

Easton Public Meeting  
October 26, 2010

Questions & Answers

**Question:** Please clarify the betterment expense. When you multiply the annual cost of \$1,000-\$1,300 by 20 years you don't get \$18,000-\$22,000?

**Answer:** The \$18,000-\$22,000 is the estimated principal cost. Property owners have the option to pay it in full at the time it is issued. The annual cost presented is based on 4% financing over 20 years resulting in a range of \$1,000 - \$1,300 per year. For a 20 year loan at 4% the range of final costs (principal plus interest) is \$22,220-\$27,158. The Town has the option to request a longer loan period, which would lower the annual payments, but increase the total cost. At 30 years and 4% the annual payment would be \$800-\$950.

**Comment:** In addition to the infrastructure improvements on Main Street that may occur simultaneously with the sewer installation (for instance water main, drainage, utility improvements), you should look at on site parking to help businesses.

**Response:** Easton also just received a grant for downtown improvements for general infrastructure; parking will be added to the discussion.

**Question:** Are the costs for the general infrastructure of Main Street included in the betterment expense or does this money come from different pots?

**Answer:** The \$18,000-\$22,000 principal betterment is for the sewer project only, which includes paving of street, but not other additional infrastructure improvements that could be completed concurrently such as parking or water mains.

**Question:** Is there no opportunity for surface water discharge?

**Answer:** No, there is no opportunity for a NPDES permit, only groundwater recharge. The Town is currently researching numerous sites for groundwater recharge.

**Question:** If North Easton Village has sewer needs of 250,000 gpd, wouldn't it be better to design/build something that will take this flow now, other than building one 50,000 gpd plant now, and over and over again. Why don't you take care of it all at once?

**Answer:** Easton has 1 million gallons of sewer need Town wide. We are starting with the project because we have 50,000 gpd capacity available now. We are actively pursuing other alternatives; there is not enough discharge capacity now for the larger flows such as 250,000 gpd.

**Question:** Considering future expansion, would the sewer system be sized only for that scope shown in Alternate 1 and 2, or would we be paying betterments on design that compensates for future expansion, for example, larger pipe sizes?

**Answer:** There are minimum pipe sizes required in design that have inherent future capacity. Infrastructure can pump over a range of capacities. The design will incorporate future capability for areas that must flow through the piping that is part of this phase, for example Pond Street. The piping will be designed to eventually service Pond Street because those parcels do not have another alternative or route they could take.

**Question:** Alternatives 1 and 2 are both 50,000 gpd. What engineering decisions were made to delineate these options?

**Answer:** We started with the diagram of dots with variances and septic tank failures. The main goal of the engineering design is to solve public health and safety problems. Alternative 1 is designed to include more properties on Main Street. Alternative 2 was designed to be the least costly and most creative option by going behind buildings on Main Street to reduce installation costs.

**Question:** I own two properties on Main St. One has frontage and one is set back and landlocked but its address is on Main St. Deciding whether I would want to sign up or have a septic tank will depended on where the line is drawn. I am curious how variable those lines are if they make engineering sense, and how would the betterments differ?

**Answer:** The differences in the betterment methodologies are as follows: Under the uniform unit method the town will assess a betterment for each of your properties, one betterment charge for the property with Main Street frontage and one betterment on the property without. Each would be connected with two separate pipes. The other betterment method, the frontage method would mean the landlocked property would be shut off from sewer with no sewer access without property frontage. We can't predict in the future whether you are going to own those two properties therefore you would not be typically allowed to connect the two parcels to one pipe on private property. If the two properties are bettered, you would have to pay the betterment charge but not the cost of connecting until you are actually connected.

**Comment:** With a large number of small wastewater treatment plants, you should take some consideration for all associated costs of meetings, time, and engineering. If you consolidate to one large treatment plant might save costs.

**Question:** What is the engineered difference in impact on the watershed between the two alternatives?

**Answer:** Both Alternatives have the same amount of water going back to the ground. There seems to be more variances and failed septic tanks that would be eliminated in Alternative 2. On average, a new septic tank in North Easton Village has 4-6 variances associated with the design because of small lot sizes and high groundwater. The issue is that a lot of parcels are so small they don't meet required setbacks. The goal of the State Funding applied for on this project is public health and safety. The more failed septic systems that get taken off-line, the better for public health and water quality.

Please email town officials with additional questions.