

Appendix G
Sewer Connection Charge Policy
(Accepted at Public Hearing 4/9/24)
(Accepted 11/25/25 ADUs)

SEWER CONNECTION CHARGE POLICY (Accepted 4/9/24) (Article VII-4)

The Sewer Connection Charge Policy for the Lunenburg Sewer Service Area is as follows:

1. A minimum residential connection charge of \$3,900 shall be assessed to each dwelling unit (as defined by the Lunenburg Protective bylaw Section 2.1.1.13.) connecting to the Lunenburg Sewer System. Each separate unit of a multi-family dwelling shall constitute a separate residential connection.
2. For dwelling units in excess of three bedrooms, the connection charge shall be the minimum charge plus an additional \$550 for each additional bedroom beyond three bedrooms.
3. For mixed use residential and commercial buildings the connection charge shall be the minimum charge plus an additional \$550 for each bedroom beyond three bedrooms together with a charge of \$5 per gallon based upon water usage (in gallons) attributable to the non-residential uses of the property for the twelve-month period immediately preceding the connection to the sewer divided by 365.
4. For non-residential structures the connection charge shall be the greater of the minimum charge or \$5 per gallon based upon total water usage (in gallons) attributable to the property for the twelve-month period immediately preceding the connection to the sewer divided by 365.
5. For new non-residential structures the connection charge shall be the greater of the minimum charge or \$5 per gallon based upon Title 5 (310 CMR 15.203) of the State Environment Code of the Commonwealth of Massachusetts, Minimum Requirements for the Subsurface Disposal of Sanitary Sewage. Notwithstanding the foregoing, the Commission, in its sole discretion, may review the application of these provisions to individual buildings and may reduce a connection charge for newly constructed non-residential structures if it appears that the application of the Title 5 flow calculations would result in an unfair assessment upon the building owner.
6. In addition, a charge of Two Dollars per gallon based on Title 5 flow criteria for Inflow/Infiltration (I/I) Sewer Bank.
Example: 1 Bedroom (1 x 110 gpd x \$2.00) = \$220.00
2 Bedroom (2 x 110 gpd x \$2.00) = \$440.00
7. The Sewer Re-Connection charge is a flat \$100.00 fee to apply to sites previously connected, that were either demolished or replaced, and a re-connection is necessary requiring a subsequent inspection by Sewer Department personnel.
8. 4:1 I/I Removal and/or Capacity Fee – For all new connections to the municipal sewer where proposed flows exceed 15,000 gallons per day, the proponent must remove 4 gallons of I/I for every gallon per day (gpd) of wastewater flow to be discharged. If there are not sources of I/I which, at the discretion of the Commission are appropriate for removal at the time of the permit, a monetary fee may be required. The revenue generated from the Capacity Fee shall be used towards reduction of I/I through studies to identify sources of I/I or remediation of known sources of I/I. This fee will be based on peak design flows and current treatment and transportation costs.

Sewer Regulation for ADU's

Appendix G (Continued)

Sewer Connection Charge Policy (Accepted 11/25/2025)

Accessory Dwelling Units (ADU)

- A sewer connection fee of \$550 shall be assessed to each ADU connecting to the Lunenburg Sewer System regardless of bedroom count when the main dwelling has previously connected to the Lunenburg Sewer System.
- A sewer connection fee of \$3,900 shall be assessed to each ADU connecting to the Lunenburg Sewer System regardless of bedroom count when the main dwelling is not connected to the Lunenburg Sewer System.
- In addition, a charge of Two Dollars per gallon based on Title 5 flow criteria for Inflow/Infiltration (I/I) Sewer Bank.
 - Example: 1 Bedroom (1 x 110 gpd x \$2.00) = \$220.00
 - 2 Bedroom (2 x 110 gpd x \$2.00) = \$440.00
- The ADU sewer connection must connect into the existing sewer connection on the same property as the main dwelling; no easements will be allowed; no new connections at/in the street will be allowed; there are no exceptions.
- Acceptable methods of connection include:
 - Through interior plumbing of the main dwelling
 - Outside the main dwelling where the 4-inch pipe exiting the building connects to the 6-inch pipe using a Tee/Wye connector; a cleanout must be provided on the uphill side of the Tee/Wye.
- ADU's must meet the definition as provided by Massachusetts General Law.
- A single sewer bill for both the main dwelling and the ADU will be sent to the existing sewer customer at the main dwelling.
 - If the customer wants a separate bill for the ADU, a water meter must be installed in the ADU.
- Except as otherwise stated herein, the Sewer Commission reserves the right to waive, in its sole discretion, any provision(s) of ADU regulation adopted hereunder in situations that meet all the following criteria:
 1. Unusual or extraordinary circumstances threaten the safe and continued use of a property that a waiver may resolve;
 2. Alternatives to the waiver present an undue hardship to any person or entity affected thereby;
 3. The Commission deems it to be in the best interest of the Town of Lunenburg and not otherwise inconsistent with the purpose and objectives hereof;
- Each request for a waiver shall be made in writing to the Commission, shall require a public hearing to be conducted with notice of said hearing published in a local newspaper at least five (5) business days in advance and, shall require an affirmative vote of approval by a super-majority in number of the Commission. In no event shall the Commission waive any requirement of the Massachusetts General Laws or any regulation adopted by the Commonwealth thereunder. There shall be no entitlement to a waiver; and the grant of a waiver in one instance shall not require the Commission to grant a waiver in any other.