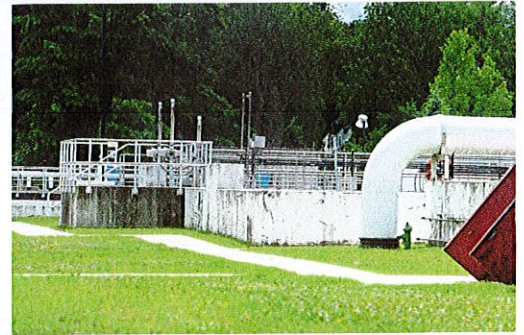
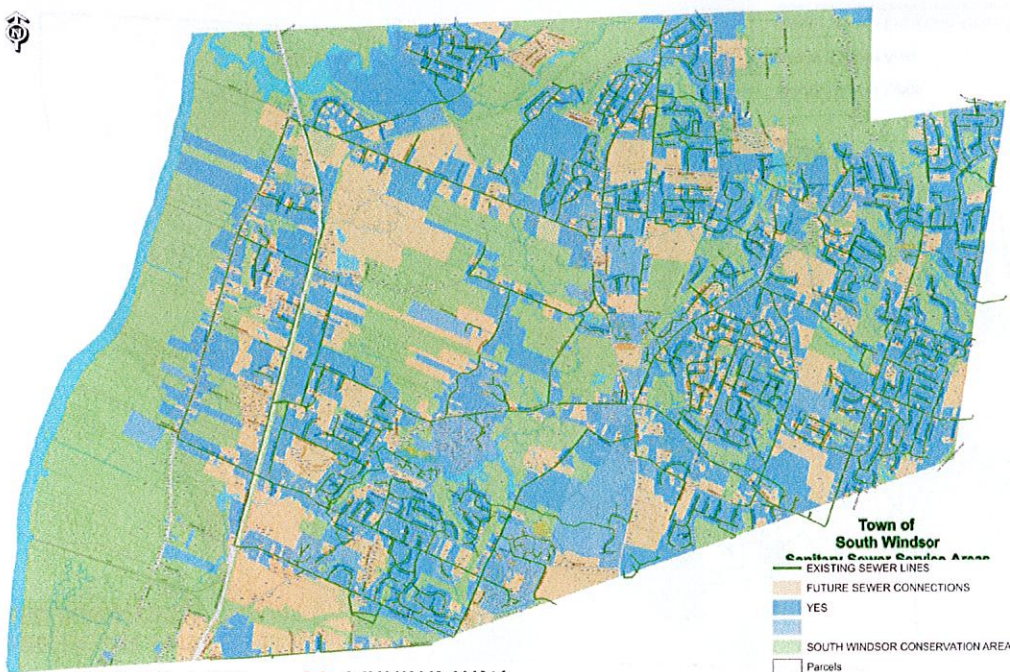


Sewer Service

- Ample capacity at Water Pollution Control Facility (WPCF) to accommodate future development.
 - Design Flow = 3.75 MGD
 - Average Daily Flow = 2.5 MGD
 - Max Daily Design Flow: 9.75 MGD
- No capacity issues with inflow and outflow agreements
- Clark Street Pump Station (40%-45% of Town's total flow) currently operating at close to capacity. Supports Buckland Road, Evergreen Walk, and portion of Town Center
- Increasing intensity of rainfall exacerbating inflow and infiltration and WPCF flows during storms.



Sewer Service: Existing

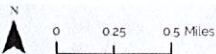
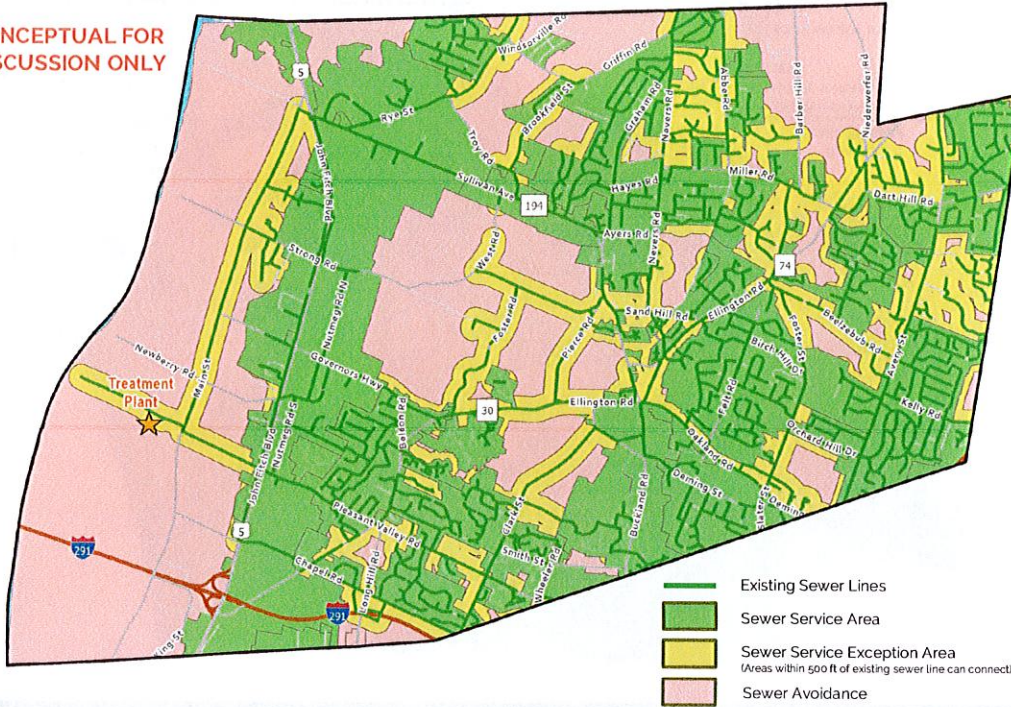


Changes since 2014

- Miller Road ~1,000 ft extension
- Ellington Road force main extension ~1,500 ft between Chapel Road and Route 5
- New residential subdivisions within defined sewer expansion area (e.g. Clark Estates, Estates at South Windsor, South Windsor Woods).

Sewer Service: Zoning-Based Approach

CONCEPTUAL FOR DISCUSSION ONLY



Sewer Service Area Higher density zones that support sewer service

Zones:

- All commercial and industrial zones
- Town Center overlay zones
- Multi-family & single-family residential zones with a minimum lot size of <40,000 SF

Potential Policies

- Encourage existing properties on septic to connect to system.
- Complete sewer line extensions as required.
- All new developments connect to sewer

Sewer Avoidance Areas Lower density zones that do not support sewer service

Zones:

- Single-family residential zones with a minimum lot size >>40,000 SF

Potential Policies

- Avoid sewer expansions unless necessary for public health purposes
- Modify zoning as necessary.

Sewer Service Exception Area

Some lower density areas are sewered. Existing development should be encouraged to connect to the system, but further sewer expansions and connections from new development should be avoided. Consider establishing "offset" policy, allowing structures within a certain distance of an existing sewer line to connect (e.g. 500 feet as shown on map).

Sewer Service

Potential Strategies:

- Better align sewer service areas with zoning, and consider a non-parcel-based approach.
- Complete Planned projects:
 - New Sewer Evaluation Study (focus on Clark Street waste shed) and implement recommendations
 - Upgrades to three largest pump stations (Clark St, Benedict Dr, and Pleasant Valley).
 - Improvements to WPCF UV disinfection system.
 - Odor Control improvements at WPCF
 - Continue to address Inflow and Infiltration (I&I)
- Monitor capacity at Clark Street pump station and downstream infrastructure to ensure sufficient capacity for envisioned growth in the Buckland Road, Evergreen Walk, and Town Center areas.

Discussion of Potential Focus Area

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Potential Idea: Growth Management

Coordination and Alignment of Conservation and Development Policies steer growth towards desirable areas and away from undesirable ones. Address inconsistencies.

- Sewer Service/Avoidance Areas – alternative approach?
- Zoning – Address inconsistencies with sewer policy areas
- Open Space Strategy
 - For example, establish P.A. 490 Local Option criteria