

September 8, 2021

Dave Candeias - Water Superintendent

Onset Water Department

15 Sand Pond Road

Onset, MA

FILED  
SEP 10 2021

*Dave Candeias*  
9/8/21

Re: Settlers Glen Subdivision – Ability to Serve Request

Dear Mr. Candeias,

Attached are the plans titled "Settlers Glen, LLC" by G.A.F. Engineering, Inc. revised through 8/31/2021 depicting the connection and specification details for the project. We expect the project timeline for this work will be approximately 3-months anticipating starting October 1, 2021. All permits have been obtained and sent to your office as a ZBA approved Comprehensive Permit of the MGL sec 40B recorded in the Registry of Deeds.

My understanding is that you would like an escrow account set up for the "Ability to Serve Study Costs" which amount we have requested and not received. Could you let me know the escrow amounts needed for the study costs.

I have taken the liberty to comment on the questions and statement you posed in your 8/30/2021 e-mail below.

**Extensions Requiring New Road Construction:**

An applicant proposing to construct a new water distribution system that is a part of a project that must be reviewed and approved by any municipal body (i.e., Planning Board, Site Review Board, etc.) shall provide the following:

1.

**Pre-Submittal**

The District or a Town department may require a determination of the water system's "ability to serve" the demand associated with the new water main. To make this determination, the District will require the owner (or owner's representative) to provide the following preliminary information, at a minimum: a utility plan with water main sizes; site map with location of any underground storage tanks, fuel storage areas, hazardous material storage areas and drainage infrastructure; an anticipated project timeline; anticipated average and maximum domestic water demands; anticipated fire suppression requirements; fire flow test reports; contact information for the owner and owner's representatives, and any other information that would facilitate the District's

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engineer's ability to evaluate the impact of the proposed project on the existing system and to generate an ability to serve letter. The owner is responsible for all costs associated with conducting the evaluation and generating the letter report.

**Average Domestic Demands:**

5 Sinks per unit x 20 units = 100 Sinks

2 Toilets per unit x 20 = 40 toilets

2 outside sill cocks per unit x 20 = 40 sill cocks

1 75 gal water heater x 20 = 20 75 gal water heaters

1 washing machine x 20 = 20 washing machines

2 Fire Hydrants

The fire flow report was witnessed by the Onset Water Department on Friday, September 3, 2021 at 11:00AM and yielded over 900 GPM.

The fire department's Lt. Sniger has confirmed we only need 500 GPM flow for adequate fire protection per 527 CMR 1.0 Chapter 18. Therefore a looped water main has not been requested.

**Contact:** Ivo P. Coll, Manager Settlers Glen, LLC 20 North Park Avenue Suite 2  
Plymouth, MA 02360 774-994-7440 ivopcoll@gmail.com

2.

**Submittals**

Three (3) printed sets of complete plans and specifications and one (1) electronic copy shall be sent to the District Superintendent or his/her designee. The documents shall show plan and profile of the proposed water main, right-of-way boundaries, other utilities, structures and any other physical or topographical features relevant to the installation and maintenance of the water main. A cover letter shall also be submitted with the plans and specifications giving a description of the project and construction sequence, the anticipated project timeline and any other relevant information.

The electronic copy of the plan set submitted today has been sent to your office and copied to your engineer Mr. Osborne.

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3.

**Review**

Once received, the District's goal is to review the plans within thirty (30) days after receipt. Initial written comments will be issued to the applicant and/or engineer within this period. During this review, it may be necessary to have a design meeting between the District and project engineers. That determination will be made on a case by case basis. Any required changes must be incorporated on the drawings and resubmitted. The owner is responsible for all costs associated with conducting the plan review.

4.

**Approval**

After all District comments and recommended revisions have been incorporated into the design, the District will issue a letter of design approval to the developer or agent. This letter will also detail all the other administrative requirements pertinent to the project including but not limited to developing a main extension estimate detailing the required construction deposit, main extension contract, easement acquisition, project scheduling, special conditions, and impact fees. The owner is responsible for all fees and costs associated with construction oversight by District employee or District representative.

5.

**Final plans for construction**

After final approval by the municipal reviewing authority, a final set of signed plans shall be submitted to the District. Additionally, an electronic version of the plans shall also be submitted (in a format acceptable to the District)

6.

**F. Water, Sewer, and Utilities Conditions**

1. Utilities shall be installed underground by the Applicant using methods standard to those installations. Utilities shall be defined as electric service lines, telephone lines, water service lines, CATV lines, municipal conduit, storm water management systems, and the like.

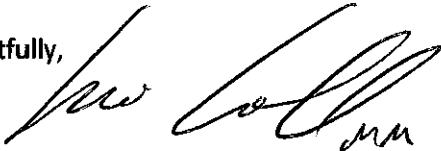
2. Fire hydrants shall be placed as shown on the Approved Plans in locations approved by the Onset Fire Department and Water District. If the Onset Fire Department and Water District Department approves different hydrant locations such modification shall be accepted as an insubstantial change pursuant to 760 CMR 56.05(11).

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3. The service size for the domestic water service should be verified by the Onset Fire Department and Water District and information on the fire service size and requirements should be verified by the Onset Fire Department and Water District. The Applicant shall submit information regarding the size of both the domestic and fire services as part of Final Plans, after consultation with the Onset Fire Department and Water District.

4. The water and sewer utilities servicing the buildings in the Project shall be installed and tested in accordance with applicable Town and Onset Fire Department and Water District requirements and protocols, except as may be waived herein.

Respectfully,

A handwritten signature in black ink, appearing to read "Ivo P. Coll". The signature is fluid and cursive, with a prominent initial "I" and a long, sweeping underline.

Ivo P. Coll, Manager Settlers Glen, LLC