

Dear Residents of Hulett's Landing Sewer Districts No. 1 and Frederick's Point Sewer District No. 2,

For nearly two years, the Sewer Board and the Town Board have been actively studying the condition of the sewer systems serving Hulett's Landing, which include Sewer District No. 1 and Frederick's Point Sewer District No. 2. These two adjacent districts have different infrastructure ages and capacities. Sewer District No. 1, with infrastructure dating back more than 30 years, serves up to 84 potential hookups (currently 81 in use). In contrast, Frederick's Point Sewer District No. 2, with newer infrastructure, has approximately 27 hookups. While the bulk of this letter refers to studies and planning conducted for Sewer District No. 1, we anticipate turning our attention to Frederick's Point Sewer District No. 2 once the current phase of work is complete. I want to provide a clear update on where things stand, what challenges we face, and the direction we're taking to ensure a reliable, long-term solution.

Transitioning from Reactive to Proactive

Historically, our approach to managing the sewer system has been reactive—addressing issues as they arose rather than anticipating them. We're now shifting to a **proactive strategy**: studying the system comprehensively, identifying its strengths and vulnerabilities, and planning improvements to avoid emergencies and future capacity problems.

Current System Pressures – Sewer District #1

Since the system's introduction more than 30 years ago, many of the original seasonal bungalows have been expanded and modernized into larger, multi-bedroom homes. These homes often continue to operate under their original single-hookup allocation despite hosting more occupants and generating higher wastewater loads. Although modern plumbing fixtures have significantly reduced per-person water use, the gains are frequently more than offset by increased household size and intense summer occupancy. This evolving usage pattern contributes significantly to the elevated flow measurements observed during peak summer periods.

Recent seasonal flow measurements have shown that the system is **approaching its SPDES permit capacity** during the busiest summer months. While we are not currently in violation, these findings are a clear indicator that careful planning is needed to ensure we remain within safe operating thresholds.

Additionally, the system includes **above-ground force mains**, which must be shut down during the winter months. These mains also face structural risks due to **seasonally high stream flows** from the brook they cross. A rupture in this location would be disastrous, both environmentally and operationally.

Protecting Critical Infrastructure

The sewer system is an essential foundation for the community's health and property values. If it were to fail at any time, it could render many homes unusable and seriously diminish property

values across Huletts Landing. Ensuring the reliability of this system is not just about compliance—it's about protecting the very foundation of our community.

System Misuse and Resident Responsibility

Improper use of the sewer system—particularly flushing items that clog pumps or degrade the leaching fields—is an ongoing threat. Many so-called “flushable” products cause direct harm. If this misuse continues, it could lead to pump failures, shortened system life, or environmental violations. Already before Memorial Day, we have had issues in SD#1 with fabric being flushed into the system and causing the system harm. It is critical that every user of the system is aware of what can and cannot be introduced into the system.

We urge all residents and guests to adhere strictly to proper usage guidelines. What goes down your drain affects not just your home, but your neighbors and the entire district.

Working with Experts Sewer District #1

The Town is actively working with LaBella Associates, supported by an Environmental Facilities Corporation (EFC) planning grant, to evaluate system vulnerabilities and outline potential upgrades. Some of the key improvements being prepared include:

- Relocating exposed force mains beneath Foster Brook
- Installing spare pumps or grinder systems
- Adding flow meters to better monitor actual usage

We are currently in the process of securing the necessary permits for the **burial of the above-ground force mains**, and we are hopeful to begin and complete this project before **Thanksgiving**, pending final permit approvals and contractor scheduling. There will be several key steps in making this happen, including securing funding. While multiple options are under consideration, the Town will pursue as much **outside grant funding** as possible to reduce the capital expenditure and limit the debt burden to our community.

Sewer Districts #1 & Sewer District #2

We are working with the **Lake George Park Commission**, which has taken an active interest in helping us better understand our system. With their support, we are installing **monitoring devices around the leach fields** to study flow patterns and field dynamics. This monitoring effort is ongoing, and the data collected will inform decisions on future upgrades and potential funding strategies. These efforts are critical to understanding both the **capacity** and **longevity** of the existing system.

New Requirements for Property Owners – Both Districts

As part of our management improvements, the Town has implemented a policy requiring **sign-off from the Sewer Superintendent** for any property construction or modification within both

sewer districts—even for projects as minor as modifying an outside deck. This ensures that new development or renovation does not jeopardize system performance or exceed permit limits. The new sewer lateral permit and determination application is available on the Town of Dresden website.

Looking Ahead

We are building a capital reserve, evaluating long-term options, and exploring grants and financing to minimize the impact of future improvements on ratepayers. Your cooperation, vigilance, and commitment to responsible usage will be vital in this next chapter.

Please feel free to reach out to my office with any questions or concerns. We'll continue to keep you informed as we take steps to protect and improve this essential service.

Sincerely,

Charles Tall
Town Supervisor
Town of Dresden

Suzy Shad
Sewer Committee