

said sewer system, and provided, further, that when connected, the length of agricultural property to be assessed shall be limited to 150 feet; and provided, further, that no lot shall be assessed on more than one side and corner lots shall be assessed on that frontage toward which the building does or would naturally face, and that all lots shall be assessed for their full frontage even though a sewer may not extend along the full length of any boundary, except in the case of agricultural property; and provided, further, that in the case of irregularly shaped lots and shallow lots fronting on more than one street, the Town may determine upon and assess such length of frontage as it may deem reasonable and fair. The Town shall change classifications of properties from time to time as said properties change in the uses to which they are put. The Town shall be authorized and empowered to create sub-classifications of any such class so as to reflect the benefit derived from such sewerage system. Immediately upon the commencement of the construction of the sewerage system, the Town shall notify in writing all owners of said properties into which class their respective properties fall and the charge determined upon, naming also in said notice a time and place when and at which said owners will be heard. Such notice may be mailed to the last known address of the owner, or served in person upon any adult occupying the premises or, in the case of vacant or unimproved property, posted upon the premises. The classification of and benefit assessed against any property as made by the Town shall be final, subject only to revision at said hearing. The Town is hereby further authorized and empowered to make a charge upon every building and place having a connection with said sewerage system, said charge to be an annual sewer service charge and to be based upon the quantity of water used, or upon the amount of the water bill, or upon the number and size of sewer connections, or upon the number and kind of plumbing facilities in use in the premises connected with the sewerage system, or upon the number or average number of persons residing or working in or otherwise connected with such premises, or upon the type or character of such premises, or upon any other factor affecting the use of the sewerage system and sewage treatment plant, or upon any combination of the foregoing factors, as the Town, in its discretion, shall determine to be the most equitable basis for such sewer service charge. All assessments and charges, except connection charges, shall be uniform for each class of property and for each sub-classification thereof throughout the Town. Such assessments and charges shall be subject to change annually