



# TOWN OF ANDOVER

Department of Public Works  
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**MAR 19 2026**

## IDR Plan Review Comments

**PLANNING DIVISION**

**To:** Paul Materazzo, Director of Planning & Land Use  
**From:** Department of Public Works  
**Subject:** *IDR Comments*  
**Plan Title:** *The Commons at River Rd (100 River Rd)*  
**Plan Date:** *January 9, 2025*  
**Date:** *March 19, 2026*

Comments on the above plan and related documents are as follows:

### Water Comments

- Any water meter greater than 5/8 inches will need to be properly right-sized and the calculations should be submitted based on AWWA M22 standards to show that the existing or proposed water meter is sized properly.
- The installation of the water meter should be installed in a location that is at the point of entry, unobstructed and easily accessible.
- Prior to the issuance of any utility permit, the Applicant must have their meter configuration diagram approved by the Department of Public Works (DPW).
- The applicant should apply to the DPW for approval of any backflow prevention device for irrigation systems, fire suppression systems, chemical injection systems or any other case which backflow prevention is required.
- All new water lines will need to be tested to Town of Andover standards, the Applicant should install gate valves where the new water main is to be connected to the existing. All proposed water mains must be installed with 5-FT minimum of cover.
- Plans should reflect any temporary water/bypass connections to buildings that will be disconnected when the watermain work is ongoing.
- Restraint joint table needs to be added to the construction detail sheet.
- Connections for existing water main loop will need to be cut out at 12" water main in Old River Rd.
- Install a line valve on either side of building service connections.
- Anchor tee and gate to be installed at new connections to 12" water main in Old River Rd.
- 6" water main in Old River Rd is abandoned.
- Replace existing 12" CI water main with new 12" CLDI water main on Old River Rd, from Campanelli Dr to I-93.
- 1 domestic water connection per building.
- The Town has estimated water usage and has determined the water treatment plant will be required to run longer during peak season. The Town reserves the right to reanalyze water usage comparing proposed versus actual. Further mitigation may be required.
- Further details are needed for the establishment of water usage estimates.

### Sewer Comments

- Sewer pipe material must be PVC SDR 35 and labeled on the plans.

- Once project achieves 80% occupancy, the Town intends to analyze sewer flows (at the Applicant's expense) comparing proposed versus actual. Additional I/I work may be required.
- 4:1 I/I mitigation will be a component of the project.
- West End Interceptor Study to be shared.
- Backwater valves and cleanouts are required for all building connections. (See Health Dept comments for additional requirements).
- All proposed sewer mains and laterals should have an accompanying profile showing any and all utility crossings.
- No permanent structures, inclusive of private utilities, are to be constructed within the sewer utility easement.
- No new water gates in the sewer easement.
- No trees, shrubs, etc. in the sewer easement.
- The dog park cannot be built in the sewer easement.
- Inverts are to be rebuilt in sewer manholes with any new connection.
- Drop connections are not allowed.
- No doghouse sewer manholes are to be constructed.
- Where pavers are proposed in the sewer easement, the town will not be responsible for replacing the pavers if a sewer repair occurs.
- Will there be grading in sewer easement?
- The Town will require a capacity analysis of the 18-in RCP sewer main.
- The DPW will require the Applicant to install a new CIPP liner within the limits of the existing sewer interceptor on the property located at 100 River Rd. The Applicant will submit pre and post lining reports to the DPW for review and approval. The Town reserves the right to request additional inspections and/or lining pending review of the reports.
- The Applicant will be required to clean and remove debris from the 18-in RCP sewer main to its connection with the Merrimack River sewer interceptor.
- Further details are needed for the establishment of sewer flow estimates.

### **Stormwater Comments**

- The project's stormwater management system shall comply with the Department of Environmental Protection's (DEP) Stormwater Management Policy and requirements of Town of Andover Department of Public Works Street Opening/Utility Connection Rules and Regulations.
- All storm water BMPs will be inspected by registered professional engineers in the Commonwealth of Massachusetts and certified that all stormwater BMPs have been built in compliance with approved plans and specifications. Documentation such as photos, field books entries, and engineer's daily reports may be required prior to the issuance of the Certificate of Occupancy.
- Material of drain lines listed as PVC must be either HDPE or RCP minimum of 12-IN and reflected on the plans.
- A drain line profile is required for any proposed drainage.
- It is anticipated that a peer review will be required for analysis of all stormwater systems proposed within the property.

### **Drainage Comments**

- Ownership as well as O&M of all storm water systems and BMPs should be clearly stated on the plans to avoid confusion in the future regarding responsibility of the storm water management facility. Responsibility for inspection, operation and maintenance shall be borne by the Applicant, property management and/or property owner.
- Infiltration field dimensions make and model and number of units should be stated on the plans.

- Drainage calculations containing soil information, percolation rates, and seasonal groundwater elevations should be submitted as part of the drainage system design. The following supplemental information should be submitted:
  - Narrative summarizing pre/post flow conditions, system design, and results.
  - Existing sub-basins plan.
  - Design points at limits of property during pre/post conditions.
  - Time of Concentration flow path lines depicted on the sub-basin plan.
  - Comparison table of pre & post construction flows.
  - Percolation or soil permeability analysis as backup to drainage design.

### **Transportation Comments**

- Traffic impact report is currently under peer review. Additional comments related to the report will follow.
- The Applicant shall install pedestrian accommodations from the project site to the end of Campanelli Drive.
- The Applicant shall install pedestrian accommodations from the project site to the south side of River Rd, inclusive of a new pedestrian crossing light and necessary phasing.
- While the methodology utilized in the development of the traffic study follows industry standard, it does not seem to accurately capture the reality of the adverse traffic condition at the intersection of Old River Rd/Federal St/River Rd, particularly during the evening peak condition. DPW suggests a more robust approach to the analysis.

### **General Comments**

- As-built plans should be submitted on mylar (no larger than 24" by 36," a D-size print) upon completion of the project, prior to the issuance of the Certificate of Occupancy.
- All materials will comply with Town requirements regarding street opening/utility connections.
- All existing and/or proposed utilities should be clearly and accurately labeled (size, material, existing/proposed, rim, invert, etc.) on the drawing, reflecting the most updated utility connections and sizing.
- A 10-FT minimum horizontal separation is required between parallel utility lines.
- During construction care should be taken to maintain separation of at least 10-FT horizontally from the edge of sewer services to the edge of water services. Where a horizontal separation of 10-FT is not practical, both services can be installed closer to each other. However, water services must be 18-IN higher than the sewer services, as required by MassDEP. (See MassDEP Guidelines for Public Water Systems, Chapter 9, Section 9.8)
- The Applicant shall be required to meet or exceed all requirements of MassDEP's Guidelines for Public Water Systems, specifically, Chapter 9, Distribution System Piping and Appurtenances.
- Any work that takes place in the Town's public right-of-way (ROW) will require both a street opening and trench permit. Work on private property requires a trench permit only.
- The applicant must schedule a preconstruction meeting with the DPW/Engineering Division prior to the start of work.