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NARRAGANSETT TOWN COUNCIL AGENDA ITEM REPORT

DATE: October 7, 2024
FROM: Jonathan Gerhard, Town Engineer
DEPARTMENT: Engineering Department

SUBJECT:

A MOTION TO APPROVE the recommendations of the Sewer Policy Committee and DENY a waiver relative to Sewer Policy Sections 2.d, 7.a, and 7.f to Plat H Lot 12 (244 Kingstown Road) proposed subdivision and also DENY a waiver relative to Sewer Policy Section 7.h for the proposed subdivision.

SUGGESTED ACTION:

The Sewer Policy Committee meets on an ad hoc basis to hear appeals from staff level decisions relating to the Town's Sewer Policy. The Town Council referred the appeal from this applicant to the Sewer Policy Committee on March 18, 2024. The property is in the area of Town serviced by the Regional Wastewater Treatment Facilities and is within a Sewer Area. The property is developed as a single-family home and is connected to the Town sewer system in Lakewood Drive. The applicant proposes to subdivide the property into five (5) lots, one (1) where the existing dwelling is to remain and four (4) new residential lots. Staff does not support this request for relief. After discussion at the May 6, 2024 meeting, the Sewer Policy Committee voted 2-0 to recommend that the Town Council deny the application for the proposed subdivision of Plat H, Lot 12. This item had appeared on the June 3, 2024, Town Council regular meeting agenda, but the applicant formally withdrew their request prior to the meeting and the item was pulled from the agenda without action, accordingly. This item is being presented to the Town Council at this time pursuant to the September 27, 2024 petition from the applicant to resume their request.

Documentation provided by the applicant relative to the waiver request is included with this item along with a plan of the property location and draft minutes from the May 6, 2024 Sewer Policy Committee meeting for additional reference. The applicant's withdrawal and subsequent petition to resume the request are also included with this item.

At the time of the May 6, 2024 meeting, flow data for the Regional WWTF was reported through March 2024 and the Town's three (3) year running average flow to the Regional WWTF from April 2021 through March 2024 was 84.2% of our combined (owned and leased) capacity. Flow data for the Regional WWTF has since been reported through August 2024 and the Town's three (3) year running average flow to the Regional WWTF from September 2021 through August 2024 was 85.5% of our

combined (owned and leased) capacity, exceeding the 85% Sewer Policy threshold and necessitating a waiver of Sewer Policy Section 7.h in addition to the waiver originally requested by the applicant.

If the Town Council is inclined to grant this waiver, the following conditions will apply:

1. Any sewer extension must be designed and installed across the full frontage of the property in question.
2. All design and construction costs must be paid for by the applicant, and the sewer must be inspected and accepted by the Town before actual connection permits are issued.
3. Sewer Lot Development Fees (all areas) and Infiltration/Inflow Removal Fees (areas tributary to the Regional WWTF only) apply to each unit according to the Sewer Policy.
4. The Town has a ten (10) year cost recovery program that allows the applicant to recoup a pro-rata share of the installation cost from abutting property owners.
5. If a connection to a private sewer is under consideration, the applicant must present written approval to connect to same from the owner of said sewer as a condition of approval.

The above conditions will be applied to the waiver request noted herein, should said waiver be granted by the Town Council. A sewer extension across the full width of the property the approved sewer extension would provide frontage for up to three (3) additional residential properties (two (2) vacant, one (1) existing single-family residence) and a total of up to seven (7) additional sewer connections would be possible.

ATTACHMENTS:

[SPC Meeting May 6, 2024 meeting minutes draft.pdf](#)

[SPC Backup Information_244 Kingstown Road.pdf](#)

[_EXTERNAL_Re_Torregrossa Sewer Policy Appeal Request Plat H Lot 12.msg.pdf](#)

[Sewer Policy Waiver Request -244 Kingstown Road.pdf](#)