



Christopher Cronin
Director of Public Works

TOWN OF ANDOVER

Department of Public Works
5 Campanelli Drive
Andover, MA 01810
978-623-8700
andoverma.gov/dpw

TO: Andrew Flanagan, Town Manager
FROM: Christopher Cronin, Director of Public Works *CMC*
SUBJECT: Minco
DATE: July 25, 2024

Andrews, during the review of the proposed project by Minco, Andover Public Works determined the need for improvements necessary for the project to move forward. These improvements are directly and indirectly tied to the project. They are reasonable and defensible. The following is a list of items that have been incorporated into the Minco project due to DPW comments:

- 1) \$500k prepayment for water usage to be applied toward the replacement of water main on Lupine Rd. Water will be metered and billed at the appropriate rate upon use. This \$500,000 figure is roughly a third of the estimated total cost of replacing the water main. The \$500,000 contribution amount is derived from the incremental cost associated with increasing the size from the minimum Town standard of 8" to 12" to accommodate the increase in peak demand and fire protection.

As a previously recognized project and consistent with the goal of replacing all unlined cast iron water mains, the 6" main on Lupine Road has been identified to be replaced. This project is tentatively scheduled for replacement within 8- 10 years. Due to the additional demand related to the Minco project, the water quality is expected to be compromised during peak periods of use and the replacement of the existing 6" CI main is necessary prior to occupancy. The project will include the identified 6" CI pipe to be replaced with a 12" CLDI. This will improve water quality as well as increase volume delivered to the area.

- 2) 4:1 mitigation for I/I. This is consistent with industry standard and codified in our updated sewer regulations. It is estimated that 30,000 gal/day of sewage will enter our system upon full occupation. Applying the 4:1 ratio, a 120,000 gal/day removal. Applying the rate of \$3.50/gal, resulting in a contribution value of \$420,000 of work or cash. This will also result in a perpetual annual savings of \$65,588.
- 3) Town drainage from Buxton Ct is to be extended and carried through the RR right-of-way, separate from the drainage system designed to handle the Minco project.
- 4) Existing water main through site is to be reconstructed around the building area and will become privately owned by the developer.
- 5) In concert with a MassWorks Grant, the end of Pearson St will be closed off to the RR crossing, the Town will have an access easement to allow traffic to circulate through the Minco development back toward Main St.

It should be noted that Minco has incorporated additional features to benefit the community outside of DPW concerns such as; The dog park, the public building / meeting space, splash pad, etc.