



MANCHESTER-BY-THE-SEA

DEPARTMENT OF PUBLIC WORKS

TOWN HALL, 10 CENTRAL STREET

Manchester-by-the-Sea, Massachusetts 01944-1399

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Memorandum

To: Sarah Mellish, ZBA

From: Charles Dam P.E., DPW Director

Date: July 27, 2022

Re: DPW Recommended Conditions for Water and Sewer Utilities

The following is a list of recommended conditions for the water and sewer utilities based on the plans reviewed as of July 27, 2022. NOTE: these conditions are relevant to the construction/ Town acceptance of utilities depicted in the plans and memorandum regarding water and sewer utility capacity/connections/extensions for the subject property at 0 School Street – The Sanctuary. The proposed conditions do not represent additional requirements that may be required for local and state environmental impacts, Mass DOT or other authorities having jurisdiction.

- All materials shall be approved for use in municipal water and sewer applications in accordance with federal, state and local regulations. All permit and design drawings shall be stamped by a professional engineer registered in MA.
- DPW will be copied on all permit and design submittals of proposed applicant owned water booster pump station and the waste water pump station, directional drilling, and appurtenances (pipes, valves etc.). Town shall be provided opportunity at the 30%, 60%, and 90% design and permitting phases to provide comments on the design to the applicant. Where DPW does not have the technical expertise to comment a peer review will be required at the Applicants expense.
- Redundant pumping system and/or bypass piping/hookups shall be hard piped at the water booster pump station and waste water pump station and shall be designed to allow the stations to be taken offline for maintenance with portable pumps hooking up to the bypass piping to continue to provide service.
- The Town will provide a full time Clerk of the Works (agreed upon and paid for by the applicant) for the duration of construction. The Clerk will monitor daily construction activities and submit reports directly to DPW.
- DPW will be copied on all construction phase material/product submittals provided by the contractor to the design engineer. Clerk of the Works will verify materials provided in the field are as submitted and approved by the design engineer.
- Contractors engaged to perform the work shall meet the performance and experience standards as typically specified by the Town for municipal utility construction.
- A licensed third-party operator will be responsible for the daily operation and maintenance of the applicant owned water booster pump station and the waste water pump station.
- Water and sewer billing will be based on the metered flow at the applicant owned water booster pump station and the waste water pump station. Meters shall be calibrated twice per year by a third

party. Rates will be as established by the Select Board annually. Tenants will not be billed individually by the Town.

- DPW will receive hard and PDF copies of required facility O&Ms of the applicant owned water booster pump station and the waste water pump station
- DPW and/or its agents reserve the right to access the applicant owned water booster pump station and the waste water pump station when in operation.
- Emergency power (48 hour minimum) will be provided to applicant owned water booster pump station and the waste water pump station
- DPW will receive a copy (electronic preferred) of all ongoing O&M reports/information submitted to regulating authorities (e.g. DEP, EPA)
- Town shall have exclusive ownership of the utility within the School Street ROW. Land ownership and/or easements shall be granted to the Town where the utility is outside of the Town ROW including MDOT property used for installing utilities under Route 128.
- Applicant will be required for annual maintenance/clearing of easements for accessing monitoring points.
- A sleeve (casing pipe) the next nominal size up (or larger) shall be provided for the proposed 12-inch water and 4-inch sewer force main (proposed to be directionally drilled). In addition to the 4-inch sewer force main, a spare 2" line shall be provided for the sewer between the monitoring points.
- Provide monitoring points (manholes, vaults) on each side of Route 128 (likely to coincide with directional drill launching and receiving pits).
- Provide odor control at the transition manhole from sewer force main to gravity sewer.
- Hydrants and isolation valves shall be provided on each side of Route 128 within the School Street ROW in close proximity to the directional drill access pits.
- Maintain 10-feet of horizontal separation between the sewer and water utilities, where 10-feet cannot be achieved, provide a sleeve the sewer force main.
- Paving disturbed within the Town ROW shall consist of initial trench paving a minimum of 4-in thick (2-2-inch lifts) followed by full width 1.5-inch mill and overlay.
- A shut off valve shall be provided in the street at the edge of Town ROW and the applicants access driveway.
- A 6-inch water and 2-inch sewer service connection with shut off valves will be provided to the edge of ROW at the driveway of 197 School Street
- A 6-inch water and 2-inch sewer service connection with shut off valves will be provided to the edge of ROW at the driveway of 156 School Street
- A 6-inch water and 2-inch sewer service connection and shut off valves shall be provided to the edge of ROW at Kit Glass Drive
- A 8-inch valve and water stub and 2-inch sewer service connection and shut off valve shall be provided to the edge of ROW at Atwater Avenue.
- Replace existing 6-inch sewer and appurtenances (SMH 22-24) on School Street with 8-inch sewer.
- CIPP line the remaining unlined section(s) of the existing School Street sewer and manholes (between Central Street and Hidden Ledge Road).
- Replace the existing 6-inch watermain and appurtenances within School Street from Essex County Club to Mill Street with 12-inch watermain.
- Building permit will be subject sewer flow permit with DPW (Bedroom count fee, \$1650/BR as of July 2022)
- No municipal water will be used for onsite irrigation except to establish new plantings.
- All required permits for construction of utilities will be issued prior to work being completed onsite (both within the School Street and the subject property).