

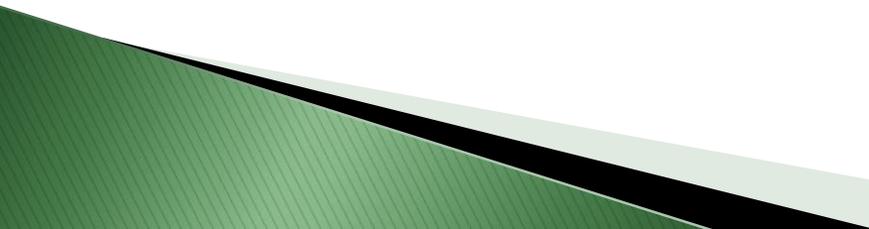
SEWER POLICY PUBLIC DISCUSSION

September 12, 2013
7:30pm

INTRODUCTION

- ▶ Introduce Board members
- ▶ Process to date and going forward
- ▶ Information available on website – www.hingham-ma.gov
- ▶ Topics to be discussed at meeting
- ▶ Methods for public input – meetings, letters, or email to sewercommission@hingham-ma.gov

HISTORY OF SEWER COMMISSION

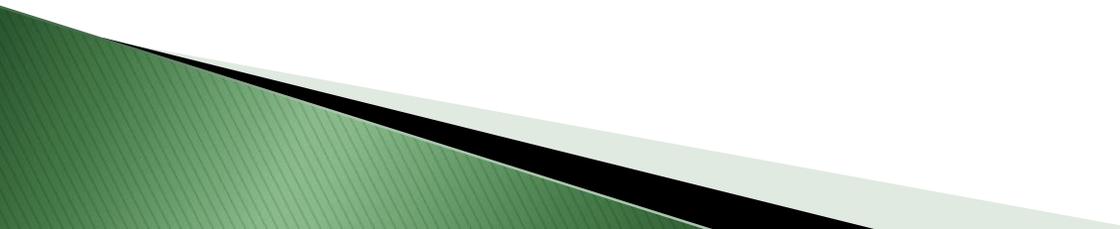
- ▶ Chapter 82 of the Acts of 1946, Section 4: The town may provide for the election of a board of sewer commissioners
 - ▶ 1946 Town Meeting, Article 56: Town Meeting votes to put the election of a board of sewer commissioners on the ballot for the 1947 town election
 - ▶ 2011 Town Meeting votes to approve consolidation of certain sewer department functions.
- 

AUTHORITY OF COMMISSION

- ▶ Chapter 82 of the Acts of 1946. These powers include:
- ▶ To take by eminent domain, or acquire by purchase or otherwise, lands and easements for the purposes of constructing sewers
- ▶ Enter upon any private land or public land for the purpose of laying sewers or installing pumping stations and maintaining and repairing the same
- ▶ To appoint a clerk and a superintendent of sewers
- ▶ Enter into contracts so long as they are not in excess of the amount appropriated therefor
- ▶ Prescribe rules and regulations for the connection to sewer, subject to public notice prior to such rules and regulations taking effect
- ▶ Certain provisions of Massachusetts General Laws, particularly under Chapter 83 also apply to actions of the Commission, particularly with respect to betterments.

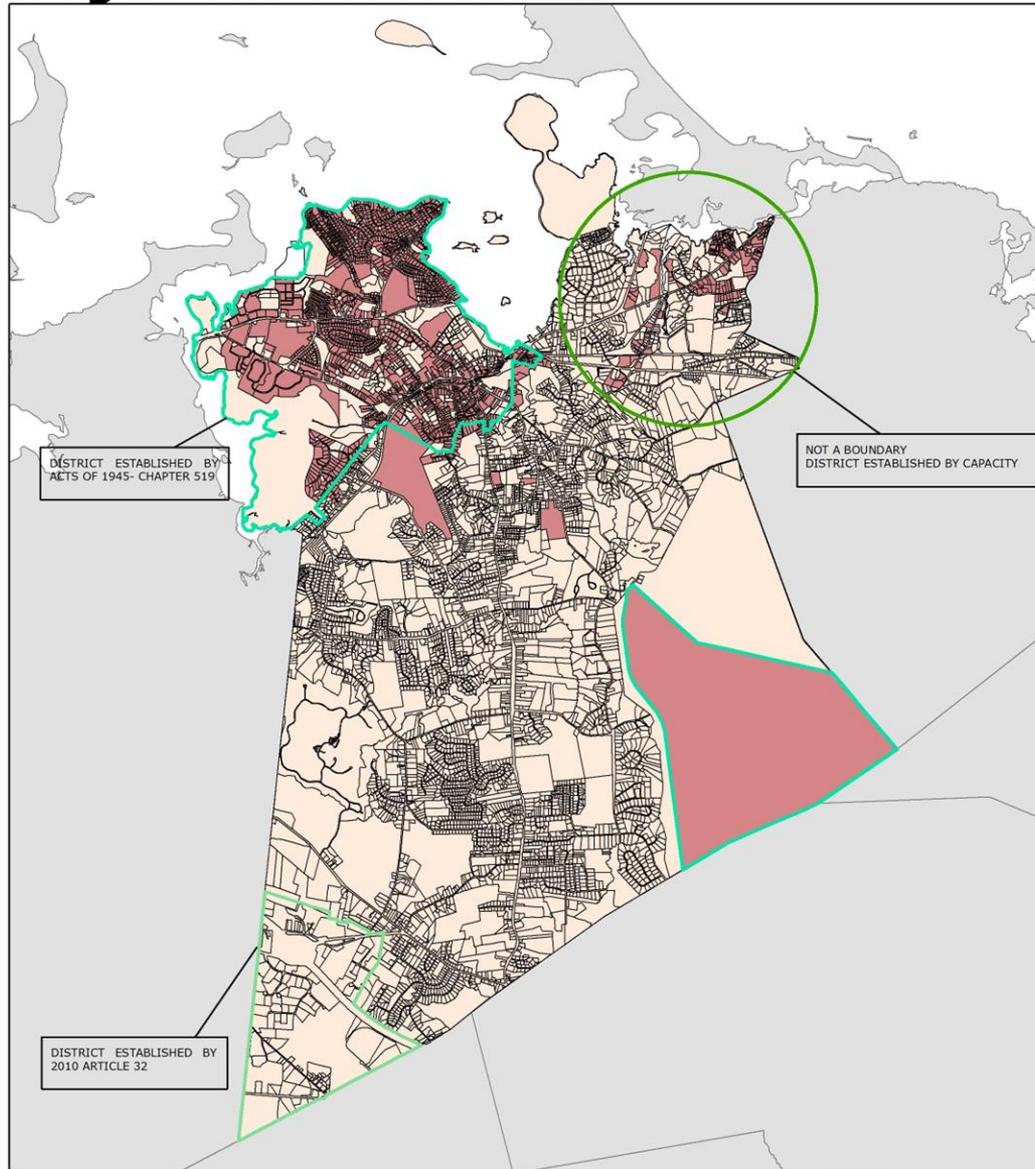
OVERVIEW OF SEWER DISTRICTS

- ▶ North/Hingham Sewer District
 - ▶ Weir River Sewer District
 - ▶ Industrial/Office Park Sewer District

 - ▶ Approximately 35% of Hingham residential and commercial properties are served by the public sewer system
- 

Hingham Massachusetts

Parcels within Sewer Districts



0 0.25 0.5 1 1.5 2 Miles

DRAFT



Data from The Office of Geographic Information (MassGIS), Commonwealth of Massachusetts Information Technology Division and Town of Hingham Sewer Department
8 July 2013

Legend

- Industrial/Office Park Sewer
- North Sewer District
- Weir River Sewer District
- Parcels Connected to Sewer

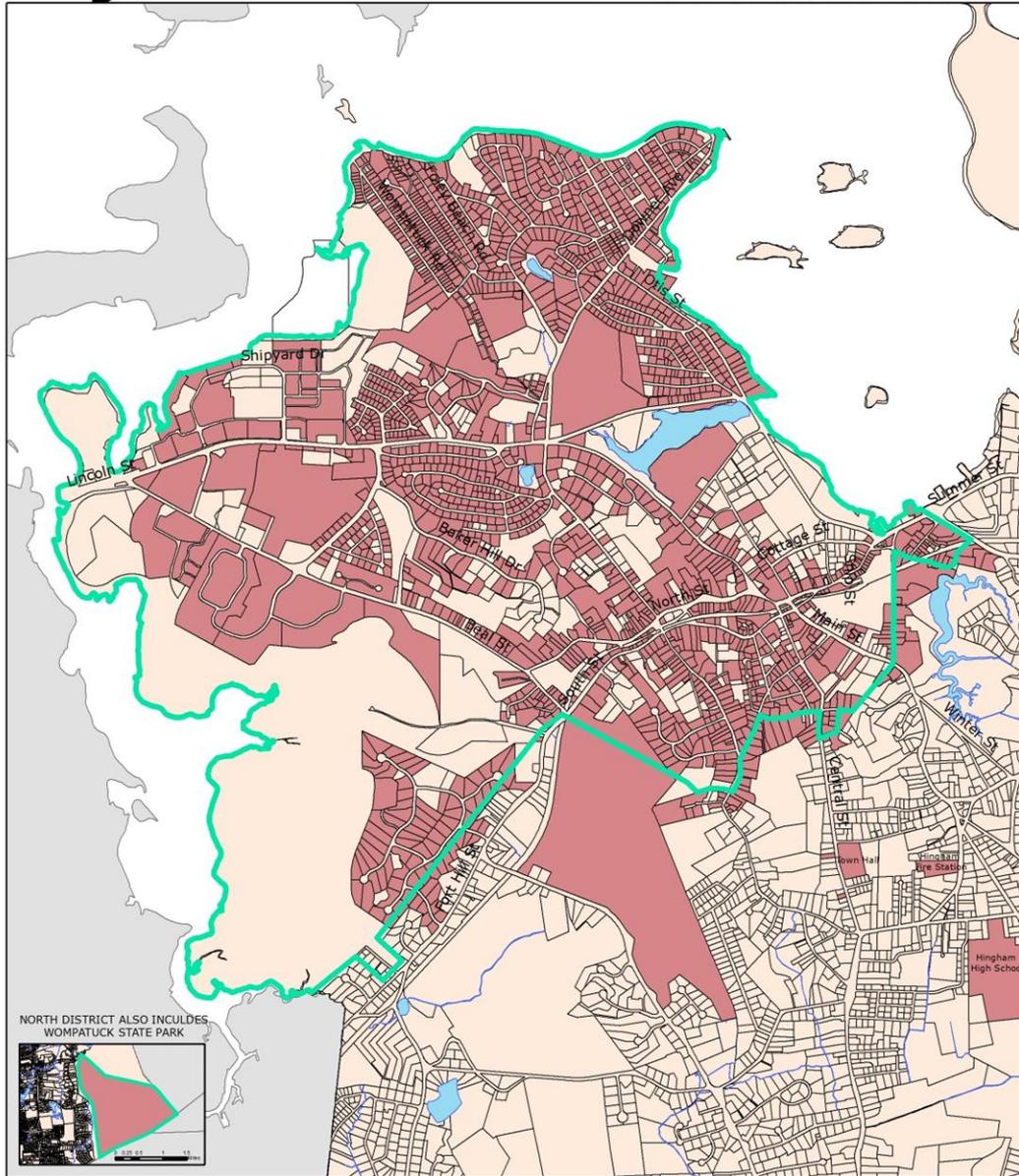
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HINGHAM SEWER DISTRICT

(FORMERLY NAMED AND OFTEN REFERRED TO AS THE NORTH SEWER DISTRICT)

- ▶ Boundaries created by Chapter 591 of the Acts of 1945
- ▶ The provisions of the 1945 and 1946 Acts that authorized the Commissioners to lay out and construct common sewers were not accepted until the 1955 Town Meeting.
- ▶ 1955 Town Meeting authorized the construction of a portion of the sewer district.
- ▶ Construction of additional portions were approved by subsequent Town Meetings over time
- ▶ Certain provisions of the 1945 Act were amended by subsequent special acts, such as the renaming of the district from the “North District” to the “Hingham District”

Hingham Massachusetts North Sewer District



0 0.1 0.2 0.4 0.6 0.8 Miles

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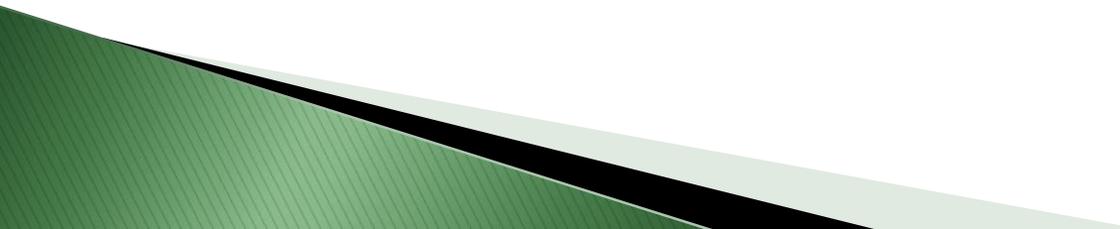
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- North Sewer District
- Parcels Connected to Sewer
- Water Bodies

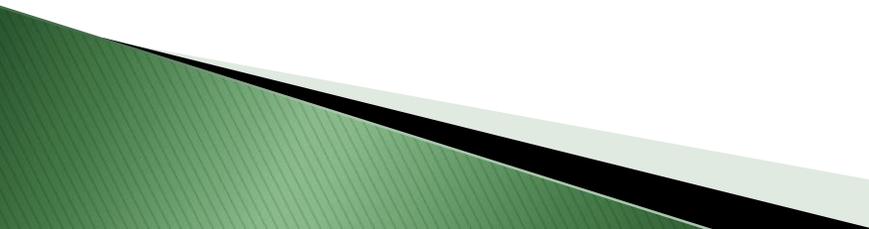
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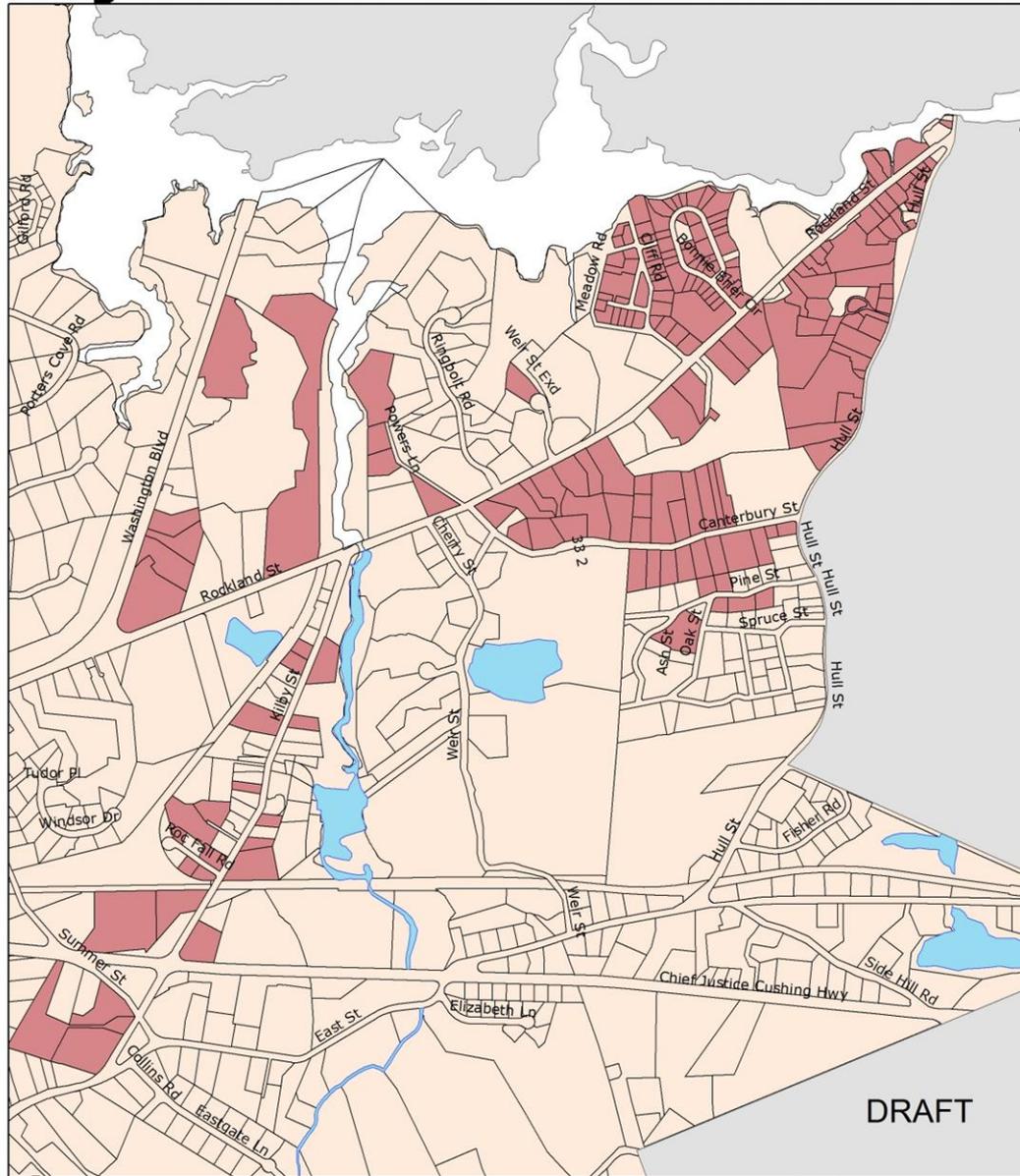
INFORMATION ABOUT THE HINGHAM/NORTH SEWER DISTRICT

- ▶ District is served by the MWRA
(Massachusetts Water Resources
Authority)
 - ▶ 2600 Properties in the District
 - ▶ 13 Pump Stations with the majority
flow through the Broad Cove Station
- 

WEIR RIVER SEWER DISTRICT

- ▶ The construction of sewer for this area first approved by the 1982 Town Meeting but construction was delayed.
 - ▶ In 1996, Town Meeting authorized the Commission to proceed.
 - ▶ In October 1996, Hingham and Hull entered into an Intermunicipal Agreement which allows Hingham to discharge up to an average daily flow of 65,000 gallons per day to the Hull Wastewater Treatment Plant
 - ▶ Approximately 200 properties served
- 

Hingham Massachusetts Weir River Sewer District



WEIR RIVER SEWER DISTRICT LIMITED BY CAPACITY

Legend

- Parcels Connected to Sewer
- Water Bodies

0 0.045 0.09 0.18 0.27 0.36 Miles

Data from The Office of Geographic Information (MassGIS), Commonwealth of Massachusetts Information Technology Division and Town of Hingham Sewer Department
8 July 2013

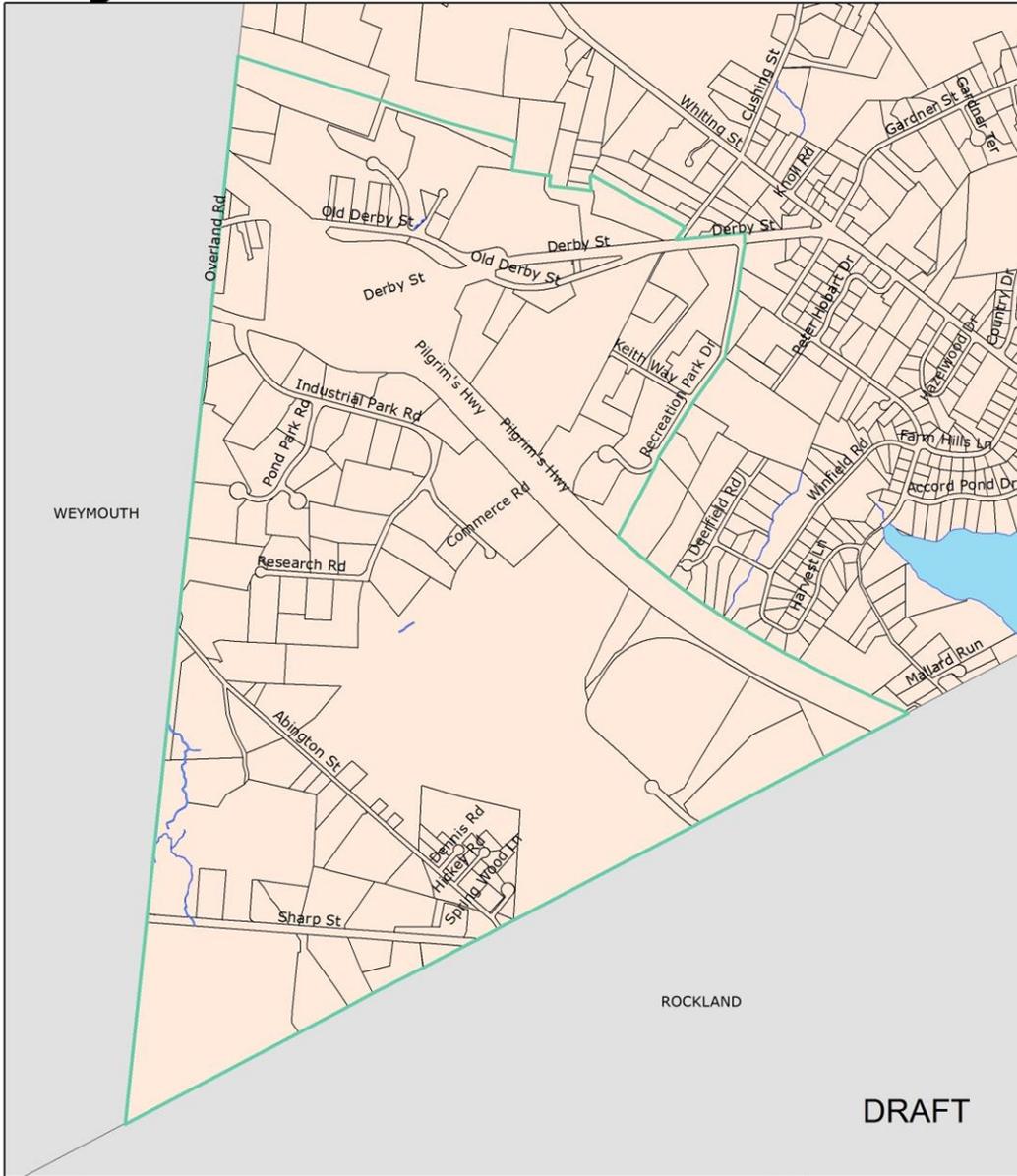



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INDUSTRIAL/OFFICE PARK SEWER DISTRICT

- ▶ Created by 2010 Town Meeting in order to address impact that lack of wastewater facilities is having on economic development in the commercially-zoned areas of South Hingham.
 - ▶ In 2011, Town Meeting authorized funding for preliminary engineering for the project.
 - ▶ In 2011 and in 2013, Town Meeting authorized acquisition of two parcels of land related to the project.
 - ▶ The Town is continuing to work with its engineers and the property owners to develop a comprehensive plan for a wastewater treatment facility.
- 

Hingham Massachusetts Industrial/ Office Park Sewer District



0 0.05 0.1 0.2 0.3 0.4 Miles

Data from The Office of Geographic Information (MassGIS), Commonwealth of Massachusetts Information Technology Division and Town of Hingham Sewer Department
22 July 2013

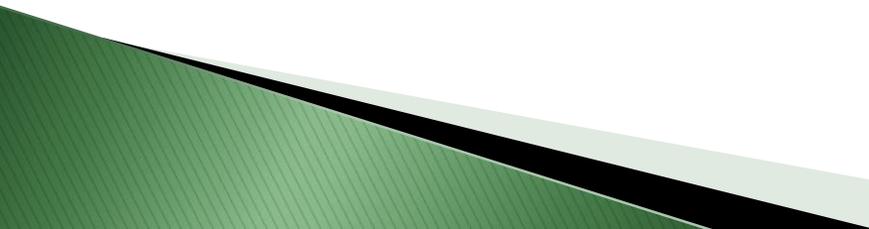


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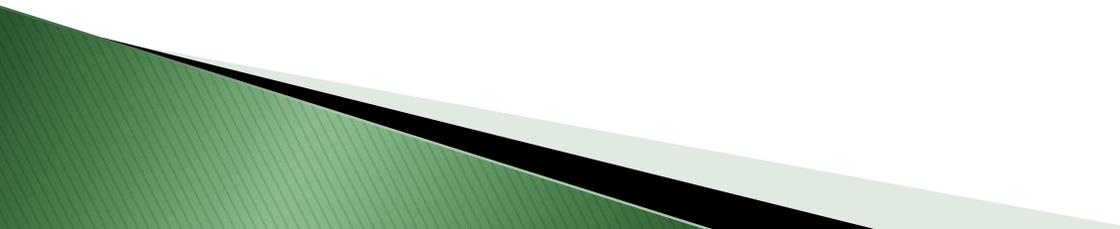
- ▬ Industrial/ Office Park Sewer District
- ▬ Parcels Connected to Sewer
- ▬ Water Bodies

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PROPOSED INITIATIVES

- ▶ Consolidation of existing special acts and policies into comprehensive document – update as necessary
 - ▶ Develop application process for future requests for sewer expansion projects (including addressing role of other town boards and 1983 “lost provisions”)
 - ▶ Develop sewer betterment calculation policy
 - ▶ Desirability of senior circuit breaker
 - ▶ Discussion of sewer bill payment schedule
- 

Consolidation of Existing Laws and Policies

- ▶ All applicable special acts and past Town Meeting approvals will be made available online to the public.
 - ▶ Existing policies will be consolidated in one document that is clearly organized.
 - ▶ Existing laws and policies will be reviewed on ongoing basis to determine if revisions and updates are necessary.
- 

Sewer Extension Projects

- ▶ The Commission will discuss development of a policy for requested extensions of existing sewer districts, in particular the Hingham/North Sewer District
- ▶ Any proposed policy should include:
 - detailed application and submission requirements
 - require input from other town boards, in particular the Board of Health and Planning Board prior to application submission
 - criteria for Commission review of such applications

Sewer Appropriation Bylaw

General Bylaw Article 23

Adopted in 1983 and amended in 2013, it currently reads:

SECTION 1 Any Article in the Warrant for a regular or special town meeting which involves the expenditure or appropriation of money for the laying out, construction, making and/or maintaining a system of main drains and common sewers, within the Town of Hingham, shall include the following information in the body of the Article or in the motion under the Article, printed in the Advisory Committee report, or provided by the Advisory Committee as a printed document to be furnished voters at said regular or special town meeting:

- (a) A complete list of streets, roads, ways or portions thereof in which there is to be the layout, construction or making of a system of main drains and common sewers;
- (b) A financial impact statement including:
 - (i) The total estimated cost of the project;
 - (ii) The estimated property tax impact per \$1000 of assessment for each and every year funds are expended or repayments are being made on borrowing for said project;
 - (iii) The estimated rate of the assessment upon the owners of the land to be bettered based on the method of assessment voted by the Town and allowed by Massachusetts General Laws.

“Lost” 1983 Bylaw Provisions

- ▶ The 1983 Warrant Article as voted by Town Meeting included the following:

(c) A statement, by the Board of Health, indicating the condition and need for said project, which statement shall be based upon a survey of the streets to be sewerred, which survey shall be conducted in accordance with procedures adopted, from time to time, by the said Board of Health;

(d) Such other information as the Board of Sewer Commissioners or Advisory Committee deems appropriate.

These provisions were not submitted to the Attorney General for approval after the 1983 Town Meeting and, therefore, are not in effect.

Review of Sewer Appropriation Bylaw

- ▶ In connection with the sewer extension application policy discussion, the Commission will review the existing provisions in effect, along with the lost provisions, and determine whether modifications should be proposed for future Town Meeting consideration.

Betterment Calculation Policy

- ▶ Under Massachusetts General Laws, the Town must determine which method of betterment will apply to a particular project.
- ▶ The most common methods are known as the “frontage method” and the “uniform unit method”. Betterments may also be determined by area of a parcel, or by a combination of frontage and area.
- ▶ Frontage method betterments are based on the length of each benefitted parcel’s frontage and may be calculated on a rate per foot of frontage.
- ▶ Unit method betterments are typically calculated in “sewer units” based on the zoning of the parcels. Calculations are by a formula to be established by the Town, starting with the state law assumption that
1 sewer unit = 1 single family residence.
- ▶ The Commission will be discussing development of a policy for determining sewer units for various uses, including multifamily, commercial and industrial uses.

Additional Discussions

- ▶ In addition to the foregoing topics, the Commission is also interested in public input on the following:
 - “Circuit breaker” legislation that would create a rate work-off program similar to the one in place for real estate taxes.
 - Sewer rate billing cycles – Currently twice a year. The Commission is seeking input from ratepayers on the desirability of a quarterly billing cycle.
- In reviewing the feasibility of the above initiatives, the Commission will look at the cost impacts that may result from either change.

CONCLUSION

- ▶ Discussion of future meetings
- ▶ How to contact the Sewer Commissioners:

By mail:

Hingham Sewer Commission
25 Bare Cove Park Drive
Hingham, MA 02043

By email: sewercommission@hingham-ma.gov