

ASSESSMENT POLICIES

RESOLUTION ADOPTING RULE OF APPORTIONMENT OF SEWER ASSESSMENTS, CONNECTION CHARGES, AND OUTLET CHARGES AGAINST PROPERTIES BENEFITING FROM THE SEWERAGE SYSTEM

RESOLVED, That the Glastonbury Sewer Commission hereby adopts the following rule or method as a basis of apportionment of sewer assessments, connection charges, and outlet charges against properties benefiting from the construction or extension of a sanitary sewer system or connection to said system:

1. **Definition:** For the purpose of this rule or method, the following terms, phrases, and words shall have the meaning given herein:
 - A. **Sewerage System:** Any device, equipment, appurtenance, facility, and method for collecting, transporting, receiving, treating, disposing of, or discharging sewage.
 - B. **Local Sewer:** A sewer line, including the main pipe or conduit, manholes, laterals, and other structures, and equipment appurtenant thereto, generally located in a public street and installed to serve properties abutting or having access to said street.
 - C. **Trunk Sewers:** Items of a capital nature including, but not limited to, interceptors, pumping stations, force main, and treatment plant that are designed and built so that areas beyond those immediately served may be served by future extensions of sanitary sewers.
 - D. **Outlet Charge:** The charge whereby trunk sewer costs, either present or deferred, are distributed among and collected from properties benefiting from such trunk sewers.
 - E. **Building Lot:** An unimproved parcel of land, either a lot of record or a lot capable of being subdivided from other land in accordance with minimum zoning requirements, that qualified or would qualify for the issuance of a building permit for a single-family residence under the Zoning Regulations.
 - F. **Gross Floor Area:** The floor area of a building, or portions thereof, used other than as residences and calculated on the basis of outside measurements, such building to include, but not be limited to, all commercial, industrial, or business buildings and buildings used for other non-residential uses. Basement areas where used for office, storage, manufacturing, or other productive purposes shall be included in gross floor area.
 - G. **Other Non-Residential Uses:** Uses such as schools, churches, clubs, offices, museums, convalescent homes, recreation developments, and day care centers that are not residential, but may be located in residential zones.
 - H. **Sewer Assessment:** As assessment determined in accordance with the outlet charge method, front foot assessment method, and the unit assessment method, either singly or in combination, and levied against a property immediately benefited by the construction of a sewerage system.

- I. Connection Charge: A charge determined in accordance with the outlet charge method, front foot assessment method, and the unit assessment method, either singly or in combination, and levied against a property where a condition has increased or made immediate the benefit of the sewerage system to the property.
 - J. Construct a Sewerage System: To acquire land, easements, rights-of-way, or any other real or personal property or any interests therein, plan, construct, reconstruct, equip, extend, and enlarge all or any part of a sewerage system.
 - K. Rear Lots: Any property so classified under the then applicable Building-Zone Regulations of the Town of Glastonbury or by action of the Town of Glastonbury through its agents, employees, boards, commissions, or legislative body.
 - L. Multiple Family Dwelling: Any structure by whatever name called containing two or more residential dwelling units including, but not limited to, single-family residences with apartments, two or more family houses, commercial apartments and condominiums.
2. **Three Methods**: Any property benefited by the sewerage system shall have levied against it a sewer assessment or connection charge determined in accordance with the front foot assessment method, the unit assessment method, and the outlet charge method, either singly or in combination, as provided herein.
 3. **Front Foot Method**: For the purpose of applying the front foot assessment method, the frontage of properties benefited shall be divided into feet and adjusted for such factors as corner lots and odd-shaped lots in accordance with standard practices for the assessment and valuation of land.

The frontage for rear lots for the purpose of applying the front foot assessment method shall equal the minimum frontage required for lots in the same zone not classified as rear lots and devoted to the same use or uses as such rear lots. Frontage shall be calculated in the foregoing manner when any rear lot is subdivided regardless of whether or not such rear lot has been assessed for frontage previously.

4. **Unit Assessment Method**: For the purpose of applying the unit assessment method, the number of units of property benefited shall be determined as follows:
 - A. In residence zones, unimproved property shall be assigned one unit for each existing building lot or each potential lot of the minimum area, width, and depth permitted by the Building-Zone Regulations for the zone in which the property is located. One unit shall be assigned to each residential unit approved as a special exception by zoning agencies, as a part of a planned area development, or as otherwise approved under zoning regulations governing residential development.
 - B. In any zone, property improved for residential use shall be assigned one unit for each residential unit thereon. The depth of such property shall be the rear lot line of any existing building lot or, if there is no existing building lot, a line drawn parallel to the street and 50 feet to the rear of any building in which a residential unit is located. Where a residential unit is approved or developed as part of or within a non-residential use, one unit shall be assigned to each such residential unit.
 - C. Units shall be assigned to unimproved property in any business or industrial zone, or to property in any zone in which business, commercial or industrial uses, or other non-residential uses are located pursuant to that of the following two methods that result in the most units:

- 1) One unit for every 2,000 square feet of gross floor area of the buildings thereon, figured to the nearest $\frac{1}{4}$ unit.
- 2) One unit for every 2,000 square feet of lot area less 80% figured to the nearest $\frac{1}{4}$ unit, lot depth to be the rear lot line except that such depth shall not exceed the greater of 200 feet measured from and parallel to the street or a line drawn parallel to the street and coterminous with the rearmost portion of the rearmost building, parking lot, or other improvement found to be benefited on the property.

- D. In any zone, the number of units in a multiple-family dwelling shall be determined on the basis of the gross floor area of the building or portions thereof devoted to residential uses and calculated on the basis of the outside measurements of such structure. Such calculations shall include, but not be limited to, hallways, staircases, recreation rooms, kitchen and bathroom facilities, and the like. Attic and basement areas used primarily for storage space may be excluded from these calculations. The number of units in a multiple-family dwelling shall be determined on the basis of one unit for every 2,000 square feet of gross floor area, figured to the nearest $\frac{1}{4}$ unit.

In any multiple-family dwelling, there shall be a minimum of 1-1/4 units with respect to the first two individual dwelling units within said structure. Additionally, there shall be a minimum of $\frac{1}{4}$ unit for each such dwelling unit beyond the first two.

The maximum number of units in any multiple-family dwelling shall not exceed the total number of individual dwelling units within said structure.

- E. In any zone, the number of units in a hotel or motel shall be assigned on the basis of $\frac{3}{4}$ of one unit for each hotel and/or motel unit to be constructed plus one unit for each room or apartment occupied by a resident manager and one unit for every 2,000 square feet of gross floor area of the hotel/motel not used as a specific rental living unit, figured to the nearest $\frac{1}{4}$ unit.
5. **Unit Value:** The value of the unit assessment shall be established periodically by vote of the Sewer Commission, taking into account the benefit of the installation of a sewerage system to properties, the costs of such installation, changes in construction costs, increases in property values, sewer assessments levied by other jurisdictions, and any other factors deemed relevant by the Commission to the determination of such value.
 6. **Outlet Charge Method:** For the purpose of applying the outlet charge method, property improved or capable of being improved for residential uses, property in industrial, business and commercial uses, property developed for non-conforming business and industrial uses, and property developed for other non-residential uses shall be assigned outlet charges on the basis of units as determined under the unit assessment method.
 7. **Outlet Charge Value:** The value of the outlet charge shall be established periodically by vote of the Sewer Commission and based on present and projected trunk sewer costs, less Federal or State aid and other income, over the area covered by Master Sewer Plans divided by the total units, present and projected, within said areas. Such trunk sewer costs shall not include that portion of the treatment plant allocated to secondary or tertiary treatment.
 8. **Construction of System:** Where the Sewer Commission constructs a sewer system, the sewer assessment levied against properties benefiting from such construction shall consist normally of the outlet charge, front foot assessment, and unit assessment at the rates in effect at the time the Sewer Commission votes a resolution to proceed with said construction following the public hearing on such proposed construction as required by State Statutes or

- local ordinance provided, however, that the rates initially established after the date of adoption of this resolution shall apply to all sewer system construction previously completed or in progress and for which assessments have not been levied.
9. **Excess Land Deferral:** Section 8 herein to the contrary notwithstanding, assessments on certain lands specifically described in Section 7-249, Connecticut General Statutes, Revision of 1977, as amended, shall not be made until such time as the conditions or events set forth therein with respect to such lands shall occur, at which time the assessment shall consist of, either singly or in combination, the front foot assessment, unit assessment, and outlet charge currently in effect at such time as such conditions or events occur.
 10. **Deferral of Assessment:** In cases where the Commission determines that the sewerage system would not be of any immediate benefit to a property because of its presently existing soil, topographical or physical conditions, its special use, or other good and sufficient reason, the right to assess shall be reserved and any assessment or charge against said property shall be deferred as provided in an Ordinance Providing for Connection Charges in Lieu of Assessments for Sanitary Sewers in Certain Cases until there is a change in such conditions or use and a connection is sought to the sewerage system at which time a connection charge shall be levied consisting of, either singly or in combination, the front foot assessment, unit assessment, and outlet charge currently in effect at the time such connection is sought.
 11. **Increased Special Benefit:** Whenever an assessment or charge has been levied against a property and there is subsequent to such original assessment an increased benefit with respect to such property as provided in an Ordinance Providing for a Supplemental Sewer Assessment in Cases of Increased Special Benefits from the Sewer System, the connection charge resulting from such increased special benefit shall consist of, either singly or in combination, the front foot assessment, unit assessment, and outlet currently in effect at the time such increased special benefit accrues.
 12. **Local and Trunk Sewer Connection:** Wherever a connection is sought to a local sewer or to a trunk sewer making unnecessary the construction of a local sewer, the connection charge shall consist of the front foot assessment, unit assessment, and outlet charge currently in effect at the time such connection is sought.
 13. **Reimbursement Local Sewer:** Wherever a developer or other owner under a Developer's Permit Agreement has installed a local sewer to which other owners may connect, the Sewer Commission may provide in said Permit Agreement for reimbursement to the developer or owner, over a period not to exceed ten years, of that portion of the connection charge consisting of the front foot assessment and unit assessment, but not the outlet charge, provided said reimbursement does not exceed the installation cost of said local sewer serving the property to which connection is sought.
 14. **Excess Trunk Sewer Costs Reimbursed:** Whenever a developer under a Permit Agreement proposes a sewer system on property owned by him, a portion of the costs of which are excess trunk sewer costs as defined in an Ordinance Providing for Deferred Assessments of Trunk Sewer Costs, the Sewer Commission shall determine the amount of said excess trunk sewer costs and shall provide for reimbursement to the developer of such costs or any portion thereof as collections of outlet charges are received from the area served presently or in the future by the sewers built under the Permit Agreement.
 15. **Reimbursement of Trunk Sewer:** Whenever a developer under a Permit Agreement installs a trunk sewer passing through private lands not owned by him, the Sewer Commission may provide in said Permit Agreement for reimbursement to the developer, over a period not to exceed ten years, the costs, or any portion thereof, of such trunk sewer as collections of

outlet charges are received from the area served presently or in the future by the sewer built under the Permit Agreement.

16. **Variations**: If, in the opinion of the Sewer Commission, the size, shape, location, use of, or the improvements on the property subject to the front foot assessment, unit assessment, and/or capital outlet charge under the provisions hereof do not reflect the extent of the benefit, a factor or percentage or any other reasonable adjustment thereof may be used for determining the benefits which the Sewer Commission believes measures the extent to which said property is especially benefited.

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