



CITY OF WESTFIELD, MASSACHUSETTS
Board of Public Works
28 Sackett Street, Westfield, MA 01085
(413) 572-6226

Randal Brown, P.E.
Director of Public Works

Commissioners –Board of Public Works:
Thomas H. Pereira, Chairman
Matthew DeGray, Secretary
Alexander D. Fagnand, Member

ACCESSORY DWELLING UNITS (ADU) POLICY
Adopted October 7, 2025

This policy establishes clear requirements for the installation and regulation of sewer service connections and trash service for Accessory Dwelling Units (ADUs) located on properties with an existing primary residence and a separate ADU structure.

- Sewer service for an ADU may be provided in one of the following configurations:
 - Separate Sewer Connection: The ADU may have an independent sanitary sewer lateral connected directly to the public sewer main.
 - Combined Sewer Connection: A single sanitary sewer lateral may serve both the primary residence and the ADU, branching to each structure. For combined sewer configurations, both structures must be located on the same legal parcel.
- All materials and installation methods must comply with applicable Sewer Department standards and codes with the following modifications:
 - For combined sewer services, the shared lateral between the public sewer main and the point of branching shall be a minimum of 6 inches in diameter.
 - Cleanouts must be provided at the property line and at any major changes in direction. Cleanouts must remain accessible at all times and must not be obstructed by landscaping, hardscape, or structures.
 - Where a combined sewer connection is used, separate cleanouts shall be installed on each branch serving the main residence and the ADU.
- The property owner must submit a completed *Application for Sewer Service* to obtain a permit for the ADU sewer connection. All applicable fees typically assessed for new sewer service installations shall apply, including connection and inspection, as applicable.
- The property owner is responsible for the maintenance, repair, and replacement of all private sewer laterals from the structure(s) to the connection point at the public sewer main, including any shared (combined) laterals. In the case of a combined sewer lateral serving both the main residence and ADU, the property owner is responsible for resolving any maintenance or access disputes related to that shared line.
- The sewer service for the ADU shall not be eligible for any discounted rates or programs, including but not limited to senior/elderly user discounts, income-based assistance, or

conservation incentives. The ADU service shall be billed as a standard residential connection per current rate schedules.

- The property owner will not automatically receive additional trash or recycle carts to service the ADU. If additional carts are desired, the owner must request additional carts. All applicable fees typically assessed for additional carts shall apply.