



TOWN OF MASHPEE SEWER COMMISSION BETTERMENT POLICY

October 2022

BETTERMENT PROCESS

- Commission adopts Betterment Policy
- Commission conducts Betterment Hearing
 - Order of assessment to include:
 - Area to be assessed (plan & list)
 - Estimated cost of project (total and unit)
 - Apportionment of costs (70% owners, 30% town)
 - Repayment period – up to 30 years allowable
- Estimated Assessments recorded on deeds as liens on properties
 - Re-paid through property tax bills
 - Final Betterment in 2+ years – can't exceed estimate

POLICY PURPOSE

- Policy establishes baseline “Rate Unit”
 - Termed “SEU” - Sewer Equivalent Unit
 - 1 SEU: equivalent to 440-GPD
 - Used to determine betterment assessment unit & total value
 - Policy establishes “categories” of uses
 - Necessary for to mixed-use sewer areas
 - Use is assigned 1 or more SEU units
 - Project cost / total number SEU's to obtain SEU unit cost

Betterment Policy

Betterment Assessment Units – Based on Sewer Equivalent Units

Property Description	SEU's	Notes
Single Family Home or Condominium	1 Unit	1 SFH = 440GPD
Multi-Family: up to 4 BR *	1 Unit	MFH = 1 or more units on single property
Multi-Family: 5 BR or greater*	1.5 Units	MFH = 1 or more units on single property
Restaurants, Lounge / Tavern, Fast Food	1 unit	Same as commercial
Apartments, (Mashpee Housing Authority exempt)	0.25 per bedroom (1-unit minimum)	Title V = 110gals/BR. Using 0.25/BR = SFH @ 4-BR.
Commercial Buildings **	1 Unit per business w/in commercial bldg.	If mixed Comm. / Residential use, add 0.25 units/BR
Vacant Lots	1 unit min. per lot	Use present zoning for potential lots.
Vacant Property (Buildings)	1 Unit per present potential use	If commercial, same as Commercial Buildings
Gas Station or Auto Repair Facility	1 Unit	Same as commercial
Churches	1 Unit	
Nursing Homes	0.25 per bedroom (1-Unit minimum)	
ACO Commercial ***	Units = Max. Auth. Flow divided by 440GPD	Per authorized maximum ACO flows

* Multi-Family includes Two-Family which is 1-building on single lot

**Commercial Buildings: Each separate business (also includes business condos, restaurants, lounge/tavern & fast food) within a building or a stand-alone business equals 1 SEU.

***SEU's based on ACO flows (MassDEP Administrative Consent Order).