

**From:** Shane Lockwood  
**Sent:** Wednesday, April 21, 2021 4:05 PM  
**To:** Jim Grappone <[grapponej@southington.org](mailto:grapponej@southington.org)>; Merrigan, Sean <[Sean.Merrigan@ct.gov](mailto:Sean.Merrigan@ct.gov)>  
**Cc:** Rob Phillips <[phillipsr@southington.org](mailto:phillipsr@southington.org)>; Annette Turnquist <[turnquista@southington.org](mailto:turnquista@southington.org)>; Gabriella Watstein <[watsteing@southington.org](mailto:watsteing@southington.org)>  
**Subject:** RE: Community septic application - Southington

Thanks all.

Couple immediate questions as I'm just seeing this:

- When completed, how does ownership work? Developer own property and person own units?
- We will need to review building plans? Are there any larger Jacuzzi style tubs?
- Is there any type of common area with facilities/ items that will be going into the septic?

I retain the right to still send this to DPH for review, so once I receive more information we can meet about what direction we will be going.

Please note, that due to COVID and meetings it might be a stretch to get this reviewed by May 4<sup>th</sup> though I will try my best.

Shane

Shane Lockwood  
Director of Health  
Plainville-Southington Health District  
196 North Main Street  
Southington, CT  
(860)276-6275

**From:** Jim Grappone  
**Sent:** Wednesday, April 21, 2021 3:51 PM  
**To:** Merrigan, Sean  
**Cc:** Rob Phillips; Annette Turnquist; Gabriella Watstein; Shane Lockwood  
**Subject:** RE: Community septic application - Southington

Thank again Sean. We will work with the LHD on these issues.

James A. Grappone, P.E.  
Town of Southington  
Assistant Town Engineer  
John Weichsel Municipal Center  
196 North Main Street  
Southington, CT 06489  
Phone: 860-276-6231  
Fax: 860-628-8669

**From:** Merrigan, Sean <[Sean.Merrigan@ct.gov](mailto:Sean.Merrigan@ct.gov)>  
**Sent:** Wednesday, April 21, 2021 3:30 PM  
**To:** Jim Grappone <[grapponej@southington.org](mailto:grapponej@southington.org)>  
**Cc:** Rob Phillips <[phillipsr@southington.org](mailto:phillipsr@southington.org)>; Annette Turnquist <[turnquista@southington.org](mailto:turnquista@southington.org)>; Gabe Calandra <[calandrag@southington.org](mailto:calandrag@southington.org)>  
**Subject:** Re: Community septic application - Southington

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Jim - That is correct. If the total design flow to the property is less than 7,500 GPD and each building has a separate septic system, then the local health department (LHD) can review/approve the plans. No review is required from DPH, however LHD can request one if they feel the site is technically challenging (see link to DPH letter). I didn't see any information on the plan regarding the proposed bedroom count for each building. The septic system for each of the 15 buildings is sized on 4 bedrooms which is a minimum design requirement per the regulations for multi-family buildings, but the actual number of bedrooms per building needs to be included. LHD would also need to review building floor plans to confirm the total bedroom count is consistent with the proposal. Additionally the plan does not indicate if LHD was involved with the soil testing on the property, which is another regulatory requirement.

Let me know if you have any other questions.

[https://link.zixcentral.com/u/1f88bd4e/BiyuUtii6xGcSveLkXgf9A?u=https%3A%2F%2Fportal.ct.gov%2F-%2Fmedia%2FDepartments-and-Agencies%2FDPH%2Fdph%2Fenvironmental\\_health%2Fpdf%2FCir200962PlanReviewfeespdf.pdf](https://link.zixcentral.com/u/1f88bd4e/BiyuUtii6xGcSveLkXgf9A?u=https%3A%2F%2Fportal.ct.gov%2F-%2Fmedia%2FDepartments-and-Agencies%2FDPH%2Fdph%2Fenvironmental_health%2Fpdf%2FCir200962PlanReviewfeespdf.pdf)

Sean Merrigan, Engineer 3  
CT DPH - Environmental Engineering Program  
410 Capitol Avenue, MS#12SEW  
P.O. Box 340308  
Hartford, CT 06134-0308

Office # (860)-509-7383 Cell # (860)-558-8109  
Email: [sean.merrigan@ct.gov](mailto:sean.merrigan@ct.gov)  
Website: [www.ct.gov/dph/subsurfacesewage](http://www.ct.gov/dph/subsurfacesewage)

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**From:** Jim Grappone <[grapponej@southington.org](mailto:grapponej@southington.org)>  
**Sent:** Wednesday, April 21, 2021 2:20 PM  
**To:** Merrigan, Sean <[Sean.Merrigan@ct.gov](mailto:Sean.Merrigan@ct.gov)>  
**Cc:** Rob Phillips <[phillipsr@southington.org](mailto:phillipsr@southington.org)>; Annette Turnquist <[turnquista@southington.org](mailto:turnquista@southington.org)>; Gabe Calandra <[calandrag@southington.org](mailto:calandrag@southington.org)>  
**Subject:** FW: Community septic application - Southington

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Hi Sean, we received the attached 8-30g (Affordable Housing) application with public water and on-site sewerage disposal systems. The developer is proposing 30 units made up of 12 one-bedroom units and 18 two-bedroom units. According to the estimated bedroom flow of 150 gpd, it would appear that the application does not need SDH approval based on individual units being less than 2,000 gpd and the entire parcel being less than 7,500 gpd. Is this correct?  
You will notice that two duplex units are on one septic system (tank, primary/secondary fields).

Thank you

James A. Grappone, P.E.  
Town of Southington  
Assistant Town Engineer  
John Weichsel Municipal Center  
196 North Main Street  
Southington, CT 06489  
Phone: 860-276-6231  
Fax: 860-628-8669

**From:** Merrigan, Sean <[Sean.Merrigan@ct.gov](mailto:Sean.Merrigan@ct.gov)>  
**Sent:** Monday, February 22, 2021 1:22 PM  
**To:** Jim Grappone <[grapponej@southington.org](mailto:grapponej@southington.org)>  
**Cc:** Rob Phillips <[phillipsr@southington.org](mailto:phillipsr@southington.org)>; David Lavallee <[lavalleed@southington.org](mailto:lavalleed@southington.org)>; Annette Turnquist <[turnquista@southington.org](mailto:turnquista@southington.org)>; Gabriella Watstein <[watsteing@southington.org](mailto:watsteing@southington.org)>  
**Subject:** Re: Community septic applications

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Jim - As proposed each of these properties would require DEEP review since the total design flow on each one exceeds 7,500 GPD. DPH approval is only required when a property has an individual septic system with a design flow of 2,000 GPD or greater (usually commercial or MF housing). If a property has multiple individual septic systems, each with a design flow less than 2,000 GPD and the cumulative design flow for the entire parcel is 7,500 GPD or less, the review is performed by the local health department. Once the cumulative septic system design flow on any property exceeds 7,500 GPD, all permitting is done through DEEP although the local health is required to be involved with the inspections.

In CT the design flow for a residential septic system is 150 GPD per bedroom. The design flow is reduced to 75 GPD for each bedroom beyond three for single family housed only. The threshold number for most housing projects is a maximum of 50 bedrooms (or 7,500 GPD), anything beyond that will require DEEP review and permitting which most developers try to avoid due to regulations, cost, review time...

Feel free to contact me with questions at 860-558-8109 or email.

Sean Merrigan, Engineer 3  
CT DPH - Environmental Engineering Program  
410 Capitol Avenue, MS#12SEW  
P.O. Box 340308  
Hartford, CT 06134-0308  
Office # (860)-509-7383 Cell # (860)-558-8109  
Email: [sean.merrigan@ct.gov](mailto:sean.merrigan@ct.gov)  
Website: [www.ct.gov/dph/subsurfacesewage](http://www.ct.gov/dph/subsurfacesewage)

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**From:** Jim Grappone <[grapponej@southington.org](mailto:grapponej@southington.org)>  
**Sent:** Monday, February 22, 2021 11:58 AM  
**To:** Merrigan, Sean <[Sean.Merrigan@ct.gov](mailto:Sean.Merrigan@ct.gov)>  
**Cc:** Rob Phillips <[phillipsr@southington.org](mailto:phillipsr@southington.org)>; David Lavallee <[lavalleed@southington.org](mailto:lavalleed@southington.org)>; Annette Turnquist <[turnquista@southington.org](mailto:turnquista@southington.org)>; Gabriella Watstein <[watsteing@southington.org](mailto:watsteing@southington.org)>  
**Subject:** Community septic applications

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Hi Sean, thank you for getting back to me concerning the 7,500 GPD limit (50 bedrooms) for an applicant filing for DPH's review. As I understand it, your review would apply as soon as the basis of design hits 7,500 GPD regardless of the phases of work. I guess it may become complicated if in the two attached cases the main parcels were split up into separate LLC's or re-subdivided to less than 7,500 GPD. The Laning Street development is 15 building duplexes (30- two bedroom units) and the former Lincoln College parcel off of Mount Vernon/Welch Road is 50 units made up of a mix of 2/3 bedroom private homes.

Any further assistance you can provide is greatly appreciated.

James A. Grappone, P.E.  
Town of Southington  
Assistant Town Engineer  
John Weichsel Municipal Center  
196 North Main Street  
Southington, CT 06489  
Phone: 860-276-6231  
Fax: 860-628-8669

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