

Priest Farm Utilities Options

The existing house was examined by Town Staff with the development of the property as a cultural/agricultural education facility in mind. Anticipated occupancy numbers are unknown at this time, but the assumption is that the facility will be open to the general public.

Currently, the house is serviced by a dug well for water supply and a septic system for waste water. The location of the well is undetermined at this time, but past reports by the previous sanitarian identify it as a shallow well located very close to the house foundation and would not be suitable to supply the facility either with water quantity or quality.

The Town purchased the property in 1996 and the then owner, Edna Priest, had life use of the house. She passed in 2000 and the house has been unused since then.

The current septic system was installed in 1990, and designed to service a two bedroom house. In October of 2014, the septic system was inspected and evaluated by Skips Wastewater Services via a sub-surface camera and was found to be in good shape with minor maintenance suggested.

The closest proximity of available public utilities is in Heritage Lane located 850 linear feet to the northwest (neither are available in Sullivan Ave in front of the house). Both public water, supplied by Conn. Water Co. and public sanitary sewer, supplied by the Town are present. A right-of-way from Heritage Lane to the property is present and Town owned. Excavation into the road would be necessary to connect the utilities. The conveyance lines could then be placed on Town owned land, avoiding the crossing of any private property.

The cost of this option has been estimated by our Engineering Dept.

6" Sanitary Sewer line	\$44/linear foot	x886 feet	\$38,984.00
1" Copper Water service	\$50/linear foot	x 850 feet	\$42,500.00
Pavement Patching	\$25/square foot	x120 sqft	\$3000.00
Sub-Total			\$84,484.00
Contingency		25%	\$21,121.00
Total			\$105,605.00

Other options will include utilizing a on-site septic system and a well. A septic system could be constructed based upon an anticipated waste stream. There is sufficient room to place a large system. The soil characteristics will dictate the size and cost. Future expansion will be limited and potentially costly, as additional systems would have to be added. The cost of installing a septic system would be approximately ----- on the low end.

The option of a on-site well to provide water to the site would involve applying for a waiver from the State Health Dept. because the property itself is within 200 feet of a public water supply, even though the homestead is much farther away.

The well would be designated as a public system because of the nature of the proposed development (public access). As such, there are stringent requirements that must be met:

Regarding the well on the Priest Farm the following conditions would apply:

To drill a well:

Submit a CT DPH Application packet for a well exception

If well drilling exception is approved:

Complete and Submit a Public Water System screening form

Well must meet all Public Health Code requirements

CT DPH completes a sanitary survey of the well/property

Public Water System must hire a Water Operator who manages the Public Water System

Water is to be tested quarterly (at a minimum) by Water Operator for potability parameters

Any additional requirements that CT DPH deems necessary

The annual costs of compliance and maintenance would be borne by the Town.

We are trying to determine the long term costs involved in operating and maintaining a Public Water System.