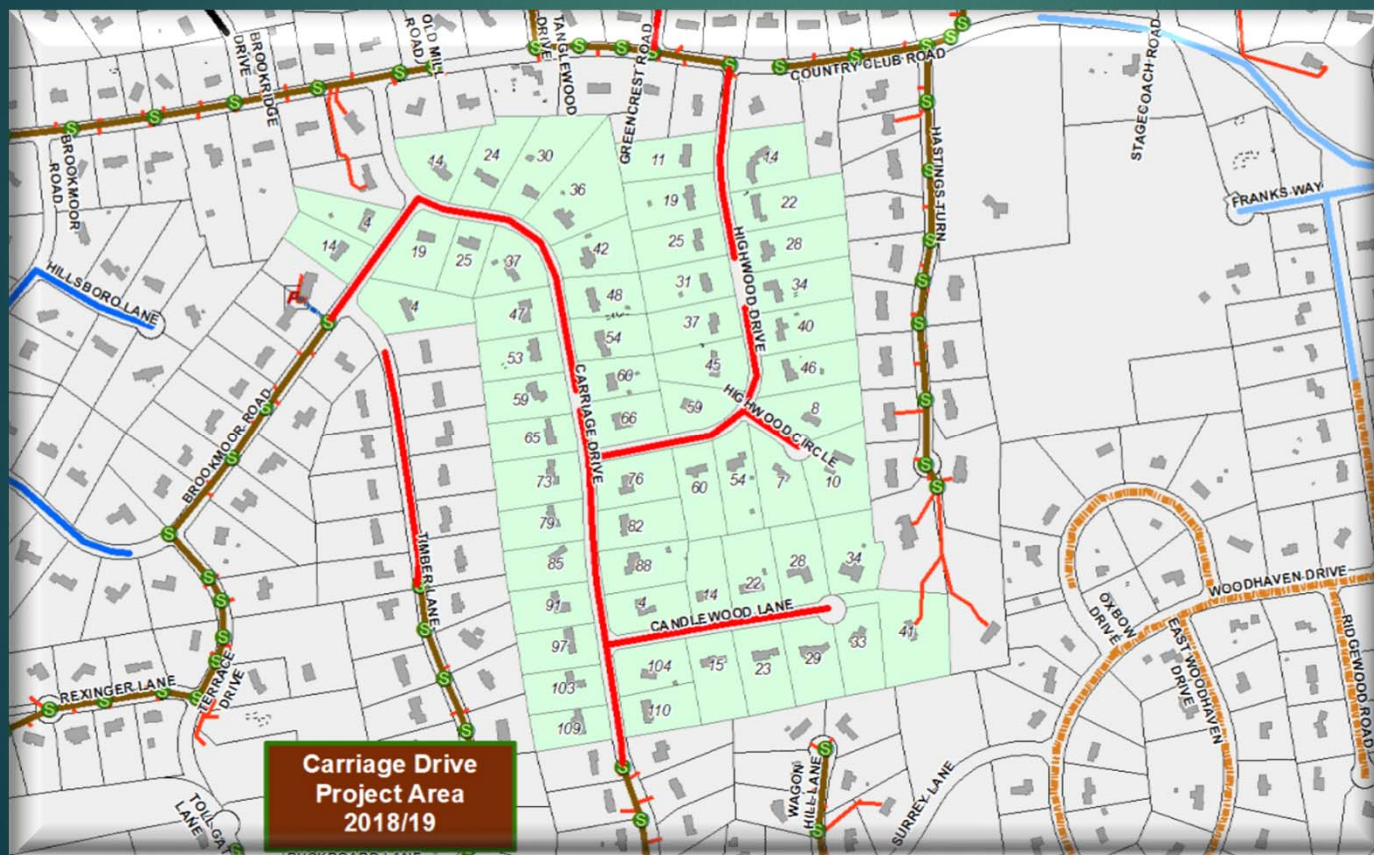


Avon Water Pollution Control Authority Sanitary Sewers Public Information Meeting

Carriage Drive, Highwood Drive, Highwood Circle, Candlewood Lane, Brookmoor Road Area



FEBRUARY 8, 2018

Primary Drivers for Project - General

- High need area as evaluated within the Sewer Facilities Plan
- Petition from 31 area homeowners
- Age of septic systems
- Some streets rated as moderate to high priority for roadway improvements per Pavement Management Plan (Highwood Drive, Highwood Circle, Candlewood Lane, Brookmoor Road)
- Anticipated high ground water in the area (as observed during preliminary investigations)
- Area within a reasonable distance to existing public sewer (south on Carriage Drive; north to Country Club Road) making connection to existing sewers feasible

Primary Drivers for Project

Sewer Facilities Plan Priorities

Table ES-5: Wastewater Management Plan Needs Matrix

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	Partially Completed									Yes	17
Woodhaven Dr. & Bronson Road Area	Near Term									Yes	17
School Street/Verville Area	Mostly Completed									Yes	17
Cider Brook Area	On hold for road reconstruction									Yes	16
Deepwood Drive Area	Completed									Yes	16
Stony Corners Area	Partially Completed									Yes	14
Lower Waterville Area	Long-term									No*	14
Carriage Drive Area	SUBJECT AREA									Yes	14
Arch Road Area	Future...									Yes	13
Wright Drive Area	Future...									Yes	13
Oak Bluff Area	Future...									Yes	13
Brookmoor Area	Future...									Yes	12
Paper Chase Area	Requested and Voted Down									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/Craigmore Area										No	4
Scarborough Drive Area										No	4
Reverknolls Area										No	3
Sewershed Infilling										Yes	2
High Gate Area										No	2
Somerset Drive Area										No	0
Hawley Brook										No	0

Subject Area



Project goals:

1. Provide gravity sanitary sewer service to first-floor connections at all residences (note: this is not possible for all due to depth-cost constraints)
2. Minimize disturbance to environment
3. Locate manholes to minimize driver impediments
4. Determine interest and feasibility to bring other utilities to the neighborhood (public water and natural gas) – coordinate design and construction as appropriate
5. Complete road overlay after projects are finished (roads with low rating in Pavement Management Program - assuming Town budget approval)

Work completed to date:

Preliminary Engineering:

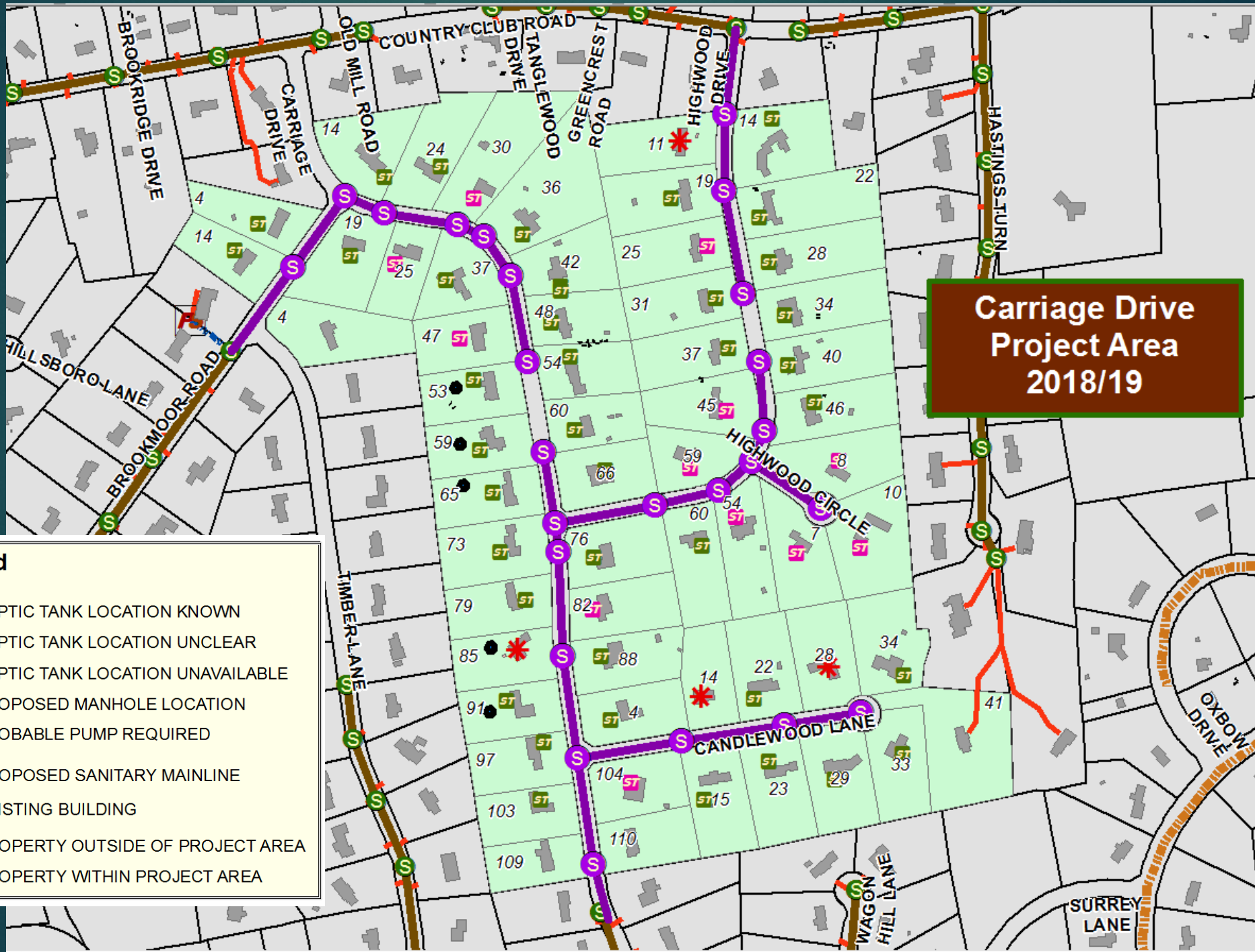
- 1. Performed limited field survey; depth to existing sanitary connection points, depths of storm drainage**
- 2. Performed limited office survey; property lines from subdivision information**
- 3. Performed Farmington Valley Health Department records research to understand where septic systems are located on each property**
- 4. Identified and evaluated routes to connect to the existing sanitary sewer**
- 5. Prepared preliminary design; plan and profile**
- 6. Prepared preliminary cost estimate range**

Total Project Specifics:

1. Approximately 5,400 ft of sanitary main
2. 26 manholes
3. 58 service laterals
4. Depth of mainline between 8ft and 12ft
5. 5-7 residences that may need to pump (TBD)
6. Road will be partially closed during construction (in construction zone)
7. Temporary pavement over disturbed roadway (paved in several stages)
8. Complete road overlay after project is finished (not including Carriage Drive - assuming Town budget approval – not paid for under this project)

Note: Project may need to be split into two phases

Project Area and Preliminary Design



Project Cost Estimate

Sewer Project Costs:

Soft Cost Estimates:

Field Survey (Actual)	By Town
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Borings (Estimate)	\$15,000
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Design, administration, and proj. management	By Town
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<u>Construction Inspection</u>	<u>By Town</u>
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Subtotal	\$15,000
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Construction Cost Estimate Range (*)	\$1,068,000 to \$1,304,000
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Total cost estimate range

(high value inc. 10% cont.)	\$1,083,000 to \$1,449,400
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(*) based on recent similar projects at Winding Lane/Stony Corners

Benefit Assessment

Benefit Assessments Policy:

State statutes (sec 7-249) provide the legal authority to the community's designated water pollution control authority to levy benefit assessments upon the owners of such lands and buildings that especially benefit from the sewerage system.

In accordance with State law, the AWPCA has adopted a policy that benefitting property owners pay a pro-rated share of the cost of sanitary sewer extensions with consideration given to zoning and/or special circumstances of the individuals:

1. Undeveloped properties are assessed but these assessments are not due until such time as a property is developed
2. Individuals that are registered as elderly and fixed income with the tax assessor may defer their assessment
3. Properties requiring installation of a pump to connect to the sewer system may be granted a reduction in the assessment
4. Projects that cross zoning districts may be assessed differently

Benefit Assessment Estimate

In accordance with AWPCA practice, the Benefit Assessment would be estimated:

Cost of project / number of benefitting properties = Benefit Assessment

Therefore:

Total cost estimate range : **\$1,083,000 to \$1,449,400**

Number of properties serviced **58**

Approximate Assessment per property = (\$ 1,068,000/58) to (\$1,449,400/58)

or **\$18,413 to \$24,990**

Other Costs

Other costs incurred at time of connection:

Connection Charge	\$2,500 (*)
Connection Cost (to contractor hired by homeowner)	Varies(**)
Annual Sewer Use Fee	\$365/yr/home (*)
Sewer permit fee	\$50

(*) 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

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

- | | |
|--|--------------------|
| ○ Perform Soil borings and field survey | March-April 2018 |
| ○ Prepare final design (entire area) and Phase I bid pkg | April-May 2018 |
| ○ Conduct Public Hearing | May 2018 |
| ○ Bid project – Phase I | May 2018 |
| ○ Recommend Award Project by AWPCA | June 2018 |
| ○ Award Project by Avon Town Council | July 2018 |
| ○ Begin Construction – Phase I | August 2018 |
| ○ Complete Construction – Phase I | November 2018 |
| ○ Bid project - Phase II | Winter 2019 |
| ○ Construction – Phase II | Spring/Summer 2019 |
| ○ Re-Pave the road (DPW schedule and budget) | 2020 |

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 = \$2,500, Permit Fee = \$50, Hire a licensed contractor to connect from lateral stub to the home = variable (note that the Connection Charge and the sewer use fee are subject and likely to change due to recent cost increases and cost of service analysis)*

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

A: *Town staff will attempt to meet with every property owner during final design stage. The purpose of the meeting will be to discuss lateral route options so we can locate each lateral accurately on the design plans*

Frequently Asked Questions

Q: What is the next step?

A: The AWPCA has to decide whether to proceed to a survey and design stage, and then into construction. If they decide to proceed, Engineering will contract for boring services, perform field survey, and move into the design phase. Upon substantial completion of the design the AWPCA must conduct a public hearing for which all benefitting property owners are notified. Then the AWPCA decides whether to construct, etc.

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*
- Recent bids (Paperchase, Winding Lane) – 2017 – likely around \$20,000 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 2019

Questions?

Total Project Area = 58 Homes

