



**Norwich
Public Utilities**

Newton Street/East/West Avenue Potential Sewer Project Informational Meetings: Property Owner Questions and NPU Answers

Norwich Public Utilities held informational meetings on May 16 and May 19, 2009 to present information on a proposed sewer project for the Newton Street, Newton Place, East Avenue, West Avenue, Eagle Street Ash Road, & Will Road areas of Norwich. This document contains a list of questions asked and answers given at these meetings. Some questions have been combined or paraphrased for the purpose of clarity and brevity. If you have additional questions or concerns, please contact Project Manager Jeff Dewey at (860) 823-4516 or Communications and Outreach Manager Janine Saunders at (860)823-4101.

Q – What is the difference in price between this revised potential project and the former East/West project?

A – The difference in the assessment price of each project is \$894.36 less.

Q - Is any part of the sewer assessment tax deductible?

A – No, sewer assessments are not tax deductible.

Q - What is the approximate cost estimate for tying your property to city sewer through a contractor?

A – While the cost may vary, NPU has seen anywhere from \$20.00 - \$50.00 per foot.

Q – If the soil in the potential project area is not optimal for septic systems, why weren't sewers put in while the neighborhood was being constructed? Shouldn't someone have done a soil survey previously?

A – Doing a soil study prior to the development of the area sounds like a perfectly reasonable thing to do by today's standards. Back in 1950 to 1960 when these lots were developed, health code and zoning requirements did not exist as they do today. In addition, Norwich was just in the process of constructing its first real wastewater treatment plant. City sewers were not an option.

Q – Does the availability of city sewers make it easier to sell your property?

A – The ease of selling your property – particularly properties with smaller lot sizes and a history of septic repairs – should be improved with the addition of sanitary sewers.

Q - Will availability or a connection to city sewers affect the value of the house during property revaluations?

A – The City of Norwich Tax Assessors Office states that no, city sewers will not increase a property's value for city tax purposes.

Q - What happens if a person is unlikely to remain in the home for the 20-year assessment payback period?

A – The assessment will stay with the house in the form of a lien and be paid off when it is sold.

Q – What are the next steps after the informational meetings?

A – The first "next step" after the informational meetings is a public hearing before the NPU Board of Commissioners/Sewer Authority, planned for Tuesday June 23, 2009 (location and time to be determined). Should the project be viewed favorably, the next step is the City Council. The City Council will also hold a public hearing after which they will then vote on funding of the project. Should the funding be approved by

the council, the project will go back before the Sewer Authority for final review. It is a three-step project. It may take rest of the summer to approve.

Q - If both the Sewer Authority and Council approve the project, what comes next?

If all approvals are granted, the project will be designed and put out to bid. Once the bid is awarded, construction could start as early as next year – depending on timing of approvals, project design and the weather. NPU will subcontract out the work and Jeff Dewey from NPU will manage the project and be the contact person.

Q – What if your system is failing, but the sewer project isn't to be built for another year or two?

A – Uncas Health District has a history of working with property owners in similar situations. They will work with you on a temporary fix until the new system is built.