

11/22/10

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Christine Joyce

From: Mark Starr [markstarrvball@verizon.net]
Sent: Monday, November 08, 2010 11:13 AM
To: Christine Joyce
Subject: sewer

To Acton Board of Selectmen, I am writing to ask if you would consider deferring the payment of the sewer betterment fee for the 4 new homes to be built at 99 Parker St. Doug Halley has said that you have done it in the past and that he would support my request. The fee has been paid for the existing home at the site and it would be my intention to pay for each new unit as I apply for an occupancy permit before such permit is issued. Thank you for your consideration and if you have any questions please get in touch with me. Sincerely, Mark Starr

11/8/2010

Christine Joyce

From: Doug Halley
Sent: Thursday, November 18, 2010 2:55 PM
To: Christine Joyce; Steve Ledoux; Lauren Rosenzweig Morton
Cc: John Murray
Subject: RE: 99 Parker Street

In regards to the second part of your question I have talked this over with John Murray and we both agree that a charge of \$15 per month per privilege fee unit should be assessed between the time of issuance of the Building Permit to the time of issuance of the Occupancy Permit (no partial months should be calculated, if the BP is issued November 30th and the OP is issued December 1st that would be two months).

In regards to the first part of your question below it should be noted that, based on the interest being charged for betterments within the district, the privilege fee of \$12,311.52 would have an interest amount of \$901.82 per privilege fee unit for the period of time since 2003, when the debt was incurred.

From: Christine Joyce
Sent: Wednesday, November 17, 2010 3:26 PM
To: Doug Halley; Steve Ledoux; Lauren Rosenzweig Morton
Subject: RE: 99 Parker Street

Doug, Lauren would like to see if you have a recommendation for cost increases. In the near future the Board will be reviewing Privilege Fee payments and whether they should be adjusted over time, due to either interest incurred by the Town or by the Consumer Price Index. In considering this request the Board should also consider an additional charge to the applicant that would be equal to the benefit of time between the issuance of a Building Permit and the issuance of an Occupancy Permit.

-----Original Message-----

From: Doug Halley
Sent: Friday, November 12, 2010 4:32 PM
To: Christine Joyce; Steve Ledoux
Subject: RE: 99 Parker Street

Steve,

Mark Starr, the applicant for the Local Initiative Project at 99 Parker Street, has met with the Health Department regarding the requirement of payment for sewer privilege fees due for the proposed project at that address. D-10-5.b of the Town of Acton Bylaws requires that " the privilege fee shall be paid before any sewer connection permit or building permit is issued". Mr. Starr has submitted building permits for the project but they are being held in abeyance until the privilege fees are paid.

From a cash flow benefit to the project Mr. Starr requests that the building permits not be held up for payment of the privilege fee. As an alternative Mr. Starr requests that the privilege fee be paid prior to Occupancy Permits being issued for each unit.

As the Selectmen are aware Privilege Fee payments are being used to offset the non-allocated debt (Supersizing) incurred from the sewer project. As of this date \$549,364.64 of non-allocated debt remains. The requirement of the Bylaw was established to ensure that capacity in the sewer plant was not committed without assurance of receiving the privilege fee. In 2007 the Selectmen approved the allocation of capacity to 4 High Street. As part of that approval 4 High Street was allowed to receive Building Permits prior to payment of the Privilege Fees. Three years later 12 units that have a right to connect have still not received their Occupancy Permit and still haven't paid their Privilege Fee.

In the near future the Board will be reviewing Privilege Fee payments and whether they should be adjusted over time, due to either interest incurred by the Town or by the Consumer Price Index. In considering this request the Board should also consider an additional charge to the applicant that would be equal to the benefit of time between the issuance of a Building Permit and the issuance of an Occupancy Permit.

Doug

From: Christine Joyce
Sent: Friday, November 12, 2010 2:27 PM
To: Doug Halley; Steve Ledoux
Subject: 99 Parker Street

Doug the board will hear a request from Mark Star regarding the deferring of betterment fees at the 22nd meeting. He mentioned in his email, that you had given him the nod I would appreciate it if you could put your thought in a memo to be presented to the BOS with his request. Thanks