



# Brookfield, CT Sanitary Sewer Extension Study



Candlewood Peninsula and Candlewood Lake Road Area  
Sewer Interest Survey – Summary of Results



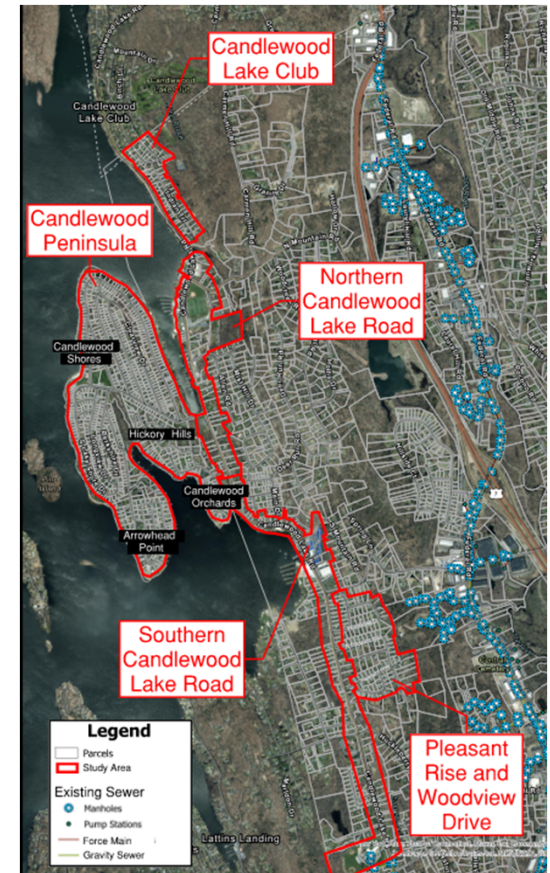
June 26, 2024 BWPCA Meeting



# Sewer Interest Survey

## Candlewood Peninsula and Candlewood Lake Road Areas

- Survey questionnaire mailed to 1165 property owners
  - Option to complete online jotform or return paper form
  - Paper forms manually entered into online form by CDM Smith staff
  - 21 undeliverable/returned
- Responses received from 453 property owners (39%)
  - 475 total received; 22 were duplicates; CDM Smith manually collated responses from duplicate addresses
- Key survey questions:
  - When was your current septic system installed?
  - Are you interested in sanitary sewer service to your property?
    - Including cost qualifiers and reasons in favor or against





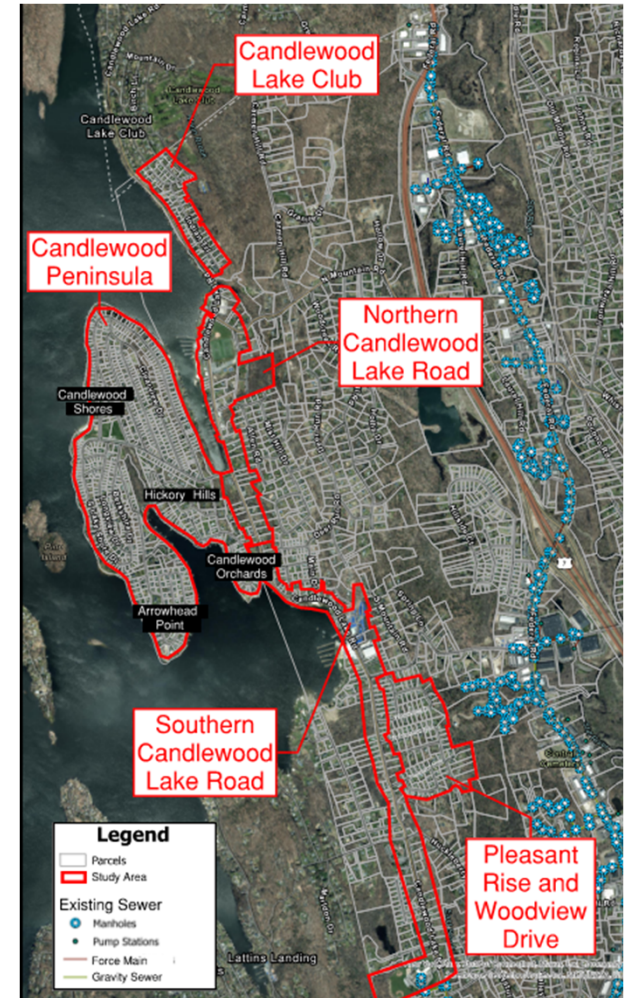
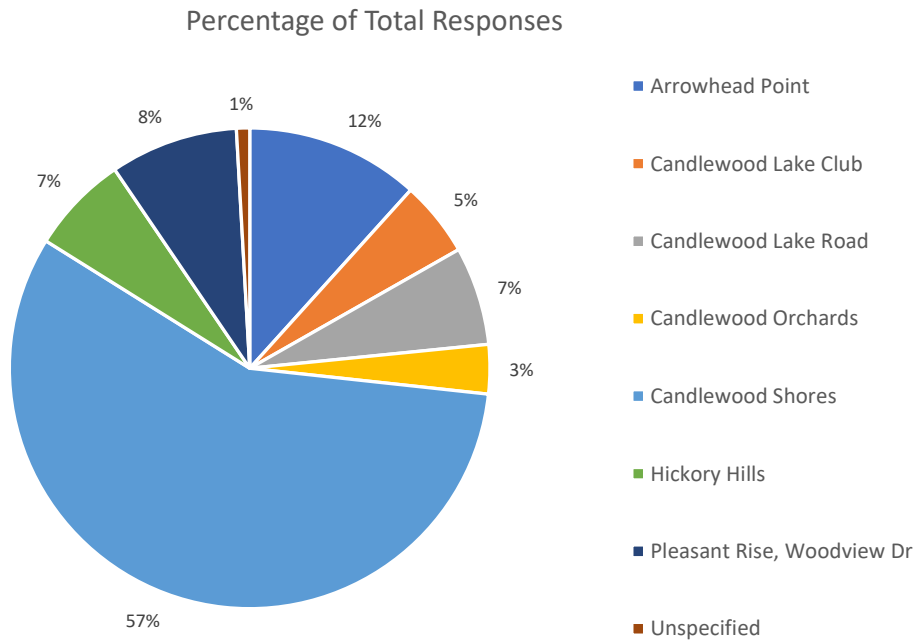
# Sewer Interest Survey Candlewood Peninsula and Candlewood Lake Road Areas

- Candlewood Peninsula neighborhoods were approximated based on the locations of homeowner associations
- The Hickory Hills area included properties north of Kellogg Street, including Cipolla Lane
- The Candlewood Orchards area included properties south of Kellogg Street



# Overall Survey Statistics

- Candlewood Shores represents about 57% of total respondents (259/453 responses)

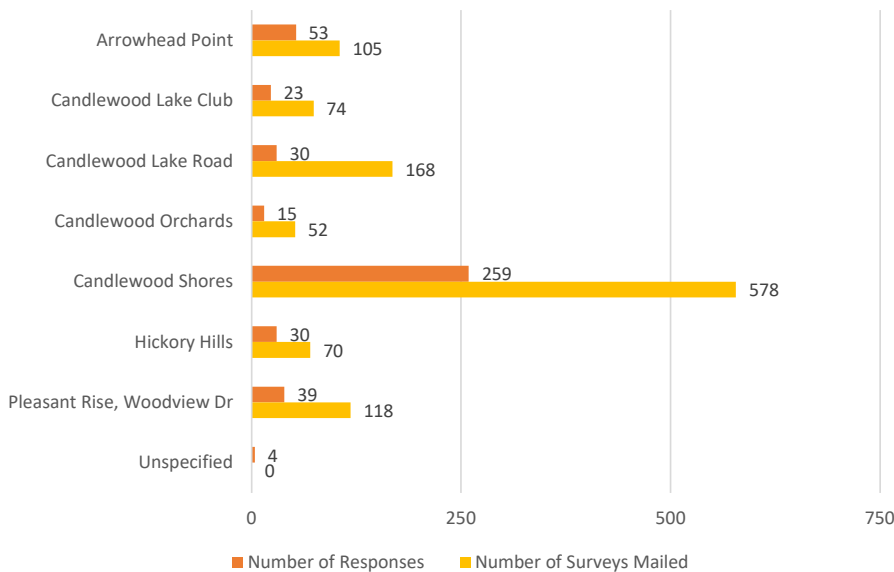




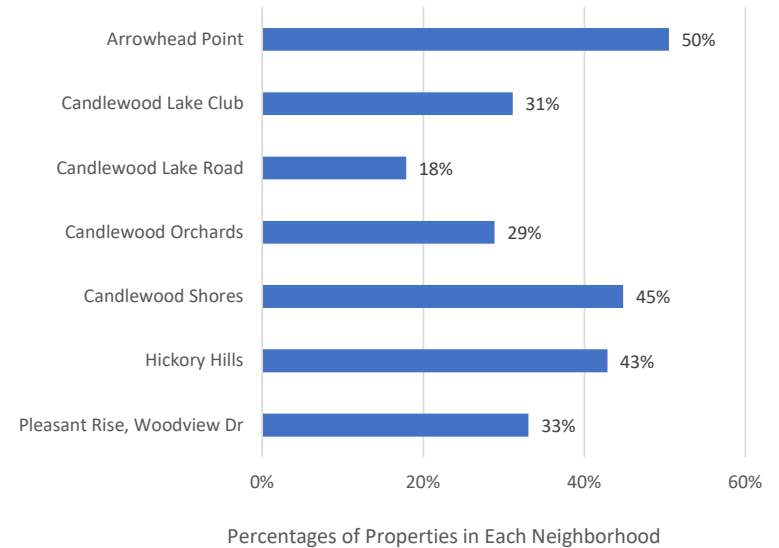
# Overall Survey Statistics

- The top three response rates were from Candlewood Peninsula neighborhoods
- Candlewood Lake Road had the lowest response rate

Surveys Sent and Received in Each Neighborhood

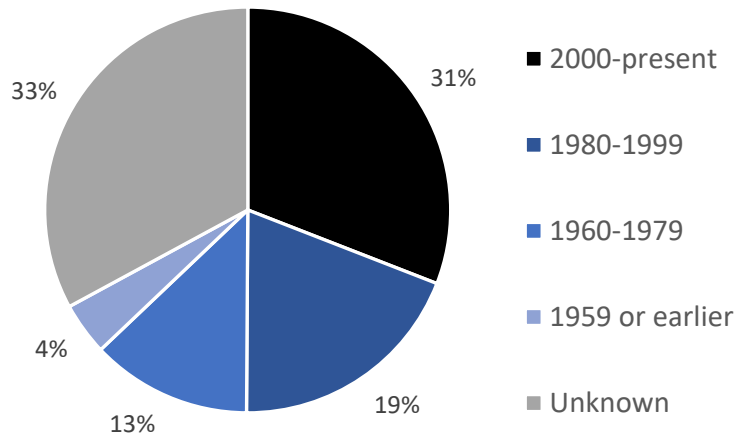


Response Rate in Each Neighborhood



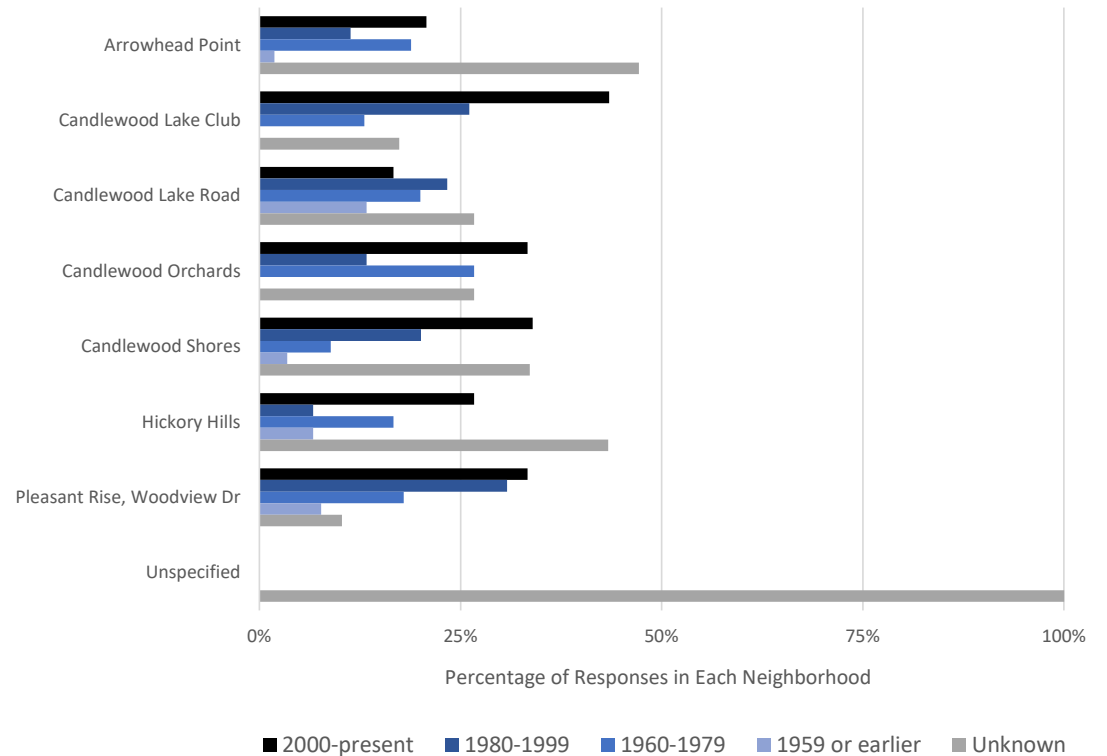
# Age of Septic Systems (Year Constructed or Fully Replaced)

Year Septic System was Constructed or Fully Replaced by Percentage of Total Responses



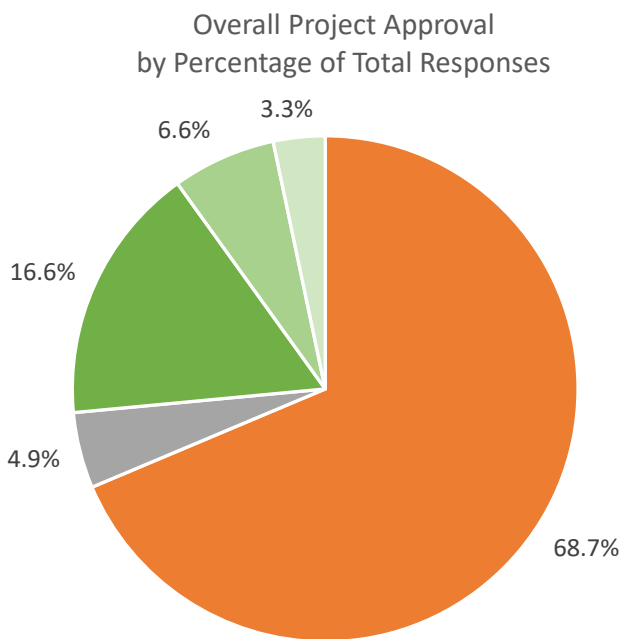
- 33% unknown
- 31% believed to be  $\leq 24$  years old
- 36% believed to be  $\geq 25$  years old

Year Septic System was Constructed or Fully Replaced



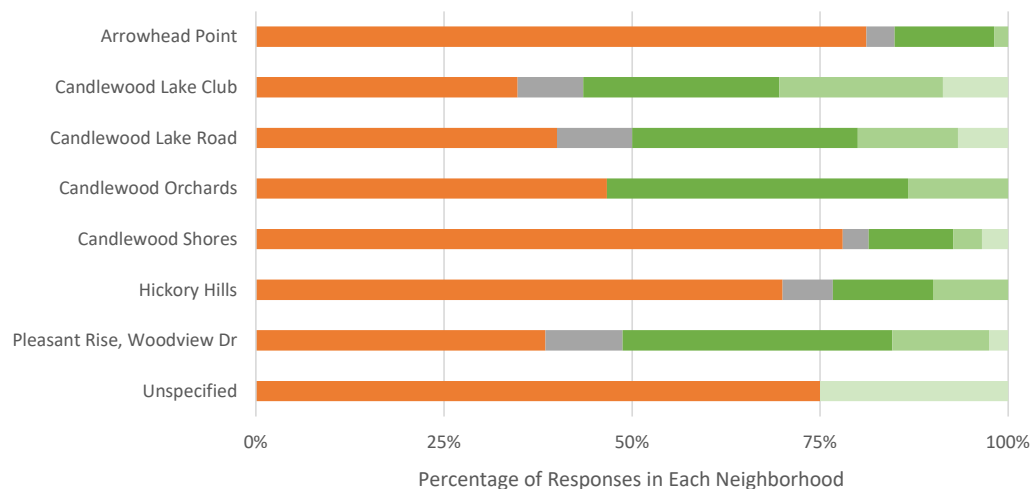


# Sewer Extension Project Support or Opposition



- 69% opposed
- 5% unsure
- 26% in favor, dependent on cost

Project Approval in Each Neighborhood

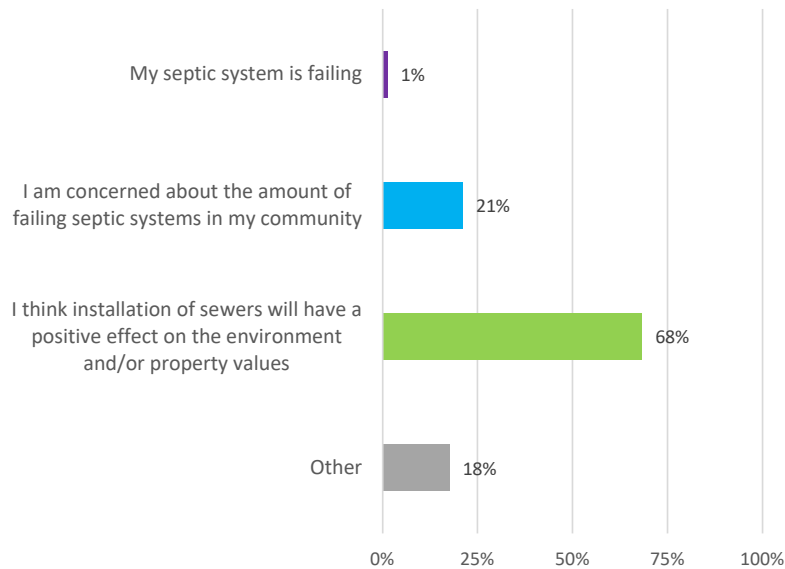


- Highest Opposition Rates – Arrowhead (81%), Candlewood Shores (78%), Unspecified (75%), Hickory Hills (70%)
- Highest In Favor Rates – Candlewood Lake Club (57%), Candlewood Orchards (53%), Pleasant Rise/Woodview (51%), Candlewood Lake Rd (50%)
- “In Favor” dependent on cost!

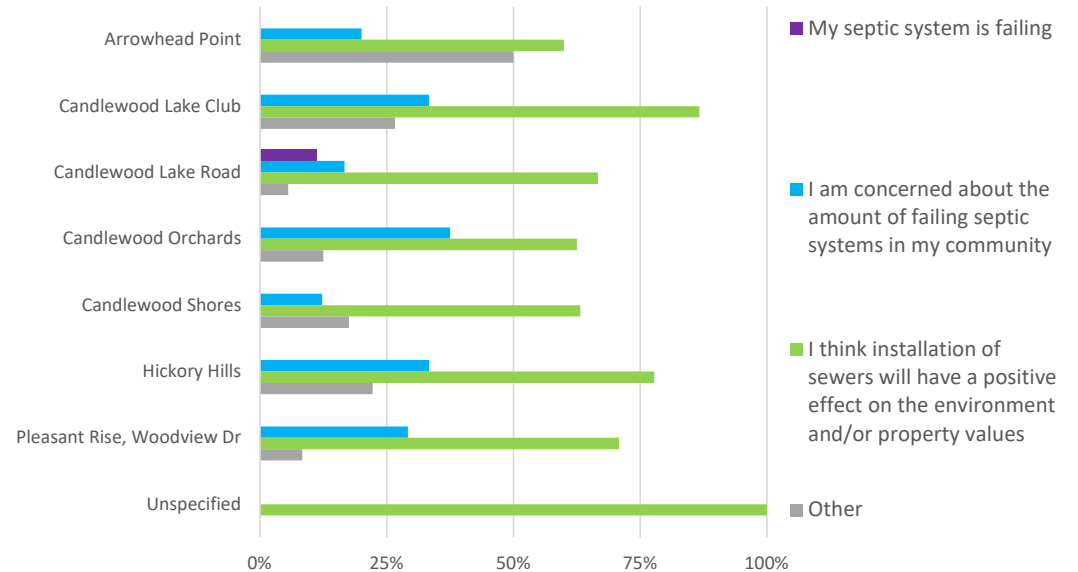
# Reasons In Favor of Sewer Extension Project

- This question allowed multiple answers
- Percentages were calculated based on both “In Favor” and “Not Sure” responses, as respondents from both categories indicated these responses
- Majority of favor is based on concern for property values and the environment

Percentage of Total Responses in Favor or Not Sure



Percentage of Responses in Favor or Not Sure in Each Neighborhood







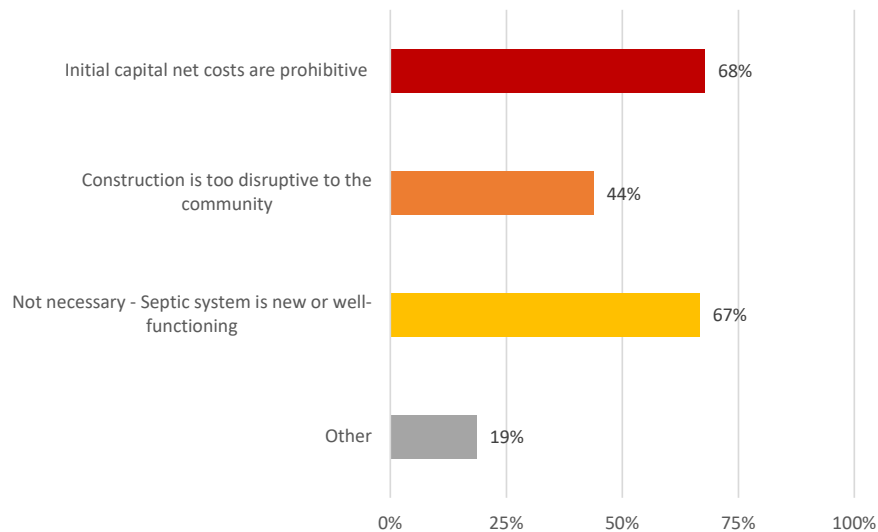
## Reasons In Favor of Sewer Extension Project

- Residents were given the option to add handwritten comments under the “other” category
- Typical reasons in favor of a sewer extension noted under the “other” option were:
  - Issues with their septic tanks
  - Not having to pay for getting septic systems pumped or septic maintenance
  - Alternative to failing septic systems
  - Health of Candlewood Lake and drinking water
  - Allows for extensions on homes

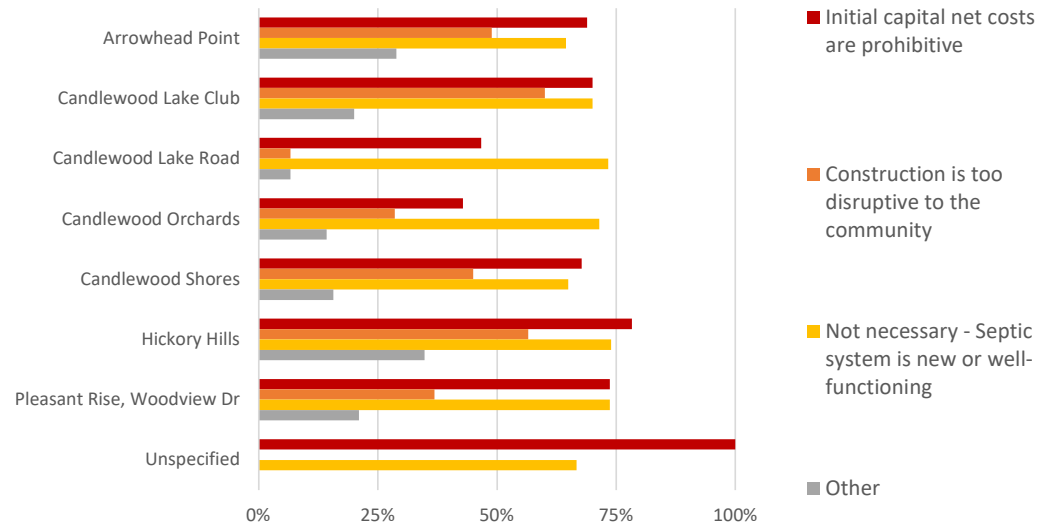
# Reasons Opposed to Sewer Extension Project

- This question allowed multiple answers
- Percentages were calculated based on both “Not in Favor” and “Not Sure” responses, as respondents from both categories indicated these responses
- Majority of opposition is based on both cost and belief that the project is not necessary

Percentage of Total Responses Not in Favor or Not Sure



Percentage of Responses Not in Favor or Not Sure in Each Neighborhood







## Reasons Opposed to Sewer Extension Project

- Residents were given the option to add handwritten comments under the “other” category
- Typical reasons opposed to a sewer extension noted under the “other” option were:
  - High cost of project
  - Lack of need, functioning septic systems
  - Unfair to homeowners – little benefit to homeowner compared to financial burden
  - Belief that sufficient information was not given to prove that there are issues with Candlewood Lake water quality and that data given was inaccurate
  - Lack of trust in data presented to homeowners or lack of transparency
  - Cost to the community to repair roads
  - Would prefer that inspection and repair of septic systems be emphasized instead
  - Potential for individual pumps on properties
  - Concern over where the sewage will be sent
  - Comparison to other towns on Candlewood Lake without sewer systems
  - Belief that sewer system would handle liquids and not solids
  - Invite overdevelopment by Candlewood Lake and affect zoning
  - Annual sewer costs



# Questions / Discussion

