Board of Selectmen Update

January 28, 2019
Town of Littleton
Smart Sewer Program

Agenda

• Proposed Service Area
• Opt-In/ Opt-Out Process
• Estimated Costs to Property Owners
• Proposed Timeline
• Questions
Town of Littleton
Smart Sewer Program – Proposed Service Area
### Town of Littleton

#### Smart Sewer Program

**Proposed Service Area**

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Number of Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town-Owned</td>
<td>7</td>
</tr>
<tr>
<td>Single Family Residential</td>
<td>154</td>
</tr>
<tr>
<td>Two-Family Residential</td>
<td>18</td>
</tr>
<tr>
<td>Three-Family Residential</td>
<td>3</td>
</tr>
<tr>
<td>Apartment/Condominium</td>
<td>8</td>
</tr>
<tr>
<td>Developable Residential Land</td>
<td>4</td>
</tr>
<tr>
<td>Child Care</td>
<td>2</td>
</tr>
<tr>
<td>Charitable</td>
<td>3</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>16</td>
</tr>
<tr>
<td>Commercial (Retail, Restaurants, Banks, Gas Stations, etc.)</td>
<td>45</td>
</tr>
<tr>
<td>Industrial</td>
<td>17</td>
</tr>
<tr>
<td>Developable Industrial Land</td>
<td>2</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>279</strong></td>
</tr>
</tbody>
</table>
Town of Littleton
Smart Sewer Program

Proposed Service Area

- 0-34 Adams St.
- 39, 80 Ayer Rd.
- 7,11 Beaver Brook Rd.
- 3-10 Conant St.
- 200 New Estate Rd.
- 1-12 Farmstead Way
- 9-79 Goldsmith St.
- 0-545 Great Rd.
- 2-4 Gregory Ln.
- 0-9 Hillside Rd.
- 2-17 Jeanette Way
- 11-56 Jennifer St.
- 333-592 King St.
- 3-15 Lochslea Rd.
- 6-20 Meeting House Rd.
- 1-5 Partridge Ln.
- 4-36 Robinson Rd.
- 0-184 Russell St.
- 1-32 Shattuck St.
- 5-31 Stevens St.
- 1-4 Village Ln.
- 2-60 White St.
Town of Littleton
Smart Sewer Program

Opt-In / Opt-Out Process

Options for Property Owners in the Proposed Service Area:

1. In the Sewer District and Connect to Sewer
2. In the Sewer District and Defer Sewer Connection
3. Opt-Out (Permanent Exclusion from Sewer District)
Town of Littleton
Smart Sewer Program

Commercial / Industrial Parcels
Mixed Use
Residential ( >2 Family)

104 Parcels

Options:
1. In the Sewer District and Connect to Sewer
2. In the Sewer District and Defer Sewer Connection

Information Packet:
• Service Area Map/ List of Parcels
• Project Overview Brochure
• FAQ Sheet
Town of Littleton
Smart Sewer Program

Single and Two-Family Residential
Church and Non-Profit

175 Parcels

Options:
1. In the Sewer District and Connect to Sewer
2. In the Sewer District and Defer Sewer Connection
3. Opt-Out (Permanent Exclusion from Sewer District)

Information Packet:
- Service Area Map/ List of Parcels
- Project Overview Brochure
- FAQ Sheet
- Application for Opt-Out (Permanent Sewer Exclusion)
Town of Littleton
Smart Sewer Program

Opt-In / Opt-Out Process

1. In the Sewer District and Connect to Sewer

Eligible Property:
- Town-Owned
- Commercial/Industrial
- Mixed Use
- Residential (All)
- Church and Non-profit

Actions by Owner:
1. No initial response
Town of Littleton
Smart Sewer Program

Opt-In / Opt-Out Process

In the Sewer District and Defer Sewer Connection

Eligible Property:
- Commercial/Industrial
- Mixed Use
- Residential (All)
- Church and Non-profit

Actions by Owner:
1. No initial response
Town of Littleton
Smart Sewer Program

Opt-In / Opt-Out Process

3 Opt-Out (Permanent Exclusion from Sewer District)

Eligible Property:
- Residential (Single and Two-Family)
- Church and Non-profit

Actions by Owner:
1. Application for Opt-Out (Permanent Sewer District Exclusion)
2. Title 5 (Septic System) Inspection
Town of Littleton  
Smart Sewer Program  

Title 5 (Septic System) Inspections

• Purpose: “protect public health and the environment”

• Title 5 Inspection Report:
  • Application approval based on “grade”

• Exceptions:
  • Land with “new” systems
  • Land devoid of structures (undeveloped)
# Town of Littleton
## Smart Sewer Program

## Estimated Residential Costs

<table>
<thead>
<tr>
<th>Description of Cost</th>
<th>Typ. Single Family Residential Property = 1 EDU (~330 gpd)</th>
<th>Typ. 2 Family Residential Property = 2 EDUs (~660 gpd)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Betterment Assessment</td>
<td>$1,460+/- OR</td>
<td>$2,920+/- OR</td>
<td>Avg. Annual Payment (20 years)</td>
</tr>
<tr>
<td></td>
<td>$23,000</td>
<td>$46,000</td>
<td>Avg. One-time Payment</td>
</tr>
<tr>
<td>Sewer Connection Fee</td>
<td>$1,500+/-</td>
<td>$3,000+/-</td>
<td>Reduced Initial Fee</td>
</tr>
<tr>
<td>Annual User Charges</td>
<td>$1,300+/-</td>
<td>$2,900+/-</td>
<td>Varies by usage</td>
</tr>
<tr>
<td>Typical Cost of Physical (On-Lot) Connection Work</td>
<td>~$5,000 to ~$8,000</td>
<td>~$6,000 to ~$10,000</td>
<td>Actual cost of connection varies by property</td>
</tr>
</tbody>
</table>
## Town of Littleton

### Smart Sewer Program

### Estimated Non-Residential Costs

<table>
<thead>
<tr>
<th>Description of Cost</th>
<th>Typ. Commercial Property 2 EDUs (~660 gpd)</th>
<th>Typ. Commercial Property 4 EDUs (~1,320 gpd)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Betterment Assessment</td>
<td>$2,920+/- OR</td>
<td>$5,840+/- OR</td>
<td>Avg. Annual Payment (20 years)</td>
</tr>
<tr>
<td></td>
<td>$46,000</td>
<td>$92,000</td>
<td>Avg. One-time Payment</td>
</tr>
<tr>
<td>Sewer Connection Fee</td>
<td>$3,000+/-</td>
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<td>$6,400+/-</td>
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</tr>
<tr>
<td>Typical Cost of Physical (On-Lot) Connection Work</td>
<td>~$6,000 to ~$10,000</td>
<td>~$8,000 to ~$16,000</td>
<td>Actual cost of connection varies by property</td>
</tr>
</tbody>
</table>

Note: Reduced Initial Fee applies to Sewer Connection Fee and Annual User Charges for properties with 2 EDUs. The Actual cost of connection varies by property type.

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Typical Commercial property refers to (~1,320 gpd) and (~660 gpd) for the respective connections.
Town of Littleton
Smart Sewer Program

Betterment Assessment Deferrals

3 Allowable Conditions:
1. Land Devoid of Structures (Undeveloped)
2. Indigent Elderly Homeowner
3. “New” On-site Disposal Systems
Town of Littleton
Smart Sewer Program

Proposed Timeline for Property Owners

- Information Packet Sent .................................................. Mid February 2019
- Open House #1 ................................................................. End of February 2019
- Public Meeting ................................................................. Early March 2019
- Open House #2 ................................................................. Mid March 2019
- Opt-Out Applications Due ................................. By April 1, 2019
- Finalize Service Area .................................................... April 26, 2019
- Town Meeting ................................................................. May 6, 2019
- Begin Construction (Phase 1A) .............................. December 2019
Thank You

Questions?