

**WPCA 3/25/2021 Meeting
Correspondence**

Received from Steve Meoli (57 Saltaire) 2/25/2021 (This was included in Feb. Mtg Minutes)

I have a quick question. I filled out the form for desired placement of the lateral connection to the sewer last year. I had proposed coming straight out of the front of the house. After I submitted it I was called by F&O and told that the clean water act funding could not be used for any work under the home. So they rearchitected the drawing to connect at the north edge of the property and go all the way around an existing deck to connect to the location where the discharge line currently exits the house.

Since the lateral connection has been removed I want to change the connection to be back in the front of the house. Who do I notify for that change?

Response:

All homeowners can change the location on their property where they want the sewer lateral located. F&O has to be notified in order to get the "stub" from the sewer main positioned in the right location.

Also note that we are still navigating the sewer connections to the house and septic abandonment. If any well is within 75' (their own or a neighbor's) the sewer connection will have to meet the Dept. of Health/Ledge Light Health District requirements and the WPCA will have to develop a process to inspect, document and approve these connections and well abandonment. We will definitely need F&O guidance and will be providing more information to all residents on this.

Received from Carl and Kathy Grove (15 Sea Lane) 3/2/2021

We attended the Zoom conference last month and heard this project might begin as early as August. We immediately contacted our August renters to forewarn them and lost one renter.

If bidding for the project is just going out and could take 6 months and then probably requires some back and forth and then time to organize the project, how firm is that August date?

We have hesitated to rent in September to be fair to prospective guests who deserve a stress-free vacation and yet it is costing us a good part of our summer income.

We can not attend these meetings in person and that is why we have only the information from the zoom conference.

***Please acknowledge the receipt of this email and pass it on to the right person
Appreciating a response,***

Response:

The Shared Infrastructure (work being done on behalf of all three beaches) should start in August along Rte 156. According to the State of CT DOT, we need to have the work done on Rte 156 to minimize our cost of pavement restoration.

The late Aug start date for work to begin with the OLS community is not firm and we have recommended that no sewer construction be done this summer.

We will include your email on the agenda for the March WPCA meeting and provide an update at that time. Our plan is to provide regular updates on Bid Process progress on a monthly basis at our WPCA meetings.

Received from Bud Smart (41 Brightwater) 3/7/2021

A quick glance of the latest OLSBA Sewer Improvements shows that the storm drain located behind the garage at 40 Saltaire Drive has been eliminated.

I just want to be sure that the engineers have double-checked and can assure us that water historically collected by that drain and run underground to the roadside drain on Saltaire Dr. will in fact be drained away.

My non-technical perception is that water not carried away by that drain will just sit there.

Response from P. Burns:

I reviewed the plan, Bud is correct. The 12" pipe connection in Saltaire is not shown clearly. F&O has this comment from previous red line markups. Know that the catch basin Bud Smart mentions is under a small shed & the top of rim is set to high to collect water. What we need is a drop manhole added to Bud's property at the low point & connect to the existing 12".

F&O (Keith Mikolinski) to follow up.

Received from Mike and Marie Reilly (56 Billow) 3/7/2021

In reviewing the proposed drawings for the sewer and water connections for the east side of Billow Road they show the recommended 10 foot separation between the sewer and water lines. Our cottage sits on a significant ledge. I have some concerns about making the sewer and water line connections at the required depth and separation due to the substantial ledge under our cottage.. As shown in the photo of the front facade there is the stone retaining wall which in the drawings by Fuss and O'Neill would need to be dismantled to cut the trench, through the ledge, to make the connection into the cottage. My concern is that doing this may undermine the stability of the foundation of the front of the cottage. The better plan, to me, would be to cut a single trench through the ledge along the driveway on the north side of the cottage and enter the building from that location. Can the committee present this to Fuss and O'Neill's engineers/planners and suggest any options or a variance that would preclude having to disturb the retaining wall and have to carve through the ledge, at significant expense, twice. Thank you for all of your efforts with this project and in addressing my concerns.

Related issue received from John Cunningham (62 Billow) 3/18/2021

We have a similar issue, being just a few houses away from the Reillys.

One of the things I am curious about is whether directional drilling could alleviate the need to trench: <https://www.youtube.com/watch?v=cl8BBoCV7gU>

In our case, the water line would come in at the southwest corner of the house, so we can avoid the wall by running along the north side of the driveway. The sewer line preferably would connect to the rear of the house, but would require cutting a path either along the north side of the house (which means going under the wall) or the south side of the driveway, which transits lots of ledge.

Concern for the structural integrity of the foundation may be valid, if the foundation has not been pinned to the ledge. I don't know that there is an easy, non-destructive manner of making that determination - maybe using some form of X-ray or sonar scanner from the inside of the crawl space along the foundation?

Response:

We expect there will be issues and questions with the engineering design related to individual properties. As issues are identified the WPCA will be maintaining a follow up log and will

develop a process to ensure that concerns are addressed with F&O. Please continue to send questions to Dede DeRosa at dderosa518@gmail.com. In addition, minor lateral locations will be coordinated in the field with laterals are staked out on resident properties.

We also encourage homeowners to review their property site plans included in the bid documents. Links to these documents were sent out via email last month and have just been reposted on the oldlymeshores.org website.

Received from J. Moynihan (10 Billow) 3/2/2021

Thank you for having the info re: the OLS portion of the sewer bid solicitation made available to all residents. I would appreciate receiving the similar links to the "Shared" portion of the project. I would, of course, appreciate receiving those links at the earliest opportunity.

Received from J. Moynihan 3/18/2021

I wanted to review the bid document info and see that it is not there? Why was it available for only a few days? Where is it? How can I, and other Association members review the document now that the link is down? Also, I had also requested info on 3/2/21 as to how to review the "shared" bid document and do not recall receiving any information or acknowledgment of the request. I am interested in reviewing both documents - how do you suggest I proceed?

Response:

The links to the OLS bid documents were to be available for 30 days but expired early. We requested F&O to resend the links which are now available through oldlymeshores.org in the "WPCA Updates" section.

The Shared Infrastructure bid documents were made available to the WPCA Boards of OLS, Old Colony and Miami Beach in early February and were sent to DEEP for review in early March. We received 78 comments from DEEP that were addressed by F&O. These questions and responses have been posted as attachments to the March WPCA agenda that was posted on the oldlymeshores.org. In addition, Joe Halloran has a full set of the shared infrastructure bid documents and drawings that residents can review upon request.

Received from J. Moynihan 3/23/2021

Full text of Email posted as attachment on website with agenda. In summary:

- 1. Requests further explanation for Amendment #2 and #6.**
- 2. Requests association discussion regarding future use of Gorton property.**
- 3. Request respect and civility from leadership on membership questions.**

Response:

Amendments #2 and #6 have been under review for many months by OLS and the other beach associations in efforts to minimize the costs. A large portion of the additional cost is for a resident engineer who will be working on behalf of the beaches to oversee the construction work. This was a "TBD" in our original cost estimates. Accordingly, some of our contingency was reduced but in fact, as we have discussed, costs have increased since the project was conceived in 2011. Details of these amendments are available on the website.

As discussed previously, the BOG was provided with a current legal opinion that did not restrict use of the Gorton property and further, determined that the BOG could, on behalf of the Association, make a decision regarding future use. Such a decision was made to support the sewer project in the interest of containing costs and satisfying the technical requirements of the Shared Infrastructure.

Received from Kathy Stickley 3/24/2021

1. In our last WPCA, Joe confirmed for us that the cost sharing agreement was signed by the three of the four beaches (OLS, Old Colony and Miami Beach). Soundview has not signed the sharing agreement due to ongoing litigation. At this point, the three beaches will share in the cost of the pump station and the cost to build the pipeline to New London. Can you provide for us the cost associated or increase in project cost if Sound View wins their case against the Town of Old Lyme and decides to not move forward with the cost sharing agreement?
2. In our continued interest for cost containment, can you describe what the change order process will be between F & O, WPCA and OLS residents? Some standard practices to be considered

[Protecting Your Community From HOA Fraud | Clark Simson Miller](#)

- Can we set a limit on invoice amounts that can be paid without full board authorization?
- Set a limit on invoice amounts that will need full board authorization as well as informing residents?
- Segregate responsibilities – different people for signing and banking checks and a third person for reconciling the two.
- Require two signatures on all checks.
- Perform regular audits
- If forecasted project cost exceeds 7.5mm budget, hold an emergency meeting should occur to inform residents of the situation.

Response:

1. As reported last month the CSA has not been officially signed by the Town on behalf of Soundview, however the Town has signed a formal letter of intent and has paid \$66K to cover the SV portion of fees that have been expended to date on the shared infrastructure. The Town of Old Lyme is fully committed to the Soundview Sewer project and is completing negotiations with East Lyme and New London, at which point they will officially join the CSA. **There is no ongoing litigation or legal action underway with the Town regarding Soundview.** We understand SV has retained legal counsel to review the Benefit Assessment process.
2. This is an excellent point and one that has recently been discussed but the WPCA. The BOG has an established Internal Controls process to ensure that there are appropriate checks and balances, segregation of duties, etc. This approach has been generally adopted by the WPCA. We agree, however, that there is a need to tailor the procedures to the WPCA since a large portion of the expenses are actually paid for directly by the State of CT and have unique and multiple levels of review outside of OLS. We also agree that the change order process with F&O and our future contractors should be documented and understood by the Association Membership. We will be adding this item to our April agenda for more in depth discussion.

Received from J. Moynihan 3/25/2021

Will meeting notices and zoom information be sent via email to residents?

*2021 Regular Meeting dates were sent out in January and are posted on the OLS website along with our goal to provide Meeting Agenda, location information and/or instructions for electronic access one week in advance but in no case less than twenty four hours prior to the scheduled meeting. For convenience, we sent an email with agendas for the January and February meetings as we were transitioning to using our website as the main repository for meeting notices and other WPCA information. The agenda for the March 25th meeting was posted to the website on Sunday March 21st along with zoom information. Meeting minutes will similarly be posted to the website within a week of the actual meeting. We continue to encourage all residents to access oldlymeshores.org for WPCA information. **Please note: the next regular meeting is scheduled for April 22, 2021. The agenda and zoom inform information will be posted on the website the week prior to the meeting.***