

October 11, 2016

Zoning Board of Appeals
210 Central Street
Hingham, MA 02043

RE: A&M Project #2118-02A
Broadstone Bare Cove
230 Beal Street
Hingham, MA 01105
Review Response Letter

Dear Board Members:

Allen & Major Associates, Inc., on behalf of Alliance Residential Company respectfully submits a review response memo regarding the Broadstone Bare Cove project based on comments and concerns raised by the Town of Hingham, Office of the Sewer Commission in a memo dated September 22, 2016 and received by the applicant on October 5, 2016.

To assist in the review of this document, A&M has provided a response in bold following each of the comments.

1. The system is private at that location. The Applicant should work with the other stakeholders at Hingham Woods, Beal's Cove and Back River Condos to determine the process for modifying the existing connection. This is not a town matter.

A&M Response: Alliance has studied the property's rights to the private sewer infrastructure as well as its condition, and will work with other stakeholders upstream to coordinate the proposed improvements and connection.

2. It is not clear to the Sewer Commission if there is capacity to accept the projected flow from this project moving forward. Additional studies are required to investigate the infrastructure constraints. If these constraints cannot be resolved the project may need to look to on-site sewage disposal.

A&M Response: Alliance has studied the existing private sewer infrastructure and attached a copy of the findings. The findings clearly indicate that the existing private sewer infrastructure has the ability to accommodate the proposed project. Additionally the applicant will be subject to the Town of Hingham's Infiltration and Inflow Reduction Fees. These fees are used to fund local sewer system rehabilitation projects to mitigate proposed increased wastewater flows.

The private sewer system servicing the Broadstone Bare Cove project is routed to the MWRA's Hingham Pump Station. The Master Plan has a brief description of the station, and cites no problems, states it is in good condition, has backup power, and that plans are already in place to begin future capital improvements, including consideration for regular upgrades for 2021-2025. Based on our review of the MWRA Master Plan dated September 2013, the Hingham Pump Station was upgraded in 1992 with the MWRA having \$5M allocated to upgrade the Station from 2019-2023, and another \$5M for 2024 and beyond.

3. The MWRA's Stoddard Neck Station has a maximum peak flow of 6.1 mgd and current peak flows meet or exceed 5.6 mgd. In addition, there are other projects approved or in the pipeline that will or may further reduce the available flow capacity at this station making it questionable as to the ability of the pump station to receive flows from this project. This infrastructure is not the Town's. It is not clear if this infrastructure can be upgraded.

***A&M Response:** The MWRA's Hingham Pump Station (located at Stodders Neck) Based on the September 2013, MWRA Master Plan, Table 10-1 of the report indicates an average 2013 flows at 3.5 MGD with the Hingham Pump Stations peak capacity at 7.0 MGD. Based upon the proposed design of 300 units, the Broadstone Bare Cove project will generate 57,970 gallons per day (0.058 MGD) which is less than 2% of the current flows discharging to the Hingham Pump Station. Additionally the applicant will be subject to the Town of Hingham's Infiltration and Inflow Reduction Fees. These fees are used to fund local sewer system rehabilitation projects to mitigate proposed increased wastewater flows at a 4:1 ratio.*

If you have any questions or comments, please do not hesitate to contact me.

Very truly yours,

ALLEN & MAJOR ASSOCIATES, INC.



Timothy J. Williams, PE
Principal

cc: Alliance Residential Company