



**CITY OF NEWBURYPORT**  
**DEPARTMENT OF PUBLIC SERVICES**

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May 22<sup>nd</sup>, 2015

**William E. Reyelt, Principal Planner**  
**Smart Growth Programs**  
**Commonwealth of Massachusetts**  
**Department of Housing & Community Development**  
**100 Cambridge Street, Suite 300**  
**Boston, MA 02114**

**Re: Newburyport 40R Smart Growth District - Infrastructure Capacity**

The Newburyport Office of Planning & Development has estimated the proposed 40R District located around the MBTA Commuter Rail Station and Route 1 Traffic Circle would result in approximately 540 new rental apartments or condos ("Future Zoned Units") at full buildout. The purpose of this letter is to certify, pursuant to 760 CMR 59.03(1)(i) that the "impacts of the build-out of Future Zoned Units within the District will not overburden Infrastructure ... as it exists or may be practicably upgraded to provide adequate accommodation of the demands of the District's existing and future residents and uses."

Please note that there are no public open spaces or public recreational facilities that would be impacted by the proposed 40R District, as contemplated by 760 CMR 59.03(1)(i). The public infrastructure impacted by the proposed 40R District buildout consists of the water distribution system and the sewer collection system, which includes treatment plants, lines and pumps. Roadways within the proposed 40R District are sufficient in size to handle the additional growth anticipated at full buildout. However, in order to improve circulation, pedestrian safety and connectivity, the Office of Planning & Development has engaged the Merrimack Valley Planning Commission (MVPC) to provide an assessment of beneficial "complete streets" upgrades for consideration by the City and MassDOT (for the Route One Corridor and Traffic Circle). It is anticipated that these improvements will be implemented incrementally in coordination with private sector redevelopments and with the review, approval and assistance of MVPC and MassDOT in the coming years.

The City of Newburyport will have more than adequate capacity to provide the necessary potable water and wastewater treatment required by the proposed new 40R housing units. The following table illustrates this information in greater detail:

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**Water & Sewer Plant Capacity for 40R Development**

	Water	Sewer	Units
<b>Estimated Daily Flows per Bedroom</b> (approx./typical)	110	110	g.p.d.
<b>Current Available Daily Flow at Treatment Plant</b>	3.77	3.40	m.g.p.d.
<b>Current Average Daily Flows</b> (year-round)	1.86	2.30	m.g.p.d.
<b>Excess Capacity at Treatment Plant</b>	1.91	1.10	m.g.p.d.
<b>Est. Buildout Units in 40R</b>	540		Units
<b>Est. Buildout Bedrooms in 40R</b>	956		Bedrooms
<b>1 Bedrooms: 189 (35%)</b>			Bedrooms
<b>2 Bedrooms: 286 (53%)</b>			Bedrooms
<b>3 Bedrooms: 65 (12%)</b>			Bedrooms
<b>Anticipated Flows from 40R<sup>3</sup></b>	105,160	105,160	g.p.d.
<b>Excess Flow Capacity after 40R Buildout</b>	1.80	0.99	m.g.p.d.

**Table Notes:**

1. *gpd = Gallons Per Day*
2. *mgpd = Million Gallons Per Day*
3. *Total projected peak daily flowrate based upon the estimated number of bedrooms at full buildout. Peak flowrates for the multi-family apartments and condos in 40R buildings are based on a rate of 110 gallons per day (gpd) for each bedroom.*

Although the Water Treatment Plant (WTP) and Wastewater Treatment Plant (WWTP) both have adequate capacity to service additional growth and development within the proposed 40R District, a new Graf Road Sewer Pump Station will be needed to accommodate the increased flows generated by residents (measured by bedrooms) at full buildout. The Pump Station is near full capacity at this time and design for a new Station is getting underway. A Request for Qualifications (RFQ) for a design firm will be issued next week. This Station serves a large catchment area within the City, from Storey Ave along Low Street to the Route 1 Traffic Circle, including the Newburyport Business & Industry Park. At this time we have enough capacity within the Pump Station to service wastewater flows from the One Boston Way development proposed by MINCO Corporation on MBTA land. For some time now we have anticipated this project (80 rental apartments, with 142 bedrooms) as the first to be permitted under the new 40R Zoning later this year. The existing Pump Station will allow the initial project to proceed within the first year of 40R adoption and be occupied as soon as construction is complete. If any additional projects are submitted for permitting during this time we will impose a requirement that no connections can be made to the City's sewer system until such time as the Graf Road Sewer Pump Station replacement is complete. We anticipate that design for the new Station will take approximately 12 months and that construction will take another 12 months. With this schedule we anticipate that construction of the new Graf Road Sewer Pump Station will be complete and online within two and a half (2.5) years of the adoption of Newburyport's 40R District.

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As full permitting and construction work related to additional 40R developments are expected to take 1-2 years to complete, we believe the additional connections will be available by the time such projects are ready to be occupied (requiring a connection to the City's sewer collection system). While the existing Graf Road Sewer Pump Station is a "bottleneck" to growth and development within this area of the City, the new Station will provide a virtually limitless capacity for new growth within the new 40R District and the Newburyport Business & Industry Park.

Please accept this letter as a commitment from the Newburyport Department of Public Services to complete the Graf Road Sewer Pump Station replacement as a "Planned Infrastructure upgrade" as required by 760 CMR 59.03(1)(i). As always, this project is subject to appropriation of funds by the Newburyport City Council. Based upon the information provided in this letter we anticipate that the Department of Housing and Community Development (DHCD) will grant the City a Letter of Conditional Approval for compliance with 760 CMR 59.03(1)(i) pursuant to 760 CMR 59.05(4). It is our understanding that this Letter of Conditional Approval will be superseded by a Letter of Approval (and associated Zoning Incentive Payment) upon completion of the above-referenced infrastructure improvements.

If you have any further questions or require additional information, please contact our Director of Planning & Development, Andrew R. Port, at (978) 465-4400 or via email at [aport@cityofnewburyport.com](mailto:aport@cityofnewburyport.com).

Sincerely,



Anthony J. Furnari, Director  
**DEPARTMENT OF PUBLIC SERVICES**



Jamie Tuccolo, Sewer Collection System Superintendent  
**DEPARTMENT OF PUBLIC SERVICES**

CC: Donna D. Holaday, Mayor  
Andrew R. Port, Director of Planning & Development