

Attachment to Sweet 2022-01-20 Proposed Changes to Cluster Development Ordinance

CLUSTER SYSTEMS:

A cluster system is a subsurface wastewater disposal system that receives wastewater from two or more structures. A cluster system may have a private sewer collection system flowing into a large septic tank to treat the total flow or it may have building drains flowing into individual smaller septic tanks. The wastewater, after receiving primary treatment in the septic tank or tanks, may be pumped or gravity fed to a single subsurface disposal field or several fields on a common land area. (Figure 65.)

The cluster system is a concept that is proposed when the design can make for intelligent land use. However, cluster system proposals have occasionally met with local opposition in many communities; perhaps due to its increased complexity.

The engineering and technical design of cluster systems are well established. Generally, a cluster system is proposed for developing a parcel of land when a segment of the land area within that parcel is better suited for subsurface disposal than the remaining portions. Often times, shallow to bedrock or seasonal high ground water table conditions prevail on the property. Therefore, the design of the sewer collection system should address either potential ground water infiltration, freeze up, or both. Septic tank, pumps, disposal area and other components must be designed and sized to properly treat and dispose of the wastewater.

No community system, regardless of size, should be approved by Health Engineering, the Local Plumbing Inspector, or Planning Boards until the applicant provides a legal agreement specifying ownership, maintenance procedures, group costs, and replacement responsibility if necessary. A proposed cluster disposal system, that is not intended to be installed all at once, may present practical construction problems in the future. Any proposed modular approach to cluster system construction should address practical concerns such as: when is the system going to be installed, how is the system going to be expanded, how and where is the wastewater going to be redirected during construction, and how is the area to be dried out during construction.

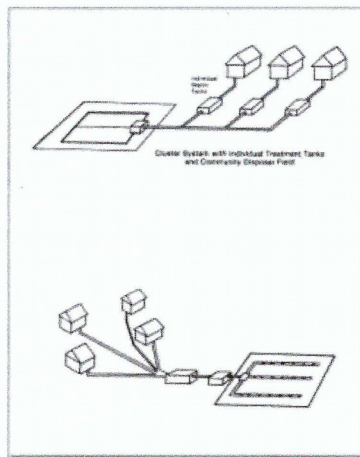


Figure 65. Cluster Systems