

**135 Keyes Road
Concord, MA 01742**



DATE: June 24, 2020

MEMORANDUM

TO: Elizabeth Hughes, Town Planner
VIA: Alan Cathcart, Public Works Director
FROM: Valerie Doerrer, Public Works Engineer-Water Systems
SUBJECT: 1134 Main Street, J.P. Morgan Chase Bank- Site Plan Review,
Special Permit

The Water/Sewer Division has reviewed the plans prepared by Core States, Inc. which were submitted by Nikoel, LLC with an application for a special permit at 1134 Main Street dated June 1, 2020 and offer the following comments:

1. Sheet CV-2, General Utility Notes #31 includes the statement, *“Wet taps shall be performed by the utilities service company at the contractor’s expense”*. The applicant is advised that any work to complete a connection to the Town of Concord’s water distribution or sewer collection system will be completed by the applicant’s contractor, who shall be a Licensed Drain Layer with the Water/Sewer Division, upon approval by the Water/Sewer Division. Remove references to the “Town” performing the wet tap.
2. Sheet C-6, Utility Plan, Keyed Note D, and Utility Notes 5, 6, 8, and 13, indicate that the existing sewer service is to be reused. The applicant is advised that the existing 6-inch sewer service was installed in 1927 and is greater than 50 years in age. Sewer service shall be replaced in accordance with the Water/Sewer Division policy that properties undergoing significant renovations/site development are required to replace aged water and sewer service infrastructure to their respective mains. Plans should be revised accordingly.
 - Applicant is further advised that the sewer gravity main is located on the opposite side of Main Street and any proposed open cut trench excavation will require crossing a 12” CI water main, and a 10” clay sewer force main from the Town’s sewer pump station located at 1149 Main Street, as well as numerous private gas and electric utilities, all of which will require coordination with private utilities to determine support requirements during excavation. Applicant is advised that trenchless rehab methods be evaluated and used to rehab the existing sewer service, if feasible.
 - A sewer cleanout is required to be installed at the property line.
3. Sheet C-6, Utility Plan, Keyed Note S, states, *“Proposed 1-1/2” domestic water service”*. Water service record information indicates that the existing water service is a ¾” copper service installed in 1980. A Water Impact Report and Water Customer Data Sheet will be required as a condition of any approval

process and those reports will determine the size of the water service. If a water service larger than $\frac{3}{4}$ "-1" then the service will require replacement to the water main in Baker Avenue. Baker Avenue was recently repaved by the Engineering Division and the applicant is advised to review the requirements for a Right-of-Way Permit with the Engineering Division if it is determined that the size of the water service must be increased.

- A new curb stop and valve box are required to be installed at the property line.
4. Applicant is advised that, as conditional of any approval process, they shall submit to the Concord Board of Health a Request for Title 5 Building Review (Form S) to identify any potential increase in wastewater flow and associated Sewer Improvement Fee. Based on existing wastewater capacity constraints, flow increases over 1,000 gallons per day will be administratively denied by the Water/Sewer Superintendent. An appeal may be made to the Public Works Commission seeking relief for an increase in flow over 1,000 gallons per day.