

**TOWN OF GLASTONBURY
GLASTONBURY, CONNECTICUT**

CAPPED SEWER GUIDELINES AND PROCEDURES

Purpose:

One of the principal purposes of the Town's "Capped Sewer" Ordinance is to assure that whatever development occurs is undertaken with due regard for the future need for sanitary sewers. Where land is developed without consideration of future sewer needs, both the Town and individual property owners may have to bear the burden of the inadequate planning, often at considerable expense --- much of which may have been avoided by the proper advance "sewer sensitivity". Coupled with the need for prior planning is the fact that the construction of sewers contemporaneous with a property's development is generally simpler and more economical than subsequent construction, particularly where it is anticipated that live sewers will be extended to the development area within a reasonable period of time. With these purposes in mind, it should be understood that existing Ordinances require the design of sanitary sewers for all areas within the Master Sewer Plan area and the installation of all sewers within this area unless live sewers are not anticipated for more than ten years, except where such design and/or installations have been waived by the WPCA. To accomplish this purpose and to assist developers in complying with the applicable Ordinances, the following guidelines and procedures have been adopted.

Procedure:

At the time any request for a waiver is made pursuant to the provisions of Section 19-140 of the Glastonbury Code of Ordinances, the developer must submit to the WPCA a "Compatibility Sketch" or other materials showing at least the following information:

1. Name and general outline of the development.
2. All sill elevations.
3. Existing roads and new road elevations.
4. Simple profile.
5. Unusual grades and gravity flow from sills in relation to lot and subdivision lines.
6. Any boring reports.
7. Percolation and subsurface evaluation reports.
8. Such other information as may have been specifically requested by the WPCA or Superintendent of Sanitation.

Design Waiver:

Since design is critical to the accomplishment of the desired objectives, it is anticipated that design requirements will not be waived unless the "Compatibility Sketch" clearly demonstrates that no difficulty will be encountered in designing and building sewers within the development. Consequently, design waivers should only be requested where: (1) the subdivision is very small (2-4 lots, etc.) or located

entirely along existing Town roads to which lots may be gravity served, (2) the Sanitarian's reports or any Conservation reports are favorable, and (3) no easements across other lots or properties within the subdivision are required.

Construction Waivers:

A Permit Agreement between the developer and the Town calling for the construction of capped sewers will not normally be waived whenever:

1. The proposed development is within 5,000 feet of an existing live sewer or sewer under design or construction to which the developer might be connected.
2. The Sanitarian reports marginal conditions for on-site sewage disposal, i.e. marginal percolation, ledge conditions, or high water tables.
3. When the Conservation Commission reports that on-site sewage disposal may have adverse environmental impact, i.e. stream pollution, groundwater pollution, private well pollution.
4. Whenever conditions of slope, ledge, cuts, and road and lot layouts are such that future sewer extensions within the development would be difficult and costly.

NOTE: Where the facts do not warrant a design waiver, the WPCA will frequently need the proposed design before being able to act upon a request for a construction waiver.

The Engineering Division will have on file the location of those areas to which live sewers are not anticipated for a period of ten or more years.