

BLRWPCA MEETING
WEDNESDAY, APRIL 30, 2025, AT 7:00 P.M.
MINUTES

The BLRWPCA Board held its meeting on Wednesday, April 30, 2025, at 7:00 P.M., with Robert Morra presiding, and in attendance were Jessica Webb, Dan Champagne, Richard Hayes, Joe Dillon (Bolton Town Engineer) and Jim Rupert, while Cheryl Udin, John Kleinhans (Town of Vernon Administrator) via zoom.

1. Call to Order.

The meeting was called to order at 7:00 P.M.

2. Public Comment.

Rui Ling Wei of 890 Boston Turnpike raised her concerns of the cost of the sewer charges. She has a rental property with 24 units, combined with other utility costs, which has become too expensive. As such she requested that the BLRWPCA look at her property to see if she is being charged accurately. In response to her concerns, the board will look at this issue at the board's special meeting later this year.

3. Approval of Minutes:

Motion: Richard Hayes made a motion to approve the minutes as presented in the packet.

2nd: Jessica Webb Vote: 5 yes, 2 abstentions

4. Consider and act on the FY2025/2026 Budget

Motion: Richard Hayes made a motion to approve, as presented, the Bolton Lakes Regional Water Pollution Control Authority budget for fiscal year 2026.

2nd: Dan Champagne Vote: Unanimous

5. Consider and act on the proposed revisions to the Sewer Use Rules and Regulations, Section 5.5, to ensure compliance with §7-258

Board has been asked to modify the BLRWPCA regulations to match the changes to state statute that has occurred.

Motion: Dan Champagne made a motion to approve the changes to the regulations.

2nd: Robert Morra Vote: Unanimous

6. New Business:

- a. Discuss and possibly act on the sewer fee suspension request for Wendy Padula, 78 Llynwood Drive, Vernon, CT.**

The house has been torn down and the property owner has requested that the charges be suspended till a new dwelling is constructed. The board discussed this situation and decided to postpone the final decision until the next meeting. The board needs to review the rules and regulations as this will most situation will likely occur in the future with other properties as owners remove old homes and rebuild. Currently the board is contemplating just charging the administrative costs portion of the regular billing for situations like this.

Motion: Richard Hayes made a motion to table this item for the next meeting.

2nd: Dan Champagne Vote: Unanimous.

- b. Consider and act on the EDU request for 21–31 Vernon Road.**

This is a new EDU at Vernon Road; Eastern Highlands Health District has reviewed the proposed septic plans and has given their approval. As such the board has been asked to approve the requested EDU. A question was raised about why there is a range of numbers for the address. The answer was that this is a vacant lot and has not been given a number yet. To avoid potential confusion, property is labeled according to the plans provided: Mat-5 Lot 9 Parcel ID of 1153.

Motion: Richard Hayes moved to approve the requested one EDU for Mat-5 Lot 9 Parcel ID of 1153 on Vernon Road in the Town of Bolton.

2nd: Dan Champagne Vote: Unanimously

- c. Consider and act on the EDU request for 7 Beechwood Road, Vernon.**

This is like the previous agenda item and has been approved by the health district. The board has made sure that this property is located in the sewer service area, as this was originally in doubt. Due to it being located in the service area and has been approved by the health district, the board has been asked to approve one EDU for this address.

Motion: Richard Hayes made a motion to approve one EDU for 7 Beechwood Road in the Town of Vernon.

2nd: Dan Champagne Vote: Unanimously

d. Consider and act on the bond release for the Laurelwood Subdivision.

This is an item that has been before the board in previous meetings for the bond release. This deals with the main sewer line for the development and would only be for the main line (the three houses will be on bonded separately). After review from the town engineer, the board has been asked to release the bond.

Motion: Richard Hayes made a motion to approve the release of the bond for the Laurelwood Subdivision as requested.

2nd: Dan Champagne

Vote: Unanimously

7. Pending Business:

a. Collection Enforcement through Tax Sale (Town of Vernon).

The last remaining property that was on the property tax sale list has been paid. As such there is no longer a need for the tax sale and has been cancelled.

b. Discussion on the refund process when needed.

There is currently nothing in the bylaws concerning this, as this is relatively rare. Due to this not being taxes, there is a question whether this must be voted on by the board or if it should be handled administratively. One idea proposed was setting a dollar amount (500 dollars was floated) to determine when it becomes a matter for the board. The board will have to discuss this matter at their next meeting.

8. Executive Session to discuss contract negotiations with Coventry regarding a sewer extension into Coventry.

Motion: Dan Champagne made a motion for the board to enter into executive session to discuss the proposed extension of the sewer line into Coventry, and will be joined with the Bolton town engineer, the head of the Vernon Sewer Authority, and the town attorney.

2nd: Richard Hayes

Vote: Unanimously

Board entered executive session at 7:31 P.M. Board ended executive session at 7:59 P.M.

9. Adjournment.

Motion: Richard Hayes made a motion to adjourn the meeting at 8 P.M.

2nd: Dan Champagne

Vote; Unanimously

Respectfully Submitted,

Joshua Hull

Kamara, Suellen

From: Human Resources
Sent: Tuesday, July 22, 2025 2:47 PM
To:
Subject: FW: 366 Boston Turnpike - Bolton CT
Attachments: Concept Plan CP-1 - Layout with septic systems.pdf; Concept Plan CP-2 - no septic systems.pdf

Internal (hr@boltonct.gov)

[Report This Email](#) [View My Quarantine](#) [Protection by Novus Insight](#)

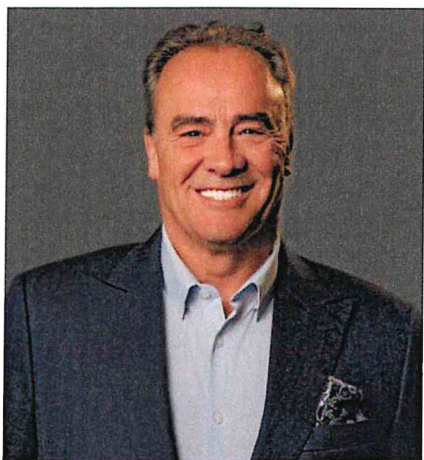
From: Carl Castanho <carl@castanhocpa.com>
Sent: Tuesday, July 22, 2025 2:18 PM
To: Carson, Patrice <pcarson@boltonct.gov>; Human Resources <hr@boltonct.gov>
Cc: jerry@genrose.com; Joe Capasso <joec@capassoenterprises.com>
Subject: FW: 366 Boston Turnpike - Bolton CT

Patrice,

Please see below the email from my partner, Jerry Martorelli requesting to be on the sewer commission agenda next Wednesday at 7:00pm.

Thank You!

Carl



Carl A. Castanho, CPA

Castanho Financial Group, LLC
1622 Main Street

East Hartford, CT 06108
Phone 860-289-2777
Fax 860-289-3343



CASTANHO

Financial Group, LLC

Certified Public Accountants & Financial Advisors

From: Jerry Martorelli <jerry@genrose.com>
Sent: Wednesday, July 2, 2025 12:01 PM
To: James M. Rupert <jim.rupert@boltonct.org>
Cc: Carl Castanho <carl@castanhocpa.com>; Joe Capasso <JoeC@capassoenterprises.com>; Joe Capasso <shwmkr27@aol.com>
Subject: Fwd: 366 Boston Turnpike - Bolton CT

Hi Jim,

We would like to meet informally with the Sewer Commission concerning our property located at 366 Boston Turnpike, Bolton Ct.

at their next regularly scheduled meeting.

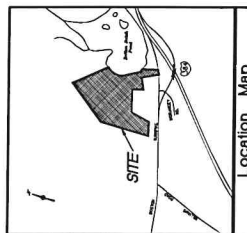
Our request to the Commission involves the following:

1. Our intention is to install an 8' main line gravity sewer system throughout the development. In light of the fact that we will be paying to install the line, we would request that the Commission significantly reduce the connection fee. There is a precedent for this request, which we will discuss at the meeting.
2. We have a plan that shows 110 two-bedroom townhouse units that can be built using septic systems. We request that the commission increase the allocation to 136 units. Both plans are attached.

We are willing to delay hooking up to the sewer until after the bond is paid off, if necessary, to accommodate our request.

Thanks,

Jerry Martorelli
Chief Visionary Officer
GENROSE | STONE + TILE
234 Middle St., Middletown, CT 06457
p: 860-346-1923
jerry@genrose.com



Location Map

BASIS OF CONCEPTUAL SITE DESIGN

- BUILDING FOOTPRINT PROVIDED BY CLIENT
- SEPTIC DESIGN BASED UPON THE NUMBER OF BEDROOM SHOW FOR 101 UNITS. DESIGN ASSUMES 10.235' ASSUMING A 10.1' 20 MINUTE PER INCH PERCOLATION RATE AND AN EFFECTIVE LEACHING AREA OF 675 SQUARE FEET.
- A PUMP SYSTEM MAY BE REQUIRED FOR SOME OF THE BUILDINGS TO MOVE SEPTIC SYSTEM EFFLUENT FROM THE SEPTIC TANK TO THE LEACHING SYSTEM.
- ALL ROADS SHOWN ARE 26 FEET WIDE.
- THE PROPOSED USE (SINGLE FAMILY DETACHED HOUSES) IS NOT PERMITTED IN THE ZONING DISTRICT (GB GENERAL BUSINESS). A ZONE CHANGE OF THE PROPERTY WILL BE REQUIRED.
- THE PROJECT WILL REQUIRE REVIEW AND APPROVAL BY THE STATE OF CONNECTICUT, TOWN OF BOLTON PLANNING AND ZONING COMMISSION, INLAND WETLANDS COMMISSION, TOWN OF BOLTON SEWER AUTHORITY AND THE TOWN OF BOLTON PLANNING AND ZONING COMMISSION.
- THE PROJECT WILL REQUIRE REVIEW AND APPROVAL BY THE STATE OF CONNECTICUT DEPARTMENT OF PUBLIC HEALTH FOR A PUBLIC WATER SUPPLY LOCAL AND POSSIBLY STATE HEALTH DEPARTMENT FOR THE SEPTIC SYSTEM DESIGN.
- NO SOIL TESTING WAS CONDUCTED ON SITE BY IAC GROUP. SOIL TESTING WAS CONDUCTED BY IAC GROUP FOR THE BOLTON SENIOR COMMUNITY LLC PROJECT PREPARED BY GBI CONSULTANTS, DATED DECEMBER 23, 2015.
- RETAINING WALLS MAY BE REQUIRED TO BE DESIGNED BY OTHERS FOR THE DEVELOPMENT OF THIS PROJECT.

NOTES:

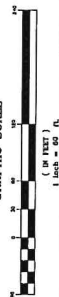
1. Base Mapping Based Upon The Following Map:
Property Survey & Topographic Survey Land Of Jma Marshall et al
Prepared For Bolton Senior Community LLC Bolton Turnpike-Rte 44 A Bolton CT
Scale 1"=100' Dated 02-22-08 By Bolton Land Consultants LLC
2. Property Owner: Bolton Senior Community LLC
Property Area: 22.01 Acres / Page 233

110 Units Shown

Legend

- RESERVE SEPTIC SYSTEM
- PRIMARY SEPTIC SYSTEM

GRAPHIC SCALE

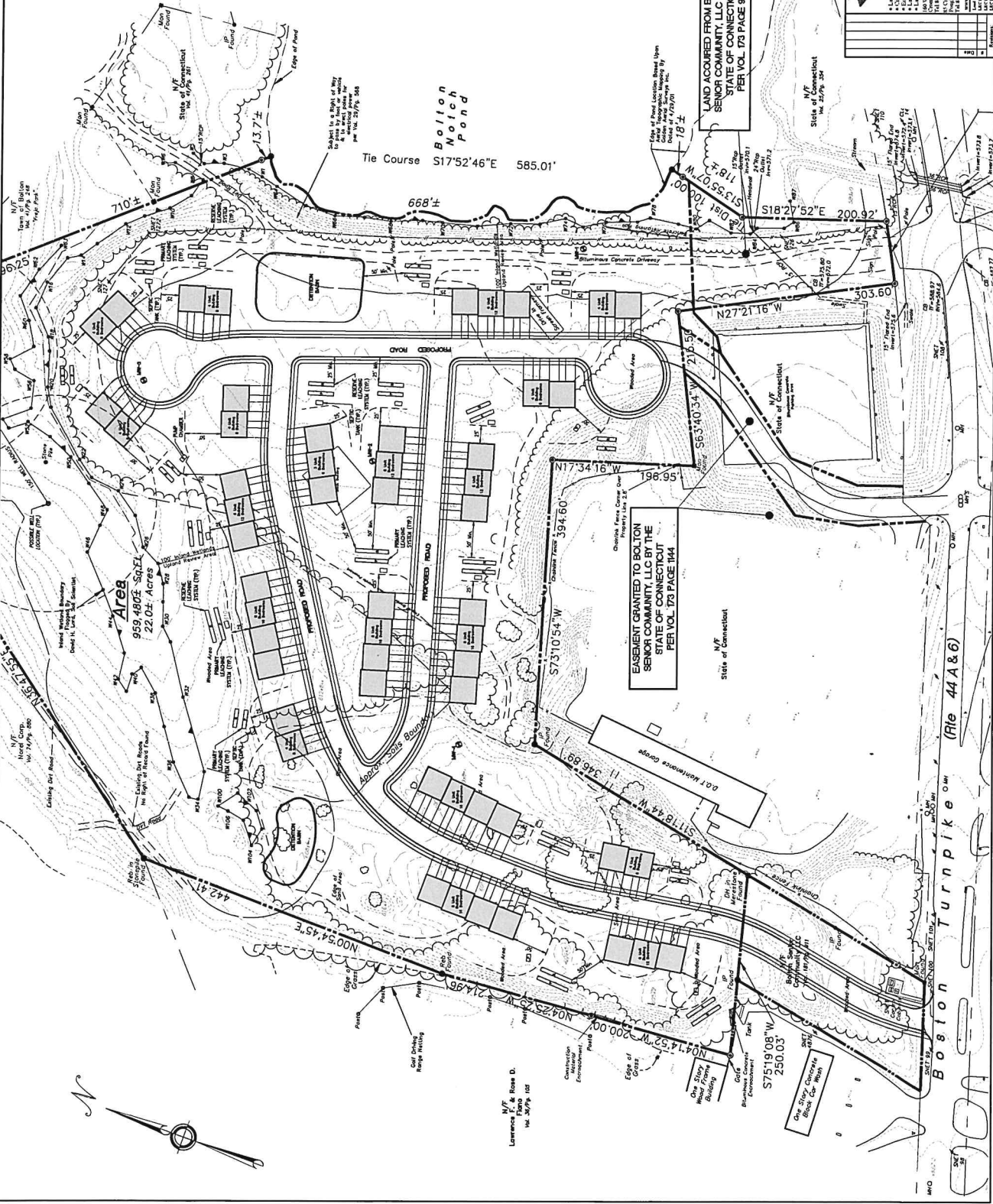


Conceptual Site Plan

LAND OF
BOLTON SENIOR COMMUNITY LLC
368 BOLTON TURNPIKE
BOLTON CONNECTICUT

Designed By	GBI	Scale	1"=250'
Checked By	GBI	Date	June 15, 2022
Approved By	GBI	Date	June 15, 2022

CP-1



100' 0" 200' 0" 300' 0" 400' 0" 500' 0" 600' 0" 700' 0" 800' 0" 900' 0" 1000' 0"

