



TOWN OF UPTON, MASSACHUSETTS

BOARD OF SELECTMEN

July 28, 2016

MEMO TO: Board of Selectmen
FROM: Blythe C. Robinson
Town Manager
RE: Upton Ridge – Proposed Agreement Water & Sewer Connection Fees

As you are aware, Pulte Homes has requested that the Board consider a waiver of some or all of the water and sewer connection fees associated with building a 139-unit condominium development on Hartford Avenue South on the border with Northbridge. The development will be restricted to buyers over age 55, of which a portion of the units would meet the guidelines for affordable housing. Since the last Board meeting at which this was discussed, I have been working with Pulte Homes to reach a compromise agreement that would be satisfactory to both the Town and Pulte. Below I have outlined the terms I have negotiated on the Board's behalf to which Pulte is in agreement, and we are asking the Board to approve after discussion at the meeting on August 2nd. Should the Board approve the terms below, Pulte intends to submit their full application to the Planning Board for consideration at the Boards next meeting.

The terms of the agreement in principal are:

- Pulte Homes will pay the Town of Upton a total of ten thousand dollars (\$10,000) for every unit of housing built in this project with the exception of affordable units. Seven thousand dollars (\$7,000) per unit will be paid for sewer connection fees, and three thousand dollars (\$3,000) for water connection fees. The fees for each unit will be payable to the Town immediately following a completed sale for each housing unit.
- Pulte Homes will construct ten (10) units of affordable housing. As part of this arrangement the Town will waive the water and sewer connection fees for all of these units which is a total of \$120,000
- Pulte Homes will extend and construct the sewer Main from the development on Hartford Avenue South to the Town's existing system at Hartford Avenue South and Railroad Avenue. The final design of which is subject to approval by the Town's consulting engineers and Director of Public Works. The extension of the system will become the property of the Town of Upton. This system will essentially consist of completing the gravity sewer line already installed in Hartford Avenue South, installation of additional gravity line from where it currently ends to approximately Glen Avenue, construction of a sewer lift station at that intersection, and installation of sewer

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force main from the lift station to Railroad Avenue as proposed by Pulte Homes in April and May, 2016. The Town makes no representations about the conditions of the existing dry main in Hartford Avenue South and will require Pulte Homes to take whatever measures necessary to complete the system extension to the Town's satisfaction.

- Pulte Homes will also extend water service from the Town's existing system on Hartford Avenue South at approximately Rockdale Hill Circle to the Upton Ridge development, the final design of which is subject to approval by the Town's consulting engineers and Director of Public Works. This system will essentially consist utilizing the dry pipe installed in Hartford Avenue South and the construction of a water booster pump station as proposed by Pulte Homes in April and May, 2016. The Town makes no representations about the conditions of the existing dry main in Hartford Avenue South and will require Pulte Homes to take whatever measures necessary to complete the system extension to the Town's satisfaction. The booster pump station will be of sufficient capacity to serve the homes constructed in this development. The intent is also that the Town will provide an easement in the right of way of Hartford Avenue South in order to construct the station below ground, and this station owned and maintained by the Upton Ridge Homeowner's Association. The Town and the Association will execute a separate agreement that outlines the maintenance of the station and access to the facility by the Town in cases of an emergency.

A separate item has been brought up that I would like to make the Board aware of for future discussion. Some years ago when the Shining Rock development was being built in Northbridge, that development was engineered to provide sufficient water supply for an emergency interconnection between the two towns to be built. That interconnection would allow that in a water emergency, Northbridge could supply to Upton sufficient water for the homes in the then proposed development where Upton Ridge may be built now. It was contemplated that a similar sized water booster pump station would be built in Upton to serve the approximately 170-180 homes in Shining Rock. I have discussed this with Pulte Homes and they have agreed to have their engineers look at what would be required to increase the size of the pump station they have agreed to build to also service the Shining Rock development. It is my recommendation that this be handled as a separate item of discussion later in the process when more information is available as to the engineering requirements, cost and other factors we may want to consider.

I recommend that the Board approve the agreement outlined above, and I look forward to discussing this you at the meeting on August 2nd.

Cc: Reid Blute, Pulte Homes
Vincent Roy, DPW Director
Planning Board