the planned residential development of the Property as shown on plans submitted by Solli Engineering, LLC, entitled, "PROPOSED RESIDENTIAL DEVELOPMENT 341 EAST RIVER DRIVE EAST HARTFORD, CONNECTICUT, MDC SEWER ENCROACHMENTS, SHEET#: FIG 1", and (ii) maintain, repair and replace such Improvements, provided that: (a) the District shall not be held liable for any cost or damage of any kind and be indemnified from any claims from the present and in the following years as a result of any encroachment authorized hereby, (b) KEP and CREC shall obtain all required approvals and reimburse MDC for any attorney fees and other costs incurred by MDC in enforcing the encroachment agreement, and (c) such agreement shall not be effective until fully executed by the District and KEP and CREC, and recorded on the East Hartford Land Records. In the event that such full execution and recording does not occur within four (4) 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,



Victoria S. Escoriza
Interim District Clerk

April 27, 2026 *Revised July 15, 2026*

Michael Curley, P.E.
The Metropolitan District
555 Main Street
Hartford, CT, 06103

Re: Sewer Encroachment Permit Request
341 East River Drive, East Hartford, CT
Solli Project No.: 24105301

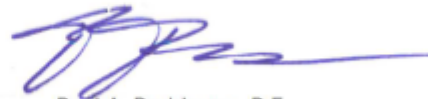
Dear Mr. Curley:

Solli Engineering, LLC, on behalf of Commerce Center Association, INC and KEP East Hartford, LLC, is requesting the approval of an encroachment permit for the proposed Residential Development at 341 East River Drive in East Hartford, Connecticut.

The development construction is slated to start in 2026 and the construction activities will include:

- Removal of existing pavement
- Removal of existing curbing
- Removal of existing storm drainage structures and pipe
- Earth moving activities
 - o Total area: 23,393 SF
 - o Cut: 128 Cu. Yd.
 - o Fill: 1,200 Cu. Yd.
- Installation of pavement, concrete sidewalk, curbing, reinforced grass
- Installation of (1) new storm drainage pipe, (1) 15" HDPE
- Installation of (5) new sanitary sewer laterals, (5) 6" PVC
- Installation of (5) new natural gas service laterals
- Installation of (4) new domestic water service laterals, (4) 2" copper
- Installation of (5) new fire water service laterals, (4) 6" D.I. pipe and (1) 4" D.I. pipe
- Installation of (1) new fire alarm system conduit
- Installation of (4) new 5" site electrical conduits concrete encased at 2 locations – total of (8) conduits
- Installation of (4) new 2" electrical/telecom/security conduits 2 locations – total of (8) conduits
- Installation of new landscape islands:
 - o Shrubs:
 - (22) Densifloris Yew
 - o Grasses
 - (1) Panicum Virgatum 'Haense Herms'
 - (8) Bar Harbor Creeping Juniper
 - New England Showy Wildflower Mix
 - Lawn, Pennington Smart Seed Sun and Shade

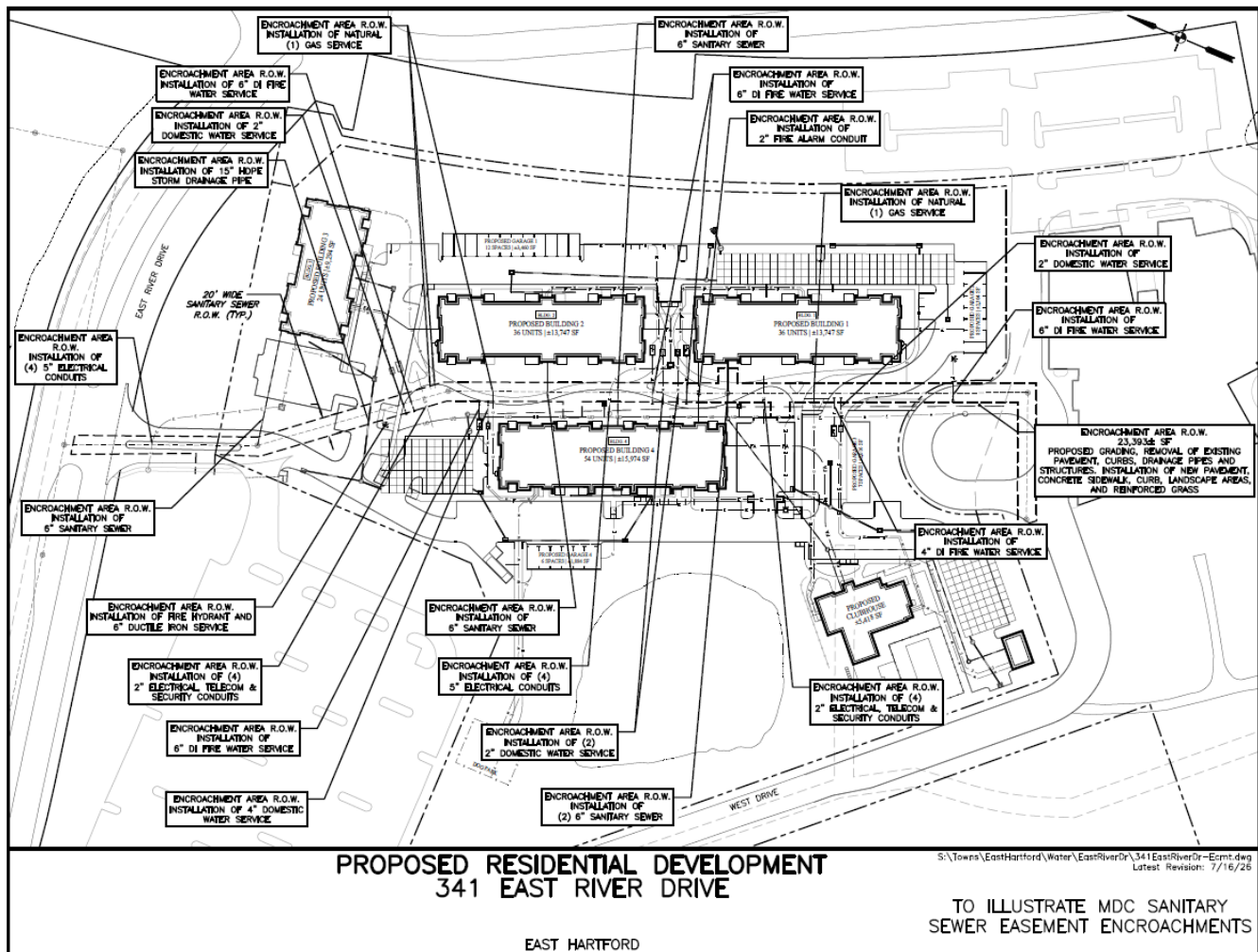
Respectfully,
Solli Engineering, LLC



Paul A. Rodrigues, P.E.
Senior Project Manager

Enclosed:
MDC Sewer Encroachment Figure

X:\SE Files\Project Data\2024\24105301 - 341 East River Drive - East Hartford, CT\Office Data\Correspondence\MDC\341 East River Drive - East Hartford, CT - MDC Encroachment - Sewer.docx



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

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

To: Bureau of Public Works

July 27, 2026

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 recommended that it be:

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

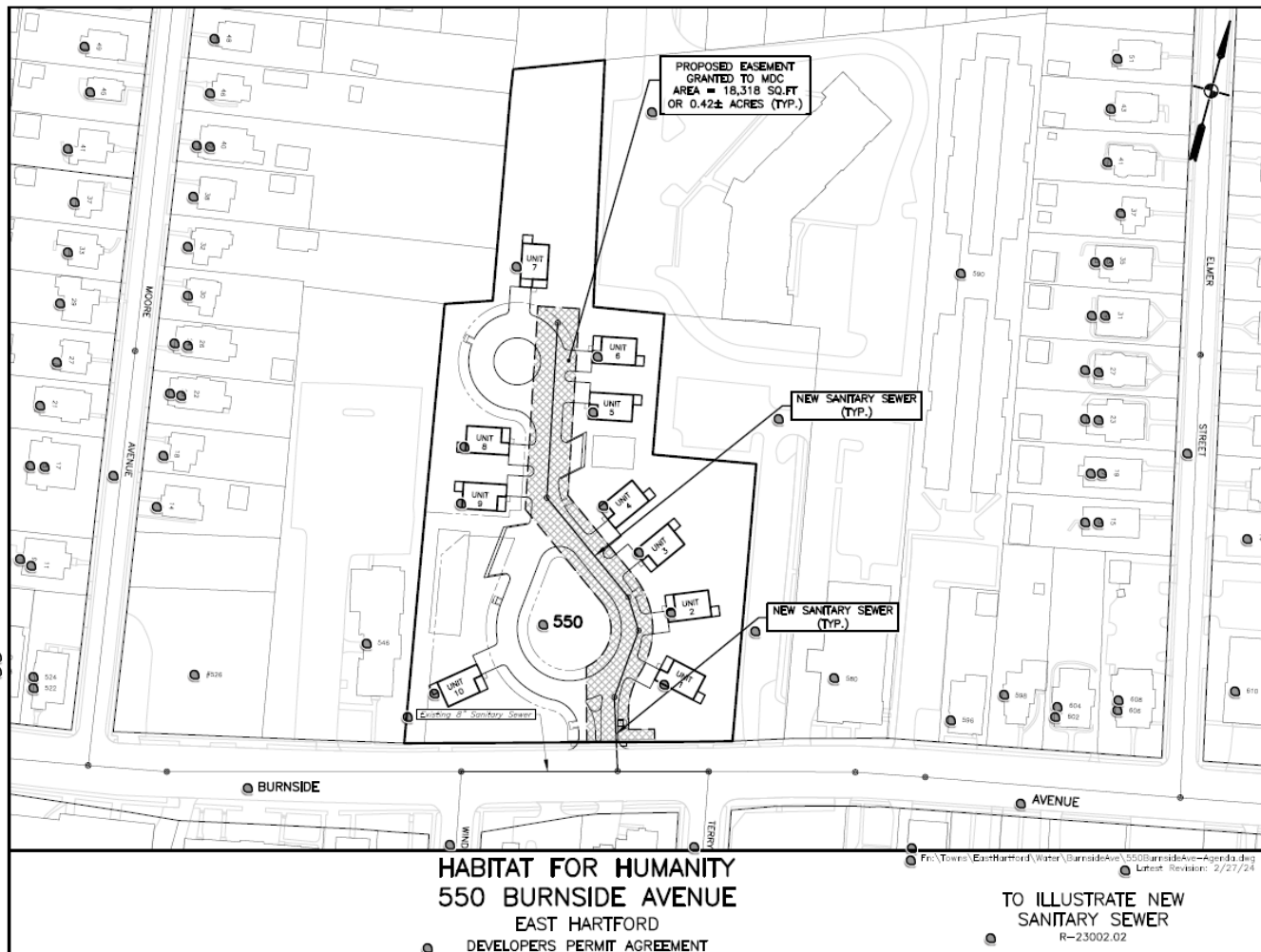
Resolved: That, in accordance with Section S8g of the District Ordinances, the following is incorporated into the sewer system of The Metropolitan District as of the date of passage of this resolution:

	<u>Sewers In</u>	<u>Built By</u>	<u>Completion Date</u>
1	550 Burnside Avenue, East Hartford Project #: R-23002	Developer: Habitat for Humanity of North Central Connecticut, Inc. Contractor: Genovesi Construction	Approved for Use: September 16, 2024

Respectfully submitted,

Victoria S Escoriza

Victoria S. Escoriza
Interim District Clerk



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

Commissioner Woulfe exited the meeting at 6:25 PM.

**REFERRAL TO BOARD OF FINANCE
WEST HARTFORD STORMWATER PILOT PROJECT**

Jason Waterbury, Assistant Manager of Engineering, provided a presentation regarding the West Hartford Stormwater PILOT Project.

On motion made by Commissioner Bush and duly seconded, the West Hartford Stormwater PILOT Project was unanimously referred to the Board of Finance.

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 6:41 PM

ATTEST:

John S. Mirtle
District Clerk

Date of Approval