

COMMONWEALTH OF MASSACHUSETTS
TOWN OF STOUGHTON
BOARD OF SELECTMEN

SEWER CONNECTION REGULATIONS
PARK STREET/ CAMPANELLI INDUSTRIAL PARK
SEWER EXPANSION PROJECT – PHASE 1

Introduction

The Town of Stoughton, acting through its Board of Selectmen as Sewer Commissioners, hereby amends Chapter 258, Article III – Building Sewers and Connections, to add regulations governing connection of properties to the Park Street/Campanelli Industrial Park Sewer Expansion Project – Phase I, as stated herein. This amendment establishes requirements for making sewer connections to public sewer and related fees and sewer user charges. To the extent required by law, authority to impose the requirements set forth herein is provided by the vote of the 2020 Annual Town Meeting under Article #27.

Section 1. Connection to Public Sewer

The owners of all houses, buildings, or properties used for human occupancy, employment, recreations, or other purposes, situated within and abutting on any street, easement, alley, or right-of-way located within the **Park Street/ Campanelli Industrial Park Sewer Expansion Project – Phase1** in which there is constructed a public sewer of the Town (the “Sewer”), shall, at their expense and upon notice from the Town of Stoughton Engineering Department, acting pursuant to direction of the Sewer Commissioners and issued in accordance with the further provisions of this section (the “Connection Notice”), connect their properties to said Sewer in accordance with the provisions of the Chapter 258, Article III – Construction Standards.

1.1 Mandatory Connection – By Order

Connection to the public sewer shall be made within ten (10) years after date of receipt of a Connection Notice for properties with residential uses, and within three (3) years after date of receipt of a Connection Notice for properties with non-residential uses. Residential use properties that contain ten or more bedrooms will be considered a non-residential use. Connection Notices will be sent to the property owners when the Sewer is operational as determined by the Town. Circumstances that may extend the timeline to connect are described in Sections 1.3 and 1.4.

1.2 Mandatory Connection – By Circumstance

Notwithstanding the requirement to connect described in Section 1.1, property owners shall connect to the Sewer as described in Sections 1.2.1, 1.2.2 and 1.2.3

1.2.1 Failed Cesspools or Septic Systems

All property owners with failed cesspools or septic systems, as determined by the Board of Health, shall connect to the Sewer within ninety (90) days from the date

of receipt of a Connection Notice. This section shall not be construed to abridge the lawful authority of the Board of Health to order sewer connections.

1.2.2 Transfer of Ownership

All property owners located within the **Park Street/ Campanelli Industrial Park Sewer Expansion Project – Phase 1** shall connect to the Sewer upon the transfer of property ownership and within thirty (30) days of receipt of a Connection Notice unless a residential use property has had a new or replacement septic system installed, which fully complies with Title 5, within the prior five (5) years from the date of receipt of a Connection Notice, said owner or occupant will not be required to connect to the sewer system for a period of fifteen (15) years from the date of such notice. Upon expiration of such fifteen-year period, or the occurrence of any of the circumstances set forth in Section 1.2, whichever first occurs, the owner or occupant of the residential use property shall connect to the Sewer. —
The map depicting the Phase 1 area is on record in the Engineering Department.

1.2.3 New Construction/ Increase in Flow

All property owners shall connect to the Sewer all newly constructed facilities or additions/ expansions to existing facilities that will generate an increase in flow in excess of the legal capacity of the septic system serving the property, if any, as determined by the Board of Health. The sewer connection must be installed and inspected by the Town prior to the issuance of an Occupancy Permit.

1.3 Timeframe Exception Due to Newly Installed Residential Septic System

In the event a residential use property has had a new or replacement ~~septic~~ septic system installed, which fully complies with Title 5, within the prior five (5) years from the date of receipt of a Connection Notice, said property will not be required to connect to the sewer system for a period of fifteen (15) years from the date of such notice. Upon expiration of such fifteen-year period, or the occurrence of any of the circumstances set forth in Section 1.2, whichever first occurs, the owner or occupant of the residential use property shall connect to the Sewer.

1.4 Timeframe Exception Due to Hardship

Property owners or occupants required to connect to the Sewer hereunder may make written application to the Sewer Commissioners for an extension of the time limits imposed herein if there exists a special hardship. Special hardships may include extraordinary financial hardships or circumstances unique to the property making connection to the Sewer impossible or extraordinarily burdensome or for estate planning purposes that don't affect the current beneficial interest of the property (conveyance of property to a family member, family trust, etc.). The granting of an extension hereunder is within the discretion of the Sewer Commissioners.

1.5 Penalties

Any person failing to connect within the time limit stated shall be subject to a fine of not more than two hundred (\$200) dollars, as determined by the Sewer Commissioners. Each day, or portion thereof, shall constitute a separate offense.

Section 2. Construction Standards

All connections to the Sewer shall be made in conformance with the Town of Stoughton's construction standards, which are summarized in Chapter 258, Article III – Construction Standards.

SEWER CONNECTION POLICY

Policy Element	Residential (10 BRs or fewer)	Commercial/Industrial Multi-Family (>10 BRs)
Requirement to Connect	Required within 10 years. If connect within 3 years of Letter to Connect, Permit Fee and I/I Fee waived.	Required within 3 years. If connect within 1 year of Letter to Connect, Permit Fee and I/I Fee waived.
Exceptions	Hardship as approved by the Board of Selectmen. If an owner has installed a septic system within the last 5 years, the connection requirement is extended to 15 years.	Hardship as approved by the Board of Selectmen.
Exception Overrides	Failed Cesspool or Septic System. Transfer of Property Ownership; unless the property has had a new or replacement septic system installed within the last 5 years, said owner or occupant will not be required to connect for 15 years from date of Connection Notice. Increase in flow that would cause existing septic system to be undersized.	Failed Cesspool or Septic System. Transfer of Property Ownership. Increase in flow (due to change of use, building expansion, etc.) that would cause existing septic system to be undersized.
Fees	New Construction. Permit: \$250 Inflow & Infiltration (I & I): \$330/Bedroom	New Construction. Permit: \$250 Inflow & Infiltration (I & I): \$3/gallon