



Town of Walpole
Commonwealth of Massachusetts

Board of Sewer & Water
Commissioners

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Applicant responses in red below. May 2, 2020

William Abbott, Chairman
Glenn Maffei, Clerk
John Hasenjaeger
Patrick Fasanello
John Spillane

TO: Zoning Board of Appeals
William Abbott, Chairman
FROM: Board of Sewer & Water Commissioners

RE: 55 Summer Street
Cedar Crossing Apartments and Cedar Edge Condominiums

DATE: February 20, 2020

Please accept the following as Sewer and Water Department comments relative to the above mentioned proposed development.

WATER

- A.) The developer shall fund a demand and hydraulic water system capacity study of the municipal water system in the area and fund and complete any off site system improvements deemed as necessary by the Town of Walpole Board of Sewer & Water Commissioners.

The town is obligated to supply sewer and water to the project and is responsible for ensuring sewer and water infrastructure is adequate beyond the immediate vicinity of the site. The recently approved HPP which was drafted by the town states “there is sufficient capacity in the water and sewer systems to accommodate growth”. Applicant’s engineer will provide information describing project's connections to sewer and water infrastructure in the public way immediately adjacent to the site which will be shared with the ZBA.

- B.) The developer shall be required to offset their water demand through the implementation of water conservation efforts within the community.

The applicant will comply with water conservation regulations as it relates to the development but is not responsible for conservation measures beyond the Applicant’s development.

- C.) The developer shall, without dispute, pay all water connection and other potential fees in accordance with the current fee schedule of the Board of Sewer & Water Commissioners.

The applicant has requested a waiver of Water Entrance as well as the Non-assessed Sewer entrance fee for all 75 of the affordable units. The applicant has also requested a waiver of the Inflow and Infiltration fees.

- D.) Irrigation to any areas shall be minimized and all irrigation systems that will be connected to the public water supply shall be installed and operated in compliance with the requirements of the Board of Sewer & Water Commissioners.

The Applicant agrees.

- E.) The developer shall be required to install toilets that are 1.28 gallons per flush maximum.

The Applicant shall comply with the Water and Sewer regulations as outlined below.

Amendment #9

NEW RESIDENTIAL CONSTRUCTION FIXTURE REQUIREMENTS

Any residential structure that is constructed after January 1, 2018 and will be connected to Walpole’s municipal water supply shall have toilets that are 1.28 gallons per flush maximum. They shall also have bathroom and kitchen faucets that are equipped with 1.5 gpm maximum aerators. Shower heads shall also have a maximum output of 1.5 gpm.

Adopted August 14, 2017 Vote 4-0-1

- F.) The developer shall be required to install bathroom faucets that have 1.0 gallon per minute maximum aerators.

The Applicant shall comply with the Water and Sewer regulations Amendment # 9 as shown above in

response to comment E.

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- G.) The developer shall be required to install kitchen faucets that have 1.5 gallon per minute maximum aerators.

The Applicant shall comply with the Water and Sewer regulations Amendment # 9 as shown above in response to comment E.

- H.) The developer shall be required to install showerheads that have 1.5 gallons per minute maximum flow.

The Applicant shall comply with the Water and Sewer regulations Amendment # 9 as shown above in response to comment E.

- I.) All construction methods and materials shall be in accordance with the Town of Walpole Engineering, Sewer, Water and Public Works Departments.

See Revised Plans

- J.) The developer shall provide legal documents via deed restrictions or other suitable method to ensure infinite compliance with items E through H.

The Applicant does not agree to provide additional documentation above what is required in the regulations or of what is required of other applicants.

- K.) The developer shall provide legal documents that restrict water usage in the complex to a maximum of 60,000 gallons per day over the prescribed billing period. The developer shall agree through legal documentation, to pay a water usage surcharge for water used or wasted in excess of 60,000 gallons per day. Said surcharge shall be equal to four times the rate listed on the most current fee schedule of the Board of Sewer & Water Commissioners.

The MGL Chapter 40 B regulations do not allow the town to impose regulations on an affordable project that are more restrictive or expensive than the existing regulations require and the Applicant will not agree to extra regulatory burdens as to usage or fees.

SEWER

- A.) The developer shall fund a peer review study to confirm the capacity of the sewer system in the area and shall be required to fund and make any offsite improvements deemed necessary by the Town of Walpole Board of Sewer & Water Commissioners.

See response A to the water section above.

- B.) The developer shall, without dispute, pay all connection and other potential fees in accordance with the current fee schedule of the Board of Sewer & Water Commissioners.

The applicant has requested a waiver of the Non-assessed Sewer entrance fee for all 75 of the affordable units. The applicant has also requested a waiver of the Inflow and Infiltration fee.

- C.) All construction methods and materials shall be in accordance with those specified by the Town of Walpole Engineering, Sewer, Water and Public Works Departments.

See Revised Plans

- D.) The developer shall be required to obtain a sewer connection permit from the MA DEP and comply with all conditions as noted.

The Applicant has confirmed the sewer connection permit is a local permit. See 314 CMR 7.05 (c) Activities Not Requiring a Permit.