

Key Findings: Park Street Sewer Improvement Study

Stoughton Town Meeting Article 61

In February of 2012 Connery Associates of Melrose Massachusetts was retained by Park Street Sewer LLC, an affiliation of owners of commercial properties and others within the Town of Stoughton, to undertake an investigation of the fiscal and economic impacts associated with the proposed installation of public sewer service along the so-called Park Street Corridor.

The March 8th report has been filed with the Town Engineer and Finance Committee, it decisively concludes that the provision of sewer service to the Park Street Corridor is critically needed and will substantially enhance the commercial viability of real property along the corridor. Further, that the basic infrastructure improvement will translate into significantly enhanced commercial revenue to the Town and help ease the tax burden on residential rate payers. Please see the report for more detailed information; a summary of the key findings are as follows:

1. The Town of Stoughton can finance a sewer extension to the Park Street Corridor without incurring any long term municipal cost. This report finds that the combination of betterment fees, annual user fees, and the increase in underlying land value will cover municipal costs associated with the proposed sewer extension as outlined by SEA/Klienfelder Engineers.
2. A betterment district agreement can be designed that exempts residential property owners until said time they opt to link to the sewer system.
3. Under current conditions, the Park Street Corridor is a declining business corridor, one whose economic potential is essentially frozen due to the lack of traditional infrastructure support that has been provided to other commercial areas in the Town. The economic and property tax value of the Park Street Corridor will continue to erode under current conditions.
4. Businesses in the Park Street Corridor pay, on average, approximately 115% per year more to remove waste water than other commercial property owners in Stoughton with public sewer; this has created a severe operational handicap that significantly reduces the economic, property tax and employment value of the commercial corridor.
5. The report found that if industrial/commercial uses along the Park Street Corridor had sewer service 10 to 15 years ago, they would now be generating at least 1 million dollars per year in additional property taxes that could be used to ease the tax burden on residential tax payers.