

Town of Ellington WPCA Department



DATE: December 17, 2010
TO: Planning and Zoning Commission
FROM: Peter Williams, WPCA Administrator
CC: WPCA Members
SUBJECT: 185 West Road, Zone Change request #Z201024

At present the WPCA has planned flows for all parcels in the sewer area based on historic average flows and present zoning maps, with a reserve amount set aside for special flow conditions.

Special flow conditions are:

Zoning map changes

Special Residential, Industry and Business requirements

When the P&Z deems it in the best interest of the town to change zoning maps or to have residential, industry and businesses that require more flows than planned. The WPCA may assign additional flows to the affected parcels until the reserve amount is expended.

Once the reserve amount is dispensed, no additional flows can be allocated until additional flows are obtained.

The proposed zone change #Z201024 will result in an increase in the assign flows for the effected parcels of 10,095gpd for a total of 17,129gpd.

This zone change will reduce the present flow reserve by 26.4 % to 28,060gpd

With a limited flow reserve, it is imperative that the P&Z only approve developments that require special flow conditions which will not use more that the available reserve.

By approving this zone change the P&Z will greatly limit the WPCA ability to service future special flow conditions for Residential, Industry and Business requirements.

Attached:

#Z201024 Flow calculations dated 12/9/2010

WPCA Projected Full Development Flows as of 1/1/2010

#8

Projected Full Development Flows

1/1/2010

Rev. 12/13/10

		As/ present Fac/Plan	As/Motion 3/16/2010
Residential			
Sewered	219,180		
Non-sewered (Est.)	123,632		
Future Bedrooms (Est.)	190,739		
Pinney Rd Extension	45,000		
		578,551	549,623
Non Residential			
Sewered	61,344		
Future (Est.)	139,045		
Airport Extension	100,000	300,389	285,370
Infiltration		73,394	66,055
Purchased Flow		952,334	901,048
1990	820,000		
2004	200,000		
	1,020,000		
	Bal	67,666	118,952
Special Flow Allocations			
Country Foods	50,000		
Pinney Rd Extension	15,000		
115 West St - MF Zone	3,928		
Center Village	5,618		
Windermere Village	6,438		
24 Abbott Rd	(187)		
		80,797	80,797
Remaining Balance		-13,131	38,155

Airport Allocations

Planned flows	77,637
Special flow conditions	12,363
Infiltration (10%)	10,000
Total	100,000