

Septic Analysis For The Community Center Committee

The existing septic system was installed in 1964. It was constructed for the central school. In 1971 plans were drafted with the intent of enlarging the school and adding additional area to the septic system. This project never came to fruition. In 1991 plans were drafted to modify the building into a senior housing complex. This project was completed in the late 1990's. The current system is 53+ years old and consists of a 6,550 SF stone & pipe leach field and associated tanks and pumps. This system handles all flow from the entire complex (elderly housing, COA & town offices)

Using the soil perc rate (20 min/in) for the public safety complex to determine the gallons per day that a system of that size could handle by today standards would be 3,472 gallons.

Based on current code,

*The Town Office Building could generate up to 805 GPD. If you subtract the hallways, meeting rooms, etc. it would be a lot less.

*The Senior Housing should generate 2,100 GPD.

Over a 3.5 year period, the town offices (including COA) generated an average flow of 111 GPD. Over a 5.5 year period, the Senior Housing generated an average flow of 1,022 GPD. The current water readings show that the GPD of wastewater going to the existing septic system is far less than that of which it could be expected to handle. This may be one reason why after 53 years the system is still functioning. The COA has been holding lunches, dinners, and all sorts of events every week for many years. The Annex and other town office meeting rooms have also been regularly used for other non-town sponsored events.

In my opinion, adding a kitchen area, dining area and a removable partition may only slightly increase the GPD flow generated to the septic system. Currently, the system could potentially handle 3,472 GPD, but only receives an average of 1,133 GPD (33%). Therefore, the town could possibly modify the interior layout of the Annex without having a negative impact on the septic system (unless the new kitchen and associated areas are used continually as a function hall). If the latter is the case, then additional information / limitations would need to be evaluated. The plumbing system in the Annex should be inspected to verify the conditions of the existing piping and ease of accessibility. The plumbing system in the Annex has had frequent problems with plugging up and its causes should be further evaluated.

The current septic system is 53+ years old and could fail at any time. The Town needs to be aware of this and add the replacement of the septic system to its overall master plan.

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