DIRECTOR of HEALTH
Russell Melmed, MPH

CHATHAM HEALTH DISTRICT

Colchester, East Haddam, East Hampton, Hebron, Marlborough, & Portland

Date: 8/**17/2025**
To: **David Gardner**
Subject Property: Map 66 Lots 418, 419, 420, 421 Sunny Heights East Haddam

Plan Designed by: Mark Reynolds, P.E. Plan Date: **7/31/2026** Last Revision Date: Date Paid: **8/11/2026**

The plan and associated information were submitted to our office on **8/11/2026** for suitability for a proposed single-family residence at the above subject property. The proposed 2-**Bedroom single-family** to be served by **Private Well** water and **Onsite Septic Systems**, in the Town of **East Haddam.**

The Chatham Health District does not issue approvals for Subdivision or Commission reviews, but our recommendation for suitability of the previously stated plan to accommodate the Connecticut Public Health Code Section 19-13-B103e and 19-13-B100a are as follows:

x **Subject property is recommended as suitable in its current condition.**

"Additional Suitability Issues"

1. **A complete site plan and building plans shall be submitted for approval of the lot in conformance with Connecticut Public Health Code Section 19-13-B103e and 19-13-B100a**

2. **A minimum of 1 deep soil test pit and 1 perc test must be completed in the proposed reserve septic area and located by the P.E./L.S. on the proposed site plan.**

3. **Show locations of all proposed buried utilities to ensure minimum separation to all proposed wells and septic systems.**

The following are not currently required by CT Public Health Code but are encouraged/recommended to protect the proposed structures, onsite septic system, water treatment discharge system and/or water supply/groundwater.

1. All proposed well arcs should be kept on the property they serve (to allow neighbors full use of their properties) and all well casings should be located at least 10' from driving surfaces and/or structures to prevent future damage and allow for future maintenance of the wells.
2. The designer should take into consideration the location of potential future water treatment discharge systems, rain gardens and footing/gutter drain discharge locations.

***Please note that soils testing indicated on this plan are representative of actual soils conditions and additional deep test pits, groundwater monitoring, and percolation tests may be required by the Chatham Health District if the building or system location is altered, there is a question on the soils testing and/or the suitable septic area is limited. Applicant should be aware that a letter of suitability IS NOT sufficient for individual lot approval. Each lot must be reviewed by the Chatham Health District at the time of building permit application to obtain lot approval and issue a septic/well permit.**

Please call me at 860-873-5101 or e-mail Rachel.colonni@chathamhealth.org with any questions regarding this matter.

Cc: **Owner: David Gardner**
Town of East Haddam Planning, Zoning, and Wetlands Commission and Staff

Rev. 9/23/20