



## TOWN OF BROOKFIELD

BROOKFIELD, CT 06804

January 24, 2018

John Siclari  
Director, Brookfield Water Pollution Control Authority  
Brookfield Town Hall  
100 Pocono Road  
Brookfield, CT 06804

Re: Sanitary sewers for Brookfield's Candlewood Shores Lake communities

John:

The Brookfield Health Department recommends the Brookfield Water Pollution Control Authority (WPCA) take the necessary steps to provide sanitary sewers to the Candlewood Shores peninsula including the Candlewood Shores Tax District (CSTD), Arrowhead Point, Hickory Hills and Candlewood Orchards. The area has been highlighted in red as an "area of concern," on the WPCA's sewer map for several years now and with good reason. The small average lot size, the age of most of the homes, the fact that the vast majority of the homes were built for seasonal use and are now occupied year-round, and the environmental sensitivity associated with managing the relatively large volume of sewage on the relatively densely populated peninsula surrounded by Candlewood Lake must all be considered moving forward.

Average lot size on the peninsula is less than three-tenths of an acre. Due to the relatively restrictive sized lots, repairing septic systems often requires exceptions to technical standards of the Connecticut Public Health Code. In some of these repair instances, the final permits issued are required to state that the systems are undersized for the total number of bedrooms in the homes. Housing stock in the Shores is generally between 40 and 70 years old and homes still served by their original septic systems are likely near the end of their useful life, while many of the rest are on their second system. Most of the original septic systems were designed for seasonal use only and today most of the homes are occupied throughout the year. This means that many of the original systems are undersized relative to use expectancy. State and local health officials have recognized a significant rise in blue-green algal blooms in recent years. These blooms have the potential for causing harm to humans and wildlife. Nutrients such as phosphorus and nitrogen both sourced from septic system drain fields, along with landscape fertilizers, feed these blooms. Home values are tied to the recreational value of the lake which is impacted by water quality. Though sewage management is only one of several concerns regarding lake water quality, it is not the least important, especially when considering several of the factors cited above.



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The Health Department does not make this recommendation lightly. Four other neighboring municipalities, including the City of Danbury, all with homes bordering Candlewood Lake and therefore within the lake watershed, must also consider long term sewage management moving forward. The company that owns the lake, First Light, is determined to eliminate all septic systems that are on their property as some are, and this presents another concern for the Towns. At a recent seminar sponsored by First Light, an engineer for the company highlighted five Connecticut lakes that have been ordered by the State to sewer their lake communities. Now is the time for Brookfield to take up sanitary sewer expansion on behalf of our largest lake communities, those within the Candlewood Shores area, and on behalf of the lake itself.

Do not hesitate to call us at the number below with any questions or concerns moving forward.

Sincerely,

Paul Avery, R.S.  
Town Sanitarian

Dr. Raymond Sullivan  
Director of Health

cc: Steve Dunn, Brookfield First Selectman  
Alice Dew, Brookfield Land Use Director