



## MEMORANDUM

TO: Mayor and Board of Commissioners

FROM: Bryan Gruesbeck, Town Manager

**SUBJECT: Chatham Park Sewer Allocation Request**

DATE: August 8, 2016

**Background:** Chatham Park Investors, LLC (CP) is requesting sewer allocation for a portion of the planned development district. Attached please find a letter from CP dated July 29, 2016 requesting a total of 46,350 Gallons Per Day (GPD) for Phase 1 of Thales School as well as two (2) additional residential housing phases in an area of Town located near Thompson St & Fire Tower Road.

The request from CP, as outlined, would represent a significant share of the Town's currently available sewer allocation. Currently, the Town has approximately 75,000 GPD available in "paper flow" to allocate for treatment at its wastewater plant. The amount can vary over time. For example, future allocations to other projects and significant rainfall and storm water inflow could decrease the available capacity. On the other hand, projects that do not come to fruition can be eliminated and reallocated, thus increasing the available GPD. Approved plans for wastewater treatment (eg, Sanford Forcemain and CP Package Plant) would also increase flow.

Staff has discussed with CP alternatives that reduce the attached allocation request and require the submittal of site plans. These alternatives are based on the schedule provided by CP in March 2016 (see also attached).

### Thompson St. Area:

	<b>Allocation</b>
Phase 1A – Thales School Phase 1/Building 1	1,000 GPD
Phase 1A – 35 Residential Units	12,600 GPD

### Russet Run Area:

Lots 2 & 3 (Buildings 3&4)	10,000 GPD
Lot 1 (Building 5)	<u>9,200 GPD</u>

**Total: 32,800 GPD**

It is important to note that the Thales School Phase 1 allocation can be reduced from the CP request because the initial project involves the construction of one (1) school building without a cafeteria or showers and 100 students. This has the effect of reducing the calculation from 15/GPD student to 10 GPD/Student.

This allocation would be contingent on the submittal of site plans for the Thompson St and Russet Run project described in the table within three (3) months. The allocations cannot be substituted for another project in the Chatham Park Planned Development District without separate approvals from the Town Board of Commissioners.

**Action Requested:** Approve the allocation requests for exclusive use within the Thompson St and Russet Run areas, as presented, contingent on the submittal of site plans within three (3) months.