

Achieving Nitrogen Zero in Wareham

Drafting Committee Agenda – 11-5-10

1. Why we are here.
2. Status of Water Quality in Wareham.
3. Status of Wastewater Planning in Wareham.
4. Purpose of Regulations.
 - How to prevent new development from undoing current fixes.
5. Falmouth Regulation – example
6. Brainstorming:
 - Bedrooms versus Lots
 - Density Bonus
7. Information we need:
 - Buildout ~ 1900 new units
 - Tear downs and rebuilds – How Many?
 - Table on Loading Assumptions

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**Achieving Nitrogen Zero In Wareham
Town Hall Cafeteria
Drafting Committee Meeting Notes
November 5, 2010 – 10am-12pm**

Attendees:

- George Barrett
- Guy Campinha
- John Churchill
- Bob Ethier
- Brian Grady
- Dave Pichette
- Charlie Rowley
- Korrin Petersen
- Kerri Driscoll

Call to Order – 10am (Bob Ethier)

This was the first meeting held to draft regulations to achieve nitrogen zero from new construction in Wareham under the bylaw passed at Fall Town Meeting.

Information Requested:

- The group requested a variety of information that would be needed in order to move forward with drafting the regulations, including:
 - Residential and commercial buildout;
 - Growth management with expanded sewerage;
 - Capacity available at the WWTF;
 - Costs of various I/A systems;
 - Nitrogen concentration and loading numbers.

Regulations:

- Need to consider:
 - Impact fee that is based on pounds of nitrogen.
 - Who will manage the fund?
 - Who can use the fund and for what purposes?
 - Must be drafted in a way that the town boards know how to explain and enforce.
 - Should incorporate deed restrictions.
 - Currently there are no records/enforcement for I/A systems.
 - The permit needs to include a reporting requirement.
 - The town will need dedicated staff to collect reports and take necessary action.

Other Discussion:

- The wastewater treatment plant may not be able to achieve 3 mg/l once the plant is at capacity.

- 3,300 GPD is the equivalent of the 66,000 sq. ft. Stop & Shop and the 44,000 sq. ft. office space next to the police station. How many more of these size buildings can Wareham accommodate?
- Is there a way to have I/A systems managed by the town (similar to a sewer connection with a sewer bill)?
- Will this result in a cluster development requirement? The incentives for cluster developments are less infrastructure and commonly owned open space.
- May require homeowners association for community system upkeep.
- Need to address homes that refuse to be connected to sewer (approximately 30).
- Mike Martin (Superintendent of the Wareham Water District) may have nitrogen data from groundwater monitoring wells.

Next Meeting:

- **November 18, 2010 @ 10am – Town Hall Cafeteria**