

AGENDA ITEM SUMMARY
STOWE WATER AND SEWER COMMISSION
May 22, 2024

AGENDA ITEM NO. A-8

Water/Sewer Allocation: 4080 Mountain Rd [11-133.000]

Summary: A Sewer/Water Allocation application has been received and reviewed by the Public Works Department to add 24 lodging bed spaces to the existing building at 4080 Mountain Road. Currently this building is connected to municipal water and sewer with 75 two meal a day restaurant seats allocated. The lodging bedspaces require an increase in flow rating of 1200 GPD. This results in additional allocations required of 1080 GPD of water and 960 GPD of sewer.

This property is in the Upper Mountain Road zoning district, subject to the sewer allocation restrictions contained in our sewer ordinance. As of March 16, 2001 (effective date of the UMR sewer restrictions) this property had a zoning permit for, and our understanding was being used at, a 90 seat restaurant, a 13 room Inn (2 lodging bedspaces/room), and 9 employees. When the owner connected to municipal systems, they only allocated for 75 restaurant seats, abandoning the other uses. Therefore, the property can be allocated up to a flow rating of 4135 GPD while remaining in compliance with the UMR flow restrictions.

The final flow rating for this property following this allocation will be 3450 GPD. There will be no changes in the sewer or water connections. With these additional allocations, the total allocations for the property will be 3105 GPD of water and 2760 GPD of sewer.

Assuming preliminary allocation approval, Final Allocation Approval and Capacity to Serve Letter will be issued by staff upon payment of all allocation fees.

Town Plan Impact: N/A

Fiscal Impact:

Proposed water allocation assessment income: \$11,880

Proposed sewer allocation assessment income: \$20,160

Recommendation: Move to grant preliminary allocation approval for 1080 GPD of water and 960 GPD of sewer for 4080 Mountain Road, conditioned upon Final Allocation Approval within 3 years.