

**135 Keyes Road  
Concord, MA 01742**



**DATE: March 1, 2022**

**MEMORANDUM**

**TO:** Elizabeth Hughes, Town Planner  
**FROM:** Valerie Doerrer, Public Works Engineer-Water Systems  
**CC:** Jeff Murawski, W/S Superintendent  
**SUBJECT:** Sunnyside Lane- Definitive Roadway Improvement Plan Review

The Water/Sewer Division has reviewed the plans prepared by Stamski and McNary, Inc., which were submitted with an application by Bentley Building Corporation for a Special Permit Application for a Roadway Improvement Plan dated September 22, 2021, and offer the following comments:

1. The Subdivision Rules and Regulations Section 6.14 requires reasonable provisions be made for extension of the water main to adjoining property, including easements, as necessary.
  - i. While the plan set submitted shows an extension of a water main to adjoining properties and results in a water distribution system loop, service connections to each lot are not shown on the plans submitted. Water service that is not proposed to come from a water main in a public or private way will result in the requirement of water utility easements. The utility easements shown on the submitted plan are not complete, multiple easements will be required:
    - a. Easements will be required between private property owners for individual water services that will be located on private property.
    - b. Sunnyside Lane is a private way. If the applicant intends to petition that the Town accept the water main utility, any water main not installed in a public way will require utility easement being provided to the Town from the private property owners.
    - c. Proposed easement locations should be shown on the plan.
2. Applicant is advised that the plans submitted for the Definitive Roadway Improvement Approval through the Planning Board are not considered final design drawings for the purposes of determining if the proposed water utilities meet the full requirements of the Water Use Rules and Regulations, and the Water Design and Construction Standards. Applicant shall provide final design drawings for full review and approval by the Water/Sewer Division for this determination to be made. Any deviations from the Water/Sewer Divisions Rules and Regulations, requires review and approval by the Public Works Commission. Public Works Commission review will only be considered at such time that the proposed development has received support through approvals from other Concord Town Boards.
3. Applicant is advised that the gas mains shown on the plan set in Laws Brook Road are known to consist of both large diameter high pressure transmission mains, and local distribution mains. It is recommended that the applicant reach out to National

Grid to review the proposed work and discuss any requirements that National Grid may require Applicant to adhere to when excavating around the private infrastructure.

Other than the notations above, the following Standard Conditions are Approval are being provided:

1. **Prior to commencement of any site work**, the Applicant shall meet with Water/Sewer Division to review the proposed scope of water utility work and sufficiently demonstrate that:
  - a. Water service infrastructure can be designed and constructed in accordance with the Water/Sewer Division's design and construction standards including water quality issues that may result from the proposed services being at the furthest point from the water system loop, and
  - b. Determination has been received from private utility companies, including National Grid, as to whether additional permitting is required from the private utility because of the proposed water main alignment, and
  - c. Water utility easements that are required are being prepared, and
  - d. Water demands can be minimized via demand management tools that may be codified in a water use impact report (conservation plan) and Water Customer Data Sheet.
2. **Prior to issuance of a Building Permit**, the Applicant shall submit to the Water/Sewer Division for review and approval, an application for the proposed water service installation. The application shall include the following:
  - a. Identification of a Water/Sewer Division licensed "drain layer" who will be responsible for water installation activities.
  - b. Two full size copies of the approved water utility plan. (Note: separate applications must be provided for each individual building proposed to be served by Town water/sewer.)
  - c. For each separate building proposed to be served by Town water, a plumbing plan shall be provided including:
    - i. Meter bypass detail (with allowance for Water/Sewer Division issued security lock),
    - ii. Design Data Sheets for all required cross-connection control devices. The devices shall not be installed without approval from the Water/Sewer Division.
  - d. An approved water use impact report and conservation plan or Water Customer Data Sheet which will determine sizing of the water meter and water system connection fee.
  - e. A final draft of an easement plan(s) and draft easement language for the watermain that is proposed to be installed in a private way, and/or on private property.
3. **Prior to issuance of any Certificate of Occupancy**, the Applicant shall submit to the Water/Sewer Division a full-size record drawing (Arch D), created in accordance with Division standards, for review prior to finalizing the drawing. Once the draft is approved, the Applicant shall submit to the Water/Sewer Division a full-size (Arch

D) hard copy of the final record drawing along with electronic copies in the form of CAD and pdf files.

4. **Prior to issuance of any Certificate of Occupancy**, the Applicant shall provide to the Water/Sewer Division a copy of the easement document, and any associated easement plans recorded at the Middlesex South Registry of Deeds for the watermain that is installed in a private way, and for water mains, or individual service connections installed on private property.
5. **Prior to issuance of any Certificate of Occupancy**, the Applicant shall furnish to the Water/Sewer Division Water Demand Minimization Affidavit(s) to demonstrate work was performed in accordance with the approved demand mitigation measures.