

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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**PUBLIC WORKS, PLANNING & DEVELOPMENT COMMITTEE OF THE RTM
SPECIAL MEETING AGENDA**

**MONDAY JULY 20, 2026 6:00 P.M.
WPD COMMUNITY ROOM 41 AVERY LANE**

1. Establishment of quorum and call to order.
2. Public Comment.
3. Consideration of and action on minutes of the March 27, 2024, committee meeting.
4. Consideration of and possible action on issues referred to committee:
 - Review findings of sewer rate study (RTC 6/1/26)
 - Fair Rent Commission (RTC 4/6/26)
 - Short-Term Rentals (RTC 12/6/21)
5. Adjournment

RECEIVED FOR RECORD
WATERFORD, CT
2026 JUL 15 P 12:56
ATTEST: *David J. Gaudin*
TOWN CLERK

encl: PWPD Minutes 3/27/24
Utility Commission Update June 2026
Current Sewer Rate Calculations
PA 25-1 (special session) Fair Rent Commissions
CCM presentation — PA 25-1

Public Works Standing Committee Meeting

March 27, 2024

Waterford Town Hall - Board of Ed Conference Room

Meeting Minutes

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WATERFORD, CT
2024 APR - 9 P 3:16
ATTES: *[Signature]*
TOWN CLERK

Called the meeting to order at 5:45

Established Quorum:

- Present: Rep. Keatley, Rep. Healy, Rep. Gonzalez
- Absent: Rep. Ogman-Bossa, Rep. Bono

Public Comment:

- **Daniel Del Grosso (49 Twin Lakes Drive, Waterford, CT):** spoke briefly opposing short term rentals in the town of Waterford, sharing personal experiences in his neighborhood of Twin Lakes Drive, submitted into record two documents on what the State of New York has done to combat the issue of short term rentals.
- **Jaunita Durham (5 Overlook Drive, Waterford, CT):** spoke briefly opposing short term rentals in the town of Waterford, sharing personal experiences in her neighborhood
- **Naiene Pica (5 Overlook Drive, Waterford, CT):** spoke briefly opposing short term rentals in the town of Waterford, sharing personal experiences in her neighborhood

Meeting minutes of August 23, 2023 got unanimously passed 3-0-0

Item 6 on the agenda:

Town Planner Jonathan Mullen: Spoke briefly on the Short Term Rental survey that had taken place last year and discussed the findings.

Rep. Healy: Spoke briefly touching on certain aspects of the survey and suggested that next meeting we have Police Chief Marc Balestracci and Town Attorney Nicholas Kepple attend our next meeting due to their knowledge on this matter

The committee did not make a set date for the next meeting

Motion to adjourn passed unanimously 3-0-0 at 6:40pm

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WATERFORD, CT

2026 JUN -8 A 10: 52

ATTEST: *Diana L. Casagrande*
TOWN CLERK



Waterford Utility Commission Update for the RTM

JUNE 1, 2026

Waterford Wastewater System Overview

- ▶ Utility Commission Wastewater Operations
- ▶ Infrastructure
- ▶ Utility Commission Operations Funding
- ▶ Long-Term Planning

Commission Overview

- ▶ Water Pollution Control Authority for the Town
- ▶ Legislative Authority:
 - ▶ EPA Clean Water Act
 - ▶ State Statute Enabling Municipalities to Establish WPCAs
 - ▶ Town Charter and Ordinances
- ▶ Five-member appointed board
- ▶ Commitment to provide safe and reliable water supply and distribution infrastructure
- ▶ Oversees water and sewer operations



Regional Partnership

Evergreen Ave Pumping Station

Waterford/East Lyme
Wastewater Collection,
Conveyance, Agreement
Expires October 2041



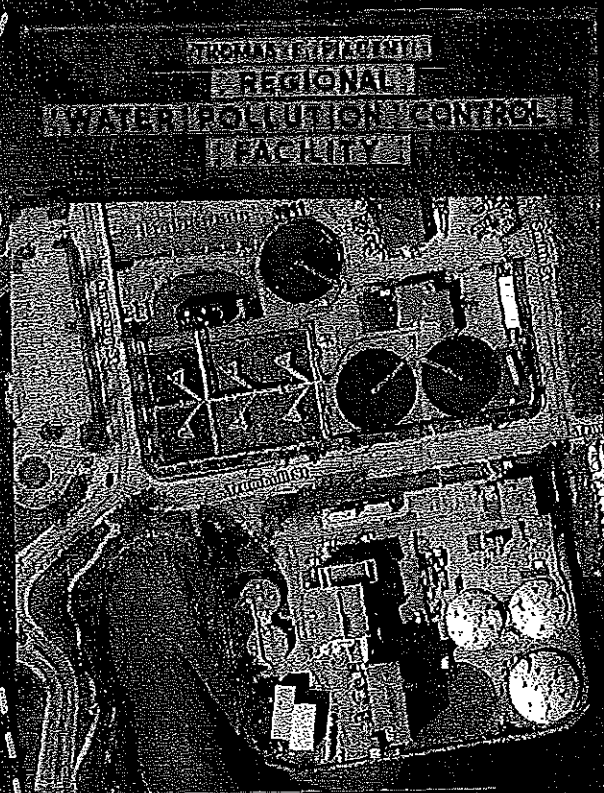
Regional Partnership

City of New London

The New London/Waterford/East Lyme
Wastewater Collection, Conveyance, and
Treatment Agreement Expires October 2041

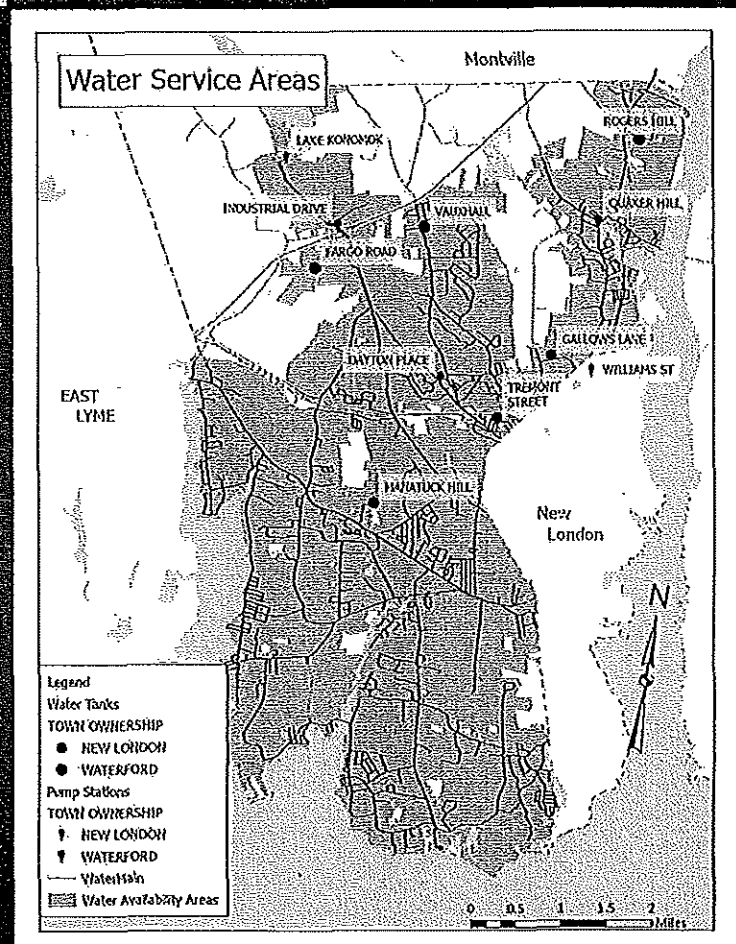


Evergreen PS



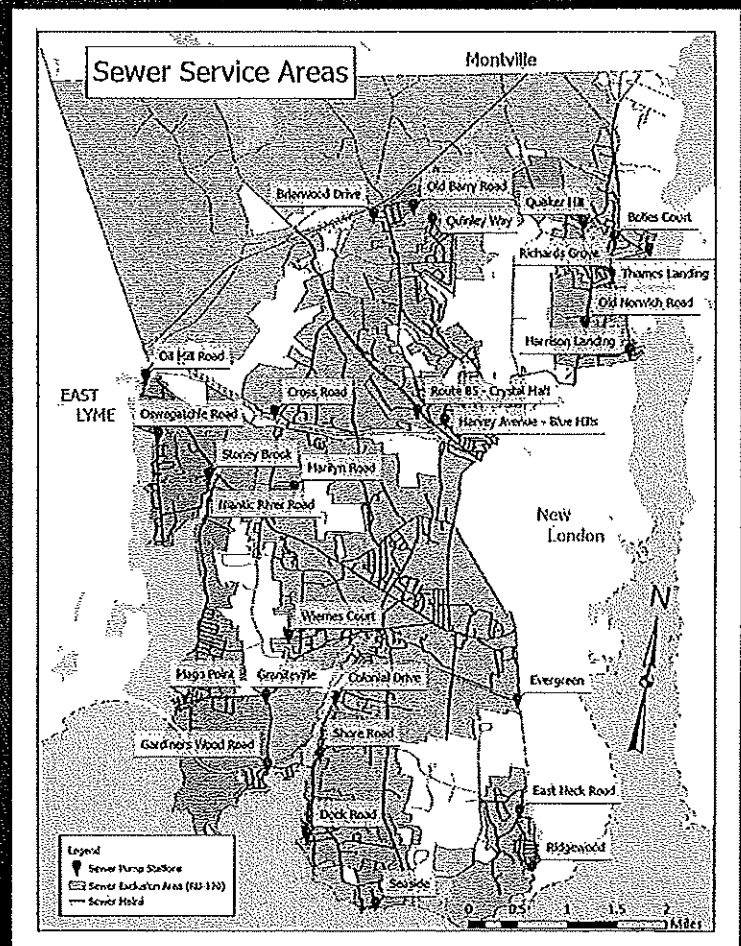
Water System Update

- ▶ 3 Water Tanks
- ▶ 3 Water Booster Stations
- ▶ Over 146 Miles of Water Mains
- ▶ 7900 water customers
- ▶ Daily demand $\approx$ 2.1 million gallons
- ▶ Waterford/New London Interlocal Water Agreement
 - ▶ Terms, conditions, and responsibilities for the supply of water and maintenance of the water system in Waterford by New London
 - ▶ Exp. June 30, 2028



WASTEWATER SYSTEM OVERVIEW

- ▶ Over 82% of Parcels Served
- ▶ Over 145 Miles of Pipe
- ▶ 28 Pump Stations
- ▶ Over 3500 Manholes
- ▶ Over 7,200 Customers
- ▶ Nearly 10,000 EDUs
- ▶ Most unserved parcels are RU 120
Sewer Avoidance Areas
- ▶ 1 billion gallons pumped through
Evergreen PS on average
- ▶ System Replacement Cost: \$400 million



Staffing & Operations

▶ Administrative

- ▶ Director
- ▶ Assistant Director

▶ Clerical

- ▶ Office Coordinator
- ▶ Accounts Receivable Clerk
- ▶ Secretary/Clerk

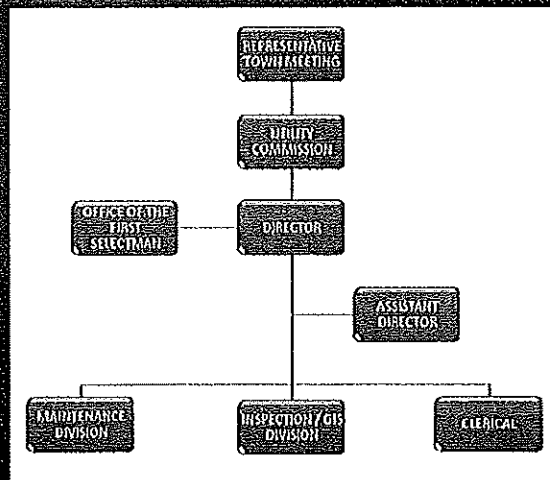
▶ GIS/Inspection

- ▶ Compliance Enforcement Tech

▶ Maintenance

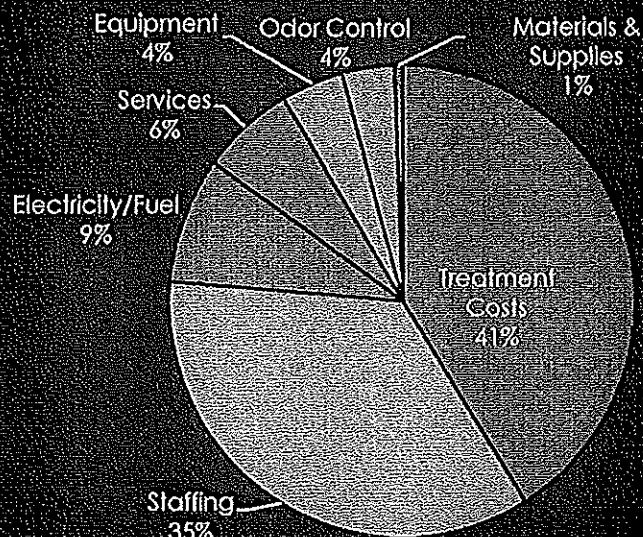
- ▶ Foreman
- ▶ Lead Operator/Electrician
- ▶ Maintenance Operator (4)
- ▶ Sewer Tech II
- ▶ Sewer Tech I (2)

▶ Total Staff = 15



Enterprise Fund Structure

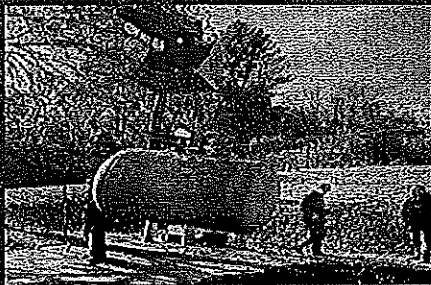
What do sewer rates pay for?



Annual Costs

17 Years Without a Rate Increase

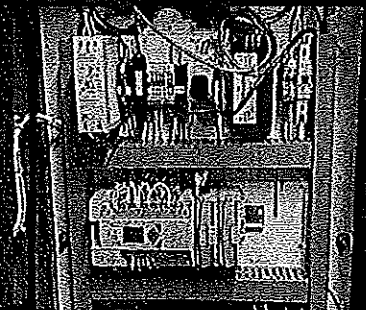
- ▶ No sewer rate increase since 2009
- ▶ Infrastructure modernization continued
- ▶ Regulatory requirements increased
- ▶ Operational costs increased



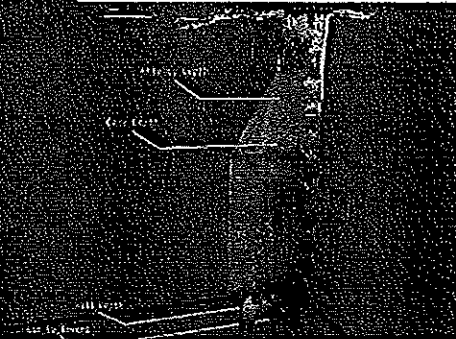
Underground Fuel Tank Removal



Sewer Mainline I&I Evaluation Surveys



Cross Road Control Upgrade

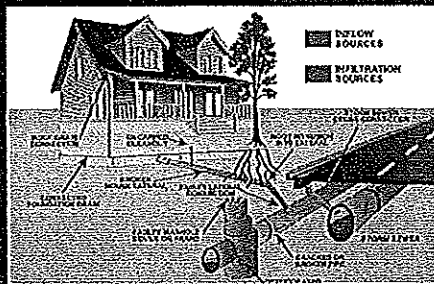


Manhole Condition Assessments

Wastewater Infrastructure Rehab History

- ▶ Overhaul of the Evergreen Ave. PS. Completed 2005- 2007 Cost -\$2.38M.
- ▶ Overhaul of Mago Pt. PS. Built 2011 Cost-\$740K.
- ▶ Overhaul Bolles Ct. PS. 2014 Cost \$920K.
- ▶ Overhaul of Harvey Ave. PS. 2015 Cost \$1.3M
- ▶ Evergreen 4th Pump addition 2022 Cost \$375K
- ▶ Overhaul of Old Norwich Road PS. 2024-2026 Cost \$2.1M

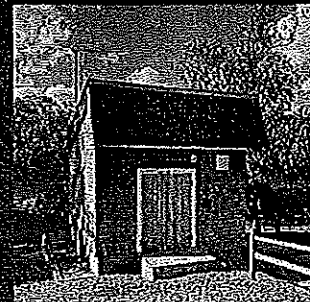
Capital Improvement Projects



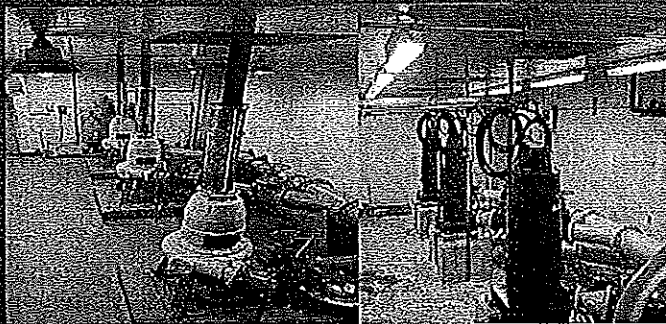
Infiltration and Inflow



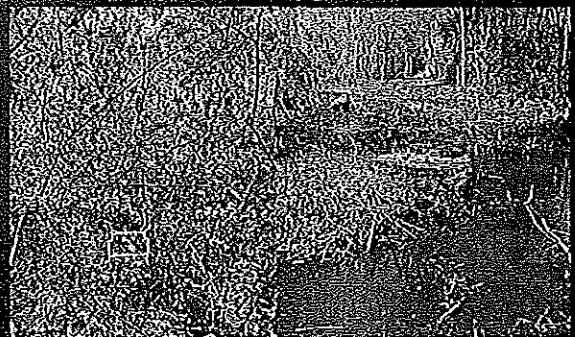
Pump Station Control Upgrade



Pump Station Exterior Improvements



Old Norwich Rd Pump Station Upgrade



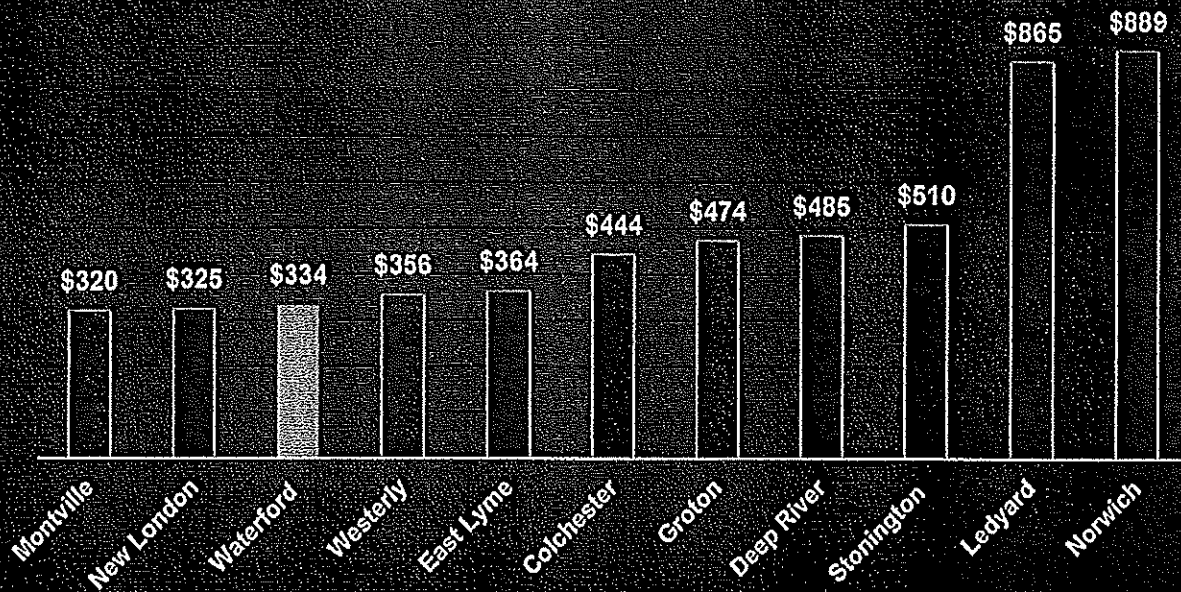
Cross Country Utility Easement Access

Rate Study & Committee Referral



RAFTELIS

Average Annual Bills





Thank You

WATERFORD, CT SEWER RATES

are calculated on a 2 tier format. Tier 1 is a flat rate quarterly charge determined by the size of your water meter. See below.

Tier 2 is calculated by the volume of water as determined by your water meter.

Tier 1

Equivalent Dwelling Unit (EDU)

Residential Customers

All Individual Residential Units will be Charged 1 EDU(\$45/qtr.) regardless of the size of the meter.

Commercial and Industrial Customers EDUs Charges

Meter Size	EDUs	Charge per Quarter
5/8	2	\$ 90.00
3/4	2	\$ 90.00
1	2.6	\$ 117.00
1-1/2	5.8	\$ 261.00
2	10.24	\$ 460.80
3	23.04	\$ 1,036.80
4	40.96	\$ 1,843.20
6	92.16	\$ 4,147.20
8	163.84	\$ 7,372.80
10	256	\$ 11,520.00
12	368.64	\$ 16,588.80

Tier 2

Consumption

Residential, Commercial and Industrial

\$3.50 per 100 Cubic feet of water



EXAMPLE

Example of Residential Sewer Bill Calculation:

Tier I: EDU

\$ 45.00

Tier II:

Consumption \$ 28.00 \$3.50 X 800 CF Water

Total on Bill \$ 73.00

House Bill No. 8002

~~(b) On and after July 1, 2026, an eligible project sponsor may submit an application, in a form and manner provided by the commissioner, to receive funds from the program for a proposed project. The commissioner shall establish criteria for awarding funds pursuant to this section. Such criteria for awarding funds pursuant to this section shall include, but need not be limited to, a requirement that (1) an applicant secure coinvestment funding in the proposed project by a union pension fund or comingled fund of union pension fund investments with a demonstrated record of successful investment in the construction of affordable housing, (2) the proposed project be covered by a project labor agreement, and (3) an applicant be committed to workforce training by adhering to state-registered apprenticeship standards and apprenticeship readiness programs.~~

~~(c) All housing built with funds received from the program established pursuant to this section shall remain affordable, through the use of deeds containing covenants or restrictions that require such housing to be sold or rented at, or below, prices that will preserve the unit as housing, for a period of not less than forty years, for which persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the state median income or other means selected by the commissioner.~~

~~(d) The commissioner shall not approve financing for a proposed project later than three years after the Department of Housing is allocated funds for the program established pursuant to this section.~~

Sec. 35. Section 7-148b of the general statutes, as amended by section 1 of public act 25-121, is repealed and the following is substituted in lieu thereof (*Effective January 1, 2026*):

(a) For purposes of this section and sections 7-148c to 7-148f, inclusive, "seasonal basis" means housing accommodations rented for a period or periods aggregating not more than one hundred twenty days

House Bill No. 8002

in any one calendar year, [and] "rental charge" includes any fee or charge in addition to rent that is imposed or sought to be imposed upon a tenant by a landlord, and "municipality" means a town, city or consolidated town and city.

(b) Any [town, city or borough] municipality may, and [any town, city or borough] each municipality with a population of [twenty-five] fifteen thousand or more, as determined by the most recent decennial census, shall, through its legislative body, adopt an ordinance that (1) creates a fair rent commission, (2) establishes or joins the municipality in a joint fair rent commission pursuant to subsection (d) of this section, or (3) joins the municipality in a regional fair rent commission pursuant to subsection (e) of this section. Any such commission shall make studies and investigations, conduct hearings and receive complaints relative to rental charges on housing accommodations, except those accommodations rented on a seasonal basis, within its jurisdiction, which term shall include mobile manufactured homes and mobile manufactured home park lots, in order to control and eliminate excessive rental charges on such accommodations, and to carry out the provisions of sections 7-148b to 7-148f, inclusive, as amended by this act, section 47a-20 and subsection (b) of section 47a-23c. The commission, for such purposes, may compel the attendance of persons at hearings, issue subpoenas and administer oaths, issue orders and continue, review, amend, terminate or suspend any of its orders and decisions. The commission may be empowered to retain legal counsel to advise it. All hearings conducted pursuant to this section shall be open to the public.

(c) Any [town, city or borough] municipality required to create a fair rent commission pursuant to subsection (b) of this section shall adopt an ordinance creating [such] a fair rent commission, or joining a joint fair rent commission or regional fair rent commission, on or before [July 1, 2023] January 1, 2028. No municipality required to create a fair rent commission pursuant to subsection (b) of this section that has created a

House Bill No. 8002

fair rent commission prior to January 1, 2026, shall abolish such commission before January 1, 2028, unless such municipality joins a joint fair rent commission or regional fair rent commission pursuant to this section. Not later than thirty days after the adoption of such ordinance, the chief executive officer of such [town, city or borough] municipality shall (1) notify the Commissioner of Housing that such commission has been created or joined by such municipality, and (2) transmit a copy of the ordinance adopted by the [town, city or borough] municipality to the commissioner.

(d) [Any two] Two or more [towns, cities or boroughs not subject to the requirements of subsection (b) of this section] contiguous municipalities may, [through their legislative bodies, create] by concurrent ordinances adopted by their legislative bodies, establish a joint fair rent commission. Any municipality that is contiguous to a municipality that is a member of an existing joint fair rent commission may become a member of such joint fair rent commission upon the adoption of an ordinance by such municipality's legislative body. Any municipality that is a member of a joint fair rent commission may, by vote of its legislative body, elect to withdraw from such commission, provided such withdrawing municipality creates its own fair rent commission or joins another joint fair rent commission or regional fair rent commission in compliance with the requirements of this section.

(e) A regional council of governments formed pursuant to section 4-124j may establish a regional fair rent commission. Any municipality that is a member of such council may join such regional fair rent commission upon the adoption of an ordinance by such municipality's legislative body. Any regional fair rent commission shall prescribe a form and manner in which complaints to such commission shall be made.

(f) Upon the request of a party to a matter pending before a regional fair rent commission, a meeting or a portion of a meeting during which

House Bill No. 8002

the participation of such party is required shall be conducted by means of electronic equipment, as defined in section 1-200, in conjunction with an in-person meeting of such commission.

(g) Except as otherwise provided by law, a regional fair rent commission shall not be liable for damages to person or property caused by: (A) Acts or omissions of any employee, officer or agent which constitute criminal conduct, fraud, actual malice or wilful misconduct; or (B) negligent acts or omissions which require the exercise of judgment or discretion as an official function of the authority expressly or impliedly granted by law.

[(e)] (h) Any [town, city or borough] municipality that creates a fair rent commission pursuant to this section shall make any bylaws adopted by such fair rent commission publicly available on the Internet web site of such [town, city or borough] municipality.

~~Sec. 36. (Effective January 1, 2026) The Connecticut Housing Finance Authority shall, as part of the homeownership loan program, and within the resources allocated by the State Bond Commission to the Department of Housing for the purposes of said program, expand the pilot program known as the Smart Rate Pilot Interest Rate Reduction Program to provide additional mortgage borrowers who are eligible for such pilot program with the benefits provided pursuant to the pilot program.~~

~~Sec. 37. Subsection (a) of section 47a-23 of the general statutes is repealed and the following is substituted in lieu thereof (Effective January 1, 2026):~~

~~(a) When the owner or lessor, or the owner's or lessor's legal representative, or the owner's or lessor's attorney-at-law, or in fact, desires to obtain possession or occupancy of any land or building, any apartment in any building, any dwelling unit, any trailer, or any land~~

PA 25-1 | An Act Concerning Housing Growth

Section 35 | Fair Rent Commissions

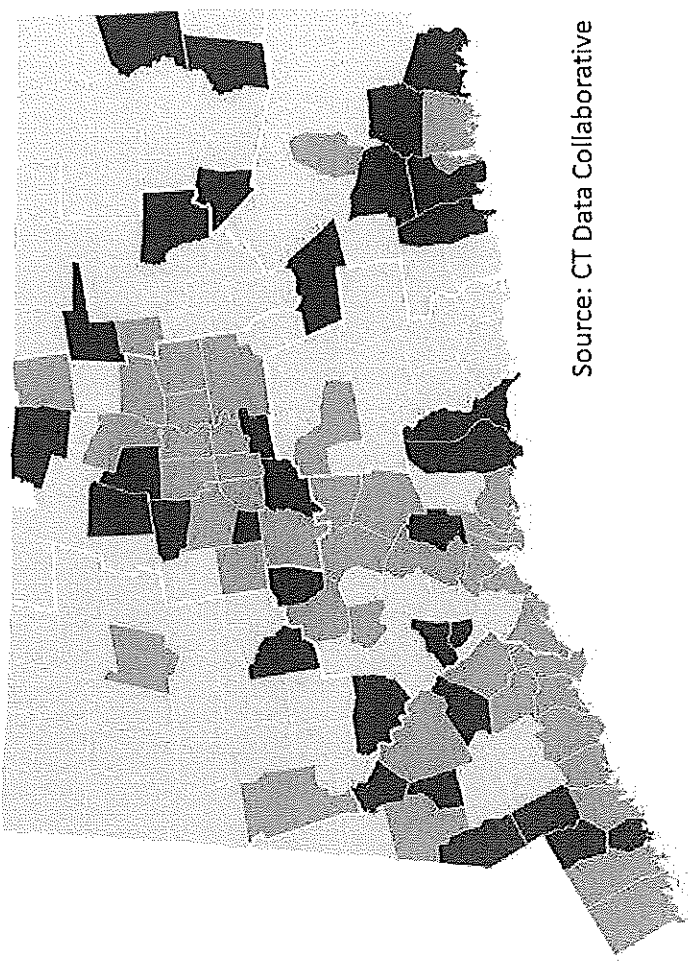
Amends CGS 7-148b

Municipalities with a **population of 15,000** or more **must** **establish or join a:**

- Municipal Fair Rent Commission, **OR**
- Joint Fair Rent Commission (2+ contiguous municipalities), **OR**
- Regional Fair Rent Commission (established by your COG)

33 More Towns Qualify for Fair Rent Commissions Under New Population Requirements*

Towns shown in blue currently qualify for and have a Fair Rent Commission. Towns shown in green will qualify for the establishment of a Fair Rent Commission under the new rules.



Source: CT Data Collaborative

PA 25-1 | An Act Concerning Housing Growth

Section 35 | Fair Rent Commissions

Amends CGS 7-148b

Municipalities with a **population of 15,000** or more **must** **establish or join** a:

- Municipal Fair Rent Commission, **OR**
- Joint Fair Rent Commission (2+ contiguous municipalities), **OR**
- Regional Fair Rent Commission (established by your COG)

Must establish by January 1, 2028

New Applicable Municipalities*

Ansonia (18,918)	New Canaan (20,622)
Avon (18,932)	North Haven (24,253)
Berlin (20,175)	<i>Plainfield</i> (14,973)
Bethel (20,358)	Plainville (17,525)
Bloomfield (21,535)	<i>Ridgefield</i> (25,033)
Brookfield (17,528)	Rocky Hill (20,845)
Colchester (15,555)	Seymour (16,748)
Darien (21,499)	Simsbury (24,517)
East Lyme (18,693)	Southbury (19,879)
Ellington (16,426)	Stonington (18,335)
Guilford (22,073)	Suffield (15,752)
Killingly (17,752)	Waterford (19,571)
Ledyard (15,413)	Watertown (22,105)
Madison (17,691)	Wilton (18,503)
<i>Mansfield</i> (25,892)	Windham (24,425)
Monroe (18,825)	Wolcott (16,142)
Montville (18,387)	

* Population data retrieved from CT Data Collaborative 2020 Demographics and Housing Explorer. This information is provided as a courtesy; municipalities are encouraged to verify their population thresholds.