

133 Keyes Road
Concord, MA 01742



DATE: July 13, 2020**MEMORANDUM**

TO: Elizabeth Hughes, Town Planner
COPY: Alan Cathcart, Director of Public Works
VIA: Steve Dookran, PE, Town Engineer
FROM: Justin Richardson, PE, Assistant Town Engineer
SUBJECT: Site Plan Review for Middlesex School Transitional Housing construction with associated infrastructure

Concord Public Works (CPW) has reviewed the application and supplemental documents submitted for a Site Plan Review dated June 18, 2020, and provided comments:

1. The plans show a connection into the existing onsite sewer system that eventually extends into the Lowell Road Public Right of Way (ROW). CPW has observed that some of the manholes associated with the school-owned private sewer in Lowell Road have shifted and are causing the pavement to deteriorate prematurely. So as to not delay the delivery and construction of the modular building, the CPW-Engineering Division recommends that the Applicant's manholes be repaired and a Right of Way Permit obtain to repair the manholes prior to the issuance of the final certificate of occupancy or no later than November 15, 2020. Additionally, CPW has no easement documentation with maintenance responsibilities in the Lowell Road ROW and requests the Applicant provide that to the Town if it is in place already. If no easement documentation exists, then prior to the issuance of a building permit for the repurposing of the modular building for faculty housing, CPW Engineering will require the Applicant submit a request and receive approval to have a private utility in the Town's ROW.
2. The roof drains will discharge onto the parking lot, where the stormwater will eventually be captured by a catch basin. Are splash blocks at the downspouts proposed? If not, it is recommended to increase the life of the parking lot pavement and to help dissipate the point discharge at each gutter.