

Question of the Week

“Does the Town have the necessary infrastructure (water, sewer, schools, etc.) to support these units?”



ANSWER:

The short answer is a provisional yes. School enrollment is declining and has been for several years so there is current capacity for new students in the MERSD School District. According to our DPW, initial estimates for maximum build out in response to the MBTA zoning requirements could increase the population by up to 1500 additional residents over time. Assuming all of those residents are on Town water and sewer, and assuming a basic figure of 65 gallons per capita per day, the increase in capacity would be approximately 97,500 gpd. This figure combined with our 2022 daily average use would put the Town at approximately 732,500 gpd water and 468,500 wastewater (101.7% and 69.9% utilized respectively). As described above these numbers would be considered conservative assuming no additional improvements implemented within the system. Even then the Town could reasonably accommodate such an increase. Furthermore, if there isn't enough capacity in future years, the Guidelines further state that, *“While the zoning must allow for gross average density of at least 15 units per acre, there may be other legal or practical limitations, including lack of infrastructure or infrastructure capacity, that result in actual housing production at lower density than the zoning allows.”*