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Date: March 6, 2024

To: Town of East Hampton Planning and Zoning Commission

RE: Subdivision of land owned by Flanders Road Estates LLC
195 West High Street

Dear Commission Members:

This office has reviewed the site plan by Robert Baltramaitis P.E., for a proposed 10,640 sq ft commercial retail building. The plans are dated January 11, 2024, and last revised on February 25, 2024. The applicant has submitted a Public Water Stem (PWS) screening application to the CT DPH to determine whether the well will be regulated by the State Department of Public Health. The proposed well location meets the setback requirements, Chatham Health District cannot approve the proposed well location as shown until CT DPH makes a determination. Based on other similar developments it will require Phase 1A approval.

The Chatham Health District has the following comment regarding the development of 195 West High Street:

1. The lot-line revision as shown is not approved by Chatham Health District, the lot-line revision violates the public health code as the adjustment places the leaching system for 201 West High Street on the property of 195 West High Street. It is preferred that the lot line adjustment be made before site plan approval for this development.
2. No final approval or building permits shall be granted for the construction of the retail building at 195 West High Street until the applicant submits a B100a application to the Chatham Health District for a lot line adjustment. A B100a application has not been received for review and approval. The sheet titled *Septic System Revision-Building "A" 201 West High Street* revised 2.17.24 has not been reviewed or approved. The lot line revision cannot be approved until the septic system located at 201 West High Street is relocated and removed from the property shown as 195 West High Street.
3. Chatham Health District requires Phase 1A approval from the CT DPH drinking water section for the proposed well before signing off on the building permit for the construction of the 10,640 sq ft retail building. The CT DPH may require 195 West High Street to connect to the water system located at 201 West High Street as approved by CT DPH in June 2019. See attached letter.
4. A water meter shall be installed for 195 West High Street at the time of construction and readings taken and submitted to CHD for review and filing.
5. A few adjustments to the septic system design plans are required as follows:
 - a. Sheet SP-3 shows the leaching system location with elevations on the left side "grading and utility plan". The soil testing locations are shown on the right side "erosion sediment control plan", at no point are the test pit locations and septic

- system design on a plan together. Revise and submit a septic system design sheet to include both elevation and details. A revision review fee will be required.
- b. Water meter readings were submitted for review to substantiate the proposed design flow. A slightly higher flow of 5 CCF per quarter shall be used to increase the daily design flow to 41.5 GPD. The safety factor of 1.5 should be used to maintain consistency with what the PHC requires.

The septic system sizing and location proposed to serve 195 West High Street is consistent with the requirements of the CT Public Health Code.

Respectfully,



Elizabeth Davidson, MPH, RS
Sanitarian III
(860) 342-6718

cc: James Prue, Building Official
Town of East Hampton Planning and Zoning Office
Robert Baltramaitis P.E