
SECTION 57

Saybrook Aquifer Protection (AP) Zone

57.0 GENERAL

The Saybrook Aquifer Protection (AP) Zone is a class of *district* in addition to and overlapping one or more of the other *districts*. The boundaries of the AP Zone encompass all of the area drained by surface waters that cross the “primary recharge” and “secondary recharge” areas of stratified drift “*aquifers*” that exist or designated as potential and important sources of public water supply, based on data established by the US Geological Survey. The purpose of the AP Zone is to assure that the use of land, *buildings* and other *structures* and site development within the AP Zone are conducted in a manner that protects the public health and the usability of the groundwater supply resource and avoids degradation of the quality of the groundwater.

The Old Saybrook Zoning Map delineates the vicinity of Bokum Road and Middlesex Turnpike, encompasses an existing public water supply well field and is further identified on maps entitled “CRERPA Recharge Area Maps; Connecticut Areawide Waste Treatment Management Planning Board”, Sheet 99 - Essex Quadrangle, Oct. 1979 and Sheet 100 - Old Lyme Quadrangle, Oct. 1979.

57.1 [RESERVED]

57.2 PERMITTED USES

Within the AP Zone, land, *buildings*, and other *structures* may be used for one or more of the *uses* permitted in the underlying *district*, but the following uses are specifically prohibited:

57.2.1 Disposal of solid wastes to the ground in sanitary landfills or dumps.

57.2.2 Septage lagoons and the disposal or spreading of septage on the ground.

57.2.3 Disposal of toxic or hazardous materials to the ground, including surface and groundwater.

57.2.4 On the primary and *secondary recharge areas*, any community sewage disposal system that discharges to the ground.

57.2.5 On the primary and *secondary recharge areas*, any *use* which involves as a *principal activity* the manufacture, *use*, generation, storage, transportation or disposal of toxic or hazardous materials in quantities greater than for normal household *use* or for on-site heating or intermittent stationary power production.

57.3 ADDITIONAL REQUIREMENTS

The following are additional requirements pertaining to the *use* of land, *buildings*, *structures* and site development in the AP Zone:

- 57.3.1 **Salt.** Any road salt storage will be covered with a roof or otherwise covered so that rainwater does not leach the salt. The storage will also be located on an impervious surface from which runoff is collected in an evaporative detention basin or is discharged to a surface watercourse with sufficient year round flow to dilute the runoff.
- 57.3.2 **Change in Occupancy.** In addition to the requirements of these regulations concerning change in *use*, each change in nonresidential occupancy of a premises may be made only after a new Statement of Use has been submitted to the Enforcement Officer and a new Certificate of Zoning Compliance has been issued.
- 57.3.3 **Sewage Disposal.** Sanitary wastewater disposal to on-site septic systems on any *lot* will not average more than three hundred fifty (350) gallons per acre per day nor more than five thousand (5,000) gallons total discharge per day, provided however that any system which exceeds the amounts is permitted in accordance with the following:
- A. At least fifteen (15) days prior to approval or an application for Certificate of Zoning Compliance for a *use* equaling or exceeding the discharges, notice that application and proposed discharge are pending will be sent by Certified Mail by the Enforcement Officer to the owner of each *lot* abutting the lot where the discharge is to occur and to any public utility water supply company having surface or well water supply facilities in the AP Zone; and
 - B. The Connecticut Department of Environmental Protection will approve the system as consistent with maintenance of the quality of groundwater in the AP Zone.
- 57.3.4 **Fuel Storage.** For nonresidential *uses*, underground fuel storage tanks and piping will be designed in conformance with the rules and regulations of the State Fire Marshal, as authorized under C.G.S. §29-62 through §29-66. Provision will be made for containment and cleanup of spills at the point of delivery to and from storage. No storage will be backfilled until inspected by the Building Inspector.
- 57.3.5 **Runoff.** Any nonresidential *use* that is subject to submission and approval of a Site Plan or Special Exception *use* will conform to the following in addition to other requirements of these regulations:
- A. The site plan will identify all drains and drainage facilities and will demonstrate how oil, grease, cleaning materials, and other contaminants will be contained and not discharged to the *aquifer*.



- B. The *total lot coverage* by *buildings, structures, outside storage*, and paving on any *lot* will not exceed thirty percent (30%) of the area of the *lot*. Storm drainage will be discharged to vegetated surfaces unless measures and a maintenance program are provided for, control of contaminant runoff to the *aquifer* from parking and other *paved areas*.

- C. On the primary and *secondary recharge area*, excavation and regrading for site development will be designed either with a finished elevation at least five feet (5') above the water table or with no reduction in elevation if already less than five feet (5').

AP ZONE

TOWN of OLD SAYBROOK