

# LITTLE POND SEWER SERVICE AREA BETTERMENT HEARING

JULY 13, 2015

TOWN OF FALMOUTH  
DEPARTMENT OF PUBLIC WORKS  
WASTEWATER DIVISION

# BETTERMENT POLICY

- ▶ **Policy establishes baseline “Rate Unit”, termed a Sewer Equivalent Unit (SEU)**
  - ▶ **1 SEU equals 440-GPD (4 bedroom single family home)**
  - ▶ **Policy also establishes “categories” of uses**
- ▶ **SEU is the basis of the betterment assessment unit & total value**
  - ▶ **Each use is assigned 1 or more SEU’s**
  - ▶ **Based on best available information**
- ▶ **Fair and equitable method to distribute project cost**
- ▶ **Policy adopted by Selectmen on June 1, 2015**

# BETTERMENT POLICY SUMMARY

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

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

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

\*\*\*Falmouth Mall & Admiralty Motel: SEUs based on MaDEP Administrative Consent Order flows.

# BETTERMENT HISTORY SUMMARY

- ▶ **Town Meeting voted to apportion project costs (70% users and 30% Town)**
- ▶ **Original estimated betterment was \$18,000**
- ▶ **0% Loan approved by State**
- ▶ **Special Legislations allows:**
  - (a) Betterment payment period up to 30 years**
  - (b) Interest rate up to 2%**

# BETTERMENT ASSESSMENT

- ▶ **Number of assessed properties: 1424**
- ▶ **Number of SEUs: 1608.25**
- ▶ **Estimated project Costs \$37,222,774**
- ▶ **Estimated Bettered Costs for 1 SEU: \$16,201.43  
(.7 x \$37,222,774 / 1608.25)**
- ▶ **Estimated 30 year Annual Payment = \$540**

# RECOMMENDED ACTIONS

**Execute Betterment Order including :**

- ▶ **LPSSA project boundary**
  - ▶ **30 year Payment Period**
  - ▶ **0% Interest Rate**
- 