Drinking Water:

The property currently includes a pre-exiting, nonconforming public water supply well which has been out of use for more than 5-years. The well does not conform to either MassDEP's siting or construction requirements.

MassDEP will not allow the current nonconforming well to be used as a Public Water Supply source.

Should the Town intend to redevelop the property with activities that would result in a Transient Non-community Public Water System (PWS), MassDEP would allow for a replacement well to be installed on site. The new well must conform with the Department's current construction requirements, but may not conform with the Department's current siting requirements. MassDEP would require that the well be permitted through the Department's New Source Approval requirements, with a BRPWS37 permit submitted following a 24-hour pump test. Activities which would be allowed under this scenario would include restaurants, office space with less than 25-people, residential units with less than 12-bedrooms (in total), or a mixed use incorporating activities which collectively do not allow for water to be provided to 25-or more of the same people for more than 180-days during the year.

Should the Town intend to redevelop the property with activities that would result in either a Non-transient, Noncommunity PWS or a Community PWS, MassDEP would require the installation of a well which meets both the Department's siting and construction requirements. Activities that would result in this type of a PWS include a residential development incorporating more than 12-bedrooms (in total), office space accommodating more than 25-people, a day-care accommodating more than 25-children and staff, or a mixed use incorporating activities which collectively allow for water to be provided to 25-or more of the same people for more than 180-days during the year.

Wastewater:

Based on the information contained in Mr. Macleay's Report on 'Sewer and Water Supply Nichewaug Inn Property', the existing design flow of the facility is based on 30 bedrooms or 3,300 gallons per day (gpd). As long as the facility does not meet the definition of New Construction in section 310 CMR 15.002: "The construction of a new building for which an occupancy permit is required or an increase in the actual or design flow to any system or an increase in the actual or design flow to any nonconforming system or an increase in the design flow to any system above the existing approved capacity. New construction shall not include replacement or repair of a building in existence as of March 31, 1995 that has been totally or partially destroyed or demolished, provided there is no increase in design flow, no increase in design flow above the existing approved capacity to any system, no increase in the number of dwellings or dwelling units or no increase in the number of bedrooms in any dwelling or dwelling unit.", any upgrade of the existing subsurface sewage disposal system (SSDS) would be considered an upgrade of a system with no increase in design flow. For example, any upgrade of the system such that any part of the system would be sited in a nitrogen sensitive area (i.e. a Zone II or IWPA) that system would need to have a recirculating sand filter (RSF) or equivalent as required by 310 CMR 15.202 in addition to having a pressure distributed soil absorption system. All permitting would be done by the local approving authority (the Petersham Board of Health).

Be aware that should an increase in design flow over the existing 3,300 gpd design flow be proposed, new construction standards must be followed (e.g. no reductions to groundwater, setbacks or the size of leaching system). If the design could not meet new construction standards, then the proposed system could not be approved. Any proposed design flow equal to or greater than 10,000 gpd would require a Groundwater Discharge Permit issued by the Department. The Groundwater Discharge Permit would, in most cases, require the construction of a wastewater treatment plant and monthly monitoring of the plant's effluent to demonstrate it meets establishment limits, including a total nitrogen limit of 10 parts per million.

In addition the Department of Conservation and Recreation's Division of Water Supply Protection should be contacted to determine if the requirements of 350 CMR 11.00 apply to this location