



The Metropolitan District
water supply · environmental services · geographic information

BUREAU OF PUBLIC WORKS

PUBLIC HEARING ON SUPPLEMENTAL SEWER ASSESSMENTS UPON THE BENEFIT OF SEWER AVAILABILITY ACCRUING TO APPROVED OR CONSTRUCTED RESIDENTIAL UNITS

WEDNESDAY, APRIL 13, 2022
4:00 PM

Location

Board Room
District Headquarters
555 Main Street, Hartford

Dial in #: (415)-655-0001;
Access Code: 43808661#
[Meeting Video Link](#)

1. CALL TO ORDER
2. READING OF HEARING NOTICE
3. GUIDELINES TO BE FOLLOWED DURING HEARING
4. GENERAL DESCRIPTION OF SUPPLEMENTAL ASSESSMENTS
 - a. 36 LEWIS STREET HARTFORD
 - b. 38-42 ELM STREET HARTFORD
 - c. 50 MORGAN STREET HARTFORD
 - d. 170 RIDGE ROAD WETHERSFIELD
5. PUBLIC COMMENTS ON SUPPLEMENTAL ASSESSMENTS
6. ADJOURNMENT.

NOTICE OF PUBLIC HEARING ON A SUPPLEMENTAL SEWER ASSESSMENT UPON
THE BENEFIT OF SEWER AVAILABILITY ACCRUING TO APPROVED OR
CONSTRUCTED RESIDENTIAL UNITS

THE METROPOLITAN DISTRICT
555 Main Street
Hartford, Connecticut 06103

March 31, 2022

The Metropolitan District will hold a public hearing at The Metropolitan District Headquarters located at 555 Main Street, Hartford, Connecticut, on **Wednesday, April 13, 2022, at 4:00 P.M.** for the purpose of establishing and levying a supplemental sewer assessment against certain real property and new or expanded buildings or structures approved for construction or constructed thereon known as 36 Lewis Street, Hartford, Connecticut and owned by 36 Lewis Street LLC.

All interested parties, both in favor or against said assessment, may appear to be heard.

John S. Mirtle
District Clerk

**SCHEDULE OF BENEFIT ASSESSMENTS UPON THE AVAILABILITY OF
SANITARY SEWERS FOR CONSTRUCTED OR EXPANDED BUILDINGS OR STRUCTURES
OWNED BY 36 LEWIS STREET LLC AND LOCATED AT
36 LEWIS STREET, HARTFORD, CONNECTICUT**

THE METROPOLITAN DISTRICT

555 Main Street
Hartford, Connecticut 06103

APRIL 13, 2022

The following schedule of benefit assessments has been determined relative to the availability of sanitary sewers for certain constructed or expanded buildings or structures at the **36 LEWIS STREET, HARTFORD (the "Development")**.

Assessments are based on the "SCHEDULE OF FLAT RATES SEWER ASSESSMENTS, CONNECTION CHARGES AND OUTLET CHARGES" adopted August 7, 2017, at \$111.50 per front foot or adjusted foot, \$4,420.00 per inlet or lateral, and \$1,665.00 per dwelling unit.

Based on the information of the Development provided by the City of Hartford, The Metropolitan District's assessment of the sanitary sewer availability benefit is \$4,140.00 [(six (6) residential units x \$1,655.00 = \$9,930.00 - \$5,790.00) (credit of \$4,135.00 prior commercial use + \$1,655.00 prior residential unit = \$5,790.00)].

DIRECT BENEFIT ASSESSMENTS

<u>Property now or Formerly of</u>	<u>Number</u>	<u>Dwelling Units</u>	<u>Assessment</u>
<u>LEWIS STREET – EAST SIDE</u>			
36 LEWIS STREET LLC	36	6	\$4,140.00
Total Direct Benefit Assessments			\$4,140.00

NOTICE OF PUBLIC HEARING ON A SUPPLEMENTAL SEWER ASSESSMENT UPON
THE BENEFIT OF SEWER AVAILABILITY ACCRUING TO APPROVED OR
CONSTRUCTED RESIDENTIAL UNITS

THE METROPOLITAN DISTRICT
555 Main Street
Hartford, Connecticut 06103

March 31, 2022

The Metropolitan District will hold a public hearing at The Metropolitan District Headquarters located at 555 Main Street, Hartford, Connecticut, on **Wednesday, April 13, 2022, at 4:00 P.M.** for the purpose of establishing and levying a supplemental sewer assessment against certain real property and new or expanded buildings or structures approved for construction or constructed thereon known as 38-42 Elm Street, Hartford, Connecticut and owned by Peabody Unlimited LLC.

All interested parties, both in favor or against said assessment, may appear to be heard.

John S. Mirtle
District Clerk

**SCHEDULE OF BENEFIT ASSESSMENTS UPON THE AVAILABILITY OF
SANITARY SEWERS FOR CONSTRUCTED OR EXPANDED BUILDINGS OR STRUCTURES
OWNED BY PEABODY UNLIMITED LLC AND LOCATED AT
38-42 ELM STREET, HARTFORD, CONNECTICUT**

THE METROPOLITAN DISTRICT

555 Main Street
Hartford, Connecticut 06103

APRIL 13, 2022

The following schedule of benefit assessments has been determined relative to the availability of sanitary sewers for certain constructed or expanded buildings or structures at the **38-42 ELM STREET, HARTFORD** (the "Development").

Assessments are based on the "SCHEDULE OF FLAT RATES SEWER ASSESSMENTS, CONNECTION CHARGES AND OUTLET CHARGES" adopted August 7, 2017, at \$111.50 per front foot or adjusted foot, \$4,420.00 per inlet or lateral, and \$1,665.00 per dwelling unit.

Based on the information of the Development provided by the City of Hartford, The Metropolitan District's assessment of the sanitary sewer availability benefit is \$5,795.00 [(six (6) residential units x \$1,655.00 = \$9,930.00 - \$4,135.00) (credit for prior commercial use = \$4,135.00)].

DIRECT BENEFIT ASSESSMENT

<u>Property now or Formerly of</u>	<u>Number</u>	<u>Dwelling Units</u>	<u>Assessment</u>
<u>ELM STREET – NORTH SIDE</u>			
PEABODY UNLIMITED LLC	38-42	6	\$5,795.00
Total Direct Benefit Assessments			\$5,795.00

NOTICE OF PUBLIC HEARING ON A SUPPLEMENTAL SEWER ASSESSMENT UPON
THE BENEFIT OF SEWER AVAILABILITY ACCRUING TO APPROVED OR
CONSTRUCTED RESIDENTIAL UNITS

THE METROPOLITAN DISTRICT
555 Main Street
Hartford, Connecticut 06103

March 31, 2022

The Metropolitan District will hold a public hearing at The Metropolitan District Headquarters located at 555 Main Street, Hartford, Connecticut, on **Wednesday, April 13, 2022, at 4:00 P.M.** for the purpose of establishing and levying a supplemental sewer assessment against certain real property and new or expanded buildings or structures approved for construction or constructed thereon known as 50 Morgan Street, Hartford, Connecticut and owned by Shelbourne Axela LLC.

All interested parties, both in favor or against said assessment, may appear to be heard.

John S. Mirtle
District Clerk

**SCHEDULE OF BENEFIT ASSESSMENTS UPON THE AVAILABILITY OF
SANITARY SEWERS FOR CONSTRUCTED OR EXPANDED BUILDINGS OR
STRUCTURES OWNED BY SHELBOURNE ALEXA LLC AND LOCATED AT
50 MORGAN STREET, HARTFORD, CONNECTICUT**

THE METROPOLITAN DISTRICT

555 Main Street
Hartford, Connecticut 06103

APRIL 13, 2022

The following schedule of benefit assessments has been determined relative to the availability of sanitary sewers for certain constructed or expanded buildings or structures at the **CROWNE PLAZA HOTEL, 50 MORGAN ST, HARTFORD** (the "Development").

Assessments are based on the "SCHEDULE OF FLAT RATES SEWER ASSESSMENTS, CONNECTION CHARGES AND OUTLET CHARGES" adopted August 7, 2017, at \$111.50 per front foot or adjusted foot, \$4,420.00 per inlet or lateral, and \$1,665.00 per dwelling unit.

Based on the information of the Development provided by the City of Hartford, The Metropolitan District's assessment of the sanitary sewer availability benefit is \$155,430.00 [two hundred fifty-two (252) residential units x \$1,655.00 = \$417,060.00 - \$261,630.00 (a credit for the prior existing three hundred forty-two (342) hotel rooms x \$765.00)].

DIRECT BENEFIT ASSESSMENT

<u>Property now or Formerly of</u>	<u>Number</u>	<u>Dwelling Units</u>	<u>Assessment</u>
<u>50 MORGAN STREET</u>			
SHELBOURNE ALEXA LLC	50	252	\$155,430.00
Total Direct Benefit Assessments			\$155,430.00

NOTICE OF PUBLIC HEARING ON A SUPPLEMENTAL SEWER ASSESSMENT UPON
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Hartford, Connecticut 06103

March 31, 2022

The Metropolitan District will hold a public hearing at The Metropolitan District Headquarters located at 555 Main Street, Hartford, Connecticut, on **Wednesday, April 13, 2022, at 4:00 P.M.** for the purpose of establishing and levying a supplemental sewer assessment against certain real property and new or expanded buildings or structures approved for construction or constructed thereon known as 170 Ridge Road, Wethersfield, Connecticut and owned by 170 Ridge Road, LLC.

All interested parties, both in favor or against said assessment, may appear to be heard.

John S. Mirtle
District Clerk

**SCHEDULE OF BENEFIT ASSESSMENTS UPON THE AVAILABILITY OF
SANITARY SEWERS FOR CONSTRUCTED OR EXPANDED BUILDINGS OR STRUCTURES
OWNED BY 170 RIDGE ROAD, LLC AND LOCATED AT
170 RIDGE ROAD, WETHERSFIELD, CONNECTICUT**

THE METROPOLITAN DISTRICT

555 Main Street
Hartford, Connecticut 06103

APRIL 13, 2022

The following schedule of benefit assessments has been determined relative to the availability of sanitary sewers for certain constructed or expanded buildings or structures at the **170 RIDGE ROAD, WETHERSFIELD** (the "Development").

Assessments are based on the "SCHEDULE OF FLAT RATES SEWER ASSESSMENTS, CONNECTION CHARGES AND OUTLET CHARGES" adopted August 7, 2017, at \$111.50 per front foot or adjusted foot, \$4,420.00 per inlet or lateral, and \$1,665.00 per dwelling unit.

Based on the information of the Development provided by the Town of Wethersfield, The Metropolitan District's assessment of the sanitary sewer availability benefit is \$49,378.58 [(thirty-two (32) residential units x \$1,655.00 = \$52,960.00 - \$3,581.42) (a credit for the initial assessment of the Property: 2.164 acres x \$1,655.00)].

DIRECT BENEFIT ASSESSMENTS

<u>Property now or Formerly of</u>	<u>Number</u>	<u>Dwelling Units</u>	<u>Assessment</u>
<u>RIDGE ROAD – EAST SIDE</u>			
170 RIDGE ROAD, LLC	170	32	\$49,378.58

Total Direct Benefit Assessments \$49,378.58