

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

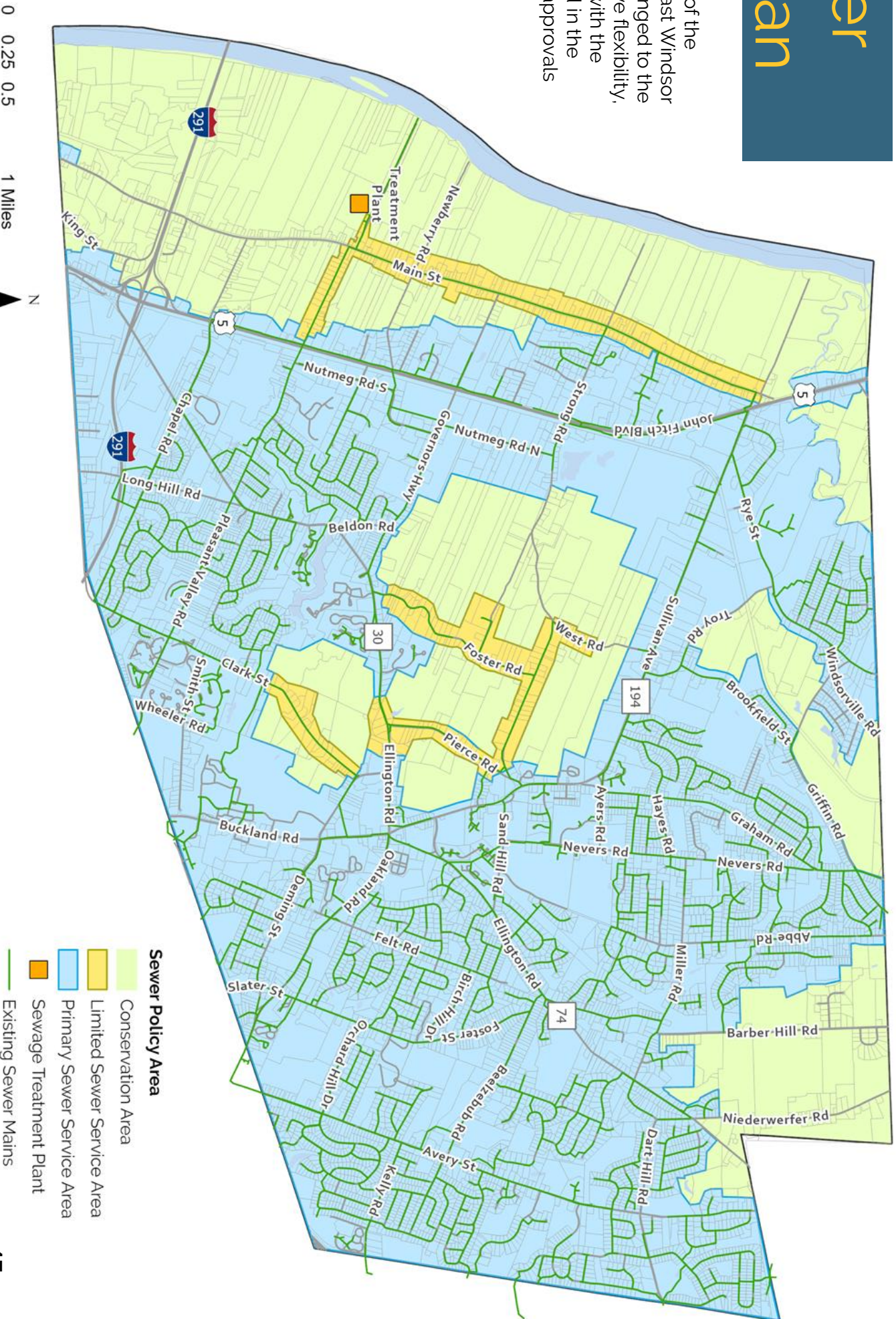
Potential Exception: Lower Density Areas that are fully sewerered or are fully surrounded by sewerered areas may be considered in the Primary Sewer Service Area



Planimetrics

Draft Sewer Policies Plan

Note – the area of Route 5 north of the Scantic River is adjacent to the East Windsor sewer system. This area was changed to the primary sewer service area to give flexibility, should a future interconnection with the Town of East Windsor be desired in the future. This would be subject to approvals from both municipalities.



For general planning purposes only. Delineations may not be exact.