

STAFF REPORT

**WPCA RECOMMENDATION: AGENDA ITEM II.1
MAY 14, 2026 MEETING**

To: **Conservation Commission**/Inland Wetlands and Watercourses Agency

From: Suzanne Simone, Environmental Planner



Date: May 5, 2026

**Re: Conservation Commission Recommendation to WPCA for capped sewer waiver:
575 Neipsic Road, Subdivision**

Review Documents:

**WPCA Capped Sewer Waiver Request Procedure Document
Applicant Narrative Dated April 30, 2026 and Site Plan, Dated March 20, 2026
Health Department Review, Dated March 24, 2026**

Proposal

The applicant seeks a recommendation from the Conservation Commission in support of their application to the Water Pollution Control Authority for a capped sewer waiver for the proposed four lot subdivision; one existing lot with a house and three new lots served by a rear lot accessway at 575 Neipsic Road.

Review

On March 12, 2026 the Conservation Commission provided a recommendation to the TPZ for the creation of three new building lots at 575 Neipsic Road. The applicant is seeking permission to construct private septic systems instead of tying into the public sewer system which would require a 3,400-foot extension of the existing sewer main, according to the applicant's engineer.

The applicant provided the full plan set which identifies the location of the proposed septic systems and erosion control measures to be employed during site development, including filter fence, erosion control blankets and temporary sediment traps. The property does not contain wetland soils, watercourses or an upland review area. The Health Department review supports the installation of private septic systems for this subdivision.

**DRAFT RECOMMENDATION TO
THE WATER POLLUTION CONTROL AUTHORITY**

MOVED, that the Conservation Commission recommends to the Water Pollution Control Authority approval of a waiver for capped sanitary sewers for the four lot subdivision at 575 Neipsic Road in accordance with the plan set dated March 20, 2026 and memorandum from the Glastonbury Health Department dated March 24, 2026.

CAPPED SEWER WAIVER REQUEST

Purpose:

All development proposed for subdivisions located within the Master Sewer Plan area where sewer service is not readily available must appear before the WPCA for guidance regarding the construction of capped sewers. (Reference: Glastonbury Code of Ordinances, Water, Sewers and Sewage Disposal, Chapter 19, Division 8, Sections 19-136 to 19-143.

Procedure:

1. Developer submits preliminary plans (100' scale) for review by the Engineering Division.
2. Engineering Division schedules proposal for informal discussion (review) before the WPCA.
3. WPCA reviews proposal (informal discussion), requests comments from Town Engineering staff. WPCA advises developer on how to proceed with project.
4. Director of Health performs soil testing on the site to determine adequacy of the soils to support on-site sewage disposal. Director of Health reports to the WPCA on the adequacy of on-site disposal.
5. **The Conservation Commission reviews the proposal and reports to the WPCA on the potential for an adverse environmental impact (stream pollution, groundwater pollution, private well pollution) created by the construction of on-site sewage disposal systems.**
6. Engineering Division reviews the proposal and reports to the WPCA in regard to the following:
 - a. Site location and compatibility with the Master Sewer Plan. (Determine whether Master Plan depicts trunk lines, collector lines, etc. across the parcel.)
 - b. Need to acquire easements to accommodate future sewer construction (as shown on Master Plan).
 - c. Size of the proposed subdivision. (Guideline has been established that 2-4 lot subdivisions are considered negligible in size when considering capped sewer construction.)
 - d. Its proximity to existing Town roadways. (Whether the subdivision is located entirely along existing Town roadways vs. along newly constructed roads.)
 - e. Recommendations of both the Director of Health and the Conservation Commission as to the use of on-site sewage disposal systems.
 - f. The availability of future gravity flow sewers. (Determine whether minimum serviceable elevations should be established.)
 - g. The subdivision's proximity to existing sanitary sewers. (Guideline has been established that projects falling within 5,000 feet of an existing live sewer or sewer under construction may warrant sewer extension.)




Town of Glastonbury

Health Department

MEMORANDUM

Date: March 24, 2026

To: Town Planning & Zoning, Conservation & WPCA Commissions

From: Don Kendrick, R.S., Sanitarian 

Re: 575 Neipsic Road – 4 lot subdivision

The Department has been involved in the investigation of this property since December 2023. The existing home (served by public water) at 575 Neipsic Road has code-complying primary and reserve septic system areas. Soil testing was conducted in December 2023 and March 2025. Groundwater monitoring was performed in Spring 2024. The soil in the area is described as Wethersfield loam. The shallowest groundwater was observed at 2.6' in test hole 1-4 on lot 3. Percolation rates ranged from 14 minutes per inch to 24.4 minutes per inch. Areas suitable for on-site sewage disposal systems have been identified and shown on plans dated March 20, 2026, by Hallisey, Pearson & Cassidy, Civil Engineers & Land Surveyors

The Department recommends approval of this proposal using on-site sewage disposal with water supplied by private wells (lots 2, 3 & 4) with the following requirements:

1. The sewage disposal systems for lots 2, 3 and 4 are to be designed by a professional engineer licensed in the State of Connecticut.
2. The leach fields will be permitted only in the locations shown on the approved subdivision plan.
3. Sanitary "as-built" drawings prepared by a licensed surveyor are to be submitted to the Health Department prior to the issuance of Certificates of Occupancy.
4. Result for the concentration of radon is to be included with the standard water potability reports for lots 2, 3 and 4.

Revised 9-22-17



**HALLISEY, PEARSON & CASSIDY
Engineering Associates, Inc.**

630 Main Street
Cromwell, CT 06416-1444

TELEPHONE: (860) 529-6812
FAX: (860) 721-7709
Paul A. Hallisey, P.E. & L.S.
James P. Cassidy, P.E.

April 30, 2026

Conservation Commission
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

Dear Commission members,

Please accept this letter as a formal request for recommendation to the WPCA for a waiver of capped sewers for the proposed subdivision of 575 Neipsic Road in Glastonbury. The reason for the waiver request is there are no existing public sewer services within a practical proximity to the property. The closest sewer connection to this property would be at the Neipsic Road and Roser Drive intersection. This connection would require a 3,400-foot extension of the existing sewer main through Neipsic Road which is not economically feasible for this project. In addition, the existing grade of Neipsic Road through the CT Route #2 overpass does not allow for gravity sewer extension to this property.

Soil testing has been performed on 575 Neipsic Road and confirms that the soils would support the use of on-site septic systems for this development designed in accordance with the Connecticut Public Health Code. Final on-site septic system design will need to be provided on plot plans for each individual house and be approved by the Town Sanitarian at the time of a building permit application.

The proposed lots are larger in size to allow on-site septic as well as be in harmony with typical rural residential properties.

Kindly contact me should you require further information. Thank you.

Sincerely,

James P. Cassidy, P.E.