

Meredith Badalucca

Subject: FW: 958 Route 1634
Attachments: image002.emz

From: Michael Kirby <chfsanit@uncashd.org>
Sent: Tuesday, October 24, 2023 1:14 PM
To: Liz Burdick <lburdick@montville-ct.org>
Subject: RE: 958 Route 1634

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Good afternoon Liz,

It is not necessary for my review to have those two items included on the plan. The proposed septic system and well on the new lot are both greater than 75 feet from the property lines, which is the required separating distance between wells and septic systems. The property across Route 163 from the proposed reserve septic system for the existing house is vacant land that is part of Camp Oakdale.

There is no required separating distance from a leaching field to a wetlands.

From: Liz Burdick <lburdick@montville-ct.org>
Sent: Tuesday, October 24, 2023 11:30 AM
To: Michael Kirby <chfsanit@uncashd.org>
Cc: Casey Burch <Casey@solilic.com>; imm@mielelaw.com; Meredith Badalucca <mbadalucca@montville-ct.org>; Stacy Radford <sradford@montville-ct.org>
Subject: 958 Route 1634

10/24/23 Good morning, Mike, I met with a resident in opposition to the above-referenced application for a 1-lot resubdivision that you have already signed off on (see attached). The resident states that the application cannot be approved because the plan is lacking the items required in SR Reg. Sec 4.6.6 & 4.6.7 (Subsurface Sewage Disposal – Requirements) shown in bold below. Would you please advise if these 2 items were required to be shown on the plan for your approval? If not, based on your professional opinion, I will ask the Applicant to submit a waiver request for those two site plan “ingredients.” If you feel its required, I will ask the Applicant to add to the plan set. Please call me with any questions. Thank you.

4.6 Subsurface Sewage Disposal. Any subdivision or part thereof for which a public sewage disposal system is not available shall submit a plan which complies with the following requirements:

4.6.1 Plans must be on a scale no smaller than 1:40.

4.6.2 A minimum of four (4) test holes must be dug on each lot, which meet minimum Public Health Code requirements. Two (2) holes must be dug on each lot.

4.6.3 Two (2) percolation tests must be performed on each lot, one (1) in the proposed primary area, and one (1) in the proposed reserve area.

4.6.4 All septic systems must be located a minimum of fifty feet (50') from any watercourse, pond or wetlands.

4.6.5 All drainage, existing and proposed, must be shown in relation to the septic systems.

4.6.6 Any wells and septic systems on adjacent properties must be located on the plan.

4.6.7 All wetlands and watercourses within fifty feet (50') of the property must be located on the plan.

4.6.8 Original seal and signature of surveyor and/or engineer must appear on the plan.

4.6.9 All easements and ROWs are to be shown on the plan.

4.6.10 For sites which require an engineered septic system, the location of the proposed house or structure and the location of the primary and secondary sewage treatment plant must be shown on the plan.

Regards,
Liz Burdick
Director ~ Dept. of Land Use & Development
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