

PUBLIC HEARING  
TOWN OF MANSFIELD  
April 23, 2012  
Sewer Benefit Assessment

The Mansfield Town Council, acting as the Water Pollution Control Authority, will hold a public hearing at 7:30 PM at their regular meeting on April 23, 2012 to solicit comments regarding the benefit assessment for the extension of Town sewers to serve the College Mart Plaza.

At this hearing persons may address the Town Council and written communications may be received. Copies of said proposal are on file and available at the Town Clerk's office: 4 South Eagleville Road, Mansfield and are posted on the Town's website ([mansfieldct.gov](http://mansfieldct.gov))

Dated at Mansfield, Connecticut this 10<sup>th</sup> day of April 2012.

Mary Stanton, Town Clerk



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *Matt*  
**CC:** Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works; Cherie Trahan, Director of Finance; Linda Painter, Director of Planning & Development; Grant Meitzler, Assistant Town Engineer  
**Date:** March 26, 2012  
**Re:** WPCA – Benefit Assessment - Extension of Town Sewers to serve the College Mart Plaza

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**Subject Matter/Background**

Recall that late in 2011 the Town gave permission for the College Mart Plaza to extend the Town sewer to serve their plaza at 82-86 Storrs Road. This work has been completed and now even though the pipe was extended at the applicant's expense, the Town must assess the benefits of the connection according to the Town's benefit assessment ordinance (Section 159-14f of the Town Code).

Since the only non-operating costs the Town has/will incur as a result of this connection are the "downstream" or treatment plant costs, the form of the assessment takes on that of a connection charge. The computation for the connection charge (see attached) is based on the number of acres in the parcel served.

For council (acting as the WPCA) to levy this assessment, a public hearing must be held in accordance with section 159-14g of the Town Code.

**Financial Impact**

The financial impact of the assessment is positive and will help the Town pay its share of the Windham Sewage Treatment Plant upgrade.

**Legal Review**

The Town Attorney has reviewed this matter.

**Recommendation**

Council's action to schedule a public hearing on this assessment at a future Council meeting is respectfully requested.

Memorandum:

October 26, 2011

To: Lon Hultgren, Director of Public Works  
From: Grant Meitzler, Assistant Town Engineer  
Re: Sewer Assessment for U.S. Properties' College Mart Mall  
82-86 Storrs Road

The Sewer Ordinance provides for a three step assessment determined as follows:

1. Adjusted Frontage Charge

This portion of the assessment is zero since the town has zero project cost for the installation of the now town owned sewer located within the Storrs Rd right of way.

One half of the project cost would have been distributed to determine a cost per Adjusted Front Foot if there had been a project cost for the town.

2. Unit Charge

A Unit Charge is also zero since there is no town project cost.

This charge takes one half the project cost to the town and distributes it between the total number of units within the project service area. In this case there was zero cost to the town which results in a zero Unit Charge.

3. Outlet Charge

For a business use in a business zone the ordinance provides for an Outlet Charge based on the acreage in use on the site. This acreage is determined by placing a line parallel to the front streetline of the property that touches the rear-most part of the building(s) on a property.

The number of acres is then multiplied by \$1400./acre.

For the U.S. Properties, Inc. parcel this results in the following assessment figure:

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$$6.518 \text{ acres} \times \$1400. = \underline{\underline{\$ 9,125.03}}$$

PROJECT U.S. Properties, Inc. Connector  
PROJECT NO. \_\_\_\_\_

NAME OF OWNER AS OF 10.26.2011

U.S. Properties, Inc.  
ADDRESS 82-86 Storrs Rd  
Mansfield, Conn.

ASSESSORS MAP 38 LOT 109  
ASSESSMENT MAP PARCEL NO. 39  
LAND RECORDS VOLUME 303 PAGE 116  
PROPERTY HOUSE NO. 82-86 Storrs Rd

ASSESSMENT

ADJUSTED FRONTAGE CHARGE

\_\_\_\_\_ FEET X 0.00 = \$ 0.00

UNIT CHARGE

\_\_\_\_\_ UNITS X 0.00 = \$ 0.00

OUTLET CHARGE

NO UNIT BASIS \_\_\_\_\_

OR

6.518 AC X \$1400./acre ACREAGE BASIS = \$ 9,125.00

TOTAL ASSESSMENT

\$ 9,125.00



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MattH*  
**CC:** Maria Capriola, Assistant to Town Manager; Lon Hultgren, Director of Public Works; Cherie Trahan, Director of Finance  
**Date:** April 9, 2012  
**Re:** WPCA – Benefit Assessment - Extension of Town Sewers to serve the College Mart Plaza

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**Subject Matter/Background**

At the last meeting, the Town Council voted to set a public hearing for April 9, 2012 to solicit public comment on the extension of town sewers to serve the College Mart Plaza. Typically, legal requirements for the noticing of public hearings dictate that the legal notice be published in the local newspaper a minimum of a five days in advance of the hearing. Pursuant to Mansfield Code §159-14(G), the public hearing notice requirement for a sewer connection is somewhat different and mandates a minimum ten day notice. By the time staff realized this distinction, it was too late to hold a public hearing on April 9<sup>th</sup>. Consequently, Council will need to approve a new date for the public hearing to enable the Town to meet the 10-day noticing requirement.

**Recommendation**

Council's action to schedule a public hearing on this assessment at a future Council meeting is respectfully requested.

If the Council supports this recommendation, the following motion is in order:

*Move, to schedule a public hearing for 7:30 PM at the Town Council's regular meeting on April 23, 2012, to solicit public comment regarding the extension of town sewers to serve the College Mart Plaza.*