



050 (4) 09/19/2016

TOWN OF ACTON
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Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Board of Selectmen

Date: September 13, 2016

From: Engineering Department

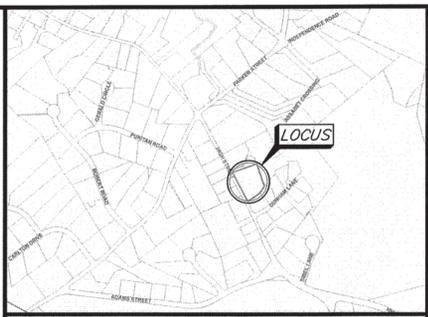
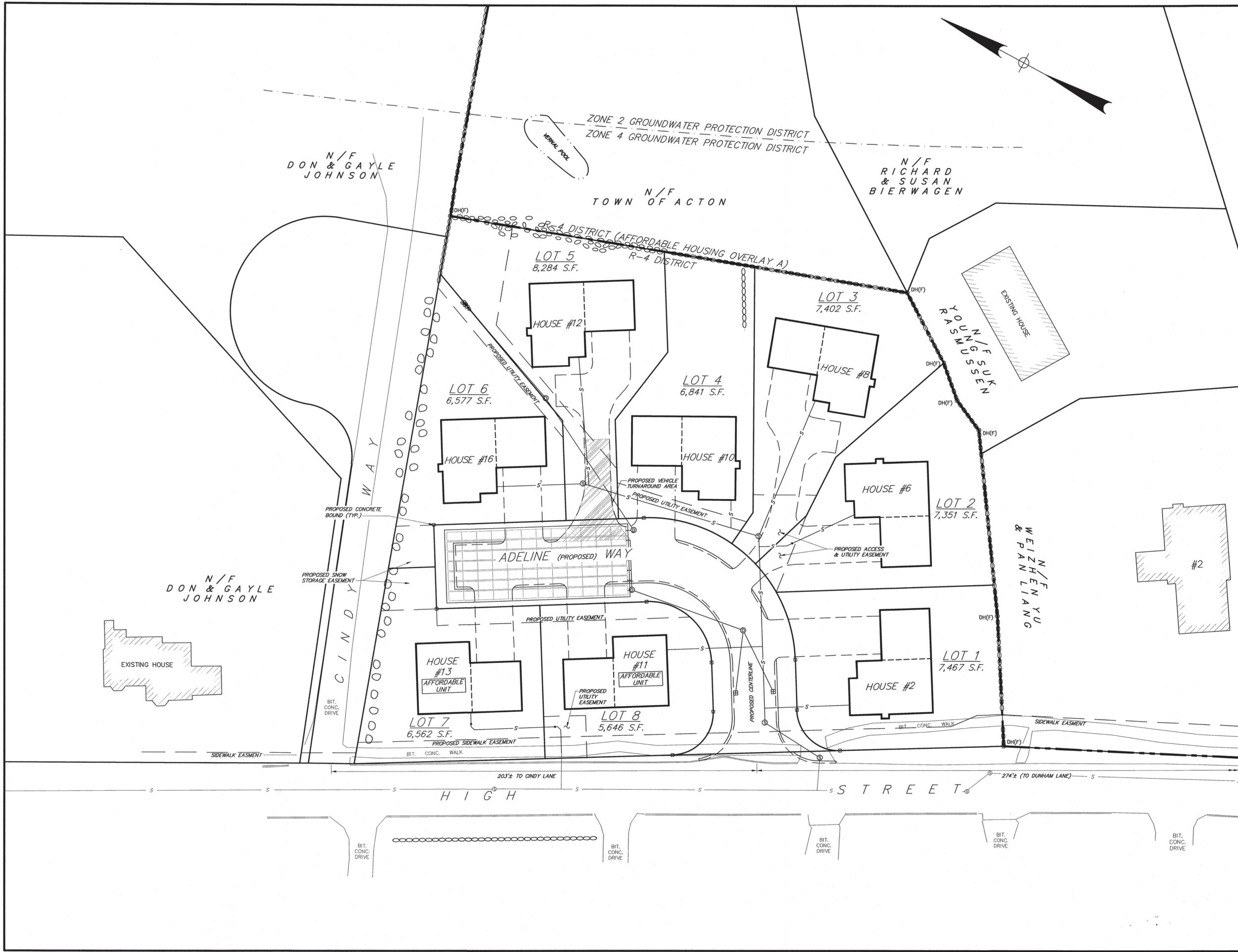
Subject: 248 High Street - Sewer Privilege Fee Calculation

Engineering Department has received a request from the developer of 248 High Street to calculate the Sewer Privilege Fee for the proposed 6 units' development. Below is our calculation.

The plan proposes 8 units with 3-bedrooms each. The existing property has been assessed 1 "Sewer Betterment Unit" (SBU) which has an outstanding balance of \$6,707.20 for the initial betterment. The additional 7 homes, with 3-bedrooms each, would require an additional Privilege Fee equal to 5 SBUs at \$12,311.52 per SBU. An additional privilege fee of \$86,180.64, plus the outstanding balance, equals a total payment of \$92,887.84 to connect to the sewer. This fee is typically required to be paid prior to issuing any building permits.

The Board of Selectmen, acting as the Sewer Commissioners, has the authority to consider approving a request from the developer to pay this fee with interest prior to the occupancy permits rather than requiring the full payment prior to building permits. We've attached a memo outlining the Sewer Commissioner Policy for fee relief.

We don't foresee an issue with approving this request



ZONING REQUIREMENTS
R-4 ZONING DISTRICT

DESCRIPTION	REQUIRED	MIN. PROPOSED
MIN. LOT AREA	40,000 S.F.	5,646 S.F.
MIN. LOT FRONTAGE	175'	14.88'
MIN. LOT WIDTH	50'	14.85'
MIN. FRONT SETBACK	45'	8'
MIN. SIDE SETBACK	20'	5'
MIN. REAR SETBACK	20'	10'
MAX. BUILDING HEIGHT	36'	33'±

PROPOSED SITE DATA

DESCRIPTION	PROPOSED
TOTAL PARCEL AREA	65,201 S.F. (1.50 ACRES) EXISTING
DWELLING UNIT DENSITY	5.33 UNITS/ACRE
FLOOR AREA RATIO	0.25
BUILDING COVERAGE	12,969 S.F. (19.89%)
TOTAL COVERAGE	20,435 S.F. (31.34%)

ACTON ZONING BOARD OF APPEALS

DATE OF APPROVAL:
DATE OF ENDORSEMENT:

APPROVAL UNDER M.G.L. CH. 40B, SEC. 20-23



SURV.: MSB/CRB	CALC.: MKW	DRAFT: REO
REF: 766/95, 722Y/101	DEED: 66792-231	CHECK: DBW

REVISIONS

6-7-16	ORIGINAL ENDORSEMENT
7-20-16	PER TOWN REVIEW COMMENTS

Professional seal for Daniel B. Wolfe, No. 36523, Civil Engineer, Registered Professional Engineer, State of Massachusetts. Signature: Daniel B. Wolfe, dated 7-20-16.

SHEET TITLE: MASTER PLAN

DESIGNED FOR: 248 HIGH STREET, LLC

ADDRESS: 248 HIGH STREET ACTON, MA

LOT NO.: 1	ASSESSOR MAP: J3	ASSESSOR PARCEL: 7
PL 105 OF 2016		

DAVID E. ROSS ASSOCIATES, INC.
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ENVIRONMENTAL CONSULTANTS

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SCALE: 1"=20' DATE: JUNE, 2016
REF.: --- PLAN NO.: L-12984
JOB NO.: 31342 SHEET NO.: 2 of 9

12/6/10

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SEWER COMMISSIONER POLICY 2010-01

PURPOSE

The purpose of this document is to provide the Sewer Commissioners with a consistent and fair mechanism to utilize when considering requests for relief from the Sewer Assessment Bylaw D-10 5-b. This section reads as follows:

- b. The Sewer Commissioners may establish reasonable fees pursuant to G.L. c. 83, § 17, to cover costs of construction of common sewers and other facilities required to serve land previously assessed a sewer betterment based on its existing use and/or its existing zoning potential where such land is later developed and/or subdivided for more intensive use (such as through a comprehensive permit under G.L. c. 40B, a zoning change, a subdivision, an approval not required plan, or other means). This fee shall be calculated based on the number of Sewer Assessment Units attributable to the intensified use of the land minus the number of Sewer Assessment Units originally assessed to the land, and may be adjusted by such other factors as the Sewer Commissioners, by regulation promulgated pursuant to this bylaw, determine to be appropriate. This fee shall be paid before any sewer connection permit or building permit is issued for the intensified use or, if a sewer connection permit or building permit is not required for the intensified use, before that use is commenced. The Sewer Commissioners may, by regulation promulgated pursuant to this bylaw, divide this fee among the land involved.*

POLICY

When the Sewer Commissioners receive a request from an applicant for relief from payment of a privilege fee prior to the issuance of a sewer connection permit or a building permit they shall take the following under consideration:

1. Is the intensified use requiring the privilege fee a Local Initiative Project or similar type of project as supported by the Acton Zoning Bylaw as specified in section 4.4.?
2. Is the intensified use requiring the privilege fee providing a public benefit; such as affordable housing, historic protection, open space or other benefit as interpreted by the Sewer Commissioners?
3. Is the applicant requesting the relief agreeing to pay an Interest Rate for the Interest Period starting upon the issuance of a sewer connection permit or building permit (whichever is issued first) to the date of the issuance of an Occupancy Permit?
4. Is the applicant requesting the relief in good standing with the Town in that no taxes or fees are outstanding as either an individual or as a corporate entity?

Should the Sewer Commissioners find that the request for relief meets all of the above conditions, the requirement for payment of the privilege fee prior to issuance of a sewer connection permit or a building permit may be changed to payment prior to the issuance of an occupancy permit.

Definitions

Local Initiative Project – Consistent with the Comprehensive Permit Policy, Appendix D, as adopted by the Board of Selectmen and Planning Board, April 2006.

Interest Rate - \$15.00 per month per privilege fee unit during the interest period

Interest Period – The start of the period shall be the first day of the month when a sewer connection permit or a building permit is issued (no matter which day the permit is actually issued) and shall continue to the last day of the month when an occupancy permit is issued.