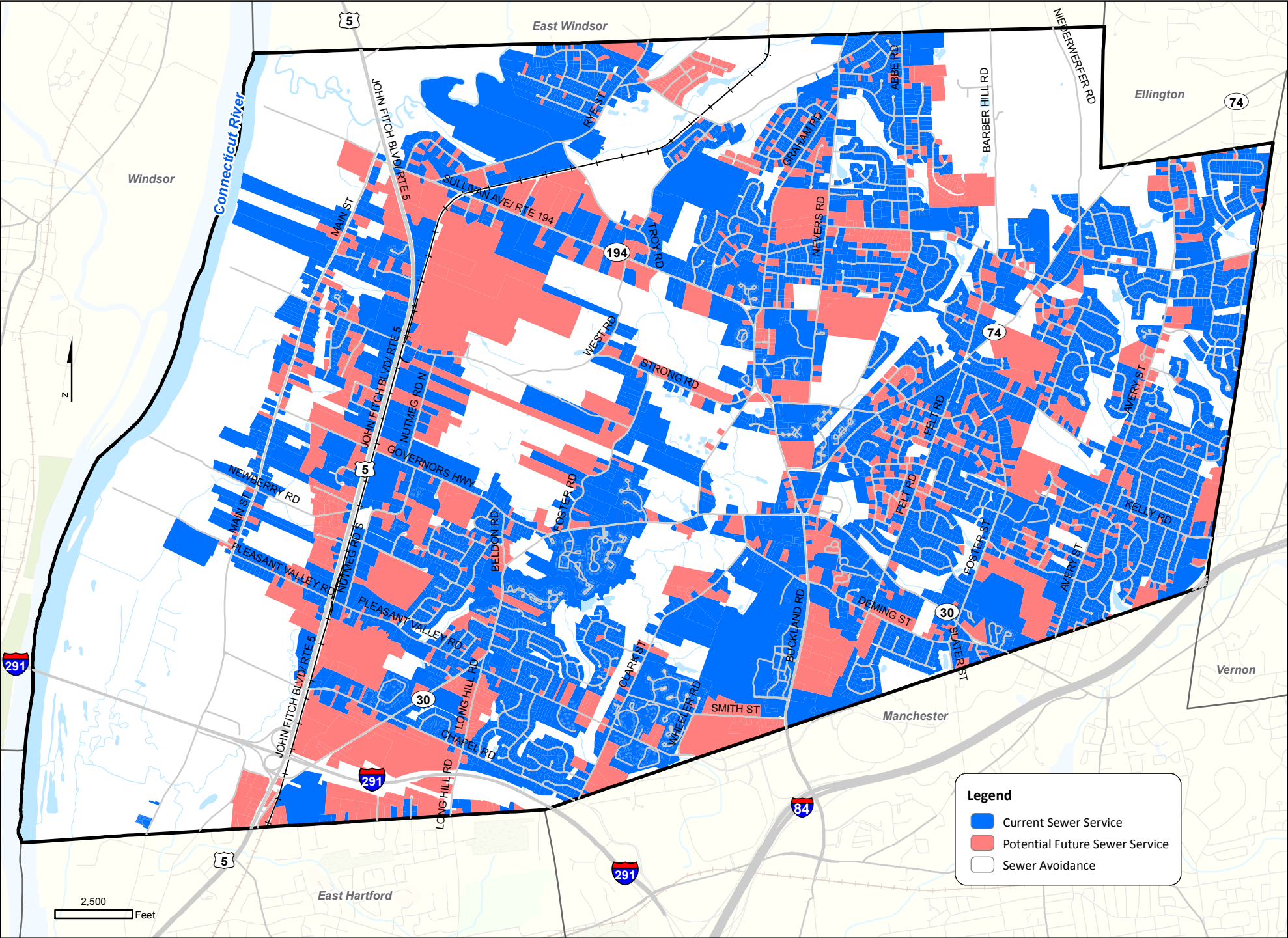


Sanitary Sewer Service Plan

South Windsor, CT



Sewer Policies Plan

Goal: Create more Generalized Sewer Map that Better Aligns with Zoning and the POCD's Land Use Objectives, and provides clearer policy areas for WPCA and property owners.

Potential Categories for South Windsor Include:

Primary Sewer Service Area

Areas:

- Commercial and industrial areas
- Low and moderate density residential policy areas (generally <40,000 SF minimum lot size)

Potential Policies

- Encourage existing properties on septic to connect to system.
- Complete sewer line extensions as required, maintaining "benefit assessment" approach.
- All new developments should connect to sewer.

Limited Sewer Service Area

Areas:

- Rural residential policy areas **that currently have access to sewer**

Potential Policies

- Establish offset policy – only properties within a certain distance of existing sewer can connect. Buffer distance varies depending locations of existing structures.
- Do not allow sewer extensions on interior lots (outside of buffer), unless necessary for public health purposes or to support open space subdivisions.

Conservation Area

Zones:

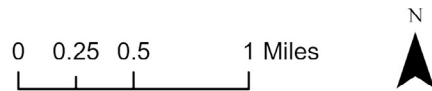
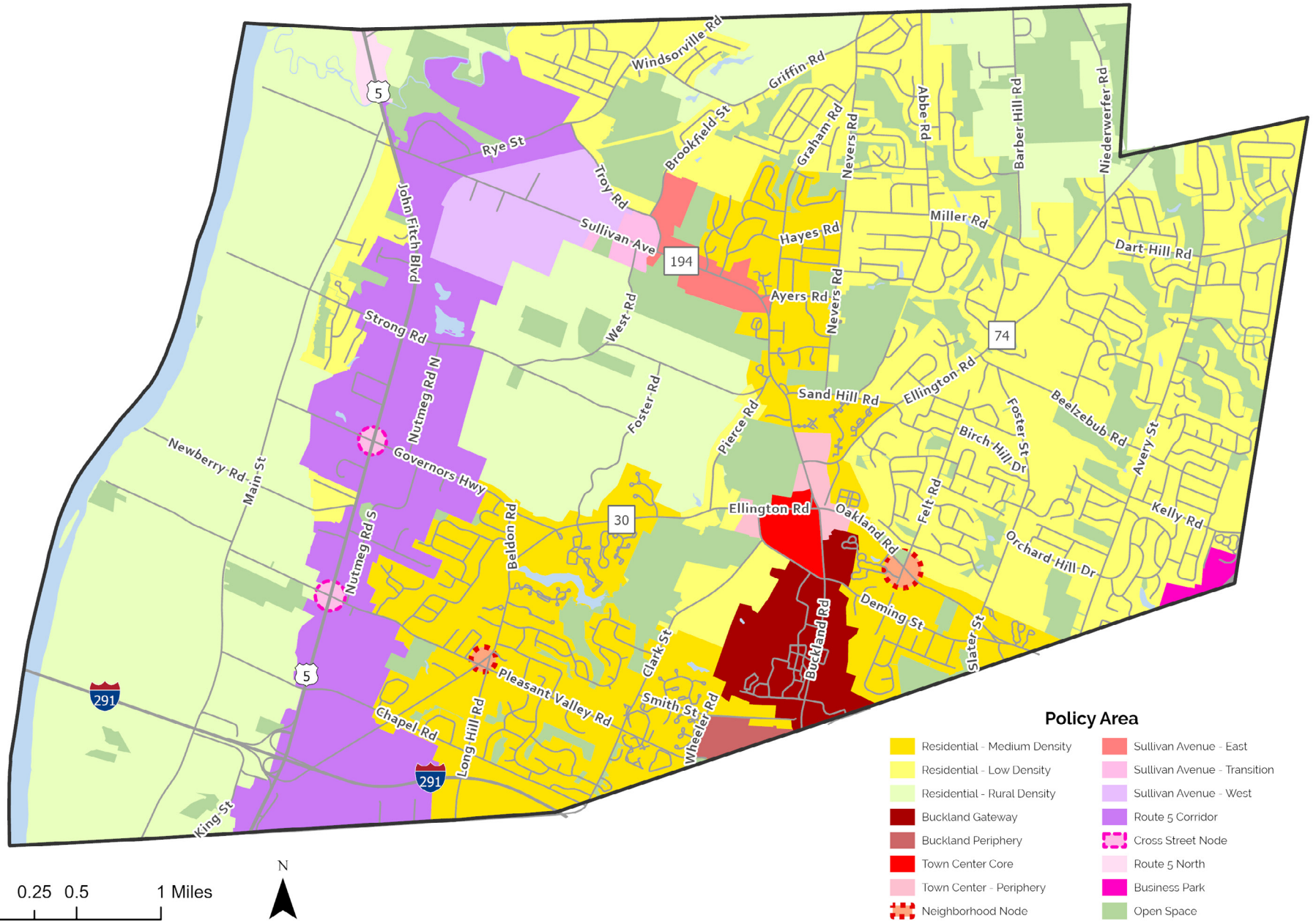
- Rural residential policy areas **that DO NOT have access to sewer service.**

Potential Policies

- Avoid sewer expansions unless necessary for public health purposes
- New development designed to support on-site subsurface sewage disposal.
- Potential exception for open space subdivisions

Potential Exception: Lower Density Areas that are fully sewered or are fully surrounded by sewered areas may be considered in the Primary Sewer Service Area

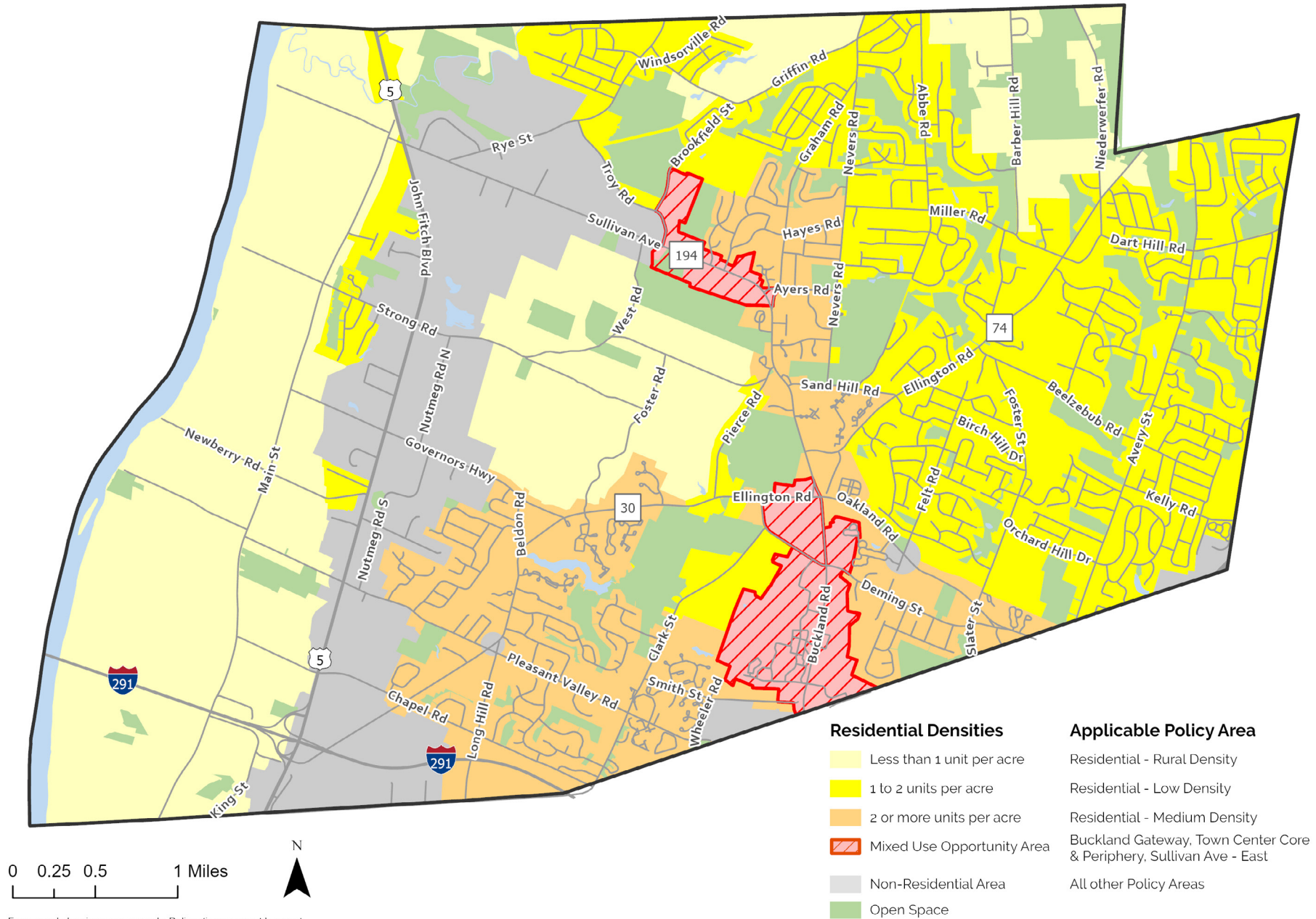
Figure 3-1: Future Land Use Policies Plan



For general planning purposes only. Delineations may not be exact

Figure 3-2: Residential Densities Plan

Note that each Future Land Use Policy Area has a designated residential density, as described on the prior pages



0 0.25 0.5 1 Miles

N

For general planning purposes only. Delineations may not be exact

Sewer Policies Plan

All Plans of Conservation and Development adopted on or after July 1st, 2015 must “identify the general location and extent of areas served by the existing sewerage system, areas where sewer systems are planned, and areas where sewers are to be avoided” (CGS Section 8-23).

The Town of South Windsor Water Pollution Control Authority (WPCA) maintains a parcel-based sewer service map showing existing and future sewer service areas as well as “conservation” areas where sewers are to be avoided. While the WPCA’s map generally aligns with the Town’s land use policies, there are some inconsistencies primarily due to the use of parcel-based mapping approach.

Some of these inconsistencies include:

- Some properties fronting existing sewer lines are classified as sewer avoidance areas even though they have access to sewers.
- Some of the Town’s lower density residential zones are identified as existing or future sewer areas.
- Since parcels are classified in their entirety, it is unclear if interior portions of lots could connect to sewer, should they be subdivided in the future. This is particularly applicable in areas with large lots along Main Street and in the vicinity of Foster Road, Pierce Road, Strong Road, and Clark Street.

The POCD proposes an alternative sewer policy approach that creates more generalized sewer policy areas, address inconsistencies from the parcel-based approach, better aligns sewer and land use policies, and provides more clarity for WPCA, PZC, and property owners. The POCD sewer policies plan separates the Town into three areas: The Primary Sewer Service Area, Limited Sewer Service Areas, and Sewer Avoidance Areas. The PZC should work with WPCA to modify their Sewer Service Area policies and map to align with those outlined in this Plan.

This plan recognizes that there is also a financial rationale to these sewer policies. The Town maintains a “benefit assessment” policy, whereby sewer extensions are paid for by the users that would benefit. However, the long-term maintenance of sewer infrastructure is the financial responsibility of the Town. Extending sewer infrastructure into lower density areas results in fewer users to pay for the ongoing maintenance of the system compared to higher density areas. In addition, the capacity of existing sewer infrastructure such as pump stations, trunk sewers, and the water pollution control facility are finite. Therefore, this Plan prioritizes reserving the remaining sewer capacity for higher intensity zones while discouraging sewer expansion into lower density areas, except in rare cases if needed for public health purposes.

Primary Sewer Service Area

The Primary Sewer Service Area consists of the Town’s higher intensity zoning districts, including all commercial and industrial zones, multi-family residential zones, and single-family residential zones with a minimum lot size of less than 40,000 square feet. Some lower density zones that are fully served by sewers and have limited future development potential are also located in this policy area. Most of the Primary Sewer Service Area is currently served by sewers, and sewers could be extended to unserved areas using the benefit assessment approach. All future development and new residential subdivisions in this policy area should connect to the sewer system.

Limited Sewer Service Areas

Limited Sewer Service Areas are lower density residential zones with a minimum lot size of 40,000 square feet or more that currently have access to sewer service and have development potential on interior lots. Limited sewer service areas depicted on the map include Main Street north of Pleasant Valley Road; Pleasant Valley Road west of Route 5; and areas along Foster Road, Pierce Road, Strong Road, and Clark Street. The intent of these areas is that existing development fronting sewer lines can connect to the system, but that these connections should be limited to areas within 200 to 500 feet of the front property line (dependent on lot depth and location of existing structures). Sewer extensions should be avoided for new residential subdivisions and new developments on interior lots, which should be designed with septic systems. Potential exceptions should be considered for conservation subdivisions on interior lots that front an existing sewer line, or properties that have participated in land conservation programs. In these cases, sewer service would support smaller lot sizes in exchange for a greater set-aside of open space.

Sewer Avoidance Areas

Sewer Avoidance Areas encompass the lower density residential zones with a minimum lot size of 40,000 square feet or more that lack sewer infrastructure. The Sewer Avoidance Areas depicted on the map include the Main Street corridor south of Pleasant Valley Road; interior lots on Main Street north of Pleasant Valley Road; interior lots along Foster Road, Pierce Road, Strong Road, and Clark Street; and areas in northern South Windsor along Griffin Road, Barber Hill Road, and Niederwerfer Road. All new developments in this policy area should be designed with septic systems. Sewers should only be extended into Sewer Avoidance Areas if required for public health purposes at existing developments.

Figure 3-3: Sewer Policies Plan

