



**NOTICE OF PUBLIC HEARING
SEWER AUTHORITY OF THE
CITY OF NORWICH
REVISION OF
SEWER CAPITAL CONNECTION FEES**

The Sewer Authority of the City of Norwich (Authority) will conduct a public hearing for the purpose of receiving comments concerning proposed revisions to the Authority's sewer capital connection. The revisions to the regulations governing the sewer capital connection fees are more fully set forth in the "Sewer Authority of the City of Norwich Capital Connection Fee" proposed regulation on file and available for inspection in the office of the City Clerk. The proposed regulations are also available for inspection at the Authority's office at 16 South Golden Street, Norwich and on the Authority's website (www.norwichpublicutilities.com).

Following the Public Hearing the Authority is expected to consider and act on the revisions to the "Sewer Authority of the City of Norwich Capital Connection Fee" regulations. If approved, the rates will become effective for bills rendered on or after June 1, 2025.

The public hearing will be held at the beginning of the Authority's regular meeting on **Tuesday, April 22, 2025, at 6:00 PM** in the Norwich Public Utilities Board Room and via Microsoft Teams. Directions on how to access the meeting will be provided in the meeting agenda.

SEWER AUTHORITY OF THE CITY OF NORWICH

Sewer Capital Connection Fee

Section 1. Facilities and Expansions Subject to Capital Connection Fee.

(a) The Sewer Authority shall charge and collect a Capital Connection Fee for:

A.) Each New Connection to the sewer system; and

B.) Each Expansion to a Facility connected to the sewer system that has the effect of any one or more of the following: (i) increasing the estimated sewage discharge by greater than or equal to 200 gallons/day; or (ii) increasing the number of Equivalent Dwelling Units (“EDU”) in a multi-unit residential facility. The owner of the property has an affirmative obligation to notify the Authority in advance of any Expansion.

C.) The issuance of a new DEEP (general/industrial) discharge permit or modification of an existing permit that increases the maximum discharge. The Capital Connection Fee shall apply whether or not the Facility, Expansion or user is located within or outside of the geographic area of the City of Norwich.

(b) In the case of Section 1(a)B, the Capital Connection Fee shall be applied to the increase in EDUs resulting from the change in the Facility. In the case of Section 1(a)(C), the Capital Connection Fee shall be applied (i) in the case of a new permit, the maximum allowable discharge, and (ii) in the case of a permit modification, the increase, if any, in the maximum discharge permitted by the modification. This section 1(b) is subject to the provisions of section 2(d).

Section 2. Determination of Capital Connection Fee.

(a) New Connections and Expansions shall be assessed a Capital Connection Fee in accordance with the attached Connection Fee Schedule, provided the Facility or Expansion is listed thereon. Where the Facility or Expansion requires a DEEP (general/industrial) discharge permit, the Capital Connection Fee will be based on the maximum allowable discharge as outlined in said permit and determined in accordance with these Regulations.

(b) Each EDU of wastewater discharge to the System shall constitute a connection charge due and payable of \$2,500; each fraction of an EDU shall constitute a connection charge due and payable of such fractional EDU multiplied by \$2,500.

(c) The attached Capital Connection Fee Schedule sets forth presumptive discharge volumes and expresses those volumes in terms of EDUs. The Capital Connection Fee is subject to increase if evidence demonstrates actual discharges higher than the presumptive amounts shown on the attached Capital Connection Fee Schedule.

(d) 1) The Capital Connection Fee for Expansions shall be determined based on incremental discharge.

2) The pre-Expansion discharge of a Facility shall be the average daily water consumption of the Facility to be expanded over the past three years unless (i) the special water usage or wastewater discharge characteristics of the Facility make water usage an inappropriate proxy for actual wastewater discharge or (ii) the Facility has been inactive for some of that three-year period. In such cases, the Authority shall estimate discharge volumes using other

information including without limitation engineering data and historical usage during previous periods of activity.

(e) For a Mixed Use Facility the number of EDUs shall be determined by treating each use separately and applying the Capital Connection Fee separately to each use. The sum of the EDUs for each use shall constitute the number of EDUs applicable to the Facility.

(g) In the event a connection to the System serves more than one structure, building, facility, use or parcel, the Capital Connection Fee shall be the sum of each Capital Connection Fee determined separately as to each structure, building, facility, use or parcel, accessing the Sewer System through the connection. No connection to the Sewer System shall be permitted unless the Capital Connection Fee is paid in full prior to the connection, (or increase of discharge to an existing connection, if applicable) and in accordance with this regulation with respect to each Facility or Expansion served by the connection. No further or additional connections or use of the Sewer System other than that encompassed by the Capital Connection Fee paid pursuant to the Regulations shall be permitted without the approval of the Authority and payment of the Capital Connection Fee for such further or additional connection, use or Expansion.

(h) The owner shall be liable for payment of the Capital Connection Fee.

(k) Exception for certain Enterprise Zone Expansions. In order to facilitate economic development, the Capital Connection Fee for Expansions shall be reduced by fifty percent of that provided in section 2 where all of the following conditions are met:

1. the Expansion is located entirely within the City of Norwich; and
2. the Expansion is located within an enterprise zone established pursuant to Section 32-70 et seq. or an opportunity zone established in accordance with Section 45 D of the Internal Revenue Code or has been designated or is part of a development project or is within the geographic area of a development plan adopted pursuant to Chapters 130, 132, 588I or similar provisions of the Connecticut General Statutes; or is identified as part of the City's Mill Enhancement Program, and
3. the City Council (including a development agency appointed to carry out a development plan and utilizing funding provided by the City Council) has contributed funding to the Expansion, or approved an abatement of taxes otherwise applicable to the Expansion.

Where the above conditions have been met the Capital Connection Fee will be reduced equal to that of the City's funding contribution to the Expansion or value of the tax abatement up to a maximum of 50% of the fee provided for in Section 2.

Section 3. Payment of Capital Connection Fee.

(a) The Capital Connection Fee shall be due and payable for the entire Facility or Expansion as a condition of the issuance of a Sewer Connection Permit and certificate of occupancy. A

Sewer Connection Permit shall be required for any Facility or Expansion for which a building permit is requested. The Expansion or Facility to which the Capital Connection Fee applies shall take in account the scope of the building permit. For example, the issuance of a certificate of occupancy for any floor or portion of an office building, or any portion or store of a shopping center requires payment of the Capital Connection Fee due for the entire office building or shopping center. For the issuance of a certificate of occupancy for any one condominium or apartment unit in a condominium or apartment development, the Capital Connection Fee owed shall be for the number of condominiums or apartment units for which a building permit has been issued.

(b) In no event shall work or construction physically connecting a Facility or Expansion to the Sewer System or making, improving or repairing an existing connection, or adding users, Facilities, or Expansions thereto, commence or be permitted unless the Capital Connection Fee has been paid and a Sewer Connection Permit issued to the Applicant.

(c) The Authority shall discontinue sewer service, including making the Sewer System unavailable to receive discharge, and not connect to the Sewer System any Facility, including any Facility or Expansion that does not pay the Capital Connection Fee in accordance with these regulations.

(d) In the case of a DEEP (general/industrial) discharge permit or modification thereof, the Capital Connection Fee shall be due and paid as a condition to the Authority's approval of the proposed permit or permit modification.

Section 4. Sewer Connection Permit

(a) Any person or entity who (1) proposes to make a New Connection to the System, or (2) undertake or construct an Expansion to a Facility connected to the System, shall obtain a sewer permit prior thereunto.

(b) The Applicant shall submit an application on forms prescribed by the Authority. The Authority shall issue a Sewer Connection Permit upon a determination that the proposed discharge 1) is adequately described, 2) is suitable for the purposed physical connection to the system, 3) the Capital Connection Fee, if any, has been paid and 4) satisfies such other considerations necessary or proper to ensure the safe, efficient and proper operation of the Sewer System.

(c) The consent of the owner of the property against which a lien may be recorded to secure payment of the Capital Connection Fee shall appear on the Sewer Connection Permit Application.

Section 5. The Authority shall possess all powers conferred by law to levy, lien, foreclose and collect the Capital Connection Fee on and from property, Facilities, Expansions, persons and entities subject to or liable for the Capital Connection Fee, whether located within the City of Norwich or outside of its geographic boundaries.

Section 6. The invalidity of any provision or section shall not affect the validity of other provisions of this Regulation.

Section 7. Definitions.

“Applicant” means the person or entity that has filed an application for a Sewer Connection Permit, or is otherwise subject to pay the Connection Fee.

“Authority” means the Sewer Authority of the City of Norwich.

“Building Permit” means the first permit issued pursuant to Section 29-263 of the Connecticut General Statutes.

“Capital Connection Fee” means the fee payable to the Authority pursuant to this regulation, as result of connecting and discharging wastewater to the Sewer System, or increasing such discharge, or obtaining a permit authorizing the increase of such discharge.

“Capital Connection Fee Schedule” means the schedule attached to these regulations and approved and amended by the Authority from time to time.

“EDU” means each 200 gallon/day of discharge from a Facility as determined from the Capital Connection Fee Schedule shall constitute one EDU.

“Expansion” means, the renovation, repair, refurbishment, replacement, expansion or addition to, or reuse of a Facility connected to the Sewer System, the issuance of a DEEP (general/industrial) discharge permit, or modification of such permit authorizing an increase in the maximum discharge or any other change in use or change in the intensity of use that results in an increased discharge.

“Facility” means a building, structure, or property, or improvement thereto.

“Mixed Use Facility” means a Facility which combines one or more use types (e.g. commercial lease and residential).

“Multi-unit Residential Facility” means a residential facility with two or more separate units for rent, lease, use, or occupancy as a residence including a two or more family home, rental apartments, condominiums (including both attached and detached units), or boarding house.

“New Connection” means a connection to the system of a Facility not currently connected to the system.

“Regulation” means this Sewer Capital Connection Fee.

“Sewer Connection Permit” means the required permit described in section 4 prior to constructing a Facility or Expansion as more fully set forth in this Regulation.

“Sewer System” means all of the facilities, services and operations of the City of Norwich sewage treatment facilities, including connections, lateral sewers, force mains, pump stations, wastewater treatment plant, operated to collect, treat and discharge wastewater.

SEWER AUTHORITY OF THE CITY OF NORWICH

CAPITAL CONNECTION FEE SCHEDULE

Capital Connection Fee Schedule - \$2,500.00 per EDU				
	USE	UNIT OF MEASURE	NUMBER OF GALLONS (Per Unit of Measure Per Day)**	NUMBER OF EDUs (Per Unit of Measure Per Day)**
	RESIDENTIAL			
1	All Residential Buildings (up to 3 bedrooms)	per home	150	0.75
2	Single Family Residential Building (beyond 3 bedrooms)	per bedroom	75	0.375
3	Multi Family Residential Building (beyond 3 bedrooms)	per bedroom	125	0.625
	COMMERCIAL			
1	Professional Offices (Other than Doctors/Dentists)	1,000 sf	100	0.50
2	Doctors & Dentists Offices (1.0 unit of also residence)	1,000 sf	200	1.00
3	Restaurants, Bars and Coffee shops	100 sf of public seating	200	1.00
4	Gas Stations	set of 2 pumps	100	0.50
5	Gas Stations with retail or food concessions	set of 2 pumps	200	1.00
6	Car washes	per wash stall	400	2.00
7	Salon or Barbershop	per styling chair	200	1.00
8	Salon/Spa Pedicure	per chair/station	100	0.50
9	Salon/Spa Manicure	per chair/station	50	0.25
10	Supermarkets & Grocers	5,000 sf	500	2.50
11	Hotel or Motels	sleeping unit	150	0.75
12	Retail	7,500 sf	100	0.50
13	Laundries - Self Service	per machine	400	2.00
14	Auto Showroom	per facility	300	1.50

15	Body Shop or Auto Garage	per facility	400	2.00
16	Swimming Pools and Bath Houses	pool or bathhouse	200	1.00
17	Bakery	per facility	600	3.00
18	Bowling Alleys	bowling lane	100	0.50
19	Sports Stadium	40 seats	200	1.00
20	Parks (Picnic area with bathhouse, showers, and flush toilets)	35 picnic areas	200	1.00
21	Fitness Center	4,000 sf	200	1.00
22	Dry Cleaners	25 pieces processed	200	1.00
23	Theater	40 seats*	200	1.00
24	Cafeteria	35 seats*	200	1.00
25	Gathering Hall	25 seats*	200	1.00
26	Golf Courses and Country Clubs	3 seats*	200	1.00
27	Churches	40 seats	200	1.00
28	Resort	4 people*	200	1.00
29	Visitor Center	40 people*	200	1.00
SCHOOLS				
1	High School	per pupil	12	0.060
2	Junior High/Middle School	per pupil	9	0.045
3	Elementary/Kindergarten	per pupil	8	0.040
4	Additional Flow for Kitchen	per pupil	3	0.015
5	Additional Flow for Showers	per pupil	3	0.015
INDUSTRIAL				
1	Industrial Laundry	100 lbs processed**	300	1.50
2	Hospitals, Nursing Homes, Emergency Medical Centers, Surgical Centers, Wellness Clinics and Convalescent Centers	per bed	250	1.25
3	Warehouses/Storage (excluding office space) per 10,000 sq ft	10,000 sf	100	0.50
4	Warehouses/Storage Additional per 1,000 sq ft office space	1,000 sf	200	1.00
5	Manufacturing or Industrial building	1,000 sf	300	1.50
	Municipal Buildings and all other uses not specified will be individual assessed using estimated flow rates			
* Denotes that the units are based on the maximum capacity allowed by the fire marshal				
** Any facility that requires a DEP (Industrial/General) Discharge Permit is charged based on the maximum allowable discharge capacity of the permit				