



Town of Mashpee

Sewer Commission

16 Great Neck Road North
Mashpee, MA 02649

POLICY #1: BETTERMENT ASSESSMENT METHOD

In accordance with the provisions of M.G.L. – Park I, Title XIV, Chapter 83, Section 15, the Uniform Unity Method of Betterment Assessment is adopted as per Table 1. *This Policy was approved by the Sewer Commission on October 27, 2022.*

Table 1: 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)	Same as Apartments
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 and fast food) within a building or a stand-alone business equals 1 SEU.

*** ACO Commercial: SEU's based on ACO flows (Mass DEP Administrative Consent Order).