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# Public Sewer System for Higganum Village

Haddam Economic Development Commission  
Presentation to the Board of Selectmen  
August 18, 2010

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# Background

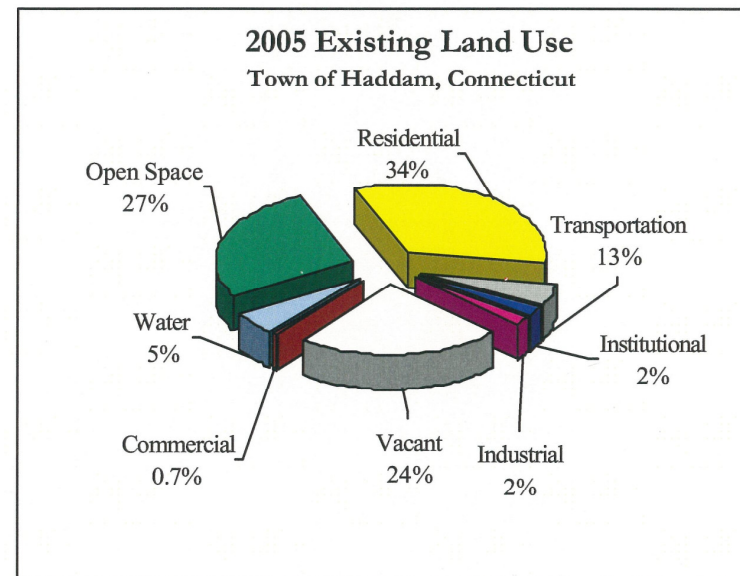
- TAX BASE:

- In 1987, 57.7 % of Haddam's Tax Base was from Commercial Properties, Primarily CT Yankee.
- By 2009 the Percentage Dropped to 23%.

- LAND USE:

- 0.7% Commercial/Village
- 24% Vacant

*Need to Focus  
Efforts on Areas  
Appropriate for  
Commercial  
Development*



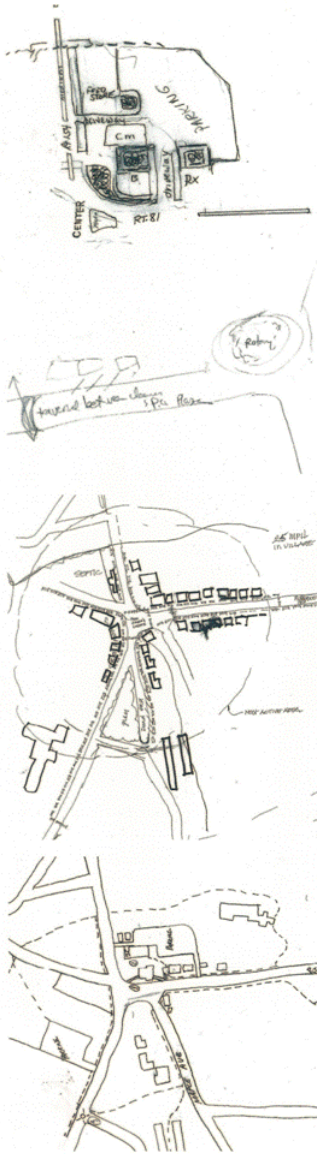
# Background

- BUSINESS IN HADDAM:

- In 2007, the Town Had \$44,069,426 in Retail Sales.
- This represents 3.2% of the State's Total Retail Sales, Yet We Have Only 0.2% of the State's Population and 0.8% of its Land Area, Which Means Haddam Residents Buy Locally and There is a Draw From Out-of-Town Consumers.

- POCD:

**Reassess the Higganum Center Village District regulations to ensure that the economic development needs of the community are expressed in the permitted uses and the regulations account for public sewer system.**

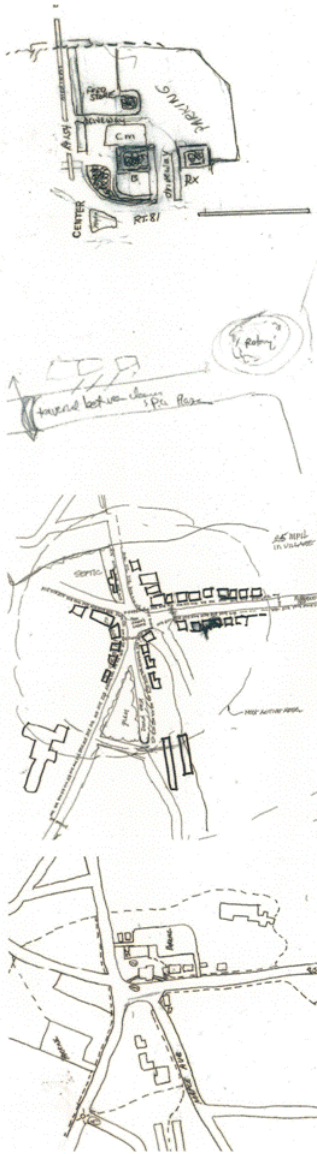


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# Background

- HADDAM VILLAGES:

- By Concentrating Commercial Development in Already Established Villages, Economic Development can be Realized Without Adversely Affecting the Rural and Residential Character of the Town.
- Viable Commercial Areas Cannot be Developed Without a Reliable Infrastructure.
- Every Study, POCD and Market Analysis Performed Over the Last Two Decades Recommends Infrastructure Improvements Generally and Sewer in Higganum Specifically.



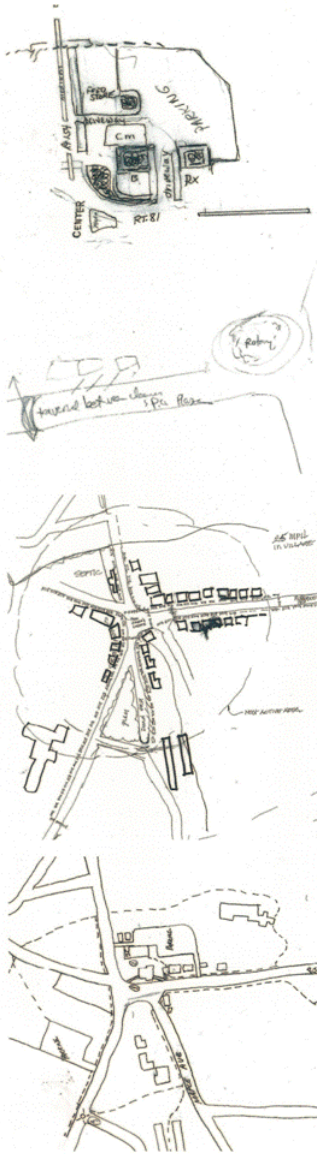


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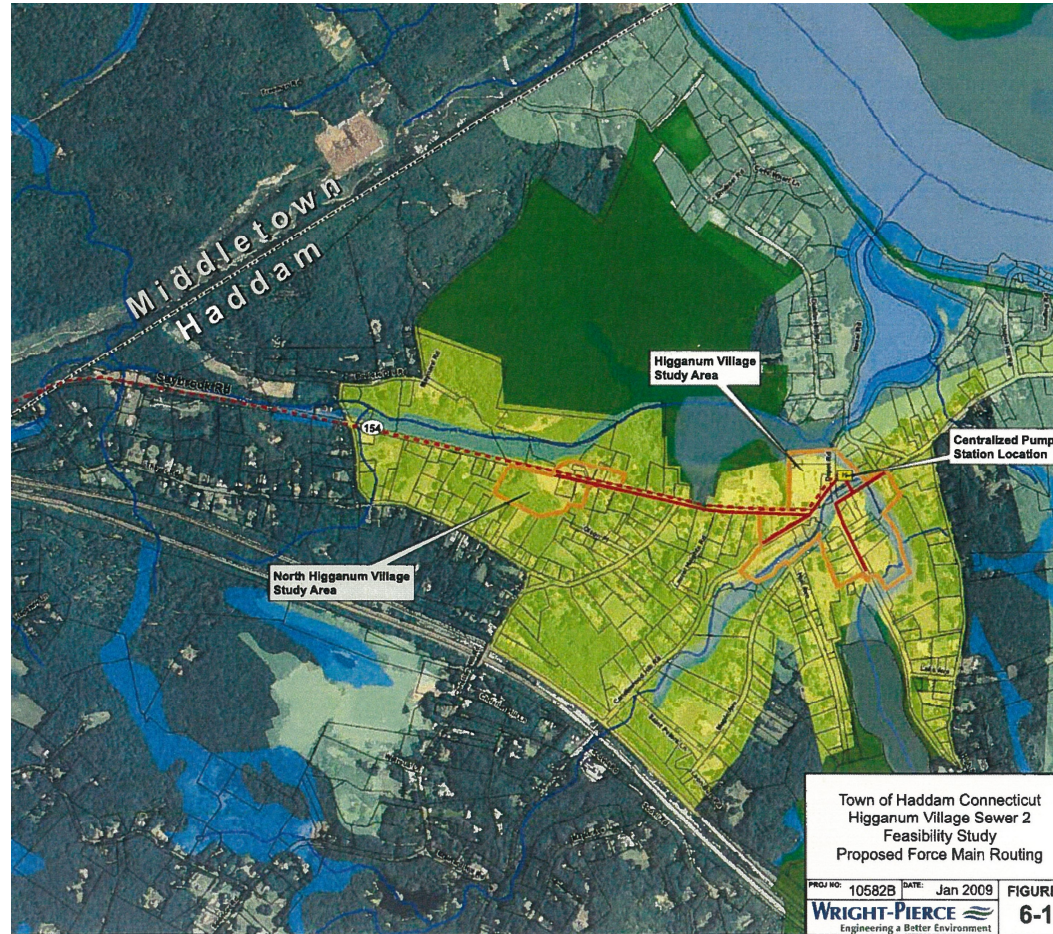
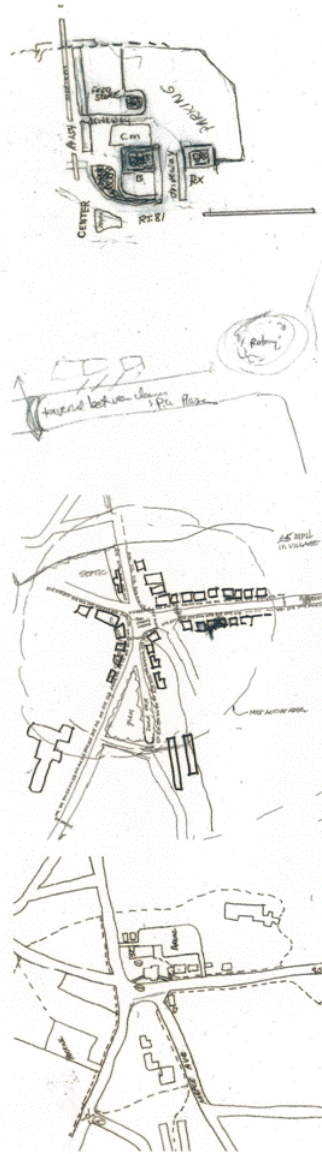
- HIGGANUM:

- Town Wide Surveys, Needs Assessment, Meetings and Charettes
- Village Zoning Implemented
- Streetscape Improvements Completed
- Brownfields Investigated
- Higganum Reservoir State Park Renovated
- Rossi Property Key to Revitalization Efforts
- State Garage Potential for Development
- Higganum Cove Offers Exciting Opportunities
- Many Successful Businesses with Active Owners
- Grocery Store Soon to Reopen
- Active Higganum Visioning Group



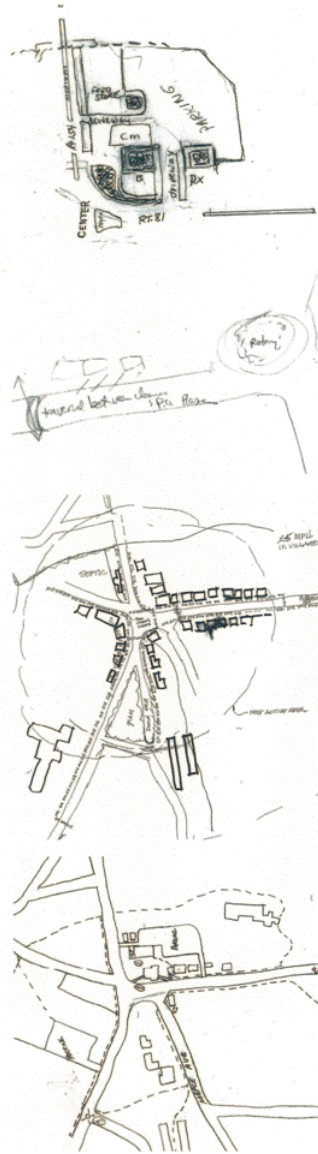
# Background

## State Plan of Development



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# Why does Higganum Need a Wastewater Treatment System?



- The Current Wastewater Treatment System Consisting of On-site Septic for Each Property Hampers Economic Development for Higganum Village, Due To the Land It Occupies and the Limited Capacity of the System Itself.
  - The Combination of Septic Area, Septic Reserve Area and Required Clearances to Wells, Watercourses and Structures Could Result in Up To 50% or More of Land Being Unable to be Developed.
  - The Expense of a New Septic System or the Replacement of an Existing System is a Significant Limitation to Development. The Average Life Expectancy of a Well-Maintained Septic System is 30-50 Years. Many in Higganum are at or Near their Life-Cycle.
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# Why does Higganum Need a Wastewater Treatment System?

- The Village Zoning Regulations Allow and Encourage a Density in the Village Center that Cannot be Realized to Its Full Potential With On-Site Septic Systems.

## Section 4

Table 1

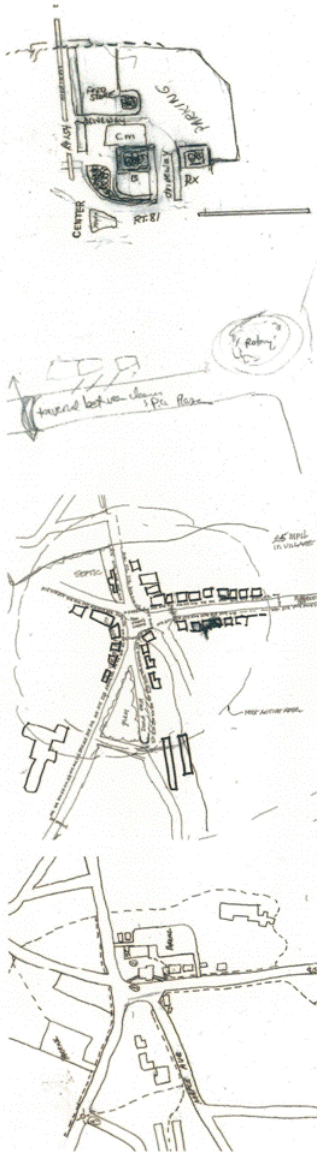
Schedule of Area, Height, Bulk and Placement Regulations

Zone	Minimum Lot Area	Minimum Lot Frontage Width (1)	Minimum Front Yard	Minimum Side Yard	Minimum Aggregate Side Yards	Minimum Rear Yard	Maximum Building Height (2)	Maximum % of Land Coverage	Minimum Set-back from a Water-course [Gateway Zone (5)]
R-2 (1F)*	2 Acres	200 Feet	40 Feet	20 Feet	50 Feet	30 Feet	35 Feet	10%	50 Feet
R-2 (2F)*	2 Acres	200 Feet	40 Feet	20 Feet	50 Feet	30 Feet	35 Feet	10%	50 Feet
R-1 (1F)*	1 Acre	150 Feet	30 Feet	20 Feet(6)	50 Feet (6)	20 Feet	35 Feet	15%	50 Feet
R-1 (2F)*	2 Acres	200 Feet	40 Feet	20 Feet	50 Feet	30 Feet	35 Feet	15%	50 Feet
R-2A (1F)*	2 Acres	200 Feet	40 Feet (7)	20 Feet	50 Feet	30 Feet (7)	35 Feet	10%	50 Feet
R-2A (2F)*	2 Acres	200 Feet	40 Feet (7)	20 Feet	50 Feet	30 Feet (7)	35 Feet	10%	50 Feet
Commercial	½ Acre	100 Feet	30 Feet	10 Feet	25 Feet	20 Feet	35 Feet	40% (3)	50 Feet
Industrial (I-1 & I-2)	1 Acre	150 Feet	30 Feet	20 Feet	50 Feet	20 Feet	35 Feet	25% (3)	50 Feet
Industrial Park (4)	2 Acres	200 Feet	70 Feet	30 Feet	70 Feet	40 Feet	35 Feet	25% (3)	50 Feet
Higganum Village District	None	30 Feet	10 Feet Maximum	8 Feet	15 Feet	10 Feet	35 Feet	70%	N/A
Modification Limits For HVD Zone	N/A	8 Feet	3 Feet	2 Feet	4 Feet	3 Feet	35 Feet	25%	N/A

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# Recommendation

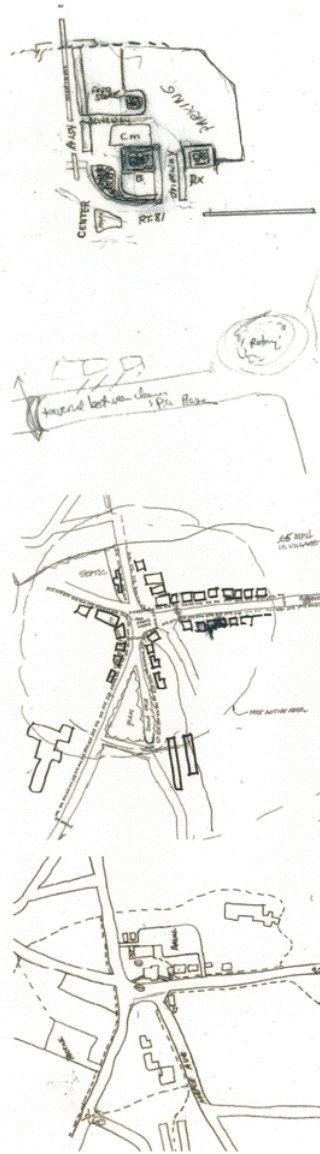
- To Position the Town for a Sustainable, Economically Viable Commercial Village, EDC Asks the Board of Selectmen to Solicit Proposals from Engineers for the Design Of A Town Owned and Managed Packaged Wastewater Treatment System To Serve Higganum Village, and To Contract With The Selected Engineer For Services Through The Construction Document Phase.
- Having the Project Designed and Ready to Go Positions the Town Well for Grant Money and/or Other State or Federal Assistance.
- Sends a Clear Message that Haddam is Proactively Planning for it's Future
- Can be Used as an Incentive for Development Opportunities.
- Allows the Town to Leverage the Private Dollars a Developer May Spend on a Development, by Using Those Dollars to Offset the Cost of a Public System





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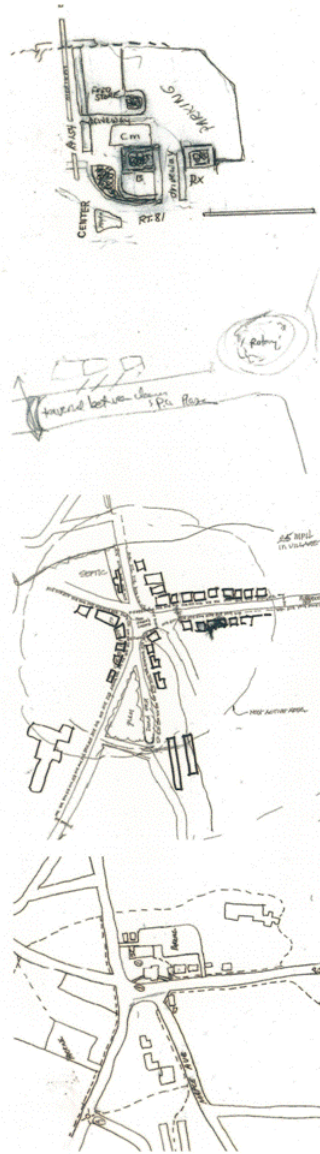
# Options Considered by EDC



- Do Nothing
  - Community Septic System
  - A Town Owned and Managed System
  - A System that Would Connect to Middletown
  - A System that Would Connect to Other Towns
  - Alternative Treatment Systems
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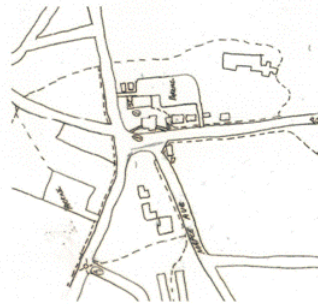
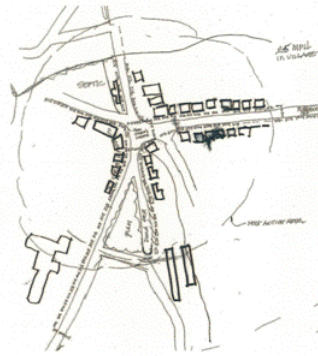
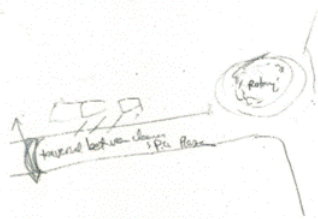
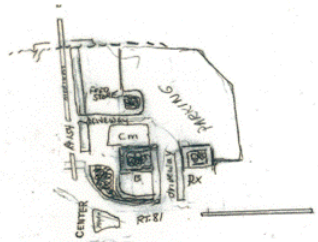
# Wastewater Treatment System



- A “Black Box” System, either of a Gravity or Low Pressure Design is Recommended.
  - The system shall be Modular in Design, so a Minimum Capacity can be Built when the Time is Appropriate, and Have the System Expandable as Demand and Funds warrant.
  - The Treatment Plant can be Constructed on Land Already Owned by the Town at the Town Garage Site, Without Adversely Affecting Their Day-to-Day Operations.
  - Eliminates the Concern of a Sewer Line Running to Middletown and the Potential Development Pressures that may Place on Areas Outside the Designated Village Zone.
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# What Does it Look Like?



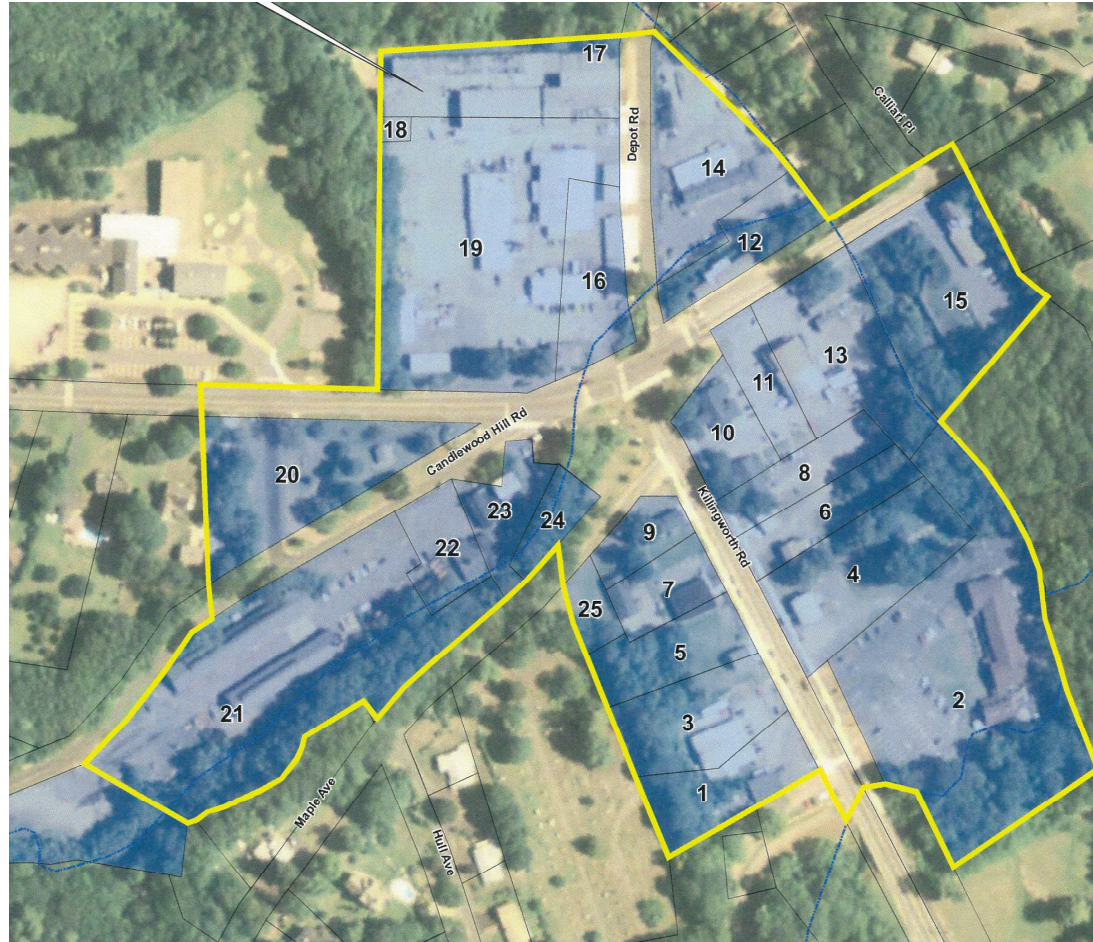
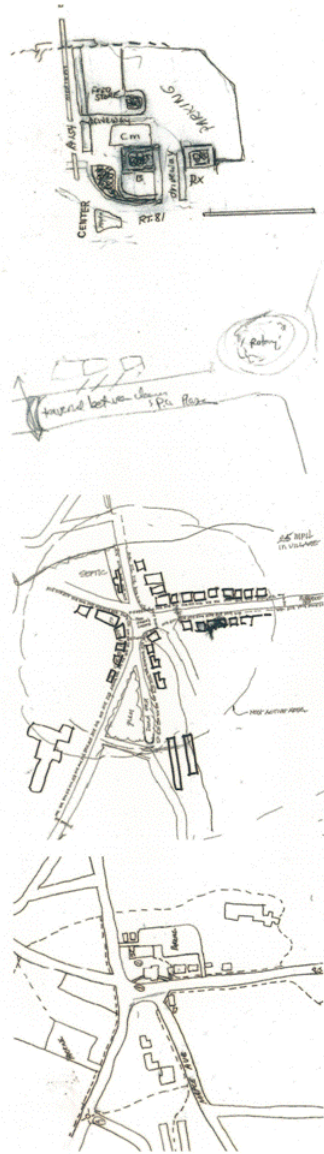




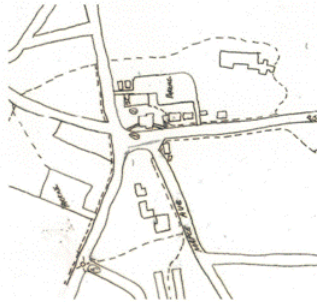
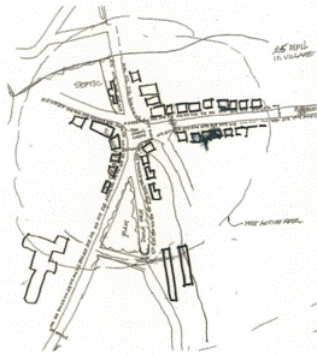
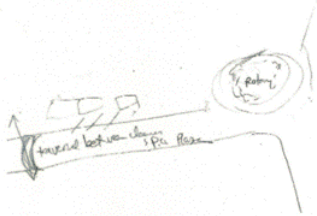


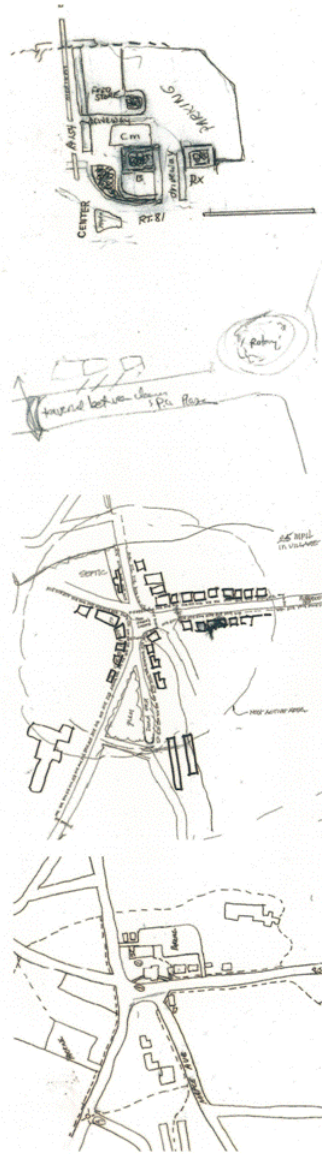
# Sewer District

## Village





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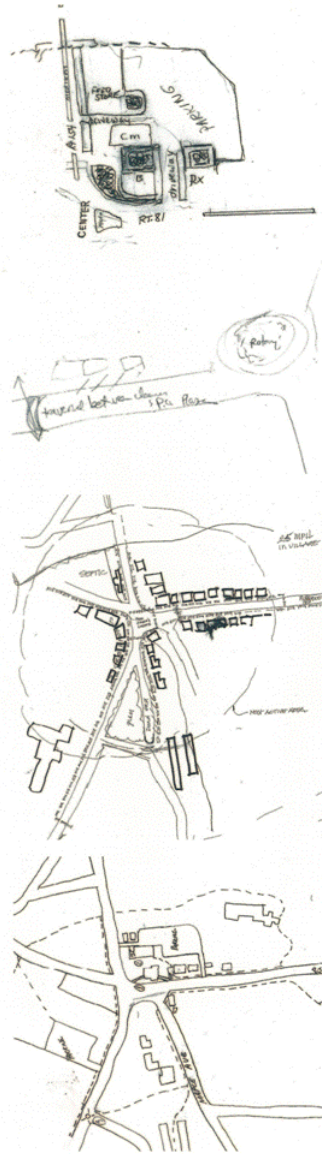
# Cost

Costs are ESTIMATED in 2010 Dollars

- Engineering Costs: \$ 500,000
- Capital Costs for Construction: \$4.5 - 6.2 Million
- Operation and Maintenance: \$ 60,000 - \$80,000 per year

UPDATED PROJECT COST ESTIMATES FOR  
WASTEWATER SYSTEM WITH UP 75,000 GPD CAPACITY\*

	Collection System (millions)	Treatment System (millions) <sup>(4) (5)</sup>	Outfall System (millions)	Total Project Cost (millions)	Annual O&M Cost	Present Worth (millions) <sup>(6)</sup>	Present Worth (millions) <sup>(6) (7)</sup>
Gravity System w/ North Village <sup>(1) (2)</sup>	\$3.6	\$1.4 to \$1.8	\$1.2	\$6.2 to \$6.6	\$61,000 to \$78,000	\$7.8	\$6.2
Low-Pressure w/ North Village <sup>(3)</sup>	\$1.9	\$1.4 to \$1.8	\$1.2	\$4.5 to \$4.9	\$61,000 to \$78,000	\$6.1	\$4.5



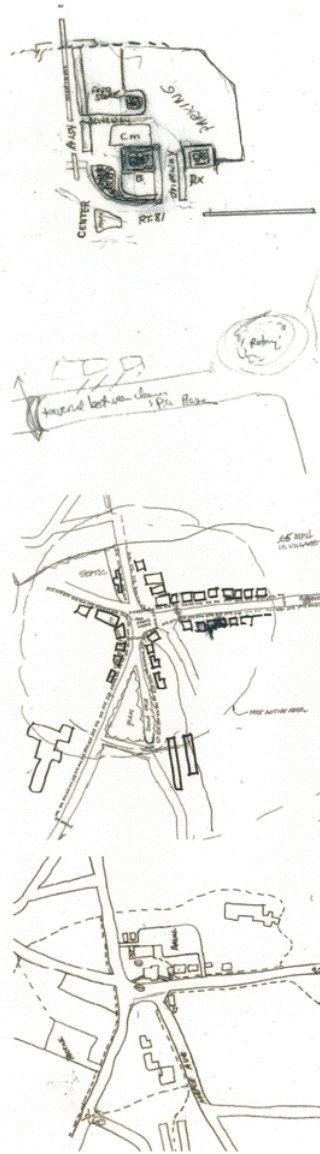
## Next Steps

- Action by Board of Selectmen and Board of Finance to Authorize Funding for the Completion of Engineering Services
- Establish WPCA
- Town Informational Meetings, Hearings and Town Meeting / Referendum
- Retain Engineer to Design System



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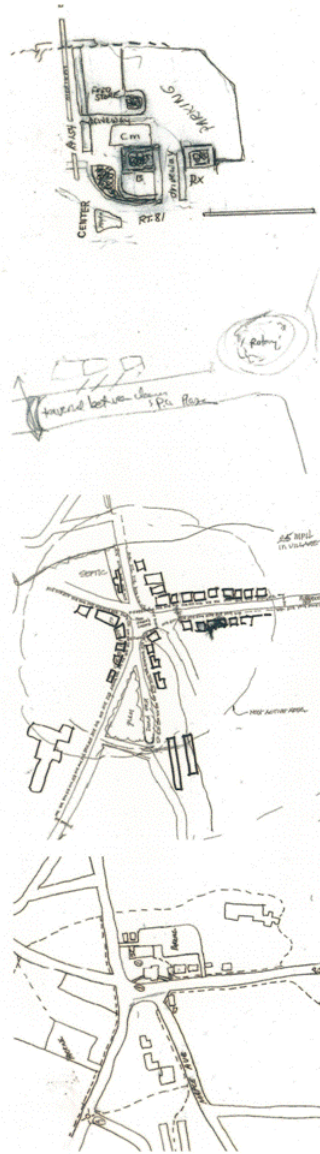
## Information to the Public



- Regularly scheduled Town wide meetings
  - EDC update on Haddam website.
  - Utilize Media, such as the Bulletin, Haddam Events, Middletown Press, etc.
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# Contact Information



- A copy of the full report by Wright-Pierce can be found at the Following Link:  
[http://haddambulletin.com/assets/sewer\\_study.pdf](http://haddambulletin.com/assets/sewer_study.pdf)
  - Communication with EDC
    - Regularly Scheduled Meetings at Youth Center on Second Wednesday of the Month at 7:00 PM
  - Town Planner
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# Sources of Information

These Sources Were Used for the Information in this Presentation and are Valuable Resources for Information and Education Moving Forward

- 2007 Haddam Plan of Conservation and Development
- Town of Haddam Zoning Regulations
- Annual Report for the Town of Haddam
- Report on Public Sewer for Higganum Village, Prepared by Wright-Pierce Engineers, dated June 2010
- State of CT Office of Policy and Management; Conservation and Development Plan for the Town of Haddam
- Connecticut Economic Resource Center (CERC) Town Profile 2008

