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7-14-21

Pulte Homes of New England  
Meadowbrook Commons  
Coolidge Crossing

Request for Sewer Service

Natick Board of Selectmen Meeting Outline

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**Introduction:**

- Principal Proponent: Pulte Homes of New England LLC ("Pulte")
  - o Mark Mastroianni – Director, Land Planning and Entitlements
- Development Partner – Baystone Development, LLC ("Baystone")
  - o Roy MacDowell - Principal
  - o Todd MacDowell – Principal
- Counsel: Bowditch & Dewey, LLP
  - o Brian S. Grossman, Esq.
  - o Katherine Garrahan, Esq.
- Engineering Consultant: Coughlin Environmental Services, LLC
  - o Dan Coughlin, Principal

**Request:**

- Proposed extension of sewer service from Natick into Sherborn to provide sewer service to the following users in Sherborn:
  - o Meadowbrook Commons
  - o Coolidge Crossing

**Sewer Flow:**

- Meadowbrook Commons = 10,420 gpd
- Coolidge Crossing = 24,700 gpd
- Total Sewer Flow = 35,120 gpd

**Locus: (See Locus Map)**

**Developments: (See Site Plan)**

- Meadowbrook Commons
  - o Proposed by Pulte
  - o Permitted in Sherborn via special permit approval from the Sherborn Planning Board
  - o 67 total units (10% of the units are affordable)
  - o Senior 55+ age-restricted condominium
  - o Home ownership – not rental

- Accessed off Coolidge Street
- Coolidge Crossing
  - Proposed by Pulte's development partner Baystone
  - Permitted in Sherborn via comprehensive permit from the Sherborn Zoning Board of Appeals
  - 120 total rental units (25% of the units are affordable)
  - Access off Coolidge Street
- Developments provide much needed diverse multi-family housing into the area including:
  - Senior housing and open age housing
  - Homeownership and rental units
  - Market rate and Affordable homes

### Highlights:

- A private sewer force main from the Pulte Development to the Natick sewer system and MWRA interceptor is proposed serving only Meadowbrook Commons and Coolidge Crossing. No further extension of this sewer force main is contemplated as part of this proposal (no other properties will connect to the private force main).
- A gravity sewer connection will be designed to connect to existing SMH 16-219 located in Speen Street just south of England Road in Natick, MA.
- Any sewer force main installed in Natick necessary for this sewer connection will remain privately owned and maintained initially by Pulte, and later by its successor, Meadowbrook Commons Condominium Association.
- Pulte will undertake the design, permitting and installation of the sewer force main extension to Speen Street.
- Pulte has funded the peer review by the Town of Natick's peer review consultant Haley & Ward to determine capacity and adequacy of Natick's sewer downstream of Pulte connection on Speen Street to the MWRA interceptor.
- Pulte will complete certain Speen Street rehabilitation repairs to the existing sewer infrastructure in Speen Street, from sewer manhole 16-219 to the MWRA interceptor. Repairs shall include sewer lining and point repairs as provided on the spreadsheet provided on 1/24/2020 from Haley & Ward.
- Pulte will prepare engineering design plans for the private sewer connection and improvements to the Speen Street sewer main for review and approval by the Town of Natick.
- Pulte Development will provide Infiltration and Inflow Fee (I&I Fee) payment to the Town of Natick in the amount of \$414,416. This I&I Fee is based on mitigating additional inflow at the MWRA required 4:1 ratio. The I&I Fee is calculated using

appropriate Department of Environmental Protection (DEP) Title V flow values and calculations based on a removal of 4:1 ratio at \$2.95/Gallon/Day consistent with the Town of Natick's published fee schedule. For example, the 67 unit age restricted condominium community "Meadowbrook Commons" projects a total estimated sewer flow of 10,420 gpd using Title V values and calculations. Therefore, the total I&I Fee for Meadowbrook Commons would be \$122,956 (10,420 gpd \* 4 \* \$2.95/gal/day). For example, the 120 unit rental community "Coolidge Crossing" projects a total estimated sewer flow of 24,700 gpd using Title V values and calculations. Therefore, the total I&I Fee for Coolidge Crossing would be \$291,460 (24,700 gpd \* 4 \* \$2.95/gal/day).

- The required intermunicipal agreement (IMA) will offer assurance to Natick and Sherborn that Pulte or its successor will be responsible for any repairs and maintenance needed to the privately owned and maintained sewer force main system extension up to the point where it connects to the Natick municipal sewer system.

#### **General Process & Timeline for Natick Sewer IMA:**

- July 2021 - Work with Select Board to draft Warrant Articles and legislation for Town Meeting approval to enter into IMA and seek legislation for 50 year sewer IMA
  - o Pulte anticipates that it will request Select Board to sponsor necessary Warrant Articles for Town Meeting approval to enter into the IMA and for the legislation
- August/September 2021
  - o Attend any further meetings required with the Select Board concerning Warrant Articles
  - o Meet with Finance Committee to discuss Warrant Articles
  - o Draft Sewer IMA
- October 19, 2021 (or additional days) Fall Town Meeting
- December 2021 - Work with Sherborn, Natick and Rep. Linsky's Office to file authorizing legislation for Sewer IMA with General Court
- February 2022 (or later) – Receive notice of enacted legislation for Sewer IMA
- March 2022 – Execute Sewer IMA