



BRISTOL-BURLINGTON HEALTH DISTRICT  
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To: Burlington Planning and Zoning Commission

From: Phyllis Amodio, RS, Chief Sanitarian

Date: January 3, 2011

Subject: **Well Radius policy for proposed subdivisions lots:**

When reviewing lots for septic systems and onsite wells the Bristol Burlington Health District will be requiring the proposed well location have all or substantially most of the protective radius within the property bounds. This review and approval of all new private well locations is to assure reasonable protection of private wells . The only way a property owner can be assured that no unwanted activity occurs adjacent to their well is to have all or substantially most of the protective radius within the property bounds. Over the past years we have been recommending this to design engineers of subdivisions. Most engineers will attempt to position the well radius within the property bounds, but if it means losing a proposed lot to maintain these distances, the condition is not met. We have shared the 1998 State Health Department document supporting our decision, but it does not seem to get the engineer to make the changes. Most recently in July of 2010 we received another guidance document from the State Health Department recommending that for all wells (with a withdraw rate less than 10 gallons per minute GPM ) in new subdivisions every effort should be made to keep the entire 75 well radius (sanitary distance) on the residential lot served by the well. With out a local regulation or ordinance we can not force this issue. Both of the state guidance letters are attached to this document.

**As part of the working policies and procedures of the Bristol Burlington Health District will continue to require the proposed well location have all or substantially most of the protective radius within the property bounds when reviewing subdivisions plans and all new well permits for plan reviews.** The Burlington Planning and Zoning Commission may want to consider adoption of a regulation concerning this issue.



# STATE OF CONNECTICUT

## DEPARTMENT OF PUBLIC HEALTH

### MEMORANDUM

**TO:** Directors of Health, Chief Sanitarians, Licensed Engineers, Installers, and Well Drillers  
**FROM:** Frank A. Schaub, Supervising Sanitary Engineer *FAS*  
**DATE:** May 7, 1998  
**SUBJECT:** Required Separation Distance From Private Wells To Sewage Disposal Systems And Other Sources Of Pollution.

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Section 19-13-B51d(a) sets forth the requirements for all private wells with withdrawal rates less 10 gallons per minute. We are all familiar with the required separation distance of 75 feet to sewage disposal systems or other sources of pollution. Location of private wells as far as reasonably possible from potential sources of pollution is a primary goal of this section.

Over the past several years, our section staff have been involved with complaints from concerned property owners who's wells are located close to a property line with much of their protective well radius on the adjacent lot. Activities on the adjacent property such as gardening, storage of manure, construction of garages or other typical residential lot activities have brought forth cries for protection of their valuable private water supply. Unfortunately, they have no direct control of their portion of the protective well radius beyond the property line.

Similarly, we are faced with both new development and repair of sewage disposal systems adversely effected oy the location of a well close to a property line with a protective well radius that consumes valuable space on the adjoining lot necessary for septic system installation. Annually, our section engineers routinely review hundreds of septic systems repairs proposed less than 75 feet from existing private wells, many of which were located unnecessarily close to a property line.

Section 19-13-B51d(a) requires "each such well shall be located at a relatively high point on the premises consistent with the general layout and surroundings; be protected against surface wash; be as far removed from any known or probable source of pollution as the general layout of the premises and the surroundings will permit;..." After reviewing intent of requirements in this section with staff engineers in our Water Supply Section, we are requesting your cooperation with respect to review and approval of all new private well locations in assuring reasonable protection of private wells can be provided where feasible. The only way a property owner can be assured that no unwanted activity occurs adjacent to their well is to have all or substantially most of their protective well radius within their property bounds. There may be circumstances where standard well drilling equipment cannot get to sites which would afford this protection and common sense must prevail in approving alternate sites. There may also be circumstances where several wells on adjacent lots are all clustered in the same general location thereby creating a larger singular protective well radius. We are aware of some towns and health districts who, by regulation, ordinances or policy, routinely require all or most of the well protective radius to be located within the property bounds of the lot served. We encourage the rest of you to consider the importance of providing long term protection for private wells with the minimal adverse impact to adjacent property owners. This clarification is consistence with the Water Supply Section's approval of all new public wells which require a water company to either own or have legal easement to assure long term protection from "any known or probably source of pollution adjacent" to their wells site.

If you have any questions concerning this matter, please contact our office.

c: Len McCain, Local Health Administration  
c:/sewage/memo/memo22



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# STATE OF CONNECTICUT

## DEPARTMENT OF PUBLIC HEALTH ENVIRONMENTAL HEALTH SECTION

### EHS Circular Letter #2010-24a

TO: Directors of Health and Chief Sanitarians

FROM: Private Well Program, Environmental Health Section

DATE: July 14, 2010

RE: Revised: Minimum Sanitary Separating Distances for <10gpm Private Wells

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On a regular basis this office receives numerous inquiries regarding proper sanitary distances for new domestic wells with a withdraw rate less than 10 gallons per minute (GPM). Please refer to the attached summarized minimum sanitary distances chart for distances outlined in the CT Public Health Code, sec. 19-13-B51d. Increasing distances are required for wells with withdrawal rates of greater than 10 GPM. All sources of pollution or potential sources of pollution must be a minimum of 75 feet from new wells.

In many instances sanitary distances are not specified in the Public Health Code. For these occurrences this office has detailed recommended sanitary distances. These distances are GUIDANCE only. No recommendations have been listed for higher yielding private wells, only those with withdrawal rates of less than 10 GPM.

For geothermal well sanitary separating distances please refer to Circular Letter #2008-58.

If you have any questions please contact Ray Jarema or Cliff McClellan of the Private Well Program at 860-509-7296.

cc: Suzanne Blancaflor, M.S., M.P.H., Chief, Environmental Health Section, DPH  
Ellen Blaschinski, R.S., M.B.A., Chief, Regulatory Services Branch, DPH



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**Public Health Code (sec. 19-13-B51d)**  
**Minimum Sanitary Distances for New Potable Wells**

| <b>Well Withdrawal</b>  | <b>&lt;10gpm</b> | <b>10-50gpm</b> | <b>&gt;50gpm</b> |
|---|------------------|-----------------|------------------|
| Septic tank, grease interceptor tank, sewage pump chamber, municipal sewage pump station, subsurface sewage disposal leach fields | 75               | 150             | 200              |
| Raw sewage pumps/vaults located outside the building or below basement slab   | 75               | 150             | 200              |
| Annual high water of surface water body   | 25               | 50              | 50               |
| Surface water drain   | 25               | 50              | 50               |
| Building foundation drain   | 25               | 50              | 50               |
| Approved Sewer pipe listed in Tech. Stds. Table 2, 2A, 2B and 2D.   | 25               | 75              | 100              |

Distances in feet

**Recommended**  
**Minimum Sanitary Separating Distances**

| <b>Private Wells &lt;10gpm Withdrawal Rate</b>   | <b>Feet</b> |
|--|-------------|
| Buried Oil/Gas Tank (inc. lines/valves)  | 75          |
| Above Ground Oil/Gas Tank (w/100% containment & sleeved piping)  | 50          |
| Buried Propane Tank (less than 2000 gals./greater than 2000 gals.)<br>(See circular letters #1997-28 and #2005-33) | 25/50       |
| Wetlands w/standing water  | 25          |
| Wetlands w/o standing water  | 10          |
| Composting Piles w/o manure  | 25          |
| Composting Piles w/ manure   | 75          |
| Non-Farm Animal Pens, Stables, etc.  | 75          |
| Geothermal Wells (vertical/horizontal closed loop borehole)  | 25          |
| Geothermal Wells (vertical/horizontal closed loop piping)  | 10          |
| Public Swimming Pool – from edge of pool   | 25          |
| Residential Swimming Pool  |             |
| - without drains   | 10          |
| - with drains  | 25          |
| Property line  | 10*         |
| New Subdivisions   | 75          |
| Storm Water Basin  | 25          |
| Storm Water Detention Pond (high water mark)   | 25          |
| On-site Construction “bury” holes  | 75          |
| “Rain Gardens” edge (w/ designed 6 hour retention time) ie.-1”/hr.   | 25          |
| Building   | 10          |

\* As a general consideration for all wells, every effort should be made to keep the entire 75 feet sanitary distance on the residential lot served by the well.