TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone (978) 929-6630
Fax (978) 929-6340

Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To*: Board Of Selectmen** ***Date: March 14, 2016

From: **Engineering Department**

Subject: **Sewer Connection Permit – 313-315 Main Street – Edens Acton Plaza**

We have reviewed the minor amendment to Site Plan Special Permit #04/30/71-15 and the request to connect to the sewer in a letter from Brian Levey dated March 2, 2016. Currently zero betterment units have been issued to the two parcels but the construction proposed is equal to 1.95 betterment units. The Town Bylaws D10. Sewer Assessment Bylaw Paragraph 2.b.(iii) states:

The owner of land used or zoned for business use, including land in the Village, Office, Business districts, except land in such districts actually used for residential or other purposes, shall be assessed on the basis of a number of sewer units calculated by multiplying the maximum floor area ratio (FAR) permitted as of right under the zoning requirements then in effect times the lot area and dividing the result by 4000, in accordance with the following formula.

$$\text{Number of Sewer Units} = \frac{\text{Maximum FAR} \times \text{Lot Area}}{4000}$$

The parcels are located within the Kelly's Corner (KC) zoning district which is currently proposed to change the FAR from 0.40 to 0.20 pending Town Meeting approval. Based on this the department would recommend that 1.95 betterment units be applied to this proposal and that the payment be submitted prior to the issuance of a building permit or a sewer connection permit. In the event that Town Meeting rejects the zoning change, we recommend a condition requiring the applicant to pay an additional 1.96 betterment units prior to the issuance of an occupancy permit. We have attached additional calculations supporting this assessment.

Betterment Calculation

(FAR of 0.20)

Address	Area (sq.ft)	F.A.R.	S.B.U.	Fee ($12,311.52/SBU)
313 Main St	22,433	0.20	1.12	$13,788.90
315 Main St	16,648	0.20	0.83	$10,218.56
		Total =	1.95	$24,007.46

(FAR of 0.40)

Address	Area (sq.ft)	F.A.R.	S.B.U.	Fee ($12,311.52/SBU)
313 Main St	22,433	0.40	2.24	$27,618.43
315 Main St	16,648	0.40	1.66	$20,496.22
		Total =	3.91	$48,114.65

Title 5 Flow *(FAR of 0.20)*

1.95 SBU x 300 gpd per SBU = 585 GPD

25 Proposed Seats x 20 gpd/seat = 500 GPD

585 GPD > 500 GPD therefore no additional privilege fee required