



RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

235 Promenade Street, Providence, RI 02908-5767

TDD 401-222-4462

May 18, 2016

Janine Burke-Wells, Executive Director
Warwick Sewer Authority
125 Arthur W. Devine Boulevard
Warwick, RI 02886

RE: Rhode Island Cesspool Act Applicability to Future Sewered Areas in Warwick, RI

Dear Ms. Burke-Wells:

The following is an update regarding the applicability of the Rhode Island Cesspool Act of 2007 (the Act), as amended by the Rhode Island General Assembly in 2015, for those areas within the City of Warwick where sewer construction is planned. As you know, the Act includes provisions whereby properties may be exempted from the cesspool upgrade requirements if the city or town in which the property is located plans to install sewer lines prior to January 1, 2020. The Act specifies specific actions to be taken both by the city and by the property owner(s) prior to an exemption being granted by DEM. Warwick has authorized funding for the sewer extension for your neighborhood and has notified DEM of the intention to proceed with design and construction. This letter is intended to simplify the exemption process and confer a general exemption for certain properties within the City of Warwick, subject to terms and conditions as follows.

The eligible properties within the City of Warwick are those properties currently served by cesspools and located within the project areas identified in Attachments 1-4, listed as:

- Governor Francis Farms Phase III;
- Bayside/Longmeadow (including River Vue and Highland Beach Neighborhoods);
- Northwest Gorton Pond; and
- O'Donnell Hill (East Natick Phase III).

If there is a question as to whether a specific property will be served by a proposed sewer line, the Warwick Sewer Authority will make the final determination.

Property owners seeking exemption from the Act must agree to the following, in writing, by means of submitting an Imminent Sewer Exemption Request Form (Attachment 5) to the Warwick Sewer Authority:

- Have an inspection performed to show that the cesspool is not failing;
- Properly abandon the cesspool and connect the structure to the new sewer line within six months of notification from the Warwick Sewer Authority that the property is connect capable;

If you have questions about the Cesspool Act, please contact Jon Zwarg at DEM at 222-4700 x7205 or jonathan.zwarg@dem.ri.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "B. M. Moore", with a long horizontal flourish extending to the right.

Brian M. Moore, P.E.
Chief, Groundwater and Wetlands Protection
DEM Office of Water Resources

Attachments:

- 1) Governor Francis Farms Phase III Project Description and Street List
- 2) Bayside/Longmeadow (including River Vue and Highland Beach Neighborhoods) Project Description and Street List
- 3) Northwest Gorton Pond Project Description and Street List
- 4) O'Donnell Hill (East Natick Phase III) Project Description and Street List
- 5) Imminent Sewer Exemption Request Form

**WARWICK SEWER AUTHORITY
FUTURE SEWER CONSTRUCTION PROJECTS**

Governor Francis Farms Phase III

The Governor Francis Farms Phase III Wastewater Collection System is comprised of approximately 240 residential dwelling units. The project design is nearly complete. The location and acquisition of a pumping station site is all that remains to be done in order to prepare bid specifications. The collection system will consist of approximately 18,300 linear feet of gravity sewers, one (1) pump station, and 2,300 linear feet of 4-inch force main.

Under the current design plans, the Governor Francis Farms Phase III pump station will be located at the end of Lansdowne Road. The force main will traverse along Manor Drive onto Lansdowne Road. On Lansdowne Road, the force main will traverse northerly to its point of termination at an existing gravity sewer manhole at the intersection of Lansdowne Road and Namquid Drive. The pump station will have a capacity of 164,700 GPD (gallons per day).

The design engineer on the project is Gordon R. Archibald, Inc. (GRA). The total estimated costs for the Governor Francis Farms Phase III Wastewater Collection System include:

- Estimated engineering costs to complete design: \$60,000
- Estimated costs of construction*: \$4,600,000
- Estimated construction/administration and engineering inspections: \$393,000
- TOTAL ESTIMATED PROJECT COSTS \$5,053,000

RANGE OF COST/ASSESSMENT PER PROPERTY: \$17,000 - \$22,000

** Includes contingency based on design stage but no future cost escalator*

The Warwick Sewer Authority plans to construct sewers in this project area starting in 2016, pending Clean Water Finance Agency loan availability. An administrative subdivision must be completed to secure a lot for the construction of the pump station, and approvals and permits must be obtained from several regulatory agencies.

List of streets in project:

Apple Tree Lane	Pocono Drive
Mashuena Drive	Pocahontas Drive (Part)
Wauregan Drive	Squantum Drive (Part)
Coldbrook Road (Part)	Shady Oak Road
Sweet Briar Court	Huckleberry Court
Lansdowne Road (Part)	Manor Drive
Dahlia Street (Part)	Canna Street (Part)
Balsam Street	Aster Street
Willing Avenue	Shippen Avenue
Prudence Court	Patience Court
Dutch Court	

**WARWICK SEWER AUTHORITY
FUTURE SEWER CONSTRUCTION PROJECTS**

Bayside/Longmeadow (including River Vue and Highland Beach Neighborhoods)

The Bayside Wastewater Collection System will involve the installation of approximately 12 miles of sewer main to service nearly 900 properties including the River Vue and Highland Beach neighborhoods. The project is generally bounded by Tidewater Drive to the west and Narragansett Bay to the east; Buckeye Brook to the north and Medford Street to the south.

The project has been repeatedly delayed due to several issues, including structural concerns with the Mill Creek bridge and the discovery of the remains of a significant Native American village concentrated around the Mill Cove Brook. The archaeological site, named the Mill Cove Site, was the location of a major battle in July 1676 between the Colonists and the Narragansett Indian Tribe. In 2012, the Mill Cove Site was deemed eligible for the National Register of Historic Places. Because funding for this project comes from loans subsidized by the federal government, it is subject to the requirements of the National Historic Preservation Act. The Warwick Sewer Authority has been working in consultation with the U.S. Environmental Protection Agency, the Rhode Island Historical Preservation & Heritage Commission, and the Narragansett Indian Tribe to develop sewer construction plans for the Bayside project which avoid and/or minimize impacts on archaeological and cultural resources contained within the Mill Cove Site.

The Warwick Sewer Authority's preliminary design for sewers in this area includes a gravity interceptor on Tidewater Drive with low-pressure lateral sewers off that main line. The plan involves construction using trenchless technology.

The design engineer on the project is Gordon R. Archibald, Inc. (GRA). The total estimated costs for all three phases of the Bayside Wastewater Collection System include:

- Estimated engineering costs to complete design (including archaeology): \$2,000,000
- Estimated costs of construction*: \$18,000,000
- Estimated construction/administration/inspections/archaeology: \$2,000,000
- TOTAL ESTIMATED PROJECT COSTS \$22,000,000

RANGE OF COST/ASSESSMENT PER PROPERTY: \$20,000 - \$30,000

** Includes contingency based on design stage but no future cost escalator*

List of Streets in Bayside Project Area:

Alden Avenue
Arlington Avenue
Avon Avenue
Basset Avenue
Beatrice Avenue
Beatrice
Terrace
Bolster Street
Bourne Street
Boylston Street
Brinton Avenue
Burnett Avenue
Burns Avenue
Cady Avenue
Camp Street
Channing Street
Chapin Avenue
Clara Avenue
Cliff Road
Concord Street
Curry Place
Cyr Street
Friendship Avenue
Grove Avenue
Hamlin Avenue
Harborview Drive
Heights Avenue
Hope Avenue
Lighthouse Drive
Lippitt Avenue
Longmeadow Avenue
Lyndon Avenue
Mayflower Avenue
Medford Street
Melrose Street
Mill Cove Road

Ocean Avenue
Ogden Avenue
Palmer Avenue
Park Avenue
Payton Avenue
Pender Avenue
Possner Avenue
Priscilla Avenue
Pyle Avenue
Ridge Road
Riverside Avenue
River Vue Avenue
Sable Street
Samuel Gorton Drive
Seacrest Lane
Shore Avenue
Standish Avenue
Surf Avenue
Tidewater Drive
Van Zandt Avenue
Webb Avenue
Wentworth Avenue
Whipple Avenue

**WARWICK SEWER AUTHORITY
FUTURE SEWER CONSTRUCTION PROJECTS**

Northwest Gorton Pond Wastewater Collection System

The Northwest Gorton Pond Wastewater Collection system consists of approximately 324 residential dwelling units. The service area is bound on the north by Vancouver Avenue, on the south by Tanner Avenue, on the east by Greenwich Avenue, and on the west by Gilbert Street and Northbridge Avenue. Based on the engineering design plans that have been completed to date, the area has been divided into Zone 1 and Zone 2. Zone 1 consists of a pump station in the vicinity of Flagg Avenue, 9,200 linear feet of gravity sewers, and 900 linear feet of 6-inch force main. The pump station will serve all of the residential units in Zone 1 and have a capacity of approximately 100,000 GPD (gallons per day). Zone 2 will require a pumping station, the location of which is to be determined, approximately 9,000 linear feet of gravity sewers, and 6-inch force main.

The design engineer on the project is Garofalo & Associates, Inc. The total estimated costs for the Northwest Gorton Pond Wastewater Collection System include:

- Estimated engineering costs to complete design: \$48,000
- Estimated costs of construction*: \$5,390,000
- Estimated construction/administration/engineering inspections: \$539,000
- TOTAL ESTIMATED PROJECT COSTS \$5,977,000

RANGE OF COST/ASSESSMENT PER PROPERTY: \$20,000-\$25,000

** Includes contingency based on design stage but no future cost escalator*

The Warwick Sewer Authority (WSA) plans to construct sewers in this project area starting in 2017, pending Clean Water Finance Agency loan availability. WSA must acquire properties for the pump stations. Re-design of the project may be required based on the location of the stations. Permitting must be obtained.

Streets to be sewered (mains to be installed):

Tanner Avenue	Founder Avenue	Flagg Avenue
Sutter Avenue	Gilbert Street	Blue Hill Drive
Plantation Street	Cardinal Street	Caverly Street
Montgomery Street	Irondale Street	Scarsdale Street
Lancaster Avenue	Vancouver Avenue	Andover Drive
Northbridge Avenue	Chapel Street	Bangor Street
Rutherford Court	Rutherford Avenue	Great Oak Drive
Gorton Holden Terrace		

Streets to be sewered from adjacent streets (no mains to be installed):

Broadbent Street	Ontario Avenue
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**WARWICK SEWER AUTHORITY
FUTURE SEWER CONSTRUCTION PROJECTS**

O'Donnell Hill (East Natick Phase III)

The O'Donnell Hill Area Wastewater Collection System is comprised of approximately 100 residential dwelling units. The collection system will discharge into the existing pumping station located on Riverdale Court which connects to the West Warwick Sewer System. The collection system will consist of approximately 5,400 linear feet of gravity sewers. The engineering design and drawings for this project are complete. Previously obtained permits have expired; updated plans have been resubmitted to regulatory agencies. Additional work will be required to secure necessary easements before bid specifications can be prepared.

The design engineer on the project is Garofalo & Associates, Inc. The total estimated costs for the O'Donnell Hill Wastewater Collection System include:

- | | |
|--|-------------|
| • Estimated engineering costs to complete design: | \$28,000 |
| • Estimated costs of construction*: | \$1,667,069 |
| • Estimated construction/administration/engineering inspections: | \$166,707 |
| • TOTAL ESTIMATED PROJECT COSTS | \$1,861,776 |

RANGE OF COST/ASSESSMENT PER PROPERTY: \$15,000 - \$20,000

** Includes contingency based on design stage but no future cost escalator*

The Warwick Sewer Authority plans to construct sewers in this project area starting in 2016, pending Clean Water Finance Agency loan availability. Additional easement research needs to be done and permits and approvals obtained. Coordination with public works officials is required due to recent road reconstruction in the project area. Wastewater will flow to the West Warwick Wastewater Treatment Facility under an Intermunicipal Agreement between the two communities. Customers connecting to the sewer system will receive sewer usage bills from West Warwick.

Streets to be sewerred:	Jambray Avenue
	Levesque Street
	Adelaide Avenue
	Dongay Avenue
	Wallace Avenue



RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 Onsite Wastewater Treatment System Program
 Office of Water Resources, Room 260
 235 Promenade Street, Providence, RI 02908



Rhode Island Cesspool Act of 2007: Imminent Sewer Extension Request Form

If your property is located in an area that is scheduled to be served by a sewer system in the future, you may qualify for an extension under the R.I. Cesspool Act (the Act). **You must still have your cesspool inspected as required by the Act.** If the cesspool is found to be failing, you must replace the cesspool with a septic system. However, if the cesspool is not failing, the extension may apply to you.

In order to qualify for the extension, you must do all of the following:

1. Show that the cesspool is not failed by having it inspected. You must submit a copy of an inspection report prepared by a qualified System Inspector (list available on DEM's web page: <http://www.dem.ri.gov/programs/benviron/water/permits/isds/pdfs/cesspect.pdf>).
2. Show that your property will be sewered no later than January 1, 2020. Submit a letter or other document from the sewer department indicating that sewers will be available for connection by January 1, 2020. Funding certainty (bonding authorization) must be in place and construction must be complete by January 1, 2020.
3. Certify by completing the form below that the building will be connected to the sewer system within 6 months of receipt of notification to connect to the sewer system.

You are not permitted to increase the flow of wastewater to the cesspool (e.g., for residential structures, you may not add a bedroom) prior to the installation of sewers.

Property Identification Information

Owner's Name: _____
 Property Address: _____
 Address 2: _____
 City/Town: _____
 Phone #: _____ Email: _____

Certification: I hereby certify that I will cause the property identified above to be connected to the sewer system within six (6) months of notice of availability to connect to a new sewer line extension. I will not add to or modify the structure in such a way as to increase wastewater flow to the cesspool.

Owner Name Printed: _____

Signature: _____ Date: _____