BLRWPCA BOARD SPECIAL MEETING MINUTES

TUESDAY, NOVEMBER 10, 2026, AT 7 PM

Present: Robert Morra, Richard Hayes, Cheryl Udin, Jim Rupert, Dan Champagne, and Maureen Jones.

1. Call to Order

Chairman Bob Morra called the meeting to order at 7:00 p.m.

2. Approval of Previous Meeting Minutes

MOTION: Board Member Bob Moora MOVED to amend the minutes of the May 27 meeting to reflect that Maureen Jones was present rather than absent.

MOTION PASSED: Unanimously.

3. Informal discussion to include property in the sewer service area and possible action.

Discussion:

Matthew Ellis, owner of 20 Wildwood Road, appeared before the Board to request that his property be included in the Bolton sewer service area. Mr. Ellis explained that he purchased the property a few months ago and is currently completing renovations. He noted that his property is the only property on Wildwood Road that is not currently included in the sewer system.

Mr. Ellis is working with the Town of Vernon Building Department, which referred him to Northern Highlands. He is planning to add a fourth bedroom and bathroom to the property. In order to proceed, he must establish a reserve septic field capable of accommodating the additional bedroom.

Mr. Ellis explained that his long-term intention is to connect the property to the sewer system. He would like to install the necessary piping now so that, should the septic system fail, he would be able to connect to the sewer system without additional delays.

The Board discussed the possibility of allowing the property to utilize a reserve septic field while establishing an agreement for a future connection to the sewer system. A concern was raised regarding the installation and sleeving of a sewer line through the foundation and the potential issues that could arise if the line were to fail.

The Board discussed the need for a written agreement between the Ellis family and the Sewer Authority. Richard Barter would be responsible for memorializing the agreement,

including the terms for the property's inclusion in the sewer district and the future connection requirements.

MOTION: Board Member Bob Morra MOVED to approve Mr. Ellis's request to use the sewer system as a reserve field for his current renovations, subject to Richard Barter memorializing an agreement between Mr. Ellis and the Sewer Authority requiring connection to the sewer system by 2033. Dan Champagne SECONDED the motion.

MOTION PASSED: Unanimously.

3. Discuss and possibly act on scheduling dates for 2027.

MOTION: Board Member Bob Morra MOVED to approve the proposed 2027 BLRWPCA Board regular meeting schedule as presented, with meetings to be held at 7:00 p.m. on the last Wednesday of each month, and to file the schedule with the Town Clerk's Office as required by statute. Dan Champagne SECONDED the motion.

Proposed Dates:

Wednesday, January 27, 2027

Wednesday, February 24, 2027 (Public Hearing)

Wednesday, April 28, 2027

Wednesday, July 28, 2027

Wednesday, October 27, 2027

MOTION PASSED: Unanimously.

4. Discussion on benefit assessments for larger scale development and possible action

Discussion:

The Board discussed a proposed large-scale development at the Cider Mill property, located across from Bolton Motors and J's Cider Mill. The proposal involves a potential 400-unit apartment development.

The discussion focused on how sewer benefit assessments and infrastructure costs would be structured for the development. The property owners would be responsible for owning and maintaining the infrastructure, including a proposed new gravity sewer system.

The Board discussed the need to potentially modify its bylaws to establish an appropriate fee structure for larger developments. One proposal involved structuring an initial fee of

around $100,000 for the development, like previous arrangements with Coventry, with the total $4 million payment to be spread over many years through the metered system. The Board expressed further research needed to be done to move on with the proposal.

6. Review and discuss financial report.

Discussion:

The Board reviewed and discussed the current budget and year-to-date expenditures that the board is in good standing.

- Adopted Budget: $235,492
- Year-to-Date Expenditures: $64,328
- Percentage of Budget Spend: 27.32%

7. Adjournment

MOTION TO ADJOURN: The motion to adjourn was SECONDED by Dan Champagne.

MOTION PASSED: Unanimously.

The meeting was adjourned at 7:56 p.m.

Respectfully Submitted,

Giselle Galarza

Please.see.the.minutes.of.subsequent.meetings.for.corrections.to.these.Minutes.and.any.corrections.hereto¡