

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH



Renée D. Coleman-Mitchell, MPH
Commissioner

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Lt. Governor

Drinking Water Section

August 16, 2019

Scott Clayton
Public Utilities Administrator
Colchester/East Hampton WPCF
P.O. Box 218
20 Gildersleeve Drive
East Hampton, CT 06424

SUBJECT: Source Water Protection Review – Proposed St. Clements Marina Banquet Well

Dear Mr. Clayton:

The Drinking Water Section has received your request, dated July 15, 2019, to review the proposed Certificate of Public Convenience and Necessity (CPCN) project for a public water system at St. Clements Castle located at 49 Oakum Dock Road in East Hampton, CT and its possible effect on two potential future sources for East Hampton's town system and two well reserve areas.

To date, St. Clements Castle has been issued a CPCN Phase 1A Well Site Suitability for a proposed well to serve a banquet facility on the parcel. The proposed well will have a withdrawal rate of less than 10 gpm. The proposed site is located approximately 430 feet North of East Hampton's future source wells.

Saint Clements Marina, LLC (St. Clements Castle) and the Town of East Hampton have both signed an easement agreement dated March 26, 2010 which designates a 200 foot radius around East Hampton's future sources as a "Restricted Area". Per the easement agreement, St. Clements Marina authorizes the Town of East Hampton to certain rights of this restricted area, in addition, restricts St. Clements use of this portion of the parcel. The easement does however, grant St. Clements Castle to "*construct or install structures or improvements in the Restricted Area accessory and incidental to maintaining and beautifying the grounds in association of the Grantor's (St. Clements Castle) use of its property by residents of the Premises and their guests, by patrons and their guests of the marina, and by patrons and guests of the adjoining property containing St. Clements Castle, including but not limited to planters and flower boxes, ornamental gardens, landscape fences, railings, walls, berms or borders; tables and benches; gazebos; stairs; and, walkways. Notwithstanding the foregoing reservation, or any other reservation of rights by Grantor, Grantor shall conduct its authorized activities in the Restricted Area and at the Premises, in such a manner as will not damage the Water System or any portion thereof, or result in*



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any pollution or contamination of the aquifer below the Easement Area or the Restricted Area (or any surface or subsurface water draining into said aquifer), or interfere with the operation, maintenance or repair of the Water System..”

Although the Marina Facilities (Timber walkways, ramp, boat slips, fishing pier) are within the agreed Restricted Area, per the easement agreement, St. Clements is allowed to permit the launching of boats, and the mooring and docking of boats in this area. However, St. Clements Castle “*shall not allow the area for commercial marina use which includes the storage of boats or other equipment or machinery, conduct boat maintenance (including painting) or repair operations or activities, or store, sell or dispense fuel or hazardous materials or substances, on or at the Premises, including the Marina Facilities*”. St. Clements Castle is also prohibited from installing any system for the disposal of sewage, any underground fuel storage, or any such potential source of pollution within the Restricted Area.

In addition to the Restricted Area, an area of land to the Northeast of St. Clements Castle proposed banquet well, has been designated as septic reserve. This area is approximately 150 feet from the proposed well site, and approximately 250 feet from the northern edge of East Hampton’s 200 foot restricted area. An existing septic system for the banquet facility is located 126 feet east of the proposed well, and approximately 360 feet from East Hampton’s potential future sources.

As a result of this source water protection review, based on the information received, the Drinking Water Section has not identified a potential impact that the St. Clements Castle’s proposed well would have on the potential future sources for the Town of East Hampton. If you have other concerns not noted in this review, please provide them for consideration.

If you have any questions or comments, please feel free to contact me at 860-509-7333.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Iozzo', with a stylized flourish at the end.

Richard Iozzo
Environmental Analyst 2
Drinking Water Section