



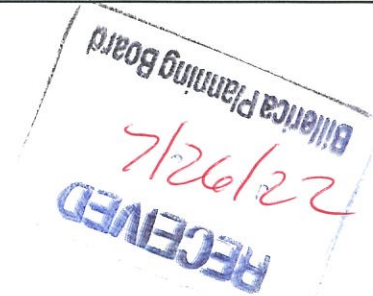
Department of Public Works – Engineering Division

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Frederick W. Russell, PE, Director
Kelley J. Conway PE, Town Engineer

MEMORANDUM

To: Planning Board
From: DPW - Engineering Division
Date: July 26, 2022
Re: B-2 Subdivision, 24 Georgiana Road



The Engineering Division has reviewed the plans entitled “Plan of Land located in Billerica, MA” prepared by Dresser, Williams & Way, Inc., dated June 09, 2022. Comments are as follows:

1. Revise plans to show existing water and sewer services to the existing houses. Existing and proposed water services shall not cross lot lines. If services do cross lot lines, they shall either be relocated, or easements must be provided prior to Occupancy Permit. A complete as-built plan of the subdivision road and utilities, including ties to individual house services for each house and location of the house services from the right of way to each house, must be submitted to and approved by DPW prior to DPW approval of an Occupancy Permit for the new dwelling.
2. The Conditions referenced in the January 29, 2004 Planning Board Certificate of Approval for Georgia Pines Subdivision are still in effect and shall apply to this subdivision as well.
3. Conditions 9 and 10 of the Planning Board 2004 Certificate of Approval shall be revised to reference the new lots as applicable.
4. Revise plan to show limits of the private road and utilities per 2004 Conditions. As previously conditioned, the subject section of Georgiana Road shall remain private. This private status applies to utilities within the road as well.
5. The road and utilities (including but not limited to: water main, low-pressure sewer, existing and proposed drainage) within the original Georgia Pines Estate Subdivision and the modified subdivision shall remain private and shall be maintained by homeowners. Therefore, DPW recommends that the Planning Board require either maintenance agreements or a Homeowners Association be prepared and referenced in the deeds for responsible parties prior to approval of the subdivision.

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6. A Street Opening Permit will be required for all work within the right of way.
7. DPW fees will be required prior to Building Permit approval. Contact the Operations Supervisor for questions regarding the fees.
8. Contact the Water Division and Wastewater Division for Connection Permits prior to Building Permit approval.
9. Water services shall be type k copper.
10. Water and sewer utility materials shall be as specified by the Water Division and Wastewater Division.
11. This project modifies what was originally approved through Board of Health and Conservation and therefore will require permitting through both departments.
12. Contact the Engineering Division to obtain a house number for new lot. The house number must be visible from street.