



# Birchline Planning LLC

Great Waters + Great Communities

## Town of Wolcott Wastewater Project - Options for connection policy

1/2/2024

The Town of Wolcott’s ultimate wastewater ordinance can be structured a number of ways with respect to whether connections are mandatory, encouraged/incentivized, or voluntary. It may be helpful to think of this as a continuum of situations.

	Situation	Comments
Failed System	Owner cannot/ will not affect a solution	The Town would connect the building to the sewer and place a lien on the property for the cost to connect & ongoing charges
	Replacement/best fix will be within, or create/increase encroachment into a well shield	These are cases where the Town would have a solid basis in policy and public health to require connection
	Replacement/best fix will be within a flood zone	
	“Best Fix” only; replacement system will not comply with VT DEC regulations	
	Replacement system is compliant with VT DEC regulations	*Reducing or eliminating connection fees when replacement systems are needed, but would otherwise comply, provides an incentive for property owners to connect
New System	New system requires a waiver/ variance from VT DEC regulations	It is worth considering whether the Town would require properties that would need a waiver/variance to connect to sewer instead.
	New system is fully compliant with VT DEC regulations	This is the most challenging situation if property owners want to build a new, compliant on-site system instead of connecting. The Town can require connection within the service area or could make connection voluntary – with incentives such as reduced or waived connection fees.