



MEETING NOTES

Date:	April 2, 2026
Client:	MP Properties IV, LLC
Project:	Proposed Multi-Family Development at 27 Kimball Road, Amesbury, MA
A&M Project #:	3410-03
Location:	39 S. Hunt Rd, Amesbury, MA (DPW)
Time:	10:00 AM – 11:15 AM
Present at Meeting:	William (Bill) Zents (Public Works Administrative Assistant); Michelle Sweeney (Business Manager); Brian Leblanc (Superintendent of Wastewater); Tom Rogers (Chief Operator of Water Dept); Joseph Buckley (Director of Public Works)
Notes By:	Chris Broyles, PE

Dear Mr. Zents,

On behalf of the project team, we are submitting the following summary of coordination items and preliminary design considerations discussed during our recent meeting regarding water and sewer infrastructure for the proposed development.

Water System

Demand and Population Assumptions

We understand that the Department requested an estimate of maximum site population to inform water demand and peak usage factors. Based on current planning:

Total beds: 154
 Title V-based flow:
 $154 \text{ beds} \times 110 \text{ GPD} = 16,940 \text{ GPD}$
 $+10\% \text{ allowance} = 18,634 \text{ GPD}$

We also evaluated demand using DPW guidance of 49 GPD (minimum) and 60 GPD (average) per person:

1.5 persons/bed (231 occupants): 13,860 GPD
 2.0 persons/bed (308 occupants): 18,480 GPD

The upper range aligns closely with the Title V-based estimate, confirming that the preliminary design flow is appropriately conservative.

Currently, DPW's preliminary system model indicates no issues with domestic water demand. The development team will provide updated design information to allow refinement of the model once a plumbing engineer has been brought onboard.

Fire Protection

Fire protection demand is not currently assumed. A fire protection engineer will be engaged if required, subject to further guidance from the Fire Chief. A hydrant flow test has been performed, and the results have been attached.

Metering

We acknowledge DPW's preference for individual meters (submeters) per unit. The final metering approach will be determined prior to building permit application.

DPW recommend If submeters are installed, they be privately owned and maintained by the property owner. A master meter would remain under municipal ownership.

Water Infrastructure Design

The following design elements reflect DPW recommendations:

Water main: 8-inch ductile iron (CLDI)

Water services: $\frac{3}{4}$ -inch to 1-inch (to be confirmed by plumbing engineer)

Curb stops: Provided at each unit, with a corresponding location plan

Kimball Road: Three-valve gate system (two on Kimball Road, one on development line)

Depth of cover: Minimum 4–5 feet over the pipe (currently designed at 5 feet)

Corrosion protection: Polyethylene encasement of water main (ANSI/AWWA C105/A21.5 and ASTM A674)

Hydrants: Although hydrants may not be required if fire protection is provided to each unit via sprinklers, we recommend maintaining hydrants on site regardless of fire protection provisions.

Sewer System

System Configuration

The proposed system consists of a gravity collection network discharging to a pump station, which then conveys flow via a force main to the municipal system.

Gravity piping: 6-inch laterals to 8-inch main

Force main: DPW recommends 4-inch C900 PVC (final size and material TBD)

Pump Station and Power

DPW has indicated a preference for a pump station equipped with a quiet generator rather than a holding tank.

Recommended/Suggested Ownership

Developer: Onsite gravity system and pump station

Municipality: Force main within Kimball Road

Design Considerations

DPW expressed concern regarding the proposed force main length and requested that a gravity connection be considered through an easement, if feasible.

The project team acknowledged DPW's concern regarding pipe length. Pump selection, pipe sizing, and system operation will be designed by a qualified professional prior to construction.

At this time, a feasible gravity connection is not available. Should conditions change during design or construction that make a gravity alternative viable, the team will evaluate that option; however, it is considered unlikely at this stage.

Kimball Road

DPW recommends installing a permanent trench patch over the force main, followed by milling and overlaying the roadway one year after construction to allow the patch to properly settle.

We appreciate the Department's input and will continue to refine the design in coordination with your team. Please let us know if there are any additional requirements or clarifications needed at this stage.

Copy To:

Andrew Mackin, MP Properties IV, LLC

Joseph Buckley, PE, Director of Public Works, Amesbury

Attachments:

Hydrant Flow Test Summary, dated 11/12/2025