

SEWER PETITIONS

PROCEDURE FOR LAYOUT AND ASSESSMENT OF SEWERS IN THE METROPOLITAN DISTRICT

PURPOSE OF THIS PAMPHLET

The purpose of this pamphlet is to help property owners understand the various steps and legal requirements which must be followed in obtaining public sewers in any section of the Metropolitan District area. The present area for sewer service in the Metropolitan District includes HARTFORD, EAST HARTFORD, WINDSOR, BLOOMFIELD, WETHERSFIELD, NEWINGTON, ROCKY HILL AND WEST HARTFORD.

The first of several steps to initiate the possible installation of sewers is a petition to the Metropolitan District by one or more owners, or Town Officials, who wish to obtain sewer improvements. The Metropolitan District by itself does not customarily initiate the installation of local sewer service.



An owner, or owners, who wish public sewer service should first contact the Metropolitan District's Department of Engineering and Planning and discuss the feasibility of installing sewers with the District's engineering staff.

Should one or more owners then wish to initiate consideration of public sewers, a petition, in writing, must be filed with the District Clerk. A petition can be a simple letter or request including the mailing address of the petitioner or petitioners and the location of their property to be served. It is not necessary that all owners in an area sign the letter of petition.

When the petition is received by the District Clerk, it is submitted to the District Board at its monthly meeting and referred by the Board to the Bureau of Public Works and its engineering staff for study. This study would include preliminary location and elevation work in the field and preparation of cost estimates.

LAYOUT AND ASSESSMENTS

Following the completion of the study, the Bureau of Public Works prepares and mails to each property owner involved in the project a brief description of the area proposed to be served, a copy of the proposed assessments, the proposed damage award payments (if applicable) and notice of a public hearing.

Assessments on properties to be served by the proposed sewers are based on the current schedule of flat-rate levies which are uniform throughout the Metropolitan District area.

Under the Metropolitan District's schedule of flat-rate assessments, property owners in the District area are assessed at the same rates. Included in the total assessment are an area charge, a fee for a house connection inlet, and a frontage assessment. Corner lots of ordinary size are normally assessed on the basis of the shorter frontage even though the longer frontage may abut the street where the proposed sewer would be constructed.

Also, the proposed sewer may not extend entirely across the front of some lots in a project but, since these lots would receive full service and benefits from the sewers, the lots are assessed at their full frontage. Adjustments are also made for irregularly shaped lots as are frequently found on a curved street or cul-de-sac.

PUBLIC HEARING ON PROPOSED SEWERS FOR PROPERTY OWNERS

A public hearing will be held for all owners involved in the project who may wish to express their views for or against the sewer proposal.

It should be understood that the basic purpose of a public hearing on sewers is to afford an opportunity for property owners to express their opinions, either for or against the sewer proposal.

The hearing enables the Bureau Commissioners to meet the owners and discuss the proposal with them in order to determine the needs and benefits associated with the proposed sewers.

Owners unable to attend the hearing should, if possible, send a written statement expressing their views on the proposal to the District Clerk several days before the hearing.

In order to determine the need for the proposed sewer, following the hearing, the Bureau Commissioners will review all the facts and opinions expressed at the hearing and in written statements and input from local town health officials. The Bureau Commissioners, after their review, may take several courses of action. They may decide to go forward with the proposal in its entirety, to delete certain areas from the proposal, to refer the proposal back to the District's engineering staff for further study and investigation, or they may decide to reject the proposal completely.

If the Bureau Commissioners decide to reject the proposal, they will recommend to the parent Board, the Metropolitan District Commission, that no further action be taken on the proposal.

If the Bureau Commissioners decide to go forward with the proposal, either in its entirety or a modification of it, they will vote to publish a schedule of assessments.

PUBLICATION OF ASSESSMENTS AND/OR DAMAGE AWARDS

The publication of assessments for a project is carried in the Legal Notices section of Hartford's daily newspaper. Owners who are still dissatisfied with the project have ten days from the date of publication of the legal notice to file an appeal from the assessment or damage award with the Superior Court for the Judicial District of Hartford—New Britain. It is advisable to consult an attorney on the legal procedure of an appeal.

If the Bureau Commissioners decide that it is in the best public interest to go forward with the project while court appeals are pending, they may recommend to the Metropolitan District Commission approval of the proposal.

APPROVAL OF PROPOSAL BY METROPOLITAN DISTRICT COMMISSION

Following the publication of assessments and the expiration of time allowed by law for filing court appeals, the Bureau of Public Works will transmit its final report and recommendation to the Metropolitan District Commission. The Commission, at its regular monthly meeting, will either pass the layout and authorize construction of the sewer, or reject the proposal.

If the layout is passed and authorized, the project will then be scheduled for construction. Sewer construction may proceed without awaiting the court's judgment of an appeal.

FINAL ASSESSMENT AND BILLING

Approximately three months after the completion of installation of a sewer project, assessments on owners served by the new sewer are declared due and payable. Owners may select either of two methods of payment: the District's installment method, or payment in full. Under the installment method, owners may pay their assessments, plus an interest charge of six (6%) percent, in sixteen (16) equal installments over a 15 year period, with the first payment due within 30 days of billing. Alternatively, owners may pay their assessments in full within 60 days of billing and, by doing so, avoid payment of interest charges. Owners who fail to make their payments on the due date are charged a fifteen (15%) percent interest fee.

STREET LATERALS & HOUSE CONNECTIONS

The street lateral from the main sewer to the owner's property line is usually installed with the main sewer, and the cost of the lateral is included in the assessment. Ordinarily, one street lateral is installed for each buildable lot. In certain cases, an owner may wish to request, in writing, that a lateral not be installed to serve an extra buildable lot because the extra lot is not planned for development and use in the foreseeable future. The District may grant such a request and reduce the assessment accordingly. Likewise, should an owner wish to have an additional lateral installed, the above procedure would be followed and the assessment increased accordingly.

The house connection from the end of the lateral to the home or business establishment is installed by a drain layer, chosen and hired by the owner. The drain layer must secure a permit from The Metropolitan District to install the house connection. The cost of the house connection is the responsibility of the property owner.

THE MISSION OF THE METROPOLITAN DISTRICT

Our Mission at The Metropolitan District is to ensure quality and value beyond customer expectations in providing safe, pure drinking water, environmentally responsible sewage collection and treatment and other services that will enhance the quality of life for everyone we serve.