

Comprehensive Plan Committee
February 22, 2010
Private Roads, Sewer and Water

Members: **Patrice Putman, Jim Norris, John Carpenter, Andy Wess, John Callinah, Jack Kaiser, Phil Lacassio, Harold Burnett**, Others: **Cornell Knight, Chris Huck, Russ Hazard, Dan Stevens (Water Dept), Leonard Blancette (trustee)**

The chair opened with a discussion of Sewer and Water recommendations.

No plans for expansion. WUD Trustees voted not to pay for expansion of water service. Sewer rules follow water. 1970s Legislature puts responsibility on developers. Sewer charter and PUC terms and conditions direct operations. To expand will require likely alternate funding source than rate payers. Idea: any developer developing next to utility lines must hook up. TIF for residential construction could help fund expansion.

Sewer expansion generally leads development, though water service is less of a driver. State plumbing code says that if a sewer line goes by an existing development residents don't have to hook up so long as their system is functioning well. If the private system fails they must hook to nearby public sewer, and can never be removed. Water is different; folks can get on and off at will. Municipality can become the developer to drive the expansion.

Current lines are underutilized; specifically the Carlton Mill put a significant amount of sewerage into the system that is no longer being input. New lines: \$100 - 120/ linear foot along an existing road. \$40 to \$60 per linear foot along a new road. Most roads in Winthrop can accept more sewerage.

Separation necessary for water and sewer lines; typically water and sewer are on opposite sides of the road.

20,000 ft. sq for lot with septic. – state law

Previous discussion: expand sewer system size for cost economies, reduce sprawl, extend trunk lines into new areas for high density residential use.

Service exists on Highland Ave. down to Narrows Pond Rd. Sturtevant Hill (very distant from existing service), Old Lewiston, Turkey Lane (very distant from existing service). Service stops on 133 at summer. 133 and Memorial Dr. lines could carry significantly more. Route 202 toward Monmouth has existing lines. East Winthrop generally goes into Augusta's system, some of which Winthrop can't tap into. Dan will provide a list of desirable locations for development, based on the existing system.

Private roads – Cobbossee Water Dist. provides routine educational programs. Roads can have significant negative impact on water quality.

Private road autonomy on zoning, public plowing/improvement of roads, buying services/gravel from the town, tax rebate!!!, public subsidy of educational efforts of Cobbossee WD/Friends of Cobbossee, etc. in exchange for an agreement from road associations to implement BMPs.

Next: March 8. Preserving our history.

March 22. Land use discussion. Jack, Andy, Harold will prepare a discussion document.

April 1, Chris will present draft document, with some holes.

Meeting adjourned.