

TOWN OF NARRAGANSETT
SEWER POLICY

(Effective April 18, 1995)

(Revised July 15, 1996 (Section 3c))

(Revised December 6, 1999 (Section 3c))

(Revised July 7, 2008 (Section 8))

WHEREAS, the Town of Narragansett has undergone a dramatic increase in community growth since the construction of the Regional Wastewater Treatment Facilities and the Scarborough Wastewater Treatment Facilities, and

WHEREAS, said wastewater treatment facilities of the Town have a limited capacity, and

WHEREAS, the combined wastewater flows from the North End of Town and the Narragansett Pier area now equal or exceed the Town's allotted share of the capacity of the Regional Wastewater Treatment Facilities, and

WHEREAS, the average daily flow of wastewater into the Scarborough Wastewater Treatment Facilities during the peak month has already exceeded 1,000,000 gallons per day (71% of design capacity) despite efforts to limit flows beneath this threshold, and

WHEREAS, the Town can expect additional wastewater flows into both sewer systems from projects which have been approved but are yet to be developed, in particular, the North End Sewer Project, and

WHEREAS, there exists in the Town of Narragansett neighborhoods with severe on-site sewage disposal problems, most of which neighborhoods were designated for sewer services by the original sewer plans adopted by the Town in 1974 and 1975, and further identified by the Town's studies since the adoption of the previous sewer policies (July 6, 1987 and April 2, 1990), including the Facilities Plan for Wastewater Management (adopted December 2007) and the Comprehensive Plan (adopted January 1994), and

WHEREAS, the Town recognizes the need for implementing a long-term sewer development plan and administrative policy to provide a rational, equitable, and orderly procedure for providing sewer utility service to areas of the Town of Narragansett, and

WHEREAS, detailed engineering studies have been completed to address the issue of the enhancement and expansion of both treatment facilities, and

WHEREAS, the first phase of said enhancements and expansions have recently been completed, and

WHEREAS, the Town has a consequence allowed for certain limited expansion of its conveyance system in terms of new extensions and new connections to specific existing sewers, and

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WHEREAS, the Town has investigated the options for securing additional flow capacity at the Regional Wastewater Treatment Facilities, including the lease of unused flow space from another regional partner or partners, with the intent of said investigation to continue the progress of the North End Sewer Project,

Now therefore the Town Council of the Town of Narragansett adopts the following resolution and policy:

1. There are hereby created two Sanitary Sewer Areas in the Town of Narragansett, hereinafter called "Sewer Area".

Said Sewer Areas are officially delineated in a map on file in the Engineering Department hereto entitled "Sanitary Sewer Areas Boundaries of Narragansett", which areas are further defined as:

AREA I.

Those areas in Narragansett serviced by the Regional Wastewater Treatment Facilities and certain areas not yet sewered but prioritized for sewer extensions under the "Facilities Plan for Wastewater Management" (adopted December 2007), and other such areas as may be designated by the Town from time to time, and as amended by elements of the Coastal Resources Management Program, and

AREA II.

Those areas serviced by the Scarborough Wastewater Treatment Facilities and certain areas not yet sewered but designated for sewer extensions under the "Facilities Plan for Wastewater Management" (adopted December 2007) as amended by elements of the Coastal Resources Management Program, and other such areas as designated by the Town from time to time.

2. Any parcel of land located within the Sewer Areas which abuts a sewer line may be permitted to tie in to the Narragansett Sewer system provided no other sewage disposal options are available, and:

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- a) The requested sewer connection is in an area where the existing sewer line and associated pumping treatment facilities are of sufficient capacity, elevation and design as determined by the Town Engineer, to accommodate the wastewater flow.
 - b) The owner of the parcel agrees to abide by all conditions, restrictions, standards, specifications, design criteria, and to pay all fee schedules which may be established by the Town of Narragansett.
 - c) Connections into sewer force mains shall be permitted only under the following conditions:
 - i. The connection requested is into a pressure sewer line specifically designed to accommodate lateral connections (i.e. low pressure sewer system).
 - ii. The connection requested is into a valve access manhole that has been designed to accept additional pressurized connections.
 - d) Permits issued under this Section will be on a one (1) permit per unit basis, with no more than one (1) permit issued per platted lot, with all said lots legally platted, filed, and recorded prior to the adoption of this Policy.
3. Extensions of sanitary sewers to parcels of land within the Sewer Area which do not abut existing sewer shall be permitted only under the following conditions:
- a) Parcels of land within the unsewered areas of the Sewer Area may be connected as the capacity of the Town's sewage facilities becomes available. It shall be the policy of the Town of Narragansett to support the extension of sewer lines into areas previously prioritized for sewer service, including but not limited to the area to be served by the North End Sewer Project.
 - b) All proposals to extend sewer lines into areas covered by this Policy shall conform to all technical and administrative standards and procedures as may be established by the Town, including but not limited to all provisions of Section 2 of this Policy.

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- c) Extensions may be granted for a length not to exceed three hundred and fifty (350) linear feet from a public sewer physically installed and accepted prior to the adoption of the April 18, 1995 Policy and located within an established public road or right-of-way, provided said extension is also installed within an established public road or right-of-way. Effective December 6, 1999, no sewer extensions shall be granted for new projects (one (1) or more lots) within Sewer Area I as defined herein (areas serviced by the Regional Wastewater Treatment Facilities).
 - d) The location of all existing public sewers will be as determined by the Town, unless otherwise approved by the Town Engineer.
 - e) Extensions will be granted only for those lots legally platted, filed, and recorded prior to the adoption of this Policy.
 - f) Permits for any and all lots fronted by any new extension installed under this Section will be issued on a one (1) permit per unit basis, with no more than one (1) permit issued per platted lot, with all said lots legally platted, filed, and recorded prior to the adoption of this Policy.
 - g) All extensions are subject to inspection and approval by the Town. After said approval, the extension becomes the property of the Town, subject to the administrative and technical standards and procedures set forth by the Town; the party who obtained the extension permit (applicant) shall forfeit all rights to said extension including but not limited to the ability to control future connections and/or extensions and the ability to obtain financial or other considerations for same.
 - h) The applicant shall bear the full responsibility for all costs, including but not limited to survey, design, construction, inspection, and generation of as-built records associated with the extension.
4. There shall be no sewer connections or extensions to parcels of land not located within the Sewer Areas.

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5. Nothing within this Policy shall supersede or alter any applicable provisions of the Town of Narragansett Ordinance Chapter 599, "An Ordinance Relating to the Construction of Sewer Lines by Private Parties in the Pettaquamscutt Cove Area of Assessor's Plat A", adopted July 18, 1988.
6. Nothing within this Policy shall supersede or alter any applicable provisions of the Town Council decision that was ratified, approved, and confirmed on June 26, 1985, specifically regarding low pressure sewers in the Edgewater Plat.
7. Any excess capacity that has been assigned or allocated to the Town of Narragansett beyond that which has been reserved for the North End Sewer Project shall in turn be reserved without qualification until a future Sewer Policy amendment is approved.
8. Within Area I as defined previously herein, the Town may consider requests for relief under this Policy subject to all (as noted therein) of the following terms and conditions:
 - a) Residential projects must meet the definition of a major subdivision or land development project pursuant to the current subdivision regulations at the time of application. Proposed commercial, industrial, or institutional developments that exceed 5,000 square feet of total floor area will also be eligible for consideration. Existing developed single properties that legally conform to all zoning ordinances as of the date of this amendment and that have documented ISDS failures (where no replacement system can be designed for the site) or cesspools would also be eligible to apply. Said properties must comply with the provisions of **Subparagraphs b, c, d, e, and f** below.
 - b) The applicant will be required to pay all customary fees and charges, including sewer assessments, Sewer Lot Development Fees, etc. in effect at the time of application.
 - c) The applicant will be required to pay an Inflow/Infiltration (I/I) Removal Fee as calculated by the Town, in addition to the fees and charges noted above. Said fee (further defined in **Subparagraph d**) will be based on the number of proposed units (or equivalent in the case of commercial, industrial, or institutional projects), the estimated flow from same, a peaking factor, and current (as defined by the Town) I/I removal costs. At the sole discretion of the Town, the applicant may be

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required to perform an actual I/I removal action (in lieu of paying the aforementioned fee).

- d) The basis for the Inflow/Infiltration Removal Fee will be derived from relevant and contemporary studies conducted by the Town, but in no case less than the following formula:

$$(\$2.96/\text{gallon}) (450 \text{ gallons/unit/day}) (2.5 \text{ peaking factor}) (\# \text{ of units})$$

The “450 gallons/unit/day” figure may be adjusted by the Town to reflect comparable flow figures from other existing developments.

- e) The Inflow/Infiltration Removal Fee must be paid in full at the time of application. Should the Town elect to order an actual I/I removal action, said action shall be fully completed and accepted by the Town prior to the issuance of any sewer permits.
- f) Residential projects as defined under **Subparagraph a** above must comply with the policies of the Town of Narragansett Affordable Housing Plan, as adopted by the Town Council on November 1, 2004, as amended. Further, for proposed residential housing developments to qualify for relief under this provision of the Sewer Policy, the following will apply:
- i. If the project confirms to the minimum percentage set by the Affordable Housing Plan (AHP), then the I/I peaking factor as defined in **Subparagraph d** above will be four (4) times the actual flow.
 - ii. If the project falls between the minimum percentage set by the AHP and 50% affordable in terms of qualified units, then the I/I peaking factor as defined in **Subparagraph d** will be three (3) times the actual flow.
 - iii. If the project exceeds 50% affordable in terms of qualified units, then the I/I peaking factor as defined in **Subparagraph d** above will be two and on-half (2.5) times the actual flow.
- G) The proposed project must comply with all current Town ordinances, regulations, and codes. **Subparagraphs a through f** inclusive shall also apply to all projects approved under a comprehensive permit.

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In order to carry out this Policy, the Town of Narragansett resolves to:

1. Continue to administer the Facilities Plan for Wastewater Management relative to the development of sewer facilities consistent with the previously mentioned studies, to the extent possible to most effectively service areas within the boundaries of the Sewer Areas, and
2. To pursue further reduction of groundwater infiltration and illegal discharges into the Town's wastewater collection system, and
3. To maintain and implement a Sewer Lot Development Fee structure whereby future development will fund future municipal improvements and capital expenditures directly attributable to those developments.
4. Develop and implement a specific project application and ranking system that would evaluate, among other things, said project's conformance with the Facilities Plan for Wastewater Management, the Comprehensive Plan, and associated absolute and relative benefits to the Town.