

Four Corners Sewer Collection System



Town of Mansfield, Connecticut

Four Corners Sewer and Water Advisory Committee

July 1, 2014

Presentation Outline

- **Construction Cost for Assessment**
- **Typical Methods for Assessment**
- **Project Update**

Sewer Construction Cost

➤ Calculate the Total Cost for Installation of Local Sewer

+	Construction Cost
+	Permitting Cost
+	Engineering Cost
+	Legal Cost
+	Interest Cost
+	Land Acquisition Cost
-	Grant Funds
-	Town-wide Contribution
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\$	Cost for Assessment

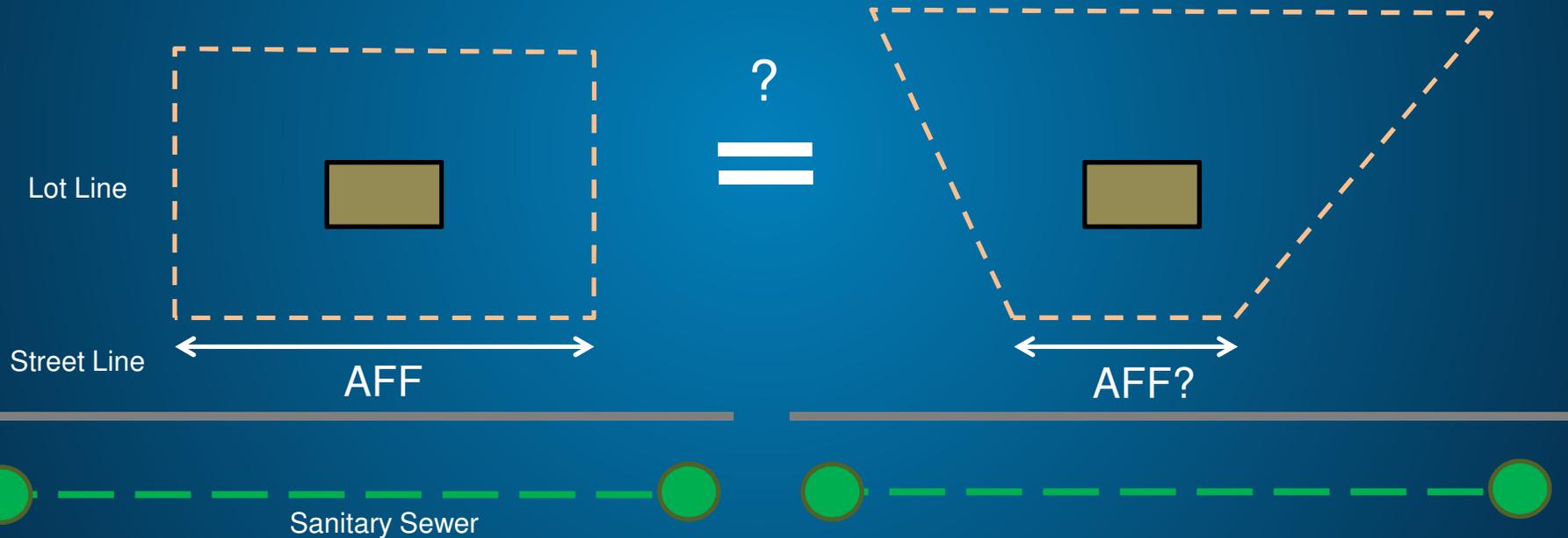
Method for Assessment Varies

Per Component

- **“Local Sewer” Assessed to Properties as Follows:**
 - 1/2 of total construction cost apportioned via Front Footage
 - 1/2 of total construction cost apportioned via Units
- **“Trunk Sewers” Assessed to Properties by “Outlet Charges”**
 - Residential is paid by Unit
 - Acreage basis for Business, Commercial and Industrial
- **...Outlined specified in Mansfield Sewer Ordinance**

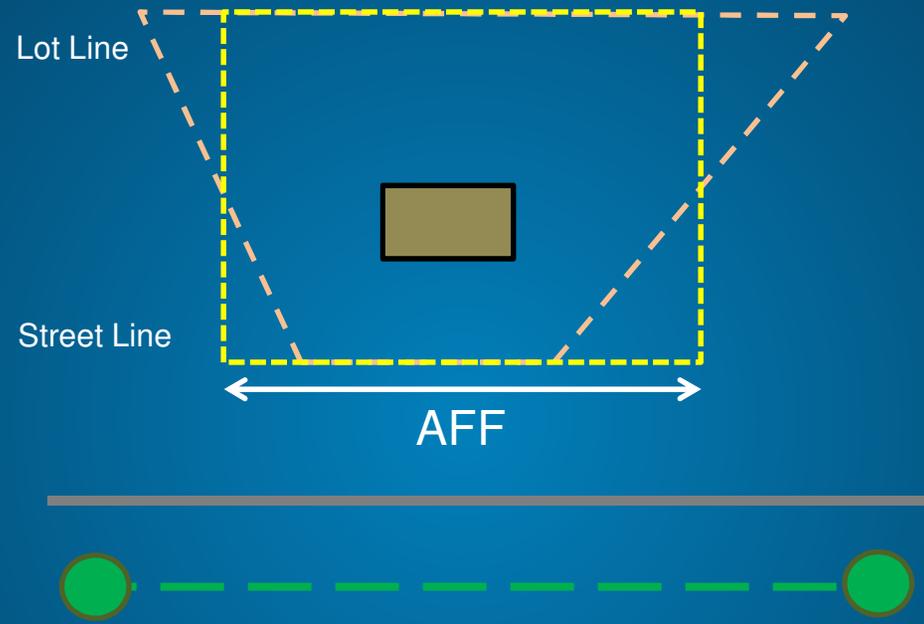
Adjusted Front Footage Assessment

- For “odd-shaped” lots, determines a frontage value that is roughly equivalent to that of a rectangular-shaped lot of the same area and depth, as determined by the Town Engineer.



- So that means...

Adjusted Front Footage Assessment



$$\text{AFF} = \text{Area} / \text{Depth}$$

Unit Assessment

➤ Residential Uses

- Improved Properties: One unit for each existing residential unit on the parcel
- Unimproved Properties: One unit for each existing building lot and one unit for each area of minimum lot size permitted by Town Zoning Regulations
- Multifamily shall be assigned one unit for each residential unit

➤ Business, Commercial and Industrial Uses

- Greatest number of units allowed by either of the following methods:
 - One unit for each 1,500 square feet of gross floor area (nearest $\frac{1}{4}$ unit)
 - 1,500 square feet per unit over 20% of the total lot area (nearest $\frac{1}{4}$ unit)

➤ Future Changes in Use

- An increased intensity of use may result in a connection charge being levied as if the increased use was present at the time of the initial assessment

Outlet Charges

- **Utilized for installation of Trunk Sewers**
- **Unit Basis is for residential use in a residential zone**
 - One unit per residential unit and for approved subdivisions shall be for each approved building lot
 - For unimproved property abutting a street shall be assigned one unit for each existing building lot and one unit for each lot of the minimum size allowed by zoning
 - Multifamily residential shall be assigned one unit for each residential unit
 - \$400 / Unit
- **Acreage Basis for commercial, business, or industrial in any zone**
 - Area developed or capable of being developed for business, commercial, or industrial use.
 - The depth of the assessment depends on the location of the sewer and building.
 - \$1,400 per Acre.

Project Update

➤ **Completed to Date**

- Execution of Agreements with Town of Mansfield
- Public Outreach Session in May
- Wetland resource confirmation
- Nearly all additional topographic survey
- Scheduling of subsurface investigation

➤ **To be Completed in the Month of July**

- Subsurface investigation program within State roadways
- Commence subsurface investigation program along private property
- Send out Building Connection coordination letters to property owners
- Coordination meeting with Connecticut Water and UConn on July 22nd

THANK YOU !



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