

PART I - Municipal Wastewater System Cost & Financing Analysis

- GIS Mapping of the Proposed Municipal Wastewater Service Area.
- Perform a 3 Year Avg. Water Use Analysis to assign Sewer Units.
- Confirm the adequacy of 500,000 gal/day annual sewer discharge.
- Provide a Summary of Betterment Assessment Methods.
- Develop a Wastewater System Project Financing Model, including the use of Sewer Betterments, Debt Exclusion, Grants and other Special Revenues.
- Assist with draft Sewer Betterment Assessment By-Law for Town Meeting Adoption.
- Presentation of Part I cost/financing information to the Select Board June 2022.

PART II - Property Valuation & New Growth Analysis

- Perform a Potential Build-Out Analysis
- Conduct Public Outreach and solicit survey data from property owners/businesses
- Develop a matrix of potential property development
- Recommend Zoning Regulation changes, if any that may be needed, to optimize desired development
- Evaluate Potential Real Estate Market Value Increases and New Growth Tax Dollars
- Calculate a Return on Investment over a 30 Year Debt Service Payment Period.
- Provide Public Outreach Meeting Assistance during outreach meetings with property owners, businesses and with the General Public.
- Presentation of Part II information to the Select Board in summer of 2022