



A Realtors Guide to Phase 2 of the Comprehensive Wastewater Management Plan

The CWMP is a 40 year plan to clean the watersheds in Harwich. This plan is a requirement of the Department of Environmental Protection due to the impaired status of our watersheds. Phase 1 included the Muddy Creek project to open the culvert and the Cold Brook Attenuation Study. Phase 2 is now underway and includes the design and construction of municipal sewers in a portion of East Harwich, serving approximately 650 properties.

The timeline for Phase 2 is as follows:

- Winter 2019-contract for sewer mains go out to bid
- Spring 2019-construction begins of sewer mains
- Spring 2021-construction of sewer mains complete
- Spring 2021-properties are ordered to connect to the municipal sewer

With the shift from onsite septic systems to municipal sewers, real estate transfers in this area will be effected. The Board of Health has recently approved a regulation to allow for failed or failing septic systems in Phase 2 to remain in use until the municipal sewer is available. The regulation requires an inspection to be done by a Licensed Title 5 System Inspector. The report must be submitted and reviewed by the Health Department. See the FAQ's below for details.

FREQUENTLY ASKED QUESTIONS

1. I am selling my house soon, do I need to have my septic system inspected if I will be connecting to the sewer?

Until you are connected to the Sewer, existing regulations remain in effect, including a Title 5 System inspection prior to transfer of property. Waivers to allow for a failed system to remain in place in Phase 2 are available, this includes cesspools.

2. I have a cesspool, do I have to upgrade before I transfer my property?

If your property is served by a cesspool, it will need to be inspected by a Licensed Title 5 System Inspector to determine the condition. The report will be filed with the Board of Health and we will determine if the condition of the cesspool is acceptable for continued use. In many cases a cesspool system may be able to remain in place for a few years until the sewer line is ready to receive flow. A waiver form is available and is an agreement between the owner, buyer and the Town to connect to the sewer within 45 days of availability.

3. What is the process to get a waiver from upgrading in Phase 2?

An inspection report done by a Licensed Title 5 Inspector must be submitted to the Health Department for review. If the system is capable of receiving flow, not sitting in groundwater, structurally sound and not overflowing-the Health Department may allow it to remain in use. A Waiver Form must be completed (available on website or hard copy). This form includes a notarized statement from the buyer/seller that the septic system will be maintained to prevent overflow and properly abandoned when the dwelling is connected to the municipal sewer which must occur within 45 days of availability.

4. I just recently installed a new septic system, will I still have to connect?

Yes, connection to the sewer system is mandatory, however the Board of Health is able to allow extensions. The Board of Health will review each situation on a case by case basis to determine the granting of extensions. Extension request cannot be heard until the order to connect is received.

5. My septic system needs to be replaced, what are my options?

The options are the same as if the property is being sold. A waiver request to allow the system to remain in place must be requested. The reason for replacement will be taken into account-if it is overflowing or creating nuisance, this request may not be granted.

6. I am restricted to the number of bedrooms I can have right now, can I add bedrooms once I connect to the sewer system?

All of the properties connecting to the sewer in Phase II are located in a water recharge area; the Zone II rule of 1 bedroom per 10,000 square feet of property will not change. Connecting to the sewer will not allow for increases beyond what the current zoning and Title 5 regulations allow. The sewer system is designed for a maximum number of gallons per day to be piped to the treatment plant in Chatham, this number is based on current zoning and build-out parameters (flow neutral). No plans are in place to allow for increased density at this time.

7. What is the process to connect to the sewer system?

The sewer mains will be installed over the next 2-2.5 years. This work includes building the pipe between Harwich and the sewer treatment plant in Chatham-where the sewage will be taken. During this time, homeowners will be requested to locate where they would like their "stub". The Town is able to assist with this decision. Once the mains are ready to receive flow, the Board of Health will send out notices to property owners ordering them to connect within 1-2 years (still to be determined). Homeowners are responsible for hiring a Sanitarian or Engineer to design a plan for a sewer connection and contracting with a Licensed Utility Installer to install the line and abandon the existing septic system.

8. How much will this cost?

The homeowner is responsible for the design and installation of the sewer service on their property along with any associated costs (re-plumbing, electrical, landscaping, etc.) just like when replacing a Title 5 system. Average costs for a sewer connection have been quoted in the range of \$5-10,000. Obviously costs will vary for exceptional circumstances.

9. Is there a list of all the properties that will be sewerred in all 8 Phases?

Future phases have not been funded at this point in time, and so a definite perimeter for the sewerred has not been established. Lots are likely to be added/deleted as the engineering begins for the next phase just as they were for Phase 2. The final property list for Phase 2 was not finalized until April of 2018. Phase 4 of the current plan has Harwich building our own treatment plant. It is likely that the phasing sequence and areas will change if Harwich is able to build a treatment plant along with Dennis and Yarmouth in the Town of Dennis. For this reason, we cannot give a guaranteed list of properties to be sewerred.

10. What do I need to tell potential buyers and sellers?

As a Realtor, disclosing the sewerred plans in Harwich should be a requirement. You can tell new homeowners to visit the Town website for more information or reach out to the Wastewater Support Committee. New homeowners in Phase 2 should be made aware of the requirement to connect to town sewer and the costs associated with it.

Where do I get more information?

The Town website has a link to "wastewater info" that includes maps, handouts, how-to guidebooks and past presentations. That site can be reached at:

<https://www.harwich-ma.gov/wastewater-support-committee>

The Wastewater Support Committee meets 1-2 times per month and is accessible via email for questions, comments and concerns. The Town of Harwich Health Department, Water Department and Administration Office are able to answer many of your questions. Visit us at Town Hall or at the Water Department.



5 STEPS TO HOOK UP TO THE TOWN SEWER SYSTEM

If you have been advised that you are part of the Phase 2 Sewer Project scheduled to begin construction in the Spring of 2019, then the following steps apply to you.



STEP 1 Determining the location of your Septic System & your Water Service

The Health Department and Water Department have Septic System and Water Service plans on line and their website's give instructions as to how to access those plans. You can also obtain paper copies by going to the Health Department and Water Department.

Health Department

Town Hall, 732 Main St
Harwich, MA 02645
health@town.harwich.ma.us
PH (508) 430-7509

Water Department

Dan Pelletier
196 Chatham Road
Harwich, MA 02645
dpelletier@harwichwater.com
PH (508)-432-0304

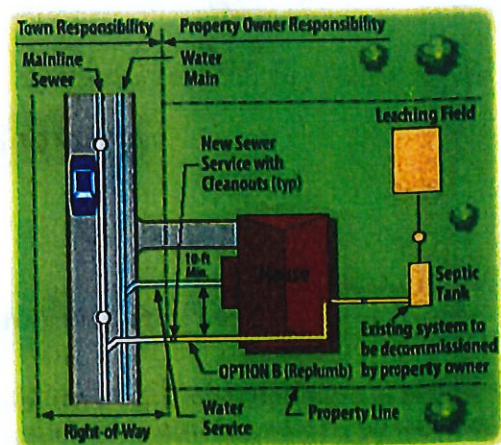
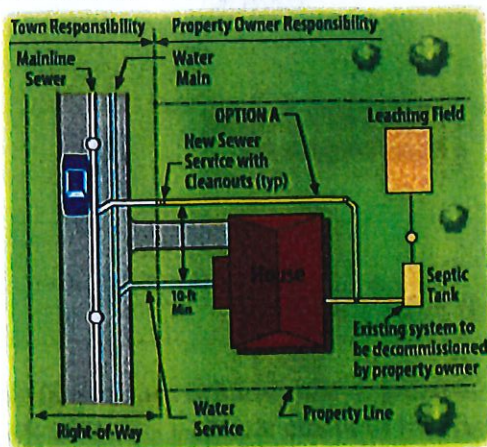
If your Septic System is older or you are planning on selling your home, there are arrangements that may apply to your circumstances. Health Department and Water Department Staff can assist you with these questions.

STEP 2 Decide on the location of your "Stub" for the Town Sewer Pipe "Lateral" Connection

Upon receipt of the Sanitary Sewer Location Form from CDM Smith, the Town's Engineering Design consultant, you will be required to identify where on your property line you prefer your sewer "stub" to be located. If you have been working with a Professional Engineer and have considered the possibilities, you will be ready to confirm that location.

The Town's Engineering Design consultant will have a Resident Engineer who will distribute the Sanitary Sewer Location Form on a street-by-street/area-by-area basis depending on the Contractor's planned construction sequence. The idea is to stay well ahead of the actual construction so that the forms are returned before the Contractor gets to a particular area. This process will start prior to the Contractor starting construction.

The Board of Health and Water Department to hold workshops for homeowners upon receipt of the Sanitary Sewer Location Form. Samples of that form can be found in Appendix 6 and 7 of the Homeowner's Sewer Connection Guidebook. Appendix 7 is a sample of a completed form to assist the homeowner with the process. If you are not responsive or you haven't decided on the best possible route, the construction company will install a "stub" in a location on your property line for you.



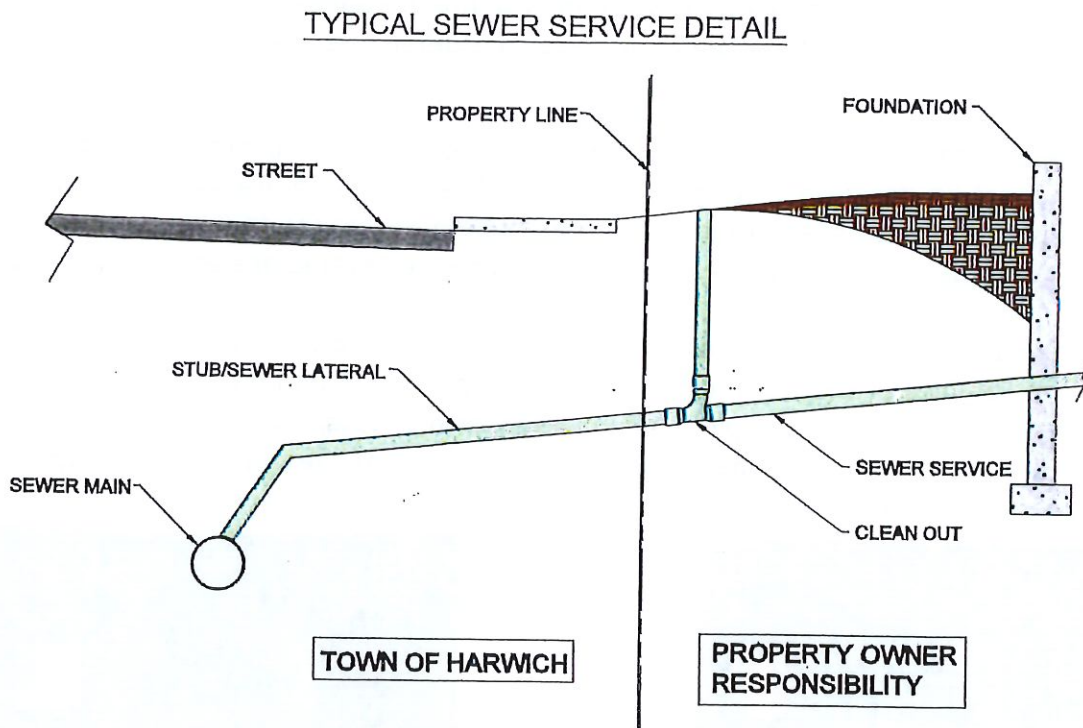
STEP 3 Hire a Professional Engineer (P.E.)

The homeowner is required to hire a Professional Engineer to design the connection plan from their home to the street. This person or firm will assist you, the homeowner, in determining what is the most cost-effective way to arrange the pipes on your property. The Professional Engineer can address questions you may have about elevations, grinder pumps, and the actual placement of the sewer pipe. For example, if your Septic System is located in your back yard, the Professional Engineer can help you decide if it is better to go around the house (depending on decks and driveways) or to reroute the septic pipe through the basement.

STEP 4 Hire a Licensed Utility Installer

By May of 2021, the construction company will be completing its work in the main part of the street, the public way. Over the following year, approximately June of 2021 through June of 2022, homeowners can begin to connect to the Town sewer pipe. Homeowners will have one year for this process. This work must be done by a Town-sanctioned Licensed Utility Installer. This Installer, working with the plan designed by your Professional Engineer, will do the actual construction at your home on your property. Most likely, they will use a backhoe to dig the trench for the sewer line. Usually this work will take about one day. Typical costs for this work without involving hardscape and landscape matters have been estimated at \$7,000 - \$10,000. This dollar amount will have many variables such as distance from home to street.

A list of Town-sanctioned Licensed Utility Installers will be made available by the Health Department when we are closer to the start of those activities.



STEP 5 Abandoning your existing Septic System

Once your home is connected to the Town Sewer System, your existing Septic System must be abandoned in place or removed by a Licensed Utility Installer. Abandoning the system typically involves pumping the tank and other components dry, crushing the concrete and filling it with sand to avoid settling or sink holes in the future.

Appendix 1
Harwich Sewer Collection System - Phase 2 Street Listing - 04/17/18

STREET NAME	HOUSE NUMBERS	STREET OWNERSHIP
Alexander's Chase	All	Private
Auston Road	All	Private
Bay Road	#6 to #101	Town
Brewster-Chatham Road (Route 137)	#9 to #310	County
Cemetery Road	All	Town
Chickadee Lane	All	Private
Chris Jobeth Circle	All	Private
Church Street	#1 to #207	County
Compass Drive	All	Town
Continental Drive	All	Town
Deer Meadow Road	All	Town
Ellis Drive	All	Town
Fredericksburg Avenue	All	Town
Halls Path	#1356 & #1360	Town
Harden Lane	All	Town
Herndon Road	All	Town
Huckleberry Path	All	Town
Johanna's Path	All	Private
Landron Way	All	Private
Liberty Trail	All	Town
Lily Lane	#4	Private
Locust Grove Road	All	Town
Marsh View Road	All	Town
Mary Beth Lane	#1 & #2	Town
Nickerson Road	All	Town
Nor'East Drive	All	Town
Old Carriage Drive	All	Town
Old Heritage Way	All	Town
Old Salty Lane	All	Private
Orleans-Harwich Road (Route 39)	#1343 to #1585	County
Partridge Lane	#3 to #32	Town
Queen Anne Road	#1000 to #1154	Town/County
Reliance Way	All	Private
Round Cove Road	#134 to #160	Town
Ruddy Duck	#5	Private
Sadie's Way	All	Private
Scotch Pine Farm	All	Private
Sherwood Road	All	Town
Somerset Road	All	Town
Sou'West Drive	All	Town
Sparrow Hawk Road	#8	Private
Spence's Trace	All	Private
Spruce Grove	All	Private
Sugar Hill Drive	All	Town
Tern Road	All	Town
Vicksburg Avenue	All	Town
Whidah Drive	All	Town
White Pine Circle	All	Town
Williamsburg Avenue	All	Town

Appendix 2 Phase 2 Map

