



Christopher Cronin
Director of Public Works

TOWN OF ANDOVER

Department of Public Works
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MEMORANDUM

TO: Andover Planning Board
FROM: Christopher Cronin, Director of Public Works *CMC*
SUBJECT: 3000 Minuteman Road
DATE: October 7, 2022

The Department of Public Works agrees with the following conditions identified as items 23-27 in a memo to the Planning Board from Jacki Byerley dated October 5, 2022.

23. Prior to the issuance of the Occupancy Permit for the Building 1 addition, the Applicant, at its sole cost, shall obtain permits and permissions, complete the clearing and necessary access improvements; the applicant shall line +/- 1400' of existing 18" sewer main as determined by DPW, and epoxy coat 5 sewer manholes as further specified in the appendix report from Woodard & Curran dated September 9, 2022. The actual cost of this operation shall be presented to the Town as an official expense report with substantiating documents included;
24. The applicant agrees to an Inflow/Infiltration (I/I) mitigation fee of \$2,000,000 less the actual cost of the sewer line repairs required in condition #23. This fee will cover the I/I obligation required through buildout of Building 1 addition, Building 5, Building 6, and Link Building (Also referred to as Phases A, B, & C). The remaining amount from the \$2,000,000.00 less the work in #23 shall be made in three equal payments; 1) Prior to the issuance of the certificate of occupancy for the Building 1 addition, 2) Prior to the issuance of the certificate of occupancy for Building 5, and 3) Prior to the issuance of the certificate of occupancy for Building 6. The deposit of funds in a Town account shall be in a form to be reviewed and approved by the Town's Finance Division and proof of such deposit shall be made to the Planning Division;
25. Prior to the issuance of the building permit for Building 1 addition, the Applicant, shall contribute \$900,000.00 into a fund to be created by the Town and controlled by the Department of Public Works to be used for the necessary upgrades/replacement to the 8" cast iron water main, including but not limited to Chandler Road between Rt 93 & the Shattuck Road easement, equaling approximately, but not limited to, 2300' as further specified in the appendix report from Woodard & Curran dated September 9, 2022. The deposit of funds in a Town account shall be in a form to be reviewed and approved by the Town's Finance Division and proof of such deposit shall be made to the Planning Division;
26. Prior to the issuance of the Occupancy Permit for Building 5 or 6 (which ever comes first), or the issuance of the Building Permit for Building 5 or 6, (whichever comes first), the Applicant shall contribute \$700,000.00 into a fund to be created by the Town and controlled by the Department of Public Works to be used for the necessary upgrades/replacement to a water pump at the Water Treatment Plant as further specified in the appendix report from Woodard & Curran dated September 9, 2022. The deposit of funds

in a Town account shall be in a form to be reviewed and approved by the Town's Finance Division and proof of such deposit shall be made to the Planning Division;

27. Commencing upon the occupancy of the Building 1 addition, the applicant will submit to the Town, copies to be provided to the Planning Division and Department of Public Works, on an annual basis a tabulation of average daily water demand based on monthly meter readings as indicated on water usage bills and compare those to the forecasted demands of 396,000 gallons per day (GPD). The tabulation will be stamped by a Massachusetts registered Professional Engineer. This report shall be submitted annually at each stage of the campus buildout and through the first three years of full occupancy of the entire campus. Should the water consumption exceed the projected 396,000 GPD at any time, the applicant shall pay for an update to the Woodard & Curran study and report dated September 9, 2022. The applicant shall be responsible for mitigating the water impact of usage above the projected 396,000 GPD. Solutions to mitigate the excess could include, but is not limited to, an onsite water storage facility or other system improvements such as upsizing water mains within the Town's water system.