



TOWN OF GRANBY

MEMORANDUM

DATE: July 7, 2025

TO: Granby Water Pollution Control Authority

FROM: Abby Kenyon, Director of Community Development

REGARDING: Consideration of Sewer Allocation for 14 Mill Pond Drive

Background

On June 24, 2025 the Planning and Zoning Commission approved the construction of an approximately 4,950 square foot commercial building. This building will be divided into three units, each with an office area and associated storage. One of the units will be utilized by the property owner who also currently has a business on the adjacent property 18 Mill Pond Drive, and operates a lawn and garden business from it. The other two units will be occupied by similar uses.

The property owner has requested that the building be connected to the sewer system. The owner's engineer estimated there would be 495 gallons per day discharged into the sewer system. The Town Engineer reviewed the request and has determined the allocation request is sufficient for the project and furthermore, there is capacity to accommodate the requested allocation.

Under our agreement with the Town of Simsbury, the Town of Granby currently has an allocation of 353,280 gallons per day; 263,165 gallons per day have been allocated so far. If this allocation is approved, 89,620 gallons per day would remain.

If the WPCA is in agreement, approval of the sewer allocation for 14 Mill Pond Drive is requested.

Proposed Motion

Move to approve a sewer allocation of 495 gallons per day for 14 Mill Pond Drive.



Alford Associates, Inc.

■ WILSON M. ALFORD, JR., P.E. & L.S.

■ CHRISTIAN L. ALFORD, P.E. & L.S.

ENGINEERS ■ SURVEYORS ■ PLANNERS

200 PIGEON HILL ROAD ■ P.O. BOX 484 ■ WINDSOR ■ CT 06095 ■ PHONE (860) 688-7288 ■ FAX (860) 688-3485 ■ skipalford@snet.net

June 4, 2025

Kevin Clark, PEL
Town Engineer
Town of Granby
15 North Granby Road
Granby, CT 06035

Re: 14 Mill Pond Road
Granby, CT

Dear Kevin:

We are proposing a new building at 14 Mill Pond Road. The facility will have 1250 Sq. Ft. of Retail and 3,750 Sq. Ft. of Retail storage. I have attached a copy of the parking analysis showing proposed uses.

Based on the design flow of 0.1 Gallons per Day per Sq. Ft. for Retail Building from Table 4 of the Public health Code, there would be an estimated flow of 495 GPD (4,950 Sq. Ft. at 0.1 GPD per Sq. Ft.)

I am requesting a letter acknowledging that the town sewer system can handle the additional 495 GPD flow.

Thank you.

Skip.

Wilson M Alford, Jr. PE & LS

**Kevin Clark, PEL
Town Engineer
Town of Granby
15 North Granby Road
Granby, CT 06035**

**(860) 844-5318
Cell: (860) 559-1902
townengineer@granby-ct.gov**

Date: June 17, 2025

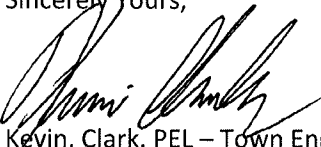
Wilson M. Alford PE, LS
200 Pigeon Hill Road
P.O. Box 484
Windsor, CT 06095

Re: Sanitary Sewer Allocation
14 Mill Pond Road
Granby, CT

Dear Mr. Alford,

We have reviewed the information dated June 4, 2025, regarding the proposed sanitary sewer flows for this project. Based on that information, there is sufficient capacity in the existing sanitary sewer system for the proposed development as shown on the plan entitled, "Proposed Commercial Facility, 14 Mill Pond Drive, Granby Connecticut, 06035, Revised 4 June 2025."

Sincerely Yours,



Kevin, Clark. PEL – Town Engineer

By: email

Cc: Abigail Kenyon – Community Development Director