

Agenda Summary
July 16, 2025

Agenda Item No. A-5

Water/Sewer Allocation: 354 South Main St [7A-002.010]

Summary: A Water/Sewer Allocation Application has been received and reviewed for 354 South Main St (former Parker and Stearns). This property has existing allocations of 81 GPD of water and 72 GPD of sewer. The applicant proposes replacing the existing building with a 42-unit, 54-bedroom, 3-story apartment building with parking below. The final flow rating for the building would be 8,100 GPD, resulting in total allocations of 7,290 GPD of water and 6,480 GPD of sewer, requiring additional allocations of 7,290 GPD of water and 6,480 GPD of sewer. This project is in the Sunset water pressure zone which has adequate water capacity to serve the development. The DRB is scheduled to hear the application in August. The proposed building would be located between the Town's Public Safety Building and the Highway Garage and WWTP, all 24/7/365 Operations.

If Preliminary Allocation Approval is granted, staff will issue a Capacity to Serve letter upon receipt of the 10% down payment. Final Allocation Approval will be issued on receipt of the balance of the allocation fees with Connection Permit, issued once final plans and details of the proposed water and sewer systems connections are approved by Public Works. It is likely that the proposed development will require a Consecutive Water System Agreement which will be addressed separately.

Town Plan & Policy Impact: N/A

Fiscal & Human Resource Impact:

Proposed water allocation income: \$79,299
Proposed sewer allocation income: \$134,568
10% Downpayment: \$21,386.70
90% Balance: \$192,480.30
Total: \$213,867

Human Resource Impact: 4 hours+/- of staff time associated with this allocation application.

Recommendation:

Move to grant Preliminary Allocation Approval for an additional 7,290 GPD of water and 6,480 GPD of sewer for 354 South Main St, conditioned on Final Allocation Approval and connection within 3 years.