

# ***Timber Lane Sewers Informational Meeting***



**September 15, 2022**

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## **Primary Drivers for Project**

- **High need area as evaluated within the Sewer Facilities Plan**
- **Petition from Area Homeowners**
- **Age of Septic Systems**
- **Area within a reasonable distance to existing public sewer (Brookmoor) making connection to existing sewers feasible**

# Primary Drivers for Project

## Sewer Facilities Plan Priorities



FUSS & O'NEILL

Table VI-1: Wastewater Management Plan Needs Matrix

Identified as  
high need  
within Sewer  
Facilities Plan  
in 2007

Location	Small Lot Size (1)	Large Number of Repairs (2)	Septic Systems Old (3)	Sanitarian Recommended (4)	Identified in 1977 Facilities Plan (5)	Steep Terrain (6)	Poor Soil Suitability (7)	Shallow Groundwater (8)	Area Served by Private Wells (9)	Future Sewershed (10)	Priority (11)
	3	3	1	5	1	2	4	3	2	Priority Weight	
Haynes Area		■	■	■	■		■	■		Yes	17
Woodhaven Dr. & Bronson Road Area		■	■	■	■		■	■		Yes	17
School Street/Verville Area	■	■	■	■	■		■			Yes	17
Cider Brook Area		■	■	■			■	■		Yes	16
Deepwood Drive Area		■	■	■			■	■		Yes	16
Stony Corners Area			■	■	■		■	■		Yes	14
Lower Waterville Area		■				■	■	■	■	No	14
Carriage Drive Area			■	■	■		■	■		Yes	14
Arch Road Area	■	■	■		■			■	■	Yes	13
Wright Drive Area				■		■	■		■	Yes	13
Oak Bluff Area				■		■	■		■	Yes	13
Brookmoor Area	■		■		■		■	■		Yes	12
Paper Chase Area	■		■	■				■		Yes	12
Tamara Circle Area		■	■	■	■				■	Yes	12
Lower Huckleberry Hill Area	■	■	■				■			Yes	11
Woodford Hills Area						■	■	■	■	No	11
Sunnyridge Area			■	■	■				■	Yes	9
Upper Huckleberry Hill Area		■	■				■			No	8
West Ridge Area		■	■				■			Yes	8
Jackson Inc. Area						■	■		■	Yes	8
Delbon Lane Area	■						■			Yes	7
Old Farms Area			■				■		■	Yes	7
Sassacus Drive Area	■		■						■	Yes	6
Huckleberry Hill Open Space							■		■	No	6
Juniper Drive Area			■		■		■			Yes	6
Country Club Golf Course							■		■	No	6
New Road Area			■			■			■	Yes	5
Avonwood Area			■				■			Yes	5
Brentwood/Craigemore Area		■	■							No	4
Scarborough Drive Area							■			No	4

## **Project goals:**

- 1. Provide gravity sanitary sewer service to first-floor connections at every residence (basement service if possible)**
- 2. Provide the best Cost  $\leftarrow \rightarrow$  Benefit**
- 3. Minimize disturbance to environment**
- 4. Minimize disturbance to pavement since the roadway is not considered a high priority for resurfacing through pavement management program**
- 5. Locate manholes to minimize driver impediments**

## **Work completed to date:**

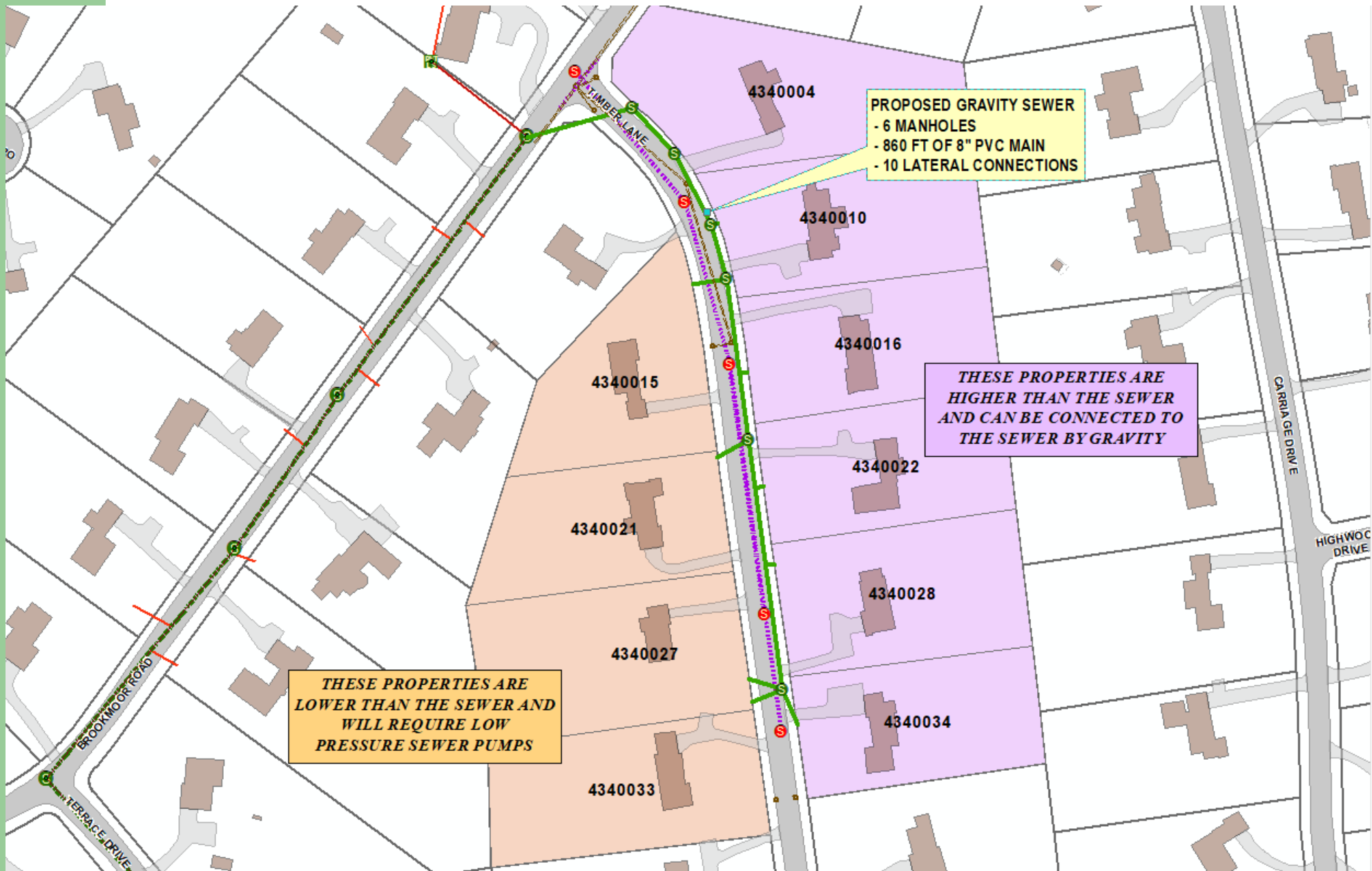
- 1. Performed field survey, soil borings, office survey, preliminary design**
- 2. Identified and evaluated routes to connect to the existing sanitary sewer – met with property owner(s) to determine accessibility options for same**
- 3. Prepared preliminary estimates of two potential routes**
- 4. Prepared public information meeting presentation and materials**

# **Project Specifics:**

## **Combined Projects:**

- 1. Approximately 860 ft of sanitary main**
- 2. 6 manholes**
- 3. 10 service laterals**
- 4. Depth of mainline between 5ft and 8ft**
- 5. 4 residences will need to pump; 6 will be gravity**
- 6. Road may be closed during construction (in construction zone)**
- 7. Temporary pavement over disturbed roadway (paved in several stages)**
- 8. Permanent pavement patch will follow after a winter season**

# Projects Area = 10 Homes



# Assessment Estimate

**Sewer Construction Cost Estimate:**

**\$190,000**

**Soft Costs Estimates:**

**Field Survey**

**By Town**

**Borings (Actual)**

**\$3,150**

**Easement (Estimated)**

**\$1,400**

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**Total cost estimate range (high value inc. 10% cont.)**

**\$194,550 – \$214,005**

**Number of properties serviced**

**10**

**Approximate Assessment per property: (\*)**

**Gravity Connections:**

**\$20,696 to \$22,766**

**Pumped Connections:**

**\$17,592 to \$19,351**

**(\*) Note that the AWPCA typically provides a 15% assessment relief for residents that require a sewer pump to connect to a gravity sewer main. This cost savings is accommodated by the residents within the same project area that can connect to the sewer by gravity**



# Other Costs

## **Other costs incurred at time of connection (\*):**

<b>Connection Charge</b> (1 or 2 bedrooms = \$3,400; 3 or 4 bedrooms=\$4,000; over 4 bedrooms= \$4,600)	<b>\$4,000 (average)</b>
<b>Connection Cost (to contractor hired by homeowner)</b>	<b>Varies(**)</b>
<b>Annual Sewer Use Fee</b> (cost is dependent on several factors such as water use)	<b>\$515/yr (***)</b>
<b>Sewer permit fee</b>	<b>\$50</b>

**(\*) Note: These costs occur at the time of connection from house to Town sewer and are the current fees, subject to AWPCA revision**

**(\*\*) The cost to connect the lateral stub to each residence varies depending on several factors including length, depth, impediments such as trees and rock, landscaping, and restoration requirements**

**(\*\*\*) The annual sewer use fee is based partially on water usage and subject to annual rate set by AWPCA**

**NOTE: Residents are not required to connect just because there is sewer available**

# Potential Project Schedule

## **IF THE PROJECT IS APPROVED BY AWPCA – THIS IS A POTENTIAL PROJECT SCHEDULE**

- **Complete Design and Specifications for Bidding** **November 2022**
- **Bid the Construction** **January 2023**
- **Review Bids, Conduct Public Hearing** **March 2023**
- **Assuming Project is Acceptable, Award to Contractor** **April 2023**
- **Construction Start** **May 2023**
- **Construction Completed** **July 2023**
- **Final Pavement Restoration** **Spring 2024**

# Frequently Asked Questions

Q: If the sewer is installed, am I required to connect?

*A: Whereas the AWPCA regulations have certain stipulations concerning this, unless the FVHD district requires connection due to failure, you will not be required to connect*

Q: If I decide to connect what will my costs be?

*A: Connection charge = \$4,000, Permit Fee = \$50, Hire a licensed contractor to connect from lateral stub to the home = variable*

Q: How will the Town determine where to locate my lateral connection?

*A: Assuming the project is endorsed for the next phase by the AWPCA, Town staff will attempt to meet with every property owner after this meeting. The purpose of the meeting will be to discuss lateral route options so we can locate the lateral on the design plans*

Q: What is the next step?

*A: The AWPCA has to decide whether to construct the project. If they decide to construct, Engineering will send out a letter to all project residents requesting they contact the Engineering Department to set up a time to meet to talk about specific lateral stub locations. Concurrently, the recommendation will go to Town Council for award, and ultimately construction begins.*

# Frequently Asked Questions

Q: What is a typical assessment amount?

*A: There is no “typical” – each project has its own costs and unique variables. A couple of*

*examples: Verville Road sewer – 2008 – approximately \$8,000 per property*

*Deepwood Drive – 2010 – approximately \$12,000 per property*

*School Street Low Pressure Sewer – 2018 - \$11,241 per property*

*Winding Lane – 2019 – approximately \$17,670 per property*

Q: When will assessments be levied?

*A: At the completion of all construction and related activities, AWPCA will conduct another public hearing – likely Fall 2023*

**Questions?**