

# Town of Acton Sewer District

## West Acton Continuation



October 10, 2019  
West Acton Sewer Action  
Advisory Committee

Middle Fort Pond Brook Sewer Enterprise  
Paul Campbell, Town Engineer  
Engineering Department

# Presentation Roadmap/Overview

- Introduction
- Project Timeline & Updates
- West Acton Village
- Project Benefits
  - Why now?
  - Sewer Users (West Acton Residents & Businesses)
  - General Taxpayers
- Project Summary

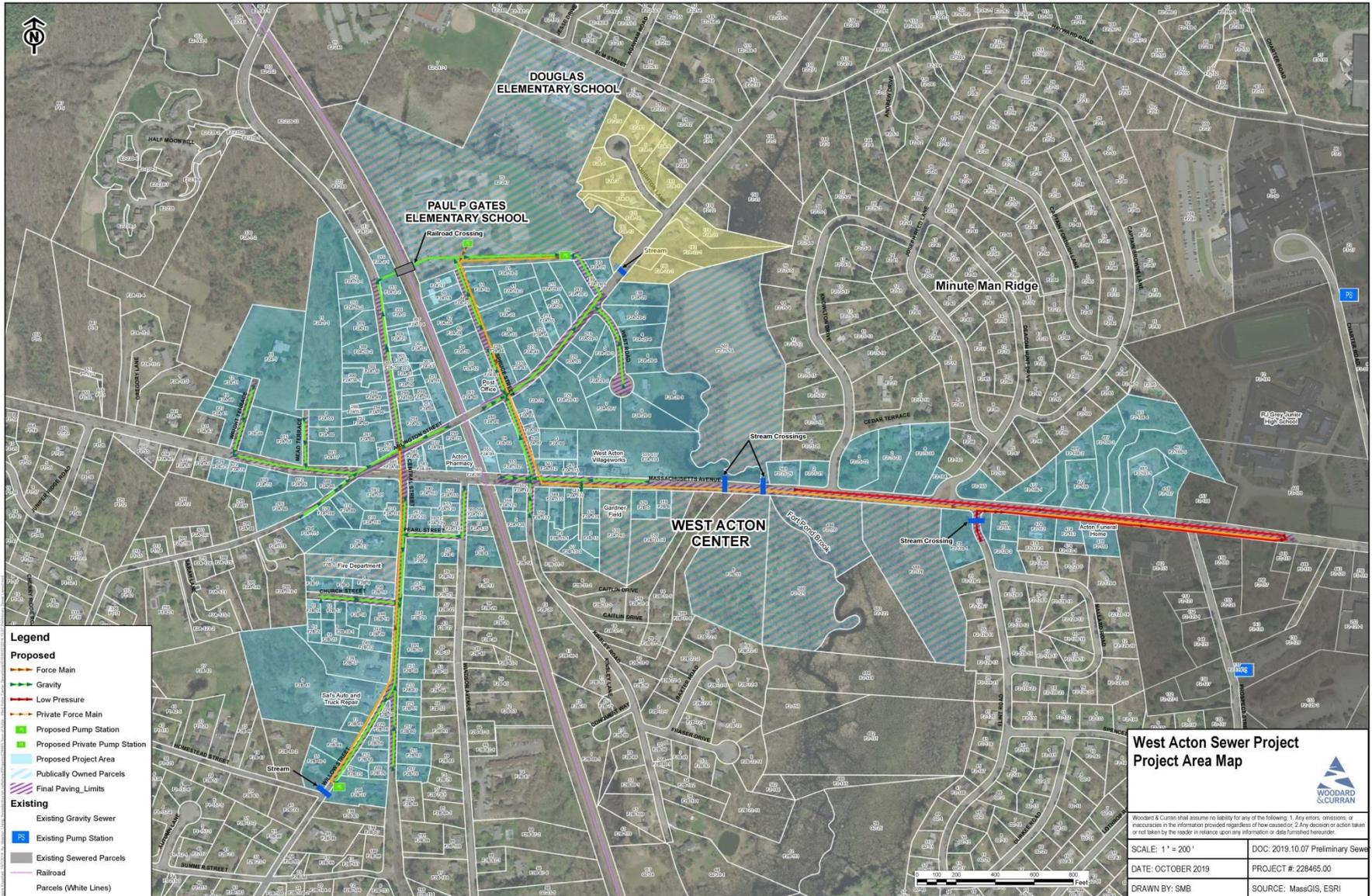


# Introduction



- Sewer preliminary design – finalize area tonight
- Preliminary Betterments – To be mailed mid-October
  - Current range = \$32,000 - \$37,000 per SBU (single-family)
- Full Design & Construction vote – December 10<sup>th</sup> Special Town Meeting

# West Acton Sewer Area



**West Acton Sewer Project  
Project Area Map**



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SCALE: 1" = 200'	DOC: 2019.10.07 Preliminary Sewer Layout
DATE: OCTOBER 2019	PROJECT #: 228465.00
DRAWN BY: SMB	SOURCE: MassGIS, ESRI

# Project Timeline & Events



- Town Hall late hours/Engineering Department – Every Tuesday open to 7:30 PM
- **Mid-October – Preliminary betterments mailed to project area**
- November 14<sup>th</sup> – Public Forum at Town Hall
- November 18<sup>th</sup> – Board of Selectmen Meeting
- **December 10<sup>th</sup> – Special Town Meeting**

# West Acton Village

- ❖ 32 properties (14%) in the project area (230 total) are commercial but they account for ~38% of the betterments
- ❖ ~\$4.4M of the \$15M project is supported by the commercial base



# West Acton Village

## West Acton Village Plan goals: ([link](#))

1. Support new development that enhances village vitality
2. Encourage small business development
3. Promote diversity in housing

## Acton 2020 goals: ([link](#))

1. Do more to promote economic development to enhance the commercial tax base in order to reduce the residential tax levy
2. Consider extension of sewer in West Acton Village to serve redevelopment of the commercial area



# Why Now?

## Helps Businesses Today!



# Why Now?

## Promote Economic Sustainability

### TD Bank (2012) & CVS (2014):

- Sewers in Kelley's Corner provided option to redevelop properties to allowed zoning
- Growth within sewer district: Assessed privilege fees for exceeding initial betterment



### Dunkin' Donuts – 315 Main St (2016):

- Moved from Acton Plaza to vacant building (former nail salon) adjacent to sewer district in Kelley's Corner
- Growth outside district: Property was accepted into the sewer district by the Board of Selectmen
- Property assessed 1.96 SBU betterment; paid in full prior to construction



# Project Benefits

## West Acton Sewer Users

### ❖ Sewers are:

- **Convenient and reliable**
- A preferable alternative to mounded or advanced septic systems. Ideal for smaller properties common in area
- Not mandatory to connect

### ❖ Betterments:

- Are payable over 30-years at low-interest (2-3%): \$150/month single-family
- Balance of payments can be transferred to the next property owner
- Payments don't begin until construction is completed in **2023**



# Project Benefits

## General Taxpayers (Outside Project Area)

### ❖ General Town Benefits:

- Project funded mainly by new sewer users (78% of the total costs)
- Public costs limited to public benefits such as paving and connecting public-owned properties to sewer. (~\$3M payable over a 30-years)
- Supports a key economic center

### ❖ Benefit for existing sewer users:

- ~\$1.3M West Acton betterments paid to sewer system and not the project:
  - ~\$280K repayment of preliminary design\*
  - ~\$1.0M W.Acton's fair share of the cost of the treatment plant\*\*
- More users → Larger base for operational costs & maintenance



\*Town Meeting authorized \$225K of sewer enterprise funds in April 2019 towards preliminary design of West Acton Sewer. ~\$68K spent previously in support of WASAAC

\*\*West Acton design flow = ~10% of capacity of sewer treatment plant which cost \$10M to construct

# Why Now?

## A Summary

- ❖ Septic systems fail periodically:
  - Sewer gives owners a solution
  - Long-term plan for a future need
  - Systems may be “fine” now but don’t meet current standards
- ❖ Businesses need it:
  - Seat count limited at Orange Door Kitchen, Acton Coffee House due to septic limitations
- ❖ Long-term project not competing with other projects
  - School, Fire Station and Sewers are 30-year projects. A delay for any does not mitigate the impact
  - Sewer betterment = rough cost of septic replacement.



# West Acton Sewer - Conclusion



- Low-interest/30-year term – no payments until **2023**
- Support for a **key** economic center
- Sewers are **convenient** and **reliable**

# Additional Information/Questions?



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**Acton** Massachusetts

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**Tue, Sep 17**

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If you want to provide comments, please

provide them to [Planning@acton-ma.gov](mailto:Planning@acton-ma.gov)

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View licenses and permits online.



## Online Bill Pay

Pay your bills online.



## Jobs & Volunteering

View Job and volunteer opportunities.



## Public Documents

Access the public documents archive.



## Town Directory

View a list of town Departments.



## GIS / Mapping

Explore town data and maps.



## View Public Meetings

View recording of recent meetings.



## Current Projects and Programs

[Acton 2020](#)

[Bruce Freeman Rail Trail Construction Project](#)

[Cross-Acton Transit Shuttle Tracker and Schedule](#)

[Acton Power Choice Electricity Aggregation Program](#)

[Kelley's Corner Infrastructure Project](#)

[NARA Park Events and Information](#)

[North Acton Fire Station Project](#)

[West Acton Sewer Project](#)

[Open Space and Recreation Plan, 2014-2021](#)

## Town Resources

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# Thank You!



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PUMP STATION**



**HILLCREST DRIVE  
PUMP STATION**