



March 5, 2024

Alan Cathcart, Director Public Works
Jeff Murawski, Water & Sewer Superintendent
Giovanni Caceres, Public Works Engineer - Water Systems
Town of Concord
41 Keyes Road
Concord, MA 01742

Via: Email: acathcart@concordma.gov, jmurawski@concordma.gov,
gcareres@concordma.gov

Reference: NOVO Riverside Commons Comprehensive Permit Application
Response to Concord Public Works - Water & Sewer Division
292-294 Baker Avenue
Concord, Massachusetts
B+T Project No. 2063.27

Dear Mr. Cathcart, Mr. Murawski and Mr. Caceres:

On behalf of the Applicant, NOVO Riverside Commons, LLC., Beals and Thomas, Inc. (B+T) respectfully submits this response to memorandum from by Jeff Murawski, Water and Sewer Superintendent, dated February 21, 2024 pertaining to the site plan and stormwater management report that have been submitted to the Concord Zoning Board of Appeals for the proposed NOVO Riverside Commons Comprehensive Permit Application at 292-294 Baker Avenue located in Concord, Massachusetts.

For clarity of the Administrative Record, comments are provided in *italics* below, followed by our current response in **bold** detailing how the comment has been addressed.

1. Water Design

- a. *The applicant shall submit a water service design conforming to the Division's Water System Design and Construction Standards.*

B+T Response: The Applicant agrees that the water service design will meet the Division's Water System Design and Construction Standards. Construction-level Utility Design Plans will be submitted to the Water and Sewer Division (W&S Division) prior to the building permit.

- b. *The applicant shall provide to the Division proof that legal rights have been secured by the Applicant in order to connect water services (both domestic & fire) for the Project development, to the existing privately owned and maintained water infrastructure within the #300 Baker Ave. campus property (Map 9E, Block 3794, Lot 1).*

Corporate Office

144 Turnpike Road
Southborough, MA 01772

bealsandthomas.com T 508.366.0560 F 508.366.4391

Regional Office

32 Court Street
Plymouth, MA 02360

B+T Response: The Applicant owns the 300 Baker Avenue site. The Applicant will prepare easement plans and documents and submit copies thereof to the W&S Division prior to the building permit documenting that the proposed residential development on 292 and 294 Baker Avenue have legal rights to connect the 300 Baker Avenue privately owned and maintained water system.

- c. *The applicant shall provide for the Division's review, proof (with supporting documentation) that the existing privately-owned water infrastructure has suitable hydraulic capacity to support the flow demand to the subject Project development building structures, #292 Baker Ave. & #294 Baker Ave.*

B+T Response: Previous hydrant flow data from the site indicated relatively significant water pressure at high volumes. A Fire Protection Engineer will be retained to design the fire suppression system for the proposed building and we anticipate that new hydrant flow information will be obtained prior to building permit submission to document the adequacy of the existing system and substantiate the proposed building design. The new hydrant flow test information will be provided to the W&S Division prior to the building permit.

2. Sewer Design:

- a. *The applicant shall submit a design conforming to the Division's Sewer System Design and Construction Standards.*

B+T Response: The Applicant agrees that the sewer service design will meet the Division's Water System Design and Construction Standards. Construction-level Utility Design Plans will be submitted to the W&S Division prior to the building permit.

- b. *The applicant shall provide to the Division proof that legal rights have been secured by the Applicant in order to discharge the proposed sewage flow from the Project development to privately owned and maintained sewer infrastructure within the #300 Baker Ave. campus property (Map 9E, Block 3794, Lot 1).*

B+T Response: The Applicant owns the 300 Baker Avenue site. The Applicant will prepare easement plans and documents and submit copies thereof to the W&S Division prior to the building permit documenting that the proposed residential development on 292 and 294 Baker Avenue have legal rights to connect the 300 Baker Avenue privately owned and maintained sewer system.

- c. *The applicant shall provide for the Division's review, proof (with supporting documentation) that the existing privately-owned sewer infrastructure has acceptable structural integrity, and has the appropriate size and slope to provide the proposed sewer capacity to the subject Project development building structures, #292 Baker Ave. & #294 Baker Ave.*

B+T Response: As noted on the attached plan, the existing sewer pipe in the parking lot at the rear of the 300 Baker Avenue site, that the residential sewer service will connect to, was replaced within the last ten years and the cross-country segments, including the river crossing, were slip-lined in 2012. B+T will prepare a sewer hydraulic analysis to document the ability of the existing sewer infrastructure on site and under the Assabet River to convey the existing and proposed sewer generation. That hydraulic analysis will be completed and submitted to the W&S Division on or before March 11, 2024.

We have recently surveyed the sewer manholes from the rear of 300 Baker Avenue to the river and the manhole on the other side of the river (see attached plan). B+T has also learned that Advanced Pipe (no longer in business) apparently did the sewer mitigation in 2012± (slip-lined and rehabilitated for I&I - manhole at the river appears to have an epoxy/cement lining with installation of a solid pipe). As B+T undertakes a hydraulic analysis, we would appreciate receiving from the W&S Division any additional plans and documentation of the sewer pipe improvements for the sewer line under the Assabet River.

- d. *Based on the significant volume of wastewater flow anticipated from this development, the applicant shall prepare and submit to the Division an engineering evaluation of public and private sewer infrastructure that is expected to receive the proposed sewage flow from this development. The capacity evaluation shall include consideration of:*
- i. *Existing gravity sewer infrastructure;*
 - ii. *The Assabet Sewer Pumping Station; and*
 - iii. *The 10-inch force main (from the Assabet Pumping Station, that discharges to the 21-inch V.C. gravity sewer in Main Street).*

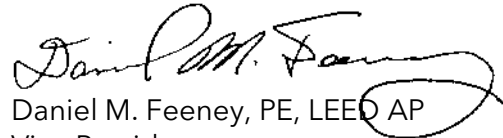
B+T Response: As noted in Section 2.c above, a hydraulic analysis will be prepared to document the ability of the existing on-site sewer to convey the sewer from existing development at 300, 310, and 320 Baker Avenue as well as the proposed development at 292 and 294 Baker Avenue to the manhole on the west side of the River. With respect to the capacity of the existing public gravity sewer on the west side of the River, the Assabet Sewer Pumping Station and the downgradient force main and sewer infrastructure, B+T would like to meet with each of you to discuss what records and studies the Town has in this regard.

Alan Cathcart, Director Public Works
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Should you have any questions regarding the above, please contact me at (508) 366-0560. In addition please advise if the Director of Public Works, the W&S Division Superintendent and the W&S Division Public Engineer could meet anytime on March 14th or 15th with Hurley and Associates and B+T to review its hydraulic analysis and discuss the availability of the Town records with respect to all sewer systems located beyond the manhole on the western side of the Assabet River.

Sincerely,

BEALS AND THOMAS, INC.

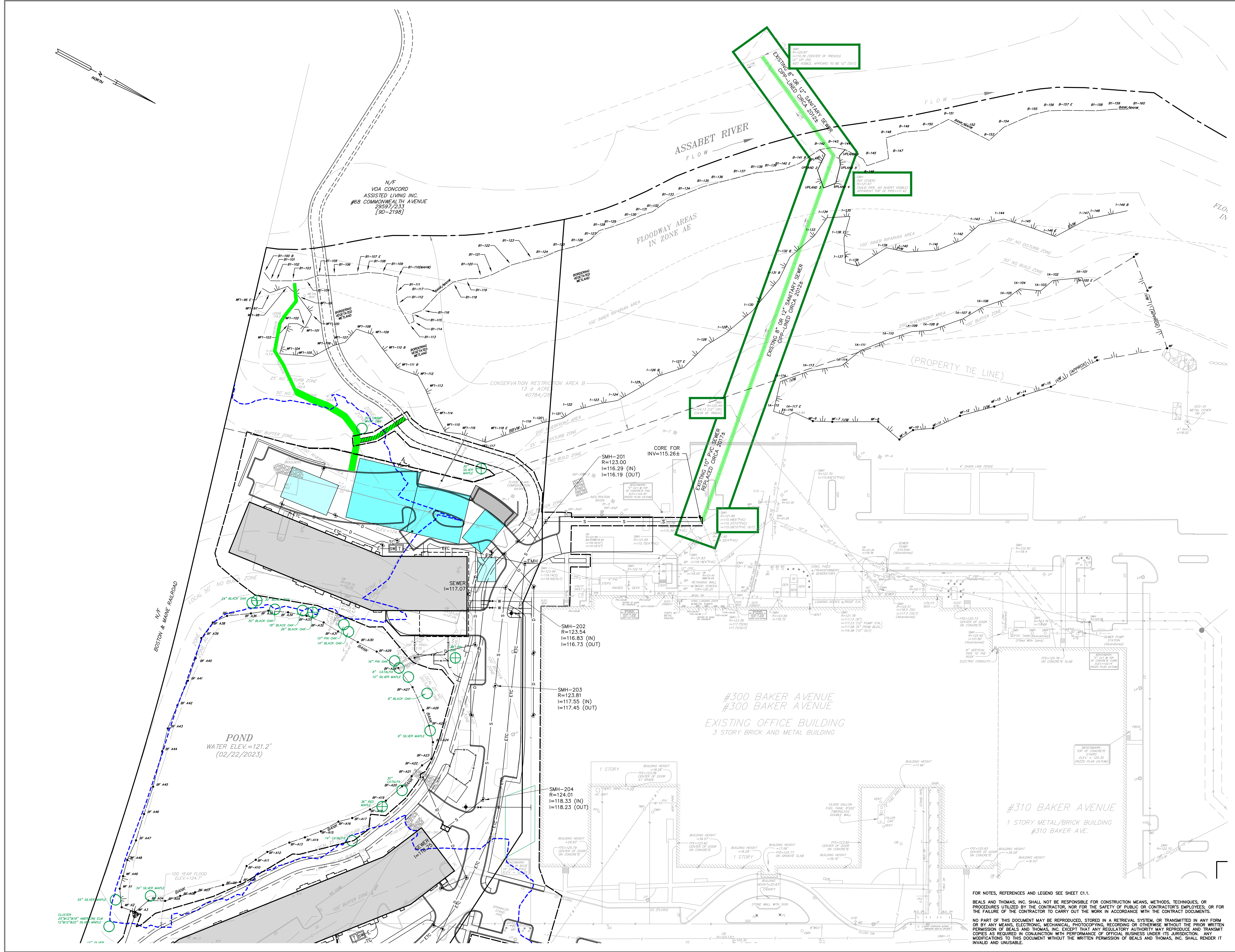
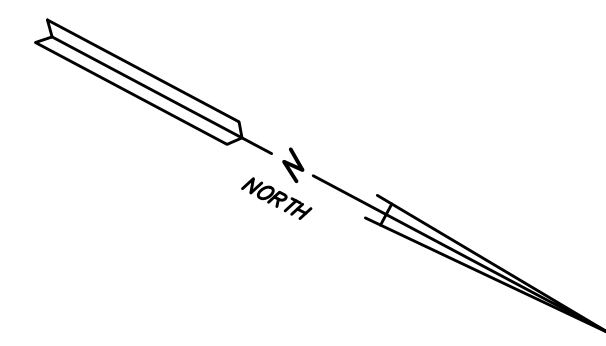


Daniel M. Feeney, PE, LEED AP
Vice President

Enclosure: Existing Sanitary Sewer Exhibit

cc: Elizabeth Hughes, AICP, Town Planner
Kevin Hurley, Hurley Associates, Inc.
Allen Peacock, Taurus Investment Holdings, LLC

DMF/tjm/aak/206327LT006.docx



PREPARED FOR:

TAURUS INVESTMENT HOLDINGS, LLC
 TWO INTERNATIONAL PLACE
 BOSTON, MASSACHUSETTS 02110

IN PROGRESS
 3/5/2024

FOR PERMITTING ONLY

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PREPARED BY:



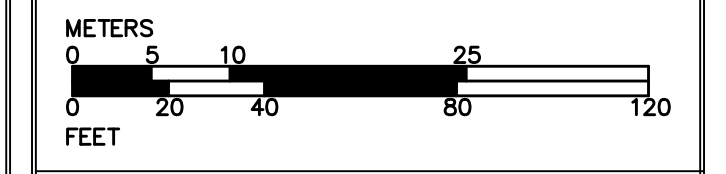
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ISSUE DATE	DESCRIPTION
5	
4	
3	03/XX/2024 REVISION
2	12/18/2023 NOTICE OF INTENT
1	07/31/2023 REVISION
0	05/22/2023 PEL SUBMISSION

DES	DWN	CHK'D	APP'D

PROJECT:
NOVO RIVERSIDE COMMONS
 292 & 294 BAKER AVENUE
 CONCORD, MASSACHUSETTS

SCALE: 1" = 40' DATE: MAY 22, 2023



EXISTING SANITARY SEWER EXHIBIT

B+T JOB NO.2063.27
 B+T PLAN NO. 206327P130A-001

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.1.
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