AGENDA ITEM NO. H.1

Item Cover Page

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, 7.f and 7.h to Plat Q Lot 101 (Vacant parcel South Pier Road) for the proposed subdivision.

SUGGESTED ACTION:
On May 14, 2024, the staff issued a denial regarding a proposed subdivision of Plat Q Lot 101 (vacant parcel South Pier Road) advising that public sewer service is not available to the proposed additional lot per the current Sewer Policy. The applicant elected to appeal this decision, and the Town Council referred the appeal from this applicant to the Sewer Policy Committee on June 3, 2024. The property is in the area of Town serviced by the Regional Wastewater Treatment Facilities, is partially within a Sewer Area, and has frontage to the existing Town sewer in South Pier Road. The property is undeveloped and is eligible for one service under the current sewer policy. The applicant proposes to subdivide the property into two (2) residential lots. The Sewer Policy Committee voted 2-0 during the September 3, 2024 meeting to recommend that the Town Council deny the application for the proposed subdivision of Plat Q Lot 101.

Draft minutes from the September 3, 2024 Sewer Policy Committee meeting and documentation provided by the applicant relative to the waiver request are included with this item along with a plan of the property location and a copy of the current Sewer Policy for reference.

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

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. If this waiver is granted, one (1) additional sewer connection would be possible.

ATTACHMENTS:

SPC Meeting September 3, 2024 meeting minutes draft_For Q-101 TC Vote.pdf
Sewer Policy Waiver - 142 South Pier Road.pdf
Plat_Q_Lot_101_Subdivision_Site_Layout_Plan.pdf
Ap_Q_Lot_101__South_Pier_Road_.pdf
Sewer Policy Amendment May 21 2018 as adopted.pdf