

Has the Town measured how much water is being used – how many gallons total divided by the number of homes – (less the ones with tight tanks)? If not, could it be looked into? Does it measure for 90 bedrooms more or less?

**The flow at Conomo Point is measured by multiplying the number of bedrooms in each house and multiplying by 110 gallons per day. It does not matter whether the house is on a tight tank or a traditional septic system. It does not matter whether the house is year-round or seasonal. Department of Environmental Protection rules require that the Town own less than 10,000 gallons per day of property on the whole of Conomo Point. Hence, the Town must get the amount of occupied property that it owns down to 90 bedrooms (110 gallons per day times 90 bedrooms equals 9,900 gallons per day).**

Is this to be a year-round community?

**The Bridge Leases for the northern area contain provisions that require that any year-round privileges are extinguished upon any transfer of the leasehold. This term comports with the Selectmen's and the Conomo Point Planning Committee's stated goal of maintaining the area as a primarily seasonal community.**

The Town anticipated additional revenue from the sale of "the south". At proposed prices, how much is that? Also, is that money being put aside to fund the improvements in the northern area?

**If all properties that have been offered for sale are eventually purchased, the total proceeds to the Town would be approximately \$7.7M. Use of that money for northern improvements is within the realm of possibility but no firm plans have been made yet and Town Meeting would have to vote on the money's use (whatever is eventually proposed).**

Has Town management or the Town's people decided that sale proceeds become a "trust" or "reserve" for future use or do the proceeds become "general revenue" for current operating expenses?

**The Massachusetts General Laws treat proceeds from the sale of real estate in a defined way. Generally, Sections 7, 8, and 63 of the General Laws dictate the rules involved. Section 63 provides the main framework and Sections 7 and 8 list various potential future use of the funds. No matter what is ultimately proposed for the use of sale proceeds, no money may be spent without the Town Meeting's approval. Also, even though the principal from sales is constrained as above, interest earned on the principal falls to the Town's General Fund free cash at the end of the fiscal year and does not carry any**

constraints on what it can be used for. However, General Fund free cash, like any available fund, does require Town Meeting approval for any proposed use. To view the various General Laws that are in play, please follow this link:

<http://www.malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter44>

Are you proposing that the Town accept all the roads as public ways?

**No. The Town will still own the land under the roads (like the arrangement in the southern subdivision). The Town plans to continue maintaining the roads.**

What are your plans to propose limits or permit year-round occupancy of homes?

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Please expand upon the concept of maximum feasible compliance.

**The DEP defines maximum feasible compliance as follows:**

**"The concept of maximum feasible compliance (MFC) is "do the best you can with what you've got." Wherever feasible, a failed system must be upgraded to full compliance with Title 5. If this is not possible, in many instances the local Board of Health is authorized to approve a Local Upgrade Approval that brings the system as close to full compliance as possible in accordance with certain minimum criteria."**

**Please note, however, that since Conomo Point is primarily a seasonal area, Title 5 also allows the use of a tight tank "by right". So, at Conomo Point, those who want to explore MFC to arrive at a system that discharges to the ground are free to do so and may take advantage of a fairly high degree of clemency, especially if they choose to install an advanced treatment type of septic system. However, some occupants may prefer to simply install a tight tank.**