



*Town of Walpole
Commonwealth of Massachusetts*

**Board of Sewer & Water
Commissioners**

Town Hall
135 School Street
Walpole, Ma. 02081
Phone (508) 660-7309
Fax (508) 660-7323

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

TO: John Lee, Chairman
Zoning Board of Appeals

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

RE: Cedar Crossing and Cedars Edge
55 Summer Street 40B

DATE: November 5, 2020

The Board of Sewer & Water Commissioners provided previous comments with regard to the above subject that remain outstanding. If this project is to proceed the following items must be addressed and provided to this Board:

- The applicant is required to schedule a meeting with the Board of Sewer & Water Commissioners to discuss and receive their approval of the utility plans for this project. This meeting was requested on April 2, 2020. The applicant has not appeared before the Sewer & Water Commission to discuss the water and sewer utilities. This should be a condition for approval of this project. Our attorney, **Phil Macchi attempted to arrange a virtual meeting back in May and June but was told the Sewer and Water Commission would reach out to us for a presentation after we attempted to attend the June 8, 2020 meeting.**
- The Board of Sewer & Water Commissioners requires that the water system be looped. The Applicant's proposed internal loop back to Summer Street is unacceptable and not effective. An alternate loop must be provided and accepted by this Board – this requirement is also one mentioned by the Fire Department's comments as well. This should be a condition for approval of this project. **The project water system is adequately looped. We look forward to meeting with the town engineer and the head of the DPW to resolve any technical design questions prior to final**

construction drawings.

- A Demand and Capacity Hydraulic study of the municipal water and sewer systems in the project area must be funded and performed to identify any issues caused by the project and complete any offsite improvements deemed as necessary. This study has not been done. In the past, projects like this have caused problems that could have been avoided if a proper study was performed. The town has identified two firms that have intimate understanding of the town's water and sewer systems that could provide this analysis. This should be a condition for approval of this project.

Under 760 Mass. Code Regs. 56.07 (2)(b)4 the town is obligated to provide Sewer and Water to the project. In the case of either a denial or an approval with conditions, if the denial or conditions are based upon the inadequacy of existing municipal services or infrastructure, the Board shall have the burden of proving that the installation of services adequate to meet local needs is not technically or financially feasible. Financial feasibility may be considered only where there is evidence of unusual topographical, environmental, or other physical circumstances which make the installation of the needed service prohibitively costly. There are clearly no unusual topographical, environmental, or other physical circumstances associated with the project. If the town Sewer and Water Commission needs outside technical services to understand the water and sewer infrastructure, as it's the Board's burden, the commission should directly hire consultants while keeping in mind the development will pay approximately \$925,000 million dollars in up-front sewer and water connection fees relative to the Market rate units if its request for a waiver relative to the affordable units is granted and approximately \$1,25,000 if its waiver is denied. The connection fees in any case are designed to cover such costs.

- The Sewer & Water Commissioners are opposed to the waiver request that water and sewer entrance fees be waived. All water and sewer entrance fees must be paid at the time of application for a building permit. This should be a condition for approval of this project. Note: The Infiltration/Inflow fee is \$0.00 – no waiver is required. The request for waiver of this fee is only for affordable units. The water and sewer fees for the market rate units are approximately \$925,000.000 (rental \$752,130.00 and ownership \$172,620) and are not included in this waiver request and will be paid at the applicable time.
- The developer shall apply and receive approval for any and all permits required by the State of Massachusetts. This should be a condition for approval of this project.
- All construction methods and materials shall be in accordance with those specified by the Town of Walpole Engineering, Sewer, Water and Public Works Departments. The Applicants response was "See Revised Plans". The plans provided are not detailed enough in some areas – hence the need to schedule a meeting with the Board of Sewer & Water Commissioners to address this issue. MEP construction drawings will be provided prior to building the issuance of permits. The development team commits to communicate with and meet as needed with town engineer and the head of DPW at the appropriate time to work through technical requirements and issues.
- The Board of Sewer & Water Commissioner is concerned with the lack of recharge due to excessive impervious conditions. The Applicant's request of waivers states that the impervious surface for the project amounts to 28% if the project. The amount of impervious surface is important because the project is located in Area 3 of the Water Resource Protection Overlay District, a primary recharge area for the Town's aquifer. The applicant's redesign has reduced the impervious area to 22.6% overall which consists of 26.1% for lot 1 (rental) and 19.2% for lot 2 (ownership).

All of the above bulleted items are required prior to the acceptance of this project by this Board of Sewer & Water Commissioners.

cc: Ashley Clark, Community/Economic Development
Planning Board
Conservation Commission
Town Engineer
Town Administrator