

Ref:

Building being constructed at 143 River Rd, Lisbon ,CT. owned by River Road 1 LLC

This building will consist of four (4) units. Starbucks, Verizon Wireless, Mattress Store and HHC Care Center.

No flow data was provided for this building. We reached out to Norwich Public Utilities by telephone for flow data and received data on the Starbucks located on West Main St., Norwich, CT. The flow data we received was for an approximate flow of 28 - 30 ccf per month. The calculations to reach our assessments are as follows:

1 ccf = 782 Gallons of flow

Using an average 29 ccf or 22,678 gallons avg. flow/month

divide by 30 days is equal to 755.93 gallons per day. rounded to 756 gals/day.

multiplied by \$36.07 per gal as per Town of Lisbon Sewer Regulation is equal to \$27,268.92.

Using a minimum of 200 gallons per day for the other units totaling 600 gals flow / day. This multiplied by \$36.07 per gallon equals to \$21, 642.00

Total for entire building will be \$48,910.92, This amount will be the Benefit Assessment for use of the Sewer system.

In addition the same amount of flow, One thousand three hundred and fifty six (1356), is used to determine the Connection fee. In accordance with Town of Lisbon Sewer Regulations, the connection fee is determined by the total amount of flow times \$5.00 per gallon, which is \$6,780.00

ARTICLE V – SEWER ASSESSMENTS

A. Benefited Properties

Sewer assessments shall be levied on all properties that are benefited by the municipal sewer system. Properties that are benefited include properties that are actually connected to the system and properties to which a connection has been made available pursuant to the Lisbon Sewer District Regulations.

B. Amount of Assessment

The assessment charged against any benefited property shall be determined by the Authority and may be the lesser of:

1. The maximum amount lawfully permitted pursuant to Conn. Gen. Stat. § 7-249, as it may be amended; or
2. The amount determined by multiplying the total number of gallons of wastewater per day that the WPCA allows the affected property to discharge into the municipal sewerage system, times a rate established by the Authority at the time the assessment is levied.

C. Expanded Buildings

Where buildings or structures are expanded or constructed after the initial assessment, the property containing the expanded buildings will be charged any additional assessment necessary to produce a total assessment for the property that is equivalent to the assessment that would have been charged if the new or expanded buildings or structures had existed at the time of the original assessment.

D. Payment of Assessments

Assessments shall become due and payable at such time as is fixed by the Authority after a public hearing pertaining to such assessment. The due date, or due dates if installment payments are permitted by the WPCA, shall be identified on the sewer assessment notice. Each required payment must be made within 30 days of the relevant due date to avoid statutory interest and penalties.

E. Public Hearings

A public hearing shall be provided for each landowner who may be affected by a proposed assessment to the extent required by law.

ARTICLE VI – SEWER CONNECTION FEES

A. Benefited Properties

Sewer connection fees shall be levied on all properties that are permitted to be connected to the municipal sewerage system in accordance with these Regulations on or after May 14, 2003.

B. Amount of Connection Fees

The connection fees charged against any property that is permitted to be connected to the municipal sewerage system on or after May 14, 2003, shall be the sum of:

1. The charge the Town incurs or incurred to have the property appraised for purposes of determining the proper assessment to be paid pursuant to Article V, above, plus an administrative fee of fifteen percent (15%); plus
2. The actual costs and expenses incurred by the Town in connection with the physical connection of the property to the municipal sewerage system (including but not limited to engineering review and necessary consultants' fees), plus an administrative fee of fifteen percent (15%); plus
3. An amount determined by multiplying Five Dollars (\$5.00) times the maximum number of gallons of wastewater permitted to be discharged from the property each day.

C. Allowance of Additional Flows

Whenever the WPCA permits any property to discharge more wastewater into the municipal sewerage system than the WPCA permitted at the time of the original connection, an additional connection fee shall be charged in accordance with Section B of this Article VI.

D. Payment of Connection Fees

All connection fees levied pursuant to Section B of this Article VI must be paid prior to the physical connection of the property to the municipal sewerage system. All

connection fees levied pursuant to Section C of this Article VI must be paid prior to the discharge of the additional wastewater permitted to be discharged by the WPCA.

E. Public Hearings

A public hearing shall be provided for each landowner who may be affected by a proposed connection fee the extent required by law.

**ESTIMATED SEWER CONNECTION COSTS AND FEES
(TYPICAL)**

Assumptions

Allowable amount of flow: 200 gallons per day

I. **ASSESSMENT**

(Article V, Section B.2): $200 \text{ gpd} \times \$36.07/\text{gpd} = \$7,214$

II. **CONNECTION FEE**

(Article VI, Section B):

1. Appraisal Fee: N/A if assessment is agreed to
2. Engineering inspection and review costs: $\$1000 \times 1.5 = \1150
3. $200\text{gpd} \times \$5/\text{gpd} = \1000

III. **TOTAL ESTIMATED FEES AND COSTS**

\$ 7214 Assessment

1150 Engineering review and inspection

1000 Supplemental connection fee

\$ 9,364 Total