



Lynnfield Center Water District
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Superintendent:
John V. Scenna

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

December 19, 2023

Please accept the following correspondence as final comments from the Lynnfield Center Water District (LCWD) regarding the proposed development at 109 Lowell Street, the project referred to as Vallis Way. We thank you and the members of the Planning Board for the opportunity to provide comments. Said comments will be conditions attached to the final permit to install the water system on Vallis Way and are based on review of the final plan provided by Hayes Engineering dated December 12, 2023, and the vote of the LCWD Board from October 17, 2023.

After initial review, meeting with the project engineer and attorney of record to address documented LCWD concerns, and analyzing the study prepared by our consultants CDM/Smith, LCWD has no issue with this project moving forward so long as the conditions below are satisfied.

1. *In lieu of the previously proposed loop of the new Vallis Way water main to the existing main on Smith Farm Trail, the Development will conduct the following upgrades as shown on the final plans:*
 - a. Installation of two new gate valves on either side of the new tap & sleeve valve installed on Lowell Street and Vallis Way.
 - b. Installation of three new gate valves and T fittings and appurtenances at the intersection of Lowell Street and Durham Drive. Note the plans call this out at an 8x8x8 T connection but LCWD recommends this be field confirmed prior to completing the work as it could be an 8x12x8 T connection.
 - c. Extension of the Vallis Way water main through the easement at the dead end of Vallis Way to the property line with Sagamore Gold Course. The piping should be installed within the proposed easement which will be transferred to LCWD upon completion of the water system as shown on the final definitive plans provided.
 - d. Addition of a hydrant on Vallis Way as shown on the plans provided.
 - e. Extension of the existing water main on Smith Farm Trail as shown including the installation of a new hydrant at the end of the extended system and the installation of three new one (1) inch copper services from said main to the property lines of each of the homes.

2. *All 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. Based on the final location and layout, all fire hydrants may require a 10' x 10' foot easement for future repair/replacement if they are not installed within the public way. The engineer should prepare all required documents should this be the case.
 - b. LCWD is requesting that an inline gate valve be added along the frontage of Lot 5, 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. Said location can be field confirmed.

- c. LCWD requests that the project engineer layout/mark the proposed location of the curb stop boxes on the property to be at the back of sidewalk AND to avoid any other utilities, septic systems, roof drainage etc.
 - d. The plan for the end of the system should be revised to show an eight inch (8") gate valve followed by a 8" hydrant tee, 6" gate and hydrant followed by another 8" gate valve and plug or cap to accommodate for the extension of the pipeline. The location of all said piping and hydrant should be off of the cul de sac and in the water line easement at the end of the road.
 - e. 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.
3. *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.
 - 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 and testing of the proposed system. Said payment has already been made with the initial connection permit rendered.
 - d. The developer must provide LCWD with a performance and payment bond in the full amount of costs associated with installing the system. The project engineer shall submit an estimate for said work for review by LCWD and a bond amount will be set. Work cannot commence until the bond is in place by the Developer and insurance is provided by the Contractor.
 - e. This permit is valid only through June 30, 2024, by which time it is anticipated that the water system will be fully installed, tested and turned over to LCWD for operation.

Thanks,

John Scenna

John Scenna, Superintendent, LCWD

- cc. Robert Dolan, Town Administrator
John Tomasz, DPW Director
Lisa DeMeo, P.E., Town Engineer, Lynnfield
Joseph Maney, Chairman, LCWD Board of Commissioners
Brian Charville, Chairman, Planning Board
Anthony Capachettu, P.E, Peter Ogren, P.E.;
for Developer