

Connecticut Water Company  
93 West Main Street  
Clinton, CT 06413



## Edgewater Well Building

**To:** Mark Toledo, Ricardo Salazar, Vincent Vallario, Stephen Motto  
**From:** Adam Wing  
**CC:** Jeremy DeCarli  
**Date:** 1/26/2023  
**Re:** Edgewater Well Building Siting and Architectural Design

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**1.26.2023**  
East Hampton  
Land Use Dept.

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This memorandum is submitted to summarize the discussion and changes to the proposed well building on Edgewater Circle between: The Connecticut Water Company (CWC), Stephen Motto (Owner) and neighbors at Mr. Toledo and Mr. Salazar (211 Edgewater Circle) and Mr. Vincent Vallario (214 Edgewater Circle).

### Site Plan Changes

The attached site plan, C300, shows the new location of the well building. The new location has the well building situated so that the face of the well building matches the same setback from the road as the front, southeast corner of 211 Edgewater Circle. With the change in location, CWC has also been able to design the location so that the well power lines and polyethylene water lines stay on the far side of the access driveway in order to avoid any existing tree roots and maintain the existing tree line on the property of 211 Edgewater Circle. In addition to their tree line, CWC is proposing plantings to the north of the access drive to screen the well building from view. We have accounted for six (6) plantings in this location, but CWC will work with the Owner and Mr. Toledo and Mr. Salazar during the course of construction to both pick a planting that fits the overall design of the neighborhood (i.e boxwood, arborvitae...etc.) and the spacing that is considered suitable.

In addition to the plantings to the north of the access road, CWC is proposing four (4) plantings to the east of the well building to shield the transformer that is proposed in this location. While the location of the transformer is ultimately decided by Eversource, if it is necessary and placed in this location, CWC will work with both of our neighbors at 211 and 214 Edgewater Circle and Owner to best screen the equipment.

CWC is also proposing ten (10) plantings along the north edge of the access drive to Well 2a, which follows the southern border of 214 Edgewater Circle. Like the plantings closer to the well building, CWC will work with our neighbor at 214 Edgewater Circle and the Owner to pick a planting that fits the overall design of the neighborhood and the spacing that is considered suitable.

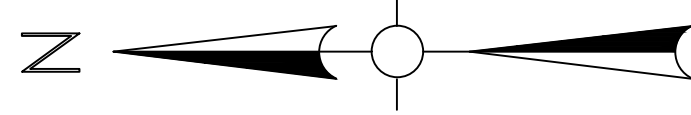
## **Architectural Design Changes**

At the time of this memorandum, updated architectural plans are not yet completed. CWC is currently working on and proposing the following based on input by the Owner and neighbors at 211 and 214 Edgewater Circle:

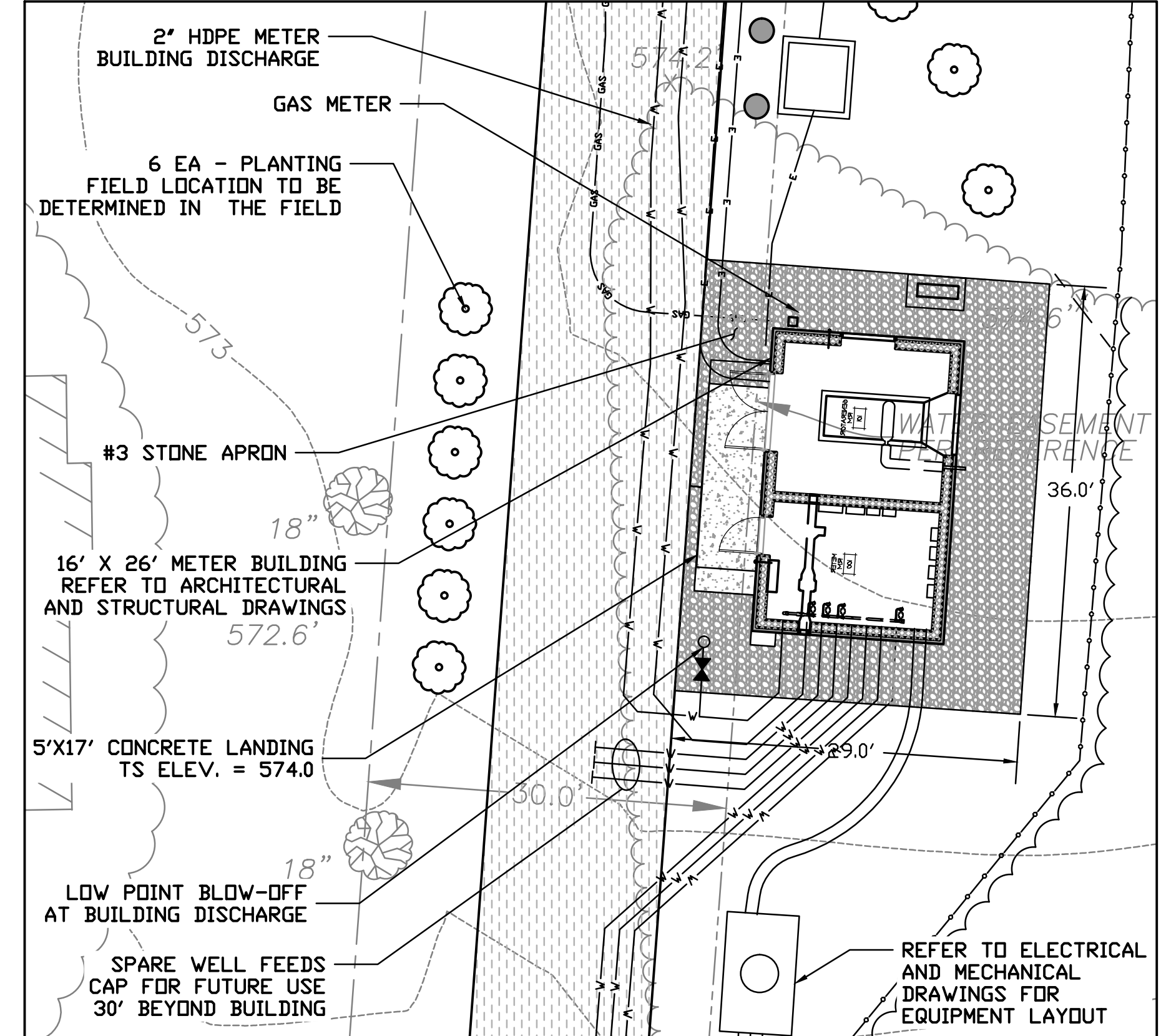
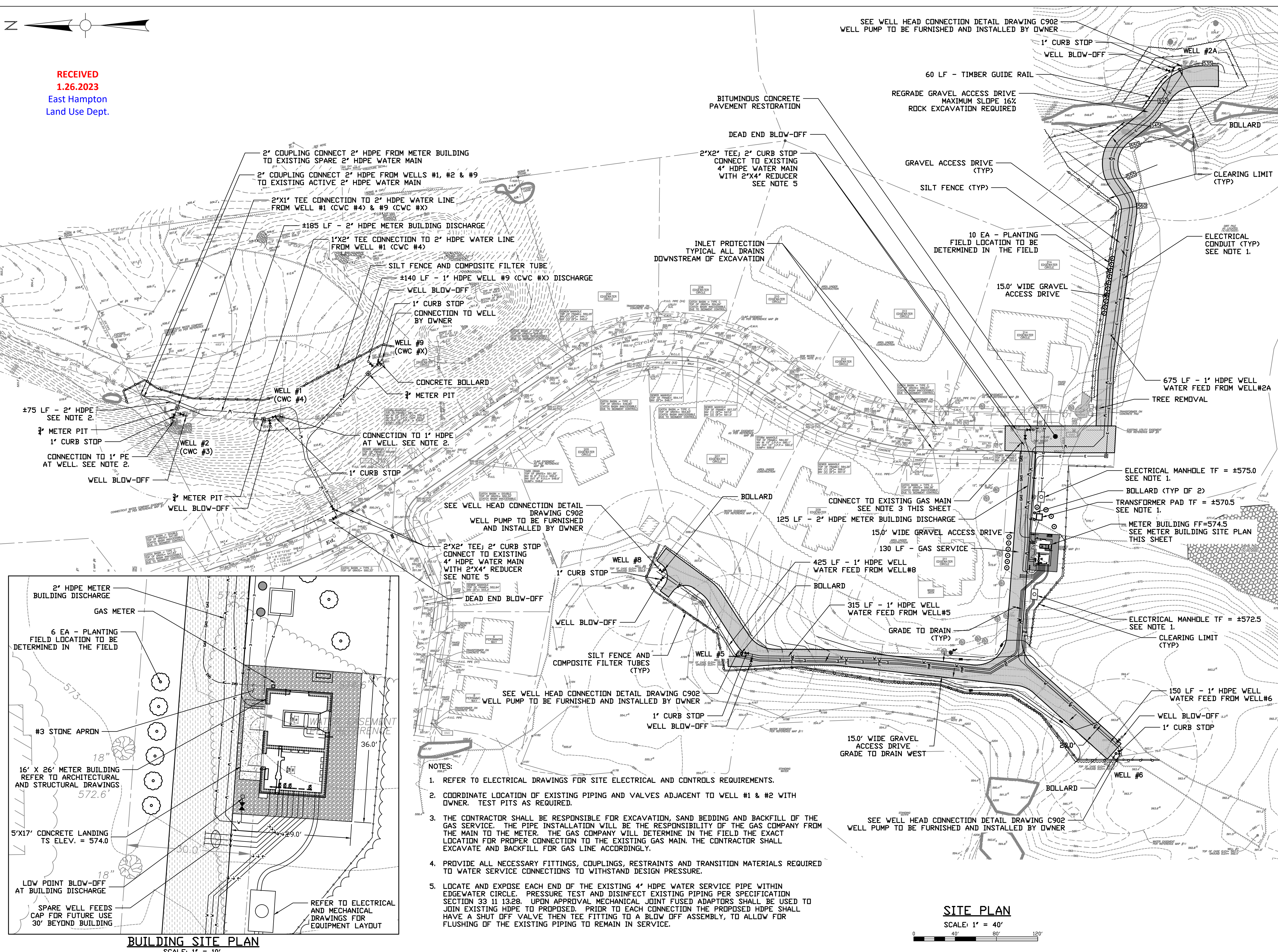
In an effort to blend in more with the neighborhood, the exterior doors of the well building are currently being changed to match the exterior of the building itself, as opposed to the proposed plain, painted metal doors. Additionally, CWC will be adding a cupola to the top of the well building that can come with or without a light mounted inside on a photovoltaic cell. In an effort to blend into the neighborhood, without causing an attractive nuisance, CWC will work with our neighbors to pick the best option (light or no light) for the site.

In addition, the fascia of the building will be lowered by approximately 14” and will give the roofline an overall height of around 15-ft. However, with the cupola this will add more overall height but the pitch of the roof will need to remain the same to better accommodate a cupola feature.

In place of the vertical, concrete fiberboard (Hardie Panel), a concrete fiberboard, horizontal lap siding has been proposed. The color of the building is of no consequence to CWC, but historically CWC makes its best effort to either be as inconspicuous as possible, or not be seen at all. CWC will consult with the Owner and our neighbors to choose a color to blend into the surrounding neighborhood.



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**BUILDING SITE PLAN**  
SCALE: 1" = 10'

- NOTES:
1. REFER TO ELECTRICAL DRAWINGS FOR SITE ELECTRICAL AND CONTROLS REQUIREMENTS.
  2. COORDINATE LOCATION OF EXISTING PIPING AND VALVES ADJACENT TO WELL #1 & #2 WITH OWNER. TEST PITS AS REQUIRED.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION, SAND BEDDING AND BACKFILL OF THE GAS SERVICE. THE PIPE INSTALLATION WILL BE THE RESPONSIBILITY OF THE GAS COMPANY FROM THE MAIN TO THE METER. THE GAS COMPANY WILL DETERMINE IN THE FIELD THE EXACT LOCATION FOR PROPER CONNECTION TO THE EXISTING GAS MAIN. THE CONTRACTOR SHALL EXCAVATE AND BACKFILL FOR GAS LINE ACCORDINGLY.
  4. PROVIDE ALL NECESSARY FITTINGS, COUPLINGS, RESTRAINTS AND TRANSITION MATERIALS REQUIRED TO WATER SERVICE CONNECTIONS TO WITHSTAND DESIGN PRESSURE.
  5. LOCATE AND EXPOSE EACH END OF THE EXISTING 4" HDPE WATER SERVICE PIPE WITHIN EDGEWATER CIRCLE. PRESSURE TEST AND DISINFECT EXISTING PIPING PER SPECIFICATION SECTION 33 11 13.28. UPON APPROVAL MECHANICAL JOINT FUSED ADAPTORS SHALL BE USED TO JOIN EXISTING HDPE TO PROPOSED. PRIOR TO EACH CONNECTION THE PROPOSED HDPE SHALL HAVE A SHUT OFF VALVE THEN TEE FITTING TO A BLOW OFF ASSEMBLY, TO ALLOW FOR FLUSHING OF THE EXISTING PIPING TO REMAIN IN SERVICE.

**SITE PLAN**

SCALE: 1" = 40'



SEE WELL HEAD CONNECTION DETAIL DRAWING C902  
WELL PUMP TO BE FURNISHED AND INSTALLED BY OWNER

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Project:  
**Connecticut Water**  
CONNECTICUT WATER COMPANY  
93 WEST MAIN STREET  
CLINTON, CT 06413  
EDGEWATER CIRCLE  
WELLFIELD IMPROVEMENTS  
AND METER BUILDING  
EAST HAMPTON, CT

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Consultants:

Seal:

Revisions:

Rev	Date	Description

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Date: JANUARY 9, 2022  
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Reviewed By: RGT  
Approved By: RGT  
W&S Project No: ENG22-0253

Drawing Title:  
**METER BUILDING  
SITE PLAN**

CWC Drawing Number:

Sheet Number:

**C300**