Little Pond Wastewater Informational Meeting
History of Falmouth’s Comprehensive Wastewater Management Plan

- Planning for sewers in the Falmouth Heights and Maravista area began in the 1980’s

- October 2013, Board of Selectmen unanimously approve a Final Comprehensive Wastewater Management Plan (CWMP) and submit to the state

- April 2014 Town Meeting and May 2014 Ballot Vote approved $49,820,000 in bonding for: Little Pond Sewering Project ($39.5 M); Bournes Pond Inlet Widening ($5.22 M); Treatment Plant Upgrades ($4.4 M); Woods Hole Infiltration/Inflow Project ($700,000)
Little Pond Sewer Service Area

- 1279 Single family residential parcels (66% second homes and rentals)
- 201 Commercial/Multi-family/Vacant/Senior Housing/Other parcels
- Owners of vacant parcel must determine if parcel is buildable. Please do not rely on assessors records, seek professional advice
Alternatives Considered for Little Pond

Total Maximum Daily Load (TMDL) requires that 100% of the controllable nitrogen be removed.

Sewering achieves 88% of the required nitrogen removal.

The Falmouth Plan includes alternatives for the remaining 12%.

- Shellfish Aquaculture
- Eco-Toilets
- Fertilizer Control
- Inlet Widening
**What is a Betterment?**

- Massachusetts General Laws allows communities to charge property owners a “betterment assessment” if a road, water main or sewer is built to serve a property thereby improving or “bettering” the property.

- Up front, the Town pays the cost of the improvement by bonding construction of the project, and then, after the final costs of the project are known, recovers some percentage (Little Pond Sewer Service Area: 70%) of that cost by charging the “betterment assessment”.

- In legal terms, a “betterment assessment” is a lien on the property. It can be paid all at once or over payback period voted by Selectmen. If the property is sold, or the estate settled, any remaining balance must be paid.
Estimated Betterment Cost

Estimated cost of sewering each residential unit in the Little Pond Sewer service area is $25,625. Town Meeting approved the Town paying 30% of this cost, leaving an estimated $17,938 to be paid by the property owner through a betterment fee.

Betterment with 0% Percent Interest:

- 20 yr. payback period @ 0% interest = $897/yr.
- 30 yr. payback period @ 0% interest = $598/yr.

Betterment with 2% Percent Interest:

- 20 yr. payback period @ 2% interest = $1091/yr.
- 30 yr. payback period @ 2% interest = $804/yr.

Estimated date of first payment: 2017-2018
Schedule for Next Steps

- **October 15, 2014:** State Revolving Fund (SRF) applications submitted

- **Winter 2014 - 2015:** Following notification of SRF decision on interest rate, Board of Selectmen vote betterment interest rate and payback period

- **Winter 2014 - 2015:** Betterment Hearing
  - Property owners notified by Certified Mail

- **Spring 2015:** Construction begins

- **2017:** Final Betterment Cost determined after project completion

- **Estimated date of first payment:** 2017-2018
Financial Help to Homeowners

• Special Legislation

• Full deferral of betterment payments

• Property Tax Exemption

• Senior Circuit Breaker Tax Credit

• State Income Tax Credit

• Community Septic Management Loan Program

• Eco-toilet Exemption
Low Pressure Systems

• Collection System Design

• Combined low pressure and gravity systems are widely used in Massachusetts