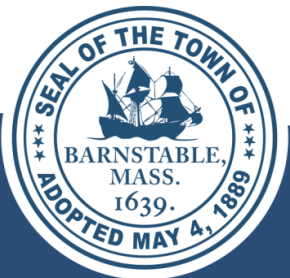


# Town of Barnstable

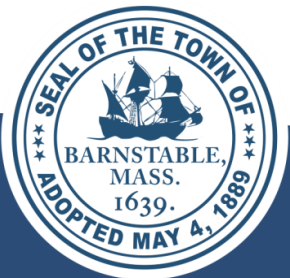
## *How Does the Town Achieve 0% Financing for Wastewater Projects?*

February 6, 2025



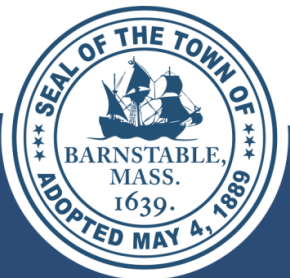
# Clean Water State Revolving Fund

- Provides low-cost financing to assist communities to comply with the water-quality standards of the Clean Water Act.
- Eligible projects
  - Stormwater management
  - Wastewater infrastructure
- Interest rates are below market with terms of 20 to 30 years
  - 2% base rate
  - **1.5% for housing choice communities – current level for Barnstable**
    - **1.8% for 30-year borrowing**
  - **0% for nutrient and PFAS remediation in towns with certain Land Use Control policies**
    - **0.3% for 30-year borrowing**



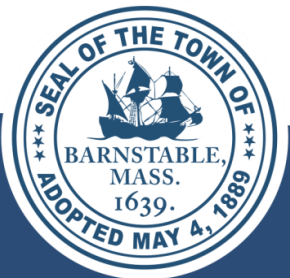
# 0% Loan Criteria

- ✓ The project is primarily intended to remediate or prevent nutrient enrichment of a surface water body or a source of water supply.
- ✓ Not currently in violation of an Enforcement Order or Administrative Consent Order due to a violation of a nutrient-related standard.
- ✓ The applicant has a MassDEP-approved Comprehensive Wastewater Management Plan (CWMP)
- ✓ The project has been deemed consistent with the regional water resources management plans, 208 plan
- Land Use Control Policy to limit wastewater volume and sewer use areas to the amount consistent with the approved CWMP.**



# Land Use Control Policy - What is it?

- Ensures that **wastewater flow within the sewerage areas** does not exceed the amount authorized by the Town's CWMP
- Enables access to **0% interest loans** from the Clean Water State Revolving Fund for eligible projects



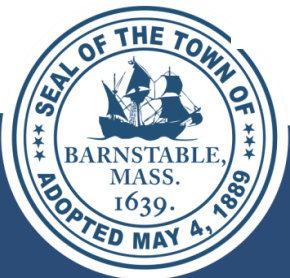
# Wastewater Flow Example

The following table summarizes the anticipated flows within the planning horizon:

Table 5-3: Sewer Expansion Plan Summary

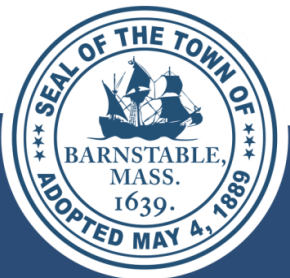
Source	Flow (gpd) <sup>1</sup>
Existing Flow to BWPCF	1,670,000
Phase 1-3	1,770,000
Stages 1-3	144,500
Residential Buildout	211,300
Commercial Buildout	565,250
<b>Total</b>	<b>4,361,050</b>

1. Flows are average daily flows



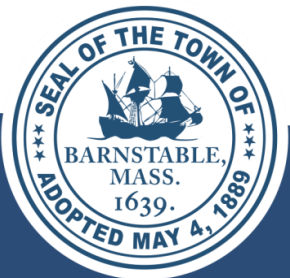
# 0% Loan Cost Savings Example

30 Year Loan		
Amount Borrowed	\$20,000,000	\$20,000,000
Interest Rate	0.30%	1.80%
Amortization Method	Level Debt Service	Level Debt Service
Annual Payment	\$709,424	\$879,766
Total Interest Paid	\$1,282,730	\$6,392,967



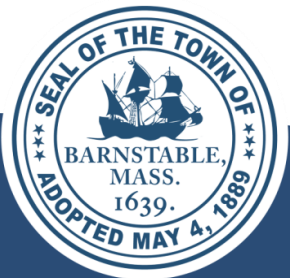
# Land Use Control Policy Approval Authorities

- To be eligible for a 0% loan, the Town's Land Use Control Policy must be approved by the **Massachusetts Department of Environmental Protection (MassDEP)**



# Cape Cod Towns with Land Use Control Policies

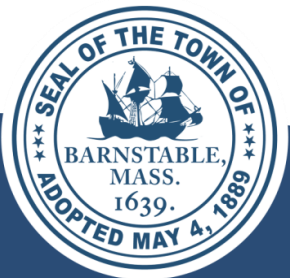
- Chatham
- Falmouth
- Harwich
- Mashpee
- Sandwich
- Yarmouth





# Potential Policy in Barnstable – Simple Land Use Control Ordinance

- The Town could opt to pursue a simple ordinance that states that the Town’s wastewater flow will not exceed capacity of the sewer infrastructure
  - In this scenario, underlying zoning serves as the primary mechanism for land-use control
  - Wastewater flow is assigned on a first-come, first serve basis within sewer areas
  - Town of Harwich follows this model



### **Regulation: Land Use Control – Wastewater Flow Management**

The Harwich Board of Selectmen are adopting this new Sewer Use Regulation article that will ensure managed smart growth and prevent excessive growth based on availability of municipal sewer service.

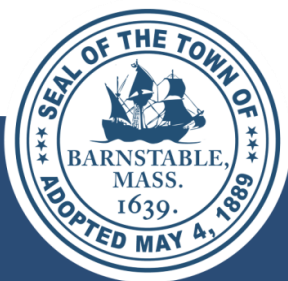
#### **General Land Use Controls**

The Sewer Use Regulation as adopted by the Board of Selectmen delineates and designates eight SSAs and the wastewater flow to be allocated to those individual areas. The areas are shown on Figure 1-1 and the flows are shown on Table 1-1, are both attached and made a part of this sewer use regulation Article XII. Those flows shall be utilized as a guide by the Town in allocating flows for new connections within the individual SSA during the noted 40-year planning period (2017-2057). Flows are based on actual flows.

#### **Wastewater Flow Management**

The Board of Selectmen reserve the right to reallocate flows within all SSAs provided that the following provisions are met:

1. An applicant seeking to alter a SSA or flow within a SSA shall be responsible for all costs associated with that change including potential for filing a Notice of Project Change with the Massachusetts Environmental Policy Act (MEPA) Office as well as burden of proof to demonstrate the public health need or water quality need, and public benefit;
2. A re-allocation of flows within the SSA shall not exceed the total project flow increase for Harwich in the projected 40-year planning period as presented in the March, 2016 CWMP and shown in Table 1-1;
3. A re-allocation of flow from one SSA to another SSA without exceeding the total flow increase shall be subject to a simple majority vote of the Board of Selectmen; and
4. A re-allocation of flows to an area outside an existing SSA shall only be allowed under the following circumstances:
  - a. For non-public health emergencies or water quality benefits, by unanimous vote of the Board of Selectmen and by positive vote of a legally convened town meeting if zoning changes or Town funding is required. This provision is possible provided the total flow for the projected 40-year planning period is not exceeded.
  - b. For public health emergencies, by unanimous vote of the Board of Selectmen and by recommendation of the Harwich Board of Health. This provision is possible provided the total flow for the projected 40-year planning period is not exceeded.



### Abandonment of Systems

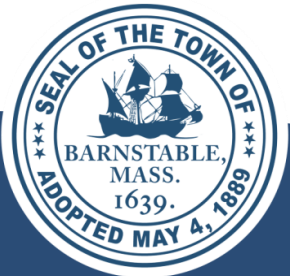
Existing on-site septic systems that are connected to the Town's sewer system shall comply with Commonwealth of Massachusetts – Department of Environmental Protection Regulations 310 CMR 15.354 – Abandonment of Systems and any local Harwich Board of Health regulations.

### Adopted

The Board of Selectmen for the Town of Harwich, MA, do hereby adopt the following Land Use Control – Wastewater Flow Management regulation. The sewer service areas and projected wastewater flows have been designated following comprehensive and deliberate study of the existing and projected wastewater needs of the Town. Reference is hereby made to the Final Comprehensive Wastewater Management Plan (CWMP) accepted by the MEPA Office in 2016.

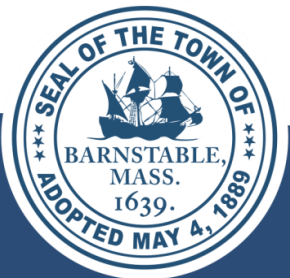
Table 1 – 1		
Sewer Service Areas		
Sewer Service Area Name (SSAs)	Flow Allocation (in gpd)	Approved Flow (in gpd)
Allen Harbor	61,500	0
Herring River	628,000	0
Route 28/Out MEP	28,000	0
Pleasant Bay	326,000	300,000 (1)
Saquatucket Harbor	113,000	0
Wychmere Harbor	31,900	0
Campground	34,800	0
Great Sand Lake	35,800	0
<b>CWMP Total Flow</b>	<b>1,259,000</b>	<b>300,000</b>

1. Town has an executed Inter-municipal Agreement with the Town of Harwich for 300,000 gallons to service the Pleasant Bay Sewer Service Area.
2. Phased approvals for wastewater flow to the listed SSAs will be approved by the town Wastewater Commissioners as inter-municipal agreements and construction of a wastewater treatment facility with an issued MassDEP Groundwater Discharge Permit that outline maximum available sewer flows.



# Land Use Control Policy

*Shall staff begin to create a land use control policy that Town Council may consider?*



# Questions?

