

RULES AND REGULATIONS
of the
GLASGO WATER POLLUTION CONTROL AUTHORITY
Applicable only to the
VILLAGE OF GLASGO

Revised: July 17, 2019
Revision Adopted:
Paul Brycki, Chairperson
Glasgo WPCA

	Prior Revisions:
Revised:	April 11, 1979
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As Approved on:	May 10, 1978
As Adopted on:	May 15, 1978
Stephen Wolinski, Chairperson, Griswold Sewer Authority	

APPENDIX I

ASSESSMENTS

ARTICLE I - Intent

- 1.01 It is the intention of the Glasgo Water Pollution Control Authority, herein referred to as the Glasgo WPCA to assess in such a manner that the sewer system in the Glasgo Sewer District shall be completely self-supporting with respect to all costs.
- 1.02 All structures capable of housing families within the Glasgo Sewer District are especially benefited by the Glasgo sewer system. There are sixteen (16) such structures presently connected with expansion capacity for up to twenty-nine (29) dwelling units.
- 1.03 The owner of any building or premises having any connection with the sewer system or otherwise discharging liquids into the sewer system shall pay a sewer use charge.

ARTICLE II - Definitions

- 2.01 All definitions of Article II of these Basic Regulations apply.
- 2.02 Glasgo Leaching Galleries or Glasgo Sewer System or the sewer system – the total sewage works, and all attachments thereto as delineated in Article 3.05 of these Basic Regulations.

2.03 Dwelling Unit – A building, structure, premises or part thereof which would normally house one family. The town assessors’ records shall be the basis for determining the number of dwelling units which make up any building, structure or premises.

Examples:

1. A building classified by the assessors’ records as a duplex, or a two-family home, or a single-family home plus one conversion is considered two dwelling units.
2. A building classified similarly as a single-family home is considered a one dwelling unit.

2.04 Glasgo Sewer District or the sewer district – the total land area containing sixteen (16) buildings in the Village of Glasgo delineated in Article 3.05 of these Basic Regulations.

ARTICLE III – Benefactors

3.01 Assessment of special benefits to the Glasgo Sewer District shall be as provided by chapter 103, section 7-249 of the General Statutes of the State of Connecticut (revision of 1978) as amended.

3.02 The Glasgo Leaching Galleries are designed to benefit twenty-nine (29) families (dwelling units).

3.03 The initial benefit charges shall be based upon a one-time flat rate charge, (1/26 of the non-reimbursed initial cost) per dwelling unit in the sewer district. There

are twenty-six (26) dwelling units in the district initially with expansion capacity of up to twenty-nine (29) dwelling units.

3.04 Classification of structures shall be determined by the Town of Griswold Grand List Data. Initial classification shall be as shown on the Assessors' records of December 1, 1978.

3.05 Future Growth – When any structure in the sewer district is reclassified in the assessors' records after December 1, 1978 in such a manner as to increase the number of dwelling units of which it is comprised; or if additional dwelling units within the Sewer District are created, then each additional unit shall be assessed its fractional proportional benefit. Dwelling units earlier charged higher fractional proportional benefits shall receive a check or credit rebate to affect a re-equalization of the initial benefit charges to a larger actual total dwelling unit base. Example:

One new single-family home will increase the base of 26 to 27. The benefit charge will decrease from $1/26$ to $1/27$ per dwelling unit. Each dwelling unit which was assessed $1/26$ will be rebated the difference of $1/26 - 1/27$ of the initial un-reimbursed cost. Such rebate will be automatically applied to the owners' payment of benefit debt if any exists unless otherwise demanded by the owner by certified letter to the Sewer Authority Treasurer. A decrease in a structures dwelling unit status shall create no change to its assessed benefit status; however, to decrease in dwelling unit status on the grand list and then increase in dwelling unit

status at a later date will cause the later date increase to be treated as if it were a new increase in dwelling unit status herein.

- 3.06 Caveat – The Sewer Authority shall place a caveat on the land records in each instance where assessment of benefits to anticipated development has been deferred.

ARTICLE IV – Use

- 4.01 Assessment of use charges to the Glasgow Sewer District shall be as provided by chapter 103, section 7-255 of the General Statutes of the State of Connecticut (revision of 1978) as amended.
- 4.02 The use charges shall be based upon a flat rate charge (1/number of dwelling units connected to the system times the annual cost) per user dwelling unit in the sewer district. Connection time will be prorated on a monthly basis.

Example:

If connection permit is approved by the inspection official anytime after January 1, but prior to January 31, the use charge shall be considered as starting January 1.

- 4.03 The annual minimum use charge shall be six months use cost.
- 4.04 All payments are in arrears.
- 4.05 Non-Occupancy – Dwelling units which are not occupied as defined herein shall not be charged for usage of the sewer system so long as the dwelling unit is unoccupied as defined herein subject to the annual limitation of article 4.03 above. Dwelling units will be charged when a Certificate of Occupancy is issued.

Examples are as follows:

- a) December 31, 1978 to December 31, 1979 – Unoccupied use charge shall be \$0.00.
- b) January 1, 1979 to December 31, 1979 – Unoccupied use charge shall be six months.
- c) July 1, 1979 to December 31, 1979 – Unoccupied use charge shall be seven months.

Non-Occupancy status shall be granted to those persons upon written request who can demonstrate a total non-water usage condition such as any of the following:

- a) Proof of electrical power disconnected to the dwelling unit by local utility service.
- b) Court order demanding non-occupancy of the dwelling and performance thereof.
- c) Physical proof of inability to occupy such as total destruction due to fire, etc.
- d) All sanitary discharge systems plugged or otherwise disconnected.

ARTICLE V – Connection

5.01 Prior to connection of any dwelling unit to the sewer system, the dwelling unit plumbing shall conform to the State of Connecticut Building code, the State of Connecticut Health Code, local ordinances in effect at the time of connection and these regulations. Existing non-conformances which were in conformance at the

time of their installation need not be modified to conform unless conformance is considered necessary by the Director of Health to alleviate a hazard to human health or configuration is made mandatory herein.

- 5.02 A connection permit shall be filed with the Town of Griswold Sanitarian or his delegate. After inspection approval by the sanitarian or his delegate in writing, connection shall be made. Charges shall be in accordance with these basic regulation Article 4.02.
- 5.03 Owner / Developer is responsible for the installation, connection or extension of the sewer main and lateral. All costs and expenses to install, connect or extend the sewer system shall be borne by the Owner / Developer. The Owner / Developer shall indemnify the Glasgo Water Pollution Control Authority (Glasgo WPCA) and its members from any loss or damage that may directly or indirectly be occasioned by the installation or extension to the sewer system.
- 5.04 A separate and independent building sewer shall be provided to every building unless otherwise approved by the Glasgo WPCA. Existing building sewers may be used in connection with new buildings only when they are found and tested to be in good working order.
- 5.05 No person shall connect any roof drain, down spout, foundation drain, areaway drain, basement drain, sump pump or other source of surface runoff or ground water to a building sewer.
- 5.06 The property owner shall be responsible for all costs associated with the installation and repair of the service connection from the building structure to the sewer collection system.

ARTICLE VI - Payment

6.01 The payment due date schedule shall be as follows:

March 1st - ½ of the past annual benefit and use charge is due.

April 1st - March payment end date.

October 1st - ½ of the past annual benefit and use charge is due.

November 1st - October payment end date.

6.02 The Glasgo Sewer System is a non-profit cost sharing system. Increased and decreased costs will be shared proportionately.

6.03 Benefit charges will be based automatically on a 20 year pay back plan at an annual interest rate equal to the rate charged the Griswold Sewer Authority or the same costs. The owner(s) may pay their entire benefit cost at the time of initial billing with no interest charged. Benefit costs may be prepaid by an owner at any time. Interest will be computed on the principal balance.

6.04 Benefit and use charges shall be billed in arrears.

6.05 Notice of installment payments shall be recorded on the Land Records as provided in the General Statutes.

6.06 Notwithstanding any other provision herein, if any portion of any installment, including accrued interest, has not been paid by two years after such installment was due and payable, then the entire principal sum, together with all accrued interest, shall become due and payable.

6.07 All general delinquent accounts will be charged interest from such due date at the interest rate and in the manner provided by the general statues for delinquent

property taxes. Each addition of interest shall be collectible as part of such assessment.

6.08 Whenever any installment of an assessment becomes delinquent, the interest on such delinquent installment shall be as provided above, or twenty-five (\$25.00), whichever is greater. Any unpaid assessment and interest due thereon shall constitute a lien upon the real estate against which the assessment was levied from the date of such levy. Each such lien may be continued, recorded and released in the manner provided by the general statutes for continuing, recording and releasing property tax liens. Each such lien shall take precedence over all other liens and encumbrances except taxes and may be foreclosed in the same manner as property tax liens.

6.09 The balance due on a Sewer Assessment shall be due and payable whenever there is a change in the ownership of the property unless the prospective new owner assumes the obligation of the balance due on the Sewer Assessment in a form that is satisfactory to the Glasgow WPCA.