



Thursday, July 24th, 2025

Proposal: Required Septic Maintenance

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Summary

After receiving the Quarter 1 Septic report from our engineers, J Edwards and Associates, the Septic committee, consulting with the engineers, have reviewed the report and while this scope of work may evolve slightly, the items below represent the current consensus on necessary repairs and inspections:

- **Filed A – North**
 - Concrete distribution boxes DB-3N, DB-5N, and DB-8N are deteriorating and likely need to be replaced.
- **Field C (Northern field behind 50 Secret Hollow Rd)**
 - Monitoring Pipe (MP) 8 is full, suggesting a flow issue. Other MPs are dry, filling, or within acceptable levels.
 - Distribution Box DB-9Q (fed by Tank ST1Q) is a 3-way D-box that needs to be excavated and inspected. If found defective, we would plan to replace it
- **Field D (Southern field behind 52 & 56 Secret Hollow Rd)**
 - MPs 9–15 are within normal ranges, but MPs 16–24 show signs of being dry, filling, or have active breakouts—suggesting another flow problem.
 - DB-16P (fed by Tank ST1P), also a 3-way box, needs replacement
 - DB-6P should be excavated for inspection and potentially replaced or adjusted.
 - DB-4P is significantly deteriorated and needs to be replaced.
- **Field G**
 - Concrete D-boxes DB-6, DB-11, and possibly DB-10 require replacement.
 - MPs 1–9 are either OKAY or FILLED; MPs 10–20 are either OKAY or not locatable
- **Test Holes**
 - For future planning, we are also scheduled to have test holes dug on the side of field to review possible areas for field expansion / replacement
 - While this work is included in the current proposal, it depends on the CT DEP confirming they have the original soil sample tests

Please note, while this is recommended maintenance and not a “health” or “safety” issue, it is being submitted for a vote by the executive board.

Cost

We had the work bid out by **HL Bennett Jr Inc in Southbury**, **Monaco Excavation Company** and **MBS Services**. The proposal is to move forward with **HL Bennet Jr**.

The total cost for the above-mentioned work is **\$16,500**, inclusive of the test holes. If we decide that the test holes are not required, the cost would be **\$13,500**.

Please note that this cost may change because of additional required maintenance post the inspections (i.e., additional distribution boxes may need to be replaced). If required, the decision to move forward with additional repairs will be agreed upon by **Christopher Kovalchick**, **HL Bennett** and **J Edwards** at time of discovery.

This project would be funded by Septic Reserves. As of June month-end, the reserve balance is ~\$270k.

Timing

We are currently looking forward to having this work scheduled during the month of August. Exact dates are TBD.