

Checklist for Proposed expansion of the sewer district:

Name of person proposing the addition of properties _____

As: An individual On behalf of multiple property owners (please attach authorization)

On behalf of an organization or association (please attach vote, bylaws authorizing, etc.)

As a government body (attach vote, etc.)

Applicants must qualify under section 1 and score at least seven additional points to be recommended for inclusion into either a Sewer District or Needs Area. Check all boxes below marking any that are not applicable with "N/A". Incomplete forms will be returned

All properties approved for inclusion shall pay a privilege fee and, where appropriate, a betterment assessment covering all costs associated with sewer construction, including engineering, legal, administrative and financing charges. Properties must connect to the sewer within 2 years of approval.

Evaluation Criteria

Required:

1. Capacity: Adequate capacity in sewerage system must be available for proposed additional flow.
 - Infrastructure is available to meet added demand as certified by the Sewer Commissioners/DPW
 - If within SSWWTF, capacity has been accounted for in Removal/Addition Baseline as certified by the Sewer Commissioners/DPW
 - Infrastructure is not available to meet demand or baseline units not available-**DISQUALIFIED**
Please consult with Sewer Commissioners/DPW to discuss remedial action.

Elective:

2. Failed Septic system: Property must already be developed and have evidence of no feasible replacement. Property owner must demonstrate hardship related to conditions below (maximum of three points):
 - Soil Type: Udipsamments-Beaches-Pawtucket, Berryland +1
 - Groundwater: Between 0-5 feet below surface +1
 - Wetlands: Wetlands within 100 feet of property +1
3. Land Use: Properties must be evaluated in accordance with the following zoning and land use criteria (maximum of five points):
 - Lot size: Less than 40,000 square feet +1
 - Zoning: Lot is less than or 150% of minimum lot size requirement. +1
 - Overlay Districts: Town +1

Public Wellhead Recharge +1
Harbor +1

4. Wellhead: (one point maximum)
- Proximity to Public wellhead less than 500 feet +1

5. Special Consideration: (four point maximum)

The Sewer Commissioners or Board of Selectman, acting in their capacity as the Sewer Commissioners, may grant up to four (4) points to an applicant or group of applicants based upon the following criteria:

- (1) Evidence of severe economic hardship related to environmental conditions associated with the soils, topography, existence of wetland networks, or other condition resulting in the ongoing failure of septic systems. Evidence shall include but not be limited to reports of Registered sanitarian, civil engineer, or other specialist. (+1)
- (2) Subject property or groups of properties located between or surrounded by identified sewer district and/or needs areas. (+1)
- (3) For properties located in the Country Overlay District, voluntary reduction of development potential directly related to the extension of public sewerage may be granted. Individual properties that offer the following restrictions to the Town or County of Nantucket or dedicate a conservation restriction held by an authorized entity may be awarded points in accordance with the following:
 - (a) A lot that exceeds 150% of the minimum area required by the zoning district in which it is located in and agrees to restrict all further division, except for minor lot line adjustments that will not result, directly or indirectly, in the creation of new buildable lots, as approved by the Sewer Commissioners (+1);
 - (b) A lot that exceed 200% of the minimum area required by the zoning district in which it is located in and agrees to rezoning if applicable (+2)
 - (c) Elimination of a second dwelling if otherwise allowed (+2)
 - (d) Restriction in the size and total bedrooms of a second dwelling to no more than 1,000 gross square feet of living space (not including garage or mechanical space) and two (2) bedrooms (+1)
 - (e) Limitation of total bedrooms on subject lot to no more than currently allowed by existing approved septic design. (+2)
 - (f) Limitation of total ground cover to maximum allowed by zoning for a minimum sized lot where lot exceeds 150% of minimum size lot (+1)
Example: 30,000 square foot lot located in a Residential 2 (R-2) zoning district is 150% the minimum lot size of 20,000 square feet. Allowable ground cover is currently 12.5% of the land area or (30,000 x 0.125=) 3,750 square feet. Reduction of total ground cover to 2,500 square feet (20,000 square foot minimum lot size x 12.5%)
 - (g) A dedication of a portion of land for conservation purposes, dedication of building envelopes or other restrictions to an organization authorized to receive and enforce such restriction that reduce the net impact of future development impact to the waste collection system by at least 30%. (+1 or +2)
- (4) A proposal that (i) documents compliance with all of the above three criteria, (ii) demonstrates a threat to public health and welfare and (iii) contains a comprehensive strategy to address a problem affecting more than two adjacent properties (+1)

Signature of owner/authorized representative

Date

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(do not write below this line-official use only)

Date Received _____

Complete__ Incomplete__ returned _____.
(date)

Forwarded on _____.
(date)

Sewer Commission Clerk

1. Failed Septic: Total Points _____ of 3 _____
Approved: Board of Health Date

2. Land Use: Total Points _____ of 5 _____
Approved: Planning Office Date

3. Wellhead: Total Point _____ of 1 _____
Approved: Wannacomet Water Company Date

4. Special: Total Points _____ of 4 _____
Approved: Sewer Commissioners Date

TOTAL: _____ Points of 13 possible.

I recommend/do not recommend inclusion of the properties.

Chairman: Sewer Commissioners Date

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