

SO YOU WANT TO: INSTALL A POOL

THINGS TO CONSIDER BEFORE APPLYING FOR A BUILDING PERMIT

Wetlands:

- If the pool will be within 100 feet of a wetland you will need a wetland Regulated Activity Permit. (http://www.madisonct.org/Inland_Wetlands/inlwethome.htm)
- If you are not sure where the wetlands are, maps with approximate wetlands boundaries are available at the Town Campus in the Land Use Office.
- If the distance to wetlands cannot be established you may need to have the boundaries marked by a soil scientist, surveyed and approved by the Inland Wetland Agency.
- Depending on the existing property layout the Town Wetlands Official **may** be able to approve your Regulated Activity Permit through an abbreviated process without going through the wetlands meeting process.

Zoning:

- The pool location must meet all required property setbacks. Setbacks for pools are the same as building setbacks for the zone the property is in. Cabanas or buildings containing pool mechanicals are considered Accessory Buildings, have different setback requirements and require separate permits.

Health Department:

1. Does the pool meet the setback requirements from your septic system? **The separating distance is from the septic tank and any part of the leaching system.** (In-ground pool = 25 feet; above-ground pool = 10 feet)
2. Locate your well and maintain a 10' separation (recommended).
3. After installation, does your property have enough space remaining and proper soil conditions to install a septic system meeting the current public health code? This can often be determined using existing site information or by a brief site visit by the health department. If not, soil testing may be required. (http://www.madisonct.org/Health_Dept/hlthQandA.htm)

COMPLETING THE PERMIT

(submit all parts of the permit application together. Your pool provider may be able to help you with this process)

1. Building Permit Application Form.
2. Enclosure Arrangement (Fence permit or lockable gate and ladder)
3. Electrical permit (to be filled out by your electrician at the Town Campus).
4. Include a site plan with the following minimum information.
 - Property survey or lot dimensions
 - Erosion controls (in-ground pools only)
 - Location and dimensions of house, existing decks, well, out buildings, proposed pool, associated fences, decks, mechanicals, cabanas and location of septic system. Show distances from proposed pool, proposed and existing out buildings, property lines, wetlands, house and septic system.
 - Pool, electrical and enclosure construction information
 - Application for associated out buildings or decks will require a separate Building Permit Application but the site plan should suffice for both applications.