

LPSSA Betterment Policy



June 1, 2015



Betterment Process

- Board adopts Betterment Policy
- Board conducts Betterment Hearing
 - Order of assessment to include:
 - Area to be assessed (plan & list)
 - Estimated cost of project
 - Apportionment of costs (70% owners, 30% town)
 - Repayment period – up to 30 years allowable
- Estimated Assessments recorded on deeds as liens on properties
 - Final in 2+ years – can't exceed estimate



Policy Purpose

- Policy establishes baseline “Rate Unit”
 - Termed “SEU”
 - 1 SEU: equivalent to 440-GPD
 - Used to determine betterment assessment unit & total value
 - Policy establishes “categories” of uses
 - Necessary due to mixed-use sewer area
 - Use is assigned 1 or more SEU units
 - Project cost / total number SEU’s to obtain SEU unit cost



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**Little Pond Sewer Service Area
Betterment Assessment Units – Based on Sewer Equivalent Units
Table 1**

| Property Description | LPSSA SEU's | Notes |
|---|---|---|
| Single Family Home or Condominium | 1 Unit | 1 SFH = 440GPD |
| Multi-Family: up to 4 BR * | 1 Unit | MFH = 1 or more units on single property |
| Multi-Family: 5 BR or greater* | 1.5 Units | MFH = 1 or more units on single property |
| Restaurants, Lounge / Tavern, Fast Food | 1 unit | Same as commercial |
| Apartments, FHA/FHC | 0.25 per bedroom (1-unit minimum) | Title V = 110gals/BR. Using 0.25/BR = SFH @ 4-BR. |
| Commercial Buildings ** | 1 Unit per business w/in commercial bldg. | If mixed Comm. / Residential use, add 0.25 units/BR |
| Vacant Lots | 1 unit min. per lot | Use present zoning for potential lots. |
| Vacant Property (Buildings) | 1 Unit per present potential use | If commercial, same as Commercial Buildings |
| Gas Station or Auto Repair Facility | 1 Unit | Same as commercial |
| ACO Commercial *** | Units = Max. Auth. Flow divided by 440GPD | Per authorized maximum ACO flows |

* Multi- Family includes Two-Family which is 1-building on single lot

** Commercial Buildings: Each separate business (also includes business condos, restaurants, lounge/tavern & fast food) within a building or a stand-alone business equals 1 SEU.

*** Falmouth Mall & Admiralty Motel: SEU's based on ACO flows (MassDEP Administrative Consent Order).