



TOWN OF FOXBOROUGH DEPARTMENT OF PUBLIC WORKS

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TO: Zoning Board of Appeals
FROM: Chris Gallagher, Director of Public Works
DATE: February 9, 2023
SUBJECT: **Walnut Street 40B/Senior Housing Project**

The Department of Public Works has reviewed the provided application information. At this time, we have the following comments:

Sewer Comments

1. The E-one systems should be dual pumps. This will allow for maintenance or replacement without having to stop flow for the building while being worked on.
2. The 2,000-gallon septic tank in line between the building and pump allows for some storage capacity, but not sure if it's enough to not have a dual pump setup for each building. Typically, design capacity for pump chambers require at least 24-hour storage.
3. The sewer system (including pumps and tanks) should be on an annual cleaning and inspection program.
4. The generator for the sewer system should have an O&M plan and be followed to ensure it works when is needed.
5. The E-one pump systems should have audible and visual alarms
6. 200 One Bedroom Units = 20,000 gallons per day (gpd). There is a one-time sewer capacity fee of \$864,200 to guarantee flow to the MFN Regional sewer treatment plant. Foxborough Sewer Regulations does not have a senior housing flow rate; this could be discussed with the Commission if the applicant has data to support lower flows for this type of housing.

Water Comments

1. Water Connection Fees
 - a. 2 – 8” connections on Walnut St @ \$3,500 each = \$7,000
 - b. 3 – 4” domestic services @ \$2,850 each = \$8,500
 - c. 3 – 6” fire services @ \$3,500 each = \$10,500
 - d. Total Water Fees = \$26,000
2. Domestic services should have a three-way gate system – one on the service, and two on either side of the connection to the 8” internal main.
3. The water main on Walnut St is Asbestos Cement pipe and has recently had multiple breaks due to its age and pipe material. It is not currently on a capital list for replacement, however the department is aware of our aging infrastructure. The proponent should consider replacing the section of water main on Walnut St between the two 8” connections.

4. Interior fire hydrants will be charged a private hydrant fee. Current fee is \$60/year per hydrant.

General Comments

1. All utilities and infrastructure interior to project and up to their respective connections on Walnut Street (including water, sewer, stormwater, etc.) shall be privately owned and maintained.
2. Each building should be equipped with a generator – Residents struggle at the other two FHA properties during storms because there is no backup power. At a minimum the backup power should be able to maintain HVAC and lighting throughout the units, and the community rooms.
3. If existing mature trees exist where new plantings are proposed, it may be beneficial to maintain the existing vegetation, although I understand the idea of evergreens for screening against the North High St residential properties.
4. The drainage swale on Walnut St should be protected with a guardrail or the proponent should look to install a pipe in place of the swale that can be buried and the area brought to grade.

Please do not hesitate to contact Chris Gallagher, DPW Director, or Lance DelPriore, Town Engineer, should you need any additional information or clarification of the statements provided.