

CAPPED SEWER WAIVER REQUEST

Purpose:

All development proposed for subdivisions located within the Master Sewer Plan area where sewer service is not readily available must appear before the WPCA for guidance regarding the construction of capped sewers. (Reference: Glastonbury Code of Ordinances, Water, Sewers and Sewage Disposal, Chapter 19, Division 8, Sections 19-136 to 19-143.

Procedure:

1. Developer submits preliminary plans (100' scale) for review by the Engineering Division.
2. Engineering Division schedules proposal for informal discussion (review) before the WPCA.
3. WPCA reviews proposal (informal discussion), requests comments from Town Engineering staff. WPCA advises developer on how to proceed with project.
4. Director of Health performs soil testing on the site to determine adequacy of the soils to support on-site sewage disposal. Director of Health reports to the WPCA on the adequacy of on-site disposal.
5. The Conservation Commission reviews the proposal and reports to the WPCA on the potential for an adverse environmental impact (stream pollution, groundwater pollution, private well pollution) created by the construction of on-site sewage disposal systems.
6. Engineering Division reviews the proposal and reports to the WPCA in regard to the following:
 - a. Site location and compatibility with the Master Sewer Plan. (Determine whether Master Plan depicts trunk lines, collector lines, etc. across the parcel.)
 - b. Need to acquire easements to accommodate future sewer construction (as shown on Master Plan).
 - c. Size of the proposed subdivision. (Guideline has been established that 2-4 lot subdivisions are considered negligible in size when considering capped sewer construction.)
 - d. Its proximity to existing Town roadways. (Whether the subdivision is located entirely along existing Town roadways vs. along newly constructed roads.)
 - e. Recommendations of both the Director of Health and the Conservation Commission as to the use of on-site sewage disposal systems.
 - f. The availability of future gravity flow sewers. (Determine whether minimum serviceable elevations should be established.)
 - g. The subdivision's proximity to existing sanitary sewers. (Guideline has been established that projects falling within 5,000 feet of an existing live sewer or sewer under construction may warrant sewer extension.)

- h. Whether field conditions warrant capped sewer construction during initial construction to avoid excessive repetitive construction costs. (Warranted by poor field conditions, poor material, excessive cuts, ledge, etc.)
- 7. WPCA acts on the request for the waiver of the design and/or construction of capped sewers.