

# Memorandum

**To:** Mayor Elinor Carbone and Water Pollution Control Authority

**CC:** Ray Drew, DPW  
Carol Anderson

**From:** Edward Tousey, Administrator WPCA

**Date:** 9/26/2022

**Re:** Hearing and Sewer Benefit Assessment for Homestead Rd and Kimball Lane

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1. City Council herein acting as the Water Pollution Control Authority set date pursuant to C.G.S. §7-250 will hold a hearing on the benefit assessment for properties on Homestead Road and Kimball Lane
  2. Vote by City Council herein acting as the Water Pollution Control Authority pursuant to C.G.S. §7-250 to accept the recommendation of the WPCA Administrator to set the benefit assessment for the Homestead Road and Kimball Lane properties as follows:
    - a. For those 21 properties that are currently developed the Benefit Assessment shall be set at \$10,395.95
    - b. For all Future sub-divisions and development, the Benefit Assessment shall be set at \$20,791.89
    - c. As Approved by the WPCA on 2/18/2020, current developed property owners may request an Installment Plan for a maximum of 20 years at 2% interest. Said Installment Plan shall be filed on the property Land Records

Certified Construction Cost			
Legal	\$314.26	Current Units	21
Engineering	\$81,385.00	Deferred Units	13
Construction	\$625,225.00	Total Units	34
Total	\$706,924.26		

Zoning = R155

OBJECTID	Owners	MBL	Address #	SHAPE_Length	SHAPE_Area	Street	Vol_Pg_	TCMAP	Zoning	LandUse	YearBuilt	BuildingStyle	Rd_Frontage (Ft)	Sq Ft	Current_Units	Current Units Benefit Assessment	Recommended Current Unit Benefit Assessment	Potential Additional Units	Deferred Units Benefit Assessment	Acres	Comments
															0	\$0.00		1	\$20,791.89	0.87 AC	Assessment Deferred
14	Daniel J Colucci, Jr	221/001/006	0	967.9837945	38,033	Homestead Rd	955 847	387 & 292	R15s	Single Family		Vacant lot	100	38033						0.49 AC	
9	Gail Louchen	221/001/014	12	733.2909193	22,682	Homestead Rd	807 360	292	R15s	Single Family	1958	Ranch	268	22682	1	\$20,791.89	\$10,395.95	0			
10	Corey John Makles	221/001/013	40	895.1380227	39,044	Homestead Rd	726 1025	292	R15s	Single Family	1957	Ranch	265	39044	1	\$20,791.89	\$10,395.95	1	\$20,791.89	0.88 AC	*Additional Frontage on Homestead = 85'
															1	\$20,791.89	\$10,395.95	0		0.79 AC	
3	Karen Fiedorowicz	221/002/008	53	890.2268444	34,472	Homestead Rd	1235 141	Deed	R15s	Single Family	1963	Cape	100	34472	1	\$20,791.89	\$10,395.95	0		0.79 AC	
5	Mathew & Patricia Ryan	221/002/007	67	870.1819308	33,120	Homestead Rd	1282 1	697	R15s	Single Family	1955	Ranch	100	33120	1	\$20,791.89	\$10,395.95	1	\$20,791.89	1.25 AC	* Additional Frontage on Kimball Lane = 285'
20	Steven & Anne Marie Roy	221/001/008	70	954.4424484	53,731	Homestead Rd	1116 753	292	R15s	Single Family	1955	Ranch	185	53731	1	\$20,791.89	\$10,395.95	0		0.64 AC	
13	Robert Cusati	221/001/007	84	775.1687945	28,551	Homestead Rd	1260 962	292	R15s	Single Family	1956	Cape	100	28551	1	\$20,791.89	\$10,395.95	0		1.1 AC	
2	Donald & Judith Ruzasan	221/002/006	85	937.9980688	47,383	Homestead Rd	381 650	292	R15s	Single Family	1967	Ranch	140	47383	1	\$20,791.89	\$10,395.95	0		0.95 AC	
8	Ruth A. Root	221/002/005	111	865.6158754	40,476	Homestead Rd	1090 303	Deed	R15s	Single Family	1964	Ranch	160	40476	1	\$20,791.89	\$10,395.95	0		0.64 AC	
15	Mary K. Griffin	221/001/005	120	757.4292864	27,886	Homestead Rd	1194 324	292	R15s	Single Family	1965	Cape	100	27886	1	\$20,791.89	\$10,395.95	0		0.64 AC	
16	Lillian Zeiner	221/001/004	130	758.1665634	27,891	Homestead Rd	659 932	292	R15s	Single Family	1958	Ranch	100	27891	1	\$20,791.89	\$10,395.95	0		0.64 AC	
4	Dolores & Charles Marshall	221/002/004	133	979.7928348	57,971	Homestead Rd	452 962	292	R15s	Single Family	1958	Ranch	200	57971	1	\$20,791.89	\$10,395.95	1	\$20,791.89	1.33 AC	
17	John H. Williams, Jr	221/001/003	140	757.5757361	27,733	Homestead Rd	1092 911	292	R15s	Single Family	1965	Cape	100	27733	1	\$20,791.89	\$10,395.95	0		0.64 AC	
19	John V. Royals	221/001/001	142	2912.053107	318,282	Homestead Rd	299 636	Deed	R15s	Single Family	1970	Cape	40	318282	1	\$20,791.89	\$10,395.95	2	\$41,583.78	6.6 AC	
7	Emily Brooks	221/002/003	149	779.4605016	28,983	Homestead Rd	1087 736	292	R15s	Single Family	1956	Ranch	100	28983	1	\$20,791.89	\$10,395.95	0		0.67 AC	
6	Stephen & Joan Altschuler	221/002/002	163	778.2861873	28,906	Homestead Rd	367 442	292	R15s	Single Family	1962	Cape	100	28906	1	\$20,791.89	\$10,395.95	0		0.67 AC	
18	John Rusckowski & Rachel Dambrosio	221/001/002	170	1158.392048	83,839	Homestead Rd	340 443	292	R15s	Single Family	1958	Ranch	300	83839	1	\$20,791.89	\$10,395.95	1	\$20,791.89	1.93 AC	
22	Lee Ann Deangelo	221/002/001	177	779.3967373	28,981	Homestead Rd	1272 78	292	R15s	Single Family	1966	Ranch	100	28981	1	\$20,791.89	\$10,395.95	0		0.67 AC	
	Lynn Wood	220/003/021	191			Homestead Rd	726 869		R15s	Single Family	1965	Colonial	369	141570	0	\$0.00	\$0.00	1	\$20,791.89	3.25 AC	
1	Eric & Kaitlin Adams	220/003/020	200	2212.61009	283,583	Homestead Rd	1255 9	697	R15s	Single Family	1967	Colonial	207	283583	1	\$20,791.89	\$10,395.95	1	\$20,791.89	6.7 AC	
21	Coffean Powell	221/001/010	43	1686.560034	135,862	Kimball Ln	1256 30	387	R15s	Single Family	2001	Colonial	289	135862	1	\$20,791.89	\$10,395.95	2	\$41,583.78	3.2 AC	
12	Jaclyn Tanner	221/001/012	50	784.0363555	37,052	Kimball Ln	1283 896	387	R15s	Single Family	1958	Ranch	150	37052	1	\$20,791.89	\$10,395.95	0		0.74 AC	
11	Grove & Laurie Roys, III	221/001/011	70	1388.756588	116,841	Kimball Ln	358 946	387	R15s	Single Family	1961	Ranch	74	116841	1	\$20,791.89	\$10,395.95	2	\$41,583.78	2.2 AC	
TOTALS													3647	1682872	21	\$436,629.69	\$218,314.85	13	\$270,294.57		

2022 SEP 22 PM 4: 06  
RECEIVED FOR RECORD  
TORRINGTON TOWN CLERK

# Memorandum

**To:** Mayor Elinor Carbone, City Council & Water Pollution Control Authority

**CC:** Carol Anderson  
Vic Muschell  
Ed Tousey  
Paul Kundzins

**From:** Ray Drew, DPW

**Date:** 2/12/2020

**Re:** Homestead Road/Kimball Lane Sewer Project

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1. Discussion by City Council herein acting as the Water Pollution Control Authority regarding the residents of Homestead Road and Kimball Lane petition request to rebid the Sanitary Sewer Improvements Project.
  2. Discussion by City Council herein acting as the Water Pollution Control Authority regarding the residents of Homestead Road and Kimball Lane request to consider the provisions for calculating the Benefit Assessment as outlined in Letter dated January 9, 2020.
  3. Vote by City Council herein acting as the Water Pollution Control Authority to authorize the re-bidding of the "Sanitary Sewer Improvement Project" as currently designed.
  4. Vote by City Council herein acting as the Water Pollution Control Authority to adopt the following guidelines for establishing the Benefit Assessment upon project completion.
    - a. Benefit Assessment be based on a total of 34 lots (21 currently Developed, 1 currently undeveloped, 12 potential lots).
    - b. Repayment Installment plan of maximum of 20 years at 2% interest.
    - c. The Capacity Reserve Fee (i.e. Connection Fee) be waived for the 21 currently developed lots

# City of Torrington



PUBLIC WORKS DEPARTMENT  
Raymond E. Drew., Public Works Director  
Email: ray\_drew@torringtonct.org

140 Main Street • City Hall  
Torrington, CT 06790-5245  
(860) 489-2232 • Fax: (860) 489-2550

## MEMORANDUM

TO: Mayor Elinor Carbone, City Council & Water Pollution Control Authority

FROM: Ray Drew, Public Works Director

CC: Ed Tousey, WPCA

DATE: 2/12/2020

RE: Homestead Road/Kimball Lane Sewer Project

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On September 30, 2019, the WPCA rejected the award of a contract for the installation of Sanitary Sewers on Homestead Road and Kimball Lane. At that meeting it was suggested to the residents of this neighborhood to form a committee and meet with city staff to come up with solution to the sewage problem.

On October 24<sup>th</sup> 2019, city staff was presented with a petition signed by the majority of the residents appointing Joan Altschuler, Rachel D'Ambrosio and Steven Roy as the committee to represent them.

On December 5<sup>th</sup> 2019, the Resident Committee met with Mayor Carbone and city staff (Vic Muschell, Ray Drew, Ed Tousey) to discuss the process going forward. The design of the project was discussed it was noted that redesigning the project would incur additional cost and raising the line would not result in savings in fact it may increase the cost since it would require that 4-5 homes install private pump stations and the cost of the pump stations would need to be included as part of the project. The committee consensus was to leave the design as is. Additional discussion took place regarding possible financing options, deferred assessments for potential buildout. It was agreed that city staff would review the potential buildout of the neighborhood if water and sewer were installed.

On Jan 8<sup>th</sup> 2020, the Resident Committee met with Mayor Carbone and city staff. City Staff having reviewed the zoning and land use requirements it was determined that the potential buildout could support twelve (12) additional lots if several of the rather large lots were subdivided and developed for a

total of 34 lots. The financing of the Benefit Assessment was discussed. A consensus was reached that for those homeowners who wished to entering into an installment plan staff would support twenty (20) year installment plan at 2% interest, with no prepayment penalty.

On January 9, 2020, City received two letters from the residents committee.

1. Requesting WPCA reconsider and rebid sewer project
2. Requesting WPCA consider various provisions with regards to establishing the Benefit Assessment.

On January 15,2020, committee present city with signed petition.

On February 10,2020, City delivered memos to committee member Altschular for distribution to the residents indicating that the item will be placed on the City Council/WPCA Agenda for February 18, 2020.

REC'D 10/24/19  
 @ 4:00 PM RED

We, the residents of Kimball Lane and Homestead Lane, acknowledge the following committee, Joan Altschuler, Rachel D'Ambrosio, and Steven Roy, to represent us with the City of Torrington or WPCA regarding the process of a sewer line project in our neighborhood. That they will keep us well informed of the process and get clarification on our individual or group questions. Thank you.

Residents Name	Address	Signature
Joseph or Gail Burinskas	12 Homestead Rd	Joseph Burinskas
	40 Homestead Rd	
Anne Marie Roy	70 Homestead Rd	Anne Marie Roy 10/14/19
Karen Fiedorowicz	53 Homestead Rd	Karen Fiedorowicz
Patricia or Matthew Ryan	67 Homestead Rd	Matthew Ryan
Robert F. Cusati	84 Homestead Rd	Robert Cusati
Donald or Judith Ruzbasan	85 Homestead Rd	Don Ruzbasan
Ruth Root	111 Homestead Rd	Ruth Root
Geraldine Spino	120 Homestead Rd	Geraldine Spino
Lillian Zeiner	130 Homestead Rd	Lillian Zeiner
Charles or Delores Marshall	133 Homestead Rd	Delores Marshall
John or Ruth (Grech) Williams Jr.	140 Homestead Rd	John Williams
Addo Bonetti	142 Homestead Rd	Addo Bonetti
Joseph Ramirez	149 Homestead Rd	Joseph Ramirez
Stephen Altschuler	163 Homestead Rd	Stephen Altschuler 10/17/19
John Rusckowski	170 Homestead Rd	John Rusckowski
Andrew or Janice Chupka	177 Homestead Rd	Janice S Chupka
Eric or Kaitlin Adams	200 Homestead Rd	
Mr. or Mrs. Powell	43 Kimball Lane	C Powell
Michael Bayette	50 Kimball Lane	Michael Bayette
Laurie Roys	70 Kimball Lane	Laurie A. Roys



January 9, 2020

Dear Mr.Drew:

We are requesting that the Torrington WPCA reconsider the Homestead Road, Kimball Lane sewer installation project and that they go ahead with the process of seeking bids for the work.

We would like you to consider these provisions:

Follow the original plans for construction of the project


Waive the \$3500 connection fee for each house

Base the benefit assessment on a total of 34 properties

Establish a repayment schedule of 20 years at 2%, with no prepayment penalty

Thank you for your time and consideration,

Homestead Road Homeowners' Committee

  
Joan Attischuler  
Bh C Roy

Thank you for your efforts and consideration.

January 9, 2020

Dear Mr. Drew:

We are requesting that the Torrington WPCA reconsider the Homestead Road, Kimball Lane sewer installation project and that they go ahead with the process of seeking bids for the work.

Thank you for your efforts and consideration.

Homestead Road Homeowners' Committee



Joan Aetschuler

St C Key



The residents of Kimball Lane and Homestead Road, appraised of a proposed approach to the financing of a sewer project for its neighborhood, which is needed due to the age of each septic system, agree to having it put forward to the WPCA

January 15, 2020

RESIDENT'S NAME(s)	HOME-STEAD ROAD #	SIGNATURE
Joel or Gail Weber	12	Gail Weber - Weber
Unknown	40	
Anne Marie or Steve Roy	70	St C Roy
Karen Fiedorowicz	53	Karen Fiedorowicz
Patricia or Matthew Ryan	67	Patricia A. Ryan
Robert F. Cusati	84	Robert Cusati
Donald or Ruth Ruzbasan	85	Donald Ruzbasan
Ruth Root	111	Ruth Root
Geraldine Spino	120	Geraldine Spino
Lillian Zeiner	130	Lillian Zeiner
Charles or Dolores Marshall	133	Dolores Marshall
John Williams, Jr.	140	John Williams, Jr.
Addo Bonetti	142	in new home called and said he is ok with
Joseph Ramirez	149	Joseph Ramirez
Stephen or Joan Altschuler	163	Joan Altschuler
John Rusckowski	170	John Rusckowski
Andrew or Janice Chupka	177	Janice Chupka
Eric Adams	200	
	KIM-BALL LANE #	
Mr. or Mrs Powell	43	Mr. or Mrs Powell
Michael Bayette	50	Michael Bayette
Lori Roys	70	Laurie G. Roys

# City of Torrington



PUBLIC WORKS DEPARTMENT  
Raymond E. Drew., Public Works Director  
Email: ray\_drew@torringtonct.org

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## MEMORANDUM

TO: Ms. Racheal D'Ambrosio, Mr. Steve Roy, Mrs. Joan Altschuler

CC: Elinor Carbone, Mayor  
Victor Muschell, Corporation Counsel  
Ed Tousey, Acting WPCA Administrator

FROM: Ray Drew, Public Works Director

DATE: February 10, 2020

RE: Sanitary Sewer Improvements Project

Dear Homestead Road/Kimball Lane Committee:

As the designated representatives of the Homestead Road and Kimball Lane Community please be advised that at its regular meeting on **February 18<sup>th</sup> at 6:30 PM** in City Hall Auditorium, 140 Main Street the WPCA will discuss and vote on whether to re-bid the currently designed Homestead Road/Kimball Lane Sewer Project. The WPCA will be presented for discussion the contents of your letter dated January 9<sup>th</sup> 2020 regarding the requested considerations relating to the establishment of the Benefit Assessment for this project.

The project consists of, but is not limited to: the furnishing of all equipment, labor, material, plant, and superintendence necessary for the approximately 2,600 liner feet of new and replacement sewers including bituminous pavement restoration, service laterals, precast manholes, cast iron frames and covers, temporary bypass pumping, dewatering, loaming and seeding, wetlands protection, traffic control and associated miscellaneous work for the City of Torrington.

You and the residents of Homestead Road and Kimball Lane are encouraged to attend, should you have any comments or questions regarding this matter.



# Homestead Road/Kimball Lane Potential Sewer Build-Out

-  Existing Parcels
-  Proposed Parcel Lines

