



Horn Pond WTP PFAS Upgrade

Special Permit Public Hearing

WZO Section 5.1(79) for the construction and upgrade to the Horn Pond Water Treatment Plant, at 5 Cove Street

Mayor Galvin
Carol A. Rego, P.E.
Michaela Bogosh, P.E.

October 17, 2023



**CDM
Smith**

Introduction and Project Updates: Mayor Galvin

- Drinking Water State Revolving Fund (SRF) Loan Application submitted 10/13/23
 - Project cost and local appropriation \$22 million
 - Financing at 0% interest and minimum 6.6% principal forgiveness
 - Principal forgiveness reviewed again at time of loan closing for additional opportunities
- Community Project Funding request submitted March 2023 for \$3.8 million 'STAG' grant
- Conservation Commission (DEP File No. 348-303) – Public Hearing closed 9/21/23 and Order of Conditions issued 10/16/23
- Design plans and specifications submitted to MassDEP for technical review 9/29/23
- General Contractor and Filed Subcontractor prequalification process ongoing (RFQ issued 10/4/23; submittals due 10/31/23)

Horn Pond

Well C2

Pump
Station

Treatment
Support
Building

Proposed
GAC Building
and Well B2

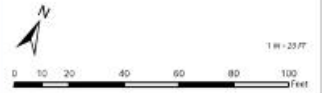
Water
Treatment
Plant

Proposed
Well A3

Well
A2

COVE STREET

Horn Pond Water Treatment Plant
PFAS Upgrade
September 2023



Proposed Project: A Permitted Municipal Use in Open Space & Groundwater Protection Districts

For each zoning district:
 "X" is a by right use
 "P" requires a special permit
 "-" is not permitted use

Section 5.1
 Table of Use Regulations

		R-1	R-2	R-3	R-4	B-N	B-H	B-D	B-I	I-P	IP-2	I-G	S-1	S-2	O-P	OP-93	O-S	Notes; other sections	Special Permit Requirements in addition to	Site Plan Requirements
Municipal Uses and Functions																				
79	Municipal Uses (added 11/20/1992; amended 2/7/1997)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			

- Groundwater Protection District (Section 15.6 Use Regulations):
 - A. Permitted Uses..
 - viii. Construction, maintenance, repair and enlargement of drinking water supply related facilities such as, but not limited to, wells, pipelines, aqueducts and tunnels. Underground storage tanks related to these activities are not categorically permitted.”

Comparison of Proposed Upgrade to Horn Pond Water Treatment Plant Project to Table 6.1 Dimensional Regulations – Open Space District

Criteria	Table 6.1 Requirements	Project Specifications
Lot Size Minimum	12,000 sf	145.77 acres (6,349,741 sf)
Lot Width Minimum	40 feet	>100 feet
Street Frontage Minimum	100 feet	>1,000 feet
Front Yard Setback	25 feet	>100 feet
Side Yard Setback	12 feet	~235 feet
Side Yard Setback for Structure Height over 35 feet <i>(per Section 6.2 Additional Dimensional Regulations)</i>	22 feet	~235 feet
Rear Yard Setback	30 feet	>100 feet
Rear Yard Setback for Structure Height over 35 feet <i>(per Section 6.2 Additional Dimensional Regulations)</i>	40 feet	>100 feet
Landscaped Usable Open Space	90 %	98 %
Height – Feet <i>(Note 1)</i>	35 feet	39.6 feet
Height – Stories <i>(Note 1)</i>	2 ½	2
Building Ground Coverage	10 %	2%
Floor Area Ratio	--	--

Note 1: Excluding structured parking

Section 6.2 Additional Dimensional Requirements – Building Height

- Proposed building is 4.6 feet higher than permitted height of 35 feet; round to 5 feet
- Public facility and public utility structures may be exempted from maximum height requirements, provided:
 - Side and rear yard setbacks increased by 2 feet for every foot above permitted height
 - Therefore, 5 feet above permitted height x 2 feet = 10-foot increase in both side yard and rear yard setbacks
 - Side yard setback increases from 12 to 22 feet
 - Rear yard setback increases from 30 to 40 feet

Flexibility for Minor Adjustments

- Request Special Permit condition to accommodate non-substantial design adjustments and modifications, subject to review/approval of the Building Commissioner

