



## **WATER AND SEWER DIVISIONS DEPARTMENT OF PUBLIC UTILITIES**

Town of Wallingford  
377 South Cherry Street  
Wallingford, Connecticut 06492  
Telephone: 203-949-2670

### **Water and Sewer Divisions Town Center Zone Economic Development Program Reduced Units of Connection**

Updated March 16, 2020

In an effort to make Wallingford your choice when considering commercial or mixed-use development, redevelopment or renovation, the Town of Wallingford Public Utilities Commission has adopted a program for reduced units of connection for water and sewer service. The discount is offered to properties in Wallingford's Downtown area that require an increase in the size or number of water meter(s).

For additional information about the Water and Sewer Divisions Downtown Economic Development Program, please contact the Water and Sewer Divisions Engineering Office at 203-949-2672.

For information about Wallingford or available sites in the Downtown area please contact:

- Wallingford Economic Development Office at 203-294-2062
- Wallingford Center, Inc. at 203-284-1807

#### **Eligibility Criteria and Logistics**

1. Restricted to commercial or mixed-use properties in Wallingford's Town Center Zone (see enclosed map) that require an increase in the size or number of water meter(s) as determined by the Water and Sewer Divisions Engineering Section for development, redevelopment or renovation.
2. Building must comply with all Town and State Building, Fire, Health, and Planning & Zoning regulations.
3. Customer of record (property owner) must be current on all Town of Wallingford utility payments (Electric, Water and Sewer) and Town of Wallingford property tax payments.
4. Governmental or other tax exempt entities shall not be eligible for the Water and Sewer Divisions Downtown Economic Development Program.

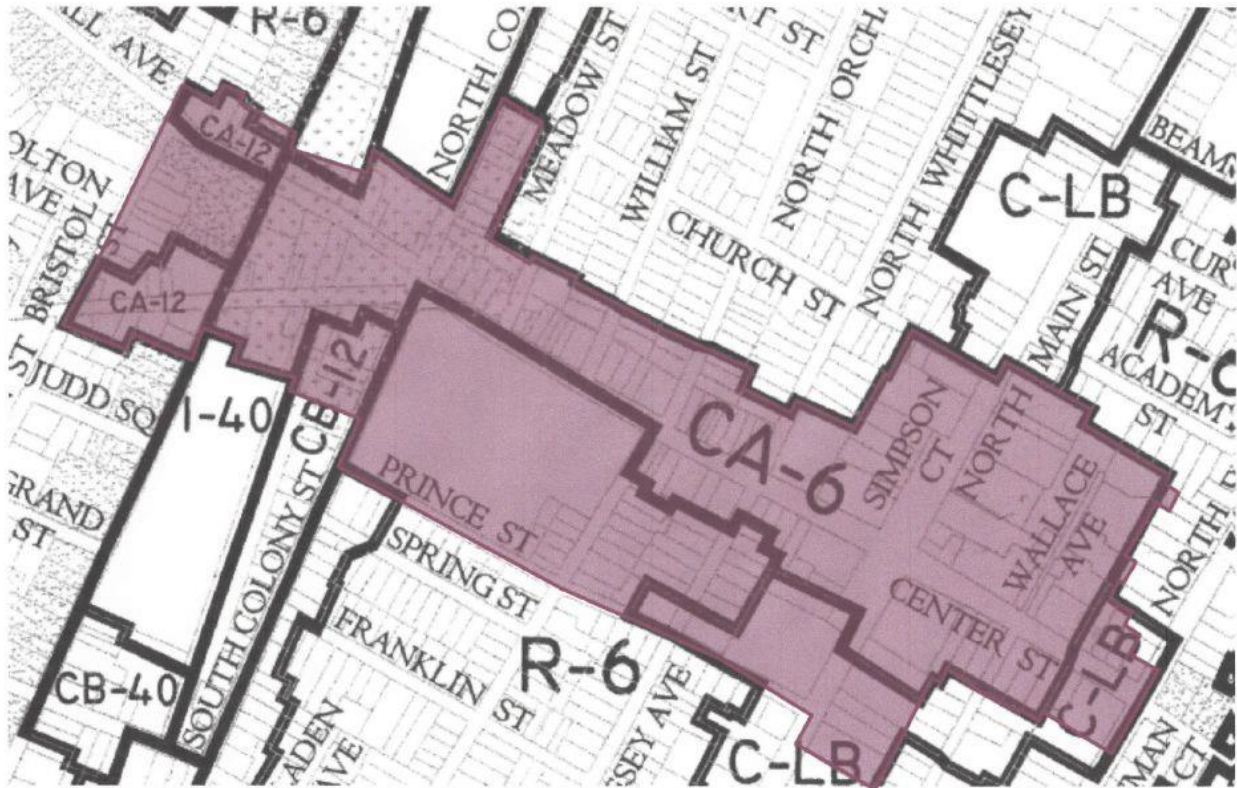
5. The reduced Connection Charge Unit Schedule is as shown on the attached Table A.
6. For multiple individual properties that are combined into a single development parcel, the property owner(s) should contact the Water and Sewer Divisions concerning credits for existing water meters and applicable discounted connection charges.
7. Connection charges shall be paid in one lump sum prior to the issuance of a permit to connect to the water or sewer system, or prior to the installation of a larger meter or additional meters, where an existing property is increasing its utilization of the water distribution system or the sanitary sewer collection system.
8. When the use of a property changes again as to require an increase (or decrease) in the size or number of meter(s) serving the property and therefore a greater (or fewer) number of connection units than previously charged, credit for existing connection units shall be based on the number of units actually paid for beforehand.
9. All other service requirements of the Wallingford Water and Sewer Divisions, including "Water Division Regulations for Water Main Extensions and Connection Charges," "Sewer Division Regulations for Benefit Assessments and Connection Charges" and payment for meters, etc. remain in effect.
10. The Water and Sewer Divisions Downtown Economic Development Program shall be limited to a maximum savings for all customers (property owners) of \$17,500 per division per fiscal year.
11. The customer (property owner) shall complete the Program Application Form (attached) and submit the Application Form to the Engineering Section, Water and Sewer Divisions.
12. Application period for the program is July 1, 2020 to June 30, 2024.



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Updated Proposed Town Center (TC) Zone Boundaries



5/24/2018

 = Updated Proposed Town Center (TC) Zone

**Table A**  
**Proposed Connection Charge Discount Program for the Downtown District**  
**Water Division**  
**Sewer Division**  
 Department of Public Utilities  
 Town of Wallingford  
 Updated: August 20, 2018

Existing Meter Size	New Meter Size	Existing Units of Connection A	New Units of Connection B	Standard Net Units of Connection C C = B - A	Quantity of Discounted Units D	Revised (New) Units of Connection E E = B - D	Net Units = Existing Revised F F = A - E	Net Water Connection Charge (\$1,150/unit) G G = F * \$1,150	Net Sewer Connection Charge (\$636/unit) H H = F * \$636	Proposed Net Water Charges <b>without</b> Discount J J = C * \$1,150	Proposed Net Sewer Charges <b>without</b> Discount K K = C * \$636	Water Connection Charge Savings (Costs Avoided) L L = J - G = D * \$1,150	Sewer Connection Charge Savings (Costs Avoided) M M = K - H = D * \$636
None	5/8"	0	1	1	0	1	1	\$ 1,150.00	\$ 636.00	\$ 1,150.00	\$ 636.00	\$ -	\$ -
	3/4"	0	3	3	1	2	2	\$ 2,300.00	\$ 1,272.00	\$ 3,450.00	\$ 1,908.00	\$ 1,150.00	\$ 636.00
	1"	0	7	7	3	4	4	\$ 4,600.00	\$ 2,544.00	\$ 8,050.00	\$ 4,452.00	\$ 3,450.00	\$ 1,908.00
	1-1/2"	0	11	11	5	6	6	\$ 6,900.00	\$ 3,816.00	\$ 12,650.00	\$ 6,996.00	\$ 5,750.00	\$ 3,180.00
	2"	0	19	19	6	13	13	\$ 14,950.00	\$ 8,268.00	\$ 21,850.00	\$ 12,084.00	\$ 6,900.00	\$ 3,816.00
5/8"	3/4"	1	3	2	1	2	1	\$ 1,150.00	\$ 636.00	\$ 2,300.00	\$ 1,272.00	\$ 1,150.00	\$ 636.00
	1"	1	7	6	3	4	3	\$ 3,450.00	\$ 1,908.00	\$ 6,900.00	\$ 3,816.00	\$ 3,450.00	\$ 1,908.00
	1-1/2"	1	11	10	5	6	5	\$ 5,750.00	\$ 3,180.00	\$ 11,500.00	\$ 6,360.00	\$ 5,750.00	\$ 3,180.00
	2"	1	19	18	6	13	12	\$ 13,800.00	\$ 7,632.00	\$ 20,700.00	\$ 11,448.00	\$ 6,900.00	\$ 3,816.00
3/4"	1"	3	7	4	2	5	2	\$ 2,300.00	\$ 1,272.00	\$ 4,600.00	\$ 2,544.00	\$ 2,300.00	\$ 1,272.00
	1-1/2"	3	11	8	4	7	4	\$ 4,600.00	\$ 2,544.00	\$ 9,200.00	\$ 5,088.00	\$ 4,600.00	\$ 2,544.00
	2"	3	19	16	4	15	12	\$ 13,800.00	\$ 7,632.00	\$ 18,400.00	\$ 10,176.00	\$ 4,600.00	\$ 2,544.00
1"	1-1/2"	7	11	4	2	9	2	\$ 2,300.00	\$ 1,272.00	\$ 4,600.00	\$ 2,544.00	\$ 2,300.00	\$ 1,272.00
	2"	7	19	12	3	16	9	\$ 10,350.00	\$ 5,724.00	\$ 13,800.00	\$ 7,632.00	\$ 3,450.00	\$ 1,908.00
	3"	7	37	30	9	28	21	\$ 24,150.00	\$ 13,356.00	\$ 34,500.00	\$ 19,080.00	\$ 10,350.00	\$ 5,724.00
1-1/2"	2"	11	19	8	2	17	6	\$ 6,900.00	\$ 3,816.00	\$ 9,200.00	\$ 5,088.00	\$ 2,300.00	\$ 1,272.00
	3"	11	37	26	8	29	18	\$ 20,700.00	\$ 11,448.00	\$ 29,900.00	\$ 16,536.00	\$ 9,200.00	\$ 5,088.00
2"	3"	19	37	18	6	31	12	\$ 13,800.00	\$ 7,632.00	\$ 20,700.00	\$ 11,448.00	\$ 6,900.00	\$ 3,816.00

- Quantity of discounted units equal to one-half (1/2) standard net units of connection.
- Quantity of discounted units equal to one-quarter (1/4) standard net units of connection.
- Quantity of discounted units has been determined based on staff input.

Colors and shading will be removed from the final table.