



STRATEGIC LAND VENTURES

March 25, 2022

Sarah Mellish
Chair, Manchester By-The-Sea Zoning Board of Appeals
10 Central Street,
Manchester By-The-Sea, MA 01944

Re: Sanctuary at Manchester-by-the-Sea - Project Sewer

Dear Madam Chairman:

Our technical team has recently submitted an updated plan set inclusive of additional details requested from the Town's peer review consultants and to a lesser degree, the Zoning Board of Appeals.

After a thorough review of the proposed project plan, we have changed the overall approach on how effluent will be treated at this project. Where the original Application featured an on-site Wastewater Treatment facility (WWTF) and leaching fields, the revised development program now features a connection to the municipal sewer system. We have amended the Plan Set of Record accordingly.

This project is currently proposing 230 bedrooms with an approximate wastewater design flow of 25,300 gallons/day (GPD). We have listened closely to the Town's and the neighbors' concerns as it relates to various environmental considerations. The transition to municipal sewer provides comparatively greater environmental benefits when compared to the original plan.

Additional environmental benefits include:

- The Towns' water resource consultant suggested that the Thermal Impact on Sawmill Brook could affect the Cold-Water Fisheries population of brook trout. This transition to municipal sewer completely eliminates that concern in its entirety.
- The Towns' water resource consultant suggested that the proposed wastewater would infiltrate to groundwater and could discharge to Sawmill Brook and ultimately the Towns drinking water supply at Lincoln Street with elevated phosphorus concentrations. The transition to municipal sewer completely eliminates that concern and any possible negative impacts on the Town's drinking water supply.
- The Towns' water resource consultant suggested that the WWTF could discharge contaminants of emerging concerns (CECs) into Sawmill Brook and ultimately the



STRATEGIC LAND VENTURES

Town's drinking water well at Lincoln Street. The transition to municipal sewer completely eliminates that concern and any possible negative impacts on the Town's drinking water supply.

- The Conservation Commission recently denied a request to perform additional test pits under an existing RDA due to concerns relating to possible negative impacts to the surrounding wetlands. The transition to municipal sewer will allow the stormwater leaching fields to occupy areas previously occupied by the septic leaching fields; thus reducing the required number of test pits and alleviating the Conservation Commission concerns.
- The removal of the septic leaching field on the southerly portion of the site significantly decreases the project's limit of work. In addition to the reduction of overall land disturbance and a necessary wetland/potential vernal pool crossing, the removal of the leaching field provides the opportunity for us to offer the Town a conservation restriction on the undeveloped southerly portion of land of more than 13 acres. The previous plan only retained 5.5 acres +/- for a possible conservation restriction, but the transition to municipal sewer allows approximately 7.7 acres +/- of additional land to be added to potentially be offered to the Town.

The proposed transition to municipal sewer was also effectuated when we learned that the Department of Environmental Protection has recently removed the DEP imposed moratorium on new sewer connections in the Town. And based on previous conversations with the Town's Department of Public Works and Engineering, we know the municipal sewer system has plenty of capacity to accommodate the additional demand anticipated from this development. The necessary infrastructure required to connect to the existing municipal sewer system would be at our expense as the Applicant.

We will also update the draft waiver list to incorporate a necessary waiver from local ordinances relating to new sewer connection. We know the Town adheres to "Sewer Regulations" with "The Town of Manchester-by-the-Sea Board of Selectmen acting as Board of Sewer Commissioners". As such, we will be requesting the waiver from the local bylaw:

1. Asking the Zoning Board of Appeals to act in place of the Board of Selectmen as it relates to Sewer Regulations. This is a customary waiver request under Chapter 40B.

Sincerely,

Geoffrey Engler
Principal of SLV School Street, LLC