



TOWN OF GROTON
Water Department
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MEMORANDUM

To: Bruce Easom, Chair-Zoning Board of Appeals
From: Thomas D. Orcutt, Water Superintendent
Subject: Heritage Landing – 40B Residential Development
Date: June 9, 2023

Bruce,

I have reviewed the plans for the proposed 40B Residential Development at Heritage Landing on Cow Pond Brook Road and offer the following comments for the Zoning Boards consideration:

The applicant will be required to comply with the Water Department's Rules and Regulations, latest revision. All materials used on the project must comply with the Water Departments' standards with no deviations and the Rules and Regulations and Installation Specifications always followed. The applicant shall provide adequate gate valve control at each intersection (currently the plans show no water gate valves – 3 required). All fire hydrant locations shall be approved by the Fire Chief and adequate spacing shall be maintained. A fourth fire hydrant is required at the entrance to the Project on Cow Pond Brook Road. The Water Department will provide "full time" inspection of the water system installation to be paid for by the applicant.

The applicant will be required to develop the off-site water main design plan on Cow Pond Brook Road for approval of the Groton Water Department. This has not been provided by the applicant and needs to be developed for prior approval as part of this project.

A Hydraulic Analysis will be required of the Applicant for this project that shall be conducted by the Town's engineering consultant, Environmental Partners. The applicant will be required to pay for this analysis prior to approval of the project.

All System Development Fees associated with the project shall be paid in full when the building permit is requested. The amount due shall be determined by the most recent Water Rates and Fee Schedule approved by the Board of Water Commissioners at a duly posted Public Hearing. There shall be no waiver of the System Development Fees. Each dwelling unit shall be serviced by a separate water service line and shall have two water meters, one for domestic use (essential water use) and another for irrigation use (non-essential outside water use).

Takashi Tada, Town Planner
Amanda Urmann, Administrative Assistant