

Town of Ellington Planning Department

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MEMO

DATE: December 9, 2010

TO: Water Pollution Control Authority, via Peter Williams, WPCA Administrator/Building Official

FROM: Planning Department

SUBJECT: Request for additional sewer capacity pursuant to Zone Change Application – Land of Gardner L. Chapman, 36.73 acres rear of West Road

Recently, an application was submitted requesting a zone change of 36.73 acres (currently 4.59 acres is zoned Planned Commercial and 32.14 acres is zoned A-residence - 40,000 square foot minimum lot area for single family homes or 60,000 square foot minimum lot area for two-family homes). It is understood that the Town Engineer will provide you with calculations on the sewer allocations for this site based on current zoning, as well as the additional allocation needed for the proposed plan.

In considering the request to allocate additional sewer capacity to this property in lieu of the proposed zone change, the Planning and Zoning Commission will consider the following excerpts from the town's Plan of Conservation and Development. This information is provided for your edification.

ADDRESSING COMMUNITY NEEDS - CHAPTER 4

➤ *Sewer Service Area and Capacity (PG 4-24)*

Sewer access and capacity is necessary to achieve the recommendations of the Plan of Conservation and Development as it relates to the Route 83 corridor, planned commercial development, and senior or age-restricted housing alternatives. However, **capacity is not endless and must be utilized for the greatest good of the community.**

➤ *Allocation of Sewer System Capacity (PG 4-24 & 4-25)*

Under Connecticut Statutes, it is the WPCA that has the sole authority to determine where sewers are to be provided and where they are not to be provided. In addition, the WPCA is authorized to negotiate contracts with Vernon for wastewater services for the town. No other board or commission has this authority to negotiate nor can an individual negotiate individual capacity with Vernon. The **WPCA must prudently allocate sewer system capacity for the best long-term position of the town. Specifically, public sewers should be utilized to support:**

- **Commercial and industrial growth** to help balance the tax base; and
- Diverse housing base such as senior or age-restricted. **Single-family housing or additional general-use apartments should not receive additional capacity beyond that allocated in the facility plan.**

The WPCA has a current allocation procedure within the wastewater facilities plan which preserves capacity for all properties within the sewer service area.

- The WPCA should approach the Vernon WPCA and the Tolland WPCA to discuss the possibility of purchasing additional capacity for the town's use or to discuss the possibility of an expansion of the Vernon treatment plant. Whereas the Vernon treatment plant already provides advanced wastewater treatment and discharges to a relatively small stream, **all town boards must realize that future capacity additions are likely to be limited and must utilize the town's existing capacity wisely for the greatest good of the town.**

FUTURE LAND USE – CHAPTER 6

➤ *Descriptions of Future Land Use Categories (PG 6-2)*

The Future Land Use Plan designates the majority of the land subject to the zone change as land to be developed with **moderate density** – an “Area where residential density is expected to occur at **between 1 and 2 units per acre.**”