

Proposed Amendments to Section 1.1.2, Section 1.2, Section 2.0 and Proposed New Section 2.1.8 to the Brookfield Sewer Use Rules and Regulations

a) To amend Section 1.1.2 as follows:

1.1.2 RESIDENTIAL / MULTI-FAMILY PERMIT

In the case of an application for a Sewer Connection Permit for a single-family dwelling or a multi-family dwelling complex, the Applicant shall submit the following information in such form as may be required by the Authority:

- a) Type of sewage;
- b) Number of separate dwelling units;
- c) Estimated daily peak and daily average sewage flows;
- d) Name and address of design engineer;
- e) Plans of the proposed sewerage facilities. Plans for multi-family residences shall be sealed by a licensed professional engineer;
- f) Name and address of licensed installer;
- g) For a discharge of domestic sewage in excess of 50,000 gallons per day, the Applicant must first obtain a permit from the Department of Environmental Protection under the provisions of Section 22a-430 (Regulations, Section 22a-430-1 et seq.) of the General Statutes and a copy of such permit must be filed with the application for a Sewer Connection Permit. For a discharge of less than 50,000 gallons per day of domestic sewage, the Authority may require the Applicant to submit its plans to the Department of Environmental Protection for technical review and approval prior to issuance of a Sewer Connection Permit by the Authority;
- h) Information on the status of the project before the Town's other land use commissions;
- i) For a multi-family dwelling complex, information on the planned future ownership of the complex, i.e. whether it will be an apartment complex in one ownership, or whether it will be owned in as a common interest ownership community (e.g. condominium);
- j) Such other information as the Authority may require; and
- k) Such fees as may be required by the Authority.

b) To amend Section 1.2 as follows:

1.2 TREATMENT CAPACITY MANAGEMENT

Sewage treatment capacity available to the Town of Brookfield is limited. The capacity limit at the adoption of these regulations is an average daily flow of 500,000 gallons per day. To

ensure that the Town does not exceed its available treatment capacity, no sewer connection or discharge permit shall be issued by the Authority with respect to any property unless that property falls within one of the following categories:

- a) properties which are or have been subject to the levy of a sewer benefit assessment as a result of the construction of municipal sewer facilities or which are identified on a map formally adopted by the Authority as being properties for which sewer service is to be made available;
- b) properties which are subject to an agreement or resolution adopted by the Authority to reserve sewage treatment capacity upon the payment of a sewer capacity reservation fee;
- c) properties determined by the Authority to require an allocation of sewage treatment capacity to effectively abate or mitigate an existing or threatened pollution problem; (An owner claiming to have a failed septic system or a system in danger of imminent failure, shall provide written documentation from a professional engineer licensed in the State of Connecticut and verified by the Town Sanitarian confirming the condition of the system.);
- d) properties owned by the Town of Brookfield or owned by a not-for-profit organization performing an essential municipal function (e.g., fire, ambulance or rescue services) ; and
- e) properties to which the Authority, in its exclusive discretion, determines that it will provide sewer service, having due regard to the provisions of the Water Pollution Control Plan, the Plan of Conservation and Development and the remaining available, unallocated sewage treatment and system capacity, and in the case where a sewer extension is also proposed, the recommendations of the Board of Selectmen pursuant to Section 71-6 of the Code of Ordinances and the report of the Planning Commission pursuant to Section 8-24 of the General Statutes.

Notwithstanding the foregoing, applications for Sewer Connection and Discharge Permits shall be considered only when the Authority determines that the public sewer system and existing sewage treatment capacity is capable of conveying and adequately treating the sewage to be discharged.

c) To amend Section 2.0 as follows:

2.0 SEWER CONNECTION PERMIT: STANDARDS OF CONSTRUCTION - LAPSE OF PERMIT

Upon issuance of a Sewer Connection Permit and the payment by the Applicant to the Authority of a non-refundable Sewer Application Fee in accordance with Section 7.2 et seq. of these Regulations, the Applicant is authorized to construct the building sewer in accordance with the sewer plan, as filed, and subject to the requirements set forth in the Town Ordinances and

Regulations governing sewer use. The Application Fee (See Section 7.2.2) shall be paid to the Authority prior to the issuance of the Sewer Connection Permit, customarily upon application for such permit. *NOTE: This fee is in addition to the \$750.00 cash bond.*

The Sewer Connection Permit shall automatically lapse Two (2) years after the date of issuance unless a written extension is granted by the Authority prior to the expiration of said two (2) year period. Within such time, the permittee must either a) begin construction of the building sewer or b) complete the connection to the sewer line and obtain an inspection and approval of the connection by the Authority. No discharge to the sewer system shall be permitted until a Sewer Discharge Permit is issued by the Authority and only after the filing of "as-built" drawings and all work, including the actual connection to the sewer line, has been inspected and approved by the Authority.

Once a Sewer Connection Permit has lapsed, a new Sewer Connection Permit application will be required before further authorization to construct and connect the building sewer will be granted. All work on the construction of the building sewer shall immediately cease whenever the Sewer Connection Permit under which it is being performed has lapsed.

d) To add a New Section 2.1.8 as follows:

2.1.8 SEWER CONNECTION PERMIT - ADDITIONAL REQUIREMENTS FOR SYSTEMS OWNED BY PROPERTY OWNER'S ASSOCIATION

If the building sewer facilities to be constructed serve residential or multi-family uses and are owned and managed, or are to be owned and managed, by a property owners association, including a common interest ownership community, the Applicant shall provide specific evidence demonstrating that the ownership and management of the system shall meet the requirements set forth in Section 5.2.2 - Additional Requirements For Systems Owned by Property Owner's Association and shall provide a Permanent Maintenance Agreement as contemplated by Section 5.6 Permanent Maintenance Agreement notwithstanding that the building sewer facilities do not constitute a "community sewerage system" as defined by Section 7-245(3) of the Connecticut General Statutes. In applications involving small gravity systems only, the Authority may waive the requirements of this Section.