

MEMORANDUM

TO: Site Plan & Subdivision Applicants

FROM: David B. Lane, Deputy PWD Director, Solid Waste

DATE: Prepared 15 June, 1993

SUBJECT: Solid Waste Impact Fee Calculation

For the information of applicants to the Brunswick Planning Board, outlined below is the current method used for calculating a Solid Waste Impact Fee for new development in Brunswick.

1. Per Ton Calculated Fee:

The town's landfill consultants Woodard & Curran Environmental Services Inc., have estimated landfill capital development costs at \$32.32 per ton. Based on this capital landfill cost over an eight (8) year period the per ton impact fee is (\$32.32 x 8 yr.) or \$258.56 for each annual ton.

2. Estimate Tonnage Generated:

The tonnage used for the impact fee calculation is the quantity of solid waste which the project will generate over a one year period. We require the developer to provide an estimate of the anticipated waste generation based on industry accepted standards. We utilize both the National Solid Wastes Management Association Technical Bulletin #85-6 and our experience with related projects in Brunswick to confirm the annual estimate.

In any situation where a proposal is made for a change of use of an existing structure, the impact solid waste tonnage would be the estimated solid waste generated by the proposed project less the amount of solid waste currently generated by the existing use. Should the proposed use generate less solid waste than the existing use, no impact fee will be assessed.

3. Calculate Impact Fee:

The impact fee is calculated by multiplying the per ton capital cost (\$258.56) by the estimated net annual tonnage of solid waste generated by the proposed development.

$$\text{Impact Fee} = \text{Project's Estimated Solid Waste (tons for 1 year)} \times \$258.56/\text{ton}$$

Brunswick, Maine

John A. Foster, PE
Town Engineer/Director PWD

Public Works Department
9 Industry Road
Brunswick, Maine 04011
(207) 725-6654
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MEMORANDUM

TO: Site Plan & Subdivision Applicants
FROM: John A. Foster, Town Engineer/Dir. PWD
DATE: 15 June, 1993
SUBJECT: Traffic Impact Fees

There are currently three locations in the Town of Brunswick where a traffic impact fee has been assessed by the Planning Board if a project (subdivision or site plan) generates new traffic at these locations. The impact fee methodology for the Bath Road Corridor is as follows:

Bath Road Corridor (Thomas Point Rd to Old Bath Road)

The recent Wal-Mart project required improvements in the above roadway section consisting of road widening, turn lanes and a traffic signal at their entrance drive near the existing Super 8 Motel. These improvements are in progress now totally at Wal-Mart's expense. The Planning Board determined the roadway should be further improved to include additional road widening to allow 2 west bound lanes from the Wal-Mart drive to Thomas Point Road, granite curbing, landscaping, paved sidewalk along the south side of the road, storm drainage and other related improvements. T.Y. Lin International, consultant to Wal-Mart, prepared a master plan of the future improvements which was approved by the Planning Board and it is on file in the Planning Department. T.Y. Lin International estimates the cost for the future corridor improvements at \$511,800.

William J. Bray, P.E., traffic peer review consultant for the Planning Board on the Wal-Mart project, developed an impact formula to allow a traffic impact fee to be assessed for all future projects which will generate new traffic on this section of roadway. The formula was derived by dividing the estimated future construction cost (\$511,800) by the future road capacity after improvement less the existing traffic (1991 Design Hour Volume determined by Rizzo Associates for Wal-Mart). The future roadway Design Hour Volume was determined by Mr. Bray to be 2428 trips (east bound and west bound on Bath Road at the Wal-Mart driveway) and the 1991 DHV for this same location was 1379 trips (EB & WB).

The traffic impact fee for on a per vehicle trip (new trip) as calculated by Mr. Bray is:

$$\text{Fee} = \$511,800 / (2428 - 1379) = \$511,800/1049 = \$487.89 \text{ per vehicle trip.}$$

MEMORANDUM - Applicants for Site Plan/Subdivision

DATE: 15 June, 1993

SUBJECT: Traffic Impact Fees

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Therefore, any project which generates new vehicle trips through this corridor may be assessed a fee equal to the number of new vehicle trips resulting in the corridor times \$487.89.

It should be noted the Town of Brunswick has requested the Maine Department of Transportation undertake improvement of the Bath Road Corridor. MDOT has agreed to place this project in their planning process. Once MDOT defines an acceptable scope of work the project cost can be included in their 2 year work schedule. When and if the final project has been approved, scheduled and funded by MDOT the local share will be 20% (or possibly 15%) and the impact fees levied will be reduced to whatever percentage the local match is of the above calculation, assuming the total cost is the same. All those projects who have paid an impact fee will then be refunded 80% (or possibly 85%) of their fee plus interest.

Brunswick Sewer District

10 PINE TREE ROAD
BRUNSWICK, MAINE 04011

TELEPHONE (207) 729-0148

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Entrance Charge Program.

1.

I. Purpose.

The entrance charge program was established to create a fund for expansion of existing sanitary sewer facilities made necessary by additional flows resulting from growth. The fund is intended to protect the District's users, who have already paid once for a system sufficient to serve their needs, from additional costs for additional facilities to serve growth.

II. Authority.

The entrance charge program is established pursuant to authority granted in the District's Charter, Private & Special Law 1947, Chapter 77, as amended. The program was developed with assistance of counsel in full compliance with legal and procedural requirements.

III. Process.

The entrance charge program has been developed by a committee, appointed by the District's Board of Trustees, using the following series of steps:

- o a facilities study to provide or determine
 - i. an analysis of current flows
 - ii. the amount of growth likely
 - iii. resultant additional flows due to growth
 - iv. new facilities necessary to serve growth
 - v. the amount of growth served by these new facilities
- o an estimate of cost of new facilities necessary to serve growth
- o calculation of the cost of these new facilities per unit of growth served
- o the administrative framework in which the entrance charge program is administered.

IV. Basis of Calculation.

The entrance charge program is based on the volume of flow generated by the average dwelling unit, determined historically to be 175 gallons per day. The program uses the flow unit as the basic unit in determining the amount of the charge. As a unit of measurement, the flow unit allows comparison of residential and non-residential uses so that all categories of projects constructed can be consistently and uniformly assessed their fair portion of the cost of sanitary sewer facilities to serve growth.

V. Calculation.

Development is viewed as falling into one of two categories: residential or non-residential development. For both residential and non-residential development, the amount of the entrance charge will be based on the number of flow units proposed by a developer.

Based on the study analysis of facilities necessary to serve growth and the estimate of cost to construct these facilities, the entrance charge rate has been calculated to be \$ 1,178 per flow unit.

A. Residential development.

For residential development, each living unit will be viewed as a flow unit:

- o a single-family residence will equate to one flow unit;
- o for multiple-family residential development, *each* living unit will equate to one flow unit.

Amount of the entrance charge will then be calculated by multiplying {the number of flow units to be developed by the proposed project} by {\$ 1,178 per flow unit}.

B. Non-residential development.

Application for permit to connect to District facilities requires that the applicant present engineering design data satisfactory to the District projecting the amount of wastewater flow to be generated by the proposed new development.

The Collection & Pumping System Facilities Study (February 1992) identified the average daily flow per flow unit as 175 gallons per flow unit per day.

Impact of the proposed development is calculated by dividing {projected flow} by {175 gallons per flow unit per day}; this ratio yields the number of flow units to be provided by the proposed project.

Amount of the entrance charge will then be calculated by multiplying {the number of flow units to be developed by the proposed project} by {\$ 1,178 per flow unit}.

C. Eligibility for assessment.

Any unit proposed for development that has not made application prior to 13 October 1993 for permit to connect to District facilities is subject to assessment of an entrance charge.

This finding has been determined to include development that received planning approval(s) prior to institution of the entrance charge program on 13 October 1993, but which have not yet moved beyond that stage.

D. Vacancy.

For development or use that has in the past been connected to District facilities, but that has since become vacant for a period of time:

- o if there is no change in use or flow from an existing property previously connected to District facilities, then the entrance charge will not apply, regardless of the length of time the property has been out of use;
- o any significant change in either the nature or quantity of use by a property will subject the property to the entrance charge program, based on the effect of the change in flow units.

E. Change of use.

For development that has in the past been connected to District facilities, and which is now proposed for a change in occupancy or use, determination of applicability of the entrance charge is made based on a comparison of current use of the property to the proposed change in use:

- o if proposed use is less than or equal to current use, then no entrance charge is assessed;

- o if proposed use is greater than current use, an entrance charge is assessed.

F. Fractional flows.

For residential development, the minimum impact of any proposed new development is one flow unit.

For non-residential development:

- o where it involves new construction for a new use (i.e. not previously existing), the minimum impact of any proposed new development is one flow unit;
- o where it involves an existing building proposed for an increase or change in use:
 - when proposed additional flow is less than 90 gallons per day, the minimum impact of the proposed development is 0.5 flow unit;
 - when proposed additional flow is greater than 90 gallons per day, the minimum impact of the proposed development is calculated as the ratio of {projected average daily increase in flow, when compared with current use averaged over the past three years,} to {175 gallons per day}.

The entrance charge will be calculated and expressed in hundredths, i.e. to two decimal places, with no rounding.

VI. Adoption.

The entrance charge program was adopted by the District's Board of Trustees in meeting on 13 October 1993, after a period of over three years developing specifics of the program.

VII. Effective Date.

In voting to adopt the entrance charge program, it was directed that the program would take effect immediately upon adoption, i.e. on 13 October 1993.

VIII. Payment.

Calculation of the entrance charge amount is made at (or shortly following) the time of application for permit to connect to the sanitary sewer system, when projected flows are more precisely known and the amount of the entrance charge can be calculated.

Payment of the entrance charge amount is deferred until time of issue of sanitary sewer connection permit. The entrance charge is due and payable prior to commencing construction, and is a condition of permit issue.

Wherever possible, the District is amenable to assessing an entrance charge payment of which is phased to parallel phased construction of a proposed project.

IX. Use of Proceeds.

Proceeds of the entrance charge program are dedicated exclusively to use on existing District facilities for improvements necessary to serve growth. Proceeds shall not be used for either routine operations and maintenance expenses, routine capital replacement, or extension of sewers into currently unsewered areas.

X. Related.

A. Inspection.

The applicant should be aware that inspection of construction in progress by District personnel is absolutely essential. Failure on the part of the developer, the project owner, or the project contractor to notify the District so that inspection as the work proceeds can be scheduled will result in the work having to be re-excavated for inspection at no cost to the District.

The applicant should be aware that the permit entitles the applicant to a "reasonable" period of inspection of the work by the District. Reasonable period for purposes of the District's permitting and inspection program is considered to be up to four (4) hours. Inspection in excess of this amount of time, which may be required due to size and scope of the proposed new project, will occur at the expense of the applicant, in addition to the amount due for the calculated entrance charge.

B. Extension.

The applicant should be aware that the entrance charge program does not cover costs to extend sewers into currently unsewered areas, and that the applicant is responsible for costs of any such extensions necessary to serve the project.

C. Sanitary sewer service piping.

The applicant should be aware that the entrance charge program does not cover costs to provide sanitary sewer service piping from mainline sewers into property proposed for development, and that the applicant is responsible for costs of any such service piping necessary to serve the project.

BRUNSWICK PARKS AND RECREATION DEPARTMENT

**RECREATION/OPEN SPACE REVIEW APPLICATION
for
PROPOSED SUBDIVISIONS**

PROJECT NAME: _____

DATE OF APPLICATION _____

PROJECT APPLICANT _____

NAME _____

ADDRESS _____

PHONE NUMBER _____

AUTHORIZED REPRESENTATIVE _____

ADDRESS _____

PHONE NUMBER _____

LIST OF DESIGN CONSULTANTS:

(1) _____

(2) _____

(3) _____

III DEMOGRAPHIC DESCRIPTION

Applicant must provide written analysis which identifies the demographic market the project intends to serve, including:

- (1) type of family
- (2) average family size
- (3) numbers and ages of children
- (4) anticipated time period to fill all units or lots.

Associated data, such as anticipated income levels, type of employment, and projected housing costs may also be presented to support projections associated with the above demographic description. If transfers from existing Town families and homes are expected, the impact on the secondary market must be projected. The basis for all projections must be provided.

IV RECREATION/OPEN SPACE NARRATIVE

Applicant must provide a written description of the proposed recreation area including the type of design planned. Applicant should refer to the requirements set forth in section 506.9 of the Brunswick Zoning Ordinance, dated September 8, 1986, relative to the "Reservation of land, Land improvement, Fees in lieu of land, and Recreation land ownership". This description should include, but not be limited to:

- (a) Type of recreation area or facility planned?
- (b) What standards will be used in constructing the proposed facility?
- (c) Who will own the facility once developed?
- (d) Who will maintain the facility?
- (e) Who will have access to the facility?

V RECREATION COMMISSION REVIEW OF PROPOSED PLAN

This completed application must be submitted to the Director of Parks and Recreation, 30 Federal Street, Brunswick, Maine 04011, at least one week prior to the date of the next scheduled Recreation Commission meeting in order to have the item placed on the Commission's agenda. The developer or his representative must be present to review the proposal at a formal meeting of the Recreation Commission.

After formal review of the proposal, the Recreation Commission will respond to the Planning Board, in writing, relative to the issue of recreation/open space for the planned unit development.

I GENERAL INFORMATION

Please list tax map and lot numbers which reflect location of the proposed subdivision.

According to the Brunswick Zoning Map, dated September 8, 1986, identify the current Zoning District within which the proposed subdivision is planned

What is the total acreage to be developed? _____

Please list the types and number of units planned for the development

What is the planned square foot per unit ratio of each type of unit?

What is the anticipated price range per unit? List type of unit and corresponding price.

II MAP REQUIREMENTS

The proposed site plan as submitted to the Planning Board consisting of 2 blue-line prints to be retained by the Recreation Commission with a maximum size of 30" x 48", at a scale between 1" = 40', and 1" = 100'.

The site plan must include proposed ownership and approximate location and dimensions of open space for recreation.

Recreational Requirements for Residential Developments**519.1 Reservation of Land**

Except as set forth in Section 519.3, the Planning Board may require the reservation of land for parks, playgrounds, or conservation areas to benefit the residents of the proposed development. Reserved land must be of suitable dimension, topography and general character for the proposed recreational use and must be reasonably accessible to residents of the development. It must be designated on the plan as "Reserved for Conservation or Recreational Purposes." The area to be reserved must be determined according to the following table:

Average Size	Percentage of Total Parcel to be Reserved for Recreational Purposes
Single Family Lots	
80,000 s.f. or greater	1.6%
40,000 s.f.	3.3%
20,000 s.f.	6.5%
15,000 s.f.	8.7%
10,000 s.f.	13.0%
Multi-family units	1,300 s.f. per unit.

519.2 Land Improvements

The applicant shall improve the reserved land according to the requirements of the Planning Board. In determining these requirements, the Board shall consider the Comprehensive Plan and the long-range plans for the Recreation Department and Conservation Commission.

519.3 Fee in Lieu of Land

Upon the recommendation of the Recreation Commission, the Planning Board may require the applicant to pay a fee to the Town in lieu of a donation of land for recreational purposes. The fee must equal the per-acre value of an undeveloped housing site, as determined by an appraiser acceptable to the applicant and the Planning Board, multiplied by the required area for reservation according to Section 519.1. The funds must be used for the construction of a new, or improvement of an existing, recreation or conservation area as mutually agreed upon by the applicant.

519.4 Recreation Land Ownership

As soon as the use of the recreation or conservation land has been established, the means of future ownership and control must be determined. The following alternatives are available, as agreed to by the applicant and the Planning Board:

- A. The land may be held and maintained in common by the future owners of the development, under the by-laws of a home-owner's association, as approved by the Planning Board.
- B. It may be held and maintained in perpetuity by a conservation trust or other suitable private organization.
- C. It may be deeded to the Town for future maintenance and improvement, if acceptable to the Town Council.

EAST BRUNSWICK SUB-STATION IMPACT FEE

DATE:

PROJECT NAME:

LOCATION:

AREA OF BUILDING IN SQ. FT.

RECOMMENDED IMPACT FEE \$0

X	0.000137	Estimated responses per sq. foot

	0.000000	Increased responses per year
/	296	East Brunswick responses 1990/91

	0.000000	% increase in East Brunswick responses
X	1,200,000	Estimated Fire Station construction cost
-	40%	Previously developed area

\$	-	