Call to Order:
The meeting was called to order at 7:31 p.m. in the 3rd Floor Conference Room of the Town Offices. Present were Chairman Zachary Bergeron, Members Vincent Chiozzi, Joan Duff, Ann Knowles and Neil Magenheim, and Associate Member Rocky Leavitt. Also present was Jacki Byerley, Planner and Chris Cronin, Director of Public Works.

146 Dascomb Road:
Mr. Bergeron opened the continued public hearings on 146 Dascomb Road, a Special Permit for Major Non-Residential Project and a Special Permit for ID2 Zoning District Uses. Mr. Bergeron stated that the topics to be discussed tonight were water and sewer. He noted that members of the Board and some members of the public had participated in a site walk before this meeting with the applicant’s engineer.

Rick Friberg of TEC, Inc. an engineer representing the applicant gave a recap on the sewer and water. The site will generate 51,250 gallons per day of water and sewer. He stated that he met with Town staff on April 16th and June 24th to discuss the sewer and water service for the site. Town staff confirmed what the improvements are that will be need to take place to the water and sewer systems in order to support the project.

Mr. Friberg stated that the Town has an adequate water supply to support this development. He reviewed the required improvements to the water system. Two new water loops will be created to create a redundancy of service and improve water quality. The loops will connect Dascomb Road to Smith Way and Dascomb Road into a main that wraps around Restaurant Depot and ultimately connect back into Smith Way. An existing 8” water main in Smith Way will be replaced with a 12” cement lined ductile iron (CLDI) main. The applicant will also coordinate with the Town on the gate valve replacement during the Site Plan Review process. Mr. Magenheim asked if the water loop around Restaurant Depot will connect into the new 12” line in Smith Way. Mr. Friberg stated that it will connect into the new Smith Way line. Mr. Magenheim asked if the line that wraps around Restaurant Depot is existing. Mr. Friberg stated that it is an existing line.

Mr. Friberg stated that the Town’s sewer system will be able to handle this development if certain improvements are made to the system. A lift/pump station will be constructed on the property to connect through a new force main to the existing sewer system at Osgood Street. Mr. Chiozzi asked about the size of the sewer force main and if it will be able to support others in the area who would like to connect. Mr. Friberg stated that the force main will be 10” which is large enough to accommodate future connections of the area west of Interstate 93. Mr. Bergeron asked if the pump station would be able to support others in the area who would want to connect. Mr. Friberg stated that the pump chambers will be sized appropriately and can be resized in the future. Mr. Chiozzi asked if the applicant will let others connect into the private sewer. Mr. Friberg stated that in discussions with the Town, the Town informed him that the sewer can only remain private if this development is the only connection. Once a second connection is made, the Town will take ownership. Prior to that, an inspection of the pipe station and the sewer main will take place to make sure that they were constructed to Town standards.
146 Dascomb Road (cont’d):
Mr. Chiozzi asked if there are any other private sewer systems in Town. Chris Cronin, Director of Public works stated that there are a number of private pump stations throughout Town, both large and small scale. He noted that when the Town takes ownership of the pump station, the Town will also need either an easement or ownership of the property the pump station is on. The pump station will have to meet the Town’s construction standards and size standard. The pumps would be inspected at future tie-ins and upgrades to the pump would need to be paid for by whoever is tying in. Mr. Cronin added that he is comfortable with this arrangement and that the proponent has met all of the DPW’s requests.

Mr. Friberg reviewed the proposed capacity improvements. He noted that there are two identified pinch points in the system in the areas of Powder Mill and Central Streets. There is capacity available both upstream and downstream of these pinch points. Today, with both current flows and the addition of wet conditions, there can be surcharge in the manholes (water levels rising above the pipes). The required mitigation for the sewer system will be 4:1. For every gallon the development adds to the system, the applicant will be required to remove 4 gallons of inflow and infiltration (I/I). Mr. Chiozzi asked if the applicant’s engineer will physically do the work of the I/I removal or if they would pay for the Town to perform the work. Mr. Friberg stated that it will be at the Town’s discretion based on the size and scope of the improvement. The applicant is responsible for identifying issues with the system to mitigate.

Mr. Chiozzi asked why the Town wouldn’t come up with a dollar amount for the applicant to pay to the Town. Mr. Cronin stated that in all likelihood it will be a hybrid of both a payment to the Town and the applicant performing some work. He stated that the applicant has to provide the Town with a proposal of how they plan to perform the 4:1 removal. The Town will proceed with the plan that is best for the taxpayers. The Town may decide to take payment from the applicant so that improvements can be made to another more critical section of Town.

Ms. Knowles asked how the water and sewer improvements can be memorialized in conditions. Ms. Byerley stated that she will be working with DPW and the Board of Health on the specific wording of conditions. She noted that Merrimack College previously investigated and made improvements to the Town systems as part of conditions of approval. Mr. Chiozzi stated that in his opinion he found it more attractive to have the flexibility of the payment to the Town.

Mr. Leavitt asked Mr. Cronin if he was in agreement that pinch points only existing during wet conditions. Mr. Cronin stated that he was in agreement and explained how the manholes can surcharge during wet weather. He added that in the future the Town will have all developers inspect the pipes downstream from their projects and identify where improvements can be made. Mr. Chiozzi asked if the pinch points were seasonal or storm related. Mr. Cronin stated that it is storm related.

Ms. Byerley asked where the lines would be video-inspected; at the pinch point areas or other areas as well. Mr. Friberg stated that certain areas would be focused on such as under water bodies like the Shawsheen River. He added that the inspection for this project would probably start before the first pinch point. Ms. Byerley asked where the inspection would stop. Mr. Friberg stated that they would most likely stop the inspection so many linear feet after the second
**146 Dascomb Road (cont’d):**

pinch point. He stated that the inspection may uncover issues that correspond to more than 200,000 gallons. The Town can then decide from the complied list what fixes would be made by the developer and what may be made by a future developer or the Town.

Mr. Chiozzi asked if small scale projects would only have to pay the fee instead of also performing inspections of the line. Mr. Cronin stated that the inspections and fee will be tied on to projects in a case by case basis as to what is defendable.

Mr. Magenheim asked if the pump station would be visible from the roads. Mr. Friberg stated that it would be visible from Smith Way. He noted that it looks like a 12-15 ft tall brick hut.

Mr. Leavitt asked if the I/I fees would deter developers from tying into sewer. Mr. Cronin stated that it would be a unique situation for tying into sewer to be cost prohibitive. Today, developers only put septic systems in if sewer is not available. Septic systems are expensive. Ms. Byerley added that she believed that if sewer was available, a developer is required to tie into sewer.

Mr. Bergeron asked if the applicant would own the Smith Way water line. Mr. Friberg stated that they would own 1/5th of the water line with the other businesses on Smith Way. Ms. Byerley asked how repairs to the water line would be handled. Mr. Cronin stated that when the Town becomes aware of a water main break, the Town informs the responsible party. The Town shuts off the water main and the responsible party makes the repairs. Mr. Friberg stated that there will be an entity such as an HOA that handles the repairs. Mr. Cronin added that the water main in Dascomb Road is a public water main. The Town will not take over the Smith Way water main, it will remain private.

Mr. Bergeron noted that residents have brought up the Town’s issues with discolored water. He asked how the addition of 50,000 gallons a day will affect the water system. Mr. Cronin noted that the Town has issues with brown water in certain locations in Town. The brown water is caused by naturally occurring Manganese in the supply and old unlined cast iron pipes. At times Manganese levels can spike quickly and some of the Manganese can get through the plant to the pipes. The three pumps to this area of Town have been upgraded to supply a steadier stream of water, which limits the amount of sediment disturbance. He noted that both high demand which increases velocity, and power outages which cause a change in the direction of the flow, can lead to discolored water from sediment disturbance in the pipes. This project will not change those conditions. This development will help to improve the existing infrastructure.

Janet Clarke of 5 Carriage Hill Road asked if the developer has to pay the Town to use their own private sewer, or if they are charged differently. Mr. Cronin explained that the Town is charged for sewer treatment by the Greater Lawrence Sanitary District. The developer will pay the full rate the same as any business or resident who is tied into the public sewer. Ms. Clarke asked if other businesses would tie into the private pump station. Mr. Cronin stated that he would like other businesses, especially those who are currently tied into the Town of Tewksbury sewer system to tie in to Andover. The Town of Tewksbury charges four times the rate of Andover for sewer fees. When those businesses tie in they would have to pay the I/I fee and perform the 4:1 removal. He added that the onsite pump station would be built to handle the whole area.
146 Dascomb Road (cont’d):
Ms. Clarke asked about potential future additions to the development. Mr. Bergeron stated that any future additions would be separate special permit applications. Ms. Clarke asked about the status of the MassWorks Grant. Mr. Friberg stated that the Grant commitment has been made but a contract with the Town and the State have not been signed because the project has not yet been approved. He added that the grant money is required to be spent on public infrastructure in the right of way.

The Board decided that they would discuss traffic at their meeting on July 23rd. They requested that the Town’s traffic peer reviewer be present at that meeting. Mr. Chiozzi also requested that the MassWorks Grant be discussed in full, particularly the method of funds distribution and the timeline of improvements.

On a motion by Mr. Magenheim seconded by Ms. Duff the Board continued the public hearings for 146 Dascomb Road, a Special Permit for Major Non-Residential Project and a Special Permit for ID2 Zoning District Uses to the July 23rd meeting at 8:15 PM. **Vote:** Unanimous (6-0).

On a motion by Mr. Magenheim seconded by Ms. Duff the Board continued the public hearings for 146 Dascomb Road a Special Permit for Major Non-Residential Project and a Special Permit for ID2 Zoning District Uses to August 13th meeting at 7:35 PM. **Vote:** Unanimous (6-0).

**Adjournment:** The meeting was adjourned at 8:42 P.M.

Documents:

146 Dascomb Road:
- Presentation by TEC, Inc. on water and sewer