



STRATEGIC LAND VENTURES

May 17, 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 – Pump Station

Dear Madam Chairman:

The Town's Peer Review Consultant, Beals and Thomas, raised a question in their peer review letter dated April 26th 2022 regarding omitted details on the proposed pump station which is now identified on the civil engineering plan set. More specifically, the B&T comments was as follows:

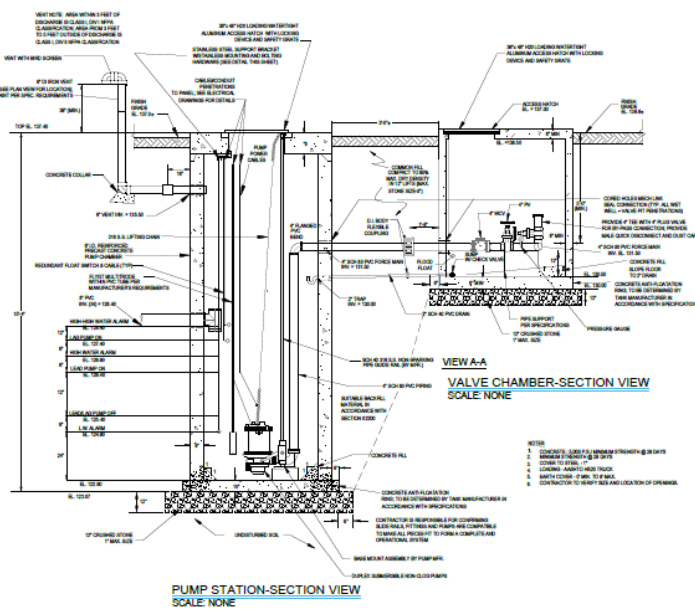
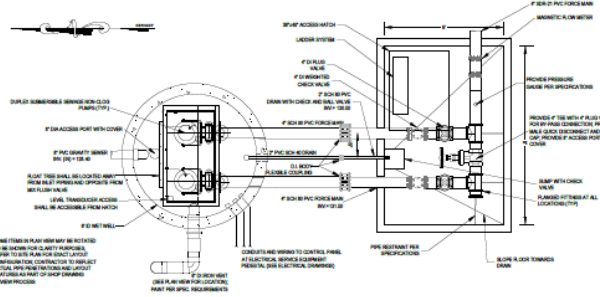
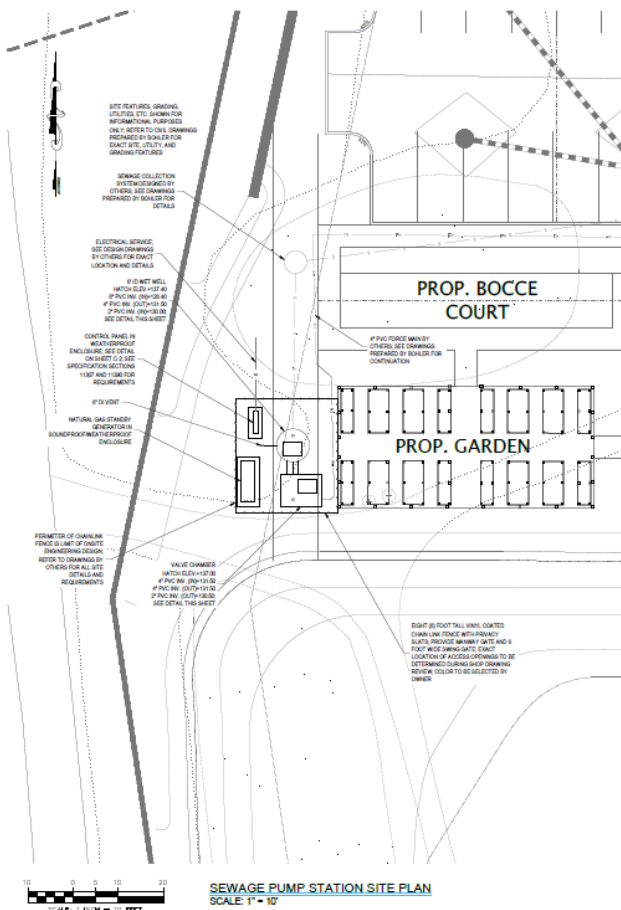
B+T Response: The removal of the WWTF from the Project results in an additional waiver request. In lieu of the WWTF, the Applicant now proposes a sewer pumping station that will require a waiver for a subsurface tank within the Zone 3 Water Resource Overlay District. Specific details of the proposed pump station have not been provided and the pump station itself is denoted as "by others". It is unclear how impactful this will be relative to new waiver request. We request that the Applicant, to the satisfaction of the Board, clarify the design intent of the pump station (depth, size, etc.) so the Board can consider the waiver request accordingly.

At this juncture in the permitting and design process, we are unable to provide a fully designed water or sewer pump station. Those details will become available once all disciplines start to advance the drawings and technical components more commonly developed as part of the preparation of Construction Drawings. We would expect those design details to be a condition within the Comprehensive Permit and conditional on our receipt of a building permit. In lieu of a full design, we have provided a representative sample for both a water and sewer pump station(s); details which we would expect will be consistent with what is eventually featured at this development.



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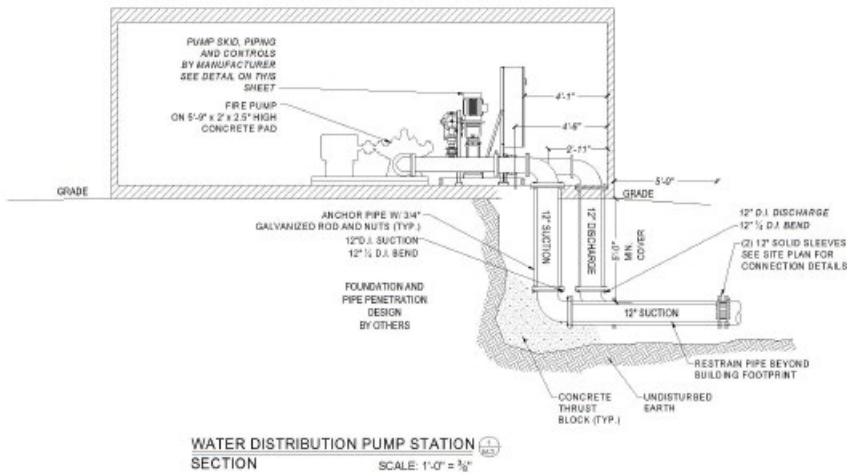
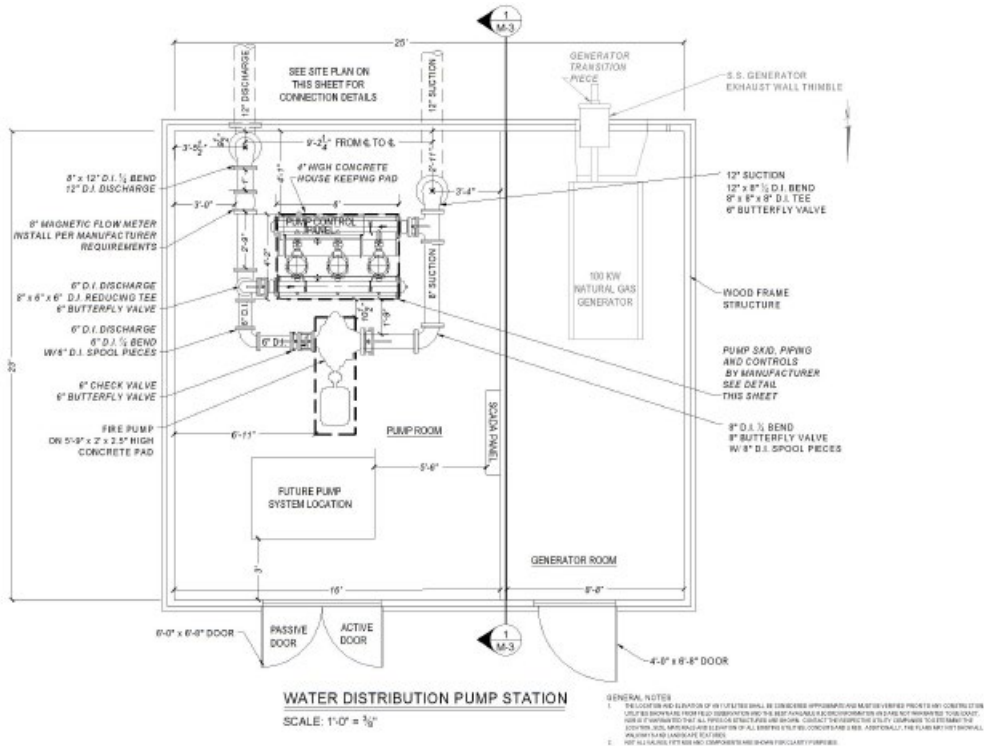
Sample Sewer Pump Station:





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Sample Water Pump Station:





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We hope this information is helpful to Beals and Thomas as well as the Manchester-by-the-Sea Zoning Board of Appeals. We look forward to continuing our discussion with the Board on all technical details as we move forward with the public hearing process.

Sincerely,

Geoffrey Engler
Principal of SLV School Street, LLC