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June 10, 2025

Tina Daniels
Council Chambers
741 Colonel Ledyard Hwy
Ledyard, CT 06339

(by e-mail and US mail)
danielst@grotonutilities.com

Re: Fox Run Apartments Water Leak

Dear Ms. Daniels:

On May 27, 2025, a representative of Fox Run Apartments appealed for water forgiveness for the water and sewage bills dated March 31, 2025, and April 30, 2025. Subsequent to the in-person appeal, Mr. Linefsky, the representative present at the hearing, was instructed to write a formal appeal. Henceforth is the timeline of events.

On March 31, 2025, Fox Run Apartments was advised by a neighboring property owner of a significant leak plaguing the adjacent property. The water usage, however, was measured on the meter assigned to Fox Run Apartments' property. The meter, which is monitored hourly by Groton Utilities, recorded excessive water and sewage usage in two locations. The first location, identified as MIU# 1549878826, a nine-inch water line, recorded a continuous leak beginning on February 28, 2025, and ending on April 2, 2025. The second location, identified as MIU# 1564577656, a two-inch residential water line, recorded a continuous leak beginning on January 8, 2025, and ending after April 14, 2025.

When Fox Run Apartments management was informed of the leak on March 31, 2025, they contacted Ledyard Water Control Authority. On the same day, Groton Utilities made repairs to the leak, which to date are the only repairs that were made for presumably both lines at issue. Fox Run Apartments received a bill on March 31, 2025, reflecting water usage of **2,115,384** gallons between February 21, 2025, and March 21, 2025, resulting in a water charge of \$23,801.39 and a sewer charge of \$32,913.28, a total of \$56,714.67, which was paid in full.

On April 30, 2025, Fox Run Apartments received a bill for water and sewer use between March 21, 2025, and April 21, 2025, which reflected usage of **1,449,445** gallons. The water and sewer charges totaled \$36,077.33 which were also paid in full. On May 23, 2025, Fox Run Apartments management contacted Mr. Cormack Buchman to formally raise an issue pertaining to the billing. On May 31, 2025, the bill reflected a typical charge of \$13,246.25.

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Fox Run Apartments' requests forgiveness of or, at the very least, financial relief for the excessive charges that resulted from water line breaks off their immediate property. Due to Groton Utilities' hourly monitoring, the increase in usage could have been remedied much sooner had Groton Utilities acted more quickly to remedy the water leak. It is reasonable that due to Groton Utilities' hourly reads, and the readings noting a leak, Fox Run Apartments could have been notified sooner, avoiding some, if not most, of the excess water use and resulting cost. Moreover, the line breaks occurred in a location off of Fox Run Apartments' property and hence could not have been reasonably discovered by Fox Run Apartments. Had the adjacent property owners not experienced excessive water runoff and notified Fox Run Apartments, it is uncertain whether the leaks would have been discovered. Further, the breaks were not the result of any accidental or intentional actions by Fox Run. Therefore, there was no contributable cause to the break by Fox Run Apartments.

It is understood that any and all repairs that Groton Utilities made to the broken lines were not billed to Fox Run Apartments, however, due to the scale of water and sewer charges, Fox Run Apartments appeals to Groton Utilities for forgiveness or financial relief for the aforementioned water and sewer charges in their entirety over the typical utility usage bills.

We look forward to receiving your proposal for relief of the charges and extend our appreciation in advance. Should you have any questions, please contact the signatory below.

Thank you.

Very truly yours,

James S. Brownstein, Esq.

Kaila C. Coleman, Law Clerk

CC: Andrew Abramson (by email only)
Jack Linefsky (by email only)
Matthew Mirman (by email only)