

South Central Connecticut Regional Water Authority
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<http://www.rwater.com>

June 29, 2026

Mithila Chakraborty, Ph.D.
Connecticut Department of Housing
505 Hudson Street
Hartford, CT 06106

Dear Dr. Chakraborty:

Re: Hopp Brook Estates; 94 single family homes

The Regional Water Authority (RWA) has reviewed the above referenced application. Approximately 68 percent of the 135 acre property is within the watershed of Hopp Brook, which is a reserve public water supply source for the RWA. The applicant is proposing the development of 94 single family residences within the Hopp Brook Village District. The site is currently forested. RWA property borders the development to the east. The residents will be served by public water and on-site septic systems. 64 of the 94 septic systems are located on the public water supply watershed portion of the property. Storm water will be directed to two retention basins, one of which is located on the public water supply watershed portion of the property. There is a proposed open space set-aside of 40 acres. Wetlands are located on the southern portion of the property.

The RWA's concerns regarding this application are related to the lack of information in the site plan regarding septic systems. The majority of septic system effluent will be directed to the public water supply watershed portion of the property. The site plan does not show septic tanks, a connection to the leaching fields, or a reserve leaching field. There is no information regarding percolation testing or test pits. The proposed septic systems do not appear to be individual systems and may be considered a community septic system under the jurisdiction of the CT Department of Public Health or the CT Department of Energy and Environmental Protection, depending on design flows. Concentrating the septic system effluent into small areas close to the RWA property line could pose a threat to groundwater quality, specifically bacteria and nitrogen pollution. The application also contains conflicting information relating to connecting the residences to a municipal sanitary sewer system.

There was no information provided regarding the design, inspection and maintenance of the storm water management system. Storm water treatment systems require regular maintenance to be effective. An inspection and maintenance plan should be developed and included in the site plan. The party responsible for inspecting and maintaining the system should be identified. We recommend storm water systems be inspected at least twice per year, and that an annual report documenting inspections and maintenance be submitted to the town. The RWA would like to receive a copy of such reports.

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Thank you for the opportunity to comment on this application, if you have any questions, please contact me at 203-401-2786, or emoore@rwater.com.

Sincerely,

REGIONAL WATER AUTHORITY



Evan Moore
Environmental Analyst II