



**TOWN OF HULL**  
Sewer Department

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December 4, 2023

Planning Board  
253 Atlantic Ave.  
Hull, MA 02045  
Attn: Chris DiIorio

RE: NBOD Special Permit/Site Plan Review for Paragon Dunes Mixed-Use Development  
0 George Washington Boulevard and 189 and 193 Nantasket Ave

Dear Planning Board Members:

Comments pertaining to Sewer Service relative to the above referenced project provided for review on November 6, 2023 are as follows:

Reference Documents: Paragon Dunes Permitting Plans, by CEC dated October 10, 2023 and NBOD Application, by The Propocio Companies, dated October 11, 2023

- The application states the following uses for sewer:

Proposed Uses	Qty.	Est. Flow	Total GPD	Rehab Fee
1 Bedroom /Studio Units	87	110 GPD/BR	9,570 GPD	\$43,500
2 Bedroom Units	44	110 GPD/BR	9,680 GPD	\$44,000
3 Bedroom Units	1	110 GPD/BR	330 GPD	\$1,500
Comm. Spaces (Assumed 100 seats)	2	35 GPD/SEAT	7000 GPD	\$31,818.18
<b>Totals</b>	<b>134</b>	<b>-----</b>	<b>26,580 GPD</b>	<b>\$120,818.18</b>

- As this is a new structure, the building is subject to a sewer rehabilitation fee. The Sewer Rehabilitation Fund assesses a fee of \$500 per bedroom or equivalent dwelling unit (EDU) for commercial spaces (calculated as 1 EDU = 110 gpd Title V commercial flows). The estimated fee as proposed would be **\$120,818.18** as indicated in table above to be determined and paid for prior to the Sewer Department signing off on the Certificate of Occupancy.
- The applicant shall confirm that all existing sewer services within these parcels have been properly abandoned from the existing sanitary sewer system. There is no plan reference of any existing sewer being capped off prior to construction. A \$60 "Cap-off" fee is required for each lateral disconnection from the main sewer system. A Closed Circuit Television (CCTV) inspection including a dye test may be warranted on the Nantasket Ave as well as the George Washington Boulevard extents of the property to confirm that any or all lateral connections not applicable to these properties have already been abandoned properly.
- Per the plan, there is an existing sewer manhole and lateral into the property being developed just north of proposed SMH-A1 on George Washington Boulevard. The plan does not indicate what is intended. If this lateral is not utilized, it should be removed

and/or properly bulk-headed and abandoned at the manhole in the street.

- There is no construction detail for the proposed doghouse sewer manhole. If this is intended tie-in location, installing a doghouse manhole over the existing 12" AC pipe is not acceptable. We would expect the applicant use the existing manhole or to cut in a new manhole, stub out with PVC on each side as necessary, connect to the existing AC pipe with shielded couplings (i.e. RC Strongback Ferncos). If an inside drop is installed this should be performed within a structure with a minimum diameter of 5-ft. Also, stainless steel supports shall be used to secure the pipe on the inside face of the structure as necessary. There are other alternatives for this sewer that may be more suitable and should be discussed with the Sewer Department.
- A condition assessment and CCTV inspection of the existing 12" Asbestos Cement (AC) pipe on George Washington Boulevard (Wharf Ave to Rockland Circle) shall be completed by the applicant to assess the condition of the existing sewer line to accept this flow. Other rehabilitation/replacement may be warranted based on this assessment.
- The existing sewer lateral that collects the Horizons Condo Association building shall have a pre and post construction CCTV inspection performed on the lateral.
- Based on the estimated wastewater flows, the proposed development will increase the flows to the existing sewer pump station which is already undersized. As a result of the increase in projected flows, the Sewer Department is pursuing other alternatives that may include a pump station replacement and/or a separate gravity sewer for which additional mitigation will be required.
- The sewer department requests to have a separate meeting with the applicant to discuss the potential of utilizing the existing sewer manhole in GW Blvd. in lieu of the proposed doghouse manhole and to discuss the potential rehab required for the existing downstream sewer and pump station.
- Sanitary sewer shall be bedded with ¾" crushed stone.
- No plantings should be placed on top of sewer services. On C700 and C701 it shows plantings being proposed over the proposed sanitary sewer.
- A sewer connection permit for this development must be obtained from this office prior to installation. The approved sewer installer hired to complete the connection needs to apply for the permit.
- A sewer installer approved by this office must make the connections.
- This office must inspect the new connection and when approved, an as-built sewer and tie card plan of the connection must be submitted to this office.
- Please note that the as-built tie-card and record drawings of all sewers on the property and the sewer rehabilitation fee must be provided prior to the Sewer Department signing off on the Certificate of Occupancy.
- The above work and conditions shall be reviewed and coordinated with the Sewer Department prior to work starting.
- All work shall conform to the Sewer Department rules, regulations and policies that pertain to this work.
- Any work associated with the removal and disposal of Asbestos Cement Pipe (ACP) shall be performed by qualified personnel and in accordance with the DEP guidelines.
- A street opening permit may also be needed for work in the public way.

- Additional comments may be required based on responses to the above comments and/or as new information from the developer become available.

Respectfully,



Thomas Molinari  
Assistant Director of Wastewater Operations

cc: John J Struzziery, P.E., Director of Wastewater Operations  
Bartley Kelly, Building Department  
Chris Gardner, Director of Public Works