

February 7, 2017

Town of Deep River Board of Selectmen

Angus McDonald, First Selectman

Dave Oliveria

Duane Gates

174 Main Street

Deep River, CT 06417

RE: Essex & Kirtland Street Sewer Expansion

Sirs:

Beginning in early 2014, The Board of Selectmen, as well as the Water Pollution Control Authority undertook a study of the Essex Street area. The goal of the study was twofold:

1. **Blight:** The apartment complex formerly known as Putnam Park had fallen into a state of disrepair. This area could have been described as demographically depressed with regard to both education and income. Of the 32 units at this site, two (2) two-bedroom units had been condemned due to fire/smoke damage. The remainder of the units were showing an extreme lack of maintenance, i.e. boarded up windows, lack of siding etc. The grounds of this complex were filled with abandoned / junk motor vehicles, as well as mattresses, furniture, large toys etc. that were not being removed by the trash company. Calls for Police services in this complex were commonplace, many of them serious in nature. Requests for an intervention with the management company went unheeded.
2. **Environmental:** Topography as well as soil conditions lend this area to be a challenge for sub-surface septic systems. The terrain of this area; ranging from wetlands and low-lying terraces on the southeast to rolling wooded slopes and rock ledges on the northwest impose negative considerations on sub-surface systems. Additionally, extensive tidal marshes are located along the eastern border of Town at the outlet to the Deep River and adjacent to Pratt Cove. In addition to this sensitive area, the western portion of Essex Street contains soil conditions that are severely unsuitable for sub-surface sewerage systems. Repairs to sub-surface sanitary systems are dictated by long-term acceptance of the soil. Small lot sizes are the mitigating factor in many of the instances in this area. With this being said, connection to the sanitary sewer service is the most reasonable methodology to alleviate environmental concern in the Essex Street area. The mechanism for planning and implementation of a water pollution abatement program follows:

*Organizational Context of the Deep River Water Pollution Authority; The Connecticut General Statutes grants the Authority , from the point of view of this memo, to; “,,, delineate areas to be served by a community sewerage system...Such plan shall also describe the means by which municipal programs are being carried out to avoid community pollution problems...”*

The confluence of the above-mentioned facts facilitated a meeting between former First Selectman Richard Smith and the owner of "Putnam Park". The owner agreed to sell the parcel to a developer. Several developers expressed interest in the property. The Realtor and Richard Smith vetted the development companies, selecting one that had the best interest of the Town in mind. The covenant between the Town and the prospective developer contained a stipulated agreement that was in the commonweal of the Town.

The developer, at great expense, evicted the residents of the complex. The developer then demolished the interior of each unit, restoring each unit to "luxury apartment" status. The developer, being aware of subsurface sewerage system limitations had agreed to connect the units to the municipal sanitary sewerage pumping station that was to be installed by the Town on the "Putnam Park" property. One of the smaller buildings on this site containing two (2) small efficiency apartments was demolished to make way for the pumping station which was to be installed by the town at their expense. The failure of subsurface septic systems on Burroughs Lane as well as Platt Lane and Essex Streets were to flow via gravity to the agreed upon "Putnam Park Pumping Station", then pumped back to the existing manhole at the intersection of Essex Street at High Street.

The developer clearly fulfilled his obligation to the Town, by anyone's standard it is the premier centrally located apartment complex in the area. The Town however, has yet to fulfill their obligation to both the environment as well as the developer. The Authority is asking the Board of Selectmen to outline their plan of action to fulfill the commitment to the environment as well as property owners in the Essex Street area.

Respectfully,

Pete Lewis (on behalf of the Deep River Water Pollution Control Authority)