



CITY OF CONCORD

REPORT TO MAYOR AND CITY COUNCIL

FROM: Matthew R. Walsh, Deputy City Manager - Development

DATE: July 24, 2025

SUBJECT: Shawmut and Cemetery Street Sanitary Sewer Improvements

Recommendation:

Accept this report and approve the attached consent resolution authorizing the City Manager to accept public sanitary sewer improvements to be constructed at 69 Shawmut Street, 61 Cemetery Street, and 65 Cemetery Street, as well as to accept sanitary sewer / sidewalk easements from the owners of said properties associated therewith.

Background:

Recently, the private on-site septic system located at 69 Shawmut Street failed. In accordance with Article 9-6-5 of the City Code of Ordinances, buildings located within 200' of the municipal sanitary sewer system must connect whenever on-site systems fail or otherwise become obsolete. Sanitary sewer mains presently exist in Shawmut Street (westerly of #58) and Cemetery Street (westerly of #59).

The subject property is approximately 170' away from municipal sanitary sewer mains located in Shawmut Street, and therefore is required to connect. In addition to the requirements of Article 9-6-5, the property owner strongly desires to connect to the system to avoid future potential maintenance issues commonly associated with private on-site septic systems.

Over the past several weeks, the Community Development Department has been working the owner of #69 Shawmut Street to address their sewer needs.

During the course of discussions, an innovative solution was identified whereby the owners of #69 Shawmut Street, as well as #61 and #65 Cemetery Street, will install a new 215' +/- sewer main adjacent to the Cemetery Street rights-of-way along the frontage of their properties. The property located at 69 Shawmut Street would be connect to the new main simultaneously. In addition to solving the immediate sewer issue at #69 Shawmut Street, this approach also creates the opportunity for #61 and #65 Cemetery Street to connect to this new sewer main when needed or desired in the future. It is important to note that #61 and #65 are the only properties located on Cemetery Street (Randolph to Shawmut) not currently served by municipal sewer. Please see the 2025 aerial photograph below for more information.

2025 Aerial Photograph with Existing Sewer Mains (Green Lines) and Proposed Sewer Extension (Red Lines)



The property owners have prepared the attached design plans, which has been tentatively approved by the Engineering Division of the Community Development Department. The property owners are prepared to move forward with construction of the proposed sewer improvements at their sole expense.

Additionally, simultaneously with discussions with the property owners, it was noted that the Sidewalk Master Plan calls for future construction of sidewalks on Shawmut Street between #61 Cemetery and Shawmut Street. Sidewalk presently ends at #59 Cemetery Street due to insufficient width of the roadway rights-of-way. All parties agree that facilitating future sidewalk connection between #59 Cemetery Street and Shawmut Street is in everyone's interests.

Discussion:

The subject property owners are prepared to provide the City with necessary easement rights for future sidewalk construction in conjunction proposed City acceptance of their new sewer main improvements.

Staff believes this is a unique “win/win” opportunity for the property owners and the City.

By constructing the proposed 215' +/- sanitary sewer main, the owner of #69 Shawmut will be able to immediately address its failed septic system. Additionally, the owners of #61 and #65 Cemetery Street will gain the ability to easily connect to the sanitary sewer system whenever needed / desired in the future. Further, if the new main is accepted by the City and thus becomes a public sewer main, the property owners will avoid municipal regulatory prohibitions on “piggyback” private sewer connections, as well as future maintenance responsibilities related thereto. However, as City sewer rate payers, they will indirectly help to support future maintenance of the line as needed by the City in perpetuity.

By accepting the new sewer main into the municipal sewer system, the City will also get easement rights to facilitate future construction of sidewalks on Cemetery Street from #59 Cemetery to Shawmut Street. Again, this is important as the width of the Cemetery Street rights-of-way is currently too narrow to facilitate future sidewalk connection to Shawmut Street without these easements. Additionally, because the sewer main will be located within easement areas which are outside of the roadway pavement, future maintenance costs will be reduced. While the City would become responsible for future maintenance of the new 215' +/- sewer main, the property owners would remain responsible for maintenance of their individual service connections attached thereto.

Staff believes that this extension of the municipal sewer system, and ability to extend the sidewalk system in the future, serve to further the community's public health, safety, and welfare interests.

Therefore, staff recommends that the City Council grant the City Manager the authority to accept 1) the new sanitary sewer main upon completion of construction and certification by the City Engineer that the main was constructed in accordance with City approved plans and specifications and 2) associated sanitary sewer / sidewalk easements from the owners of #69 Shawmut, as well as #61 and #65 Cemetery Street, respectively, as conceptually shown on the attached plan set.