

TOWN OF CANAAN
FALLS VILLAGE TOWN HALL
108 Main Street, Falls Village, CT. 06031
35 RAILROAD STREET SALE COMMITTEE
Meeting Wednesday, May 31, 2023, 12:00 PM

In attendance Dave Barger, Ruth Skovron, Fred Laser, Greg Marlowe, Vincent Inconiglios, Henry Todd

Call to order 12:07 pm

Motion by Barger, second by Skovron to approve minutes from May 24 meeting. Unanimous

Discussion by Marlowe indicating he was waiting to hear back from Matt Kiefer regarding a memo to describe what he did with the overlay of the actual property line of 35 RR St over the septic repair map by Hrica.

Motion by Laser, second by Barger at 12:09 pm to enter executive session. Unanimous

Motion by Laser, second by Todd to leave executive session at 12:57. Unanimous

Motion by Todd, second by Laser to send RFP to BOS for their decision whether or not to send out to the public as presented by the committee. Unanimous

Motion by Todd, second by Laser to adjourn 12:59 pm. Unanimous

Respectfully submitted by Chair, Greg Marlowe

Exhibit A



Allied Engineering Assoc., Inc.

95 Main Street 3rd Floor - East

P.O. Box 726

North Canaan, CT 06018

860-824-1400

860-824-1401 fax

allied-engineeringtu.snet.net

Our Job # -1012

35 Railroad St. Sale Committee
108 Main St.
Falls Village, CT 06031

RE: 35 Railroad St.

Dear committee members,

We have completed an analysis of the possibility for installing a septic system at the old Firehouse property. We did research of old maps that show there was a large building on the property where the paved parking area is now. We performed soil testing in this area and were able to confirm that there was building residue in the soil there. We did additional test pits in the slope behind the parking lot and found good soils that would support a septic system. Based on what we found, the site would support 4 bedrooms and a commercial use on the first floor.

Sincerely yours,


George Johannesen

5/22/23

Subject: Old Farehouse

Exhibit A

From: George Johannesen <aea.george@gmm1.com>

To: Fred Laser <Zonelaser@aol.com>

Date Yesterday at 1:06 PM

Hi Fred,

We did a subsurface investigation of the existing septic system at the old firehouse. We uncovered the existing septic tank and the leaching field. We found a small, old tank (750 gal.?) and 17 lf of leaching trench. This system would not pass current standards for any practical use. I would recommend negotiating a land swap of 30' with the Inn and in return they would be granted a 24' wide easement through the Arehouse property. There is a 10' setback from the building and from the property line. To fit a new tank in there, you would need the thirty feet. I have also put a preliminary parking plan together with a possible septic system area. The next step would be to do some soil testing to determine the soils and what capacity we could fit in there for a septic system, We would also need to determine if there is an old building buried under there, that has been mentioned. let me know if you have any questions or comments. Thanks

GeorgeJ 
Allied Engineering Assoc. Inc.
95 Main St. 3rd Ar E
P.O.Box726
amaan, CT06018
860-824-1400
aea.george@gmail.com

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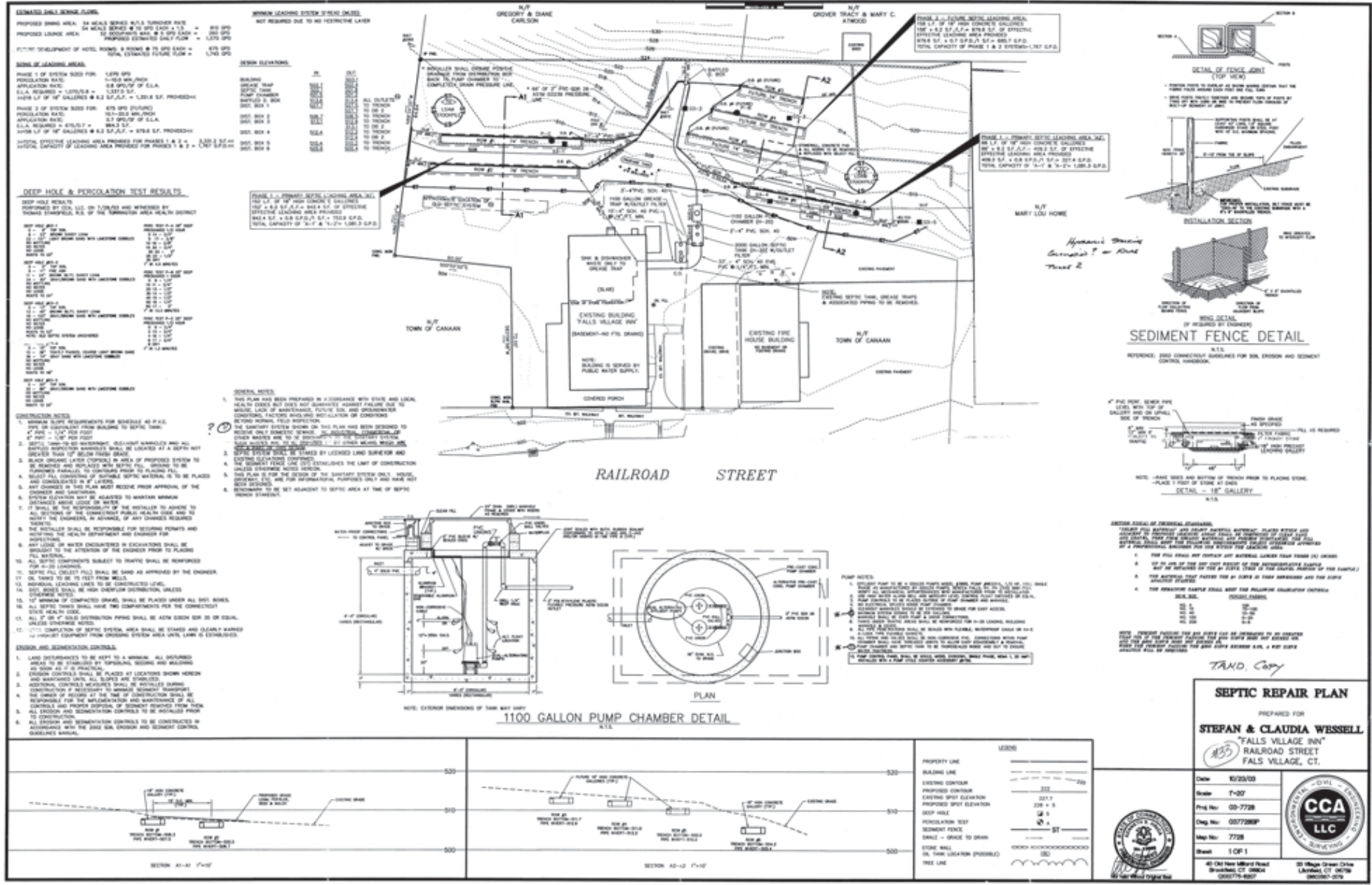
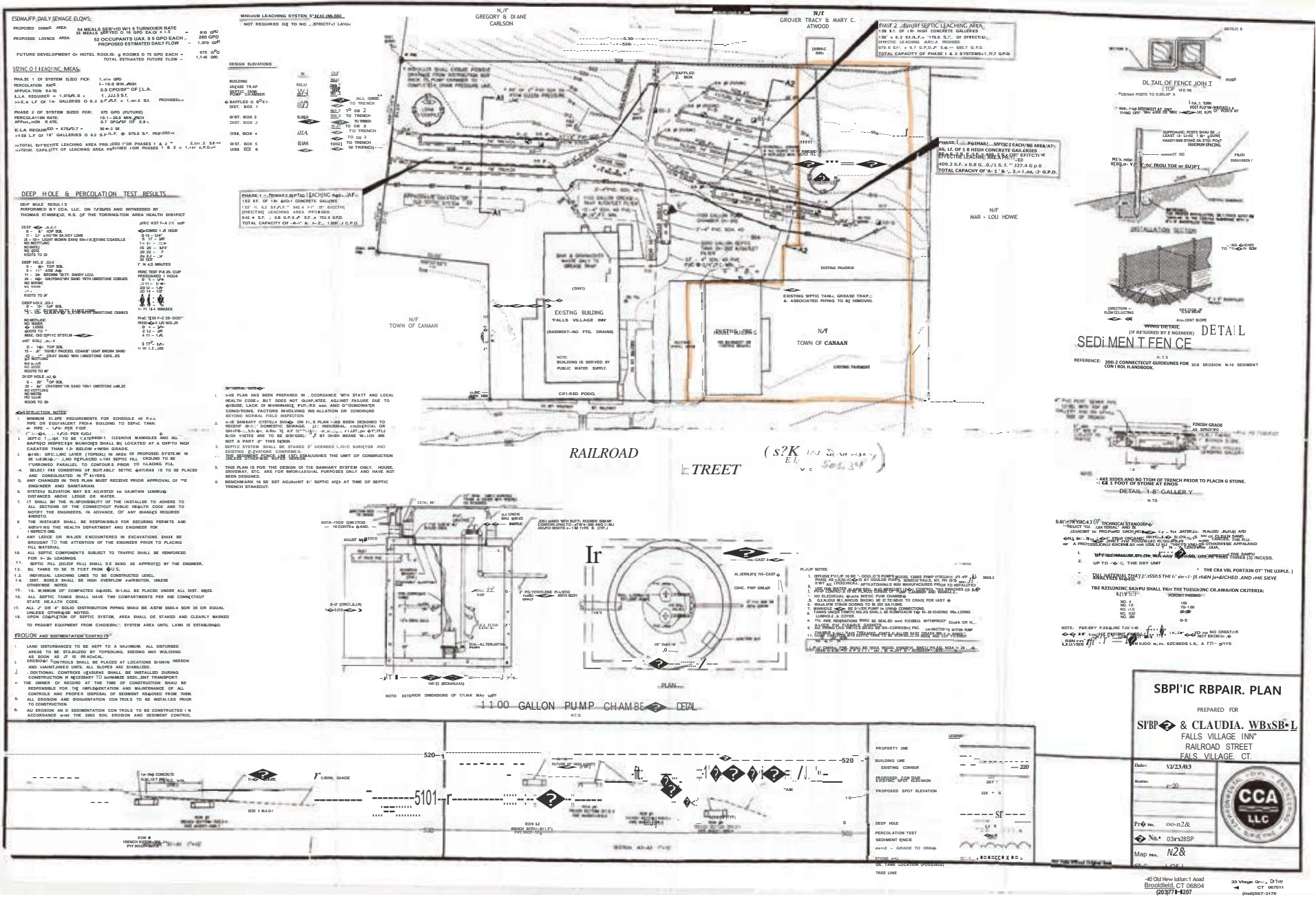


Exhibit B – CCA Survey with Matt Kiefer overlay from A2 survey in orange



EDM/JEP DAILY SEWAGE FLOWS:
 PROPOSED DINING AREA 54 MEALS SERVED @ 1.5 TURNOVER RATE = 810 GPD
 PROPOSED LOUNGE AREA 62 OCCUPANTS MAX @ 0.5 GPD EACH = 310 GPD
 FUTURE DEVELOPMENT OF HOTEL ROOMS & ROOMS D TO GPO EACH = 675 GPD
 TOTAL ESTIMATED FUTURE FLOW = 1,795 GPD

DESIGN ELEVATIONS
 PHASE 1 OF SYSTEM SIZED FOR 1,400 GPD
 PERCOLATION RATE 1-1.80 MIN./INCH
 APPROXIMATE RATE 0.6 C.F.P./SQ. FT. OF L.L.A.
 L.L.A. REQUIRED = 1,400 / 0.6 = 2,333 S.F.
 2-2.2 S.F. OF 18\"/>

DEEP HOLE & PERCOLATION TEST RESULTS
 DEEP HOLE RESULTS PERFORMED BY CCA, LLC ON 1/23/03 AND WITNESSED BY THOMAS STANFIELD, R.S. OF THE TORINGTON AREA HEALTH DISTRICT

DEEP HOLE #1
 1-1' TO 1'11\"/>

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH STATE AND LOCAL HEALTH CODES BUT DOES NOT GUARANTEE AGAINST FAILURE DUE TO UNUSUAL FACTORS INVOLVING MIS-EVALUATION OF CONDITIONS BEYOND NORMAL FIELD INSPECTION.
- THE SEPTIC SYSTEM SHALL BE SIZED ON THE BASIS OF THE PLAN HAS BEEN DESIGNED TO RECEIVE 1,400 GPD DOMESTIC SEWAGE AT 1.80 MIN./INCH PERCOLATION RATE. IF BY OTHER MEANS WHICH ARE NOT A PART OF THIS DESIGN.
- SEPTIC SYSTEM SHALL BE SIZED IF UNLICENSED LAND SURVEYOR AND EXISTING ELEVATIONS CONSIDERED.
- THIS PLAN IS FOR THE DESIGN OF THE SEPTIC SYSTEM ONLY. HOUSE DRAINAGE, ETC. ARE FOR INFORMATIONAL PURPOSES ONLY AND HAVE NOT BEEN DESIGNED.
- SEPTIC TANKS OR SET ADJACENT TO SEPTIC AREA AT TIME OF SEPTIC TRENCH STARTUP.

- MINIMUM 12 INCH REQUIREMENTS FOR SCHEDULE 40 PIPE OR EQUIVALENT FROM BUILDING TO SEPTIC TANK.
- SEPTIC TANK TO BE LATER THAN 1\"/>

- EROSION AND SEDIMENTATION CONTROL
- LAND DISTURBANCES TO BE KEPT TO A MINIMUM. ALL OUTWASH AREAS TO BE STABILIZED BY TOPSOILING, SEEDING AND MULCHING AS SOON AS IT IS PRACTICAL.
 - EROSION CONTROL STRUCTURES SHALL BE PLACED AT LOCATIONS SUITABLE AND MAINTAINED UNTIL ALL SLOPES ARE STABILIZED.
 - ADDITIONAL CONTROL STRUCTURES SHALL BE INSTALLED DURING CONSTRUCTION IF NECESSARY TO MINIMIZE SEDIMENT TRANSPORT.
 - THE OWNER OF RECORD AT THE TIME OF CONSTRUCTION SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF ALL CONTROL AND PROPER DISPOSAL OF SEDIMENT REMOVED FROM THEM. ALL EROSION AND SEDIMENTATION CONTROL TO BE INSTALLED PRIOR TO CONSTRUCTION.
 - AU EROSION AND SEDIMENTATION CONTROL TO BE MAINTAINED IN ACCORDANCE WITH THE 2003 SO2 EROSION AND SEDIMENT CONTROL REGULATIONS.

SBP/IC RPAIR PLAN
 PREPARED FOR
 SBP & CLAUDIA WBS&L
 FALLS VILLAGE INN
 RAILROAD STREET
 FALLS VILLAGE, CT



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 Brookfield, CT 06804
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