

TOWN OF BELLINGHAM

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February 3, 2023

Mr. William F. O'Connell Jr, Chairman
Planning Board
10 Mechanic Street
Bellingham, MA 02019

RE: North St & Blackstone St Townhouse Complex

Dear Mr. O'Connell:

I have reviewed the plans for this project dated December 30, 2022. Below are my comments on the plans. I have included information on the fees the developer will be charged for connection to the Town's water system.

Water System

1. The only issue with the water system is the depth of proposed septic collection system. The water main layout valve location, connection to Blackstone Street and North Street mains all look good.
 - The issue is the proposed septic collection pipes are too shallow and will not allow for the required eighteen inch (18") vertical separation between potable water pipes (mains and services) and septic pipes (mains and services).
 - Water pipes must be eighteen inches (18") above septic or sewer vertically at all crossing and ten foot horizontal separation, per Mass Department of Environmental Protection standards.
 - The plan should be modified with the septic collection system pipes minimum depth to invert being set at eight feet (8'). This will provide sufficient separation between the top of the septic main and building laterals pipes to the water mains and services.
2. The plan does not show water services or septic connections to the buildings. They should appear on the plans in order to insure that the ten foot horizontal separation is maintained. It is important to note the only one septic pipe needs to be connected to each building. The three units can be connected via internal plumbing. However, each unit must have a separate water service tapped off the main in the street with an curb stop (isolation valve) installed usually in the edge of the yard or near the back of the sidewalk.
 - The plan should be modified to show water service and septic connections to the building.

3. Another issue with Town houses is needed to provide fire service pipes. This is typically a separate larger tap off the water main. Critical to the DPW is that fire service lines need to have testable backflow prevent devices. Ideally, these devices would be installed in a space outside the building envelope in a heated enclosure that the DPW can access without entering an individual dwelling unit. Like septic pipes, only one fire service pipe is usually provided to each building.
 - The plan should include a detail of the backflow device space and the location of the fire service pipe from the water main.

Water Fees

Domestic Water System Expansion Fee

Text copied from website posted information on Domestic Water System Expansion Fee: The current fee is \$1,200 per single family dwelling unit. A SFR Equivalent is defined as a lot of any size that does or will contain a Single Family Residential home. Non-residential or multiple residential buildings shall be converted to SFR Equivalents by dividing predicted domestic water consumption (See Capacity Fee) by 300 gallons per day, rounding all fractions up to the next whole number. (i.e. 1,000 gallons per day divide by 300 equals 3.33 or 4 SFR Equivalents.) Twenty percent of the fee is due prior to the start of waterworks construction. The balance is divided over the homes to be constructed and paid with individual home water connection application fee. This fee can be processed per construction phase. The Domestic Water System Expansion form is available on line at [Water Sys Expansion Permit App 2012.xls \(bellinghamma.org\)](#)

The water connection application is available on line at [Microsoft Word - WATER APP Res 2012 \(bellinghamma.org\)](#). Fees vary based on the number of bedrooms per unit. That part of the application fee is for inspection. This is not charged to developer when applying for a building water connection as water service inspection is funded via a revolving project inspection account. Note: if lots are sold and built by entities other than the developer. The full connection fee including inspection will be charged to the builder.

Sewer – There is no Town sewer available to this site

Stormwater

I leave review and comment on sizing and MS4 compliance to peer review consultants & ConCom.

Traffic or Roadway

I leave review and comment to peer review consultants.

I hope that this information is useful to you. Please call me if you have any questions.

Sincerely,



Donald F. DiMartino
DPW Director

cc: Via Email
BSC Group (Town Peer Review Consultant)
Anne Matthews, Bellingham ConCom Agent
Fire Chief, Steve Gentile
Denis Fraine, Town Administrator

Via email
Engineer: Guerriere & Halnon Inc
Applicant: Raven Homes Inc – info@elitebuildersllc.com