



Town of

*Orleans*  
Massachusetts

# Meetinghouse Pond (Phase 2) Sewer Post-Construction Information

Property Owners Meeting

July 28, 2025



**AECOM**

# Topics

- ❖ Project Need
- ❖ Team Introduction
- ❖ Service Area
- ❖ Construction Status
- ❖ Post-Construction Timeline
- ❖ Connection Process Including Septic Abandonment
- ❖ Betterments
- ❖ Property Owner Resources
- ❖ Continuing Communication
- ❖ Phase 3 Preview

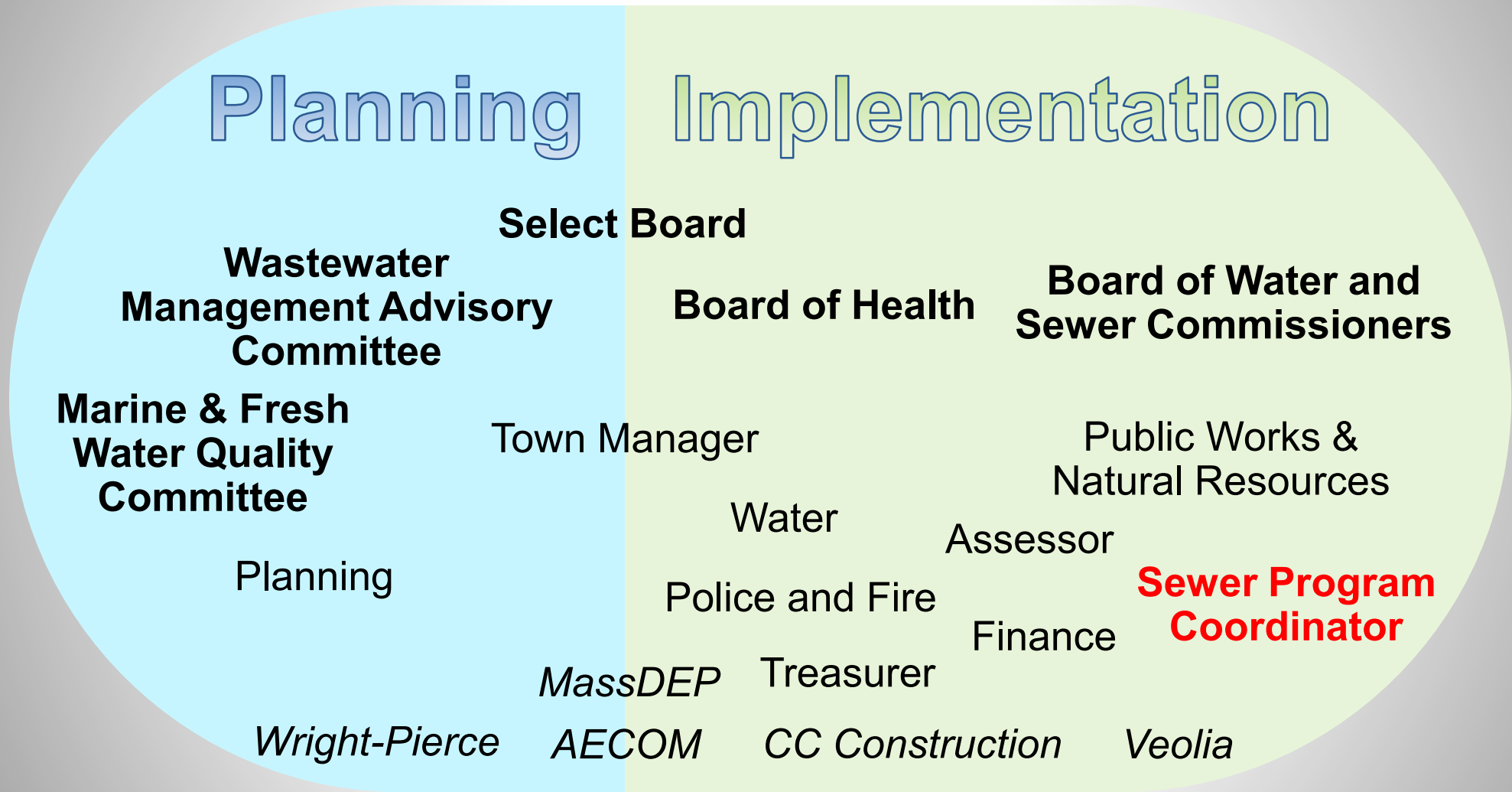


# Project Need

- ❖ For the Environment
  - Nutrient loads from septic systems are damaging water quality and impacting fresh and saltwater ecosystems
- ❖ For the Town
  - Continued use and benefit of clean waters
  - Tourism, Swimming, Fishing, Boating, Shellfishing
  - Cost efficiency, incl. subsidies and funding opportunities
  - Compliance with Massachusetts Department of Environmental Protection (MassDEP) requirements
    - Meetinghouse Pond has a 100% septic load removal requirement
- ❖ For the Residents & Businesses
  - See Environment and Town benefits above
  - Avoided Innovative/Alternative (IA) septic system requirements (Title 5 revisions)



# Town Boards, Departments, and Consultants

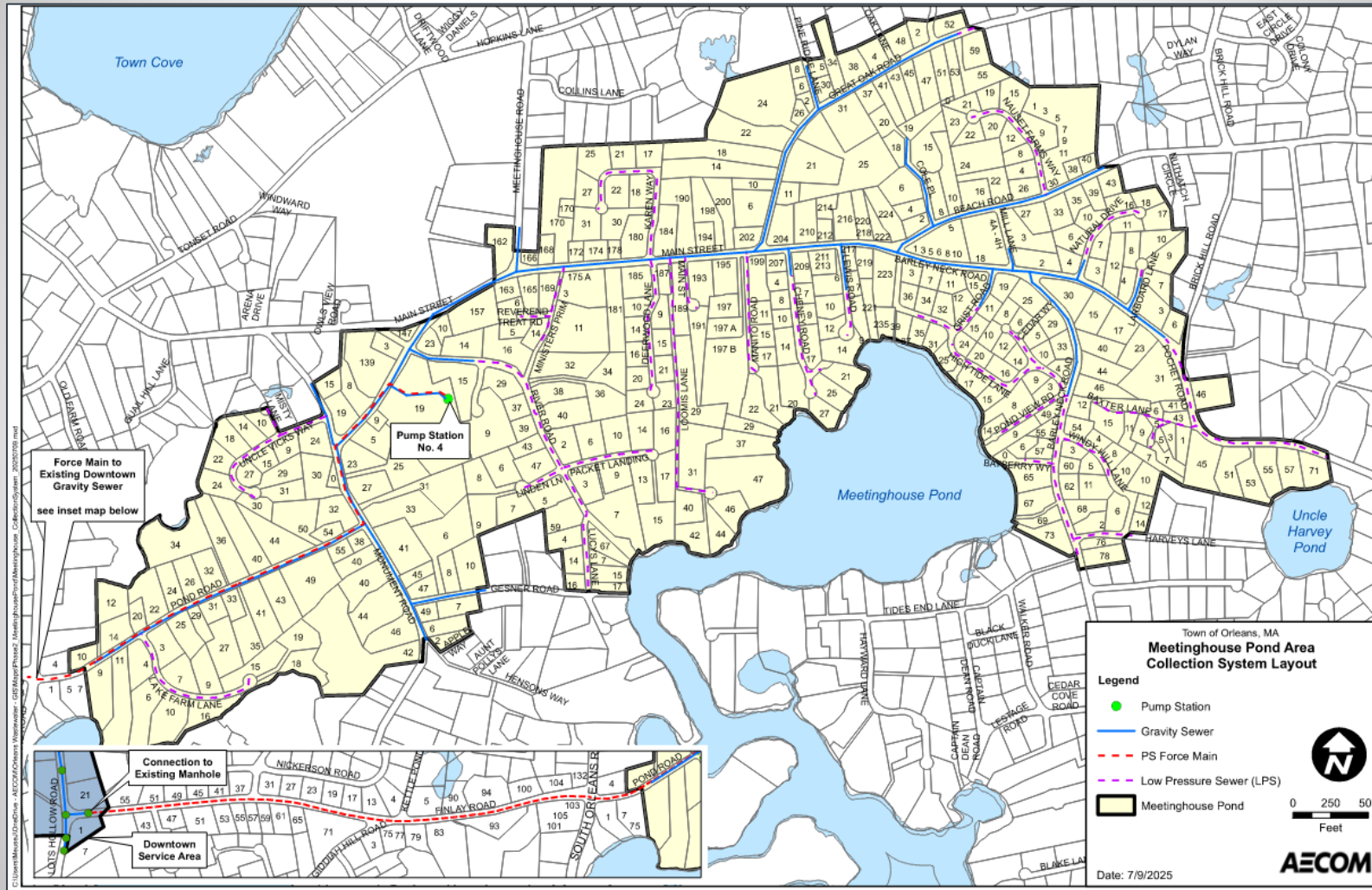


# Resource Roles

- ❖ Sewer Program Coordinator
  - Connection application review
  - Funding and financing support
  - General questions
- ❖ AECOM
  - Engineer coordination
  - Plan review
  - Limited inspection
- ❖ DPW
  - Variance Review
- ❖ Veolia
  - Fats Oils & Grease (FOG)-related items
- ❖ Board of Water and Sewer Commissioners
  - Additional Flow Requests
  - Betterment Hearings
  - Sewer Use Rules and Regulations
- ❖ Board of Health
  - Order to Connect
  - Connection Hearings
  - Grants
- ❖ Assessor & Treasurer
  - Betterment issuance and financing

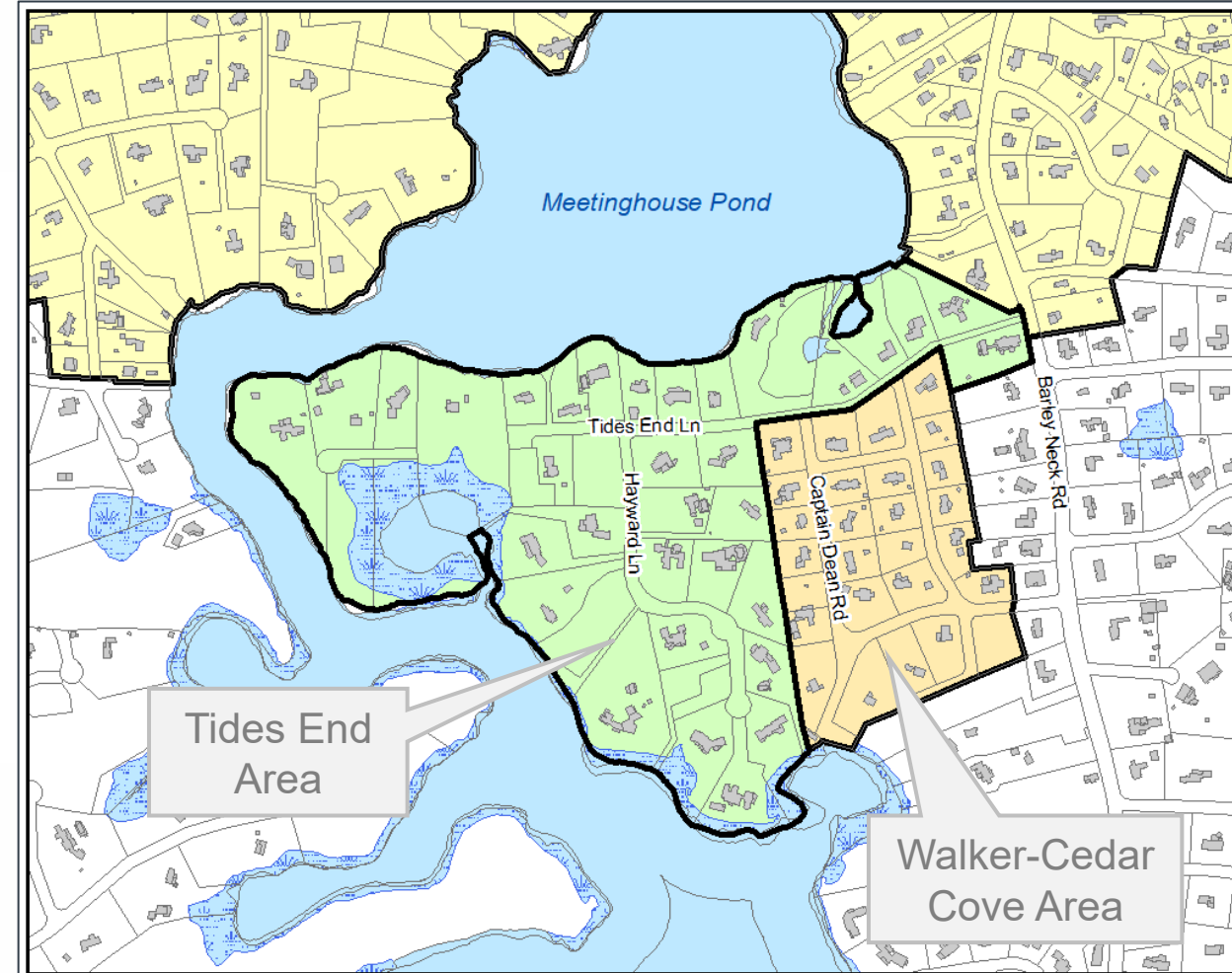


# Meetinghouse Pond Sewer Service Area



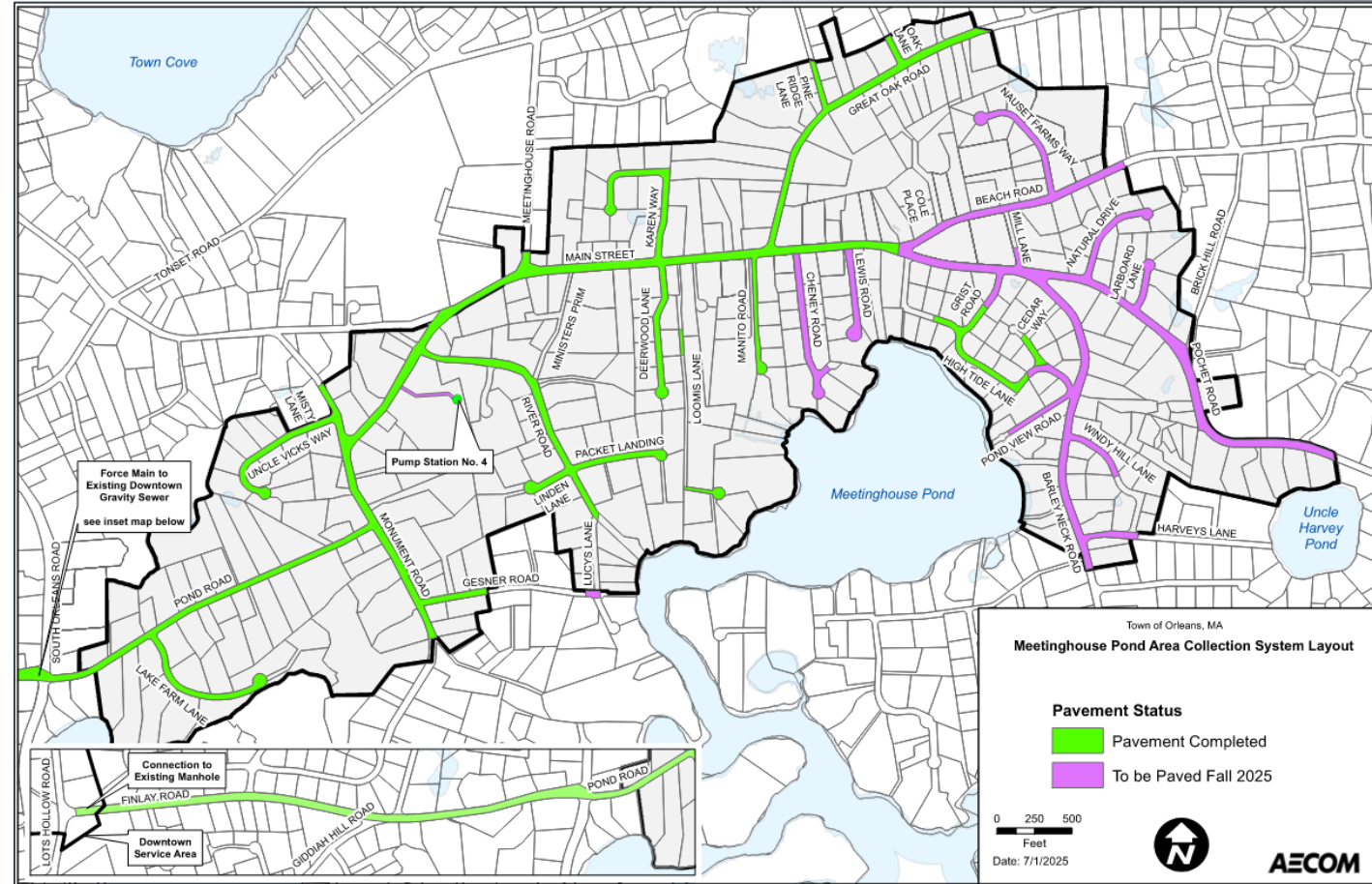
# Meetinghouse Pond Expansion Areas

- ❖ Town Meeting votes authorized use of Meetinghouse Pond appropriation for two expansion areas
- ❖ State Revolving Fund was unable to provide loan increase for the expansion areas
- ❖ Town determined that expansion area deferral was in Town and owners' best interest
- ❖ Wastewater Management Advisory Committee recommends consideration for Phase 4 (Construction planned for early 2030s)



# Phase 2 – Meetinghouse Pond Area Project Status

- ❖ 100% of Gravity Pipe Installed
- ❖ 100% of Low Pressure Pipe Installed
- ❖ 100% of Laterals and Water services Installed
- ❖ Paving for Majority of Roads Complete
- ❖ Restoration (loam/seed) for Many Paved Roads Complete
- ❖ Pump Station Work Ongoing
- ❖ WWTF Work Ongoing
  - New Silencers Installed
- ❖ Other Remaining Work
  - Paving & Final Gravel Course
  - Remaining Restoration
  - Air Stations
  - Punch List



# Post Construction Timeline (Best Estimate as of 7/21/25)

Betterments Connections

Milestone	Estimated Date
Substantial Completion	December 2025
Extended Operation/Warranty Period Begins	December 2025
Board of Water and Sewer Commissioners Notifies Board of Health	December 2025
Board of Health Issues Notice to Connect Letters to Parcel Owners	January 2026
Letter to Pleasant Bay Alliance and DEP for Nitrogen Credit	January 2026
Extended Operation/Warranty Period Ends	December 2026
Connection Deadline	January 2027 <b>(1 Year)</b>
Town Project Final Costs Determined	March 2027
Board of Water and Sewer Commissioners Certifies Sewer Unit and Betterment Amounts	May 2027
Betterment Assessment Letters Mailed to Parcel Owners	June 2027
Betterments Issued on Tax Bills (Default is 30-year finance option)	January 2028



# Connection Process Overview

Plan  
Development

- ❖ **Property Owner** Hires **Engineer**
- ❖ **Engineer** Reviews Site and Connection Approach
- ❖ **Engineer** Develops Draft Connection Plans & Submits to AECOM/Town
- ❖ AECOM/DPW Reviews Draft Plans and Provides Comments
- ❖ **Engineer** Finalizes Connection Plans

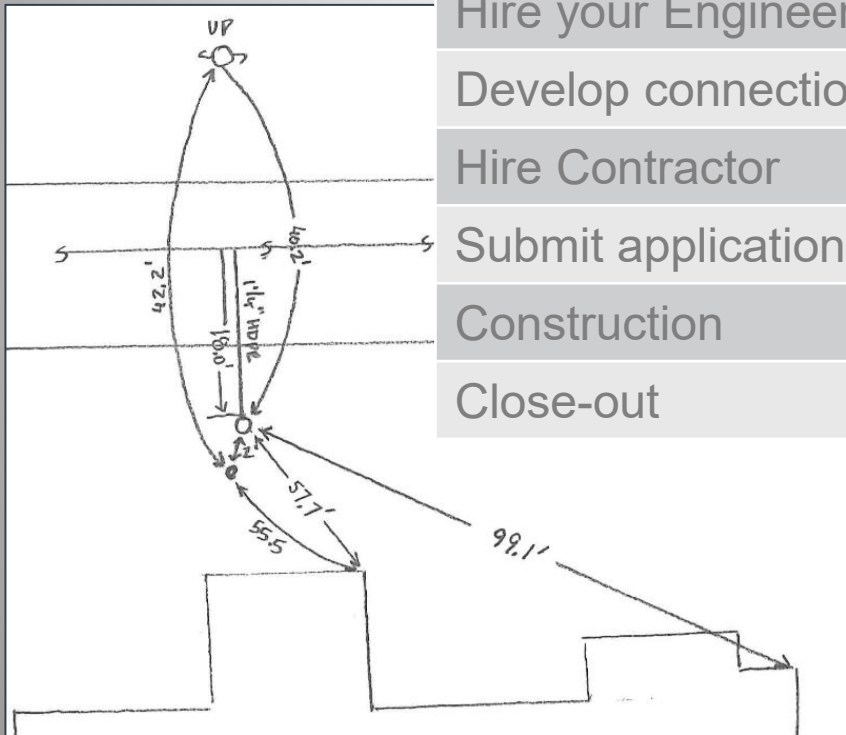
Application  
and Construction

- ❖ **Property Owner** Solicits **Contractor** Bids Based on Plans and Awards Work
- ❖ **Contractor** Applies for Connection Permit
- ❖ **Contractor** Builds Connection with **Engineer** Inspection
- ❖ AECOM Inspects Connection to Town Infrastructure/Septic Abandonment
- ❖ **Engineer** Submits Certification and Close-out Documentation



# Timeline of Connection Activities

Activity	Now	Tie-Card Available	Notice to Connect	Connection Deadline
Hire your Engineer / Site review	Green	Green	Green	Green
Develop connection plans	Hatched	Green	Green	Green
Hire Contractor	Hatched	Hatched	Green	Green
Submit application	Grey	Grey	Green	Green
Construction	Grey	Grey	Green	Green
Close-out	Grey	Grey	Green	Green



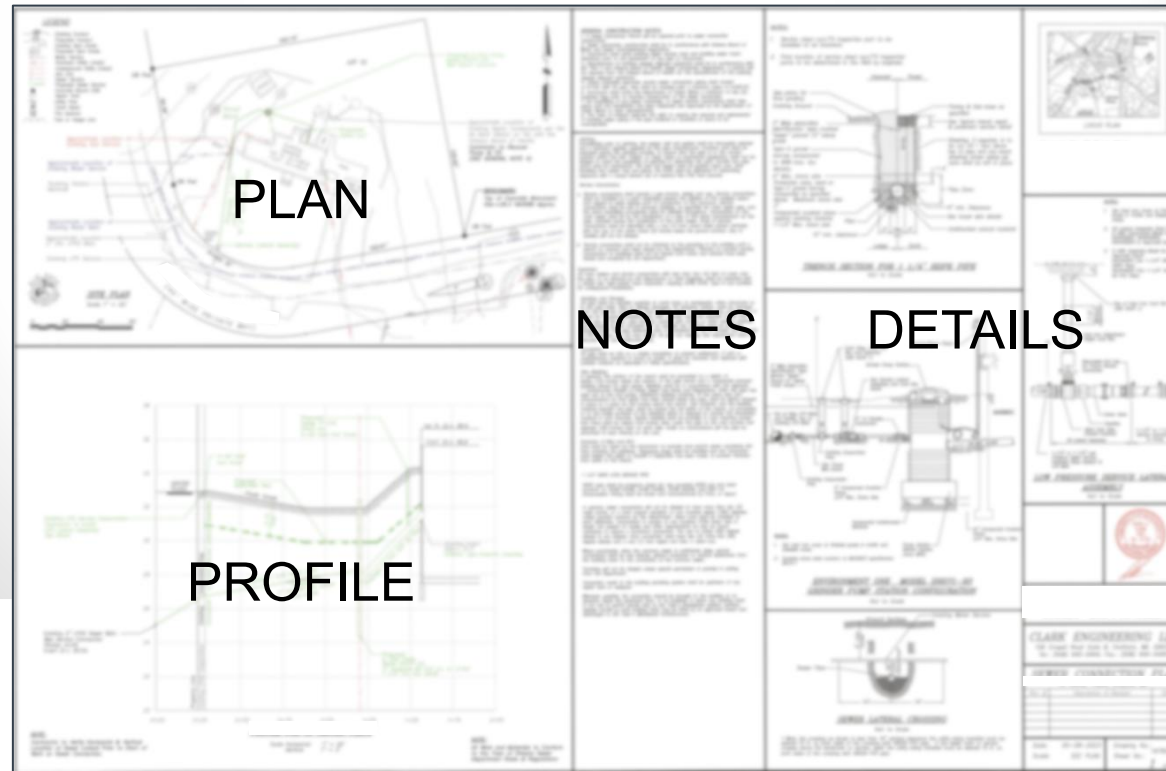
Example Tie Card



# Engineer Overview

## ❖ Engineer

- MA Registered Professional Engineer
- Town maintains reference list
- List is not inclusive nor is it a recommendation or endorsement
- <https://www.town.orleans.ma.us/DocumentCenter/View/2781/Engineering-Design-Firms-PDF>



# Engineer Overview

## ❖ Expectations of the Engineer

- Understand their client's property and present technically sound solution
  - Plumbing retrofit, moling, alternate routing could save money
- Understand the Town's Sewer Use Rules and Regulations (SURR)
- Provide design services
- Provide inspection & consultation services during construction
- Provide record plans, certification, and close-out documents per SURR



Mole

## Sewer Use Rules and Regulations

Orleans, Massachusetts



Board of Water and Sewer Commissioners

June 25, 2025  
Revision No. 5



# Contractor Overview

- ❖ Contractor must be licensed with the Town
  - Ensures Contractors are qualified and experienced
  - <https://www.town.orleans.ma.us/DocumentCenter/View/3933/Appendix-F-Contractors?bidId=>

## Appendix F - Utility Contractors (Installation)

LIST OF UTILITY CONTRACTORS THAT MAY INSTALL SEWER SERVICE CONNECTIONS  
THIS IS NOT AN ENDORSEMENT BUT MERELY A COMPILATION OF  
UTILITY CONTRACTORS LOCATED IN THE AREA.

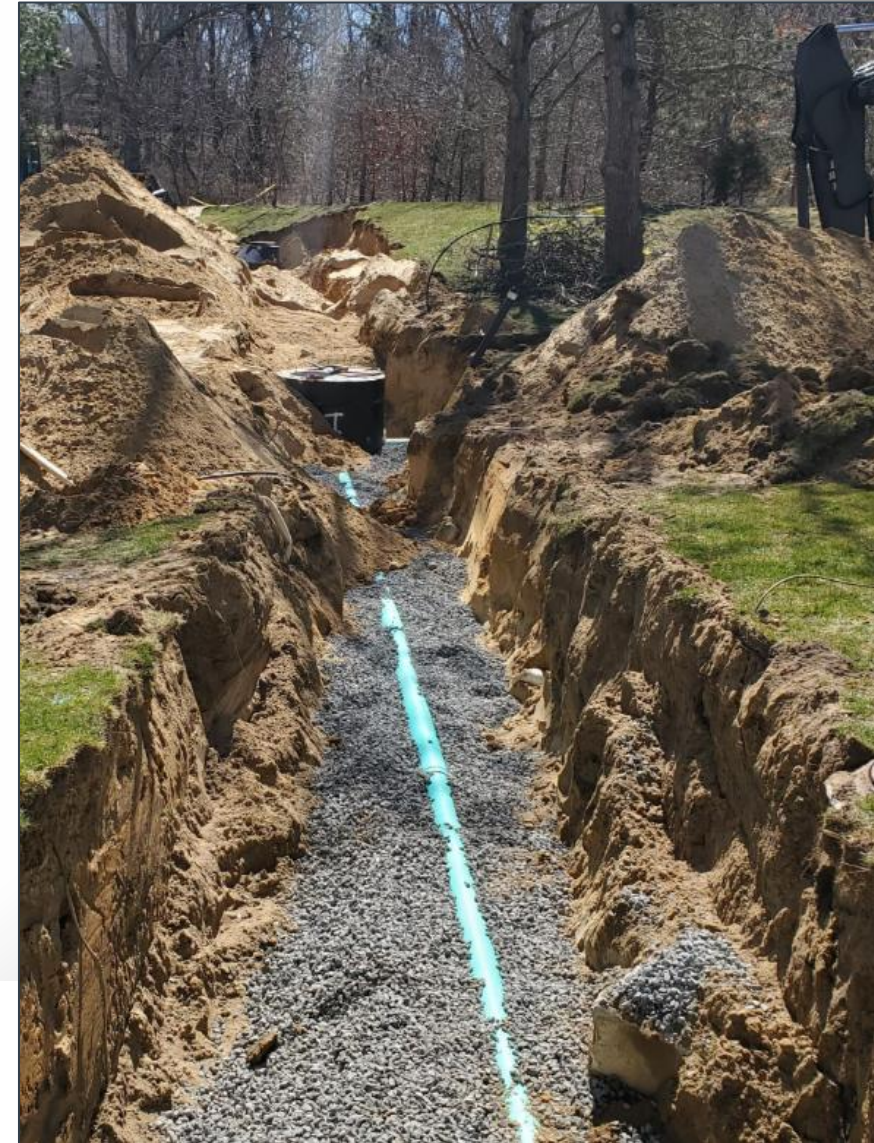
WE SUGGEST THAT YOU CALL AT LEAST THREE UTILITY CONTRACTORS  
AND CHECK REFERENCES.

Updated May 23, 2025



# Contractor Overview

- ❖ Expectations of the Contractor
  - File connection application with Sewer Coordinator
  - Abide by terms of contract
  - Install connection safely and per approved plans
  - Coordinate with Engineer if deviation from plan is necessary
  - Provide DPW and AECOM notice of construction start
  - Schedule Town inspections for connection to Town infrastructure and septic abandonment



# Connection Budgetary Costs

## ❖ Costs

- Engineer - \$4,000-\$5,000 design; \$1,000-\$2,000 for construction/close-out for typical Single Family Property
- Contractor
  - Permit Application – Greater of \$250 or 50¢/gal/d
  - Construction – See Examples Next Slide
- Specialists (As Needed)
  - Plumber
  - Landscaping

## ❖ Keep in Mind

- Every property is different
- Contractors' pricing approaches are different
- Sometimes there are surprises during construction



# Single Family Connection Budgetary Construction Estimates

Typical Installation	\$10,000 - \$20,000
<ul style="list-style-type: none"> <li>Single-family home</li> </ul>	<ul style="list-style-type: none"> <li>Pipe from back of house to street</li> </ul>
<ul style="list-style-type: none"> <li>Some removal &amp; replacement of hardscape/landscaping</li> </ul>	<ul style="list-style-type: none"> <li>Average decommissioning of onsite septic system</li> </ul>

Simplest Installation	\$5,000 - \$10,000
<ul style="list-style-type: none"> <li>Single-family home</li> </ul>	<ul style="list-style-type: none"> <li>Pipe from front of house to street</li> </ul>
<ul style="list-style-type: none"> <li>No hardscape</li> </ul>	<ul style="list-style-type: none"> <li>Easy decommissioning of onsite septic system</li> </ul>

Complex Installation	\$20,000 - \$30,000
<ul style="list-style-type: none"> <li>Single-family home</li> </ul>	<ul style="list-style-type: none"> <li>Hardscape/Landscape</li> </ul>
<ul style="list-style-type: none"> <li>Tight work area</li> </ul>	<ul style="list-style-type: none"> <li>Difficult decommissioning of onsite septic system</li> </ul>

Cost Adders (If Applicable)	
Multiple Buildings	\$15,000 - \$75,000
Grinder Pump	\$7,000 - \$15,000
Mobile Generator (Optional) Including Installation by Electrician	\$3,500



# Financial Support

## ❖ Aquifund

- 0-2% Loans for New Sewer Connections
  - Single Family, Owner-occupied, Year-round, Primary Residence
  - May Be Used as a Home Office
  - Other Residence Types May Qualify for Higher Interest Rates
- <https://www.capecod.gov/departments/health-environment/programs-services/water-and-wastewater/community-septic-management-loan-program-csmlp/>
- (774) 330-3010

## ❖ Health Department Grants

- Available to Residential Properties Approved for 0% Aquifund Loan
- Limited Availability – Check with Health & Human Services Department



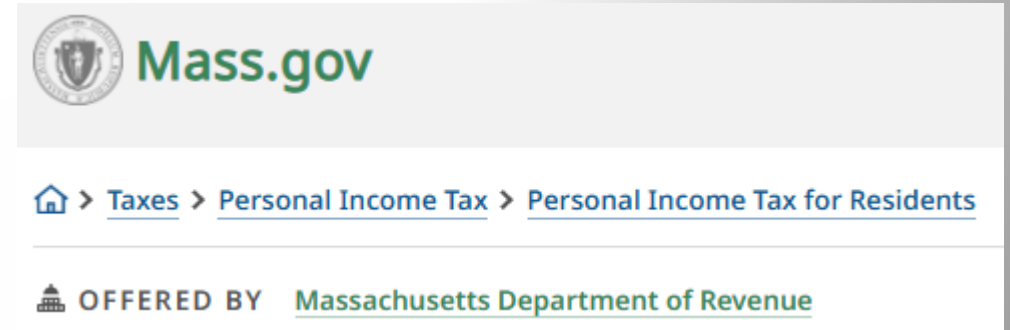
## ❖ Business Solutions

- Contact Local Banks

# Financial Support

## ❖ Title 5 Tax Credit – Consult Your Advisor

- Applies to owner-occupied primary residences within Pleasant Bay Watershed
- 60% of the cost (not to exceed \$30,000)
  - Credit cannot exceed \$18,000
- <https://www.mass.gov/info-details/massachusetts-residential-property-tax-credits>
- <https://www.mass.gov/technical-information-release/tir-24-14-tax-provisions-in-the-fiscal-year-2025-budget>



# Connection Lessons Learned / Ideas for Phase 2

- ❖ Contact Engineers early
- ❖ Identify all the required Engineer services
  - Site review, plan development, construction services, close-out
- ❖ Ask your Engineer if there are better/cheaper ways to connect
  - Plumbing retrofit, routing, abandonment
- ❖ Use the connection plans as basis for Contractor bids
- ❖ Balance cost, schedule, approach, restoration, etc. when selecting Contractor
- ❖ Connect early to avoid contractor schedule backlog
  - Board of Health hearings and enforcement after connection period ends
    - \$200/Day for Non-compliance
  
- ❖ Consider using the same Engineer and Contractor for your block or homeowner association for potential cost savings



# Betterments – Future Meeting Topic

- ❖ Betterment recovers a portion (20%) of the Total Phase 2 Project Costs from all properties within the service area
- ❖ Based on water use and project cost
- ❖ Betterment assessed as part of tax bill to property owner
  - Condo units (or similar) that share a water meter will need to split costs
  - Betterment can be financed over 30 years at 0-2% interest with the Town
    - Current policy is 0%
    - Option to pay up front
    - Default is 30-year financing



**Town of Orleans**  
Office of  
Collector - Treasurer  
ORLEANS, MASSACHUSETTS 02653

Collector/Treasurer  
Tel. 508-240-3700  
FAX: 508-240-3388

To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Mailed: \_\_\_\_\_

## Sewer Betterment Assessment Notice

This is notice of a Sewer Betterment Assessment for your property at \_\_\_\_\_.

# Property Owner Resources



## Sewer Coordinator

John Nelson

508-240-3700 x2319

[jnelson@town.orleans.ma.us](mailto:jnelson@town.orleans.ma.us)

Connection Requirements,  
Applications, Financing



## Sewer Ombudsman

Reggie Donoghue

508-833-6967

[rdonoghue@town.orleans.ma.us](mailto:rdonoghue@town.orleans.ma.us)

Engineer Requests, Plan Review,  
Town Inspection



## Veolia – Sewer System Operator

Dan Sullivan-Xenos

508-246-6726

[daniel.sullivan-xenos@veolia.com](mailto:daniel.sullivan-xenos@veolia.com)

Fats Oils & Grease Permit



## Board of Water & Sewer Commissioners

Marinna Raucci

508-240-3790 x2349

[marinna.raucci@veolia.com](mailto:marinna.raucci@veolia.com)

Additional Flow Requests



# Other Resources and Communications

## ❖ Town Website

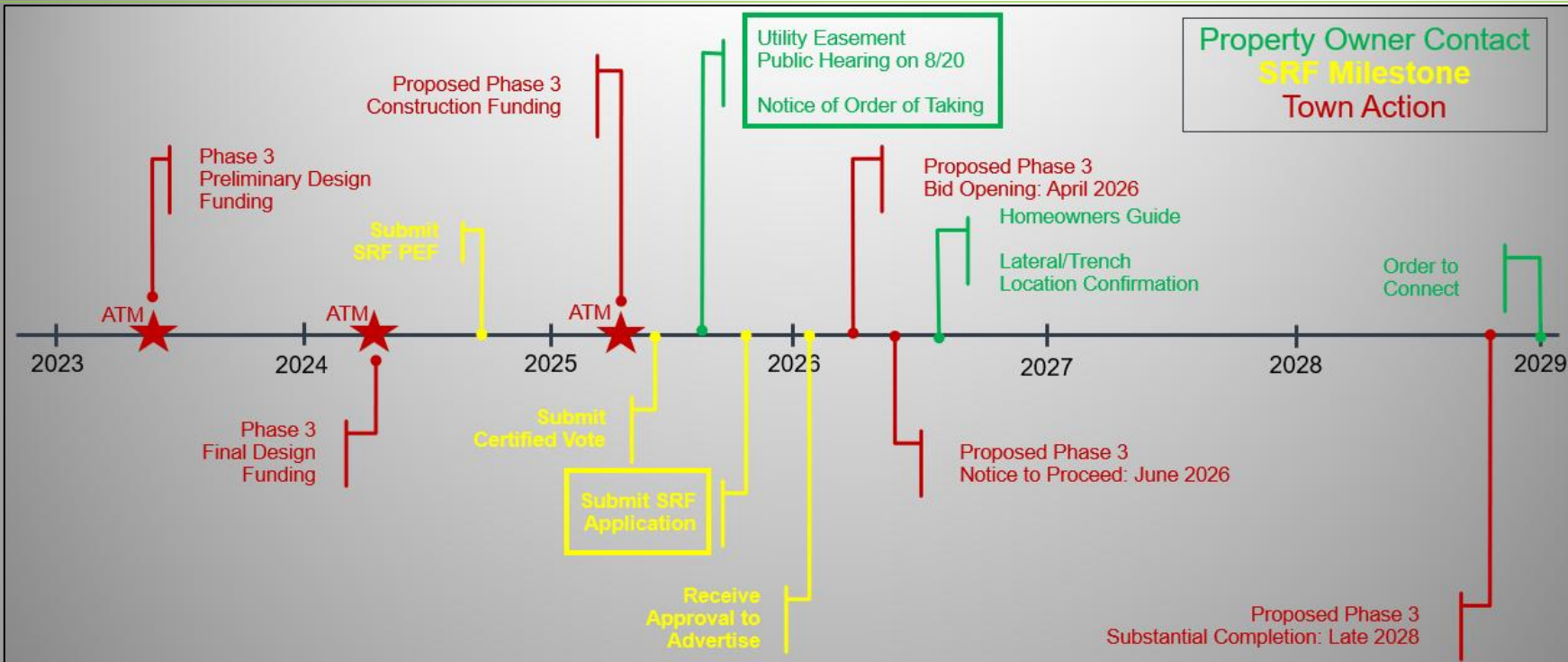
- [Wastewater Main Page](#)
- Wastewater Citizens Communications
- FAQs (General and Construction)
- [Service Connections](#)
- Sewer Use Rules and Regulations

## ❖ [Homeowners Guide](#)

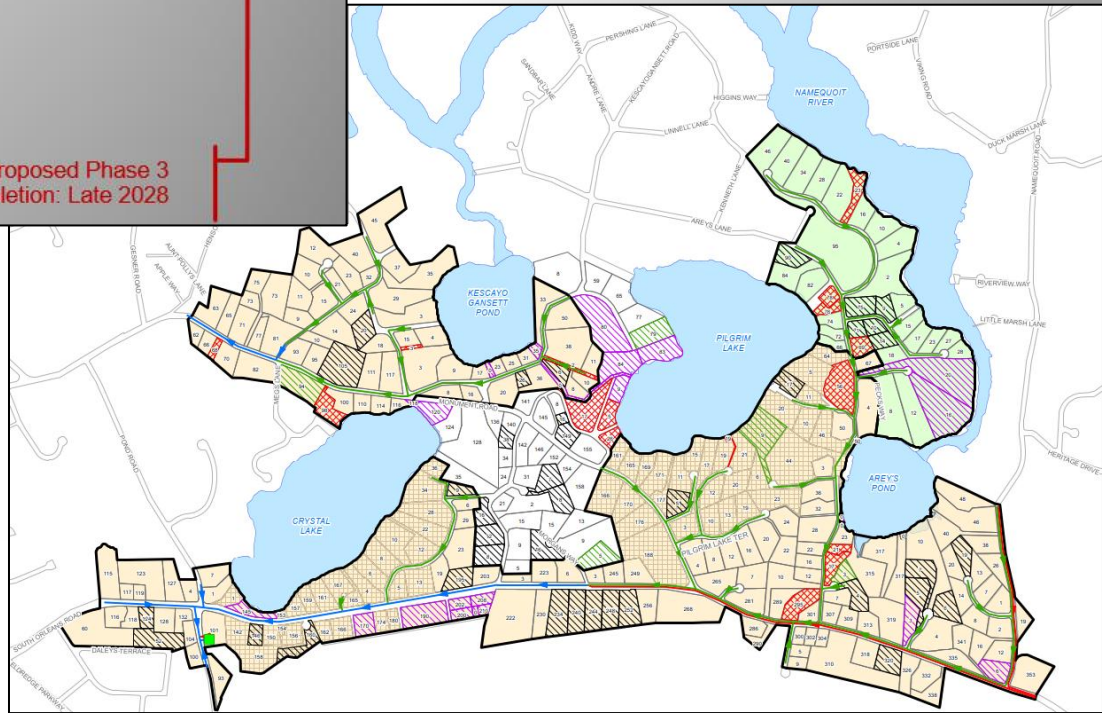
- ❖ Notice to Connect
- ❖ Betterment Notice
- ❖ Other Communications



# Phase 3 Preview



- ❖ Bidding – Spring 2026
- ❖ Construction – Summer 2026 – Fall 2028
- ❖ Connections - 2029



# Thank You

