

135 Keyes Road  
Concord, MA 01742



**DATE: September 2, 2020**

**MEMORANDUM**

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**TO:** Elizabeth Hughes, Town Planner  
**VIA:** Alan Cathcart, Director Public Works  
**FROM:** Valerie Doerrer, Public Works Engineer-Water Systems  
**SUBJECT:** 1440-1450 Main Street – Definitive Subdivision Plan

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The Water/Sewer Division has reviewed the Definitive Subdivision Plan set prepared by Williams & Sparages, which were submitted by Symes Development & Permitting, LLC, dated July 14, 2020 and offer the following comments:

The applicant is advised that the plans submitted for the Definitive Subdivision Approval are not considered final design drawings for the purposes of determining if the proposed water and sewer utilities meet the full requirements of the Water, and Sewer Use Rules and Regulations, and the Water and Sewer Design and Construction Standards. Any deviations from the Water/Sewer Divisions Rules and Regulations, requires review and approval by the Public Works Commission. Public Works Commission review will only be considered at such time that the proposed development has received support through approvals from other Concord Town Boards.”

Below are the Water/Sewer Division’s comments provided to the applicant following the review of the Preliminary Subdivision Plan application with a new comment provided below.

1. Common water main: The Subdivision Rules and Regulations Section 6.14 requires reasonable provisions be made for extension of the water main to adjoining property, including easements, as necessary. Further, the section states that connection from the main to the exterior line of the street right of way shall be constructed for each lot unless the BOH has approved individual wells.
  - a. While the plan set submitted shows an extension of a water main to adjoining properties and results in a water distribution system loop, service connections to each lot are not shown on the plans submitted and it not clear how lots A1, 14, and 15 will obtain water service. Water service that is not proposed to come from a water main in a public or private way may result in the requirement of water utility easements, proposed easements locations should be shown on the plan. The Water Use Rules and Regulations require that for a lot to be eligible for water service the lot must front a water main in a public or private way. Provide a revised utility plan showing some additional detail to allow the Division to confirm that the proposed Subdivision meets the minimum requirements for each lot to be eligible for water service. Any easements that may be required should be shown on the plan. It should be noted that if the applicant considers requesting the Town accept the road and utilities as a public way, the water utilities shall be in a public way and not within in easement on private property whenever possible.
2. Sewer eligibility: 1440 Main Street, Parcel 2409, and 1450 Main Street, 2408, both have an existing sewer service connection and remain entitled to the sewer service connection. 146B

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**CONCORD PUBLIC WORKS  
WATER AND SEWER DIVISION**

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Main Street, Parcel 2407, has been identified as part of the Comprehensive Wastewater Management Plan as a sewer eligible parcel as it has frontage to a sewer main. The plan set submitted conceptually demonstrates a sewer service configuration that meets the minimum requirements of the Sewer Use Rules and Regulations which allows for a single sewer service connection per parcel to a single building on the parcel.

- a. Comment remains for the record.
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3. Wastewater capacity: The applicant will be required to submit to the Concord Board of Health a Request for Title 5 Building Review (Form S) to identify any potential increase in wastewater flow and associated Sewer Improvement Fee. Based on existing wastewater capacity constraints, flow increases over 1,000 gallons per day will be administratively denied by the Water/Sewer Superintendent. An appeal may be made to the Public Works Commission seeking relief for an increase in flow over 1,000 gallons per day.
    - a. Comment remains for the record.