

Date: November 21, 2016  
To: Easton Planning and Zoning Commission  
From: Easton Health Department  
Re: Easton Crossing proposed subdivision

RECEIVED  
NOV 21 2016  
EASTON PLANNING &  
ZONING COMMISSION

As requested by the Easton Planning and Zoning Commission, the Easton Health Department has completed a review of the proposed subdivision titled "Silver Hill Estates". We have completed this review based on the information submitted.

This parcel was reviewed by our department in 2009 for a 21 lot, single family residential subdivision. We recommended approval based on the size of the lots (3+ acres) and the ability of the applicant to clearly demonstrate that the requirements of the Connecticut Public Health Code could be met for both on-site sewage disposal and on-site drinking water. In our 2014 review we justifiably raised numerous concerns with the proposed 48 (1 acre) lot subdivision. We could not recommend approval at that time. Our recommendation with this newest proposal remains the same as our position in 2014. Some of our concerns are listed below.

- The property is presently zoned for 3 acre development. The existing 3 acre homes in the vicinity of the development have both a **septic system** and an **onsite private well**. In comparison, the lower half of Easton is zoned for 1 acre development. These homes are served by a septic system **and public water**. The proposed subdivision is calling for 1 acre lots with **both a septic system and an onsite private well**. We are concerned that the **water quantity** may not be available to serve such a dense development. There are property owners in the vicinity of the development who have chosen to drill a second well due to insufficient water quantity. The developer must provide an answer to the question – **will there be adequate water quantity to serve this development?** Because of the density of the development it will be difficult, if not impossible, to drill additional wells on the individual lots and meet all code requirements.
- We are concerned about **water quality**. Based on experience, we believe that many of the wells will require water treatment units for high iron and manganese, low pH, etc. Have any water quality studies been performed?
- There are no footing drains shown on the proposed lots. All footing drains for the dwellings must discharge at a distance of at least 25' from the proposed subsurface sewage disposal systems. This must be addressed.
- Roof drain subsurface discharge units must be located at least 25' up gradient or 50' down gradient of the septic systems. The location of these units should be checked.
- Is the developer planning on limiting the house construction to the two generic house plans that were submitted? There are no dimensions given for these structures.
- The 48 lots are presently laid out to show **feasibility** for handling a 4 bedroom septic system and on-site well. In reality, the homes will not be square as shown, and the house styles and house locations may be changed based on builder's preferences, etc. These are important issues, as

the changing of the layout for one lot will affect the lots on either side. Is the developer planning on selling individual lots to different builders? If the lots are sold individually, who will control which lots will have the single family homes and which lots will have the duplex structures? Furthermore, and **most importantly**, the house plans for the single family homes show the potential for having 5-6 bedrooms. The septic systems are presently sized for only 4 bedrooms.

- It is unclear how the ownership/management of these properties will be handled. Which houses/duplexes will be affordable? How will the duplexes be managed if there are two separate property owners? Who is responsible for the maintenance/repair of the septic system or well? No information was submitted regarding these issues.

In summary, we ask that the Planning and Zoning Commission be cautious in their review. Easton has no developments of such density to date, and because of the inadequacies of the specifications contained within this 48 lot proposal (66 housing units), we again cannot recommend approval.

Respectfully submitted,



Polly Edwards, R.S.  
Easton Health Officer



Christopher J. Michos, MD  
Director of Health