

VERBATIM PROCEEDINGS

WEST HARTFORD TOWN COUNCIL MEETING

RE: APPLICATION ON BEHALF OF THE
METROPOLITAN DISTRICT COMMISSION

AND

RESOLUTION AUTHORIZING CONVEYANCE OF LAND AT
NEW BRITAIN AVENUE AND HILLCREST AVENUE AND
EASEMENTS THROUGH TOWN-OWNED PROPERTY AT
17 BRIXTON STREET, 774 OAKWOOD AVENUE AND
784 OAKWOOD AVENUE TO THE
METROPOLITAN DISTRICT COMMISSION

JULY 21, 2015

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2431

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HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 . . .Verbatim proceedings of a hearing re:
2 1 a., Application on behalf of the Metropolitan District
3 Commission, and, 1 b., Resolution Authorizing Conveyance
4 of Land at New Britain Avenue and Hillcrest Avenue and
5 Easements Through Town-Owned Property at 17 Brixton
6 Street, 774 Oakwood Avenue and 784 Oakwood Avenue to the
7 Metropolitan District Commission, was held before the Town
8 Council Meeting held at 50 South Main Street, West
9 Hartford, Connecticut on July 21, 2015

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MR. SCOTT SLIFKA: So we will now call the
6:00 public hearing to order. This is 1 a. and 1 b., I
believe is how I'm supposed to read this. 1 a. is
Application on behalf of the Metropolitan District
Commission, the contract purchaser under agreement with
Triumph Engine Control Systems, LLC of an approximately
67,977-square-foot parcel fronting on Talcott Road, (1
Charter Oak Boulevard), requesting designation of a new
special development district, a change to the current
underlying zoning district from Multifamily Residential,
RM-3, to a Restricted Industrial District, IR, and the
approval to construct a Tunnel Access Shaft and permanent

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 Air Treatment Facility in conjunction with the South
2 Hartford Conveyance and Storage Tunnel Project.

3 1 b., Resolution Authorizing Conveyance of
4 Land at New Britain Avenue and Hillcrest Avenue and
5 Easements Through Town-Owned Property at 17 Brixton
6 Street, 774 Oakwood Avenue and 784 Oakwood Avenue to the
7 Metropolitan District Commission.

8 May I have a roll call, please, Ms. Labrot?

9 MS. ESSIE LABROT: Mr. Barnes?

10 MR. CHRIS BARNES: Present.

11 MS. LABROT: Ms. Cantor?

12 MS. SHARI CANTOR: Here.

13 MS. LABROT: Mr. Captain?

14 MR. HARRY CAPTAIN: Here.

15 MS. LABROT: Ms. Casperson?

16 MS. JUDY CASPERSON: Here.

17 MS. LABROT: Mr. Davidoff?

18 MR. LEON DAVIDOFF: Here.

19 MS. LABROT: Mr. Williams for Mr. Doar?

20 MR. CHRIS WILLIAMS: Here.

21 MS. LABROT: Ms. Hall?

22 MS. DENISE HALL: Here.

23 MS. LABROT: Ms. Kindall?

24 MS. CLARE KINDALL: Here.

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 MS. LABROT: And Mr. Slifka?

2 MR. SLIFKA: Here. Okay. That gets us to
3 the presentation. I'll turn it over to the Applicant.
4 Welcome. Oh, and the mike is off, so if you could just
5 turn that on at the button.

6 MR. JIM SULLIVAN: I got it.

7 MR. SLIFKA: If you drift too far, we're
8 not going to be able to hear you, so if you could try to
9 stay close?

10 MR. SULLIVAN: I will try to stay close.
11 Mayor Slifka, honorable members of the Town Council, I
12 really appreciate you allowing us to speak today.

13 My name is Jim Sullivan. I live at 85
14 Wildwood Circle in Durham, Connecticut. I am an engineer
15 with AECOM, and we are the designers of this project on
16 behalf of the Metropolitan District Commission.

17 There are members of the MDC here in the
18 audience if there are any questions that pertain to them
19 that I can't answer.

20 We are here today to present the Special
21 Development District application that we have submitted
22 for a facility that's part of the south tunnel that will
23 reside in West Hartford.

24 I particularly want to thank Town staff,

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 the Town Planner, the Town Engineer for helping shepherd
2 us through this permit process to the point where we are
3 today.

4 We entertained the audience with one of our
5 fantastic animations a little bit earlier, so I hope that
6 we're ready for primetime.

7 While this is loading, since the members of
8 the Town Council and the Mayor have the presentation and
9 I've pretty much memorized it, I'll go through a little
10 bit of the background, just for purposes of expediency.
11 We'll flash some of the slides for the public as we get
12 there.

13 A little bit of background. We're here for
14 the MDC south tunnel. I do want to kind of start and
15 clarify that the south tunnel is not a wastewater
16 treatment plant plan for West Hartford. There has been
17 some misconception about that.

18 This facility is actually like the
19 opposite. The intent of this facility is to get the
20 wastewater as quickly as we can off to Hartford for its
21 proper treatment.

22 The district, as you know, is the public
23 agency responsible for water and sewer in Hartford and the
24 eight other, eight-member communities of which West

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 Hartford is one.

2 The district owns a wastewater treatment
3 plant. The largest one is in Hartford, southern Hartford.
4 They also own a couple other wastewater treatment plants,
5 but mainly along the Connecticut River.

6 So, as I mentioned, the MDC is the agency
7 responsible for the water and sewer in the general
8 community. Sewage in West Hartford flows into Hartford.
9 There's a main line sewer that flows down from north to
10 south through the center of West Hartford, and then we
11 head that sewage off into the City of Hartford for its
12 eventual treatment.

13 I hopefully will get a clap if this works.
14 Okay, thank you. (Applause) Thank you. Sorry about
15 that.

16 We went through the background of the MDC.
17 This is an important graphic to show. You know, sewage
18 from all of the Town of West Hartford flows into the City
19 of Hartford for treatment.

20 This is the path it takes, you know, from
21 north to south, and, then, a bit circuitous over to the
22 South Meadows area of the City of Hartford, where it's
23 treated and discharged to the Connecticut River.

24 The MDC sewer system is old. In Hartford,

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 it's combined sewers. In West Hartford, it's separate
2 sewers, but they all surcharge in rain events and wet
3 weather and they overflow, and the overflows are bad,
4 cause significant water quality problems and issues with
5 the surrounding community. They impact our overall life.

6 During dry weather, the sewers have plenty
7 of capacity to carry sewage to the treatment plant, no
8 overflows to the rivers, but, during rain, via storm
9 drains or down spouts, it will quickly surcharge.

10 Now these rain events happen very
11 frequently. Probably 50 times a year across the entire
12 district system will they surcharge and have a direct
13 discharge of untreated wastewater into a local river or
14 stream.

15 These kind of photos really are indicative
16 of what we have to deal with and what exists in the
17 community, and these are areas, where, you know, our
18 community members play, our kids play, and obviously
19 something the district has been trying to control.

20 This is caused primarily in the City of
21 Hartford by combined sewage, storm water directly into the
22 wastewater pipes.

23 In West Hartford, you have separate sewers,
24 but you also have a lot of old pipes, a lot of cracked

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 pipes that, in high groundwater, all that water can get
2 in, as well. You also have a lot of sump pumps, you know,
3 sort of illicit connections to the sewer system that
4 existed for years and years and years. These are
5 extensive throughout the community. They also contribute
6 to the surcharging.

7 So, as a result of this, the district is
8 under regulatory action to fix this problem, and they
9 implemented the Clean Water Project. It's directed under
10 a Consent Order from the Connecticut DEP. It's also
11 governed by a Consent Decree from the Federal EPA, you
12 know, under the Clean Water Act.

13 It's a multi-phase program, you know,
14 multi-deci program. Over two billion dollars for the
15 program to reduce these overflows, eliminate specific
16 overflows to Wethersfield Cove and the North Branch Park
17 River, reduce nitrogen, and fix the sanitary overflows in
18 West Hartford and other communities.

19 The project, as a whole, is shown in this
20 graphic. The district is spending significant money to
21 upgrade the capacity of their treatment plant to handle
22 all this extra wastewater. They have significant sewer
23 separation throughout the district, some in West Hartford.
24 These green areas here are the sewer separation.

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 And then the backbone of the system is a
2 tunnel storage and conveyance system, and that's really
3 the purpose of the project that we're here to discuss
4 today. They're also doing, you know, focused strategic
5 infiltration and inflow reduction in certain communities.

6 So building a storage tunnel, conveyance
7 tunnel, is quite a common approach to managing overflow
8 issues in major cities across the U.S.

9 The closest example is Providence, which
10 built their tunnel in 2008. You can see there all the
11 different cities, major cities that have built similar
12 tunnels.

13 You can see Chicago built theirs in the
14 '80s, so there's really good experience and lessons
15 learned how the projects get built and how they get
16 operated.

17 The district is very lucky from a geology
18 perspective and a tunnel engineering perspective. We have
19 a very similar project only two miles away to the north.
20 This yellow line here is a siphon tunnel, a storm water
21 conveyance tunnel built by the Army Corps in 1979. Very
22 similar depth, very similar diameter. It provides really
23 an extensive amount of lessons learned to help the
24 district in engineering the south tunnel. And a little

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 sneak peek. That blue line is our south tunnel, and we'll
2 get to that.

3 So I want to focus on the issues in the
4 neighborhood of question. I showed you that red sewer,
5 which is the main trunk sewer that carries all the
6 wastewater from West Hartford into Hartford, so here's its
7 path through the Elmwood area of Southern West Hartford,
8 you know, Beachland Park, Trout Brook. Here's New Park
9 Ave, and then Talcott Road, the Colt facility, Triumph.
10 Many of you know this more familiar than myself.

11 So in this location is some of these
12 offending overflows. These are the only two that exist
13 within West Hartford, so one of them discharge right
14 directly into Trout Brook, and the other is right here at
15 the intersection of Chelton Ave. and Talcott.

16 It discharges into a storm drain that runs
17 all the way down Chelton, and this is its outlet into
18 Trout Brook, so, in rain events, that's where your
19 sanitary sewer overflow goes.

20 As a point of comparison, you know, we
21 checked recent records. These two sites were active back
22 in the rain event we had in April. There was about five
23 million gallons of untreated wastewater that was
24 discharged into Trout Brook. Actually, also, into Piper

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 Brook, because that also is in West Hartford, but the
2 total of West Hartford, so it's quite a common occurrence
3 for these overflows to discharge into the local receiving
4 waters.

5 So the district looked at a variety of
6 different ways to solve this problem with the storage and
7 conveyance tunnel. The white dots on the map are the
8 sanitary sewer overflows. The green dots are a variety of
9 different overflows in Hartford, the combined sewer
10 overflows.

11 All of those are tributary to the south
12 tunnel, and there's a lot of factors that play, in terms
13 of how we arrive at an alignment for the solution.

14 You can kind of see three of the alignments
15 studied. We studied dozens of alignments and possible
16 solutions for this project, but what we found was the
17 closer we could get the tunnel to the actual overflow
18 locations provided two primary benefits that drove
19 everything.

20 The first is the disruption to the
21 community. The further away we are with the tunnel, the
22 longer we have to build a shallow sewer, and those are
23 very disruptive. Open cut is very disruptive. Even
24 trenchless options require turns that are very disruptive,

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 so the closer we can get our main line tunnel to the
2 overflows really minimize the amount of disruption that
3 occur to the collective community for the project.

4 And the second driver, which is also very
5 important, is economics. We also found that the closer we
6 could get the tunnel to the overflows the less expensive
7 the overall project became, and the district has
8 ratepayers, obviously, and that's a key driver for the
9 project, so, as a result, we ended up with the blue
10 alignment when we factored all of that in.

11 We did costs for all these, and then scored
12 them on the collective benefit, and this alignment was the
13 least expensive and provided the least disruption and the
14 best benefit.

15 So the blue line is the deep rock tunnel,
16 four miles long. The tunnel, itself, is 18 feet in
17 diameter, almost 250 feet deep in some locations, some
18 consolidation conduits, six intermediate drop shafts, and
19 then, at the downstream end, where all the wastewater
20 goes, we have a 50 million gallon per day pump station to
21 evacuate the wastewater from the tunnel.

22 If I slice the page along that blue line,
23 this is the geologic profile of the tunnel. We've done an
24 extensive amount of work characterizing the ground. You

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 can sort of see, as we move west, from Hartford to West
2 Hartford, we have a big area of overburden. That really
3 drove how deep the tunnel would go. We want to keep the
4 tunnel in competent rock. That's the safest tunneling.

5 It's certainly achievable to do what's
6 called mixed-face tunneling, but we wanted a very safe
7 project for the community, so that's what drove the
8 alignment deep into the bedrock.

9 The tunnel, itself, is going to be
10 constructed with what we call a hardrock tunnel boring
11 machine, a mechanized mole, quite common in today's day
12 and age.

13 Just a couple of examples of a tunnel
14 boring machine. I have a video animation. Try to depict
15 how the project is going to get built. What you're
16 looking at here is the work site in Hartford. This is
17 right next to the treatment plant at the farthest end of
18 the project from West Hartford.

19 The first thing they have to do is build a
20 shaft and then blast out an underground cavern to assemble
21 the mole, and then, once they've assembled it, they
22 advance it on its way. Workers will be down here. This
23 is a pretty significant operation that will occur, you
24 know, 24 hours a day, and it will take its journey out to

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 West Hartford.

2 We think it might take 12 months to 18
3 months to actually make its journey to West Hartford. It
4 will take several years before the mole will start its
5 journey.

6 So in West Hartford, at the site we're here
7 for, we have to build a retrieval shaft to pull the mole
8 out of the ground, and this is what a typical retrieval
9 shaft might look like.

10 This is 30 feet in diameter, and because we
11 have the shaft there, it also provides benefit to the
12 district, as it's a location for access to the tunnel for
13 inspection and maintenance.

14 There are other locations, but this is a
15 good location to allow for that, as well, so that's the
16 primary item that we're building on the Talcott Road site
17 in West Hartford.

18 I want to get a little bit more specific
19 into site options. We talked about the location of the
20 tunnel being more advantageous the closer you get to the
21 overflows. Again, those are the two overflows that we
22 showed earlier in West Hartford.

23 From a hydraulics perspective, we were able
24 to come up with some innovation, in that we figured out a

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 way to modify this structure to eliminate this structure,
2 so, then, the overflow would be discharged here at the
3 intersection of Chelton and Talcott.

4 This was the larger overflow of the two
5 anyway, but, really, that became the focal point of where
6 all the water we're trying to pick up, and, again, that's
7 water that would go directly into Trout Brook untreated,
8 so we were looking for a site in this neighborhood to site
9 this facility, did a lot of, you know, driving around.

10 We certainly recognize that to our west is
11 a vibrant residential community. Directly to the north,
12 we have some wetlands and resources that were larger in
13 years past. Then, when we look at Colt and Triumph and
14 the other industrial, we have thriving industrial uses in
15 the area, as well.

16 At our site, we had a vacant paved lot, and
17 this is kind of the thought process that the district goes
18 through when we site these above ground facilities. We
19 don't like putting people out of business. We don't like
20 buying homes that are occupied.

21 We're looking for vacancy. We're looking
22 for underutilized facilities, and, so, that's how they
23 ended up with this particular location for the facility,
24 so there's the eventual route and the location of the site

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 in question.

2 So let's drill down a little bit further
3 into the site, itself. Today, it's not used much. It's a
4 parking lot owned by Triumph. We've gone back in history,
5 looked at aerial photographs.

6 The parking lot was built in the '60s.
7 Triumph has showed us some photographs where it was full
8 with cars, although it's always been a parking lot since
9 it was built.

10 One of the constraints that we found after
11 we, then, approached Triumph and started planning the
12 project further is, given the historical use of Triumph,
13 they're an active remediation site. They have discharged
14 contamination to the soil and groundwater, and they're in
15 a cleanup program from DEEP to clean it up, and this is
16 the terminus of their soil and groundwater remediation
17 area.

18 This would be very costly, but more of an
19 issue it would be very difficult from an administrative
20 standpoint to build our project on land that was part of a
21 DEEP cleanup program.

22 We originally wanted to push our facility a
23 little bit further off Talcott than we're currently
24 planning, but we were stuck when we found, you know, this

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 earth and this issue.

2 The lower part of the site became the site.
3 We became more constrained, in terms of how we laid out
4 the site and what we were going to use the site, you know,
5 what land we had available.

6 Triumph was not really interested in the
7 eastern portion you see there. They use that today, and,
8 as you keep moving east, all of the land is used by
9 industry, so this is the current layout and location.
10 That's the layout of the above ground building, and I'll
11 talk a little bit about that building.

12 From a zoning perspective, the current
13 zone, the blue is the single-family residence. The red is
14 the restricted industrial. We were not aware why there
15 was this little tiny pocket of multi-family residential,
16 but it is there, which, you know, triggered the need to
17 request the special development district and the zone
18 change for it all to be industrial, but I'm just laying
19 out the zoning map and the proposed zoning map.

20 This is a layout of the facilities that
21 we're building. The red is the new sewer that will take
22 all of that overflow from the intersection of Chelton and
23 Talcott and deliver it into the tunnel. This is where it
24 will drop into the tunnel, and then this blue is all deep,

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 200 feet deep, and the green is the air treatment
2 enclosure. I have some pictures and schematics of that in
3 a bit.

4 I have another quick video of how this
5 water will get into the tunnel. All of these facilities
6 are below ground. This represents your existing trunk
7 sewer that runs along Talcott.

8 We're going to dig a hole and build a below
9 ground structure around that sewer. As we talked about,
10 in dry weather the sewer has plenty of capacity to convey
11 it all to the treatment plant, but, in wet weather, now,
12 instead of going to the river, we deliver it into our new
13 pipes.

14 It goes through a gate chamber and what we
15 call an approach channel. It just conditions the flow to
16 drop down safely the 200 feet into the tunnel.

17 These facilities here, the deaeration
18 chamber and the adit, these all get built from below the
19 ground surface, with no surface disruption. These two
20 shafts are basically very large bore holes, eight-foot
21 diameter shafts that get drilled, so that's a schematic of
22 how the flow gets into the tunnel.

23 I want to talk about air movement, because
24 we have an air treatment facility. This is a schematic of

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 the tunnel system, as well, you know, the four miles long.
2 On the left is West Hartford. On the right is Hartford.

3 During dry weather, the tunnel is dry, no
4 sewage in the tunnel. When it starts to rain 50 times a
5 year, you'll start getting flow into the tunnel.

6 Well early on in the storm, all that flow
7 is heading down to West Hartford very fast, pulling all
8 the air with it. All the air gets -- excuse me. Heading
9 down to Hartford very fast. All the air gets pushed into
10 Hartford, but, eventually, during larger storms, that air
11 path seals off.

12 Now the water is displacing air, and the
13 only place for the air to go is back upstream, so we want
14 to control where it goes, and we want to treat that air
15 when it comes out the upstream end, and, so, that's the
16 primary purpose for the above-ground facility, our air
17 treatment system.

18 This is a section through the facility.
19 We've screened it with architectural that I'll show in a
20 moment to try to lessen the impact of an industrial-
21 looking facility.

22 This is air treatment with activated
23 carbon. It's very simple. It's very robust. It's a
24 giant canister of granular-activated carbon, which has

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 just millions and millions of pores to suck up any of the
2 odorous, you know, offending smells that might be in the
3 air.

4 The air is air that's in the sewer system,
5 so it's not concentrated air that you would see at a
6 treatment plant, but, still, it's something that the
7 district wants to employ, you know, robust procedures to
8 treat, so this is the system, you know, the state of the
9 practice for treating that air.

10 The only mechanical component is a fan, and
11 the purpose of the fan is to help the air get to where we
12 want it to go, instead of pushing the air out every nook
13 and cranny.

14 All the duct work is insulated and sealed,
15 so that we can get the air through that canister and then
16 vent out into the atmosphere.

17 So this is the layout that we're at today
18 for the facility. We've gone in front of your DRAC
19 Committee four times now to go through landscaping and
20 architectural look, which has resulted in this layout.

21 We certainly think this is the best that
22 we've come up with. I think we had, you know, some other
23 issues early on.

24 A couple of things I want to point out

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 about this layout. Certainly, the extensive landscaping
2 between Talcott Road and the first bit of pavement, but,
3 also, the buffer that we're going to implement in the
4 western portion of the site.

5 There were existing wetlands, a little
6 strip of existing wetlands that are on the property to be
7 acquired by MDC, but we've expanded the buffer to the edge
8 of pavement here with some pretty significant landscaping.

9 That represents essentially a parcel width,
10 so we're providing a full parcel width of vegetative
11 buffer between the closest residential home. Driveway
12 located, you know, close to the existing Triumph driveway.

13 From a noise perspective, the only item
14 that -- two items generate noise; the generator, backup
15 generator, power generator, and the fan, both in sound-
16 attenuated enclosures, both in compliance with the Town of
17 West Hartford Noise Ordinance, and we've also tried to
18 locate those, you know, further away from the property,
19 from the closest residential property.

20 This is the proposed architectural look of
21 the facility, again, back and forth with your DRAC
22 Committee to arrive at this, and we really appreciate the
23 comments from the DRAC Committee.

24 We certainly weren't at this level of, from

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 my perspective, beautiful building when we started. Us
2 wastewater engineers this isn't in our nature, so we
3 needed that push to get us here.

4 This is a rendering that we've generated
5 for the facility, looking up the driveway. These are,
6 obviously, when the trees are getting to be pretty mature.

7 We are specifying some pretty good growth
8 to the trees at the start, but it will take a few years to
9 get there. I just kind of wanted to pull back a couple of
10 the trees, so you could see what the building would look
11 like.

12 We're going to provide a couple of stone
13 monuments at the entrance. It's a gated facility with
14 security. It's not going to name like the project or the
15 type of facility, but it will clearly have the MDC phone
16 number on it and an MDC logo that will establish it as an
17 MDC site.

18 I want to briefly talk about the schedule.
19 The project is very long. Six-plus years to build the
20 overall project. The work in West Hartford is not needed
21 right away. I talked about how it takes awhile to order
22 that mechanized mole and to build the shaft and get it
23 started on its journey.

24 So, on the schedule here, I'm showing the

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 overall duration. You can see that the district hopes to
2 start construction in 2016, but not anticipating finishing
3 until 2021, 2022. The red bars are the activity at the
4 Talcott Road site in West Hartford.

5 The first activity would be, when the
6 contractor is comfortable that the machine is on its way,
7 they'll start building that retrieval shaft.

8 Now they're going to want that to be
9 finished before the TBM gets there. They don't want to
10 risk a TBM stuck in the ground not moving and cost them a
11 lot of money, so we anticipate that he'll finish the shaft
12 maybe in a year, and there will be a gap before the TBM is
13 ready to be pulled out of the ground.

14 At that point in time, so maybe a year gap
15 at our best guess, there will be another flurry of
16 activity a little less than a year. Move the TBM from the
17 ground, pour the concrete shaft, then they'll actually go
18 in the tunnel and build a couple of the added tunnels that
19 are close to the retrieval shaft, and, again, there might
20 be a gap, because, again, the project is long, and there's
21 a bunch of activities in the downstream end.

22 They'll come back and finish the site,
23 build the air treatment facility, the odor treatment,
24 build the site, build the generator and the different

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 sewers, and, at that point, sewage would be introduced
2 into the system, and you'll have the finished site.

3 It will be the same contractor for the
4 duration of the project in West Hartford. We have some
5 pretty rigorous restrictions that are being placed on
6 them. They're not allowed to use the West Hartford site
7 to stage any activity that's not directly related to that
8 site, so they're not going to be able to put all their
9 trailers there, you know, for other parts of the project.
10 They're not going to store their cranes there that are
11 related to other parts of the project. It will be just
12 for the work at that location.

13 He has pretty prescriptive requirements on
14 dust control, good housekeeping practices, storm water
15 management practices. The site will be under his control,
16 maybe not active, but it will certainly have to be all
17 stabilized and secure during any of these gaps in time.

18 One item that has been brought up is
19 traffic from construction. We're placing a requirement in
20 the construction contract that all truck traffic use
21 Talcott to New Park to Flatbush to ingress and egress from
22 the site, so truck traffic will be restricted from using
23 any of the residential areas of Talcott and Quaker Lane
24 South, and, so, those are some of the restrictions that we

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 plan on placing, we have placed in the design.

2 So a summary of the facility operations,
3 once it's up and running, it's unmanned, we believe it
4 complies with the West Hartford Noise Ordinance. We
5 believe it has zero traffic impacts.

6 During operations, it's a weekly visit from
7 MDC staff. I think the most you'll see is the
8 landscaping, the weekly mowing and maintaining the
9 landscaping.

10 It's a gated and fenced facility with a
11 security system. We certainly believe that we've reached
12 a really good point with the aesthetics of the facility.

13 From a lighting perspective, we don't
14 anticipate any nighttime activity. There are lights in
15 the building, very small. They should be off during the
16 nighttime. If there's any lights at night, it's because
17 there's some sort of emergency from the MDC staff.

18 My final thought is one of the things we'd
19 ask for consideration is comparing our facility that we're
20 proposing at the site with what the site is today, a
21 vacant parking lot that's a bit overgrown and some could
22 argue is an eyesore or unsightly against other potential
23 uses for the site in an industrial zone.

24 It is currently owned by Triumph. They

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 have used it as a parking area in the past. I'm sure
2 there's a whole bunch of potential options that they could
3 use the existing site for. We certainly believe what is
4 being proposed here is a betterment to the site and
5 provides a really strong buffer between the residential
6 community and the industrial areas that exist further to
7 the east.

8 With that, I'm open for questions, if
9 that's the appropriate thing.

10 MR. SLIFKA: Thank you for the
11 presentation. I'm going to open it up to my colleagues,
12 and I know we have a number of people from the public, who
13 I believe signed up, though the sheet has not made its way
14 to me yet, so I haven't seen quite the number.

15 I just wanted to clear something up,
16 though, for my own understanding. I understand where we
17 are today and what you have to solve for, and I think I
18 understand where you intend to end up if this is approved
19 by 2022.

20 I'm sort of curious about the during, that,
21 if I understand your chart, which is the second to last
22 slide you had, the work in this neighborhood would begin
23 sometime in 2017, and would it continue? What's our end
24 point, 2022 or 2021?

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 MR. SULLIVAN: Probably 2021. Yes. The
2 work in this neighborhood would begin in 2017. The red,
3 you know, months represent activity, significant activity,
4 construction activity. In 2021, we anticipate the
5 facility to be finished.

6 There is a maintenance period before the
7 facility will be started up, but, you know, for all
8 intents and purposes, 2021 is when the community would
9 witness the final facility.

10 MR. SLIFKA: Okay, so, can you talk about
11 the intensity of the activity in that, well, throughout,
12 but particularly during what I think you called the
13 intense period starting in 2017?

14 MR. SULLIVAN: Yes. I mean it's a
15 construction site with a dedicated construction entrance
16 off Talcott Road that will have -- it will have a trailer
17 for the crew of its building and the retrieval shaft.

18 It will have a crane for the activities
19 that are needed to build a retrieval shaft. It will have
20 potentially soil stockpiled on site. They may not,
21 because they may try to truck it immediately off site.

22 It will have construction trucks in and out
23 of the site. We've estimated approximately 40
24 construction trucks per day, which is about one truck

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 every 10 minutes.

2 MR. SLIFKA: That's a lot.

3 MR. SULLIVAN: Well, actually, from a
4 traffic management perspective, it's actually a fraction
5 of what travels on Talcott Road, so it's like one truck
6 every third light signal.

7 MR. SLIFKA: Well I know, but you have
8 neighborhood next to it. They're not used to having 40
9 trucks or probably five trucks per day next to them,
10 putting it in perspective.

11 MR. SULLIVAN: Correct. I mean, again, you
12 know, we recognize the site today sits vacant. I wish I
13 had a little bit more information.

14 We are aware that this site was used as a
15 construction staging area. I don't know if it was a DOT
16 project or what project it was, whether it was a Triumph
17 project. We had some aerial photos that clearly show the
18 site had some activity on it of a construction nature, but
19 you're correct, that, you know, 40 trucks a day, a truck
20 every 10 minutes is certainly more than what exists today.

21 MR. SLIFKA: A lot more.

22 MR. SULLIVAN: A lot more than what exists
23 today.

24 MR. SLIFKA: I appreciated it sounded

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 through the presentation like you've tried to take steps
2 to mitigate the impact on the neighborhood certainly for
3 the end of this, but is there anything else you're going
4 to be doing during, you propose to do say during the
5 construction period, other than the traffic routing you
6 said for the contractors, that they shouldn't drive
7 through the neighborhood?

8 Like, for instance, the landscaping that
9 you intend to have serves as a buffer. When are you going
10 to start that work? Is that planned for 2022 or is that
11 going to start in -- you propose to start that in '15/'16,
12 so there's something maybe there by the time the work is
13 beginning? The mike went off again, sir.

14 MR. SULLIVAN: We are not proposing to
15 start the landscaping until 2020.

16 MR. SLIFKA: Why?

17 MR. SULLIVAN: It is a significant activity
18 to build the two facilities. We're a little concerned
19 that the contractor is going to have enough room, and, so,
20 we wanted to provide the contractor all the pavement that
21 was there today.

22 Now we're not allowing the contractor to
23 use any of the landscaping that exists today. He's
24 restricted to only accessing the pavement area that exists

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 today, so there is a buffer. There is a landscape buffer
2 that's both wetlands and not wetlands before you reach
3 pavement that he's prohibited from accessing, but the
4 further tightening of the site is a pretty small area to
5 build the project that needs to be built.

6 MR. SLIFKA: Are there any alternative or
7 temporary measures that you've considered to help serve as
8 like kind of a substitute for the landscaping you're
9 proposing to be there at the end of the project?

10 In other words, is there anything you can
11 do, beyond what you've already suggested? Maybe you've
12 dismissed something from a cost perspective, but to buffer
13 the neighborhood.

14 Again, I understand the problem you need to
15 solve. We've all been well-briefed and had many hearings
16 on this project, so we know what that is. I appreciate at
17 the end that you have this in a nice building and you've
18 worked with DRAC and all, but what I'm looking at here is
19 there's a period of four to five years that might be
20 miserable for this neighborhood, notwithstanding what it
21 might be starting in 2020, but, from 2017 on, it's going
22 to be pretty rough.

23 MR. SULLIVAN: I mean I think the answer to
24 the question is not as much as you probably want us to go,

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 so we'd have to consider what other options there are.

2 The concern I have from a landscaping
3 perspective is it takes up land that the contractor needs
4 to build the project.

5 We can certainly put in a much more robust
6 temporary construction, essentially a wall, a higher
7 fence, between the construction area and the community and
8 even Talcott Road.

9 Right now, traditionally, those are left up
10 to the contractor, but we can specify more robust fencing,
11 you know, between the construction zone and the
12 residences.

13 From a landscaping perspective, we'd have
14 to go back and look at what other options. I mean it gets
15 real tricky. There's not a whole lot of land in the area.
16 I'd have to find more land for the contractor to use, but
17 when that land is not right next to the work zone, then
18 economics come into play, then it becomes more costly to
19 stage the project and build.

20 MR. SLIFKA: And, believe me, we've beaten
21 up the MDC for many years over cost issues, so I
22 appreciate that it's been at the forefront of what you're
23 trying to do.

24 That said, you know, we deal with

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 construction all the time, and most of it is a very short
2 duration, and, you know, kind of the bargain you make with
3 people nearby is, you know, you're going to have a very,
4 very short-term potential disruption, but, in the end,
5 it's going to be very good, and it will proceed pretty
6 quickly.

7 This is the longest construction process
8 I've ever seen in my time here, and it looks like it's
9 awfully intense, which it is. I mean you couldn't do it
10 otherwise, so I would like to know if, understanding cost
11 is an issue, I'd like to be able to evaluate what other
12 options there are.

13 I'm looking at that site plan you had of
14 the rest of the Colt parking lot and things. Is there
15 stuff that could be shifted more in that direction, so
16 that it's not closer to the neighborhood, and then you
17 could create a buffer? I'm just trying to think out loud
18 here, because that's what's leaping out to me.

19 Frankly, my problem isn't -- you know, I'm
20 here from the public, obviously, but my immediate concern
21 is not what you have at the end. It's how this is going
22 to proceed for roughly five years, and that's if the
23 construction goes as planned, and, as we all know, there's
24 lots of unforeseen delays when it comes to construction,

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 and I hate to have this become a 10-year or more issue for
2 this neighborhood from what's proposed.

3 MR. SULLIVAN: I mean I don't have the full
4 authority to speak on behalf of the district, but one of
5 the options that we could go back to Triumph with is the
6 existing parking lot that borders the parcel to the north
7 and to the east, accessing more of that during
8 construction, and then taking away the landscaping piece
9 to the west and to the south.

10 Now, obviously, whatever we put in the
11 landscaping piece to the west and to the south initially
12 during construction would have to be replaced.

13 I mean I don't know if we'd want to try to
14 plan all that right away, and then we'd have to think
15 about how we would structure that, how that would survive
16 all the runoff flows in that direction. It would be a
17 change in the site.

18 That's certainly something we could go to
19 Triumph with and see if that's a possibility.

20 MR. SLIFKA: I don't have the solution.
21 It's not for me to propose, but fencing, right? I mean
22 that's the kind of thing I'm thinking about. I don't know
23 that it's worked, but I'm curious to know whether you
24 evaluated it and what the potential or other options are.

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 I see Mr. Fox is here.

2 MR. BRENDON FOX: Brendon Fox from the MDC.
3 I live at 43 Bonny View Road here in West Hartford.

4 Jim, if you can go back to that photograph
5 that shows the Triumph site? Right there. So you see the
6 yellow box, and over here to the right on the screen we
7 are going to acquire a temporary construction easement
8 from Triumph, and we will use part of that area that looks
9 like better pavement for purposes of construction.

10 We can approach Triumph and talk about
11 expanding that. I don't know whether they would agree to
12 that or not, but we can certainly approach them, and
13 possibly shift some of the activity, some of the activity,
14 over in that direction.

15 Echoing what Jim Sullivan offered, if you
16 drive by the Delamar Hotel site, you see a high fence, a
17 construction fence with green awning that sort of shields
18 the site from view. That's something that we would also
19 consider. I think that's reasonable, and at least you
20 wouldn't have the view of the site, you know, on a regular
21 basis.

22 And, finally, if you look at the schedule,
23 what I want to emphasize is that, although the
24 construction period looks like a long time, it is

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 relatively brief.

2 It isn't for a five-year period, where you
3 will see construction activity every day for a five-year
4 period. It will be I think for one year, and then there's
5 a gap, and then, for a shorter period of time, a gap, and
6 then a short period of time, so, just to clarify, you
7 won't see five years of constant construction activity at
8 the site.

9 Granted, it won't be finished, but I think,
10 with some of the things we can do to buffer it, I hope the
11 community and the council would be satisfied.

12 MR. SLIFKA: And I appreciate that
13 clarification, Mr. Fox. With respect to the Delamar, it's
14 a fair comparison, except that the Delamar doesn't have
15 anywhere near 40 trucks a day going in and out, and it's
16 not -- I mean, on one side, it is close to a couple of
17 residences, but the rest of it is commercial, so you know
18 it's a little more intense down there.

19 My issue is sort of less, well, initially,
20 less with the appearance, more with the noise. It just
21 seems like it's going to be incredibly loud for whatever
22 duration that is, and there's no other way you guys could
23 do that. This is such an unbelievably complex and massive
24 project. It's just going to be loud.

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 I feel like, you know, you pointed out it's
2 going to be several years before the start, so I hear
3 that, and, again, there's time, perhaps, to think about
4 how we can better buffer this for the neighborhood if this
5 were to be approved, including noise.

6 Now I don't know. I'm not a pro at this.
7 I don't know if there's any real good way to do something
8 like that, but I'd ask you to consider that.

9 The other thing is, with respect to the
10 appearance part, I, again, appreciate the proposal and the
11 lengths you've seem to have gone to beautify it for the
12 conclusion and then further after, but correct me if I'm
13 wrong, if I'm reading this right, we would have the --
14 there would be a several-year period, where it's just the
15 shaft sticking out of the ground, with nothing else to
16 make it look nice. Is that fair?

17 MR. SULLIVAN: There would be a several-
18 year period, where it would be a secure construction site
19 before it's in its final landscape state.

20 What Mr. Fox was saying was portions of
21 that would have very little activity that would generate
22 noise. It would be all stable, but then portions of that
23 would have activity.

24 You're correct. I mean given -- you know,

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 one of the things we do struggle with on this project is
2 it's a very good project, and the machine can only go so
3 fast. Tunneling, by its nature, is very linear in
4 construction. It's not like a building, where you can do
5 a bunch of different disciplines if you had a problem with
6 one, so it's a very linear project, which drives the
7 length of it, so we are fixed with the schedule that we
8 have.

9 I concur with Mr. Fox, in terms of the
10 things that we can look at, in terms of helping buffering
11 the activity from the adjacent residential community.

12 MR. FOX: Suffice it to say, we are trying
13 to mitigate to the greatest extent possible the intrusion
14 that we will have on the community. That's why, as Jim
15 mentioned, all traffic is going to be directed toward New
16 Park Avenue. There will be no truck traffic allowed on
17 Talcott Road to South Quaker Lane.

18 The hours of construction, unlike the TBM,
19 which will operate 24 hours a day, seven days a week, the
20 hours of construction here at the site would be ordinary
21 business hours five days a week, not on the weekends,
22 except in extraordinary circumstances, but we don't
23 anticipate that.

24 We have directed AECOM and CBM and the team

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 of engineers to do what is possible and reasonable to
2 mitigate the effect on the neighborhood, both during
3 construction and during operation, but we understand the
4 concerns, and we've done our best and will continue to
5 look for new ideas to try to further that mitigation.

6 MR. SLIFKA: Okay. I'm going to open this
7 up to my colleagues now. Anybody? Mrs. Hall?

8 MS. HALL: Thank you. What can go wrong?

9 MR. SULLIVAN: We hope nothing. I mean,
10 certainly, in all aspects of construction, you know, I'll
11 answer your question frankly. I mean the worst case
12 scenario is a worker in the tunnel dies. That's the most
13 catastrophic problem and risk of a tunnel project.

14 I don't want to say that that's never
15 happened on tunnel projects, but, in the United States, it
16 happens much less than worldwide, given very rigorous
17 health and safety requirements, and the district is one of
18 the most rigorously-requiring organizations.

19 In fact, we're going through a pre-
20 qualification process right now with the contractors, and
21 health and safety and their safety performance is part of
22 the criteria for determining, you know, a qualified
23 contractor.

24 From the community perspective -- so, with

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 that said, I think the risk is very, very low, that there
2 would be loss of life inside the tunnel. The rock is very
3 competent, but, you know, there are humans working in an
4 industrial environment.

5 From the surface perspective, the worst
6 case scenario is damage to property. Now I will say that
7 one of the reasons we sited the shaft where we sited it
8 and where we are on the site is, in a blasting arena, we
9 are very far away from the nearest residence.

10 I know the person that lives there will not
11 believe that, and I completely support that perception and
12 that understanding, but when you think about all the
13 different heavy construction that, you know, blasts rock
14 and how close that that is to very sensitive facilities,
15 you know, we do control blasting in New York City, where
16 we're 10 feet away from recording studios, all very
17 successfully.

18 In this particular case, we think we're
19 very far away, but we still have very restrictive
20 specifications on the movement of the earth and the
21 instrumentation that will record that and look at that.

22 The other thing that I want to mention is
23 the contractor will have a very significant requirement to
24 do pre-construction surveys of all the facilities, not

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 just residential, but in the vicinity of the work zone
2 that determine its sensitive nature and determine its
3 condition, and, then, once the excavations are complete,
4 then they do a post-construction survey to determine if
5 the contractor's activities caused the damage.

6 The District has this procedure that
7 they've implemented on other projects, and it's very
8 helpful in helping facilitate claims resolution if there
9 is damage to private property.

10 MS. HALL: So, then, the residents, if
11 something happened, the MDC would be able to go in and
12 verify that, you know, flooding now or whatever the
13 changes that took place would be attributed to this
14 project?

15 MR. SULLIVAN: Right, and the intent of
16 those pre and post-construction surveys is to really give
17 all parties some suitable information to clarify who the
18 responsible party is.

19 I think, with construction contractors,
20 sometimes they may not believe they're the responsible
21 party, but if you have a lot of data at your disposal,
22 it's very easy to convince them that, no, you're liable
23 for this damage and then you have to fix it.

24 And I think the District, as the owner, is

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 the ultimate responsible entity, and they spend a lot of
2 time helping facilitate that resolution between
3 contractors and private citizens.

4 MR. SLIFKA: I know we all want to hear
5 from the residents, who have signed up. Before we do
6 that, is there anybody else, who had a question? Go
7 ahead, Mr. Barnes.

8 MR. BARNES: Thank you. Let's start with
9 the finished product, and we'll work our way back. A
10 couple of things that come to mind for me, and you touched
11 on them, but I'd just like a little more information,
12 about, when the project is done, you mentioned, you know,
13 the odor and the carbon filters that will be in place,
14 and, with respect to noise, you talked about, you know,
15 the fans that will be there.

16 Could you just explain for us, once the
17 site is complete, you know, what, if anything, will these
18 neighbors in this area smell here? How, if at all, will
19 it impact this area?

20 MR. SULLIVAN: I'll go to one of the
21 pictures here. We believe the local neighbors will not
22 smell anything, given the treatment or design criteria
23 that's been implemented.

24 I want to actually point out that the

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 design criteria for the air treatment is the largest air
2 flow that we've seen in the last 60 years of rainfall.
3 This tunnel is receiving Mother Nature, rain, so I can't
4 predict the future, but, when I look at the past, I can
5 look at all the different rainfall and say, okay, that's
6 the simulation that we're going to design this project
7 for, and we've done that, so it's essentially a 25 to 50-
8 year storm that we've designed the air treatment for, so
9 we don't anticipate the residents smelling anything.

10 From a noise perspective, this is the only
11 unit inside the enclosure that generates an industrial
12 type noise. That noise is inside the duct work. The duct
13 work is all insulated. It comes in an insulated jacket.

14 We also have walls and acoustical louvers.
15 Based on our calculations, we are well below the noise
16 threshold in West Hartford, so we don't think the
17 residence is going to hear anything.

18 The other unit that generates noise is a
19 backup, emergency backup generator. That will get
20 exercised maybe once a month during the day. Again,
21 that's below the noise threshold. We don't think
22 residences will hear that.

23 What they might hear is lawn mowing when
24 the landscaping is being maintained, because that's a

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 daytime activity. I believe that's exempt from the Noise
2 Ordinance, but I would certainly expect that they would
3 hear lawnmowers going.

4 MR. BARNES: And, on that point, the buffer
5 zone to the west, can you give us an idea of how wide that
6 buffer is?

7 MR. SULLIVAN: Yes.

8 MR. BARNES: To the residential parcel
9 there?

10 MR. SULLIVAN: So this is 60 feet,
11 approximately, in width. The parcels along Talcott are
12 approximately the same width, you know, in a row along
13 that street, so that's why I said it's one parcel wide of
14 the buffer zone being created.

15 MR. BARNES: Okay and while we're looking
16 at this slide right here, the retrieval shaft is shown
17 here to the right. My understanding from your
18 presentation is that, at the end, the mole or the piece of
19 equipment will be pulled out of the tunnel at this site.

20 MR. SULLIVAN: Correct.

21 MR. BARNES: What will happen to that
22 retrieval tunnel? Will it be backfilled?

23 MR. SULLIVAN: It will be lined with
24 concrete, because that will allow the district to access

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 the tunnel for inspection purposes and maintenance
2 purposes in the future.

3 The tunnel does not need a lot of
4 maintenance. I showed you those cities before. Milwaukee
5 was a city that had tunnels early on. They went into
6 their tunnels like 20 years later to see if they needed to
7 remove any sediment, and they were clean as a whistle and
8 fine.

9 They were anticipating that they'd have to,
10 you know, clean out maybe six inches, a foot of sediment
11 in the bottom, but that's a potential in the future.

12 Now this is not the only location along the
13 whole system. At the downstream end, Hartford has a
14 similar shaft that will be accessed for inspection and
15 cleaning operations.

16 That shaft will be covered, so there are a
17 series of concrete planks that will sit over that shaft,
18 so it's not open to the atmosphere.

19 MR. BARNES: Okay. And can you give us an
20 idea of how large -- this has been a long process, and the
21 MDC has done a number of presentations over the last, I
22 don't know, eight to 12 months, and the kind of the design
23 of the enclosure structure I think has changed over time.

24 I guess, at least for me, I thought it was

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 a smaller, had a smaller footprint. Can you give us an
2 idea of how large the enclosure is?

3 MR. SULLIVAN: It's 97 feet by 76 feet.
4 The height of the wall is 20 feet. There are smaller
5 sites that are the intermediate drop shaft sites. There
6 is one in West Hartford, the piece of property that the
7 district is seeking to purchase.

8 That site is a much smaller footprint, much
9 smaller unit. It's a 24-by-24 type building.

10 MR. BARNES: Okay and during the
11 construction phase, when the machine is boring, will the
12 residents, the residential homeowners or the commercial
13 owners, you know, notice anything in their property while
14 the machine is going under them?

15 MR. SULLIVAN: We don't anticipate that.
16 Very sensitive people might. We've heard, you know, funny
17 stories about my husband was up at night. Why is he up at
18 night, you know, in a house over a tunnel in Atlanta, and,
19 oh, yeah, yeah, the TBM was under your house for those
20 three days. Oh, so, he noticed it, but we don't
21 anticipate any of that.

22 I mean the traditional experience is one
23 of, unless somebody told you it was there, you wouldn't
24 notice it was there. We don't anticipate any kind of

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 vibrations, any kind of significant vibrations at the
2 surface when you're so far deep, and the mechanized
3 tunneling is a very low-impact type of activity when you
4 compare it to blasting.

5 When you're blasting that shaft, you might
6 feel vibrations that would be the same thing that, you
7 know, as a door slamming in your house. That would be the
8 most that you'd feel.

9 MR. BARNES: Okay and I have one last
10 question, and I don't know if it's for the -- maybe for
11 the Town Manager, about, you know, what authority we would
12 have to potentially block this project or, you know, to
13 stop it.

14 It's an EPA initiative. Connecticut DEEP
15 is involved. I don't know if this is the right time to
16 ask that question of the Town Manager or to save it until
17 later for Corp. Counsel. Is this the right time?

18 MR. SLIFKA: Yeah.

19 MR. BARNES: Very good, thank you. Mr.
20 O'Brien?

21 MR. JOE O'BRIEN: Well you could, if you
22 denied the zoning application, then, obviously, the MDC
23 would have to go back and re-plan at least this portion of
24 the project.

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 You can't affirmatively stop the whole
2 project, but you can stop this portion of it and force a
3 redesign or a different approach, unless the legislature
4 intervened in some respect.

5 MR. BARNES: Okay. All right, thank you.

6 MR. SLIFKA: Thank you, Mr. Barnes. Mrs.
7 Cantor?

8 MS. CANTOR: Thank you. I just have a few
9 questions before I hear -- I'm anxious to hear from the
10 public on things that we have not thought of yet, but we
11 had a man, an elderly gentleman, who wrote to us about a
12 project on Chatfield, and it was a vibrating roller that
13 was, you know, was compressing the earth or something
14 before they got into their construction near Westfarms
15 Mall.

16 That was not told to us during the hearing,
17 that that would be such a disruptive -- he's beside
18 himself on how disruptive it is. I don't think that this
19 is that kind of a surface vibration kind of a thing, and I
20 hope it's over now, I don't know, but this has really
21 changed his quality of life.

22 And when we approved the project, I thought
23 it was a wonderful project, and I'm just very concerned
24 that there are things that are out there that we have not

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 heard about, and people's lives are going to be really,
2 really disrupted. That's one question.

3 MR. SULLIVAN: So I think there are
4 isolated aspects of the project that will be perceived as
5 disruptive.

6 One of the aspects that is most disruptive
7 is actually driving supportive excavation sheeting, and,
8 in this location, that really only happens in the street
9 around this sewer. That's a very short duration of the
10 overall.

11 Our specifications for that activity are
12 very rigorous. We require monitoring of ground movements.
13 We require thresholds for ground movements that stay under
14 what would be perceived, you know, by the collective
15 public as problematic or nuisance, and the contractor,
16 then, you know, adheres to those specifications. He also
17 does the pre and post-construction.

18 The shaft, itself, is very interesting. I
19 think the actual supportive excavation for that is so deep
20 that it's done by another technique, which doesn't have
21 that pounding of the metal, so it should not generate that
22 kind of activity.

23 The only thing I can say is it is heavy
24 construction. There are thresholds. The thresholds are

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 traditionally like things that would cause damage and
2 things that would be a nuisance, you know, a significant
3 nuisance. Those are activities expected from the project.

4 I can't speak to the specific situation at
5 play, you know, so it's difficult to react, in terms of
6 how that compares on the spectrum that we anticipate.

7 I certainly don't want to portray -- you
8 know, Mayor Slifka, you pointed out it is going to be an
9 activity, a construction activity, so I don't want to
10 portray that the residents in the community aren't going
11 to notice that there's construction going on. They will.

12 MS. CANTOR: And this was beyond noticing.
13 I mean he felt he couldn't live there anymore, or at least
14 while this was going on, so that was a concern.

15 The short duration, I don't know. When you
16 mean short duration, is it a week? Is it three days? Is
17 it a month?

18 MR. SULLIVAN: Yeah. The supportive
19 excavation would be a week at a time. It might be two or
20 three of those activities.

21 When the district has seen construction
22 activities, we have always seen those big steel sheets,
23 and they put the big vibratory hammer on the top, and they
24 drive those into the grounds, and that's when everybody

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 has got earplugs on, and that's the most disruptive we see
2 in these construction projects. It typically is a very
3 short duration of the overall project.

4 I do want to comment on one thing, too.
5 You know, if there's residents that feels like they can't
6 live there anymore, the district has been a very good
7 steward, I believe, of their construction projects and all
8 of their work.

9 I think that we have the flexibility to
10 modify what's going on and correct the situation. I think
11 the district has been very open of that kind of
12 communication. They are going to go out and communicate
13 with the public on when activities are going to take
14 place, when traffic might be impacted, and, if the public
15 has issues with what's going on, I think the district has
16 traditionally been very responsive to those.

17 MS. CANTOR: Is there a standard noticing
18 in advance time, two weeks, a month, before something like
19 an intense period happens?

20 MR. SULLIVAN: I don't know if there's a
21 standard time. There is a series of communication
22 protocols that the district implements.

23 They have their website. They flyer
24 neighborhoods. We've done a series of communications in

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 the neighborhood, held some public meetings. The only
2 thing I can promise is that there is going to be future
3 communication associated with this site.

4 MS. CANTOR: Okay. The next question.
5 With blasting the shaft, you had mentioned that could be
6 pretty -- is that also one of those during the work hours
7 kind of restrictions?

8 MR. SULLIVAN: Yes.

9 MS. CANTOR: The trucks, will those also be
10 restricted to work hours?

11 MR. SULLIVAN: Yes.

12 MS. CANTOR: Yes. And the generators also
13 will be restricted to work hours after the project is
14 complete?

15 MR. SULLIVAN: After the project is
16 complete, the exercising of the generator, which is, you
17 know, making sure it works, is all during normal work
18 hours.

19 The running of the generator, if it's
20 running, it's an emergency.

21 MS. CANTOR: I understand. And the last
22 question is, in other areas that you had put up on an
23 early site of the previous cities that have done this,
24 impact on property values, has there been any apparent

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 change on property value?

2 MR. SULLIVAN: None that we've seen.

3 MS. CANTOR: Thank you.

4 MR. SLIFKA: Okay, thank you, Mrs. Cantor.

5 The rapture may have arrived while I've been here, but
6 we'll continue, nevertheless. Mr. Davidoff I think had a
7 question.

8 MR. DAVIDOFF: Thank you, Mr. Mayor.
9 Hopefully, the event outside isn't leading to any
10 overflows right now.

11 I've got just like four things. Now you
12 mention in your contract that a condition in your contract
13 for the traffic pattern New Park to Talcott Road.

14 I think that, if the council approves it, I
15 think it would be a condition of approval of the council,
16 because I don't think that the residents would have to
17 rely on you exercising a condition in your contract with
18 your contractor.

19 I think the residents would want to be able
20 to come to the Town and say, listen, do something with the
21 MDC and tell them this can't happen, so I would be
22 offering some type of condition of approval for a traffic
23 pattern.

24 MR. SULLIVAN: Yeah, we take no exception

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 to that. In fact, I think that's a condition of approval
2 from the Wetlands Commission, as well, but completely
3 agree.

4 MR. DAVIDOFF: During construction, would
5 there be a contact person for the residents to talk to to
6 voice concerns, as this would be the ongoing project?

7 MR. SULLIVAN: Yes, absolutely. In fact,
8 there will be multiple. There will likely be the
9 superintendent for the contractor, because the contractor
10 traditionally likes to make the community happy, as well.

11 The district's construction manager will
12 have a sort of inspector on site, so we would anticipate
13 that the community would have multiple people to talk to
14 about their concerns, and I think you'll find that, you
15 know, the contractor would be the first point, because
16 they're going to want to address the problems, and if the
17 community is not satisfied with how the contractor is
18 doing it, there are backups and others that can be
19 contacted, and the district also has community liaisons
20 that already are identified in the area.

21 MR. DAVIDOFF: In the likelihood that this
22 is built as state-of-the-art as it is, the system will
23 need maintenance, and you pointed out that the filter
24 would have to be -- change the carbon filter. The

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 generator may need to be replaced. Where does the Town
2 have any type of ability to enforce that those operational
3 things take place? Would we need to make that a condition
4 of approval, that there be some type of yearly maintenance
5 and we receive a report, as to the condition of what's
6 happening there?

7 I don't want to get into a situation, where
8 people from the neighborhood come here, and I probably
9 won't be sitting here by the time this thing is built, but
10 I don't want people to say, well, you know what, they said
11 when they built it that there wouldn't be any obnoxious or
12 noxious odors coming, and guess what, there are, so what
13 recourse, Town of West Hartford, are you going to do, and
14 who do I contact, and is there something in place to make
15 certain that this doesn't happen? That's my concern.

16 MR. SULLIVAN: I think the district would
17 certainly not take any exception to a condition of that
18 nature.

19 MR. DAVIDOFF: Thank you. Now the thing
20 with the blasting, okay? So I'm certain that there's
21 going to be a seismograph that would monitor the blasting
22 through our Fire Marshal's office. Is that correct?

23 MR. SULLIVAN: Correct.

24 MR. DAVIDOFF: How I have a lot of

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 experience with entities blasting, having served on the
2 Newington Town Council and Balf Quarry, and a lot of
3 residents, who lived in the adjacent neighborhoods, not as
4 close as 128 Tucker Road, experienced damage to their
5 premises from the blasting activity, but, unlike what
6 you've proposed, they did not do before inspections to
7 each of the residents to see, so I'm glad to hear that the
8 district is willing to make those inspections to the
9 foundations, to the ceilings, to the walls, because I
10 think the last thing that anybody, who abuts this
11 property, wants to do is get into a lawsuit with the
12 district or the contractor.

13 And I don't want the Town to be liable for
14 any type of, you know, damages that potentially could be
15 done to a resident's home or potentially to a business
16 owner across the street, so what kind of measures would we
17 put in place? Would that be another condition that says
18 that you would hold the Town harmless, the district?

19 MR. FOX: I defer to Mr. O'Brien. I'm not
20 entirely sure that the Town of West Hartford would be
21 liable in that situation.

22 The MDC will own the property. We'll be
23 under contract with the MDC. I don't see what the Town
24 would -- again, I defer to the corporation counsel, but I

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 don't see where the Town would be subject to any
2 liability.

3 MR. O'BRIEN: No, the Town wouldn't be
4 subject to liability under that circumstance, however, the
5 contractor and the MDC would be, and, in blasting
6 activities, there's a concept of strict liability.

7 It does not have to be shown by a
8 homeowner, who suffers let's say a cracked foundation,
9 that the blasting activity was done improperly. Just the
10 blasting and the causing the crack is enough for recovery.

11 MR. FOX: I'll add to that that the
12 insurance requirements that the MDC will impose on the
13 contractor will require that, among other things, the Town
14 of West Hartford be named as an additional insured.

15 MR. DAVIDOFF: Thank you, Mr. Fox. Thank
16 you, Mr. O'Brien. I have one last question. Nowhere do I
17 read, and maybe I missed it, the neighborhood outreach
18 that the district did, especially to the residents along
19 Talcott Road. Did I miss that?

20 MR. SULLIVAN: In the special development
21 district application, we did describe the neighborhood
22 outreach that was performed. I'll just give you a quick
23 summary.

24 Back in April, they flyer'd a radius around

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 this site and invited the residents to attend a public
2 information meeting, which was held at the Elmwood
3 Community Center. That was, I believe, on April 29th.

4 Some residents attended. We presented a
5 similar technical presentation, received commentary from
6 the public. The flyer had some technical information in
7 it.

8 We've had several DRAC meetings and
9 recognize those are publicly advertised and invited for
10 the public, so there were four meetings held going back to
11 January to June. Actually, yeah, in June.

12 In addition to that, the district sent
13 another flyer out with even more technical information
14 around the July 4th time period notifying the public of
15 this public hearing, and then, just last week, they did
16 another round of flyering and held a meeting I believe it
17 was Thursday evening.

18 MR. FOX: Wednesday.

19 MR. SULLIVAN: Wednesday evening. Similar
20 situation. Technical presentation for those of the public
21 that attended.

22 MR. FOX: I'll add to that that, on June
23 5th, we met with the Elmwood Business Association and
24 briefed them on the project, as well.

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 MR. DAVIDOFF: Have you received any
2 negative commentary from any of the people in attendance,
3 and what would be their remarks or concerns?

4 MR. FOX: The concerns? I was not present
5 at the Elmwood business meeting, although I understand
6 that there were some concerns raised about the overall
7 cost of MDC bills.

8 Last week's meeting with the Talcott Road
9 neighborhood, at least those who attended, there were
10 concerns expressed about odor, impact on property value,
11 what would happen in the event of property damage, and,
12 also, someone raised the issue of cost again.

13 We did our best at that meeting to address
14 and allay those concerns, and I think I've covered them
15 all, and we've addressed those issues tonight, as well.

16 MR. DAVIDOFF: Well thank you for your
17 replies. I appreciate it.

18 MR. SLIFKA: Just for the record, at least
19 in the packet that I had and based on some murmurings I
20 heard from my colleagues, I think it's accurate with them,
21 as well, that the first piece of the packet we have on our
22 desk tonight there's a memo, dated July 17th, from -- the
23 header is the Clean Water Project.

24 If you look on the second page of three,

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 there's a section that's entitled Summary of Outreach
2 Efforts, so they did provide that information.

3 Anyone else before we get to the public?
4 I'm sorry. Mrs. Hall. That's right. You have a
5 question.

6 MS. HALL: Yes. One more question, please.
7 Obviously, this is a huge project, you know, multi-decade
8 and undertaken, you know, under a consent decree, so if we
9 don't approve this tonight, what's your backup plan?

10 MR. SULLIVAN: I think we'd have to
11 approach Triumph to be purchasing land further to the
12 east. They may not agree to that. I think the district
13 does have eminent domain authority, but it gets really
14 challenging when they're taking that authority on an
15 active business, but that's the potential recourse of
16 shifting this outside the area that would require an SDD
17 application to an area that the facility would be in the
18 current zoning regulations.

19 It would delay the project and cost the
20 district certainly additional monies to do that.

21 MS. HALL: So MDC would have the power to
22 take this parcel by eminent domain, and then it would
23 become the property of MDC, which is like a municipality?

24 MR. FOX: We do have that authority. We

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 are very reluctant to exercise that authority. We've had
2 very good discussions with Triumph. In fact, initially,
3 we were further east, I guess, but Triumph has plans for
4 the site that they will retain, and we were very sensitive
5 to not impeding those plans, so we do have the authority
6 to exercise eminent domain. We are very, very reluctant
7 to utilize that authority.

8 MR. SLIFKA: Okay. If there's nothing
9 further, then if somebody could get me the sign-up sheet,
10 then we can start hearing from the public.

11 MR. FOX: Mr. Mayor, I'd defer to you,
12 obviously, but there's another item that I think is part
13 of this, but Hillcrest Avenue. If you would like to
14 address that now or after the public comment?

15 MR. SLIFKA: That would probably be
16 appropriate, yes.

17 MR. FOX: Address it after?

18 MR. SLIFKA: No, we'll do it now, in case
19 anybody from the public wants to comment on that, as well.

20 MR. SULLIVAN: Hold on.

21 MR. FOX: Just to speak briefly about
22 Hillcrest Avenue, we propose, subject to approval of the
23 Town Council, to acquire the parcel of property currently
24 owned by the Town of West Hartford, located on the corner

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 of New Britain Avenue and Hillcrest Avenue.

2 Much like the site here on Talcott Avenue,
3 Talcott Road, rather, we have worked with the DRAC with
4 regard to the structure that would be located on that
5 site.

6 I apologize. We don't have any pictures of
7 that this evening. I thought we did, but we don't, but
8 one of the recommendations from members of the DRAC was to
9 try to replicate the structure. I think everybody will be
10 familiar with this. Try to replicate the structure that
11 is located on the MDC reservoir property off of Farmington
12 Avenue.

13 If you travel up Farmington Avenue and you
14 haven't yet approached the MDC reservoir, right when you
15 get there, you'll see a brick building on your right hand
16 side traveling west on Farmington Avenue.

17 The structure, there will be a structure on
18 Hillcrest Avenue located on that parcel of property. That
19 structure will be similar. I certainly don't want to
20 represent it will be identical, but the architecture, in
21 terms of the red brick and the treatment around the
22 building, will be very similar to what you see located on
23 the reservoir on Farmington Avenue.

24 In addition to that, we also have provided

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 to the DRAC a very detailed landscaping plan that we
2 believe is complimentary to the structure that will be
3 there, number one. Number two, sensitive to the concerns
4 that the neighborhood may raise, in terms of what will be
5 there.

6 There is no need for air treatment, is
7 there, at that facility? Okay. But there will be
8 landscaping there that will provide a very good buffer.
9 It will be surrounded by a wrought iron fence.

10 We have minimized the use of asphalt for a
11 driveway. I think it's going to be concrete and, also,
12 pavers and grass pavers, so that, again, it will be a
13 structure that, when it is constructed and completed, we
14 believe will be complimentary to that property.

15 MR. SULLIVAN: If I can just clarify, I
16 think what's on the agenda today, I believe, is the
17 purchase of the land or the purchase of the land to the
18 MDC. The site plan and the facility has gone through, you
19 know, the Town Planner for a site plan approval, and I
20 believe that's the process for that site.

21 MR. SLIFKA: Mr. Alair is here. I'm going
22 to guess it's for clarification.

23 MR. BRIAN MCCARTHY: Actually, both of
24 these gentlemen are right. What is on the agenda before

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 you, that second component, and it's a little unusual, is
2 the conveyance of property to the MDC, which requires a
3 public hearing, which we are required to post as if it was
4 a zoning hearing, but it's not a zoning hearing. It's a
5 hearing on the resolution authorizing the conveyance, so
6 the description you've heard of of the work that's been
7 done regarding design is secondary to the resolution.

8 What's actually before you is the
9 conveyance. It's a deed to the MDC of what is actually
10 two parcels of property very close together, and the
11 reason we did it that way is the piece that the MDC would
12 like to purchase is on the corner of Hillcrest and New
13 Britain Avenue.

14 Up Hillcrest is another tiny triangular
15 piece, and the two are separated by a few feet, because of
16 the curve in the brook, and if we were left with that tiny
17 little triangle, somebody from Public Works would have to
18 go out and shovel the snow off the sidewalk, so we asked
19 MDC to take that piece if they were going to take the
20 other piece, as well.

21 The purchase price is \$150,000. MDC had an
22 appraiser. We had our assessor look at it. The number
23 was negotiated in between our respective figures.

24 The other piece to the resolution, and it

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 sort of fortuitously came to our attention while we were
2 in the process of doing that, is, on this plan, all of the
3 property that is covered by that blue line requires an
4 easement from the MDC to go under the property.

5 We happen to own three pieces of that
6 property, so the MDC is required to get easements from us
7 to go under that property, and it's three parcels that are
8 slightly separated, but they're all related to the Brixton
9 Street Public Works facility, and, so, they are asking for
10 an easement to have the mole people go under our property.

11 MR. FOX: Two hundred feet below.

12 MR. McCARTHY: I had to use the mole
13 people.

14 MR. FOX: I apologize. I didn't mean to
15 confuse anybody with a description of the property. I
16 thought you would be interested in what would be there.

17 MR. SLIFKA: Thank you, Mr. Fox. Okay,
18 does anybody have questions on that before we at last go
19 to the sign-up sheet? We can still ask questions after
20 the public comments, of course. You stated for the record
21 you can -- you have the right to come back and speak again
22 after the public, so we'll get to the sign-up sheet.

23 I know there's a lot of people here, who
24 have signed up for something. This is simply for this

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 particular public hearing. The first speaker is Francis
2 Arbuglio. And for everybody, if you could please state
3 your name and address for the record?

4 MR. FRANCIS ARBUGLIO: Good evening,
5 everyone. My name is Francis Arbuglio. I live at 31
6 Grassmere Avenue in West Hartford.

7 I have some questions to ask the MDC about
8 this project that's coming about. I'd like to know how
9 far down the 18-foot diameter hole is going to be below
10 the top ground surface? He didn't mention it in his
11 presentation.

12 MR. SLIFKA: Mr. Arbuglio, what I believe
13 the MDC will do is they'll try to answer your questions
14 once we get through all the public comment. They're going
15 to come back up and talk, so we'll ask them to address
16 that.

17 MR. ARBUGLIO: Okay. Also, the dust, they
18 said they have 40 trucks traveling up and down Talcott
19 Road to this site. How much dust is this going to cause
20 to residential areas and to businesses, you know, causing
21 residue buildup on their homes and their buildings?

22 Also, the property that's there right now,
23 according to State DEP, has a lot of contaminated soil in
24 it from pollution from before when (indiscernible) ran

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 that facility. There's a lot of it there, and I'd also
2 like to find out, back in 2013, they did some core
3 drilling tests on Grassmere Avenue 300 to 500 feet down in
4 the ground. Chelton Avenue, they did it the same amount
5 distance down, and the corner of New Park Avenue and
6 Talcott Road they did a considerable amount of drilling.
7 What was the purpose of that drilling going down 300 to
8 500 feet down where the groundwater is?

9 Also, when they do this underground digging
10 with this mole thing, what's going to happen? And when
11 we're doing the blasting, it's going to shock the old gas
12 pipes and cause major leaks in there. What's going to
13 happen there? It might be a major problem and wires and
14 everything else that's underneath the ground and water
15 mains, too. I mean the blasting is going to cause a lot
16 of shock to the underground.

17 That's all the questions I have. Thank
18 you.

19 MR. SLIFKA: Thank you. We will ask the
20 MDC to address that when they come back up.

21 MR. ARBUGLIO: Okay, thank you.

22 MR. SLIFKA: Okay. The next speaker, I
23 apologize. I'm having trouble with the handwriting, so,
24 rather than botch the name, I'll say it's the resident

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 from Cinnamon Circle or something appearing to be Cinnamon
2 Circle. Okay. No takers. Then is it Abiy Esheta? I
3 apologize if I'm getting that one wrong. 772 Quaker Lane
4 South?

5 MR. ABIY ESHETA: Yes.

6 MR. SLIFKA: Okay. My apologies if it was
7 that bad.

8 MR. ESHETA: No, no problem. My name is
9 Abiy Esheta, and I think, when they come back up, I'll ask
10 the questions.

11 MR. SLIFKA: If you could pose the question
12 now? What will happen is they'll come back up to present
13 again, and they should answer it during that time or we'll
14 prompt them to answer it.

15 MR. ESHETA: So where the Quaker Lane
16 property is, the townhouses around there, where Cinnamon
17 Circle and all that, I don't know how far away. We're not
18 directly impacted by this as the residents on Talcott
19 Road. They're right next to the property, but I think
20 diagonally across it's our property.

21 I don't have any perspective how far that
22 is and how is that from us. That's all the questions I
23 have.

24 MR. SLIFKA: We'll ask them to address

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 that. Thank you.

2 MR. ESHETA: Thank you.

3 MR. SLIFKA: That concluded the sign-up
4 sheet. Is there anybody, who did not sign up, who wishes
5 to speak to this public hearing? If not, then, Mr. Fox,
6 Mr. Sullivan, would you come back up.

7 On behalf of my colleagues, if you might be
8 able to start by addressing the questions that were asked
9 by members of the public?

10 MR. SULLIVAN: Certainly. I think the
11 first question was how deep is the tunnel? The tunnel is
12 anywhere from 200 feet to 300 feet below the ground
13 surface. This is the profile here, so, obviously, at that
14 ridge, that's the deepest it is, and, in the valley,
15 that's the shallowest it is. It's deep within bedrock.

16 The shafts are all along the route. The
17 shaft, the retrieval shaft, is about 250 feet deep. The
18 lawn shaft is about 210.

19 The second question was will the project
20 create dust, and how will that be mitigated? Certainly,
21 construction activities have the potential to create dust.
22 The district implements the most rigorous specifications
23 to control dust.

24 This could include, you know, watering four

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 times a day, applying calcium chloride, keeping exposed
2 surfaces to the minimum. There's a variety of different
3 procedures that are required by the design for the
4 contractor to mitigate the dust that may occur during
5 construction.

6 That's very typical of all heavy
7 construction activities that result in disturbing earth,
8 so we plan on implementing those rigorous procedures on
9 this project, as well.

10 The third question was is there any
11 contaminated soil? I'll just quickly point to this. We
12 used that slide for the last question.

13 The area in red is the area of formerly
14 contaminated soil, some contaminated. When we found that
15 out, we moved south. We've done extensive testing in the
16 area of the project that we are proposing.

17 In Connecticut, all urban soil has
18 something in it. A lot of it is naturally occurring, but
19 nothing from a release. Actually, our work proved that
20 Triumph's contamination was north of our site. Hopefully,
21 they use that for that purpose, but we don't anticipate
22 any kind of soil or groundwater contamination issues at
23 our site, because we've done an extensive amount of
24 testing at the site.

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 There was another question about bore hole
2 testing that was done in 2003. That was part of this
3 project. A long the blue route, we drilled a bore hole
4 that went 300 feet deep probably every 400 feet along the
5 path, and we do that on private property, but, mostly, we
6 try to stay to the public, so we were doing bore holes at
7 New Park. We were doing bore holes on Grassmere. We were
8 doing bore holes out here, because there was a route that
9 potentially was going to come down New Park, so there's an
10 extensive amount of geotech investigation.

11 That has resulted in the profile that you
12 see, the depth of bedrock and the characteristics of the
13 ground, and an in-depth understanding of whether we have
14 contamination that we're going to encounter when we're
15 building the project, and all of that has been
16 characterized, so that was the purpose of that drilling.

17 The next question was how are we going to
18 protect gas mains and water mains and other utilities, and
19 we're going to protect those in the same way that we're
20 going to protect the homes and the businesses.

21 We first designed the project to be far
22 enough away from the those facilities that they can be
23 built using traditional methods, then we require very
24 rigorous specifications on performance of the contractor's

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 blasting and activities, i.e., we tell the contractor that
2 these facilities are all precious, and they have to keep
3 ground movements to a threshold that's been established in
4 the industry as not causing damage to those facilities,
5 and then they implement the plan for that, and that's how
6 we protect those facilities.

7 Actually, the tunnel, itself, is very
8 successful, because it's so deep. There's very little
9 work that's adjacent to sensitive utilities. In fact, the
10 work that's near sensitive utilities is tried-and-true
11 work that the district does every day, the open cut
12 construction to build sewers.

13 And then the last question, and hopefully I
14 got them all, was the proximity to the townhouses, so I
15 believe the gentleman's question, the gentleman was
16 talking about this community here.

17 As you can see from the map, we're even
18 further away from that community than we are from the
19 closest resident at 128 Talcott Road here.

20 The vegetative buffer is along the entire
21 western portion of the site. The building, itself, you
22 know, sits below that.

23 We think the building is very pleasing to
24 look at actually from its architectural. That

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 architectural goes all the way around the building, even
2 though behind the building is the Triumph industrial
3 facility.

4 Is there a potential that in the
5 wintertime, with no foliage, the townhouse community can
6 see the facility? Maybe, but it's quite a distance away.
7 I think I had done the math. I think it's like 400 feet
8 away. I mean I think it's four times further than the
9 closest residence to the facility.

10 And in that area right now is all wetlands.
11 It's all Town wetlands, so there is already a natural
12 buffer. Those are our responses.

13 MR. SLIFKA: Thank you. Are there other
14 questions at this time? Mrs. Kindall?

15 MS. KINDALL: Following up just one
16 question, how tall is the shaft, the retrieval shaft above
17 ground? Not how deep is it, but how tall is it up?

18 MR. SULLIVAN: Two feet.

19 MS. KINDALL: Two feet.

20 MR. SULLIVAN: It's really at the ground
21 surface, and the whole purpose for that two feet are the
22 planks that cover the shaft, and, really, actually, we
23 don't want anybody to drive a truck over it and into it
24 when it's open, so it's a couple feet above the ground

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 surface.

2 MS. KINDALL: And, on the same topic, how
3 is, without, you know, giving top secret security details,
4 how are you going to keep things from falling down that
5 shaft? You know, be able to retrieve lost kittens down
6 it.

7 MR. SULLIVAN: Well the cover is not
8 movable by any traditional vandal. We have asked for --
9 you need a crane. There's nothing of worth down there
10 that that would be an operation.

11 The site has a perimeter security fence.
12 We've asked for eight feet in height, which is a variance
13 and exception, and the reason we've asked for that is we
14 don't want it to be very easy for, you know, vandals to
15 hop the fence.

16 The site has security cameras. The shaft,
17 itself, is covered completely with concrete planks that
18 are very difficult to move. We've also got a guardrail
19 around the shaft that really that just protects people
20 from accidentally walking over the shaft when the planks
21 are off.

22 The contractor that would come in and move
23 that plank is a specialty contractor, just like the
24 contractor building the project. We would not move those

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 planks, unless there was a contractor that is used to
2 working around shafts.

3 At that point in time, it's a much more
4 secure site in the standpoint of it's active with a
5 contractor there moving the planks.

6 MS. KINDALL: What kind of conversations
7 have you had with 128 Talcott Road? They're clearly the
8 most impacted. They're an abutter. What's their
9 reaction, and what kind of communications?

10 MR. SULLIVAN: So the district had extended
11 an invitation to them for each of the public outreach that
12 was described in the hearing. I don't think they attended
13 any of the separate public outreach, however, they did
14 attend the Inland Wetlands meeting on July 8th.

15 They had an opportunity to speak. They
16 expressed the same concerns Brenda had mentioned, in terms
17 of how does this impact my property value? What kind of
18 impacts will we have during construction? We had offered
19 similar explanations at that time.

20 I find one anecdote very telling, is that
21 the thing that she complained the most about was that
22 Triumph doesn't maintain the site, and that in the
23 wetlands are some nuisances for her, dead animals, and I
24 think one of the advantages that the district has is

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 they've been a very responsive property owner, very
2 responsive entity, and I think hopefully she appreciated
3 this, is that once the district owns this property, there
4 is a command center number of the district to call, and
5 the district does all sorts of things to deal with
6 problems at their property, including if there's a dead
7 skunk that's causing a problem for local residents, so I
8 think she'll find a much more responsive property owner
9 when the district owns the property, so those are the
10 discussions that have occurred with her.

11 MS. KINDALL: And a similar question.
12 There's some industrial commercial entities south and
13 east. What was the general sort of commercial response to
14 this?

15 MR. SULLIVAN: No real objections. One of
16 the gentlemen, one of the business owners that was on
17 Talcott Road directly to the southeast, he attended one of
18 the public outreach meetings. Really curious about the
19 project. Asked a lot of things. How it was going to be
20 built. I'm sure it he was worried about something 200
21 feet below his property, but after answering all the
22 questions, he didn't express any -- we were not aware of
23 any further concerns that he had had.

24 MS. KINDALL: And I'm sure it was included

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 in your prior explanation, but can you assure our
2 residents that their gas pipelines aren't going to
3 suddenly start exploding when you start the construction
4 project?

5 MR. SULLIVAN: Yes. As much as any
6 construction project, even little eight-inch water mains
7 can assure the same thing. I see that as not occurring on
8 this project.

9 MS. KINDALL: Thank you.

10 MR. SLIFKA: Thank you. Mrs. Casperson?

11 MS. CASPERSON: Thank you, Mr. Mayor. So
12 listening to many of the concerns, one of my bigger
13 concerns is, you know, really the time and understanding a
14 little bit more about the seven-year time frame and how
15 long it's taking.

16 It seems that the lives of people around
17 would be disrupted again and again, and that's a concern.

18 MR. SULLIVAN: I think I'll go through the
19 schedule one last time to try to convey that. I recognize
20 it's longer than a traditional construction project.

21 We anticipate the site existing the way it
22 is today for another two years, and then there will be
23 construction.

24 There will be a period of about a year,

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 where it will be a construction area with activity, then
2 there will be a period of a little less than a year, where
3 we think it might be stable, secure. We don't think it's
4 going to look that much worse than it is today. It's not
5 quite slightly today. Certainly, not going to be trucks
6 and noise and those kind of activities.

7 Then another period of less than a year
8 construction activity, and then another gap of similar,
9 from our perspective, not much different the way it is
10 today, given the site that is today, and then the last bit
11 of construction activity, so this is actually four years
12 of time between start and finish.

13 I wish I had the ability to compress that.
14 I do. And we've looked at every way to potentially do
15 that, and it's not really possible, given the nature of
16 the overall project and how these projects are built, so
17 we enforce and we specify rigorous controls that they
18 can't abuse the site.

19 They have to be in compliance with noise
20 ordinances. They have to be in compliance with storm
21 water management issues, dust control.

22 I think, to Mayor Slifka's comment, you
23 know, we can look at additional screenings that can take
24 place for those four years, but that's our approach to,

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 you know, that issue.

2 MR. SLIFKA: Thank you, Mrs. Casperson.
3 Anyone else? Mr. Captain, go ahead.

4 MR. CAPTAIN: Thank you, Mr. Mayor. Can
5 you describe the technique of this mole and the boring
6 process? What I'm wondering is is this sort of like a
7 blast and bore and blast and bore kind of scenario? How
8 does it work?

9 I'm wondering if you ever hit spots, where
10 you don't have to blast, and the mole can penetrate.

11 MR. SULLIVAN: Actually, the mole, itself,
12 doesn't blast at all. The blasting is needed in areas
13 where the mole can't advance, so what you're looking at
14 here is a cutter head. This spins somewhat slowly.

15 What you can see on the cutter head is
16 what's called disk cutters. These are all these little
17 black units here. What you'd be amazed at is every single
18 one of those is at a slightly different radius from the
19 center of the circle, so what it does is it scores the
20 rock.

21 It scores the rock, and then the force of
22 the head pushing into the rock breaks the rock, and it all
23 falls to the bottom as chips. We call it tunnel muck.
24 And then there's mechanisms to excavate that from the

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 bottom and pull it out, and it just keeps pushing and
2 boring, pushing and boring, so the operation behind the
3 TBM, the mole, is really the operation to make sure that's
4 in good working order, all the disk cutters can cut
5 effectively, and it will keep all the components, all the
6 rock moving back up the shaft and moving very quickly, so
7 no blasting when that's advancing.

8 MR. FOX: Just to clarify, too, all the
9 tunnel muck, as Jim referred to it, or the spoils, the
10 rocks will be removed from the shaft that is located at
11 the treatment plant in Hartford.

12 The shaft here that's proposed for Talcott
13 Road, the only thing that will be removed from that are
14 the, you know, after the activity, after you dig the
15 shaft, that dirt and rock, and then, finally, the TBM when
16 the project is done.

17 MR. CAPTAIN: And just to follow-up, have
18 we done any of this tunneling yet in any of the projects
19 along the district's plans?

20 MR. FOX: The closest project, the project
21 that is most similar, would be a project along Homestead
22 Avenue, where we did do tunneling, but nothing of this
23 scope, or depth, or diameter, but we have done one tunnel
24 project that was a fairly unique project, and that had

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 curved.

2 This is curving, as well, but, again, this
3 is a project that is unique and not similar to any project
4 that we've done so far.

5 MR. SULLIVAN: With that said, the Army
6 Corps built a similar tunnel with very similar technology,
7 although it's 1979, so it's tunnel boring machine
8 technology in 1979. Very successful project.

9 Actually, for a community to implement the
10 first CSO overflow tunnel and have a similar project be
11 built just two miles north and be built 30 years ago, it's
12 a tremendous experience for lessons learned and to allow
13 them to be confident in success.

14 MR. SLIFKA: Thank you. Mrs. Hall?

15 MS. HALL: So if all of the tunnel muck is
16 going back the other way, what are the 40 trucks a day
17 doing at this site?

18 MR. SULLIVAN: So that's the shaft, and
19 that's a very short duration activity, so the main
20 excavation of the shaft, because you want to excavate that
21 shaft -- there it is. Because this shaft, which is 30
22 feet in diameter and 200 feet deep, the portion that's in
23 yellow is soil, and the portion that's in white is the
24 bedrock, so that's really the 40 trucks a day, and it's a

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 very short duration when you're moving that earth off the
2 site.

3 I would not anticipate 40 trucks a day when
4 you're building the air treatment facility or any of the
5 other activities, but, you know, we need to estimate the
6 worst case, and I recognize 40 is a long number, but I
7 think it's a fraction of a percent of the traffic that
8 actually exists on Talcott Road.

9 MS. HALL: And, then, so we know overall
10 we're talking about a \$2 billion project, just out of
11 curiosity, what is this portion of the project going to
12 cost us, and do we know what the prac tunnel cost in 1979?

13 MR. FOX: Do you know what prac?

14 MR. SULLIVAN: I do. Unfortunately, it's
15 1979 dollars, so it's not really comparable. I think it
16 was around 35 to 40 million dollars, which could
17 potentially be hundreds of millions today.

18 MR. FOX: My only concern about answering
19 the question on the cost of the tunnel is that we're going
20 to bid this, and I'd be concerned about disclosing what
21 our estimate is to the contracting community.

22 MS. HALL: Thank you.

23 MR. SLIFKA: I mean you can start with \$35
24 million.

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 MR. SULLIVAN: Much, much higher than that.

2 MR. SLIFKA: It's to start. Anything else
3 at this point? I have a question for Mr. O'Brien, or Mr.
4 Alair, or both, or even the manager, if he has something
5 to add.

6 So we had this discussion about and some
7 concessions, though nothing specific from the MDC,
8 regarding the potential buffering for the site, and they
9 have to go back and evaluate some things, consider some
10 things, and my question is not making a particular demand
11 on the result. I just want to know what the exercise is
12 and what the options are and we do the best thing to
13 particularly buffer the visual and the noise elements of
14 this.

15 Is there something we could do or you'd
16 recommend that we do with respect to a condition of
17 approval for the buffering? As I said, it's a general
18 matter, but, in particular, because when this does take
19 place, it's likely to be sometime in the future, and I
20 want to make sure that, you know, it may not have all nine
21 of us, who had eyes on this looking at it, we want to make
22 sure that there's continuity on this going forward.

23 If at all, if there's a look back
24 possibility, something like that, I just want to know what

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 we can and can't do.

2 MR. O'BRIEN: Well you could -- I think the
3 MDC wanted to see what their options were on the
4 buffering. I don't know how long that would take. I mean
5 one option, if it's something that could be done in two or
6 three weeks, would be to hold the public hearing open just
7 for that purpose, to hear the MDC's proposals for
8 additional buffering, but I'm not sure if that's practical
9 or not.

10 MR. SLIFKA: It also sounded to me like
11 some of the options would require some form of
12 negotiation, even though it's feasible, and that may not
13 work within a two-week time frame, etcetera, or even a
14 month, you know, especially given the time of year it is
15 now.

16 MR. O'BRIEN: The other thing would be to
17 give the Town Planner authority in the future to review
18 those with the MDC and to require additional buffering at
19 the time. That could be done, too. We've done that in
20 other SDDs.

21 MR. MCCARTHY: I think there are a couple
22 of different things we talked about. One was buffering
23 involves a multitude of sins, and fencing around the
24 property was one issue that was discussed, and, certainly,

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 that's an easy condition, conditions about expanding the
2 storage area into other areas, adjacent areas. Those are
3 all in industrial zones, and that's work that can be
4 approved by the Town Planner by site plan.

5 This site is an SDD. The reason they're
6 here is because they need the zone change for that funny
7 little piece of multi-family residential.

8 If they were doing other work off the site,
9 one condition of approval could be that they'll work with
10 the Town Planner to identify areas off site in the area of
11 the other part of Triumph, for example, as potential
12 storage areas or work areas.

13 Because those are off site, they're not
14 really part of the SDD, so you could do a condition. In
15 essence, it's an offsite condition, offsite storage
16 condition.

17 And now that the issue has been broached
18 and put on the record, I can try to craft some language
19 before you vote tonight and make sure that it's not
20 something that creates a problem for the MDC, because they
21 are about to go out to bid, and I can get back to you with
22 some language on things like that.

23 MR. SLIFKA: Mr. Fox?

24 MR. FOX: If I may, my concern, and I can

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 work with Attorney Alair about this, is that it would be a
2 condition subsequent. In other words, as we've reported
3 tonight, we do intend to go out to bid in the near future,
4 in fact, in September or October of this year.

5 If we don't have rights to the property,
6 then the DEP will not allow us to go out to bid. I
7 represent, without reservation, that we will work with the
8 Town Planner and Corporation Counsel's Office to address
9 the concerns to the extent practical.

10 Again, there's only so much we can do, as I
11 said during my remarks. We, from the MDC at least, have
12 instructed the engineering team to be extremely diligent
13 in mitigating and minimizing to the extent possible the
14 impact on the community, on the neighborhood.

15 We will, nevertheless, look at that again
16 to see what else can be done, but my concern is that we're
17 going down a path of a condition subsequent that we may or
18 may not be able to satisfy, and I would like to avoid
19 that, if possible.

20 MR. SLIFKA: Mr. VanWinkle?

21 MR. RON VanWINKLE: I just would emphasize
22 something that's sort of been in the background here. If
23 this were entirely an industrial site, this would be a
24 permitted use. It would be a site plan approval. You

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 wouldn't be here at all.

2 The industrial zone allows this use in the
3 industrial zone, so if they were to move all the way into
4 the industrial zone, they would come with a site plan.
5 They're here, because they want to make that change to
6 that one piece of zoning, and they're also getting your
7 input on the whole project, which wouldn't necessarily
8 occur in the industrial zone.

9 MR. SLIFKA: If I could maybe put it
10 another way, it's what -- what we haven't heard in the
11 testimony tonight, and I don't mean this in an accusatory
12 way, it's just it's something you don't have today, is
13 that, if you had said something, like, look, we considered
14 five options for how to stage this and what our buffering
15 options are and we chose this one for this reason, we
16 dismissed these for several, some might include costs,
17 some might include other things, what I heard was, you
18 know, we think we're going to do this, it seems like the
19 best, but we're happy to consider others, but I didn't
20 hear something that said, you know, we were going to put
21 up a noise barrier, that's impractical for these reasons.

22 I want to know. I don't want to make you
23 go through work that's a waste of time or energy,
24 especially given everything at stake with this, or that's

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 going to drive the cost up exponentially. I just want to
2 have some level of comfort that, though I know we have
3 this technical issue that allows the council to take a
4 bite at this, at least that we have done our due diligence
5 to make sure you did your due diligence in appropriately
6 staging the area where we otherwise wouldn't necessarily
7 be able to even ask if that was done.

8 MR. SULLIVAN: I think, to answer a portion
9 of that, I will elaborate on what we did do to the site.

10 We were looking to be as far away from the
11 residential community as we possibly could, so we did have
12 multiple layouts that were discussed, and the whole goal
13 was to get the facility and the retrieval shaft tucked
14 back, tucked over, so, basically, there were three
15 locations that were under consideration.

16 The first was going back here, as far back
17 from Talcott as we could go. The reason that that was not
18 feasible was due to the environmental contamination in the
19 remediation area.

20 Really, it's primarily it's in a cleanup
21 program. It's not property Triumph can sell readily to
22 us. It would delay the project years before we could get
23 that property, even if it's proved to be clean, which, you
24 know, may or may not be the case, so that's why we had to

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 come back south.

2 After that, we moved east, and we did, as
3 Mr. Fox had said, we were further east. Triumph rejected
4 that. I can't reveal. We don't know their company
5 secrets and their intent, but they were indicating a use
6 for that property. I don't know if it's above and beyond
7 what they're currently using it for, in terms of employee
8 parking, but they were not, at that point in time, open to
9 acquiring land to the east, so that tucked us to where we
10 were.

11 That's how we resulted in the layout. We
12 didn't think about a more robust wall. That's something
13 we can take as a condition. That's a very easy thing to
14 accept with where we are today.

15 The other component of staging work on
16 their property allowing the landscape buffer we've just
17 not had that conversation with them. It wasn't part of
18 all of that iterations to get where we are today, and, so,
19 that's where Mr. Fox is presenting reservation, that, if
20 that's a condition, we don't know if they would accept
21 that. We don't know if we could get that approved.

22 MR. SLIFKA: And that one is what again?

23 MR. SULLIVAN: So what you're suggesting is
24 this is the -- see, this is the property that the district

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 is purchasing. What they are providing for the contractor
2 is the paved portion, which is about here. What you're
3 suggesting is this landscaped portion and this landscaped
4 portion be landscaped right away. I believe that's what
5 you were suggesting as potential option. Maybe not
6 suggesting it. It's an option.

7 We need that land today to build the
8 project, so, in order to build the project, we need other
9 land from Triumph on the backside, which we don't yet have
10 today.

11 MR. SLIFKA: Okay. Thank you for that.
12 Thanks for the clarification. I understand that. So I
13 guess, if I really simplify this, what I think you've put
14 on the record that you have committed to some type of
15 visual barrier maybe akin to the one that's over at the
16 Delamar site.

17 MR. SULLIVAN: Correct.

18 MR. SLIFKA: The traditional type. I guess
19 what I want to know is if there is a noise barrier that is
20 practical that could be at least considered, if not, put
21 in as a firm requirement.

22 MR. McCARTHY: And, if I may, I just want
23 to point out one thing that I think may have been stated
24 early on.

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 Along the west boundary between this site
2 and the house on Talcott, the next house over, is a strip
3 of wetlands. It's a regulated area. The buffer around it
4 is regulated, and the activity within it is regulated, so
5 one issue we may have, and it's not insolvable, but one
6 issue we may have is balancing putting a noise barrier in
7 that regulated area and the potential impact that that
8 could have for a four or five-year period, or six or
9 seven-year period, whatever the term is, versus the fact
10 that there may only be one year's activity at a time.

11 There may be something we can do there, but
12 I'm not sure there's enough room to protect the wetland,
13 to do plant buffering, to do a noise barrier, and preserve
14 the rest of the site for construction, so I just wanted to
15 remind you of that.

16 MR. FOX: Also, I mentioned in the course
17 of my remarks, too, that this area over here is property
18 that will not be acquired by the MDC, however, in the
19 course of construction, we are going to acquire a
20 temporary easement, so, naturally, when you think about
21 the activities on the site, there is going to be a fair
22 amount of activity on this side, away from the residential
23 area, closer to the Colt Manufacturing parking lot.

24 We'll also acquire an easement up here,

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 but, again, this is the barrier where they're conducting
2 their environmental remedial activities.

3 MR. SLIFKA: Mr. Barnes?

4 MR. BARNES: Just a follow-up. Could we
5 look at slide 23, please? And this, in part, follows up
6 on the Town Manager's comment or clarification. So the
7 parcel that you seek to purchase, is it that black dotted
8 line? Is it the full area that we're looking at right
9 there?

10 MR. SULLIVAN: Correct. This is the parcel
11 outline that the district is intending to purchase.

12 MR. BARNES: Okay and, so, and the proposal
13 is to make this a Special Development District the entire
14 area?

15 MR. SULLIVAN: Correct.

16 MR. BARNES: The Town Manager mentioned
17 that if this were -- if we're on an industrial site, you
18 could do this without coming and seeking approval from us
19 at all, is that correct?

20 MR. SULLIVAN: Correct.

21 MR. BARNES: Okay and, so, if you shifted
22 the enclosure to the east into that -- well I guess the
23 question is whether the restricted industrial district
24 satisfies the area, so if you moved it to the east, you

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 could do this without seeking our approval, correct?

2 MR. SULLIVAN: That's our understanding. I
3 don't know if we want to have that as a fallback. I don't
4 know if that's better. Do you know what I mean?

5 The option that we would leap to what
6 you're saying is essentially flip flop the shaft in the
7 building, so if I put the shaft here, clearly in the
8 industrial zone, and then I put the building here, clearly
9 in the industrial zone, I've utilized the site, I think
10 I've avoided the need for a zone change request in the
11 special development district, I don't think that gets the
12 Town as much as what they want from the control that the
13 special development district gets you.

14 In addition, I think there's a reason that
15 we have the site laid out the way we do. We didn't want
16 the shaft as close to the facility. I mean I recognize
17 public perception is odors. We don't think there's going
18 to be odors. We think the layout provides the best
19 mitigation. That triggered the request for the SDD.

20 You're right. We could potentially flip it
21 and change the way we use the site and then avoid our need
22 to come before you, but we didn't see that as the best
23 collective benefit of the project.

24 MR. BARNES: And then just one follow-up

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 question to that. If just during the construction period,
2 during the five-year period or the two years when there's
3 actually construction on the site, would there be, and you
4 may not know, a material difference in the impact that the
5 construction will have on the residential community to the
6 west? So we're going to shift it over X number of feet.

7 MR. SULLIVAN: Oh. I don't think it will
8 change at all.

9 MR. BARNES: You think it would be the same
10 impact?

11 MR. SULLIVAN: It would be the same impact,
12 yeah. If we were comparing this layout with a layout that
13 would avoid the need to do an SDD request, I think the
14 impact would be the same. What would be perceived by the
15 public would be the same, because it still would be a
16 construction zone.

17 Actually, the shaft is closer to the
18 residences. That's where all the earth comes out of the
19 ground. The blasting is now closer to the residences.

20 MR. BARNES: Okay, thank you.

21 MR. SLIFKA: Anyone else? We had closed
22 the public comment, but if you'd like to come up and
23 speak, you have to come up here, we'll put you on the
24 record. Let's do it to be safe. I'd like to entertain a

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 motion to suspend the rules to allow one more resident to
2 speak.

3 MS. HALL: So moved and second.

4 MR. SLIFKA: All those in favor?

5 VOICES: Aye.

6 MR. SLIFKA: Those opposed? Motion
7 carries. If you could just state your name and address
8 for the record?

9 MR. JOE GERRON: Sure. My name is Joe
10 Gerron, and I live at 149 Talcott Road, so I'm pretty
11 close to what's going on through all this and everything.

12 First of all, I didn't really get too much
13 notice about this. I didn't think this was going to be a
14 fait accompli right now with the district and everything,
15 but a lot of this all seems to me that it's come down to
16 this is the easiest possible solution for them.

17 They could move this further to the east,
18 to the New Park Avenue area, but they're just not willing
19 to do the efforts of getting the rights to those
20 territories, that area, so I think they're looking at the
21 least cost alternative to them, in terms of effort and
22 dollars.

23 I also think that they're sort of not
24 thinking it through and everything. If nothing else, if

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 they want to mitigate the traffic in our area during the
2 construction phase, why can't they use the industrial area
3 right there? The parking lots that are adjacent, those go
4 right onto New Park Avenue. They would never have to go
5 on Talcott Road at all.

6 And I think, also, too, that the buffer
7 zone that they have between I think it's 128, they said
8 it's like 60 feet. That's like nothing, you know? I
9 don't live there at 128, but there isn't a lot of room
10 there. When you see 60 feet, it's not a real lot, so I
11 really think that, you know, if they could possibly move
12 the whole facility to the east, it would be a lot better.

13 It would mitigate the need for the special
14 district, although I think you people should consider
15 creating a special district, even if they do move it to
16 the east, just so that you would have some control over
17 the buffering and all, because the landscape looks nice
18 and all, but I don't think it's going to be nice when you
19 finally see it or if it isn't kept up well.

20 When he said that that building was
21 beautiful, you know, and it was the first interpretation
22 of how the building should look, I'm wondering how ugly it
23 was to begin with, because it doesn't look beautiful to
24 me.

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 It's just a box, basically, a cement box.
2 I mean you can do quite a bit to make the facility look
3 better, but they're just looking at the most simple
4 possible thing, and I think that there's, you know, not
5 that much effort that was put into it, and I think more
6 can be put into it if they're going to end up putting it
7 there to make it look a lot better.

8 The buffer there, so it isn't so seeable
9 from the street, and, also, I think that there should be
10 some kind of restrictions or some kind of penalties in
11 case the carbon, activated carbon doesn't work and the
12 place starts smelling.

13 I'd also like to think in terms of the fact
14 that I'll probably get an independent inspector to inspect
15 my house, as opposed to someone, who has been paid by MDC,
16 to inspect my house and determine its shape before we
17 start, in case there are any problems with the blasting
18 and all.

19 And I'm sort of shocked that they're
20 blasting anyway, but that's a lot of trucks, 40 trucks a
21 day. I mean, you know, Talcott Road is a busy road. A
22 lot of people use it as connectors across.

23 Contractors are always going to Home Depot,
24 so it is a very busy and a very fast road. I've always

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 considered calling the police to maybe get one of those
2 traffic signs there, because people do zip down that road
3 pretty fast. And I think having 40 trucks there a day,
4 even for a period that you said was going to be about a
5 year, then that's a lot of trucks every day. I assume
6 it's only Monday through Friday.

7 Those are my concerns into the area and
8 everything, and the blasting is probably one of the
9 biggest things that concerns me and what these structural
10 effects will be in the area and all.

11 A lot of these, you know, water mains and
12 all are 50, 100 years old, and they're going to blast
13 around them. That scares me a little bit. That's all I
14 have to say. Thank you.

15 MR. SLIFKA: Thank you. If the Applicant
16 could come back up and address those points? I know you
17 did already, for the record, state that the work, confirm
18 the work would only be Monday through Friday.

19 MR. FOX: Correct.

20 MR. SLIFKA: During business hours.

21 MR. FOX: That is correct. With regard to
22 the blasting activities, again, as Mr. Sullivan
23 represented during his remarks, blasting occurs down in
24 New York City within 10 feet of a recording studio.

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 The MDC owns, maintains the water mains.
2 We're going to be very sensitive to insuring that the
3 blasting activities do not disrupt the infrastructure,
4 water mains, gas lines, electrical lines, anything
5 underground. We're going to be hypersensitive to insure
6 that the contractor doesn't do anything to damage those.

7 With regard to the remarks about the
8 facility being located further east, we did examine that.
9 There's a map. We showed a picture at one point that
10 shows the two SSOs on Chelton and on South Quaker.

11 This is the location. This location hasn't
12 necessarily been chosen because of ease. Is cost a
13 factor? Yes, it is, but, also, it is our desire to
14 capture these SSOs and prevent like what happened in
15 April, a five million gallon overflow into the Trout Brook
16 and Piper Brook. This location is the best location to
17 achieve that goal.

18 In addition to that, it's an industrial
19 area. With all due respect, we have put a fair amount of
20 effort and energy into the design of the facility. It may
21 not be the most beautiful, but I do believe it is a -- it
22 will -- the design of the facility, plus the landscaping
23 and the maintenance that the MDC will commit to of that
24 site, will be an improvement over what is there today.

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 MR. SULLIVAN: A couple of comments,
2 because I want to make sure we answer everything. The
3 public individual commented about property to the east.
4 This was part of the evaluation. Certainly, an option
5 that was looked at was property along New Park.

6 In fact, I think this corner property here
7 is vacant today. I don't know what the business owner has
8 with it. We did cost out, very briefly, what it would
9 take to have that be the solution.

10 That results in a pretty significant, and
11 this is now a microtunnel, because these aren't easy, open
12 cuts to build, but I've got to carry the flow from here
13 down Talcott in a microtunnel to get to that location and
14 cross New Park, so the concern was disruption.

15 We acknowledge that the facility is now
16 further away from the residences, but for the period of
17 construction more disruption, then, takes place, but a
18 significant driver is the cost.

19 That option was 10, 20 million dollars more
20 than the current alternative at play, and, so, that's the
21 concern.

22 MR. SLIFKA: Mr. Barnes?

23 MR. BARNES: Just following up on Mr. Fox's
24 comments, the cost, and, just to note, we're talking about

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 10 million in the context of a two billion dollar project,
2 so not a lot of money relatively speaking, but, Mr. Fox,
3 you mentioned that the location was kind of picked for
4 you, because of the overflow of the SSO on Chelton Avenue
5 right there, but any added cost of shifting the structure
6 to the east would really be just extending that diversion
7 tunnel to pickup, you know, where the building would be,
8 right? That's what we're talking about? That's what you
9 would do?

10 MR. FOX: One thing I've learned in
11 construction you can solve any problem. It's just a
12 matter of cost. We could microtunnel everything and solve
13 all the problems here at an exorbitant cost.

14 We separated in Hartford I don't know how
15 many miles of sewer line, 90 miles of sewer line at an
16 extraordinary cost and disruption to the community, so,
17 you know, again, I don't want to stand here and say to
18 you, yeah, this is the cheapest solution, and we could
19 have done it there.

20 Yeah, we could have done it anywhere, but
21 the cost was a factor. We believe that this is the best
22 location. It is not inexpensive, but it is the best
23 location, given the current use of the property, given the
24 plans we have for the property, and given the fact that we

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 can, with certainty, capture those SSOs that currently
2 flow into Trout Brook and Piper Brook.

3 MR. BARNES: And my last question is, at
4 the end of the day, as Town residents, we're paying for
5 this. Isn't that fair? I mean you're going to incur the
6 cost of the two billion, but it's going to be paid through
7 an assessment to all of the homeowners in town. We
8 ultimately pay for this project, correct?

9 MR. FOX: Every ratepayer in the MDC pays
10 for this project, so, absolutely. People in West Hartford
11 pay for this project, as do I as a resident of West
12 Hartford, but people in Bloomfield and East Hartford, who
13 are seeing, quite frankly, no projects associated with the
14 Clean Water Project being constructed in those towns, are
15 paying for this project, so this is not a cost that will
16 be borne solely by West Hartford. It's a cost that will
17 be borne by the MDC ratepayers.

18 MR. BARNES: Okay, but it is the rate --
19 it's not -- MDC is not incurring the cost to build this
20 structure. It's all the people that use this system.
21 We're the ones paying to put this, to build this project?

22 MR. FOX: The ratepayers are, but we're
23 also receiving generous grants from the federal government
24 through the state DEP, as well as low-interest loans that

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 will be paid back, but we have received strong indications
2 from the DEP that a sizable grant to fund a portion of
3 this project will be available.

4 MR. BARNES: Okay. Again, our money,
5 though. Whoever we send it to, it's going to come back,
6 but it's still our money.

7 MR. FOX: It is our money, but if we don't
8 get it, someone else will, so I'm happy to report that we
9 will get it.

10 MR. BARNES: Thank you.

11 MR. SLIFKA: Thank you, Mr. Barnes. Anyone
12 else? Mr. Williams?

13 MR. WILLIAMS: Thank you, Mr. Mayor. I
14 just had a quick question about the blasting. Aren't
15 there sort of threshold blast strength standards that are
16 sort of recognized in the industry that could potentially
17 damage a home?

18 And, so, my question is, if there is one,
19 what is the strength of the blast that the neighborhood
20 homes will experience in relation to that sort of
21 objective measure?

22 MR. SULLIVAN: The objective measure is
23 what's called peak particle velocity of the earth right
24 next to the structure in question, and there are

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 thresholds that are established in the industry of what
2 would cause damage.

3 Certain buildings can withstand more damage
4 than other buildings, so, typically, what we do is we go
5 to the lowest, and then we go half of that, and that's the
6 performance threshold that's put in the specifications.

7 Now what we do is we confirm that a
8 contractor can meet that by what we call controlled
9 blasting. Now the actual charge way and the length of the
10 drill and the length of the charge can vary a little bit
11 by contractors' means and methods, but, ultimately, he's
12 got to stay within that threshold that we think has plenty
13 of conservatism, in terms of protecting the damage of the
14 property.

15 That's how we plan to do the project.
16 That's actually how all blasting is traditionally planned.

17 MR. WILLIAMS: Okay, so, just to be clear,
18 the impact on the home will be half as, at maximum, half
19 as much as the impact would need to be, in order to cause
20 structural damage?

21 MR. SULLIVAN: Correct.

22 MR. WILLIAMS: Okay, thank you.

23 MR. SLIFKA: Thank you, Mr. Williams.

24 Anyone else? Okay. Any final words from the Applicant?

HEARING RE: WEST HARTFORD TOWN COUNCIL MEETING
JULY 21, 2015

1 MR. FOX: No. Thank you for the time and
2 the attention. We appreciate it.

3 MR. SULLIVAN: Thank you.

4 MR. SLIFKA: Thank you. With that, we will
5 close the public hearing. We have another public hearing
6 that should be brief after this. We're going to take a
7 two-minute break, and then we'll have that, and then roll
8 right into the council meeting.

9 (Whereupon, the hearing adjourned.)