

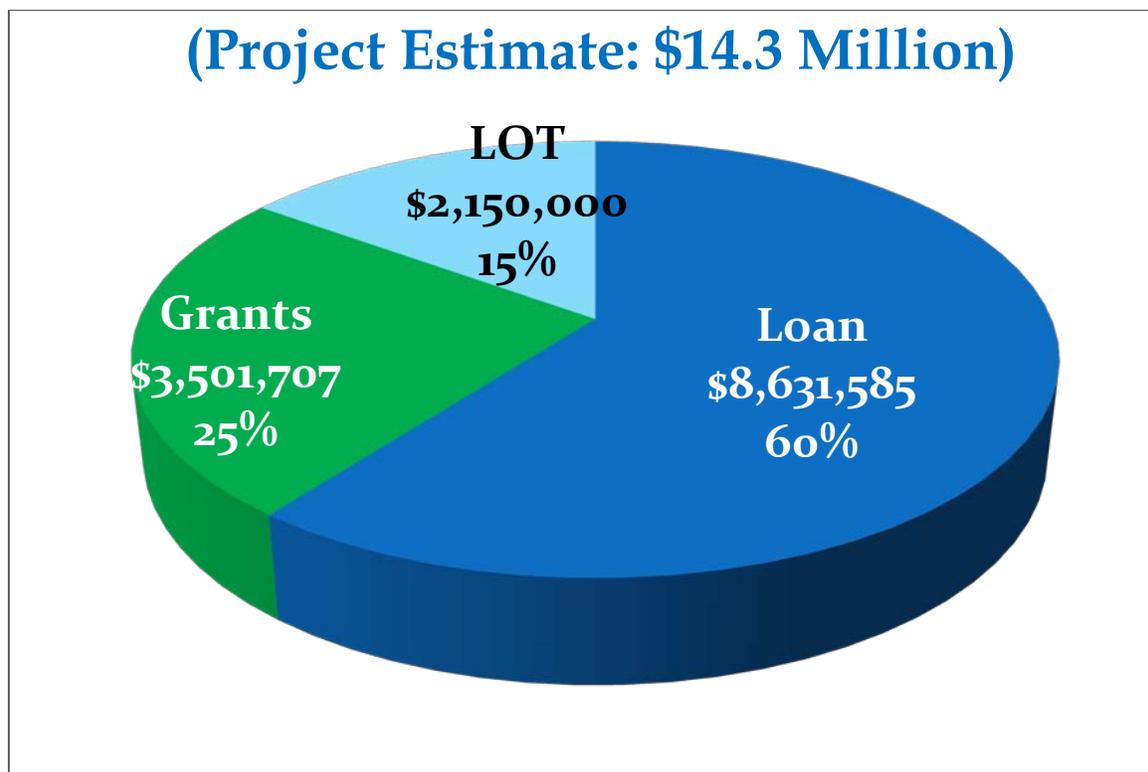
2019 Town Meeting Sewer Project Cost

What was the 2019 sewer project?

The sewer project proposed on Town Meeting Day 2019 was to serve the inner bay (properties directly abutting West and East Lakeshore Drive from Prim Road to Bay Road and along Goodsell Point) with a forcemain from the Town's existing sewer collection system at Severance Corners. These areas were identified as high risk for wastewater as part of the Integrated Water Resources Management Plan. All properties in the proposed sewer service area would have been required to hook up to the sewer.

What was the cost of the project?

The estimated cost of construction was \$14.3 million dollars. Approximately one quarter of the costs were to be paid by grants with 15% to be paid by local option tax funds and the remainder to be paid by sewer users through a loan. The local option tax (LOT) funds were proposed to be repaid by any new users.



What would have been the cost to a property owner in the service area?

The annual cost for a single family home was estimated to be \$791 compared to \$718 in the Town's existing sewer service area. The cost to construct an onsite wastewater system generally ranges between \$12,000 and \$32,000. Onsite systems can last between twenty and thirty years when properly built and maintained. The cost to a user in the sewer service area would have totaled approximately \$23,117 over a twenty-five year period.

What would the cost have been to a tax payer in Colchester?

There would not have been a cost to tax payers in Colchester for the project. While 15% of the local option tax would have been used to pay for the construction of sewer laterals within the project area, the local option tax does not impact property taxes. The local option tax, as previously approved by Colchester voters, can only be used to pay Town debt and can not be used to off-set property taxes. The local option tax is a one percent tax paid on goods purchased in Colchester and approximately 87% of the local options tax is paid by non-residents. Only 16% of future local option tax revenues would have been used by the project leaving over \$36 million for other voter approved projects.

Would the project have generated additional growth?

The project area has a projected build out of approximately 90 additional residences over the coming years. With the proposed sewer project, it is estimated that the rate of growth for the project area could have doubled to one percent annually reaching buildout of 90 units over 50 years. This would have created less than two new residences a year. Further development is prevented by Colchester's land use plans, zoning, and other land constraints.

How long would the project have taken?

If approved, the project would have begun construction in approximately 2021 with completion in 2023.