



BETHEL HEALTH DEPARTMENT

(203) 794-8539

To: Paul Shanley, Chairman, Planning & Zoning Commission

From: Laura L. Vasile, Director of Health *LLV*

Date: April 17, 2025

Re: 72 Reservoir St Six Two (2) Bedroom Units in Three Two-Story Duplex Buildings 8-30G

Bethel Health Department (BHD) has reviewed the 8-30G Site Plans dated February 11, 2025, received on March 28, 2025 prepared by Trinkaus Engineering, LLC. Limited health and safety assessment information is provided on the Narrative Plan Sheet 6 of 6 dated 2/11/25 about the potential physical, environmental, and health related risks involving the project. The primary Lot is 0.239 of an acre for use for the Six Two (2) Bedroom Units in Three Two-Story Duplex Buildings 8-30G. The Project description 1.1 on the Narrative sheet dated 2/11/25 indicates that two lots will be combined and disturbance is on 0.5 acres. It appears that there is a significant ledge rock cuts, associated blasting, rock & soil removal and/or re-use, grading, paving, drainage and other lot improvements in the vicinity of other residential properties. *The proposed plans include use of public water and public sewer. No garbage & recycling plans were submitted for the potential 24 occupants of the site. Garbage and recycling property maintenance is required per the DEEP Multi-Family garbage & recycling regulations for nuisance prevention. The applicant may request garbage & recycling be done in the garages and/or a garbage & recycling enclosed building be made available, if that option is preferred and acceptable to the Commission. It is important to property owners that rat and nuisance condition prevention be done.* Public Health in Land Use Planning & Community Design parameters for health and safety are recommended for use including garbage & recycling management, blasting and air particulate matter control best management practices, etcetera., for the development requested (60th HGS 2009 Pelham et al p17 attached).

We offer the following public health comments and recommendations concerning the proposed Site Plans for the purpose of protecting health and safety:

1. It is standard practice for the property owner to retain a Licensed Environmental Professional (LEP) to perform a Phase 1 environmental investigation of the property to assure that no pollution or historical dumping exists at the site that may potentially affect the health and safety of future residents of the development. If any hazardous materials are identified further investigation would be warranted (Phase 2 investigation). BHD requests the LEP Phase 1 report be submitted to BHD for consideration prior to local permit sign off for construction starting on the property.
2. ***The applicant should assure that there are no remaining private wells in use in the area of the blasting and rock removal that warrant water quality protection. It is unknown whether acid rock drainage exists in this location. See DEEP guidance [Blasting-Guidance-Dec2019.pdf](#). Use of a hydrologist would verify whether acid rock drainage exists and if so, confirm it is acceptable to re-use the acid rock on-site for walls or other site improvements. DEEP has advised the town that it is underlain by two formations (Rowe & Ratlum Mtn). If wells exist in the area, any land development where those rock formations are encountered with significant reshaping of the land surface via blasting or mechanical removal of rock for roads, driveways, building foundations, should be first reviewed by a geologist familiar with the adverse impacts of acid rock drainage to review the plans and develop a mitigation plan for the blasting, handling and disposal of rock material due to the concerns for acid rock drainage adverse outcomes that could occur. Blasting and crushing of this type of rock can cause well water quality problems. Understanding there may be only one well or more in the area, the geologist may determine that if acid rock exists, it may not have an environmental hazard impact for re-use on-site.***
3. ***The Blasting Plan engineering controls for the rock removal describe how the plan limits potential environmental risks to groundwater, and adjacent properties to minimize hazards***

and/or air-borne pollutants (dust), noise, or other disturbance that is a potentially associated with blasting and rock removal activities. We recommend the blasting plan be provided to the Commission to assure that hazards are identified and engineer controls described for control and management per accepted best management practices.

4. The health department recommends that the applicant assess and address any construction standards and requirements related to radon gas and soil gas transfer criteria related to the project. Appendix F of the CT State Building Code requires that all newly constructed detached one- and two-family dwellings and townhouses have radon mitigation preparation construction incorporated. The Department of Public Health refers developers to the National Consensus Standard for Soil Gas Control Systems in New Construction Multifamily, School, Commercial, and Mixed-Use Buildings (linked below) and suggest that radon mitigation preparation construction be incorporated into the building design. Radon aside, sub-slab depressurization mitigation systems (SSDs) are also effective at mitigating other soil gases concerns, if applicable to the construction involved. See link <https://standards.aarst.org/CC-1000-2018-0523/8/index.html#zoom=z>
5. **Garbage & Recycling management for the approx. 24 occupants on-site is required by the CT DEEP Multi-Family garbage & recycling regulations. See DEEP fact sheet attached. The garbage & recycling containers (Toters) may be stored inside garages except for pick up days or in a separate garbage & recycling building etcetera. The health department considers that the neighborhood desires garbage & recycling management and control for healthy living and nuisance condition(s) prevention.**
6. BHD recommends that routine Building Construction practices be employed such that water is directed away from building foundations to reduce potential effects of dampness and potential growth of mold within the buildings to be built. The project design parameters should ensure that building foundations remain dry and no water intrusion concerns exist that create public health concerns or mold for occupants of the buildings.
7. Rental dwellings are to meet state statutes, building codes and applicable rental housing code ordinances.
8. Public water and public sewer are proposed for the site. The *Bethel Public Utilities Commission (BPUC) will determine whether the public sewer allocation requested meets the BPUC requirements and does not exceed the site's BPUC approved sewer allocation to prevent and avoid public health nuisance conditions related to sewage disposal flows generated on the property.* The BPUC will review and determine whether the proposed public water service meets the BPUC requirements and applicable regulations and standards for the provision of public drinking water to the property. *Based on prior public sewer back up nuisance problems occurring in the lowest plumbing fixture in the lowest apartment on the public sewer line, the health department recommends that the proper sewer backup prevention design work be implemented by the contractor, Public Utilities and Building Officials to assure that sewer back up is not a high risk in the lowest residential unit being constructed.*
9. Storm drainage is shown. Construction and installation approvals will be provided by other agencies.
10. The property should be graded to drain to prevent the collection of stagnant standing water. The property owner is responsible to prevent nuisance conditions on the site and is recommended to implement precautions to prevent stagnant water from remaining on the property for 7 to 10 days or longer to prevent concerns about mosquito breeding and West Nile Virus transmission from May through October of each year. A larviciding plan for the property would address prevention of stagnant water and mosquito breeding areas and larviciding, if applicable.
11. Developments constructed differently than approved site plans, leads to delays and time-consuming effort to assess changes made after construction is completed. It is imperative that the locations and dimensions on approved site plans are constructed as required. If the applicant/developer proposes changes to the approved site plan the health department recommends the revised Site Plan changes be re-submitted to the Bethel Planning & Zoning Commission for approval.

The health department recommends that the health and safety items noted above be addressed and added to Revised Site Plans and the Commission project approval. The health department would review Revised Site plans and additional information addressing the health and safety items described above and provide final comments to the Commission, if that is requested.

List of Designated and Other Recyclable Items in Connecticut

- Glass & Metal Food and Beverage Containers
- PET & HDPE Plastic Containers (#1 & #2)
- Corrugated Cardboard & Boxboard (shoe and cereal type boxes)
- Newspaper & Magazines
- White & Color Office Paper

In addition to the designated items, many municipalities have ordinances which require additional items to be recycled, such as:

- #3 - #7 Plastic Containers
- Drink Box Beverage Cartons
- Junk Mail

The following designated recyclable items should always be recycled separately at your local Transfer Station or other location designated by the municipality. They should never be placed into curbside or single stream/mixed recycling containers.

- Scrap Metal
- Ni-Cd Rechargeable Batteries
- Used Motor Oil
- Lead Acid Batteries (from vehicles)
- Leaves/Grass
- Electronic Devices
- Fluorescent Bulbs/Lamps

To find out about those additional items, contact your Municipal

Recycling Coordinator, your local Department of Public Works, refer to your town website, or contact DEEP at (860) 424-3366.

WARNING:

Failure to comply with

Connecticut's Recycling Law (Sections 22a-

220(f), 22a-229, 22a-241b of the

Connecticut General Statutes) may result in

DEEP enforcement actions with civil

penalties up to \$25,000 per day per

violation!



To learn more, visit DEEP's web-site at:

www.ct.gov/deep/recycle

www.ct.gov/deep/recyclingatwork

www.ct.gov/deep/recyclinglaws

www.recyclect.com

or search these keywords:

Apartments; Condominiums; Multi-Family; Business Recycling Profile; RecycleCT Wizard

Recycling at Apartments, Condominiums and Other Multi-Family Properties is

Connecticut Law!

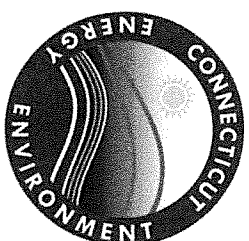


Connecticut Department

of

ENERGY &
ENVIRONMENTAL
PROTECTION (DEEP)

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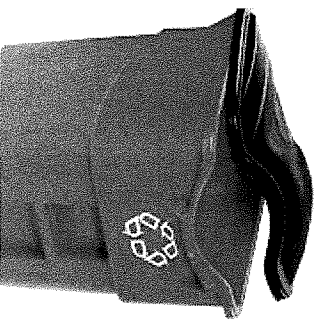


www.ct.gov/deep/recycle

www.recyclect.com

The Connecticut Department of Energy and Environmental Protection is an Affirmative Action and Equal Opportunity Employer that is committed to complying with the Americans with Disabilities Act.

What's IN? What's OUT?



To learn more, go to RecycleCT.com!

THERE'S A NEW WAY TO RECYCLE RIGHT—Just ask the RecycleCT Wizard!

RecycleCT has customizable RECYCLING RESOURCES available to help you provide information to tenants on the state's universal residential recycling guidelines. The materials can be easily downloaded for organization's name, address, phone number and website.

Connecticut Recycling Law

Requires That

"Every Person" Recycle

This includes every

resident of a single family

home or a Multi-Family

Property, and every

business, including non-

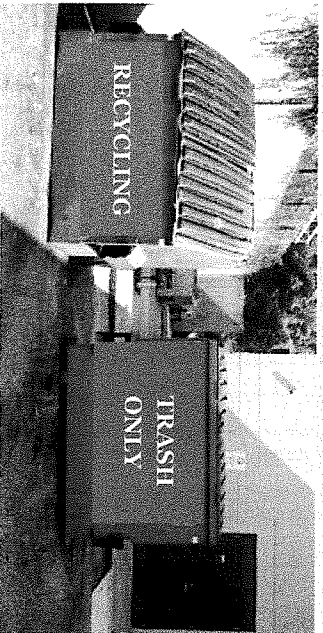
profits and all public and

private agencies and

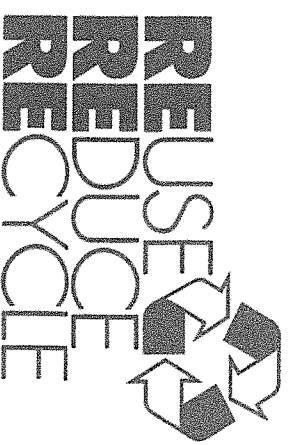
institutions.

To be compliant with Connecticut Recycling Law, Owners and/or Managers of Multi-Family Properties must:

- Provide accessible, convenient and appropriately-sized recycling and trash collection containers by making provisions for recycling containers that are of equal size as those for trash, or even a greater size to promote recycling;
- Ensure all collection containers have clear and multi-lingual labels and containers are emptied frequently (as needed);
- Educate new tenants and provide periodic recycling reminders to all tenants; and
- Ensure that all segregated recyclable items remain separate from trash. Previously segregated recyclable items cannot be combined with trash.



Every collection program must provide residents sufficient opportunity to recycle accepted materials at the rate they are generated. This is consistent with municipal recycling goals and the State's Comprehensive Materials Management Strategy, which calls for a statewide 60 percent diversion of discarded materials by 2024.



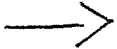
To ensure compliance with Connecticut Recycling Law, DEEP recommends that Owners and/or Managers of Multi-Family Properties:

1. Identify a responsible individual or team to develop, implement and monitor a customized Recycling Program for your Multi-Family Property;
2. Work with your trash/recycling hauler to estimate the recycling and trash volume and service frequencies for your Multi-Family Property (recycling volumes can be up to 8-10 gallons of material generated each week per occupant); and
3. Monitor the Recycling Program to evaluate the effectiveness and implement changes as necessary to ensure adequate, convenient recycling and trash collection.

If more than a small (inadvertent) amount of recyclables can be observed in your trash containers or dumpsters, there's a good chance that your existing recycling program is *insufficient*. Further outreach to your tenants and/or additional recycling bins are likely needed.

services of a hydrogeologic or environmental consultant to implement the groundwater monitoring plan. Additionally, specifications were developed based on blasting BMP's regarding the storage, handling, loading of explosive products.

For the K-contract nine monitoring wells have been installed at locations determined to be downgradient of the blasting operations. The monitoring wells were installed to depths ranging from 75-100 ft into bedrock. Groundwater samples have been collected throughout construction since two weeks prior to blasting in late November 2008. Analytical results are indicating an increase in nitrate concentrations at a limited number of monitoring wells over time. Currently the detections of potentially blasting related contaminants in groundwater appear to correlate with the proximity to muckpiles that remained in place. Amendments to the contractors blasting plan including an evaluation of appropriate blasting products for conditions at the site have been mandated to minimize the potential for further groundwater impacts. Continued groundwater sampling from the monitoring well network will assist in the determination of the extent of the impact to groundwater as a result from blasting.



CONCLUSIONS

A well designed and implemented blasting plan provides the best chance of reducing groundwater impacts from blasting. The adherence and monitoring of the implementation of the blasting plan is also vital. Properly selected blasting products for the site conditions are vital to minimize groundwater impacts. Packaged explosives reduce potential spills and minimize exposure of explosive products to groundwater. A solid understanding of the hydrogeologic model is also crucial to develop an effective sentinel well network that can provide warning of potential impacts from blasting (water quality and quantity).

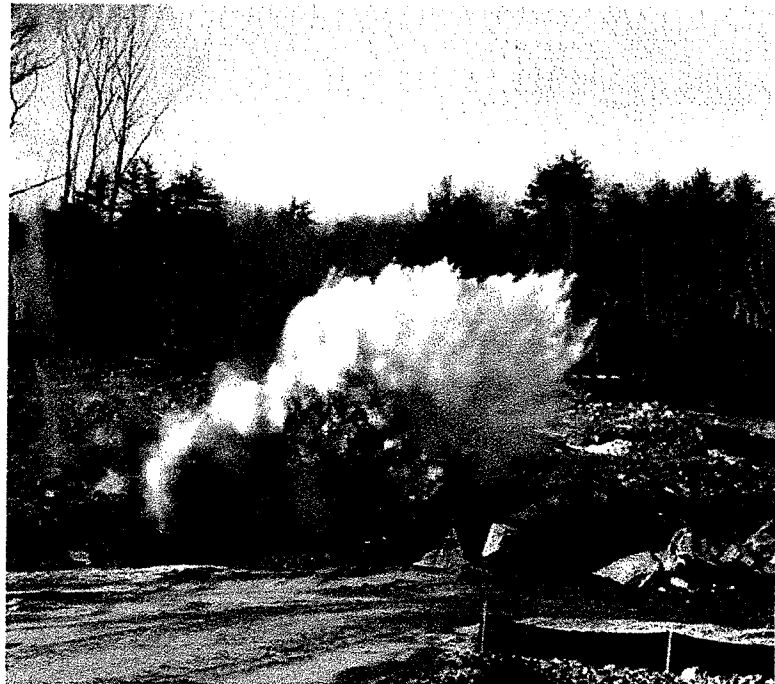


Figure 7 - Typical production blast.