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Director of Planning and Conservation  
Town Hall, 55 Summer Street  
Town of Lynnfield, 01940

June 23, 2021

Thank you for notifying us of the Vallis Way Definitive Plans submission, a proposed subdivision to be located on 109 Lowell Street, Lynnfield. It is our understanding that this has been submitted and is currently being deliberated by the Planning Board. We thank you and the members of the Planning Board for the opportunity to provide comment.

After initial review and discussion at our most recent June 21, 2021 Board of Commissioners meeting, we offer the following for consideration. This memorandum is provided as follow up to our November 18, 2020 comments.

1. We respectfully request that the Developer present calculations regarding water distribution and fire suppression system impacts from this proposed development on the existing LCWD system. The developer should analyze potential fire suppression demands, average daily flows and peak demands that may exist under built out conditions of the project. LCWD reserves the right to have a third-party engineering firm review said calculations at the Developer's expense. Although part of our last request in November of 2020, this information has yet to be provided to the District for review.
2. LCWD is appreciative that the proposed water main extension is designed to be constructed in a manner so that it is looped into an existing water main on Smith Farm Trail. However, we have some concerns over the hydraulics and long-term sustainability of the various bends and angles being proposed to construct the main in the proposed easement of homes on Vallis and Smith Farm Trail. We would prefer a more direct, "softer" layout of the water system through this easement. LCWD will also require review of the easement language being proposed that provides LCWD with the right to access, maintain and repair said water main if required in the future. This will require follow up between the proposed Developer, Contractor and LCWD.
3. Other water main installation, construction and testing requirements must meet the attached LCWD specifications. Shop drawings must be submitted prior to construction for review and acceptance by LCWD. LCWD reserves the right to reject any/all material that does not meet the attached specifications. Additionally,

- a. A fire hydrant with associated gate valve and piping needs to be added to the plans approximately 500' from the Lowell Street end. We estimate that this would place it within the frontage of the proposed "Lot 1". Based on the final location and layout, said fire hydrant may require a 10' x 10' foot easement for future repair/replacement.  
*Location and Spacing - Hydrants should be provided at each street intersection and at intermediate points between intersections as recommended by the National Fire Protection Association (NFPA), Insurance Services Office, Inc. (ISO) or other similar agency on fire flows required or recommended in the service area involved. Generally, hydrant spacing may range from 350 to 600 feet depending on the area being served. This is taken directly from the Massachusetts Guidelines for Public Water Systems Distribution System Piping Appurtenances. <https://www.mass.gov/doc/guidelines-for-public-water-systems-chapter-9-distribution-system-piping-appurtenances/download#:~:text=9.5%20Hydrants,-1.&text=Generally%2C%20hydrant%20spacing%20may%20range,%2D1%2F2%20inch%20nozzles.>*
  - b. Approximately in the same area as the fire hydrant above (along the frontage of proposed Lot 1), LCWD is requesting that an inline gate valve be added in the public way to facilitate shutting down of about half of the street in the event of an emergency. Again, it would be about 500' into the proposed development from Lowell Street. *Please refer to link above for reference on valve spacing.*
  - c. As proposed, the hydrant at the end of the street will require a 10' x 10' easement for future repair/replacement. Historically, the District has required such easements to accommodate future repairs.
  - d. The tapping sleeve in the project specifications will need to be stainless steel. Please reference the water main specifications attached.
4. LCWD requires that water services to single family homes be constructed in one-inch (1") diameter piping. The piping from the water main to the curb stop shall be copper, from the curb stop to the house meter shall be plastic. Please see the attached specifications for additional information which must be followed.
  5. LCWD is requesting that the end of the proposed water main on Vallis Way be designed, constructed and installed for the future extension of the water system into the Sagamore property. We feel this would require the addition of an 8" x 6" hydrant tee with a valve, short length of 8" pipe and a mechanical cap to the proposed design. The last hydrant should come off the 6" branch of the tee with a hydrant valve and the run of the tee should have a valve and small stub of 8" pipe with a cap so further extension of the system would not require a shutdown or tap.
  6. The Developer will be required to perform and pay for all material, labor, engineering and other indirect associated costs to perform the work proposed. Additionally,
    - a. The proposed new domestic water services to each home will be subject to a permit connection fee and account initiation fee as outlined in our permit process. Additional

information in regards to the fees and the permit process, including information on the required Certificate of Insurance and Performance Bond, can be found on our website at [www.LCWD.US](http://www.LCWD.US).

- b. While 109 Lowell Street is currently in the District as one parcel, the proposed subdivided new properties must also be accepted into the Lynnfield Center Water District and will be applicable to all tax levy payments through their respective real estate bill. This will require coordination between the Developer and the LCWD Board of Commissioners.
- c. There will also be \$10,000 fee assessed by LCWD for connecting the water main of this proposed Development into the existing system on Lowell Street and Smith Farm Lane. This fee is to offset costs associated with inspecting construction, testing of the proposed system.

We look forward to working with the Planning Board in permitting this project. We remain more than willing to meet with the Developer to work out the logistics of the proposed project and to further discuss and address the above stated comments and requests.

Thanks,

*John Scenna*

John Scenna, Superintendent, LCWD

cc. Robert Dolan, Town Administrator  
Joseph Maney, Chairman, LCWD Board of Commissioners  
Brian Charville, Chairman, Planning Board