

Department of Planning and Development



FY23 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)



Housing & Community Development Division

DRAFT



Lara Kritzer, Director of Housing and Community Development

Shaylyn Davis-Iannaco, Housing Program Manager

Allison McIntyre, Housing Development Planner

Nika Sandal, Senior Community Development Planner

Sharon Cullins, Community Development Planner

Malcolm Lucas, Housing Planner

Doug Desmarais, Construction Manager

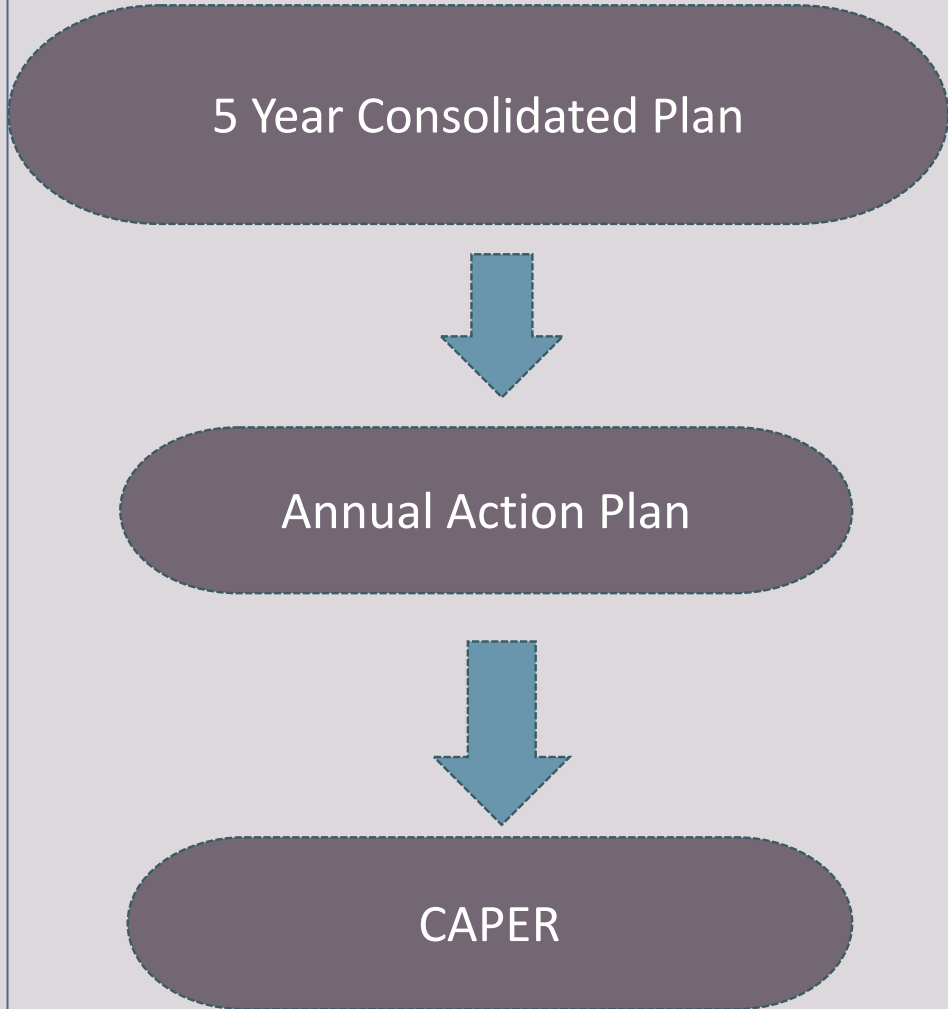
Lauren Nowlan, Grants, Compliance, and Accounting Coordinator

Janet Antonellis, Administrative Assistant

Rhodora Lantion, Fiscal Manager

What is the FY23 CAPER?

DRAFT



- Assessment of the goals and activities identified in FY23 Annual Action Plan (AAP) and FY21-25 Consolidated Plan (Con Plan)
- The AAP and Con Plan describe the proposed use of CDBG, ESG and HOME program funds for housing and community development activities in Newton and the WestMetro HOME Consortium
- The CAPER details efforts to address needs and priorities identified in the AAP and Con Plan
- The CAPER outlines programmatic expenditures made in the fiscal year

Funds Received and Expended in FY23

DRAFT



Federal Program	FY23 Entitlement & Program Income Received	Funds Expended in FY23
CDBG	\$2,157,272.91*	\$1,866,096.83
HOME**	\$1,650,438.60***	\$1,544,505.63
ESG	\$165,059.00	\$161,407.13
Total	\$3,972,770.51	\$3,572,009.59

*Includes \$286,877.91 in CDBG program income received during FY23 (FFY22)

**Newton's allocation was \$129,286.60

***Includes \$32,100.60 in HOME program income received during FY23 (FFY22)

FY23 CDBG Expenditures by Program Area


DRAFT



Program Area	% of Total Expenditures in FY23 (July 1, 2023 – June 30, 2023)
Affordable Housing Production & Preservation	23%
Human Services	21%
Housing Rehabilitation	15%
Affordable Homeownership	3%
Architectural Access	6%
Administration	32%
Total	100%

CARES ACT FUNDING

CDBG-CV & ESG-CV



- On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) was signed into law
- Authorized under the CARES Act, a special allocation of supplemental FY20 (FFY19) Community Development Block Grant Coronavirus Funds (CDBG-CV) and Emergency Solutions Grant Funds (ESG-CV) from the U.S. Department of Housing and Urban Development (HUD) became available
- CDBG-CV and ESG-CV funds must be used to prevent, prepare for, and respond to COVID-19 through eligible activities

CARES Act Funds

DRAFT



Federal Program	Program Budget	Funds Expended in FY20	Funds Expended in FY21	Funds Expended in FY22	Funds Expended in FY23	Program Balance
CDBG-CV	\$1,743,641.00	\$714,181.26	\$804,898.42	\$212,891.52	\$11,297.94	\$257.06
ESG-CV	\$1,483,400.00	\$2,732.53	\$952,219.30	\$387,683.83	\$140,764.34	\$0
Total	\$3,227,041.00	\$716,913.79	\$1,757,117.72	\$600,575.35	\$152,062.28	\$257.06

CDBG-CV CARES Act Funds

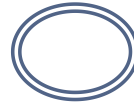
DRAFT



Program	Budget
Emergency Housing Relief	\$500,000.00
Small Business Recovery Grant	\$610,000.00
Human Services-CV	\$545,341.04
Administration	\$88,299.96
Total	\$1,743,641.00

CDBG-CV Programming

DRAFT



- Emergency Housing Assistance

- Provided temporary rental and mortgage assistance to Newton households \leq 80% of AMI
- 250 total households supported; 185 households supported with CDBG-CV between June – August 2020

- Small Business Recovery

- Support the stabilization of existing businesses experiencing significant disruption due to COVID
- Of the 183 applicants, 54 total grants were awarded; final grant closed-out in FY23
 - 37% of grants awarded went to BIPOC business owners

- Human Service Program

- Priority given to proposals that addressed:
 - Food insecurity
 - Affordable childcare
 - Mental health services
- 10 projects served a total of 2,209 individuals
 - 6% of individuals served identified as Hispanic or Latino
 - 23% identified as Black, Indigenous, Alaskan Native, Asian, Native Hawaiian, Pacific Islander, or as Multi-Racial



Emergency Solutions Grant CARES Program

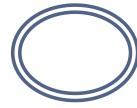


DRAFT

Objective	ESG-CV Round 1	ESG-CV Round 2	Funds Expended	% of Component Expended	People Assisted
Emergency Shelter Services	\$402,814	\$713,616	\$1,116,430.00	100%	599
Homelessness Prevention	\$124,828	\$119,227.17	\$244,055.17	100%	78
Rapid Re-Housing	\$30,508	\$70,156.83	\$100,664.83	100%	10
Administration	\$20,243	\$2,007	\$22,250.00	100%	n/a
Total	\$578,393	\$905,007	\$1,483,400	100%	687*

** 20% of individuals served identified as Hispanic or Latino
30% identified as Black, Indigenous, Asian, Alaskan Native, Native Hawaiian, Pacific Islander, or Multi-Racial*

Emergency Solutions Grant CARES Program



- Two rounds of supplemental ESG funds (ESG-CV) – for a total of \$1,483,400.00
- Eligible program components:
 - Emergency Shelter
 - Homelessness Prevention
 - Rapid Re-housing
- Remaining ESG-CV projects, including the Community Day Center of Waltham’s Winter Warming Center Shelter Renovation, completed in September 2023.



**Image from lunch service at the Community Day Center of Waltham*

FY21-25 CON PLAN AND FY23 AAP CDBG GOALS



- PRODUCTION OF NEW AFFORDABLE UNITS
- SUPPORT OF HOMEOWNERSHIP
- REHABILITATION OF HOUSING
- PRESERVATION OF AFFORDABLE UNITS
- INCREASE AWARENESS OF FAIR HOUSING POLICIES AND PRACTICES
- PROVISION OF SUPPORTIVE SERVICES TO THE HOMELESS AND AT-RISK OF HOMELESSNESS
- PROVISION OF HUMAN SERVICES
- IMPLEMENTATION OF ARCHITECTURAL ACCESSIBILITY IMPROVEMENTS FOR PERSONS WITH DISABILITIES

FY23 AAP GOALS



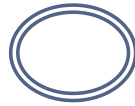
PRODUCTION OF AFFORDABLE HOUSING

PRESERVATION OF HOUSING

REHABILITATION OF HOUSING

NHA's Haywood House

DRAFT

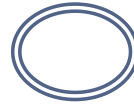


- Newton Housing Authority project
- 55 new affordable units for seniors
 - 3 fully accessible units
 - 4 units designated for homeless or at-risk of homelessness
 - Income eligibility will range from 30% to 99% AMI
- Construction began Spring 2021
 - Initial occupancy in May 2023
 - Project completion anticipated for Fall of 2023
- Total Development Cost: \$30,138,854
 - \$875,000 of CDBG funds



2Life Communities Projects

DRAFT



- Golda Meir House Expansion

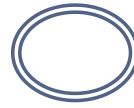
- 68 new affordable units for seniors
 - 9 units designated for homeless adults with disabilities
 - Income eligibility ranges from 30% to 99% AMI
 - 45 units with project-based vouchers
 - 20 units for households earning \leq 30% AMI
 - 25 units for households earning \leq 50% AMI
- Initial occupancy April 2023
 - Project completion anticipated for Fall of 2023
- Total Development Cost: \$43,258,883
 - \$255,143 of HOME funds

- Coleman House

- Scope includes mechanical systems and infrastructure, access upgrades to each of 146 units
- Work began in Summer 2021
- Project Total Project Cost: \$30,346,644
 - \$411,898 of CDBG funds
 - \$641,695.06 of HOME funds

Nonantum Village Place

DRAFT

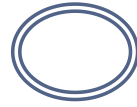


- Rehabilitation project by Cascap, Inc.
- Scope of work includes roof and siding replacement and energy upgrades
- 34 one-bedroom units for seniors
- Income eligibility up to 50% AMI
- Project began in FY22 and will end in early FY24
- Total Development Cost: \$997,000
 - \$100,000 of CDBG funds



Rehabilitation of Housing

DRAFT



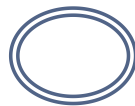
- Rehabilitation of five former CAN-DO properties, now owned by NHA
- In FY23, the City began rehabilitation work on 18-20 Coyne Road, a group home for adults with cognitive and developmental disabilities
 - Driveway redesign to establish greater accessibility for home's residents with disabilities and create additional parking spaces for the handicapped van and 24-hour staff

FY23 AAP GOALS



SUPPORT OF HOMEOWNERSHIP

Downpayment / Closing Cost Assistance Program



- \$10,000 grant to first-time homebuyers of deed-restricted affordable ownership units
- Two households assisted in FY23
 - Both units were resales of existing affordable units

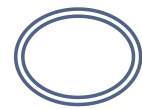
FY23 AAP GOALS



**INCREASE AWARENESS OF
FAIR HOUSING POLICIES
AND PRACTICES**

Increase Awareness of Fair Housing Policies and Practices

DRAFT



- Working groups formed by the Consortium members continue to focus on advancing the FY21-25 Analysis of Impediment recommendations
 - Results of Consortium/MAPC study of parking utilization in multi-family projects cited an oversupply of parking at research sites. Recommendations include:
 - Shifting parking minimums to maximums
 - Reducing parking ratios
 - Unbundling parking from housing costs
 - Exploring strategies for shared parking
 - Suffolk Law contracted to conduct 130 tests throughout Consortium in 2 years
- Newton Fair Housing Committee targeted goals:
 - Promoting effective housing choice practices
 - Learning and teaching
 - Data collection and analysis
 - Collaboration with City commissions and committees

Protected Classes – Federal and State

Federal

- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status (*including families with children under the age of 18*)
- Disability

State includes all of the above and:

- Ancestry
- Age
- Marital Status
- Source of Income (*including Section 8*)
- Sexual Orientation
- Gender Identity and Expression
- Veteran/Military Status
- Genetic Information



Note: Income level is not a protected class

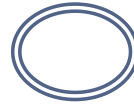
FY23 AAP GOALS



**PROVISION OF SUPPORTIVE
SERVICES TO THE HOMELESS &
AT-RISK OF HOMELESSNESS**

Emergency Solutions Grant (ESG) Highlights

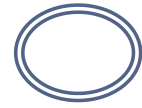
DRAFT



- FY23 ESG funds were awarded to **five subrecipients** in the Brookline-Newton-Waltham-Watertown (BNWW) region:
 - Community Day Center of Waltham
 - Brookline Community Mental Health Center
 - REACH Beyond Domestic Violence
 - Middlesex Human Service Agency
 - The Second Step
- Allocated **\$165,059** in FY23 ESG funds

FY23 ESG Expenditures and Beneficiaries

DRAFT



Objective	FY23 and Prior Year Available Budgets	Funds Expended	% of Component Expended	People Assisted
Emergency Shelter Services	\$99,035.00	\$99,035.00	100%	302
Homelessness Prevention	\$48,906.20	\$30,598.53	63%	24
Rapid Re-Housing	\$31,096.19	\$14,108.45	45%	12
HMIS	\$5,600	\$5,600	100%	n/a
Administration	\$20,910.02	\$18,330.89	88%	n/a
Total	\$205,547.41	\$167,672.87	82%	338*

*15.7% of individuals served identified as Hispanic or Latino; 37% identified as Black, Indigenous, Asian, Alaskan Native, Native Hawaiian, Pacific Islander, or Multi-Racial

Continuum of Care

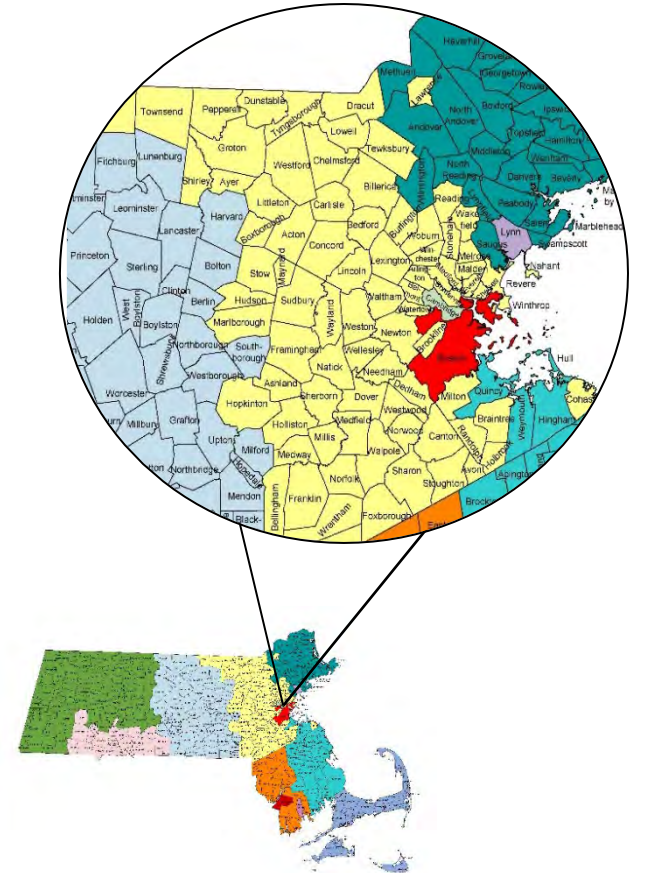
DRAFT

- Balance of State Continuum of Care (BoS CoC) awarded \$24,325,315 in McKinney-Vento Homelessness Assistance Funds during FY23 (FFY22)

2023 Point in Time Count and Housing Inventory Count

Count conducted on January 25, 2023:

- Balance of State – 4,432 homeless persons
- BNWW region – 290 homeless persons



FY23 AAP GOALS



PROVISION OF HUMAN SERVICES

Provision of Human Services

DRAFT

- FY23 CDBG Human Service funds were awarded to **14 subrecipients** in Newton
- Allocated **\$281,000** in FY23 Human Service funds



*Photo Credit to Newton
Community Development
Foundation*

Provision of Human Services

DRAFT

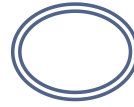


Population Served	Funds Expended	% of Expenditure	People Served
Youth <i>(below 18 years old)</i>	\$81,49.00	29%	346
Adults and Families	\$95,540.00	34%	418
Seniors <i>(over 62 years old)</i>	\$103,970.00	37%	452
Total	\$281,000.00	100%	1,216*
People with Disabilities	\$90,600	32%	671
Survivors of Domestic Violence	\$23,800	9%	42

*63% of individuals served identified as White; 18% identified as African American, 11% Asian, 1% African American & White, 1% Asian & White, 1% American Indian, 5% as Multi-Racial and 9% as Hispanic/Latino.

Provision of Human Services

DRAFT



FY23 Human Service Subrecipients & Projects

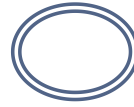
- 1. The Carroll Center for the Blind / Career and Vocational Rehab Services**
- 2. John M. Barry Boys and Girls Club / Financial Aid for Teens and Families**
- 3. West Suburban YMCA / Childcare Financial Aid Program**
- 4. Family ACCESS / Social Mobility for Young Families**
- 5. Jewish Big Brothers & Big Sisters / Mentoring Initiatives**
- 6. 2Life Communities / CaringChoices and Wellness Nurses for Low-Income Seniors**
- 7. Jewish Family & Children's Services / Stabilization & Recovery Services for People with Mental Illness & Autism**
- 8. Newton Community Development Foundation / Resident Service Programs**
- 9. Newton Housing Authority / Resident Services Program**
- 10. Pathway to Possible / Clinical Social Worker**
- 11. Department of Parks, Recreation & Culture / Financial Aid for Youth Summer Camp**
- 12. Riverside Community Care / Mental Health Services Promoting Economic Mobility**
- 13. The Second Step / Residential and Community Programs**
- 14. Plowshares Education Development Center, Inc. / Tuition Assistance for Childcare**

FY23 AAP GOALS



IMPLEMENTATION OF ARCHITECTURAL ACCESS IMPROVEMENTS

Implementation of Architectural Access Improvements



DRAFT



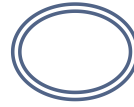
Intersection of Langley Rd, Warren St, and Chase St

ADA Accessible crossing

Installation of an accessible crossing at Langley Road and Warren Street

Construction completed in FY23; project will officially close out in FY24

Implementation of Architectural Access Improvements



Marty Sender Trail Installation

Total Project Cost: \$66,847.00

Total CDBG Cost: \$52,000.00

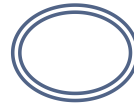
Project was started in 2022; construction complete in FY23; close out in FY24



Marty Sender Trail

Implementation of Architectural Access Improvements

DRAFT



McGrath Park Pathway

McGrath Pathway Installation

Department of Parks, Recreation, & Culture hired a designer to plan for park upgrades during FY23

Project in design phase

FY23 AAP GOALS



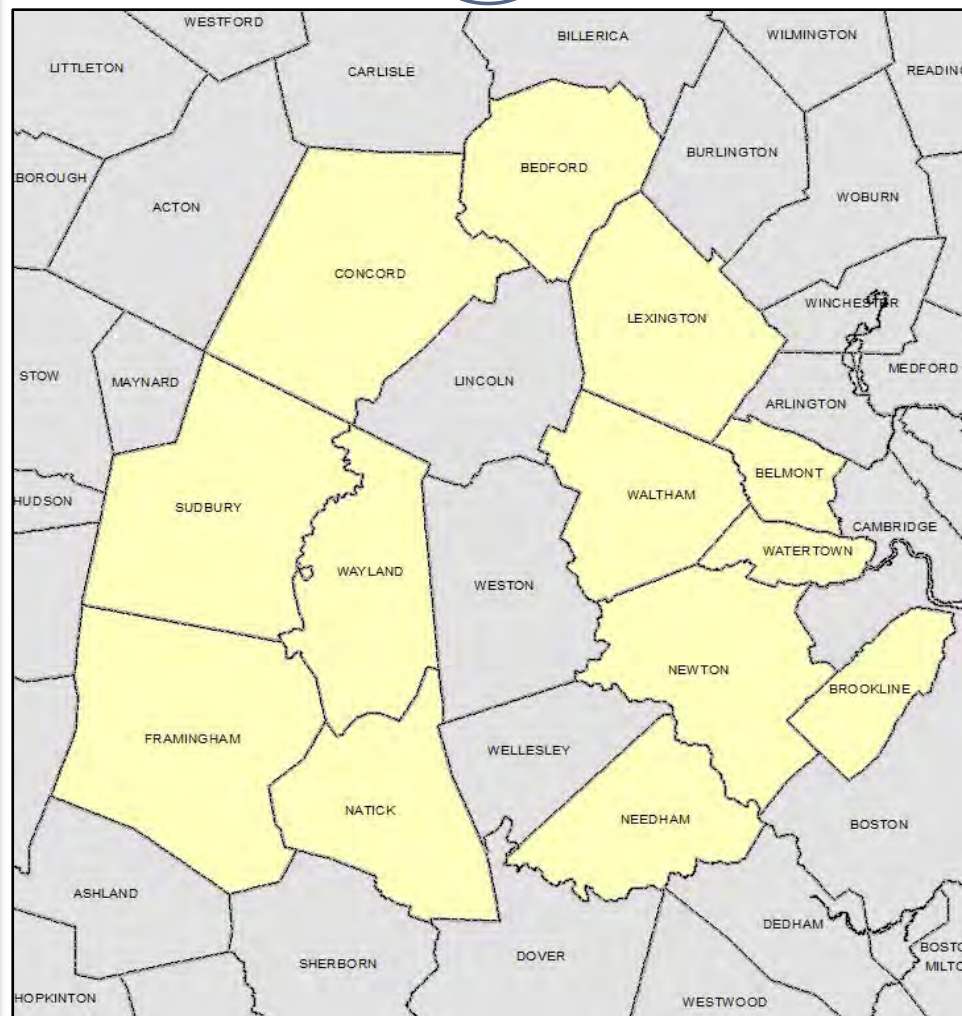
WESTMETRO HOME CONSORTIUM

WestMetro HOME Consortium FY23 Allocation

DRAFT



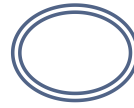
Bedford
\$17,040
Belmont
\$53,185
Brookline
\$229,875
Concord
\$30,385
Framingham
\$253,140
Lexington
\$32,170
Natick
\$47,805



Needham
\$30,090
Newton
\$129,286
Sudbury
\$8,110
Waltham
\$192,310
Watertown
\$100,250
Wayland
\$9,190
Total Allocation
\$1,618,338

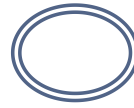
FY23 HOME Consortium Projects

DRAFT



- **72 families served through TBRA/Security Deposit Assistance across the Consortium:**
 - Framingham: 25 family (security deposit + full TBRA)
 - Waltham: 47 families (security deposit + full TBRA)
- **Ongoing progress**
 - Belmont HA's Sherman Gardens: redevelopment of 135 units
 - Brookline HA's Boylston St Apartments: rehabilitation of 6 rental units
 - Framingham HA's Carlson Crossing: rehabilitation of 125 units and construction of 7 units
 - Watertown HA's St. Joseph's Hall: elevator replacement
 - Waltham HA's Beaverbrook Apartments: accessibility upgrade of 60 units

HOME Consortium Public Housing Authority Projects



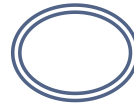
DRAFT

Project Name	Total Development Budget	Total HOME Funds	HOME Units	Total Units	HOME Funds Expended in FY23	Project Status
Haywood House (Newton)*	\$31,976,399	\$450,000*	11	55	\$184,836.19*	Anticipated completion-early FY24
Sherman Gardens (Belmont)	\$70,100,000	\$102,160	7	135	\$0	Construction to begin in Sept. 2025 (FFY25)
Carlson Crossing West (Framingham)	\$42,333,212	\$442,118.74	7	68	\$397,907.00	Underway
Carlson Crossing East (Framingham)	\$42,782,461	\$200,000	TBD	57	0	Pre-construction
Beaverbrook Apartments (Waltham)	\$2,405,170	\$400,000	27	60	\$0	Design

*Haywood House was awarded state HOME funds through the Massachusetts Executive Office of Housing and Livable Communities

HOME-ARP

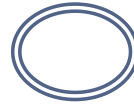
DRAFT



- The WestMetro HOME Consortium has been awarded approximately **\$5 million** as part of the American Rescue Plan that will be administered through the HOME Investment Partnerships Program (**HOME-ARP**).
- **HOME-ARP funds can be used for four eligible activities:**
 1. Production or Preservation of Affordable Housing
 2. Tenant-Based Rental Assistance (TBRA)
 3. Supportive Services, Homelessness Prevention Services, Housing Counseling
 4. Purchase and Development of Non-Congregate Shelter
- Activities must benefit **qualifying populations** defined as those experiencing homelessness, at-risk of homelessness, fleeing domestic violence; or at high risk of housing instability
- The required HOME ARP Allocation Plan was prepared by Barrett Planning Group and submitted to HUD in March 2023
- A Request For Proposals for the distribution of HOME-ARP funds is expected to be released in FY24

Recommended Use of HOME-ARP Funds

DRAFT



Eligible Activities	Funding Amount	% of Grant
Supportive Services	\$750,000	14%
Acquisition and Development of Non-Congregate Shelters	\$1,000,000	18%
Tenant Based Rental Assistance (TBRA)	\$300,000	6%
Development of Affordable Rental Housing	\$2,545,918	47%
Administration of Planning	\$811,044	15%
Total	\$5,406,962	100%

Board and Public Comment

DRAFT



- Comments and Questions?
- CAPER available online: <https://www.newtonma.gov/government/planning/housing-community-development>
- Written comments: **Deadline: September 28, 2023, 5:00 pm**
 - Mail: Lara Kritzer, Planning & Development Dept.
1000 Commonwealth Avenue
Newton, MA 02459
 - E-mail: lkritzer@newtonma.gov



**SUBD-23-1**

Subdivision Plan

Submittal

Status: Active

Submitted On: 8/21/2023

Primary Location132 HOMER ST
NEWTON CENTRE, MA 02459**Owner**COHN RICHARD J
TEITELBAUM ORNA
132 HOMER ST NEWTON, MA
02459**Applicant** Michael Kosmo
 617-527-8750
m.kosmo@everettbrooks.com
 49 Lexington Street
Newton, MA 02465

Applicant's Information

Please specify the individual submitting this application:*

Applicant is the surveyor of record (PLS)

Applicant Name*

Everett Brooks Company

Applicant's Address:*

49 Lexington Street

Applicant's Email:*

m.kosmo@everettbrooks.com

Applicant's Phone #:*

617 527-8750

Plan Information

Plan Title & Description:*

Chapin Road Extension Definitive Subdivision Plan of Land in Newton MA 132 Homer Street

Number of additional buildable lots being created on proposed plan:

2

August 21, 2023

John Daghlian
Associate City Engineer
Engineering Division
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

RE: 132 Homer Street
Definitive Subdivision Plan

Dear Mr. Daghlian:

The following is a list of the requested waivers from the Rules and Regulations of the Planning Board acting as a Board of Survey:

1. Section V.B.1.d
Waive the requirement that the minimum centerline radii of curved streets be 100 feet. The proposed centerline is 90 feet.
2. Section V.B.3.a.
Waive the requirement that the minimum widths of street rights-of-way be forty-five (45) feet. Chapin Street is an existing forty (40) foot Right-of-Way and it is proposed to extend Chapin Street as a thirty (30) foot Right-of Way to provide access to 2 lots.
3. Section V.B.5.d
Waive the requirement that dead end streets have a cul-de-sac with a property line diameter of ninety-five (95) feet.

4. Section VI.A.1.

Waive the minimum pavement width requirement from twenty-four (24) to eighteen (18) feet. A pavement width of 18 feet will provide adequate access for two single-family dwelling whose driveways will be approximately 20 feet and 25 feet from the end of Chapin Street. This will reduce impervious area and site runoff. It is proposed to provide the dwellings with residential sprinkler systems.

5. Section VI.C

Waive the requirement for full sidewalk construction to reduce impervious area and site runoff.

If you have any questions regarding this filing, please feel free to contact our office.

Very truly yours,

EVERETT M. BROOKS COMPANY

Michael S. Kosmo, P. E.

Abutters List

Date: July 24, 2023

Subject Property Address: 132 HOMER ST Newton, MA
Subject Property ID: 64-032-0034

Search Distance: 0 Feet

Owner: CITY OF NEWTON
Prop ID: 64-032-0006
Prop Location: PLEASANT ST CTR Newton, MA
Mailing Address:

1000 COMM AVE
NEWTON, MA 02459

Owner: BERINSTEIN MARTIN & LAURIE RUBIN
Prop ID: 64-032-0017
Prop Location: 55 CHAPIN RD Newton, MA
Mailing Address:

55 CHAPIN RD
NEWTON CENTRE, MA 02459

Owner: EWART ANNE D & CRAIG K TRS
Co-Owner: ANNE D EWART 2022 TRUST
Prop ID: 64-032-0018
Prop Location: 56 CHAPIN RD Newton, MA
Mailing Address:

56 CHAPIN RD
NEWTON CENTRE, MA 02459

Owner: WELLESLEY JULIAN
Co-Owner: BETHKE LARA
Prop ID: 64-032-0033
Prop Location: 142 HOMER ST Newton, MA
Mailing Address:

142 HOMER ST
NEWTON, MA 02459

Owner: CLIFTON ANNE R

Prop ID: 64-032-0035

Prop Location: 126 HOMER ST Newton, MA

Mailing Address:

126 HOMER ST

NEWTON, MA 02459

GENERAL NOTES:

- ELEVATIONS REFER TO CITY OF NEWTON BASE BENCHMARK: MAGNETIC PK NAIL SET IN UTILITY POLE IN FRONT OF 132 HOMER STREET, ELEVATION=151.20.
- THE LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED AND EXISTING UTILITIES.
- MASSACHUSETTS STATE LAW REQUIRES UTILITY NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-SAFE AT 811 OR 1-888-DIG-SAFE (1-888-344-7233) IN ORDER TO COMPLY WITH STATE LAW.
- THE CONTRACTOR MUST PROVIDE POLICE DETAILS, SCHEDULED 48 HOURS IN ADVANCE, FOR THE DIRECTION AND CONTROL OF TRAFFIC, AS REQUIRED BY THE CITY ENGINEER. ALL ROADS AFFECTED BY CONSTRUCTION SHALL ALWAYS REMAIN OPEN TO EMERGENCY VEHICLES. CONTRACTOR IS TO COORDINATE WITH POLICE AND FIRE DEPARTMENT TO ENSURE PUBLIC SAFETY.
- ALL WORK MUST BE DONE IN ACCORDANCE WITH "CITY OF NEWTON STANDARD SPECIFICATIONS" AND "CITY OF NEWTON CONSTRUCTION DETAILS" COPIES OF WHICH MAY BE OBTAINED AT THE ENGINEERING OFFICE. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NEWTON ENGINEERING DEPARTMENT.
- NO EXCAVATION IS ALLOWED WITHIN ANY CITY RIGHT-OF-WAY BETWEEN NOVEMBER 15TH AND APRIL 15TH. IF AN EMERGENCY EXISTS OR THERE ARE EXTENUATING CIRCUMSTANCES, APPLICANT MAY SEEK PERMISSION FOR SUCH WORK FROM THE CITY DPW COMMISSIONER VIA THE CITY ENGINEER. IF PERMISSION IS GRANTED, SPECIAL CONSTRUCTION STANDARDS WILL BE APPLIED. APPLICANT OR APPLICANT'S REPRESENTATIVE MUST CONTACT THE CITY OF NEWTON ENGINEERING DEPARTMENT PRIOR TO START OF WORK FOR CLARIFICATION.
- ALL CONSTRUCTION ACTIVITIES WITHIN THE CITY OF NEWTON RIGHT-OF-WAY MUST FULLY COMPLY WITH ALL CITY OF NEWTON CONSTRUCTION SPECIFICATIONS AS WELL AS 521 CMR 21.00 AND 22.00.
- ALL WORK SHALL BE SUBJECT TO THE INSPECTION BY AND APPROVAL OF THE CITY ENGINEER.
- NO EXCAVATION SHALL BE MADE BY THE CONTRACTOR IN ANY PUBLIC WAY OR UTILITY EASEMENT UNLESS AT LEAST FORTY-EIGHT (48) HOURS, EXCLUSIVE OF SATURDAYS, SUNDAYS AND HOLIDAYS, BEFORE THE PROPOSED EXCAVATION IS TO BE MADE. HE HAS SUBMITTED, BY REGISTERED MAIL, WRITTEN NOTICE OF THE PROPOSED EXCAVATION TO THE FOLLOWING:
 - SUCH PUBLIC UTILITY COMPANIES AS SUPPLY GAS, ELECTRICITY AND TELEPHONE SERVE IN THE CITY.
 - SUCH PRIVATE COMPANIES AS PROVIDE CABLE TELEVISION SERVICE IN THE CITY.
 - CITY OF NEWTON WATER & SEWER DEPARTMENT. SUCH NOTICE SHALL SET FORTH THE STREET NAME AND A REASONABLY ACCURATE DESCRIPTION OF THE LOCATION OF THE EXCAVATION.
- NO WORK SHALL BE PERFORMED UNTIL THE NECESSARY PERMITS ARE OBTAINED FROM THE CITY OF NEWTON PUBLIC WORKS DEPARTMENT.
- ALL TRENCHES IN PAVED STREETS SHALL BE TEMPORARILY PATCHED WITH 1.5 INCH DEPTH OF BITUMINOUS CONCRETE, LAID HOT AND MAINTAINED UNTIL THE PERMANENT PATCH IS INSTALLED.
- WARNING SIGNS SHALL CONFORM TO PAGE 12 OF THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS.
- THE APPLICANT WILL HAVE TO APPLY FOR STREET OPENING, UTILITY CONNECTION, AND AN INSTALL CURB & SIDEWALK PERMITS WITH THE DPW PRIOR TO START OF WORK.
- AS OF JANUARY 1, 2009, ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES ON PUBLIC AND PRIVATE PROPERTY.
- IN CASES WHERE LEDGE OR BOULDERS ARE ENCOUNTERED, EVERETT M. BROOKS CO. INC. WILL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK ENCOUNTERED.
- AFTER ALL ENGINEERING PERMITS ARE OBTAINED, THE CONTRACTOR NEEDS TO NOTIFY THE ENGINEERING DIVISION CONSTRUCTION INSPECTOR A MINIMUM OF 48-HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE SITE UTILITIES AND STORMWATER COMPONENTS INSPECTED. THE SYSTEM & UTILITIES MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM & UTILITIES MAY BE BACKFILLED.
- APPROVAL OF THIS PLAN BY THE CITY OF NEWTON ENGINEERING DIVISION IMPLIES THAT THE PLAN MEETS THE MINIMAL DESIGN STANDARDS OF THE CITY OF NEWTON. HOWEVER, THE ENGINEERING DIVISION MAKES NO REPRESENTATIONS AND ASSUMES NO RESPONSIBILITY FOR THE DESIGN(S) IN TERMS OF SUITABILITY FOR THE PARTICULAR SITE CONDITIONS OR OF THE FUNCTIONALITY OR PERFORMANCE OF ANY ITEMS CONSTRUCTED IN ACCORDANCE WITH THE DESIGN(S). THE CITY OF NEWTON ASSUMES NO LIABILITIES FOR DESIGN ASSUMPTIONS, ERRORS OR OMISSIONS BY THE ENGINEER OF RECORD.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE GROUND.
- ALL PROPOSED WALLS BY OTHERS.
- CONSTRUCTION FENCING AND SILT FENCING SHALL BE PLACED AROUND THE ENTIRE SITE, AS REQUIRED.
- ALL WATER WORK MUST BE PERFORMED IN CONJUNCTION WITH THE CITY OF NEWTON UTILITIES DIVISION DPW.
- ALL TREE REMOVAL SHALL COMPLY WITH THE CITY OF NEWTON TREE ORDINANCE.
- IF ANY CHANGES FROM THE ORIGINAL APPROVED DESIGN PLAN ARE REQUIRED DUE TO UNFORSEEN SITE CONDITIONS, THE ENGINEER OF RECORD SHALL SUBMIT A REVISED DESIGN THAT IS STAMPED AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONTINUING CONSTRUCTION.

N/F FREEDMAN
117 HOMER ST

N/F PEMSTEIN
121 HOMER ST

N/F COREY
127 HOMER ST

N/F HAMILTON
133 HOMER ST

MANOR HOUSE RD

N/F MARMOREK
143 HOMER ST

N/F WIHL
155 HOMER ST

MORTON ST

N/F VITOLS
161 HOMER ST

N/F MCSHERRY
169 HOMER ST

N/F FISHMAN
177 HOMER ST

N/F STEVENSON
118 HOMER ST

N/F CLIFTON
126 HOMER ST

N/F 132 HOMER STREET

N/F WELLESLEY/ BETHKE
142 HOMER ST

N/F TREFLER
152 HOMER ST

N/F FLENNIKEN
168 HOMER ST

N/F WALD
176 HOMER ST

N/F CARPENTER
16 STAFFORD RD

PROPOSED CHAPIN ROAD EXTENSION
(30' WIDE PRIVATE)

N/F EWART
56 CHAPIN RD

N/F FINKELSTEIN
50 CHAPIN RD

N/F DAGG
44 CHAPIN RD

N/F BERNSTEIN
42 STAFFORD RD

N/F WHITNEY
34 STAFFORD RD

N/F PIERCE
26 STAFFORD RD

N/F SHINE
22 STAFFORD RD

N/F LEQUESNE
17 STAFFORD RD

N/F BERNSTEIN/ RUBIN
55 CHAPING RD

N/F BRUCKNER
51 CHAPIN RD

N/F AUFSEESER/ ZALL
45 CHAPIN RD

N/F GOODMAN
37 CHAPIN RD

N/F O'DONOGHUE
33 CHAPIN RD

N/F VICTOR
27 CHAPIN RD

N/F SANT
23 CHAPIN RD

N/F NAYAGAN
17 CHAPIN RD

N/F ZYGIEL
16 CHAPIN RD

N/F TENER
23 STAFFORD RD

N/F ALMOZLINO/ ZYGIEL
24 CHAPIN RD

N/F WORTZEL
39 STAFFORD RD

N/F CITY OF NEWTON
NEWTON CENTER PLAYGROUND
ZONE: PUB

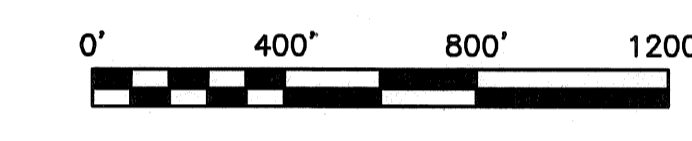
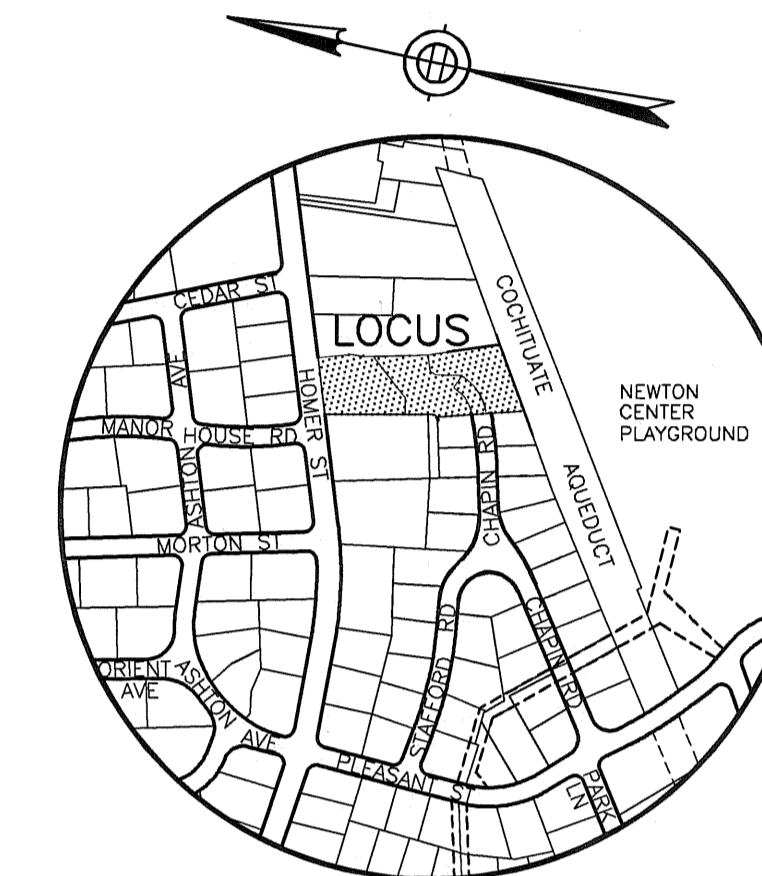
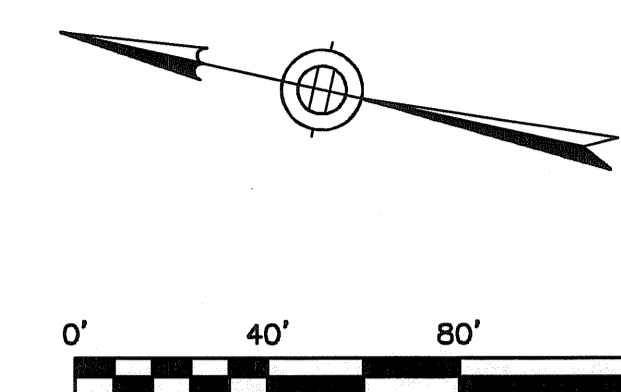
N/F CITY OF NEWTON
PLEASANT ST CTR
ZONE: PUB

COCHITUATE

AQUEDUCT

N/F CITY OF NEWTON
CITY OF NEWTON SEWER &
DRAIN EASEMENT

CITY OF NEWTON
SEWER &
DRAIN EASEMENT



LOCUS
SCALE: 1 IN. = 400 FT.

SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HERewith."

NEWTON PLANNING BOARD,
CHAIRMAN _____ DATE _____

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THE WITHIN PLAN.

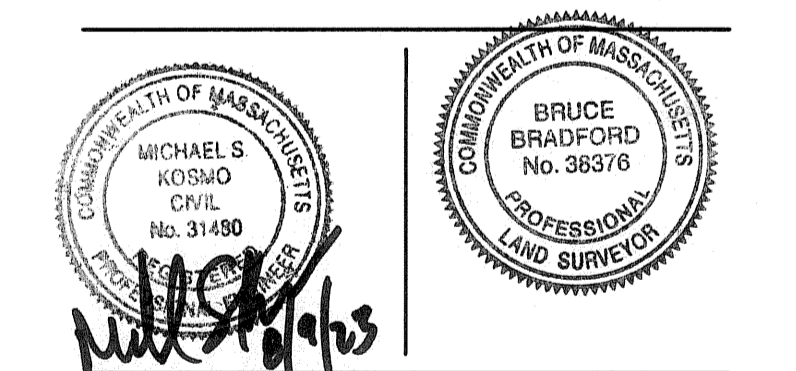
DATE _____
TOWN CLERK _____

I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

Bruce Bradford 8/19/23
PROFESSIONAL LAND SURVEYOR DATE

TABLE OF CONTENTS:

- SHEET 1
LOCUS PLAN
- SHEET 2
EXISTING CONDITIONS PLAN
PROPOSED LAYOUT PLAN
- SHEET 3
PROPOSED SITE PLAN
CHAPIN ROAD EXTENSION PROFILE
- SHEET 4
PROPOSED CHAPIN ROAD DRAIN
MAIN EXTENSION PLAN
PROPOSED CHAPIN ROAD DRAIN
MAIN EXTENSION PROFILE
- SHEET 5
STANDARD DETAILS



CHAPIN ROAD EXTENSION

**DEFINITIVE SUBDIVISION PLAN
NEWTON, MA**

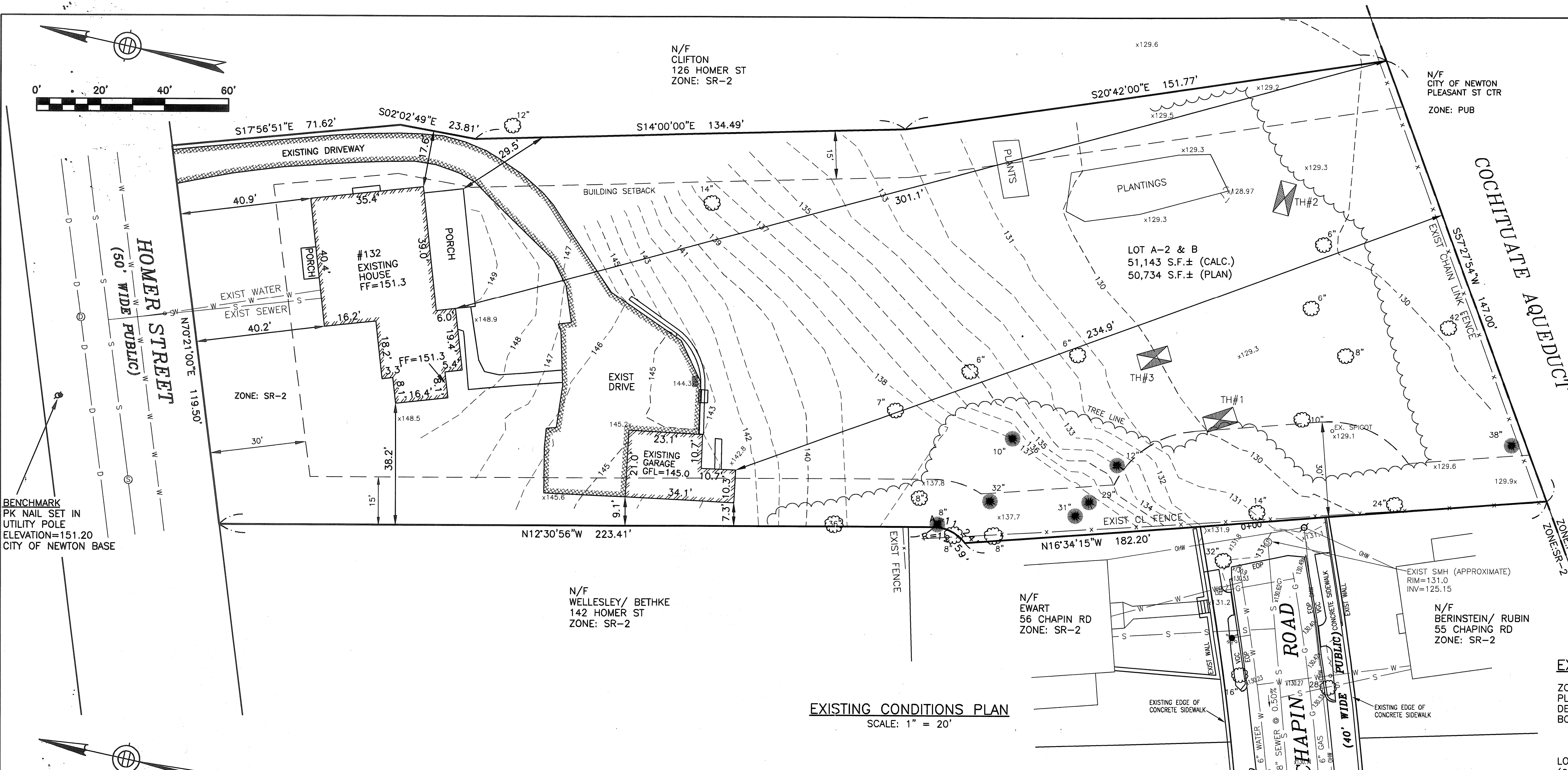
LOCUS PLAN
OWNER/ APPLICANT:
RICHARD COHN & ORNA TEITELBAUM
132 HOMER STREET
NEWTON, MA 02459

SCALE 1 IN. = 40 FT AUGUST 9, 2023

PREPARED BY:
EVERETT M. BROOKS COMPANY
49 LEXINGTON STREET
WEST NEWTON, MA 02465
(617) 527-8750

PROJECT NO. 25868

LOCUS PLAN
SCALE: 1 IN. = 40 FT.



EXISTING CONDITIONS PLAN
SCALE: 1" = 20'

LEGEND

○	UTILITY POLE	TH#1	DEEP TEST HOLE
□	WATER GATE	71.4 X	SPOT ELEVATION
✱	HYDRANT	---	PROPOSED CONTOUR
⊗	GAS GATE	-71-	EXISTING CONTOUR
⊙	SEWER MANHOLE	D	DRAIN LINE
⊖	DRAIN MANHOLE	RD	ROOF DRAIN
■	CATCH BASIN	FD	FOUNDATION DRAIN
●	TREE	W	WATER LINE
○	TREE	S	SEWER LINE
⊙	LIGHT POLE	G	GAS LINE
⊖	SIGN	OHW	OVERHEAD WIRES
TBR	TO BE REMOVED	X	FENCE
TBA	TO BE ABANDONED	⌋	TREE LINE
EOP	EDGE OF PAVEMENT		
GVC	GRANITE VERTICAL CURB		

SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HERewith."

NEWTON PLANNING BOARD,
CHAIRMAN _____ DATE _____

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THE WITHIN PLAN.

DATE _____
TOWN CLERK _____

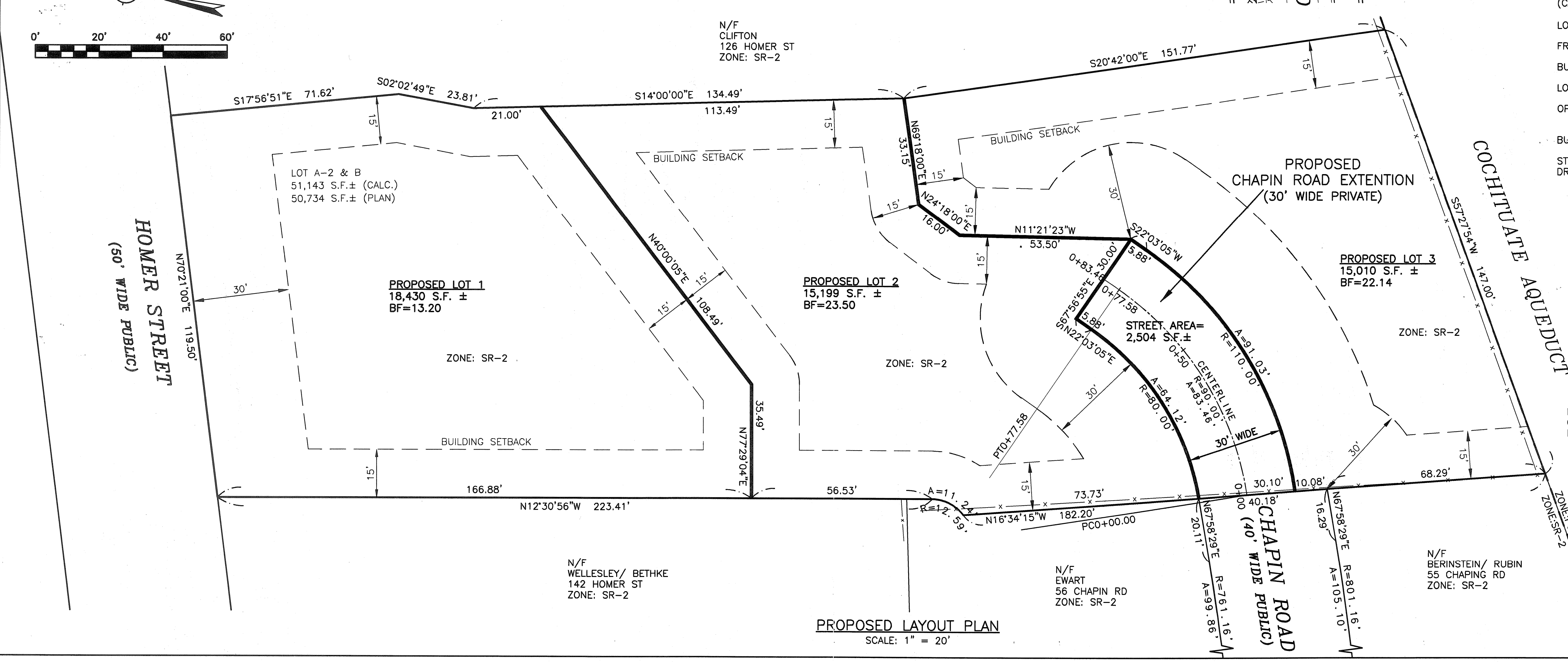
EXISTING ZONING INFORMATION

ZONE: SR-2
PLAN DATED: JANUARY 2, 1957
DEED REFERENCE:
BOOK 40689 PAGE 426

	EXISTING	BY LAW
LOT AREA (CALCULATED)	51,143 S.F. ±	15,000 S.F. MIN.
LOT AREA/ UNIT	51,143 S.F. ±	15,000 S.F. MIN/ UNIT
FRONTAGE	119.50'	100' MIN.
BUILD FACTOR	6.50	25 MAX.
LOT COVERAGE	6.1%	20% MAX.
OPEN SPACE	87.4%	65% MIN.
BUILDINGS	3,123 S.F.	
STRUCTURES	3,123 S.F.	
DRIVES	3,576 S.F. ±	
	6,699 S.F. ±	

I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Bruce Bradford 8/19/23
PROFESSIONAL LAND SURVEYOR DATE



PROPOSED LAYOUT PLAN
SCALE: 1" = 20'

CHAPIN ROAD EXTENSION
DEFINITIVE SUBDIVISION PLAN
NEWTON, MA

EXISTING CONDITIONS PLAN & PROPOSED LAYOUT PLAN

OWNER/ APPLICANT:
RICHARD COHN & ORNA TEITELBAUM
132 HOMER STREET
NEWTON, MA 02459

SCALE 1 IN. = 20 FT AUGUST 9, 2023

PREPARED BY:
EVERETT M. BROOKS COMPANY
49 LEXINGTON STREET
WEST NEWTON, MA 02465
(617) 527-8750

PROJECT NO. 25868

- LEGEND**
- UTILITY POLE
 - WATER GATE
 - ⊗ HYDRANT
 - ⊗ GAS GATE
 - ⊗ SEWER MANHOLE
 - ⊗ DRAIN MANHOLE
 - CATCH BASIN
 - TREE
 - TREE
 - LIGHT POLE
 - SIGN
 - TBR TO BE REMOVED
 - TBA TO BE ABANDONED
 - EOP EDGE OF PAVEMENT
 - GVC GRANITE VERTICAL CURB
 - TH#1 DEEP TEST HOLE
 - 71.4 X SPOT ELEVATION
 - (71)— PROPOSED CONTOUR
 - - - 71 - - - EXISTING CONTOUR
 - D DRAIN LINE
 - RD ROOF DRAIN
 - FD FOUNDATION DRAIN
 - W WATER LINE
 - S SEWER LINE
 - G GAS LINE
 - OHW OVERHEAD WIRES
 - X FENCE
 - TREE LINE
- BENCHMARK**
PK NAIL SET IN UTILITY POLE
ELEVATION=151.20
CITY OF NEWTON BASE

SOIL LOG DATE 3/22/23

TEST HOLE #1 (TH#1)
SURFACE ELEVATION=129.9

DEPTH	SOIL TYPE	ELEVATION
0-11"	AP 10YR2/1 SANDY LOAM	128.98
11-22"	BW 10YR6/6 SANDY LOAM	128.07
22-60"	C 10YR6/3 MEDIUM SAND	124.90 (BOTTOM OF HOLE)

REDOX AT 22" 7/5YR5/8, ELEVATION=128.07
GROUNDWATER AT 22", ELEVATION=128.07

TEST HOLE #2 (TH#2)
SURFACE ELEVATION=129.5

DEPTH	SOIL TYPE	ELEVATION
0-12"	AP 10YR2/1 SANDY LOAM	128.50
12-32"	BW 10YR4/3 MEDIUM SAND	126.83
32-92"	C 10YR6/1 MEDIUM SAND	121.83 (BOTTOM OF HOLE)

REDOX 7/5YR5/8

GROUNDWATER AT 32", ELEVATION=126.83
WEEPING AT 88", ELEVATION=122.17

TEST HOLE #3 (TH#3)
SURFACE ELEVATION=130.1

DEPTH	SOIL TYPE	ELEVATION
0-10"	AP 10YR2/1 SANDY LOAM	129.27
10-16"	BW 10YR4/3 MEDIUM SAND	128.77
16-60"	C 10YR6/1 MEDIUM SAND	125.10 (BOTTOM OF HOLE)

REDOX 7/5YR5/8

GROUNDWATER AT 24", ELEVATION=128.10

SOIL EVALUATOR:
MARK R. ARNOLD, WETLAND ENGINEER
CPESC, LICENSED SOIL EVALUATOR #14414

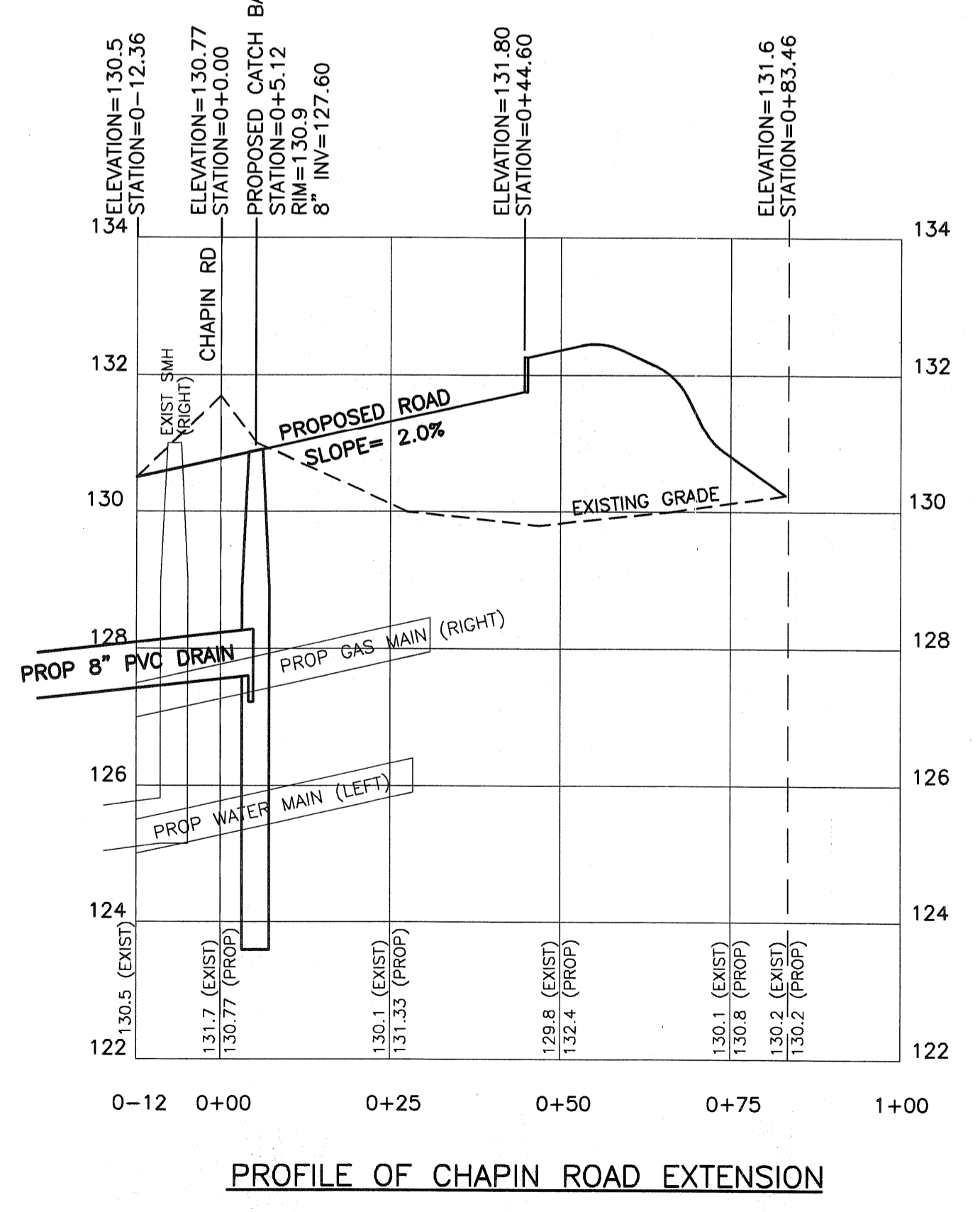
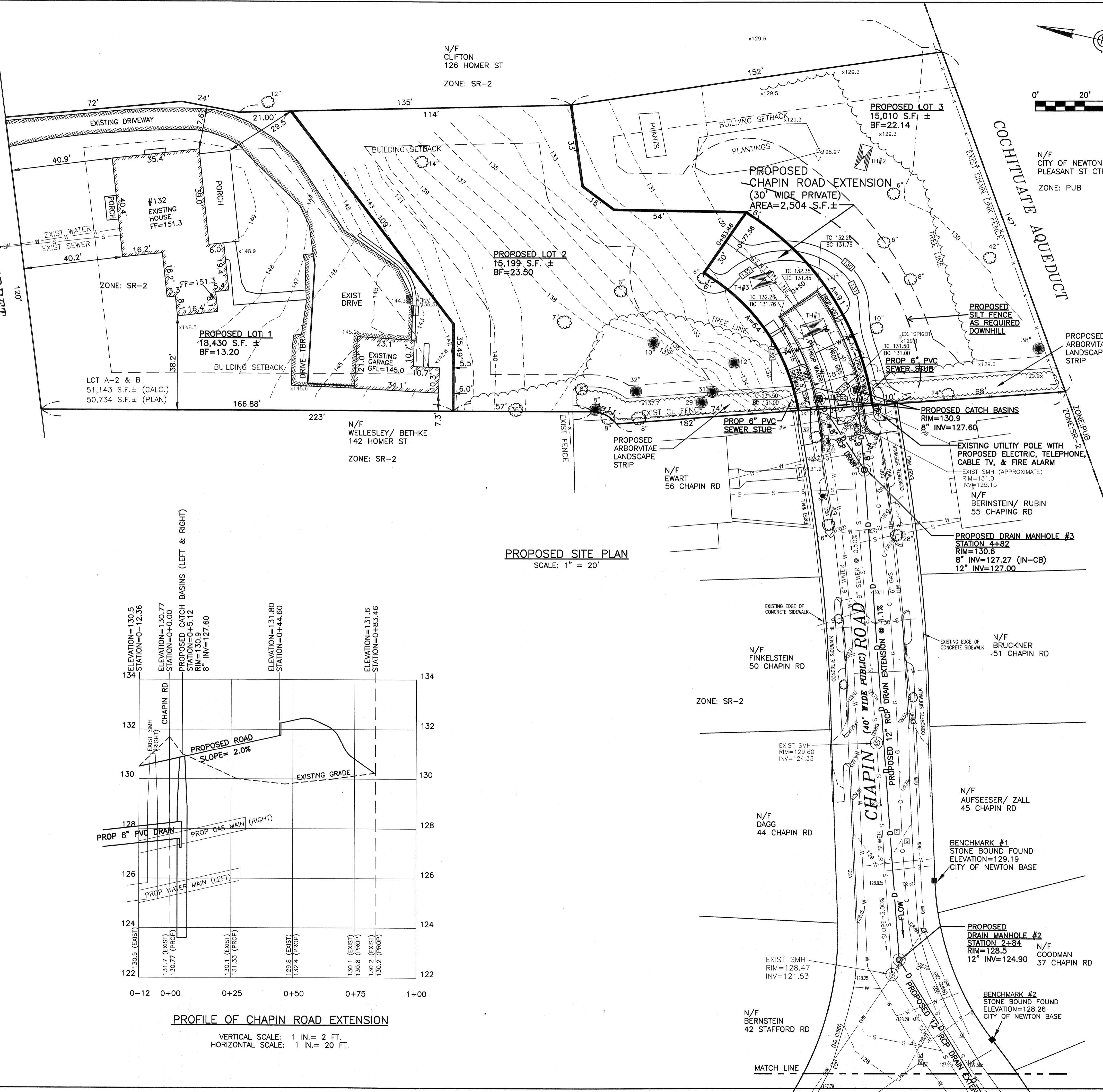
PROPOSED ZONING INFORMATION

ZONE: SR-2 (NEW LOTS)
DEED REFERENCE: BOOK 40689 PAGE 426

PROPOSED LOT	PROPOSED LOT AREA	BY-LAW LOT AREA
PROPOSED LOT 1	18,430 S.F.±	15,000 S.F. MIN.
PROPOSED LOT 2	15,199 S.F.±	15,000 S.F. MIN.
PROPOSED LOT 3	15,010 S.F.±	15,000 S.F. MIN.

PROPOSED LOT	PROPOSED LOT AREA	BY-LAW LOT AREA
PROPOSED LOT 1	18,430 S.F.±	15,000 S.F./ UNIT MIN.
PROPOSED LOT 2	15,199 S.F.±	15,000 S.F./ UNIT MIN.
PROPOSED LOT 3	15,010 S.F.±	15,000 S.F./ UNIT MIN.

PROPOSED LOT	PROPOSED LOT AREA	BY-LAW LOT AREA
PROPOSED LOT 1	18,430 S.F.±	15,000 S.F. MIN.
PROPOSED LOT 2	15,199 S.F.±	15,000 S.F. MIN.
PROPOSED LOT 3	15,010 S.F.±	15,000 S.F. MIN.



SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HERewith."

NEWTON PLANNING BOARD,

CHAIRMAN _____ DATE _____

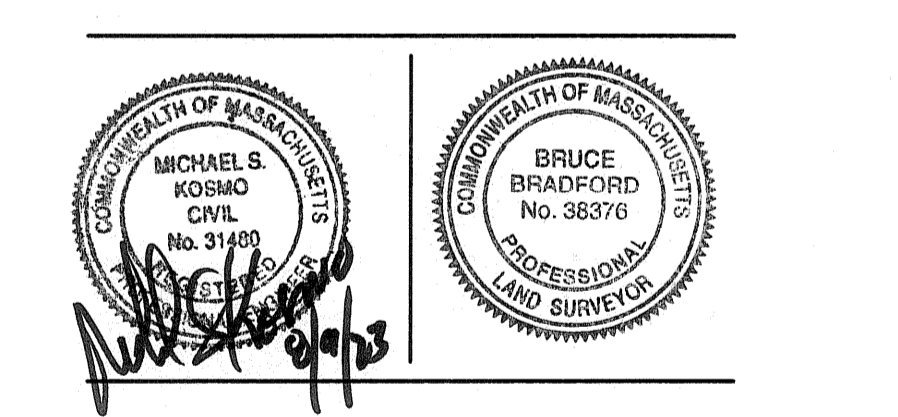
TOWN CLERK _____

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THE WITHIN PLAN.

DATE _____

I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Barry Bradford 8/19/23
PROFESSIONAL LAND SURVEYOR DATE



CHAPIN ROAD EXTENSION
DEFINITIVE SUBDIVISION PLAN
NEWTON, MA
PROPOSED SITE PLAN

OWNER/ APPLICANT:
RICHARD COHN & ORNA TEITELBAUM
132 HOMER STREET
NEWTON, MA 02459

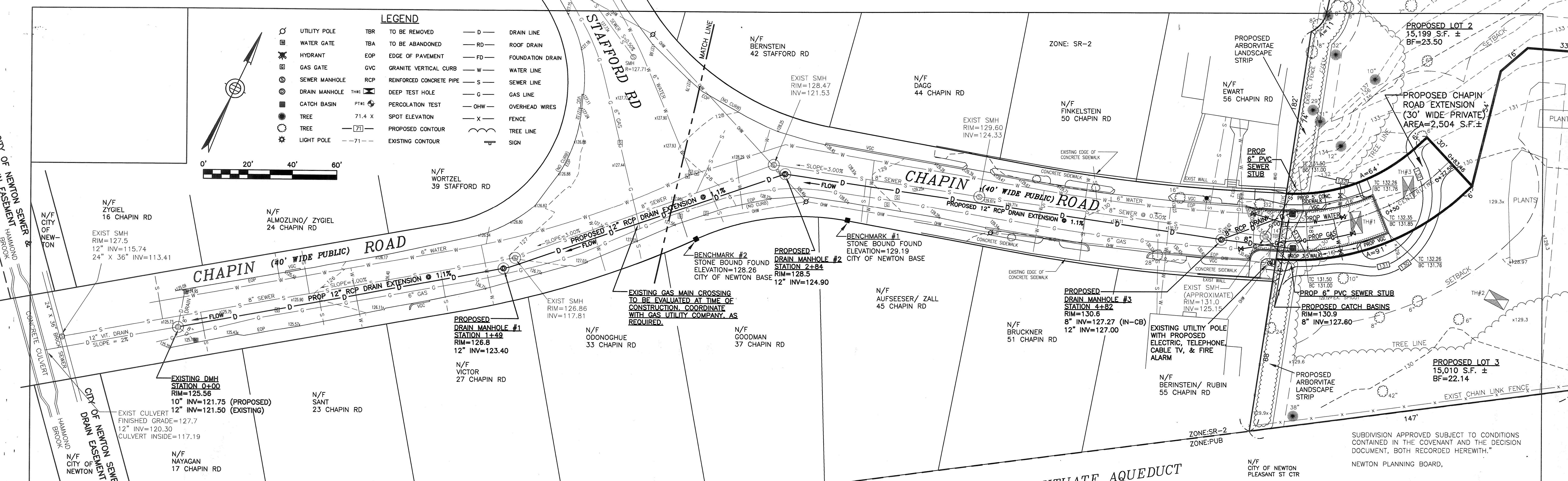
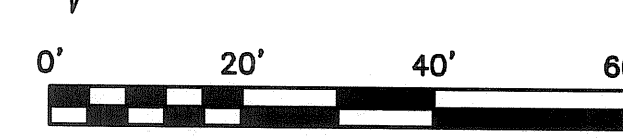
SCALE 1 IN. = 20 FT AUGUST 9, 2023

PREPARED BY:
EVERETT M. BROOKS COMPANY
49 LEXINGTON STREET
WEST NEWTON, MA 02465
(617) 527-8750

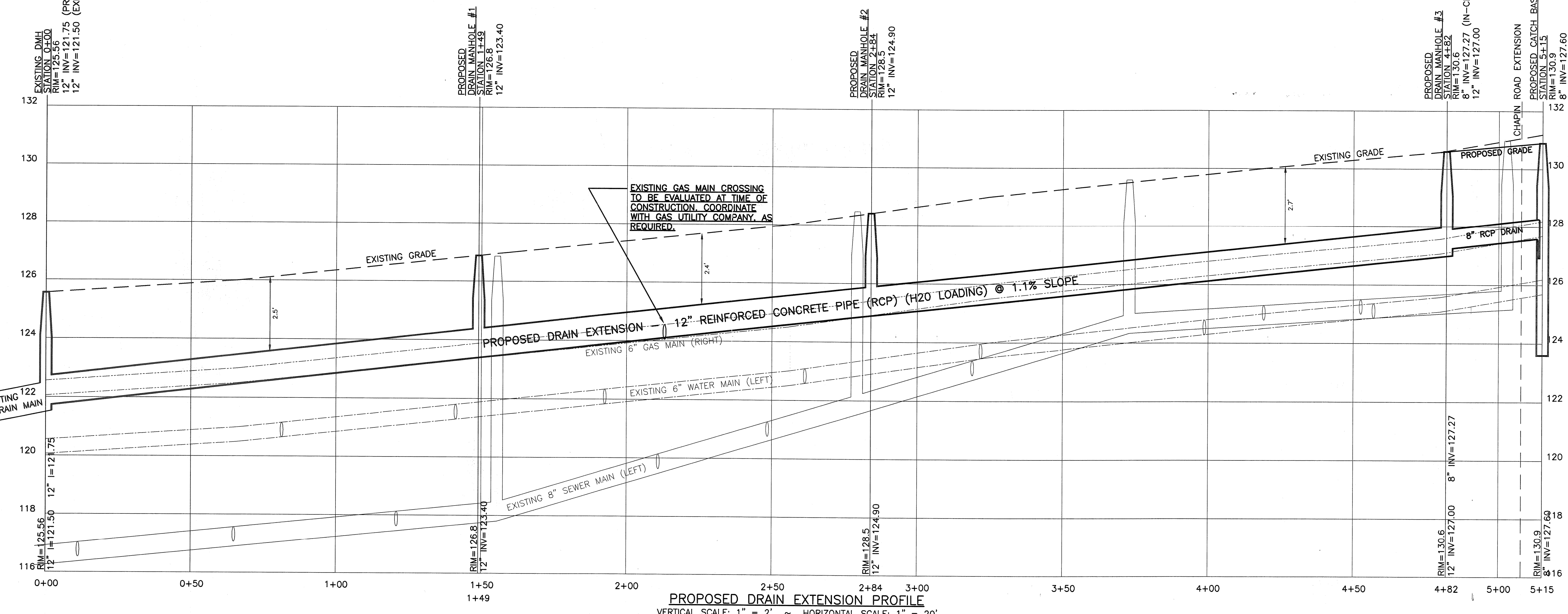
PROJECT NO. 25868

LEGEND

○	UTILITY POLE	TBR	TO BE REMOVED	— D —	DRAIN LINE
□	WATER GATE	TBA	TO BE ABANDONED	— RD —	ROOF DRAIN
⊕	HYDRANT	EOP	EDGE OF PAVEMENT	— FD —	FOUNDATION DRAIN
⊗	GAS GATE	GVC	GRANITE VERTICAL CURB	— W —	WATER LINE
⊙	SEWER MANHOLE	RCP	REINFORCED CONCRETE PIPE	— S —	SEWER LINE
⊖	DRAIN MANHOLE	TH#1	DEEP TEST HOLE	— G —	GAS LINE
⊕	CATCH BASIN	PT#1	PERCOLATION TEST	— OHW —	OVERHEAD WIRES
●	TREE	71.4 X	SPOT ELEVATION	— X —	FENCE
⊙	TREE	— 71 —	PROPOSED CONTOUR	— T —	TREE LINE
⊙	LIGHT POLE	— 71 —	EXISTING CONTOUR	—	SIGN



PROPOSED DRAIN EXTENSION PLAN
SCALE: 1" = 20'



PROPOSED DRAIN EXTENSION PROFILE
VERTICAL SCALE: 1" = 2' ~ HORIZONTAL SCALE: 1" = 20'

SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HEREWITH.

NEWTON PLANNING BOARD,

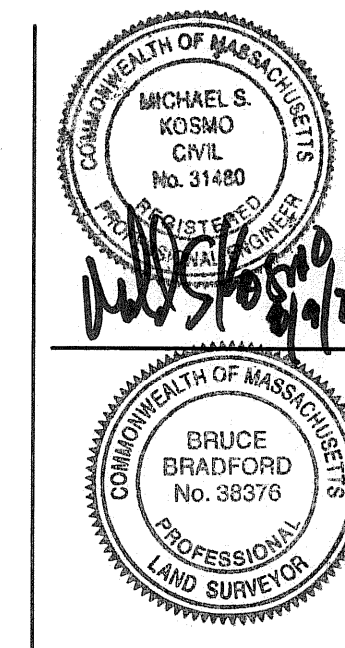
CHAIRMAN	DATE
_____	_____
_____	_____
_____	_____

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THE WITHIN PLAN.

DATE _____

TOWN CLERK _____

I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERERS OF DEEDS.



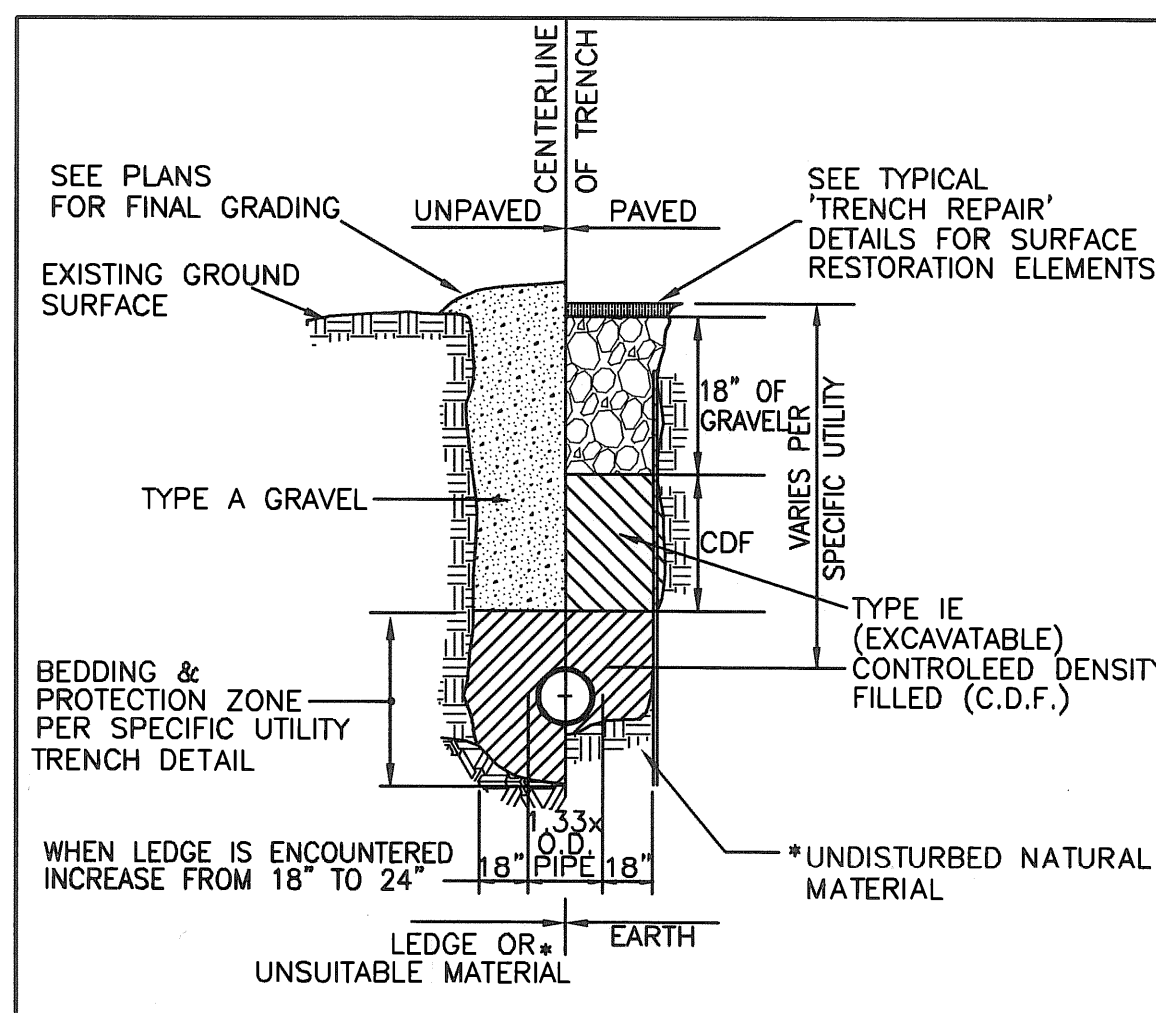
Bruce Bradford 8/9/23
PROFESSIONAL LAND SURVEYOR DATE

CHAPIN ROAD EXTENSION
DEFINITIVE SUBDIVISION PLAN
NEWTON, MA
PROPOSED CHAPIN ROAD DRAIN MAIN
EXTENSION PLAN & PROFILE

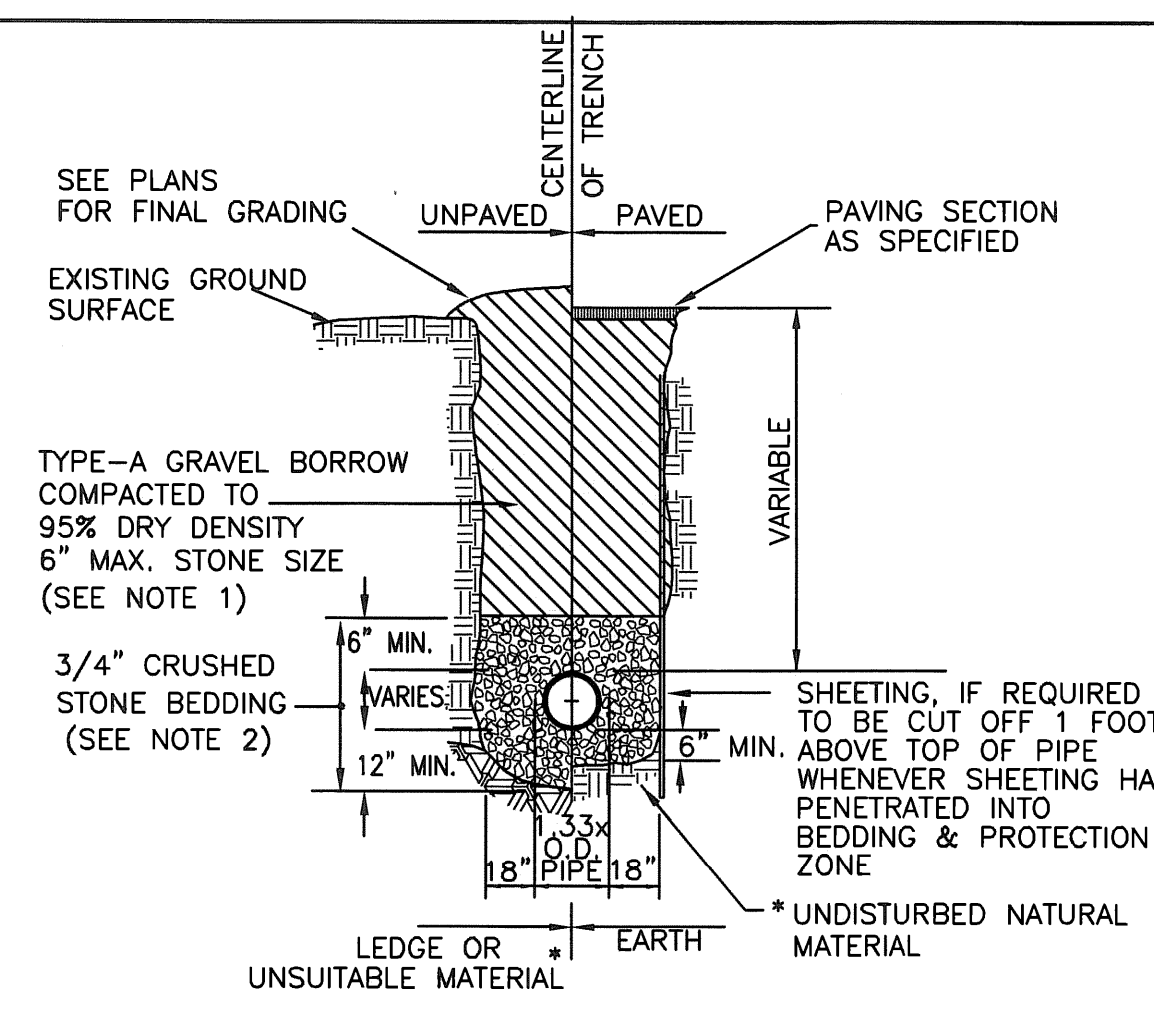
OWNER/ APPLICANT:
RICHARD COHN & ORNA TEITELBAUM
132 HOMER STREET
NEWTON, MA 02459

SCALE 1 IN. = 20 FT AUGUST 9, 2023

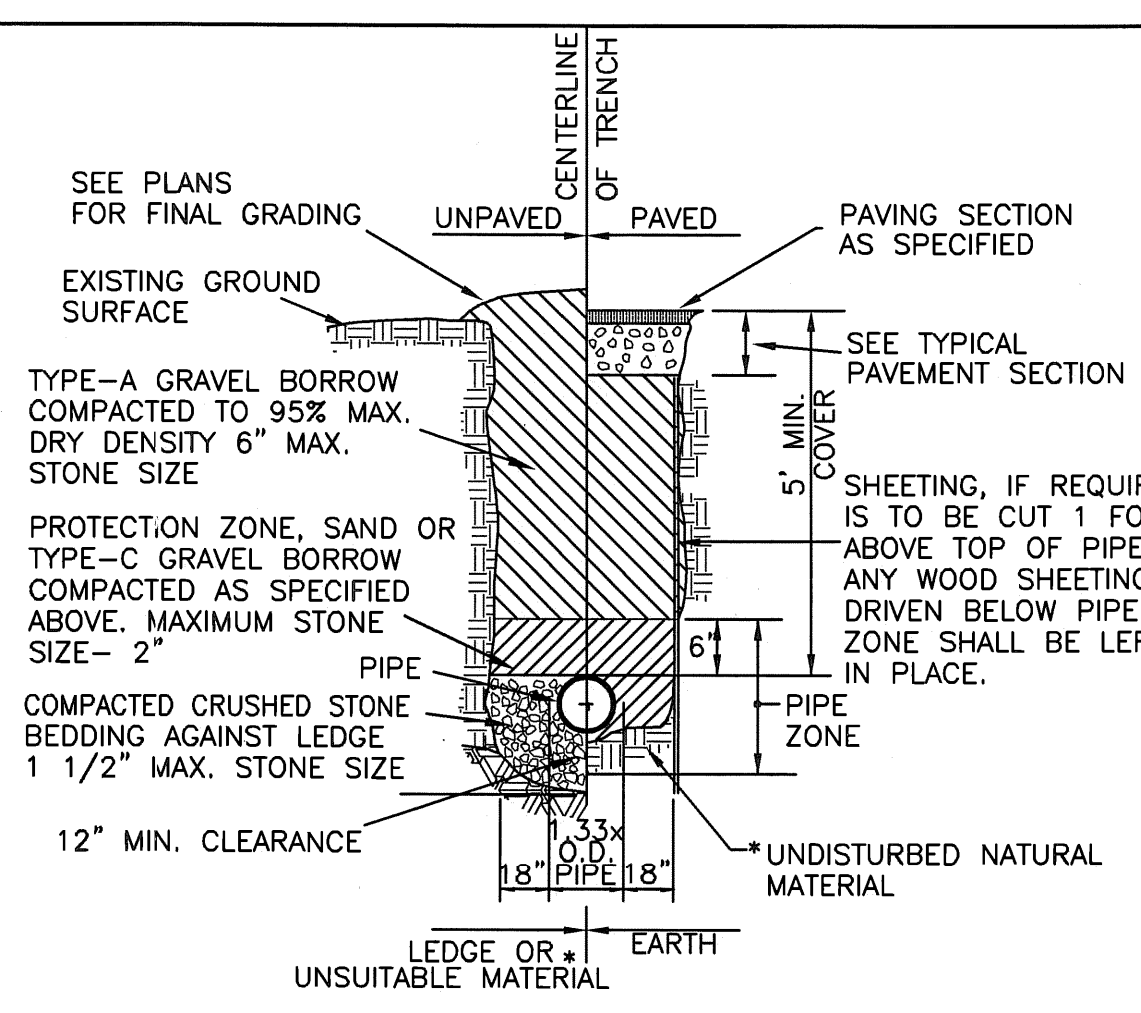
PREPARED BY:
EVERETT M. BROOKS COMPANY
49 LEXINGTON STREET
WEST NEWTON, MA 02465
(617) 527-8750



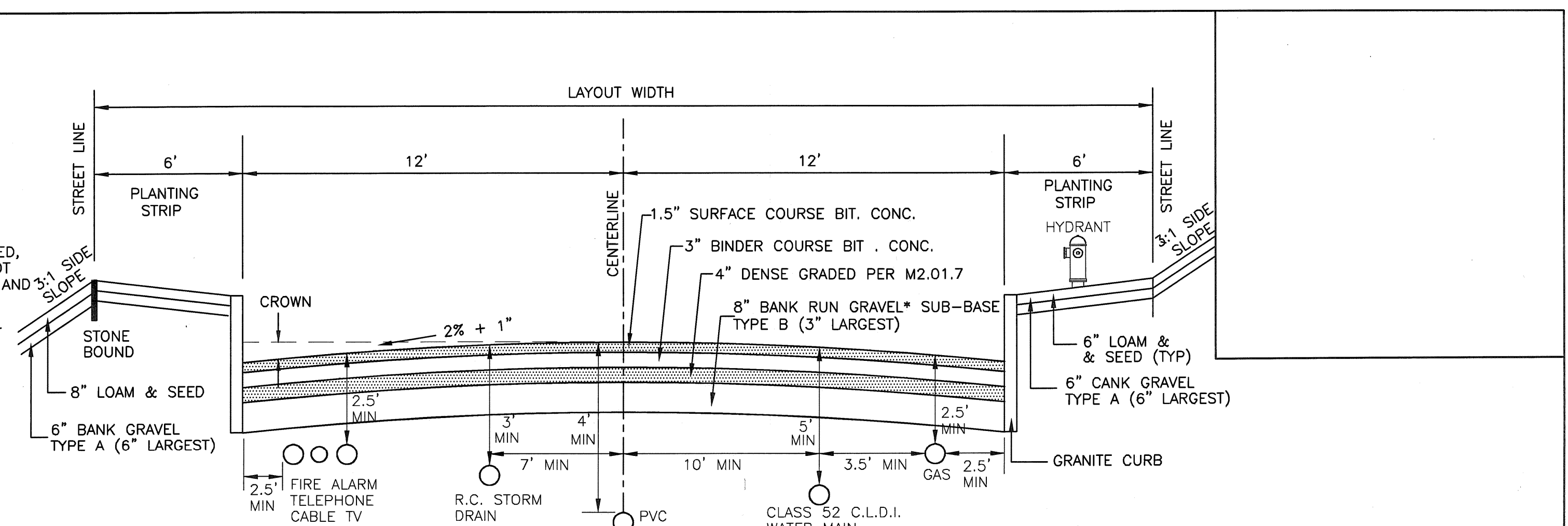
TYPICAL C.D.F. TRENCH DETAIL
N.T.S.



GRAVITY SEWER TRENCH DETAIL
N.T.S.



TYPICAL WATER TRENCH DETAIL
N.T.S.



TYPICAL CROSS SECTION OF STREETS
N.T.S.

* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.
NOTE: TRENCHBOX OR SHEETING SHALL MEET OSHA STANDARDS.

* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.
1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

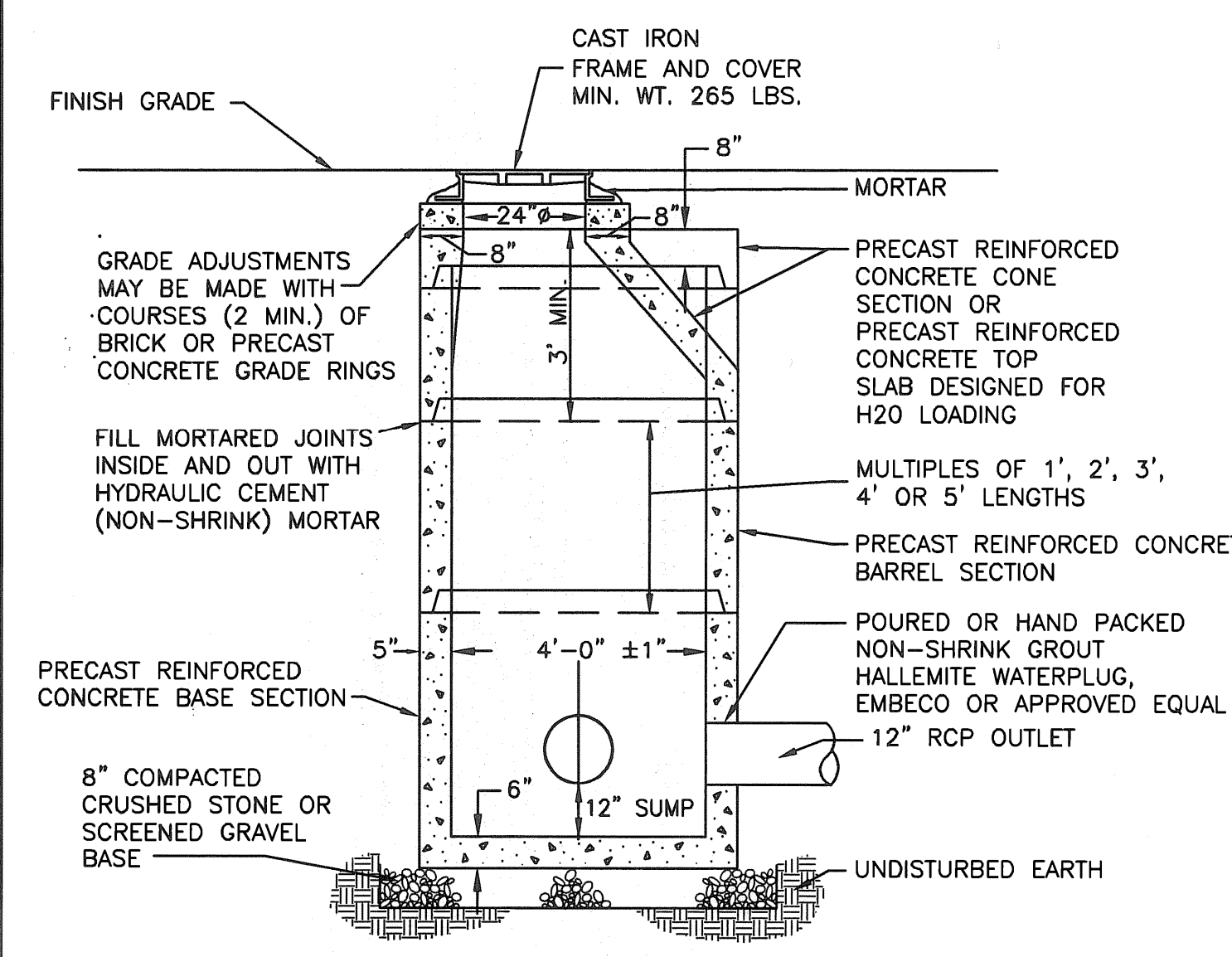
* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.
1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

*6" MINIMUM RECLAMATION MATERIAL ON STREETS WHERE THE EXISTING BIT. ROADWAY IS RECLAIMED

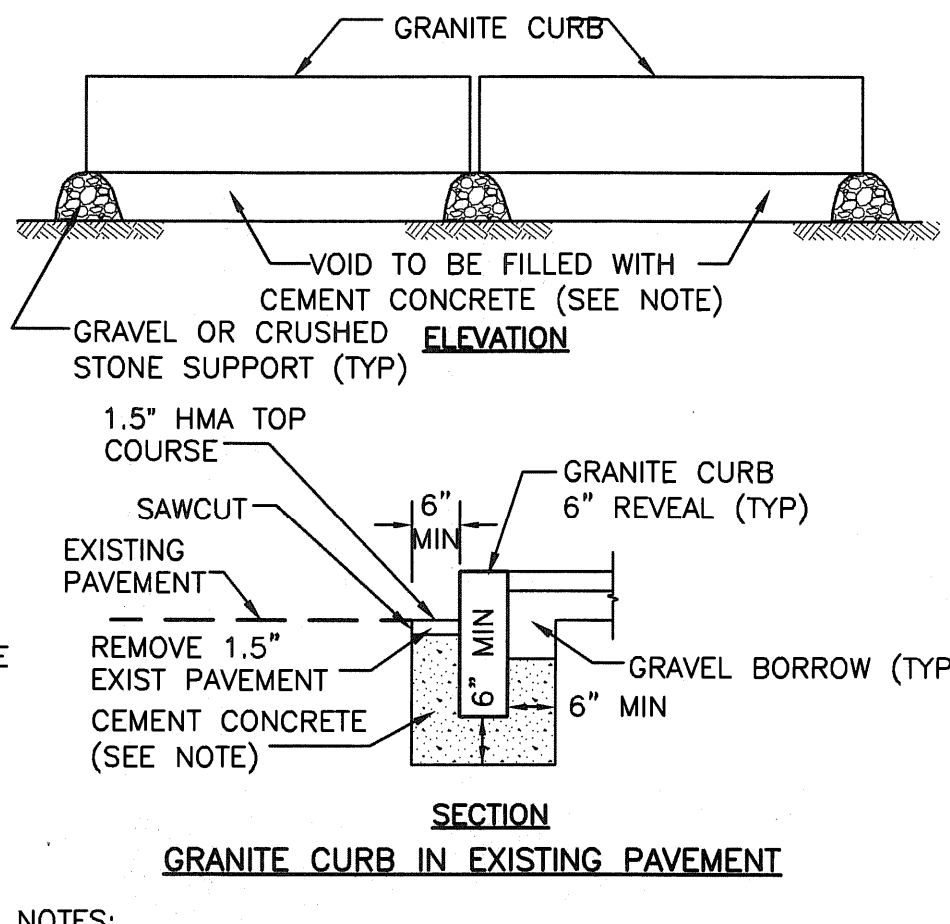
SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HERewith."

NEWTON PLANNING BOARD,

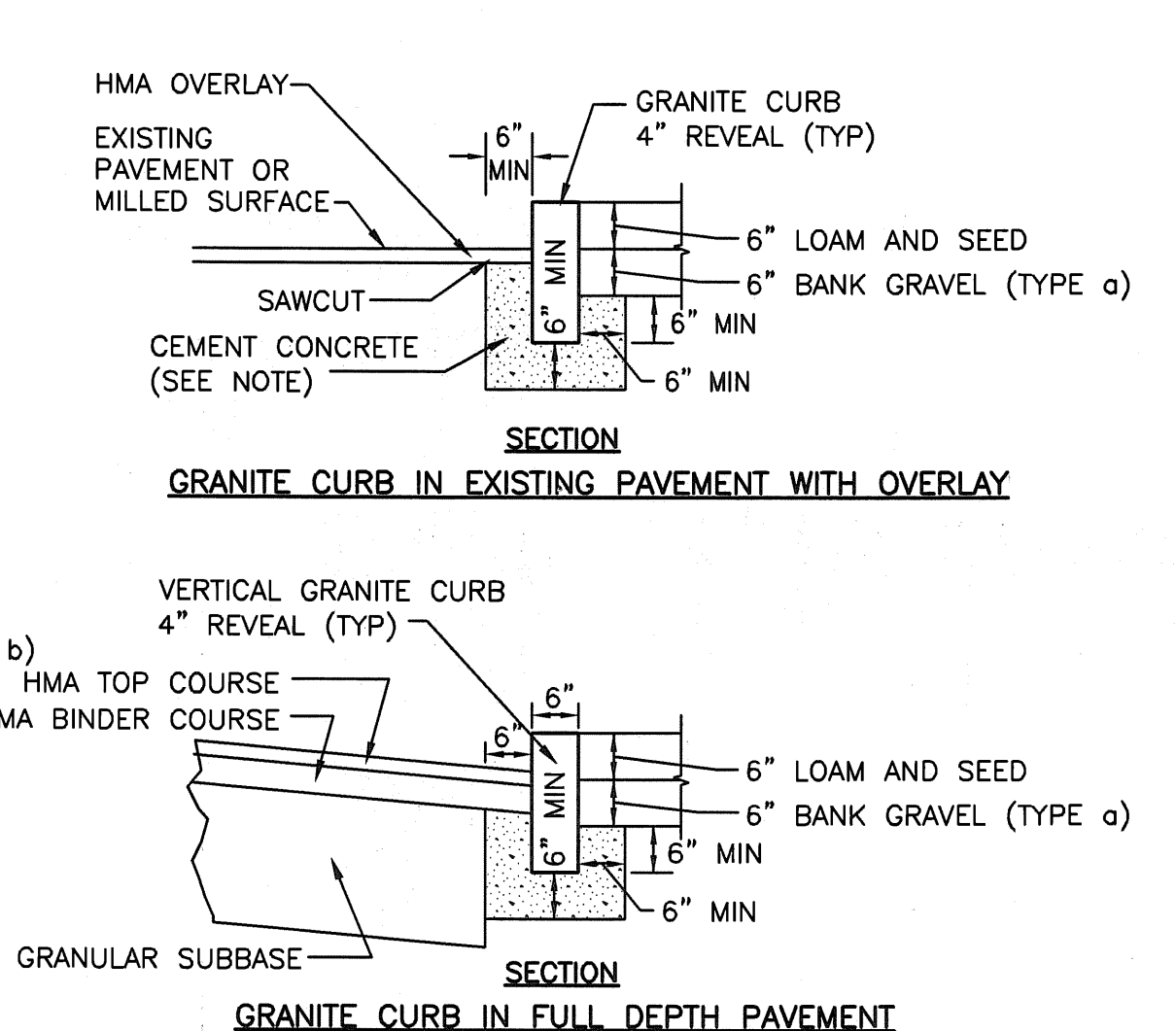
CHAIRMAN _____ DATE _____



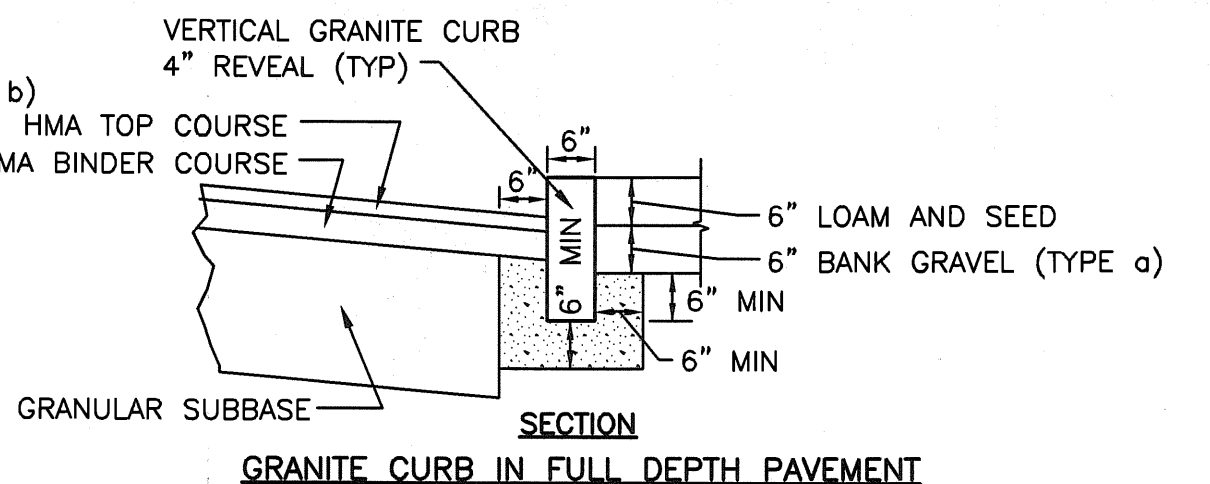
PRECAST CONCRETE DRAIN MANHOLE
N.T.S.



VERTICAL GRANITE CURB
N.T.S.

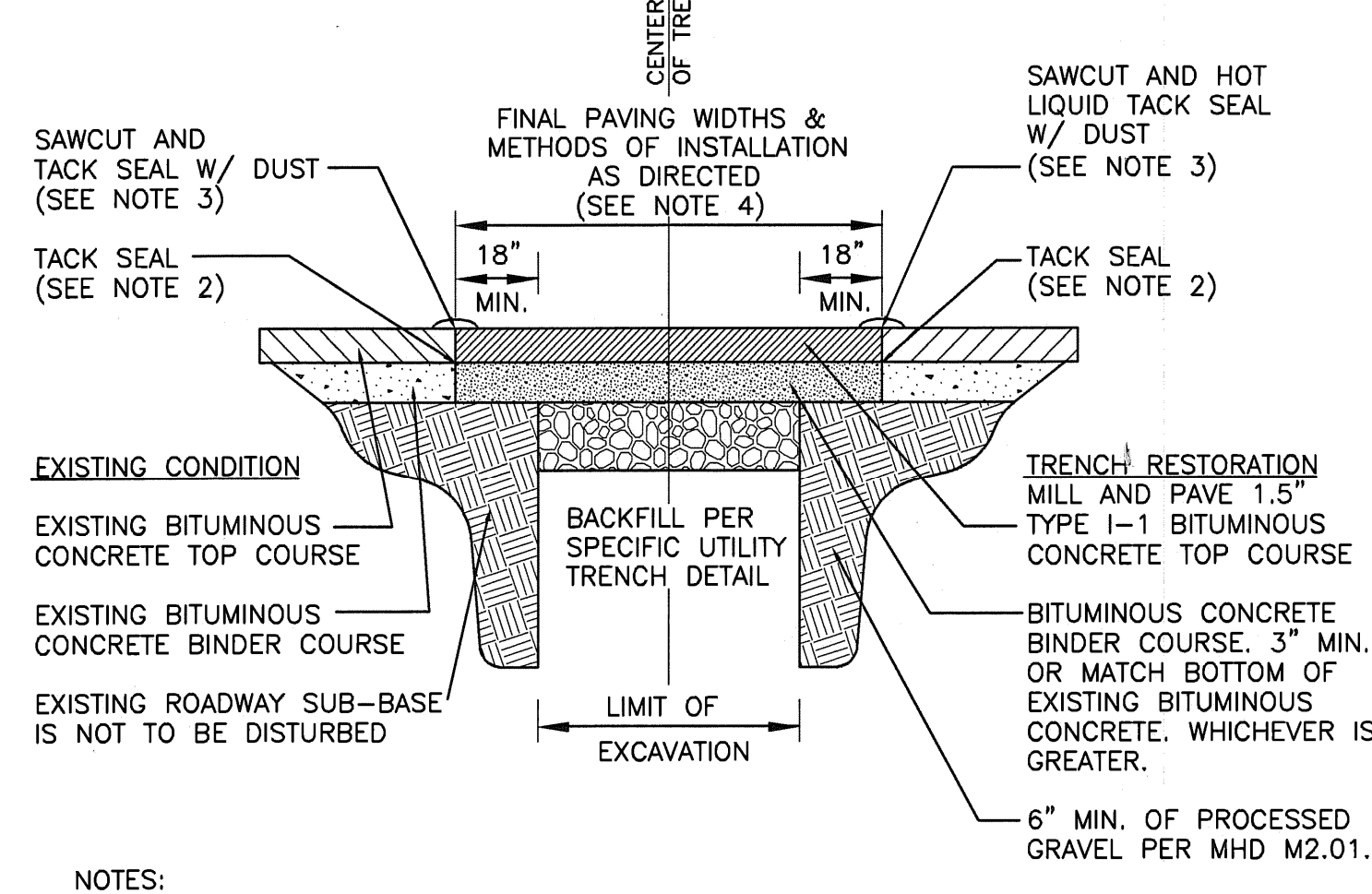


GRANITE CURB IN EXISTING PAVEMENT WITH OVERLAY
N.T.S.



GRANITE CURB IN FULL DEPTH PAVEMENT
N.T.S.

NOTES:
1. THIS PROCEDURE IS APPLICABLE ONLY IF CURB IS TO BE SET AFTER BASE COURSE IS IN PLACE PRIOR TO BINDER AND TOP PLACEMENT.
2. ANY DESIGNATED CEMENT CONCRETE THAT IS ACCEPTABLE UNDER SECTION M4 OF THE STANDARD SPECIFICATIONS MAY BE USED. ALL TEST REQUIREMENTS ARE WAIVED. HOT MIX ASPHALT SHALL NOT BE USED AS A SUBSTITUTE.



NOTES:
1. ALL INSTALLATION AND MATERIAL SPECIFICATIONS PER MASSDOT DEPARTMENT OF OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 2020 AS AMENDED.
2. ALL EXPOSED BITUMINOUS CONCRETE IS TO BE TACKED PER MASSDOT PRIOR TO NEW BITUMINOUS CONCRETE INSTALLATIONS.
3. ALL EXPOSED JOINTS ARE TO BE SEALED WITH HOT LIQUID TACK AND STONE DUST.
4. ANY TOP COURSE APPLIED AT A WIDTH OF 6' WIDE OR GREATER IS TO BE PLACED BY MACHINE/BOX SPREADER WHEN & AS DIRECTED BY THE CITY OF NEWTON.
5. SUPERPAVE FOR PAVEMENT.

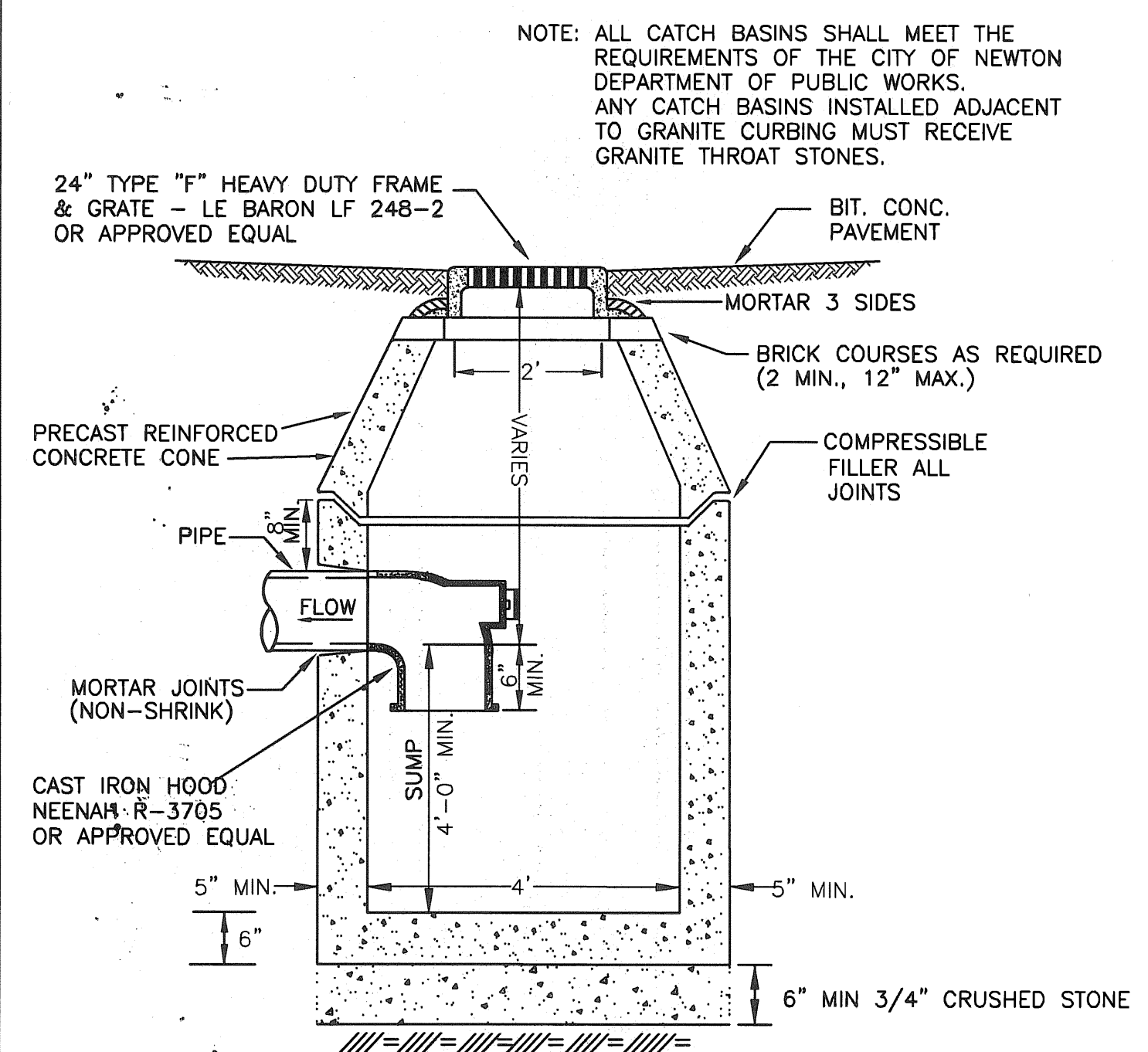
I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THE WITHIN PLAN.

DATE _____

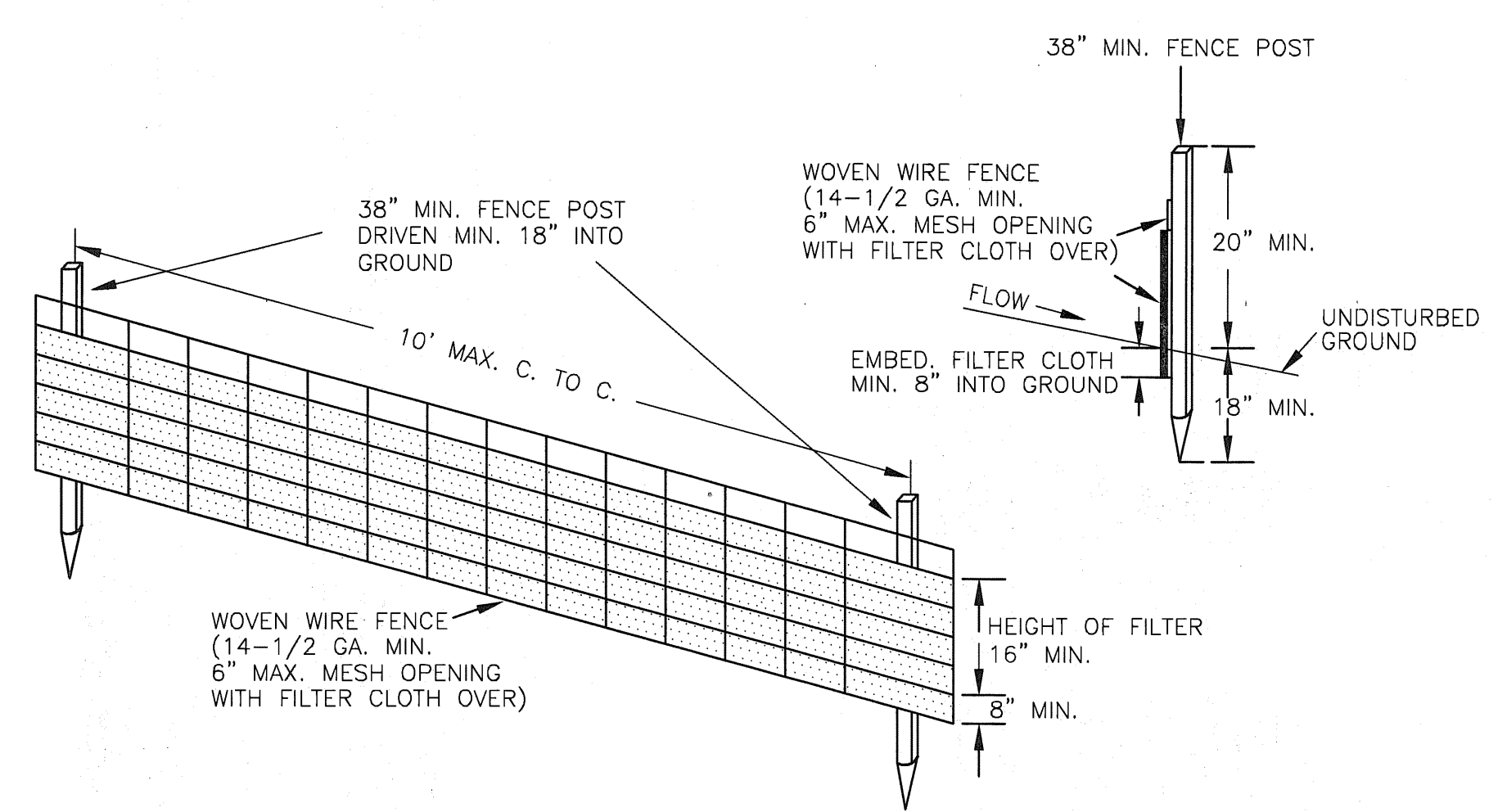
TOWN CLERK _____

I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Bruce Bradford 8/14/23
PROFESSIONAL LAND SURVEYOR DATE

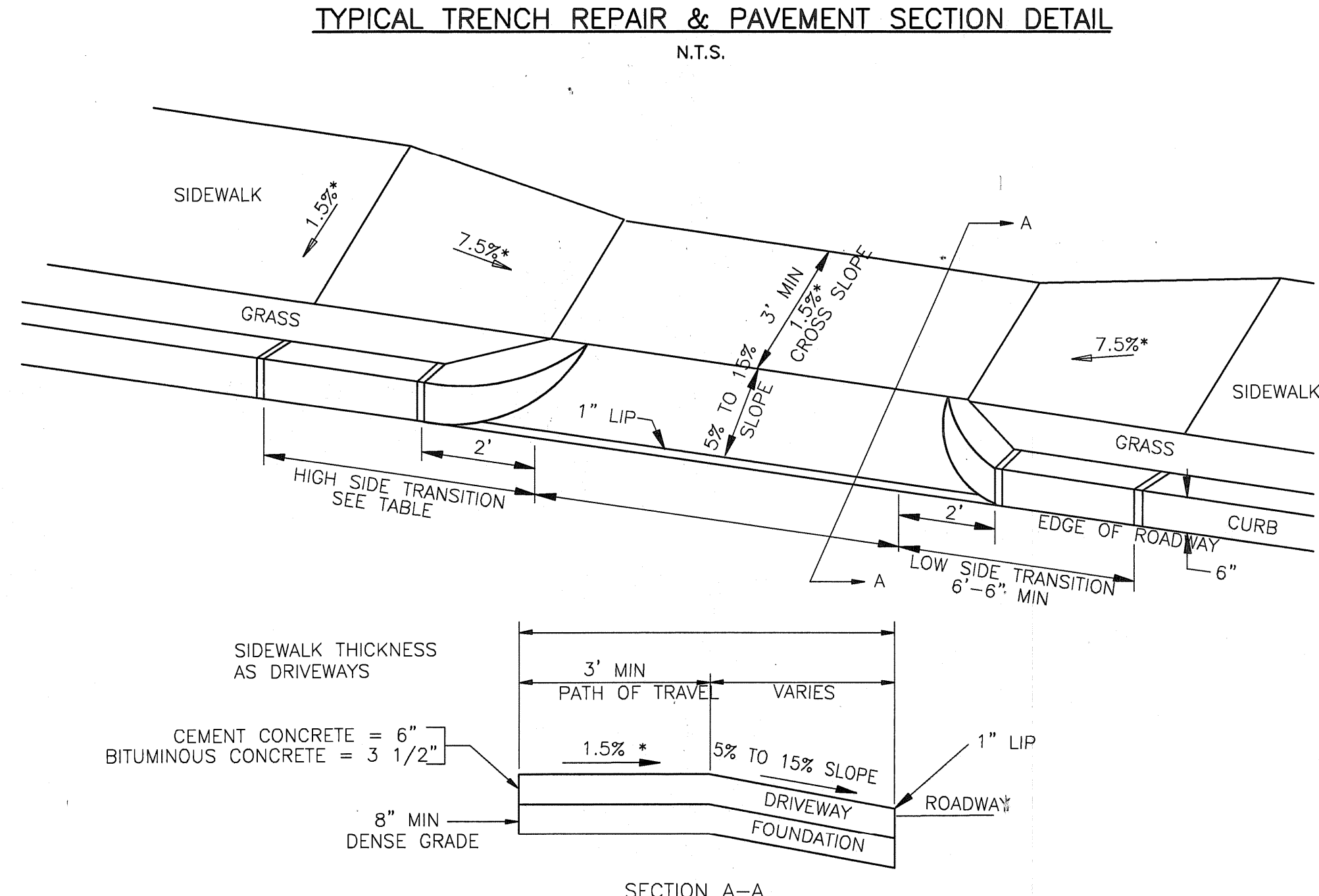


TYPICAL PRECAST CONCRETE CATCH BASIN WITH GAS TRAP
N.T.S.



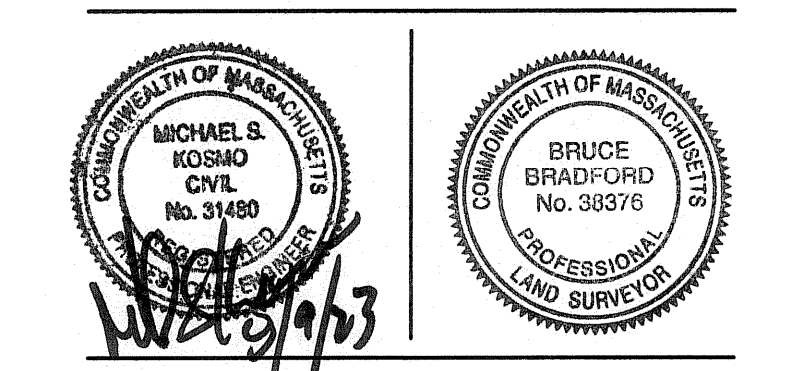
SILT FENCE DETAIL
N.T.S.

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING.
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.



DRIVEWAY APRON WITH CORNER BLOCKS
N.T.S.

* TOLERANCE FOR CONSTRUCTION +/- 0.5%



CHAPIN ROAD EXTENSION

DEFINITIVE SUBDIVISION PLAN
NEWTON, MA

STANDARD DETAILS

OWNER/ APPLICANT:
RICHARD COHN & ORNA TEITELBAUM
132 HOMER STREET
NEWTON, MA 02459

SCALE: AS NOTED AUGUST 9, 2023

PREPARED BY:
EVERETT M. BROOKS COMPANY
49 LEXINGTON STREET
WEST NEWTON, MA 02465
(617) 527-8750

PROJECT NO. 25868

Watershed to Rear Property & Aqueduct

100 – Year Storm Event	Existing Conditions	Proposed Conditions
Peak Volume	1.77 cfs	1.69 cfs
Peak Flow	0.223 af	0.214 af

25 – Year Storm Event	Existing Conditions	Proposed Conditions
Peak Volume	0.62 cfs	0.60 cfs
Peak Flow	0.097 af	0.093 af

10 – Year Storm Event	Existing Conditions	Proposed Conditions
Peak Volume	0.26 cfs	0.25 cfs
Peak Flow	0.052 af	0.050 af

2 – Year Storm Event	Existing Conditions	Proposed Conditions
Peak Volume	0.01 cfs	0.01 cfs
Peak Flow	0.006 af	0.006 af

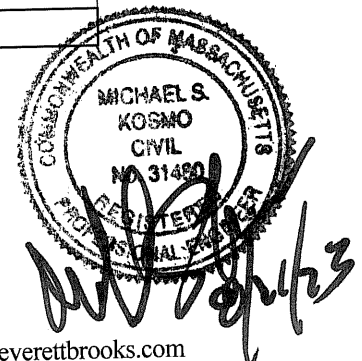
Watershed to City Drainage

100 – Year Storm Event	Proposed Conditions
Peak Volume	0.33 cfs
Peak Flow	0.023 af

25 – Year Storm Event	Proposed Conditions
Peak Volume	0.20 cfs
Peak Flow	0.015 af

10 – Year Storm Event	Proposed Conditions
Peak Volume	0.15 cfs
Peak Flow	0.011 af

2 – Year Storm Event	Proposed Conditions
Peak Volume	0.07 cfs
Peak Flow	0.005 af



EVERETT M
BROOKS
COMPANY

PROJECT ADDRESS: 132 Homer Street
Newton, MA

PROJECT NO.: 25868

SHEET: OF:

CALCULATIONS BY: MSK DATE: 8/21/23

CHECKED BY: DATE:

Drainage Narrative:

The existing lot is 51,143 S.F. more or less and slopes away from Homer Street from North to South to the Cochituate Aqueduct. The property abuts the dead end of Chapin Street to the West. It contains a single family house, garage, walkways, driveway, landscaping, lawn area and trees. On-site soil testing was completed to determine the soil conditions and the mean annual high ground water. The soil tests indicate ground water between 22 and 32 inches below grade and the soil logs and locations are shown on the subdivision plans. As shown in the Watershed Map, the existing drainage flows to a point at the Cochituate Aqueduct.

The proposed project is to subdivide the property into three (3) lots, one lot being an approval not required lot for the existing house at 132 Homer Street fronting on the existing Homer Street frontage and two lots with frontage from the proposed extension of Chapin Street. Chapin Street will be extended approximately 45 feet and will be provided with two (2) catch basins at the intersection of Chapin. As shown on the Watershed Map, the drainage flows to 2 watersheds, one to the Cochituate Aqueduct and one to the Chapin Street extension. Due to the high ground water it is not feasible to infiltrate the runoff from the extension on-site, therefore, it is proposed to extend the existing drainage to the City drainage system in Chapin Road by providing 12" RCP and 3 Drain manholes. The proposed runoff to the Cochituate Aqueduct will decrease.

SURVEYORS & ENGINEERS

49 Lexington Street West Newton, MA 02465 (617) 527-8750 Fax: (617) 332-1578 www.everettbrooks.com

132 HOMER STREET/
CHAPIN RD EXTENSION

PROPOSED WATERSHEDS

SCALE: 1" = 40'
DATE: 8/21/23
PROJECT NO. 25868

PROPOSED
WATERSHED TO
REAR PROPERTY &
AQUEDUCT
AREA=49,043 S.F.±

N/F
CITY OF NEWTON
PLEASANT ST CTR

PROP LOT 3
15,010 S.F.±

PROP LOT 2
15,199 S.F.±

PROPOSED
CHAPIN ROAD
EXTENSION
(30' WIDE PRIVATE)
2,904 S.F.±

PROP LOT 1
18,430 S.F.±

PROPOSED
CATCH BASINS
RIM=130.9

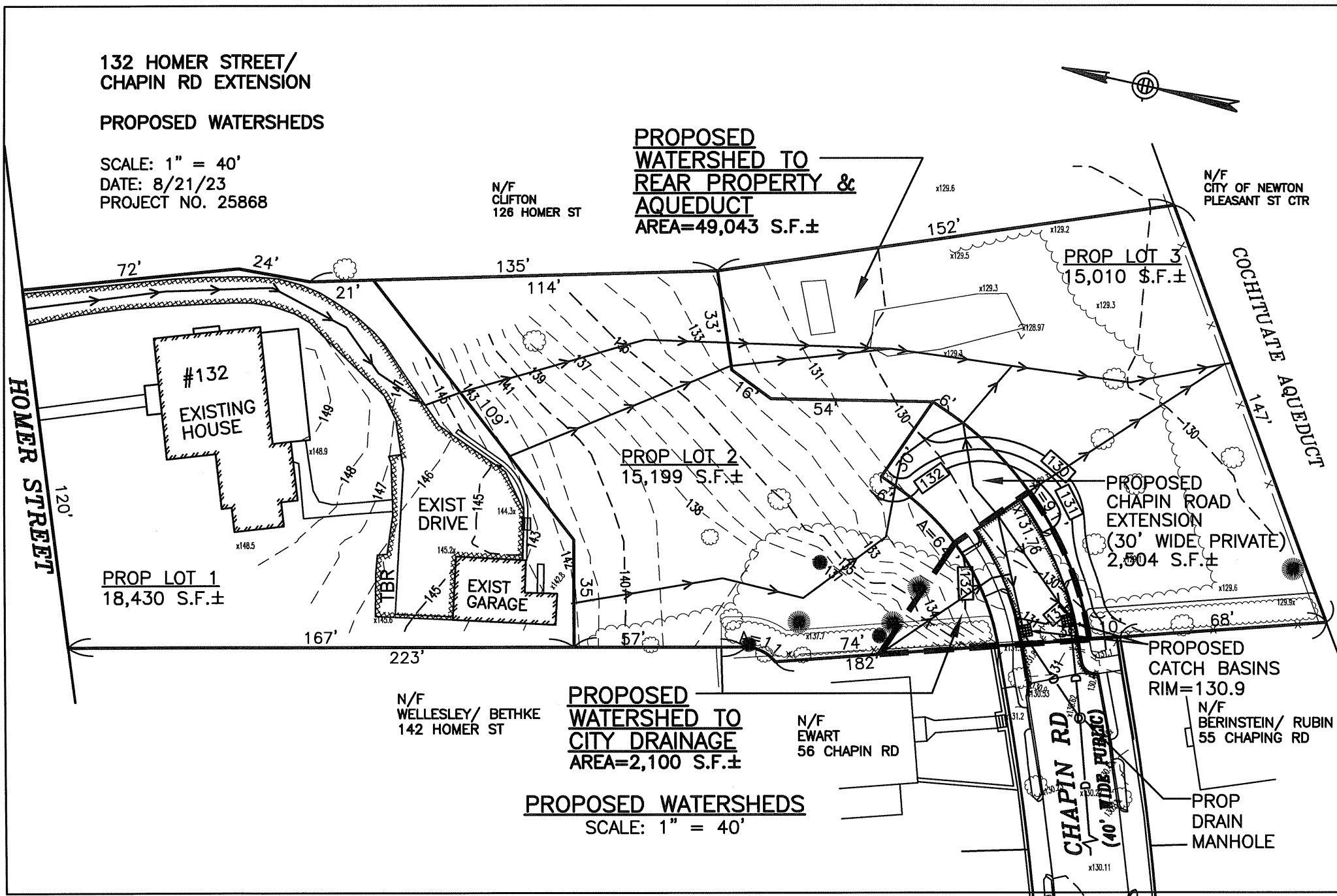
N/F
BERNSTEIN/ RUBIN
55 CHAPIN RD

PROPOSED
WATERSHED TO
CITY DRAINAGE
AREA=2,100 S.F.±

N/F
EWART
56 CHAPIN RD

PROPOSED WATERSHEDS
SCALE: 1" = 40'

PROP
DRAIN
MANHOLE



132 HOMER STREET/
CHAPIN RD EXTENSION

EXISTING WATERSHED

SCALE: 1" = 40'
DATE: 8/21/23
PROJECT NO. 25868

EXISTING
WATERSHED TO
REAR PROPERTY &
AQUEDUCT
AREA=51,143 S.F.±
(ENTIRE LOT)

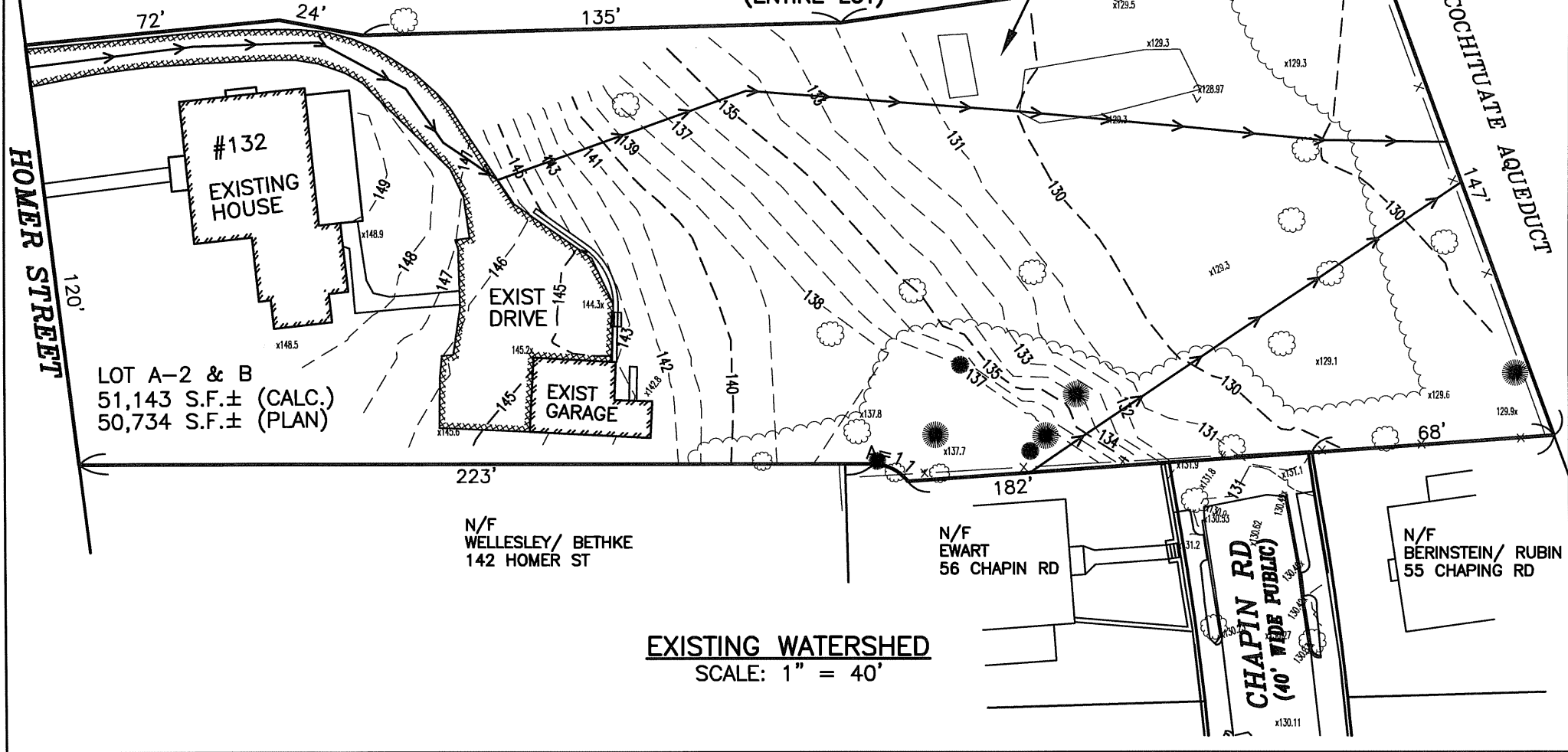
N/F
CLIFTON
126 HOMER ST

N/F
CITY OF NEWTON
PLEASANT ST CTR



HOMER STREET

COCHITUATE AQUEDUCT



LOT A-2 & B
51,143 S.F.± (CALC.)
50,734 S.F.± (PLAN)

N/F
WELLESLEY/ BETHKE
142 HOMER ST

N/F
EWART
56 CHAPIN RD

N/F
BERINSTEIN/ RUBIN
55 CHAPING RD

EXISTING WATERSHED
SCALE: 1" = 40'

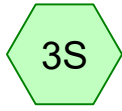
CHAPIN RD
(40' WIDE PUBLIC)



Existing Watershed to
Rear Property &
Aqueduct



Existing Watershed To
Rear Property &
Aqueduct



Proposed Watershed to
Rear Property &
Aqueduct



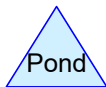
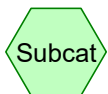
Proposed Watershed to
Rear Property &
Aqueduct



Proposed Watershed to
City Drainage



Proposed Watershed to
City Drainage



Drainage Diagram for 25868_132 Homer Street, Newton Pre-Post 8-21-23

Prepared by Everett M. Brooks Company, Inc. 8/21/2023
HydroCAD® 7.10 s/n 003546 © 2005 HydroCAD Software Solutions LLC

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Watershed to Rear Property & Aqu Runoff Area=1.174 ac Runoff Depth=0.07"
Flow Length=218' Tc=23.2 min CN=46 Runoff=0.01 cfs 0.006 af

Subcatchment 3S: Proposed Watershed to Rear Property & A Runoff Area=1.126 ac Runoff Depth=0.07"
Flow Length=218' Tc=23.2 min CN=46 Runoff=0.01 cfs 0.006 af

Subcatchment 5S: Proposed Watershed to City Drainage Runoff Area=0.048 ac Runoff Depth=1.19"
Tc=5.0 min CN=76 Runoff=0.07 cfs 0.005 af

Reach 2R: Existing Watershed To Rear Property & Aqueduct Inflow=0.01 cfs 0.006 af
Outflow=0.01 cfs 0.006 af

Reach 4R: Proposed Watershed to Rear Property & Aqueduct Inflow=0.01 cfs 0.006 af
Outflow=0.01 cfs 0.006 af

Reach 6R: Proposed Watershed to City Drainage Inflow=0.07 cfs 0.005 af
Outflow=0.07 cfs 0.005 af

Total Runoff Area = 2.348 ac Runoff Volume = 0.017 af Average Runoff Depth = 0.09"

Subcatchment 1S: Existing Watershed to Rear Property & Aqueduct

Runoff = 0.01 cfs @ 15.20 hrs, Volume= 0.006 af, Depth= 0.07"

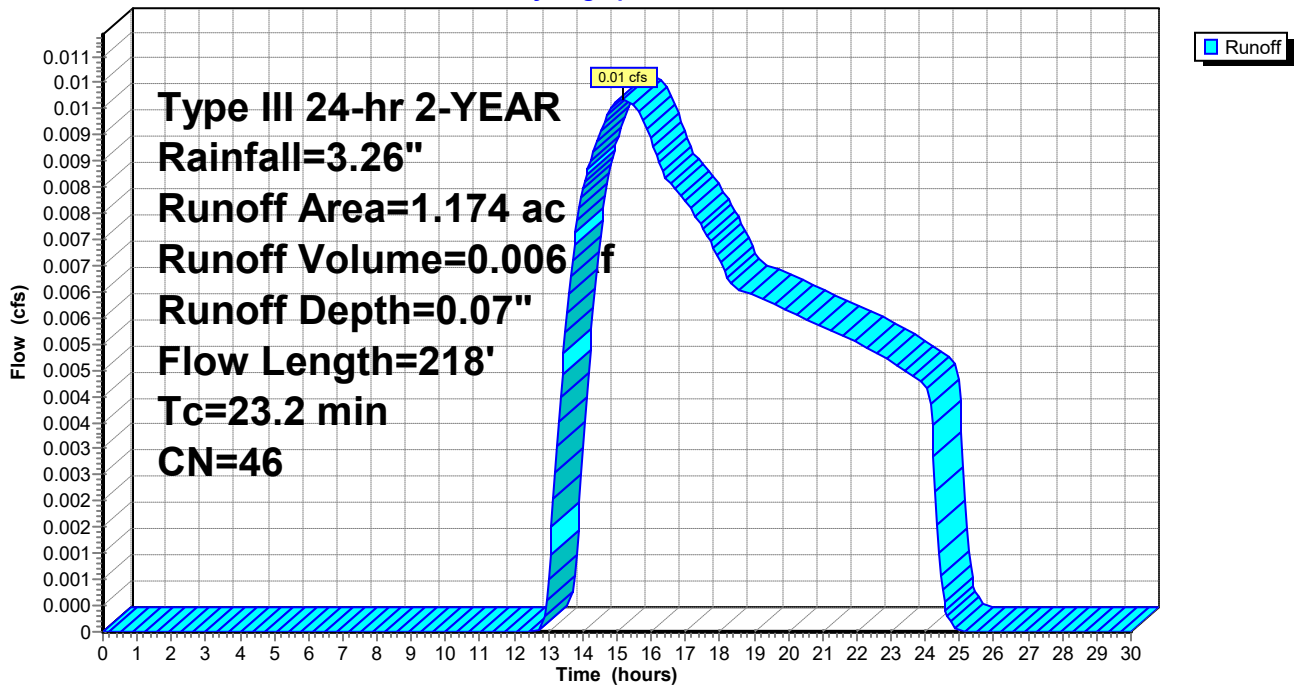
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 2-YEAR Rainfall=3.26"

Area (ac)	CN	Description
0.058	98	Existing Houses & Steps (undetained)
0.014	98	Existing Garage
0.082	98	Existing Driveway
0.010	98	Existng Walks/ Walls/ Patios
0.785	39	>75% Grass cover, Good, HSG A
0.225	30	Woods, Good, HSG A
1.174	46	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	218	0.0100	0.2		Lag/CN Method,

Subcatchment 1S: Existing Watershed to Rear Property & Aqueduct

Hydrograph



Subcatchment 3S: Proposed Watershed to Rear Property & Aqueduct

Runoff = 0.01 cfs @ 15.20 hrs, Volume= 0.006 af, Depth= 0.07"

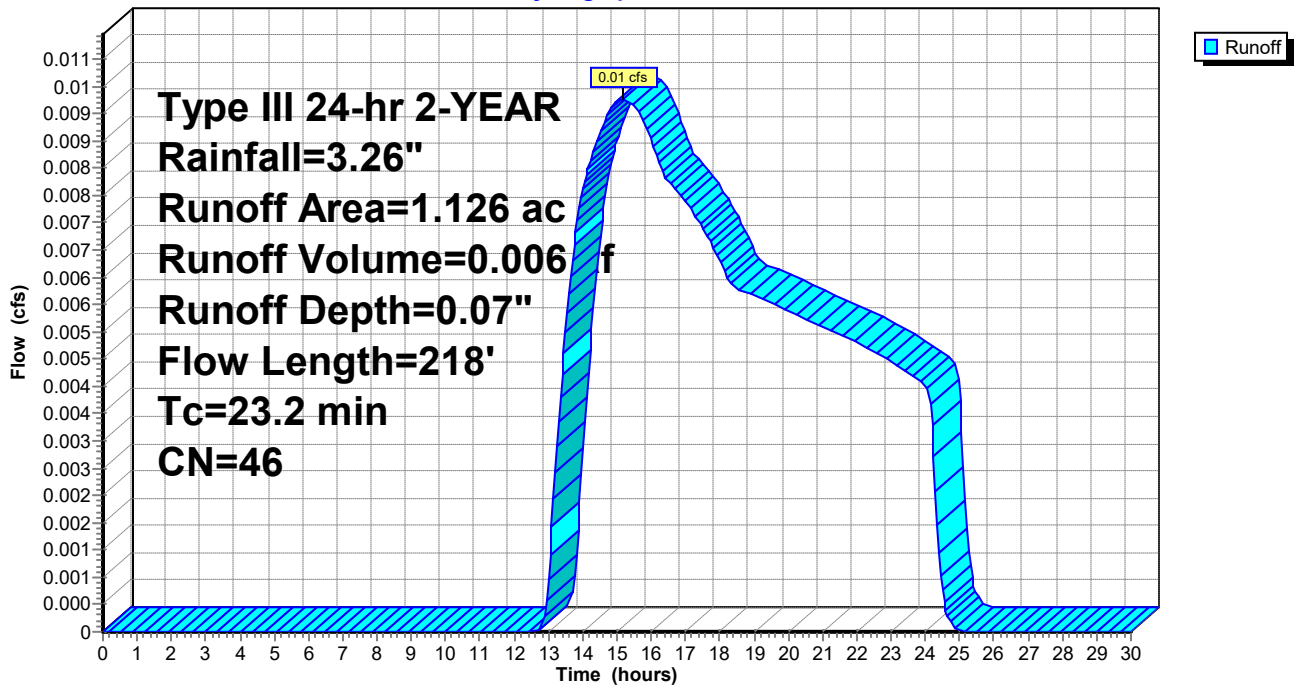
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 2-YEAR Rainfall=3.26"

Area (ac)	CN	Description
0.058	98	Existing Houses & Steps (undetained)
0.014	98	Existing Garage
0.082	98	Existing Driveway
0.010	98	Existng Walks/ Walls/ Patios
0.757	39	>75% Grass cover, Good, HSG A
0.205	30	Woods, Good, HSG A
1.126	46	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	218	0.0100	0.2		Lag/CN Method,

Subcatchment 3S: Proposed Watershed to Rear Property & Aqueduct

Hydrograph



Subcatchment 5S: Proposed Watershed to City Drainage

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.07 cfs @ 12.08 hrs, Volume= 0.005 af, Depth= 1.19"

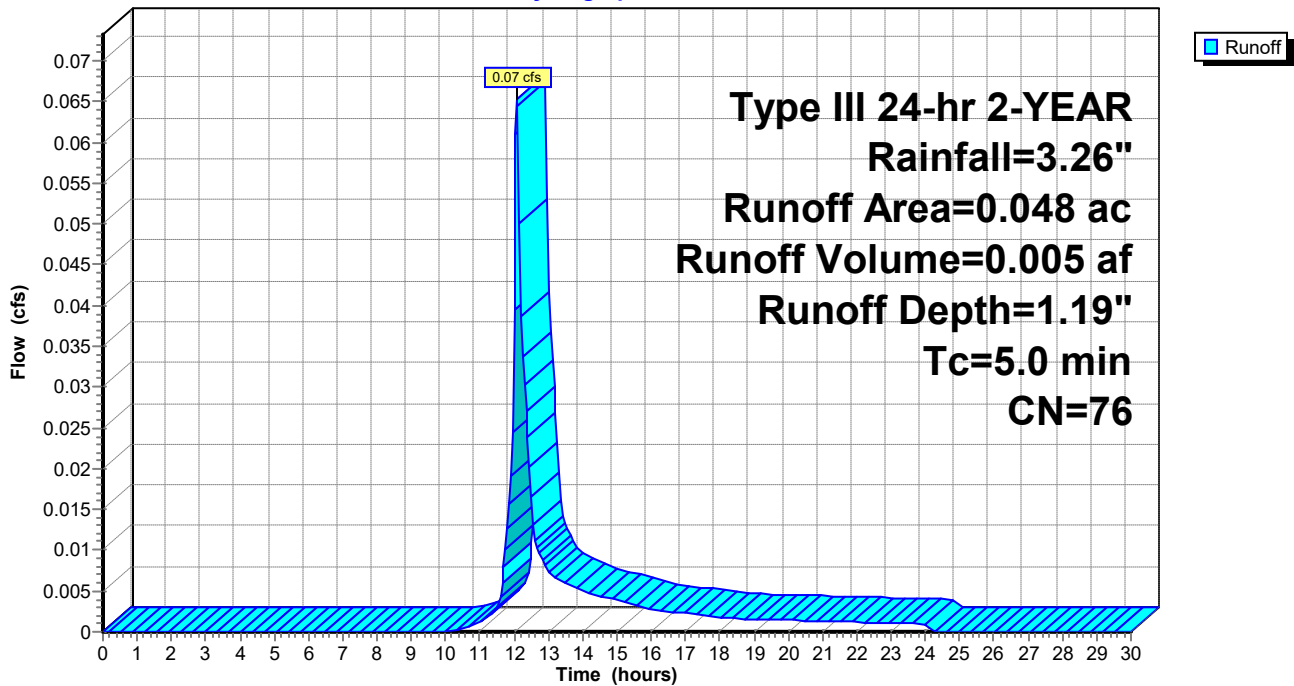
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, $dt=0.05$ hrs
 Type III 24-hr 2-YEAR Rainfall=3.26"

Area (ac)	CN	Description
0.011	98	Proposed Sidewalks & Curbing
0.019	98	Proposed 18' Wide Street
0.016	39	>75% Grass cover, Good, HSG A
0.002	30	Woods, Good, HSG A
0.048	76	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 5S: Proposed Watershed to City Drainage

Hydrograph



Reach 2R: Existing Watershed To Rear Property & Aqueduct

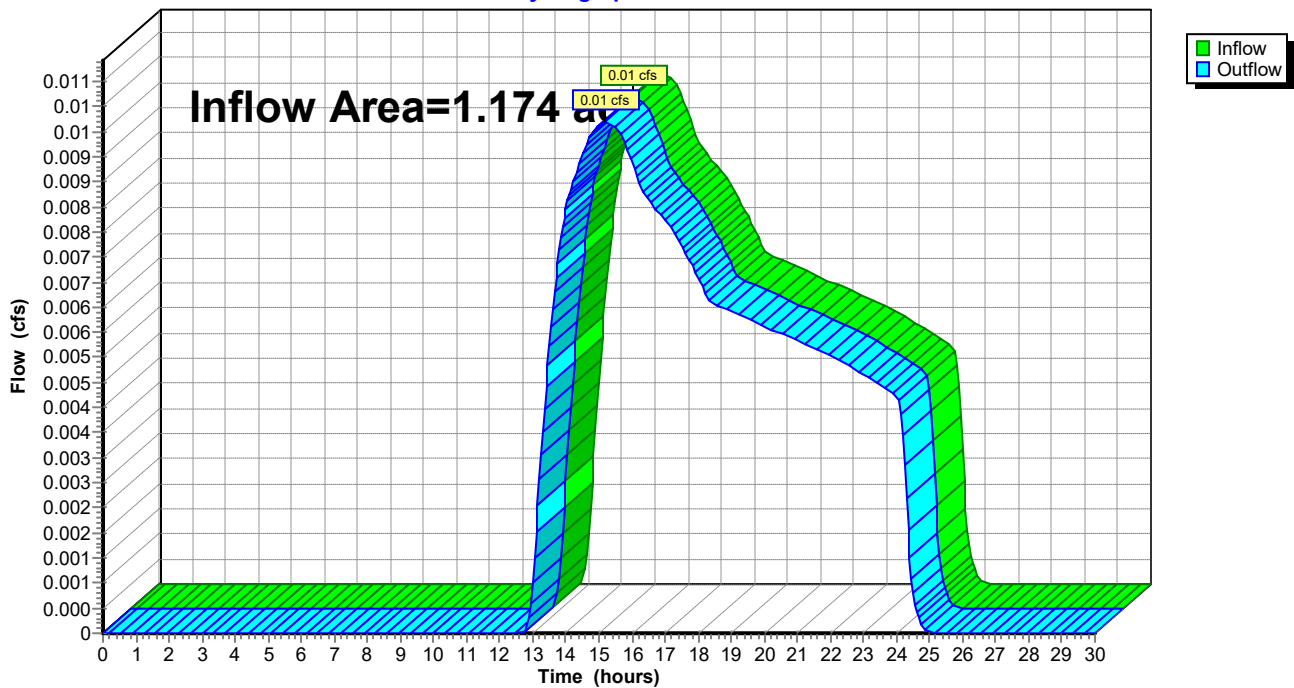
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.174 ac, Inflow Depth = 0.07" for 2-YEAR event
Inflow = 0.01 cfs @ 15.20 hrs, Volume= 0.006 af
Outflow = 0.01 cfs @ 15.20 hrs, Volume= 0.006 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach 2R: Existing Watershed To Rear Property & Aqueduct

Hydrograph



Reach 4R: Proposed Watershed to Rear Property & Aqueduct

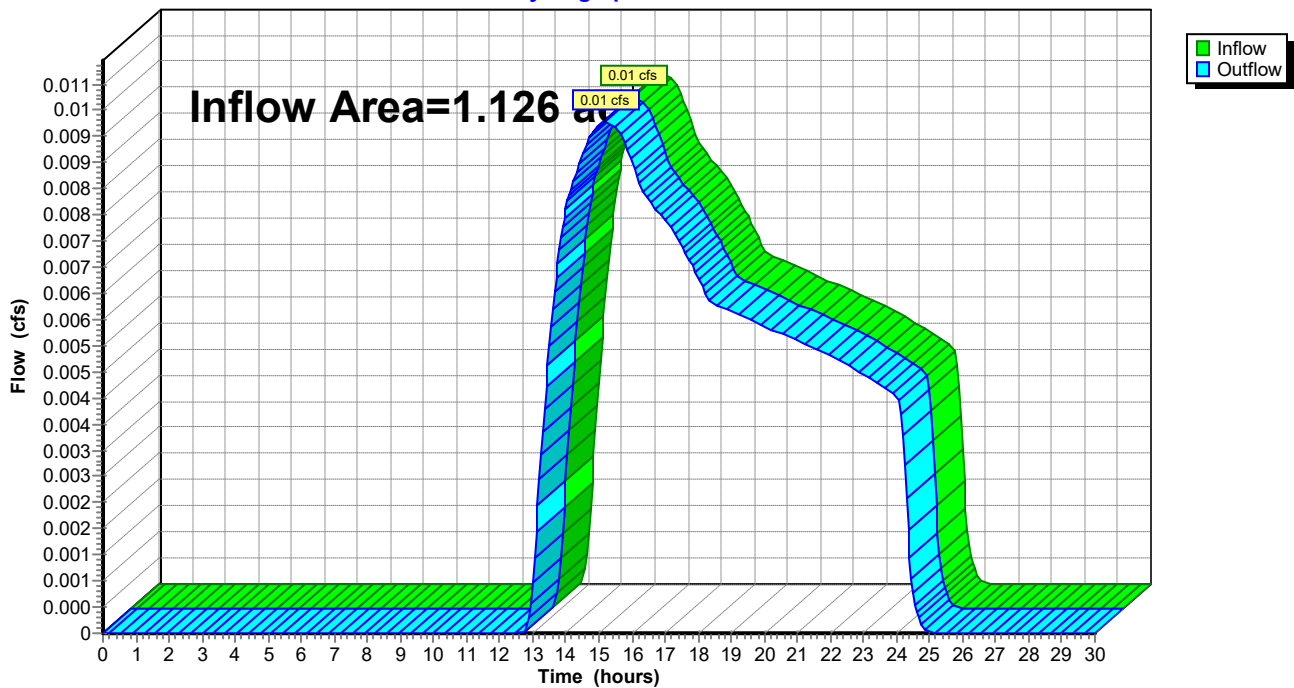
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.126 ac, Inflow Depth = 0.07" for 2-YEAR event
Inflow = 0.01 cfs @ 15.20 hrs, Volume= 0.006 af
Outflow = 0.01 cfs @ 15.20 hrs, Volume= 0.006 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach 4R: Proposed Watershed to Rear Property & Aqueduct

Hydrograph



Reach 6R: Proposed Watershed to City Drainage

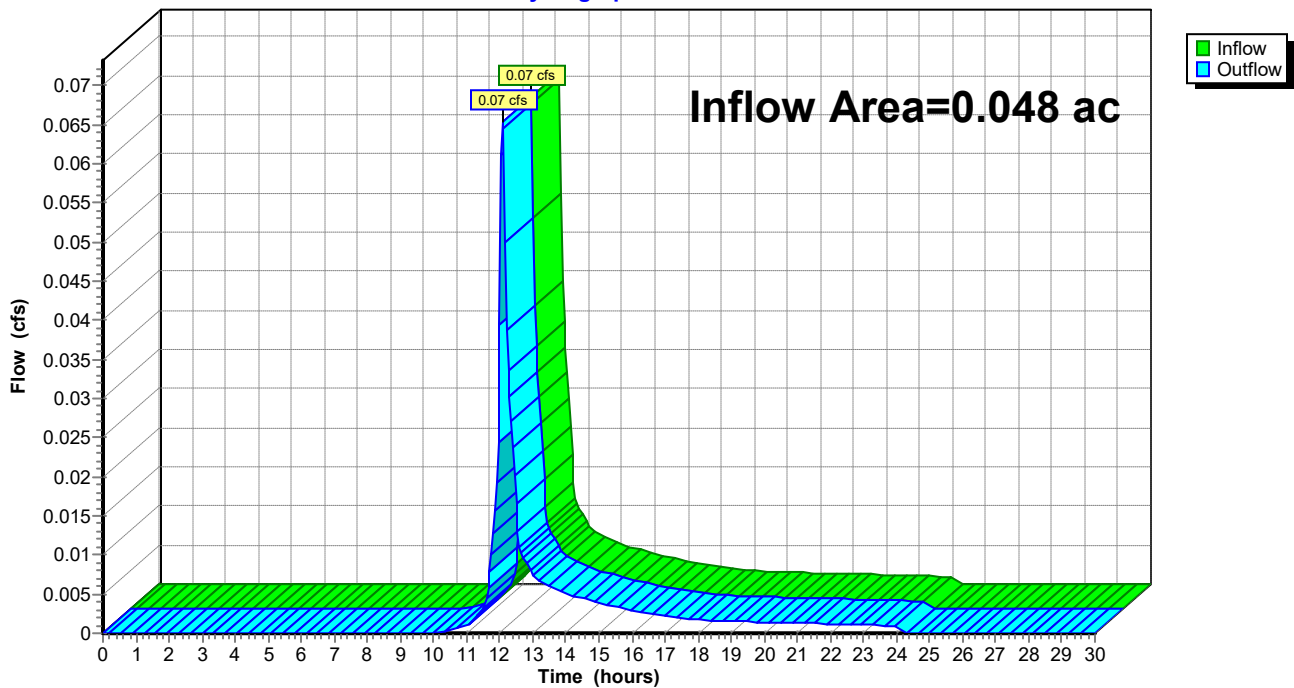
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.048 ac, Inflow Depth = 1.19" for 2-YEAR event
Inflow = 0.07 cfs @ 12.08 hrs, Volume= 0.005 af
Outflow = 0.07 cfs @ 12.08 hrs, Volume= 0.005 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach 6R: Proposed Watershed to City Drainage

Hydrograph

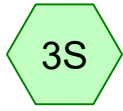




Existing Watershed to
Rear Property &
Aqueduct



Existing Watershed To
Rear Property &
Aqueduct



Proposed Watershed to
Rear Property &
Aqueduct



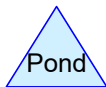
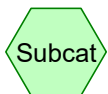
Proposed Watershed to
Rear Property &
Aqueduct



Proposed Watershed to
City Drainage



Proposed Watershed to
City Drainage



Drainage Diagram for 25868_132 Homer Street, Newton Pre-Post 8-21-23

Prepared by Everett M. Brooks Company, Inc. 8/21/2023
HydroCAD® 7.10 s/n 003546 © 2005 HydroCAD Software Solutions LLC

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Watershed to Rear Property & Aqu Runoff Area=1.174 ac Runoff Depth=0.53"
Flow Length=218' Tc=23.2 min CN=46 Runoff=0.26 cfs 0.052 af

Subcatchment 3S: Proposed Watershed to Rear Property & A Runoff Area=1.126 ac Runoff Depth=0.53"
Flow Length=218' Tc=23.2 min CN=46 Runoff=0.25 cfs 0.050 af

Subcatchment 5S: Proposed Watershed to City Drainage Runoff Area=0.048 ac Runoff Depth=2.64"
Tc=5.0 min CN=76 Runoff=0.15 cfs 0.011 af

Reach 2R: Existing Watershed To Rear Property & Aqueduct Inflow=0.26 cfs 0.052 af
Outflow=0.26 cfs 0.052 af

Reach 4R: Proposed Watershed to Rear Property & Aqueduct Inflow=0.25 cfs 0.050 af
Outflow=0.25 cfs 0.050 af

Reach 6R: Proposed Watershed to City Drainage Inflow=0.15 cfs 0.011 af
Outflow=0.15 cfs 0.011 af

Total Runoff Area = 2.348 ac Runoff Volume = 0.113 af Average Runoff Depth = 0.58"

Subcatchment 1S: Existing Watershed to Rear Property & Aqueduct

Runoff = 0.26 cfs @ 12.53 hrs, Volume= 0.052 af, Depth= 0.53"

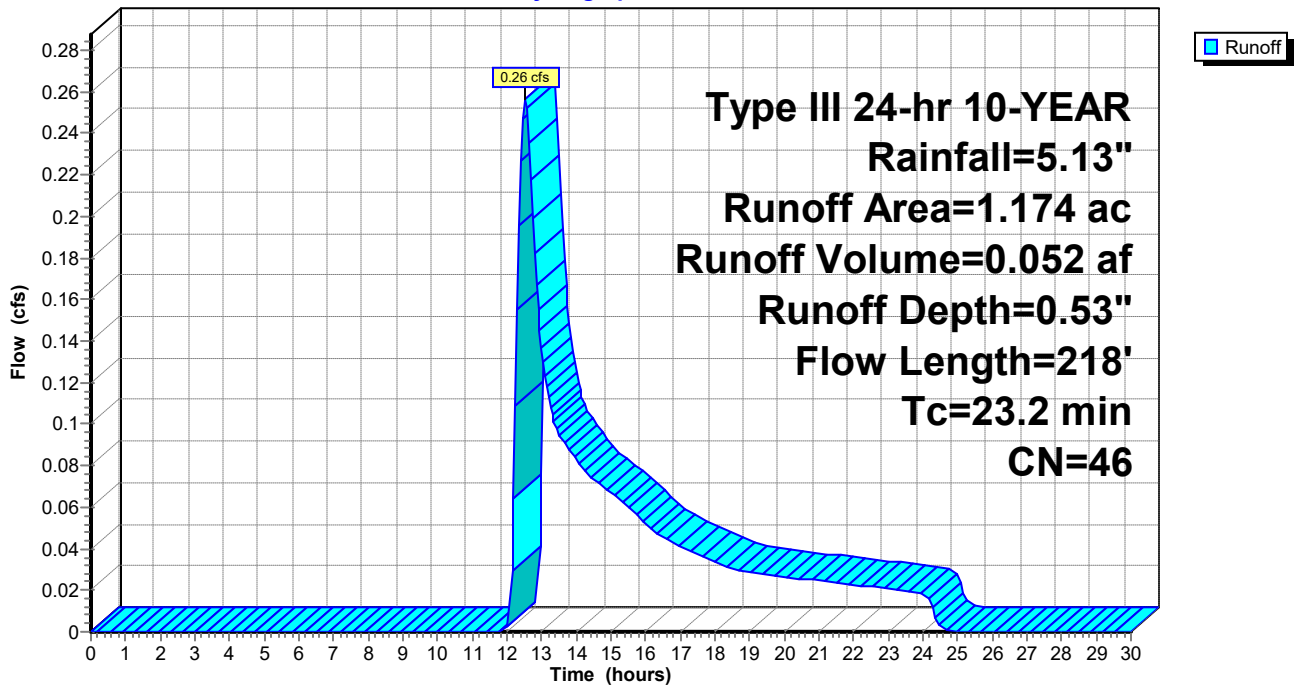
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-YEAR Rainfall=5.13"

Area (ac)	CN	Description
0.058	98	Existing Houses & Steps (undetained)
0.014	98	Existing Garage
0.082	98	Existing Driveway
0.010	98	Existng Walks/ Walls/ Patios
0.785	39	>75% Grass cover, Good, HSG A
0.225	30	Woods, Good, HSG A
1.174	46	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	218	0.0100	0.2		Lag/CN Method,

Subcatchment 1S: Existing Watershed to Rear Property & Aqueduct

Hydrograph



Subcatchment 3S: Proposed Watershed to Rear Property & Aqueduct

Runoff = 0.25 cfs @ 12.53 hrs, Volume= 0.050 af, Depth= 0.53"

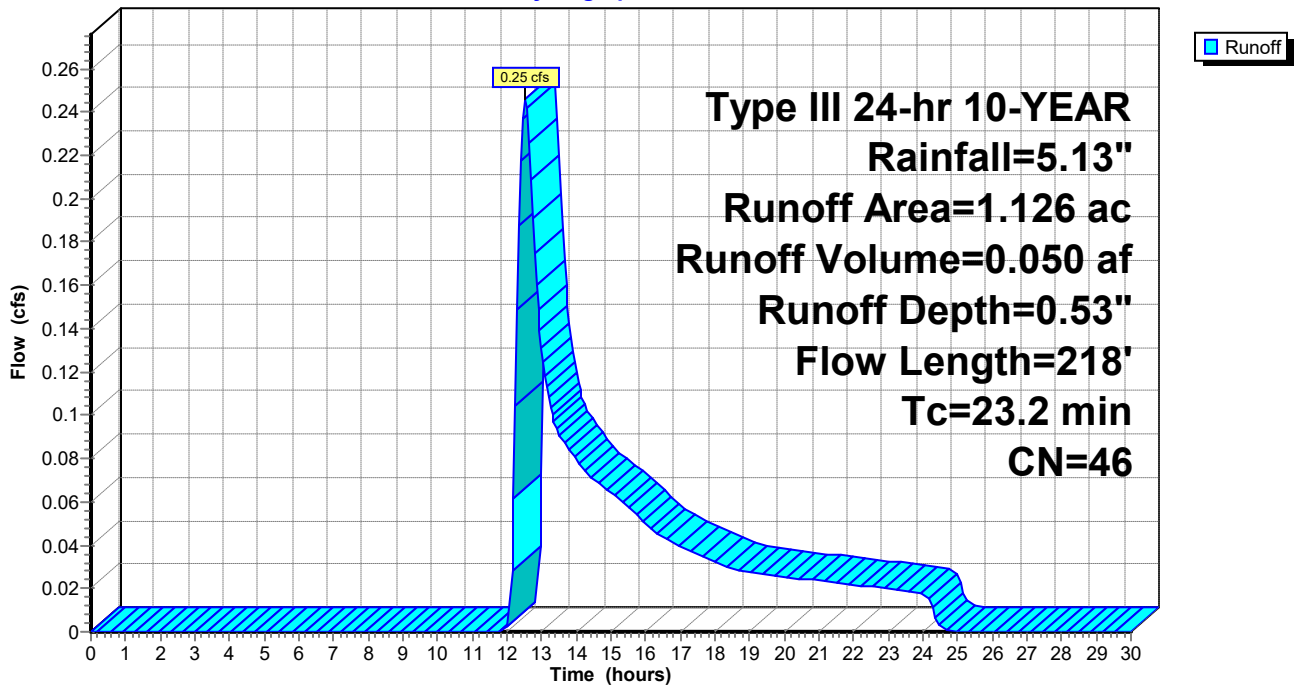
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-YEAR Rainfall=5.13"

Area (ac)	CN	Description
0.058	98	Existing Houses & Steps (undetained)
0.014	98	Existing Garage
0.082	98	Existing Driveway
0.010	98	Existng Walks/ Walls/ Patios
0.757	39	>75% Grass cover, Good, HSG A
0.205	30	Woods, Good, HSG A
1.126	46	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	218	0.0100	0.2		Lag/CN Method,

Subcatchment 3S: Proposed Watershed to Rear Property & Aqueduct

Hydrograph



Subcatchment 5S: Proposed Watershed to City Drainage

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.15 cfs @ 12.08 hrs, Volume= 0.011 af, Depth= 2.64"

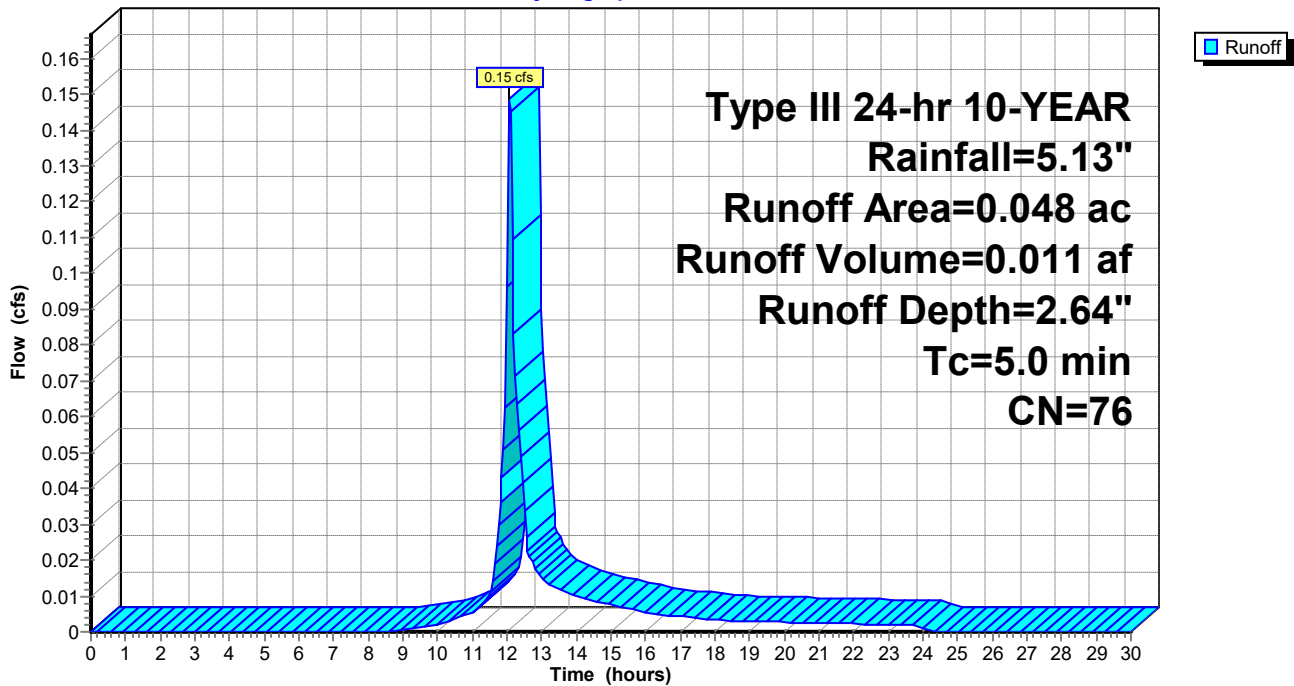
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-YEAR Rainfall=5.13"

Area (ac)	CN	Description
0.011	98	Proposed Sidewalks & Curbing
0.019	98	Proposed 18' Wide Street
0.016	39	>75% Grass cover, Good, HSG A
0.002	30	Woods, Good, HSG A
0.048	76	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 5S: Proposed Watershed to City Drainage

Hydrograph



Reach 2R: Existing Watershed To Rear Property & Aqueduct

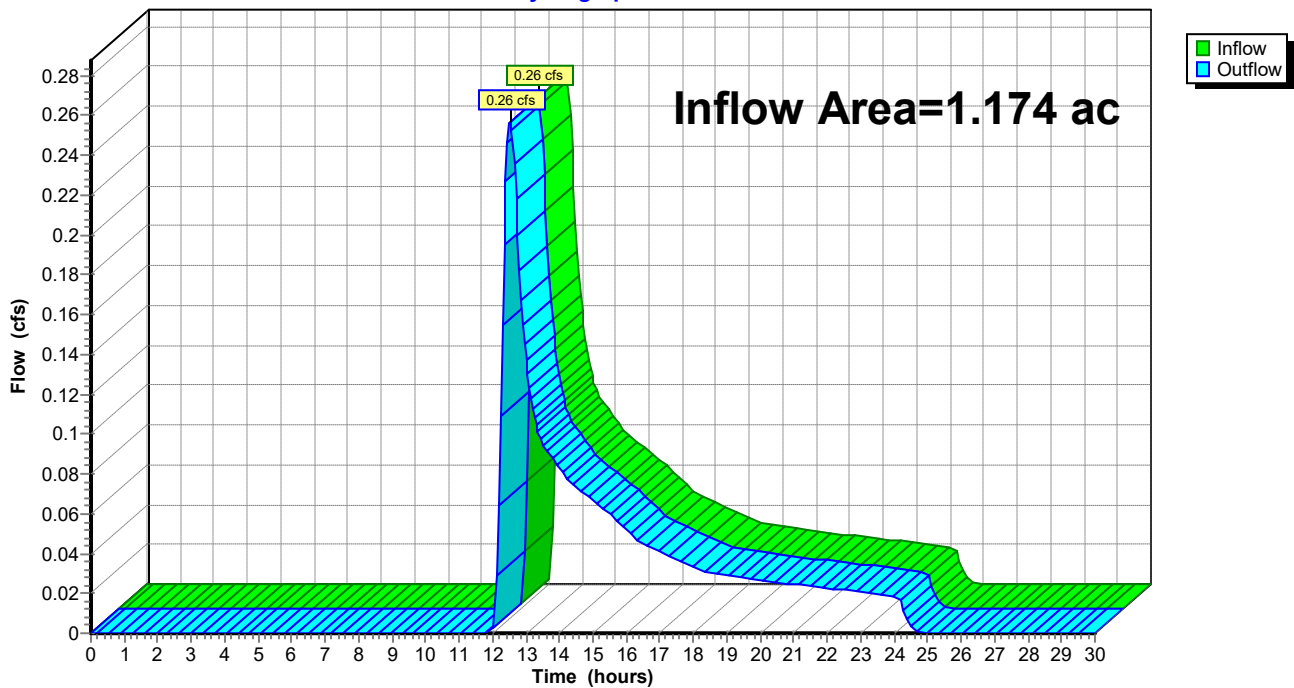
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.174 ac, Inflow Depth = 0.53" for 10-YEAR event
 Inflow = 0.26 cfs @ 12.53 hrs, Volume= 0.052 af
 Outflow = 0.26 cfs @ 12.53 hrs, Volume= 0.052 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach 2R: Existing Watershed To Rear Property & Aqueduct

Hydrograph



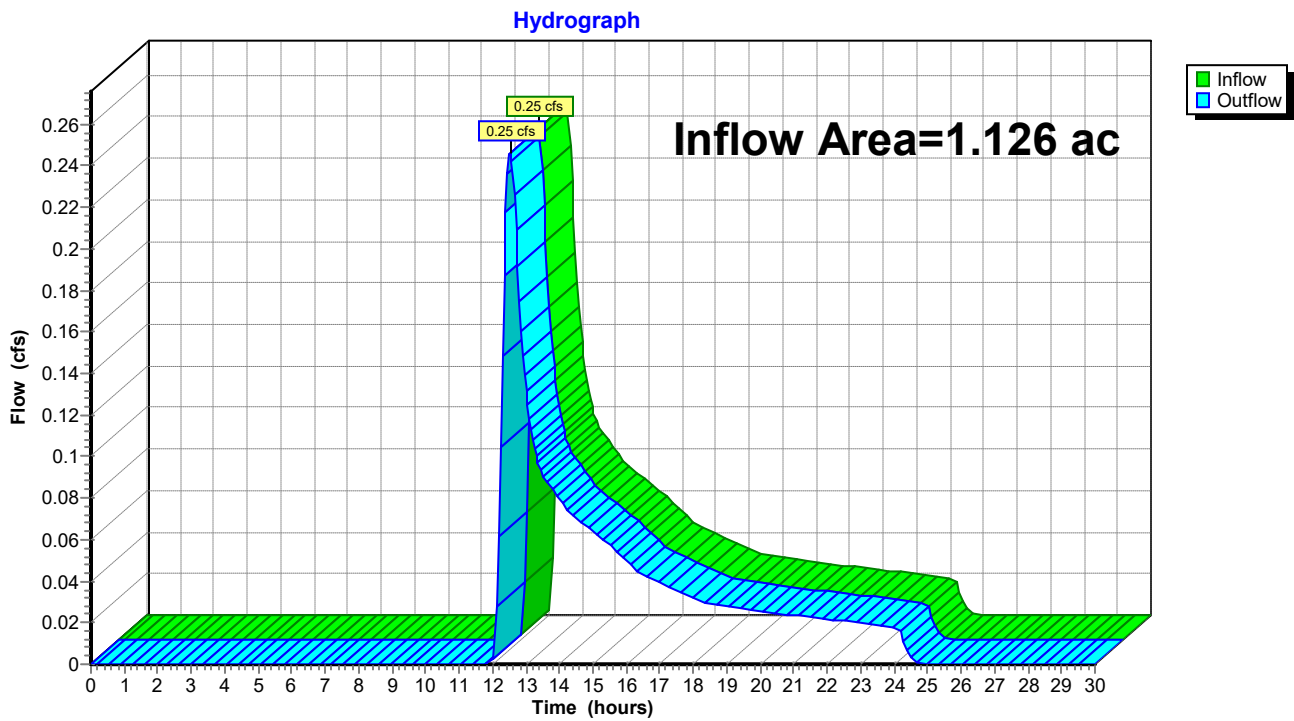
Reach 4R: Proposed Watershed to Rear Property & Aqueduct

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.126 ac, Inflow Depth = 0.53" for 10-YEAR event
 Inflow = 0.25 cfs @ 12.53 hrs, Volume= 0.050 af
 Outflow = 0.25 cfs @ 12.53 hrs, Volume= 0.050 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach 4R: Proposed Watershed to Rear Property & Aqueduct



Reach 6R: Proposed Watershed to City Drainage

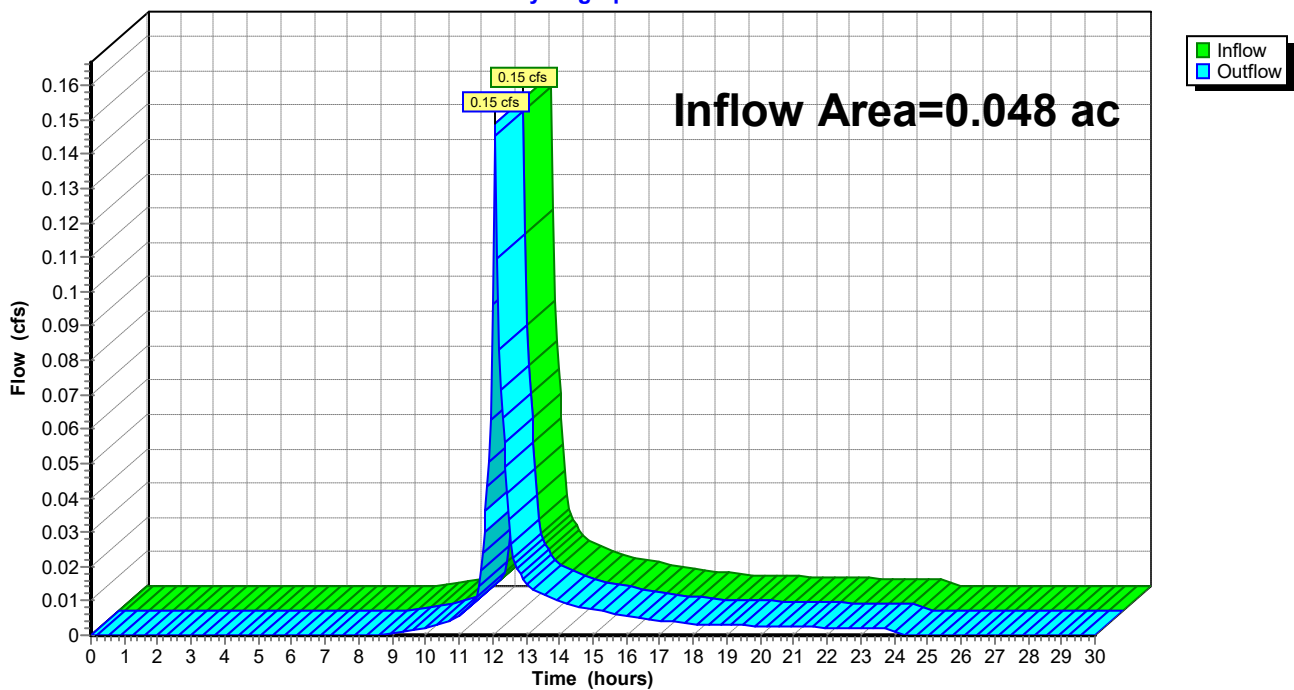
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.048 ac, Inflow Depth = 2.64" for 10-YEAR event
Inflow = 0.15 cfs @ 12.08 hrs, Volume= 0.011 af
Outflow = 0.15 cfs @ 12.08 hrs, Volume= 0.011 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach 6R: Proposed Watershed to City Drainage

Hydrograph

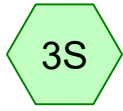




Existing Watershed to Rear Property & Aqueduct



Existing Watershed To Rear Property & Aqueduct



Proposed Watershed to Rear Property & Aqueduct



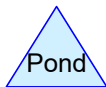
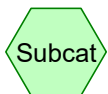
Proposed Watershed to Rear Property & Aqueduct



Proposed Watershed to City Drainage



Proposed Watershed to City Drainage



Drainage Diagram for 25868_132 Homer Street, Newton Pre-Post 8-21-23

Prepared by Everett M. Brooks Company, Inc. 8/21/2023
HydroCAD® 7.10 s/n 003546 © 2005 HydroCAD Software Solutions LLC

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Watershed to Rear Property & Aqu Runoff Area=1.174 ac Runoff Depth=1.00"
Flow Length=218' Tc=23.2 min CN=46 Runoff=0.62 cfs 0.097 af

Subcatchment 3S: Proposed Watershed to Rear Property & A Runoff Area=1.126 ac Runoff Depth=1.00"
Flow Length=218' Tc=23.2 min CN=46 Runoff=0.60 cfs 0.093 af

Subcatchment 5S: Proposed Watershed to City Drainage Runoff Area=0.048 ac Runoff Depth=3.64"
Tc=5.0 min CN=76 Runoff=0.20 cfs 0.015 af

Reach 2R: Existing Watershed To Rear Property & Aqueduct Inflow=0.62 cfs 0.097 af
Outflow=0.62 cfs 0.097 af

Reach 4R: Proposed Watershed to Rear Property & Aqueduct Inflow=0.60 cfs 0.093 af
Outflow=0.60 cfs 0.093 af

Reach 6R: Proposed Watershed to City Drainage Inflow=0.20 cfs 0.015 af
Outflow=0.20 cfs 0.015 af

Total Runoff Area = 2.348 ac Runoff Volume = 0.205 af Average Runoff Depth = 1.05"

Subcatchment 1S: Existing Watershed to Rear Property & Aqueduct

Runoff = 0.62 cfs @ 12.43 hrs, Volume= 0.097 af, Depth= 1.00"

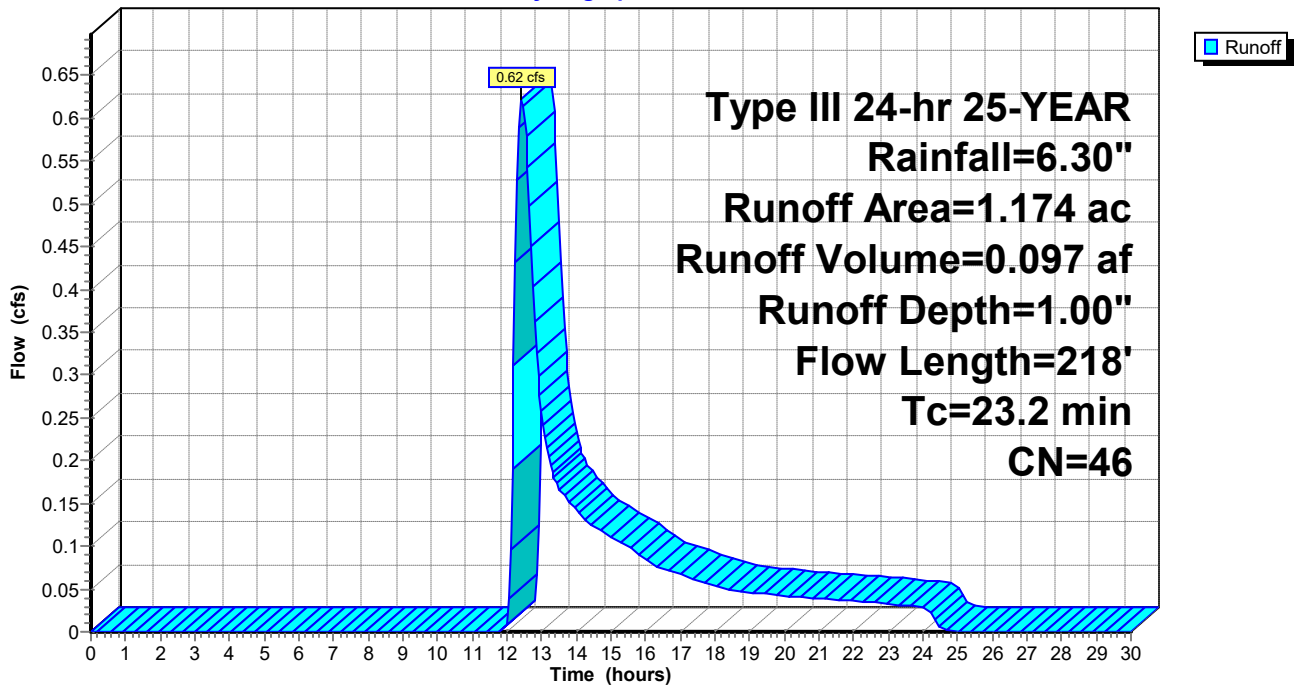
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 25-YEAR Rainfall=6.30"

Area (ac)	CN	Description
0.058	98	Existing Houses & Steps (undetained)
0.014	98	Existing Garage
0.082	98	Existing Driveway
0.010	98	Existng Walks/ Walls/ Patios
0.785	39	>75% Grass cover, Good, HSG A
0.225	30	Woods, Good, HSG A
1.174	46	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	218	0.0100	0.2		Lag/CN Method,

Subcatchment 1S: Existing Watershed to Rear Property & Aqueduct

Hydrograph



Subcatchment 3S: Proposed Watershed to Rear Property & Aqueduct

Runoff = 0.60 cfs @ 12.43 hrs, Volume= 0.093 af, Depth= 1.00"

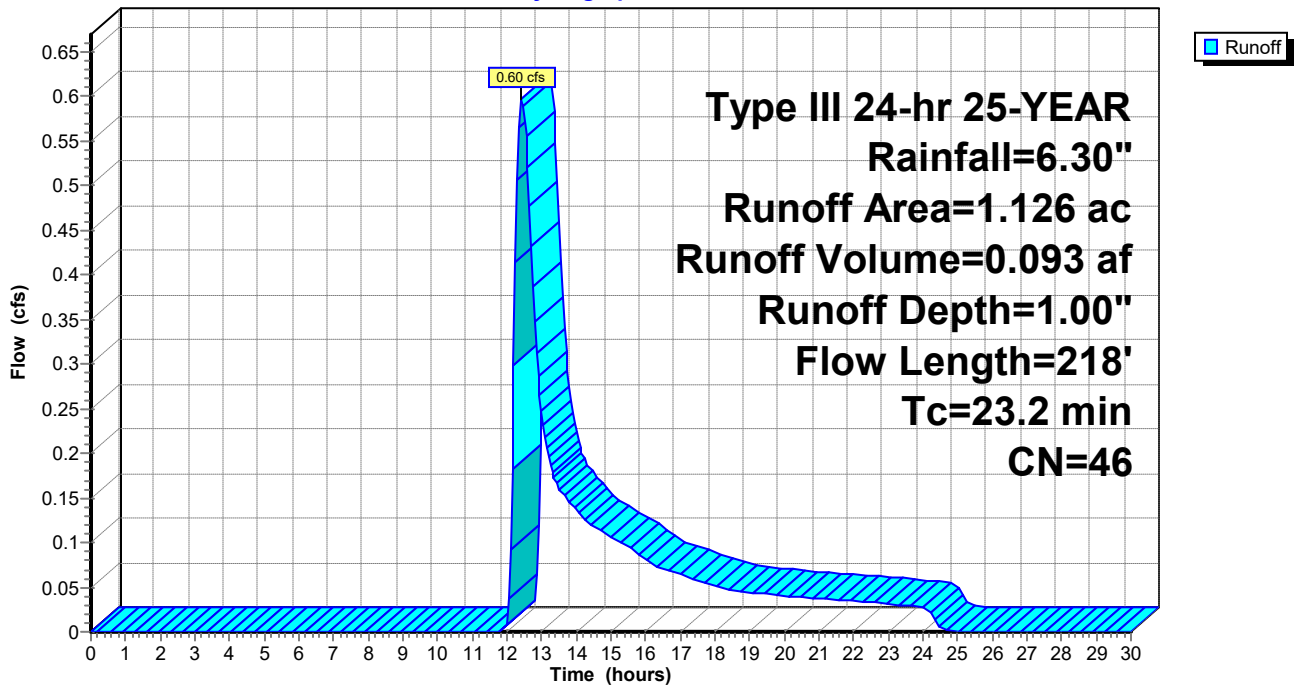
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 25-YEAR Rainfall=6.30"

Area (ac)	CN	Description
0.058	98	Existing Houses & Steps (undetained)
0.014	98	Existing Garage
0.082	98	Existing Driveway
0.010	98	Existng Walks/ Walls/ Patios
0.757	39	>75% Grass cover, Good, HSG A
0.205	30	Woods, Good, HSG A
1.126	46	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	218	0.0100	0.2		Lag/CN Method,

Subcatchment 3S: Proposed Watershed to Rear Property & Aqueduct

Hydrograph



Subcatchment 5S: Proposed Watershed to City Drainage

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.20 cfs @ 12.08 hrs, Volume= 0.015 af, Depth= 3.64"

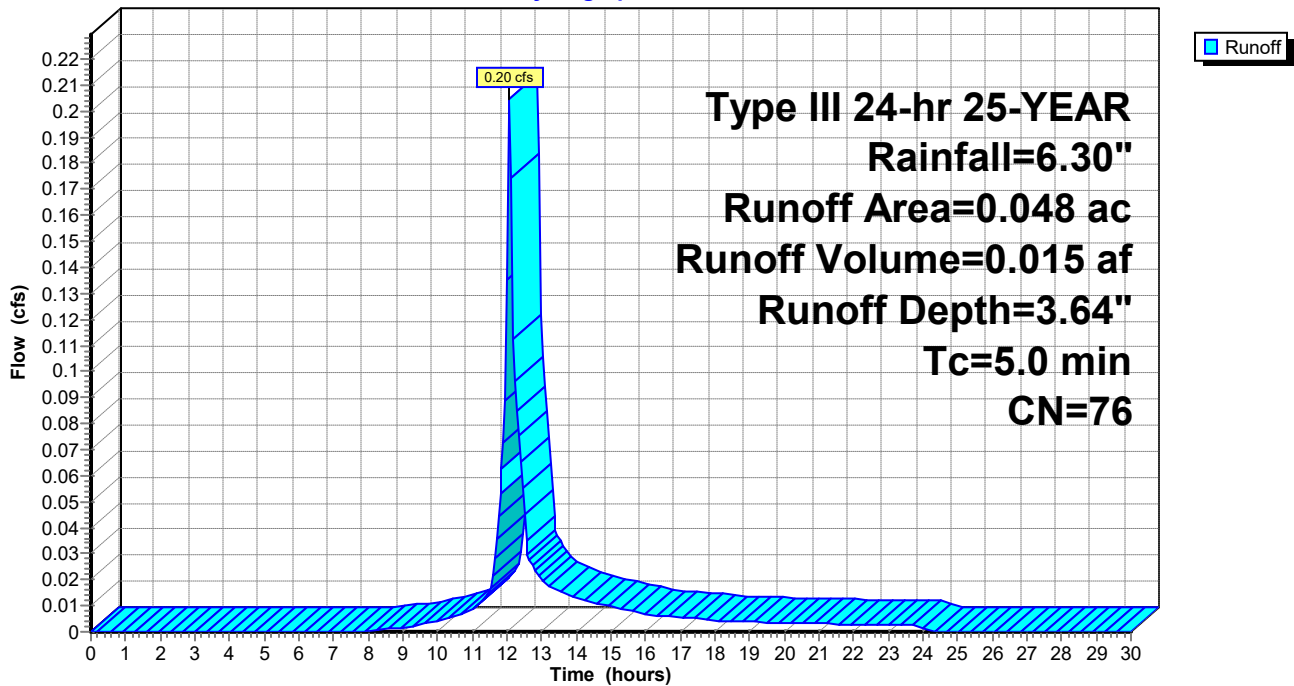
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 25-YEAR Rainfall=6.30"

Area (ac)	CN	Description
0.011	98	Proposed Sidewalks & Curbing
0.019	98	Proposed 18' Wide Street
0.016	39	>75% Grass cover, Good, HSG A
0.002	30	Woods, Good, HSG A
0.048	76	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 5S: Proposed Watershed to City Drainage

Hydrograph



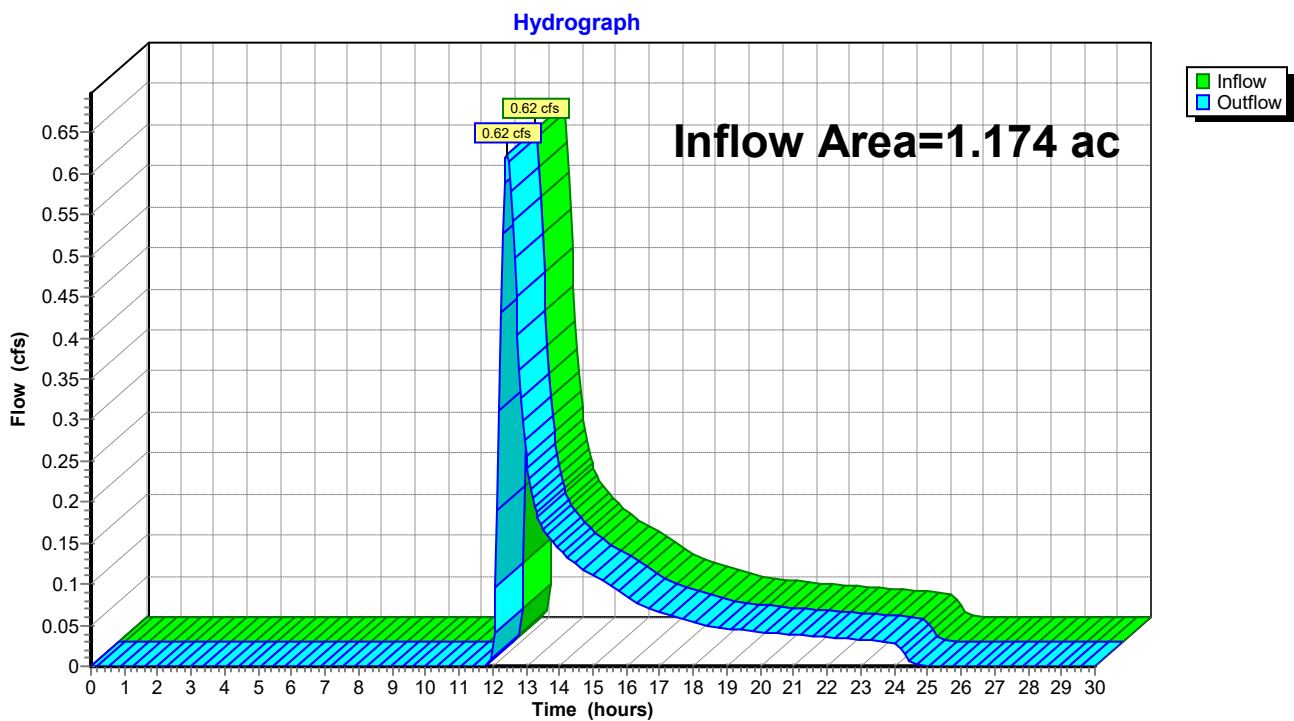
Reach 2R: Existing Watershed To Rear Property & Aqueduct

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.174 ac, Inflow Depth = 1.00" for 25-YEAR event
 Inflow = 0.62 cfs @ 12.43 hrs, Volume= 0.097 af
 Outflow = 0.62 cfs @ 12.43 hrs, Volume= 0.097 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach 2R: Existing Watershed To Rear Property & Aqueduct



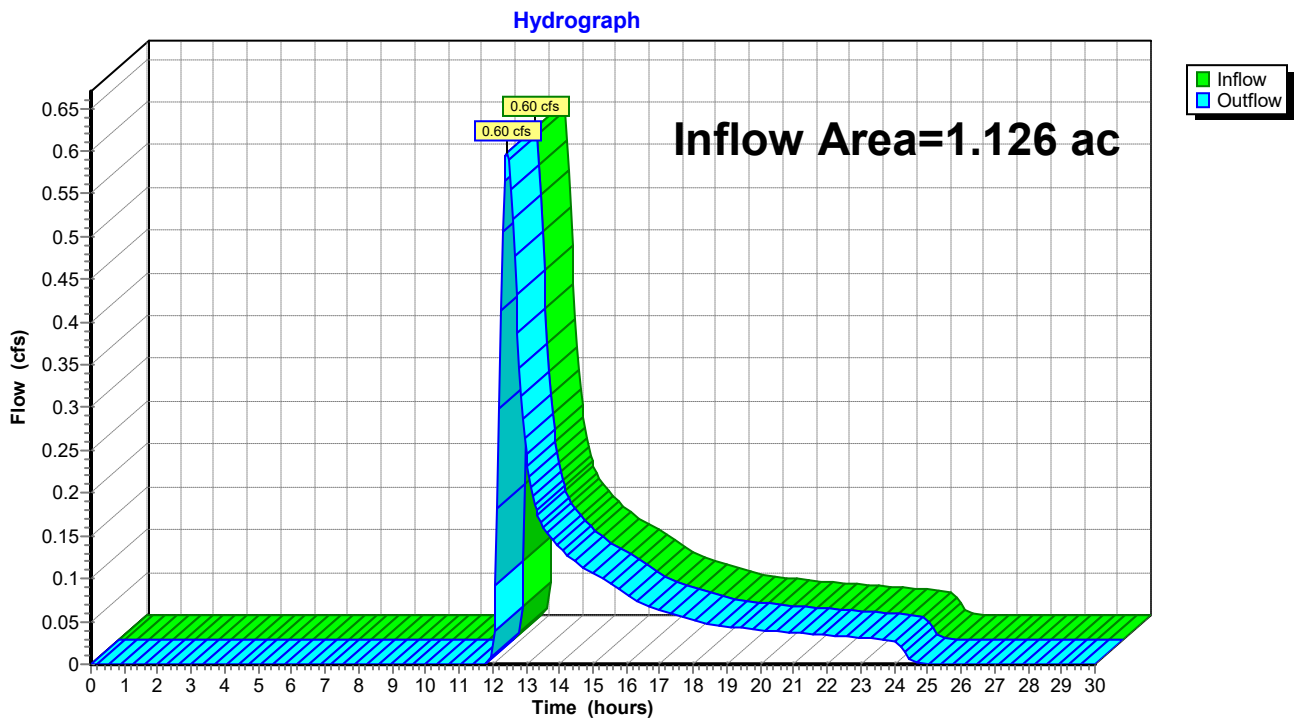
Reach 4R: Proposed Watershed to Rear Property & Aqueduct

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.126 ac, Inflow Depth = 1.00" for 25-YEAR event
 Inflow = 0.60 cfs @ 12.43 hrs, Volume= 0.093 af
 Outflow = 0.60 cfs @ 12.43 hrs, Volume= 0.093 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach 4R: Proposed Watershed to Rear Property & Aqueduct



Reach 6R: Proposed Watershed to City Drainage

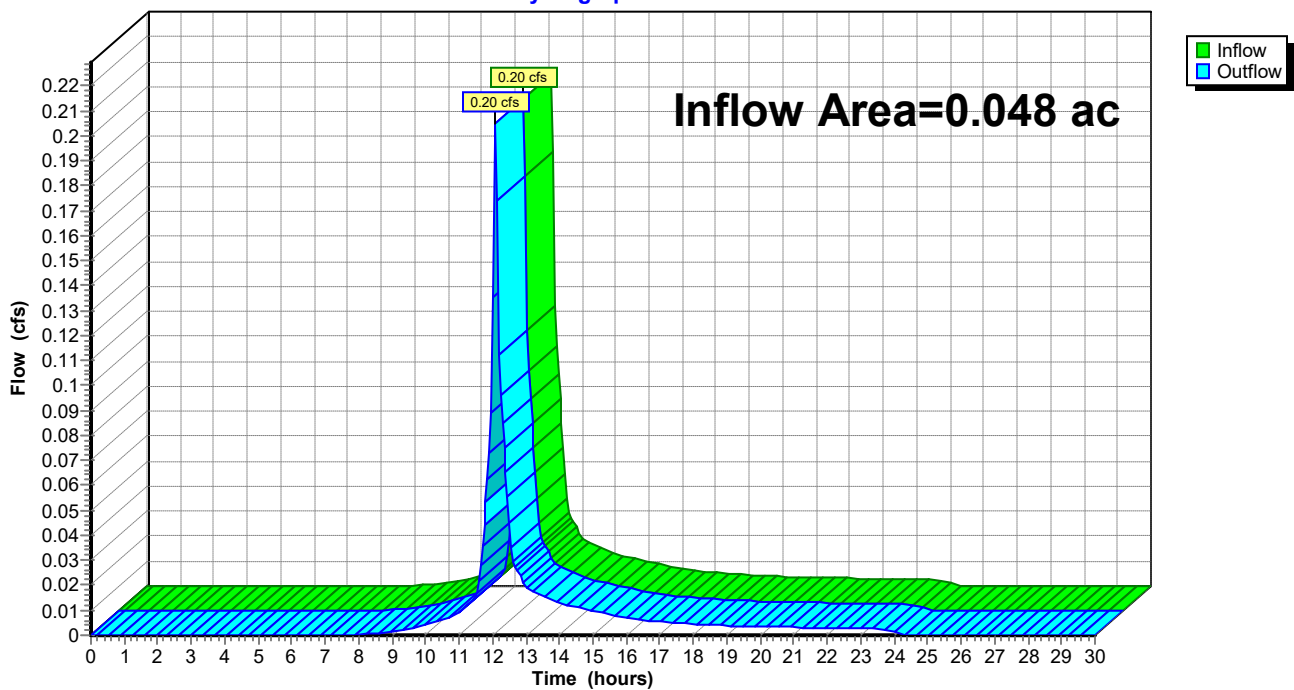
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.048 ac, Inflow Depth = 3.64" for 25-YEAR event
 Inflow = 0.20 cfs @ 12.08 hrs, Volume= 0.015 af
 Outflow = 0.20 cfs @ 12.08 hrs, Volume= 0.015 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach 6R: Proposed Watershed to City Drainage

Hydrograph

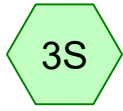




Existing Watershed to Rear Property & Aqueduct



Existing Watershed To Rear Property & Aqueduct



Proposed Watershed to Rear Property & Aqueduct



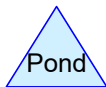
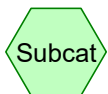
Proposed Watershed to Rear Property & Aqueduct



Proposed Watershed to City Drainage



Proposed Watershed to City Drainage



Drainage Diagram for 25868_132 Homer Street, Newton Pre-Post 8-21-23

Prepared by Everett M. Brooks Company, Inc. 8/21/2023
HydroCAD® 7.10 s/n 003546 © 2005 HydroCAD Software Solutions LLC

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Watershed to Rear Property & Aqu Runoff Area=1.174 ac Runoff Depth=2.28"
Flow Length=218' Tc=23.2 min CN=46 Runoff=1.77 cfs 0.223 af

Subcatchment 3S: Proposed Watershed to Rear Property & A Runoff Area=1.126 ac Runoff Depth=2.28"
Flow Length=218' Tc=23.2 min CN=46 Runoff=1.69 cfs 0.214 af

Subcatchment 5S: Proposed Watershed to City Drainage Runoff Area=0.048 ac Runoff Depth=5.87"
Tc=5.0 min CN=76 Runoff=0.33 cfs 0.023 af

Reach 2R: Existing Watershed To Rear Property & Aqueduct Inflow=1.77 cfs 0.223 af
Outflow=1.77 cfs 0.223 af

Reach 4R: Proposed Watershed to Rear Property & Aqueduct Inflow=1.69 cfs 0.214 af
Outflow=1.69 cfs 0.214 af

Reach 6R: Proposed Watershed to City Drainage Inflow=0.33 cfs 0.023 af
Outflow=0.33 cfs 0.023 af

Total Runoff Area = 2.348 ac Runoff Volume = 0.460 af Average Runoff Depth = 2.35"

Subcatchment 1S: Existing Watershed to Rear Property & Aqueduct

Runoff = 1.77 cfs @ 12.37 hrs, Volume= 0.223 af, Depth= 2.28"

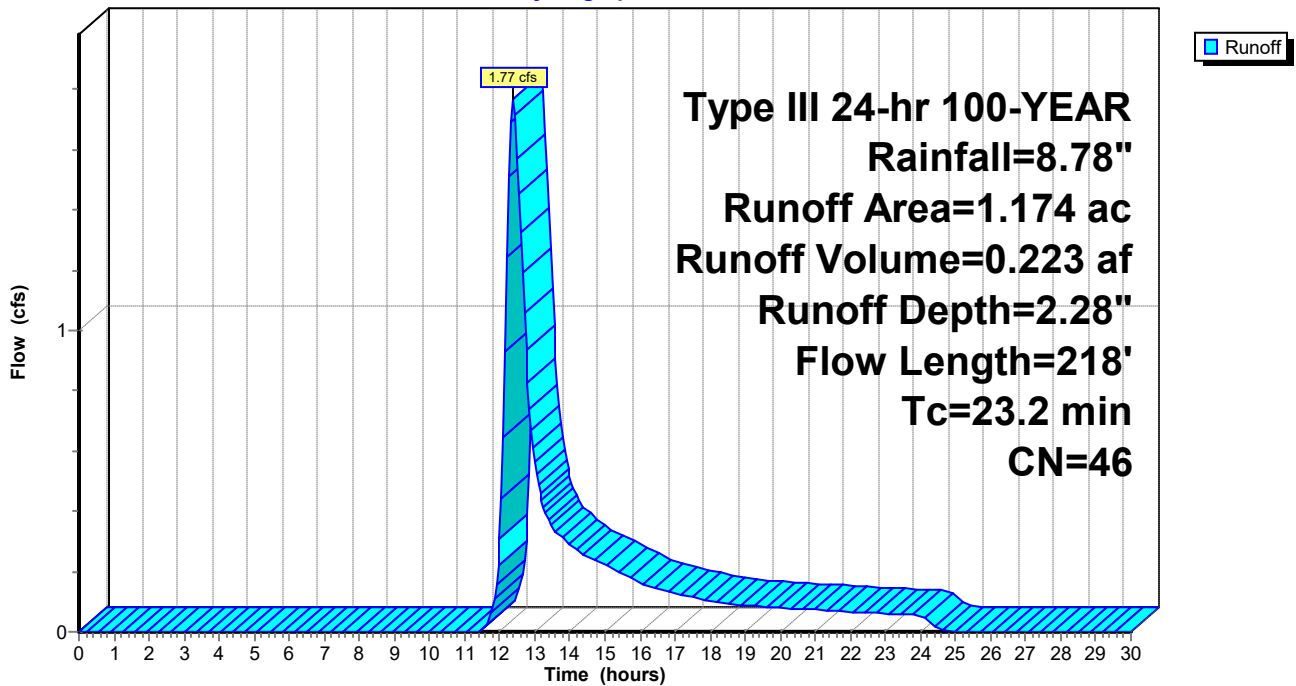
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100-YEAR Rainfall=8.78"

Area (ac)	CN	Description
0.058	98	Existing Houses & Steps (undetained)
0.014	98	Existing Garage
0.082	98	Existing Driveway
0.010	98	Existng Walks/ Walls/ Patios
0.785	39	>75% Grass cover, Good, HSG A
0.225	30	Woods, Good, HSG A
1.174	46	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	218	0.0100	0.2		Lag/CN Method,

Subcatchment 1S: Existing Watershed to Rear Property & Aqueduct

Hydrograph



Subcatchment 3S: Proposed Watershed to Rear Property & Aqueduct

Runoff = 1.69 cfs @ 12.37 hrs, Volume= 0.214 af, Depth= 2.28"

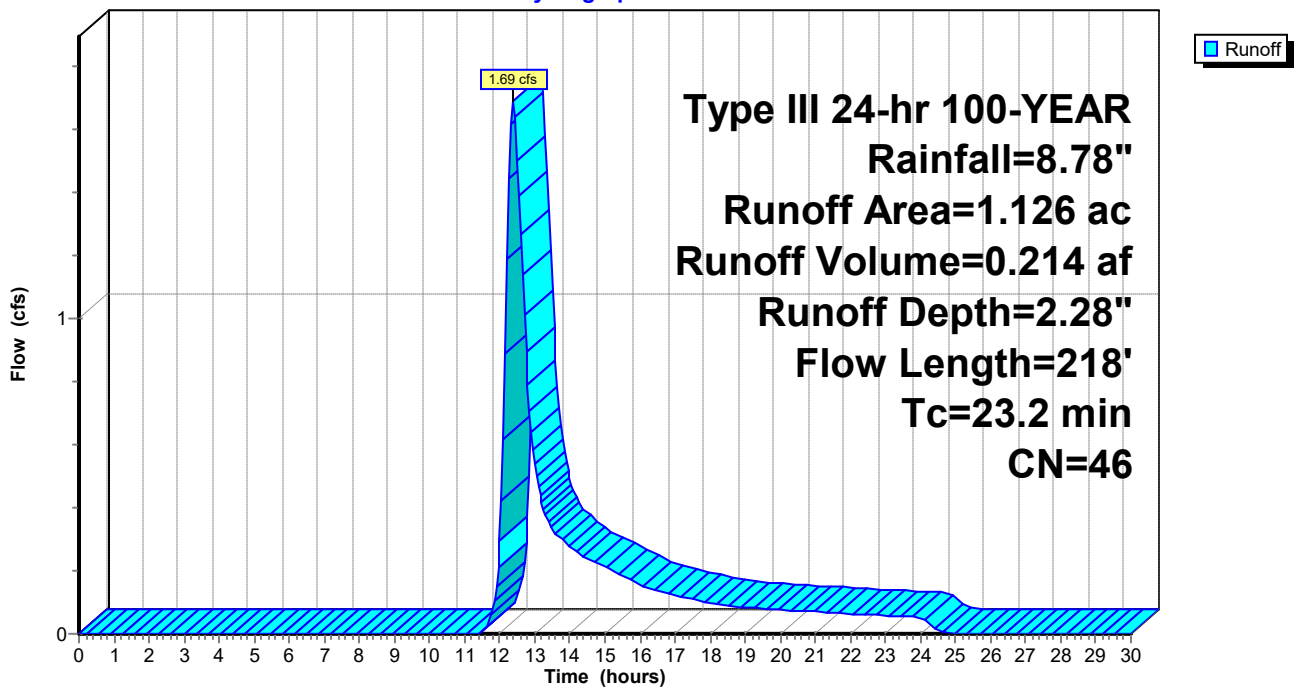
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100-YEAR Rainfall=8.78"

Area (ac)	CN	Description
0.058	98	Existing Houses & Steps (undetained)
0.014	98	Existing Garage
0.082	98	Existing Driveway
0.010	98	Existng Walks/ Walls/ Patios
0.757	39	>75% Grass cover, Good, HSG A
0.205	30	Woods, Good, HSG A
1.126	46	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	218	0.0100	0.2		Lag/CN Method,

Subcatchment 3S: Proposed Watershed to Rear Property & Aqueduct

Hydrograph



Subcatchment 5S: Proposed Watershed to City Drainage

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.33 cfs @ 12.07 hrs, Volume= 0.023 af, Depth= 5.87"

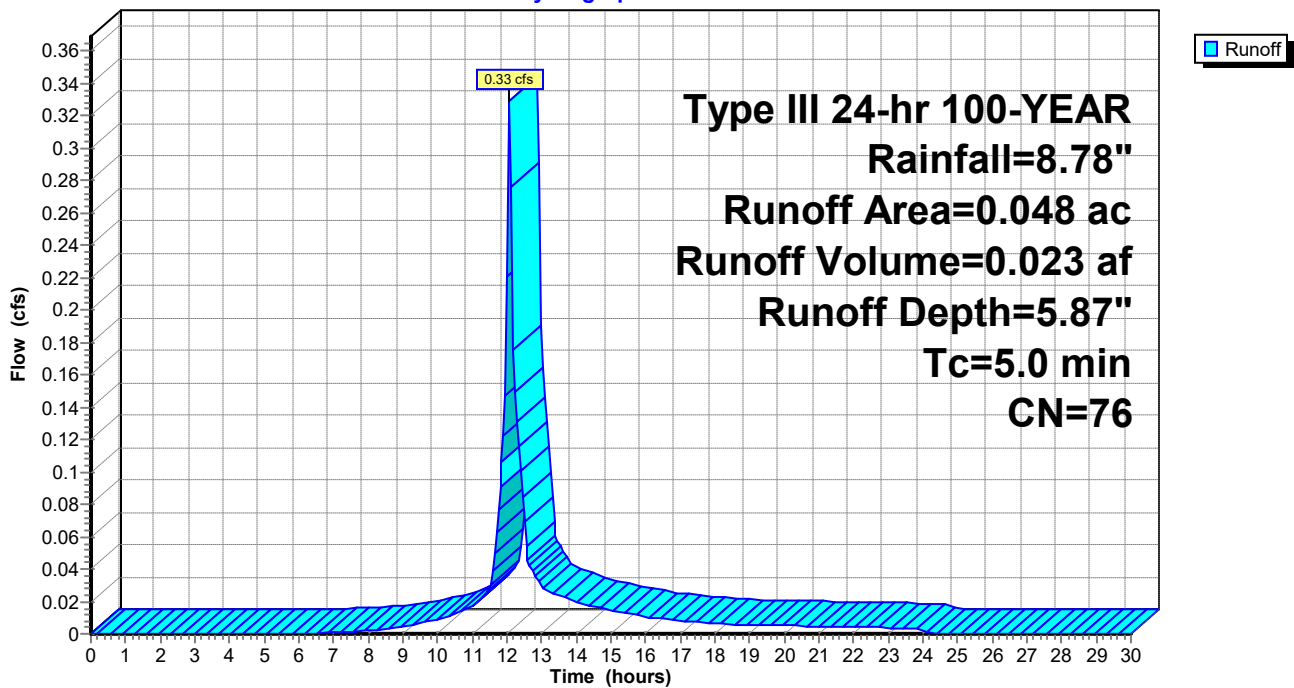
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100-YEAR Rainfall=8.78"

Area (ac)	CN	Description
0.011	98	Proposed Sidewalks & Curbing
0.019	98	Proposed 18' Wide Street
0.016	39	>75% Grass cover, Good, HSG A
0.002	30	Woods, Good, HSG A
0.048	76	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 5S: Proposed Watershed to City Drainage

Hydrograph



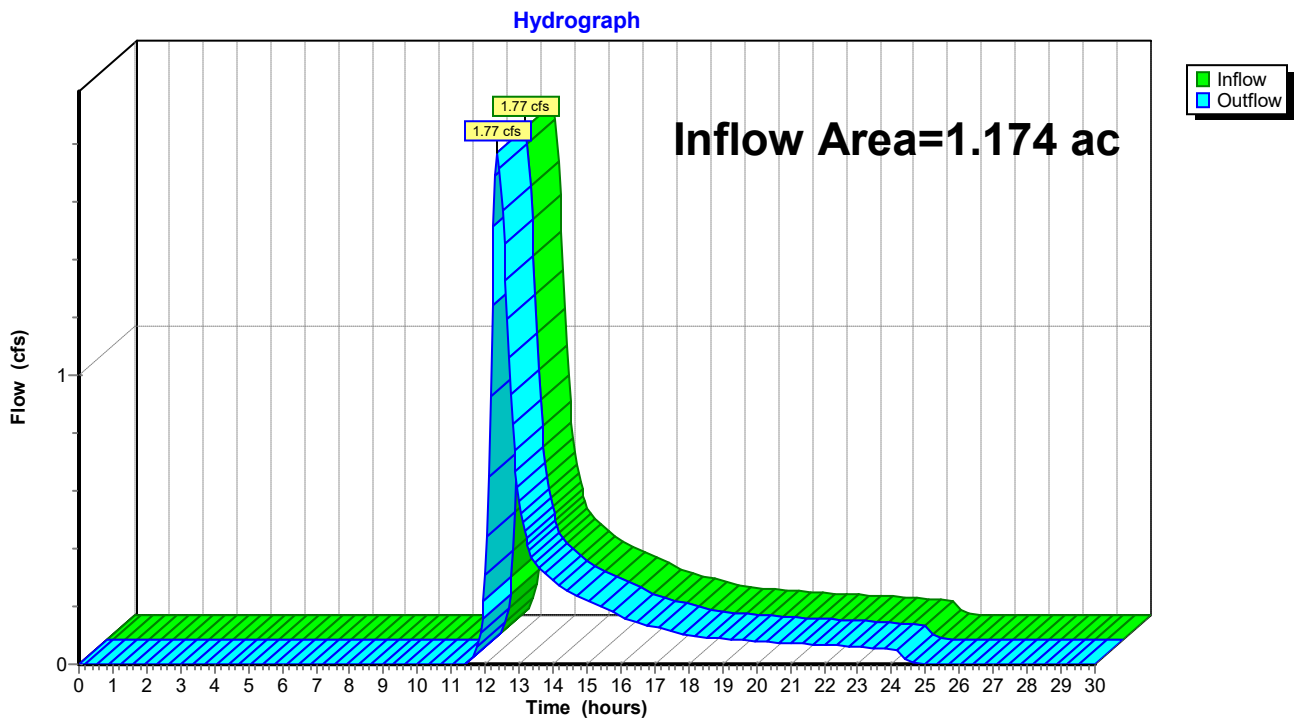
Reach 2R: Existing Watershed To Rear Property & Aqueduct

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.174 ac, Inflow Depth = 2.28" for 100-YEAR event
Inflow = 1.77 cfs @ 12.37 hrs, Volume= 0.223 af
Outflow = 1.77 cfs @ 12.37 hrs, Volume= 0.223 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach 2R: Existing Watershed To Rear Property & Aqueduct



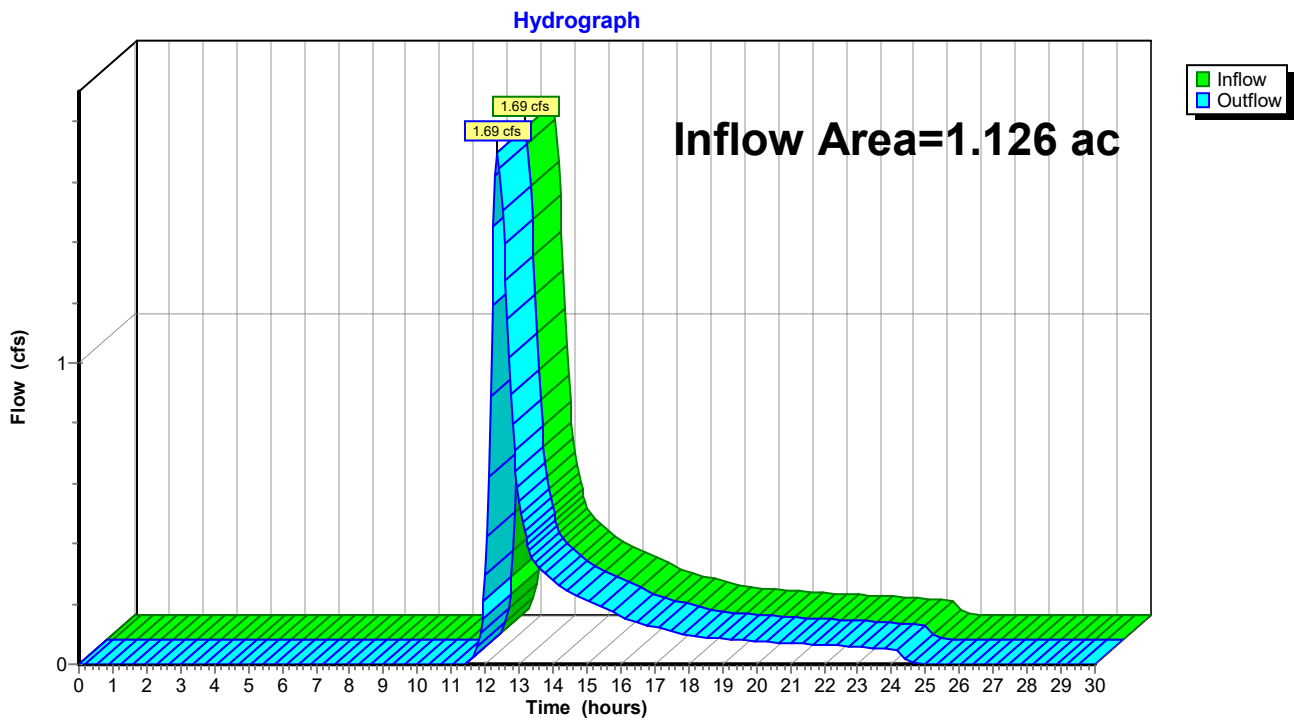
Reach 4R: Proposed Watershed to Rear Property & Aqueduct

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.126 ac, Inflow Depth = 2.28" for 100-YEAR event
Inflow = 1.69 cfs @ 12.37 hrs, Volume= 0.214 af
Outflow = 1.69 cfs @ 12.37 hrs, Volume= 0.214 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach 4R: Proposed Watershed to Rear Property & Aqueduct



Reach 6R: Proposed Watershed to City Drainage

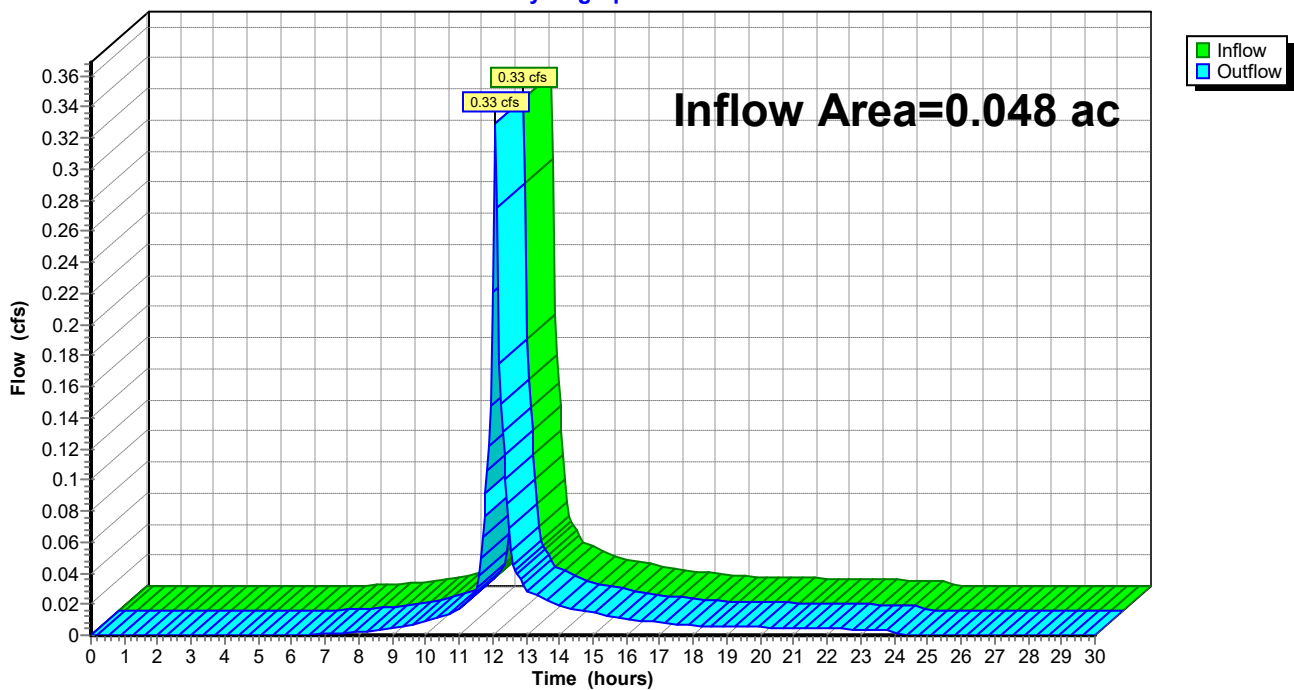
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.048 ac, Inflow Depth = 5.87" for 100-YEAR event
Inflow = 0.33 cfs @ 12.07 hrs, Volume= 0.023 af
Outflow = 0.33 cfs @ 12.07 hrs, Volume= 0.023 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Reach 6R: Proposed Watershed to City Drainage

Hydrograph



City of Newton



Ruthanne Fuller
Mayor

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
OFFICE OF THE CITY ENGINEER
1000 Commonwealth Avenue
Newton Centre, MA 02459-1449

Date: September 8, 2023

To: Kelley Brown, Chair, Planning Board acting as a Board of Survey,
and Board of Survey Members

From: John Daghlian, Associate City Engineer

Subject: Definitive Subdivision Review: Chapin Road Extension

CC: Louis M. Taverna, P.E. City Engineer
Barney Heath, Director of Planning
Jennifer Caria, Deputy Chief Planner
Katie Whewell, Chief Planner
Andrew Lee, Law Department
Linda Walsh, Health and Human Services

In reference to the above-proposed Definitive Subdivision, I have the following comments, for a plan entitled:

Chapin Road Extension
Definitive Subdivision Plan
Newton, MA
Owner/Applicant: Richard Cohn & Orna Teitelbaum
132 Homer Street
Newton, MA

Executive Summary:

The existing property at 132 Homer Street has an area 50,728 square feet [1.16 acres] and 122 feet of frontage on Homer Street to the north and residential abutters to the east & Chapin Road and residential dwellings to the west, and the Cochituate Aqueduct along the south with approximately 40-feet of frontage on Chapin Road. From Chapin Road the applicant is proposing

to construct an 18-foot-wide paved road approximate 83-foot long (private way – extension) to provide adequate frontage to create two new lots.



The proposed roadway extension from the dead end of Chapin Road ~ looking east.

The property is in the SR-2 Single Family Residence Zoning District with the following dimensional requirements:

SR-2		Proposed	
		Lot 2	Lot 3
Minimum Lot Area	15,000 S.F.	15,199 S.F.	15,010 S.F.
Lot Area/ Unit	15,000 S.F.		
Required Frontage (minmum)	100 ft	115.88 ft	110 ft
Build factor	25 Max.	23.5	22.14
Lot Covergae	20% Max.		
Open Space	65% Min.		

The site has a natural high point elevation of 149-feet around the perimeter of the existing dwelling and slopes to the south to a low point of approximately 129.3 feet near the aqueduct.



Looking toward the north ~ Backyard of 132 Homer Street

The following is a list of the requested waivers from the Rules and Regulations of the Planning Board acting as a Board of Survey:

1. Section V.B.1.d

Waive the requirement that the minimum centerline radii of curved streets be 100 feet. The proposed centerline is 90 feet. (For discussion.)

2. Section V.B.3.a.

Waive the requirement that the minimum width of street rights-of-way be forty-five (45) feet. Chapin Street is an existing forty (40) foot Right-of-Way, and it is proposed to extend Chapin Street as a thirty (30) foot Right-of Way to provide access to 2 lots. (For discussion.)

3. Section V.B.5.d

Waive the requirement that dead end streets have a cul-de-sac with a property line diameter of ninety-five (95) feet. (For discussion.)

4. Section VI.A.1.

Waive the minimum pavement width requirement from twenty-four (24) to eighteen (18) feet. A pavement width of 18 feet will provide adequate access for two single-family dwelling whose driveways will be approximately 20 feet and 25 feet from the end of Chapin Street. This will reduce impervious area and site runoff. It is proposed to provide the dwellings with residential sprinkler systems. (For discussion.)

5. Section VI.C

Waive the requirement for full sidewalk construction to reduce impervious area and site runoff. (For discussion.)

The Board needs to determine whether or not to grant the waivers as part of the approval. A vote is needed on each of the requested waivers, once they are approved, they need to be listed on the cover sheet of the final Definitive Subdivision plans that will be endorsed if the subdivision is approved.

As required by Section IV B.5., before endorsement of its approval of a plan, the Planning Board will require that the construction of ways and installations of municipal services and other utilities be secured by a Performance Guarantee (i.e., Performance Bond with the City of Newton as the Certificate holder), the value of this bond will be determined by the City Engineer and shall be posted prior to the commencement of the road construction.

Final approval, if granted, shall be endorsed on original drawings of the Definitive Plan by the signatures of the majority of the Planning Board, but not until the statutory twenty (20) days appeal period has elapsed following the filing of the Certificate of Action of the Planning Board that no appeal has been filed.

Utilities:

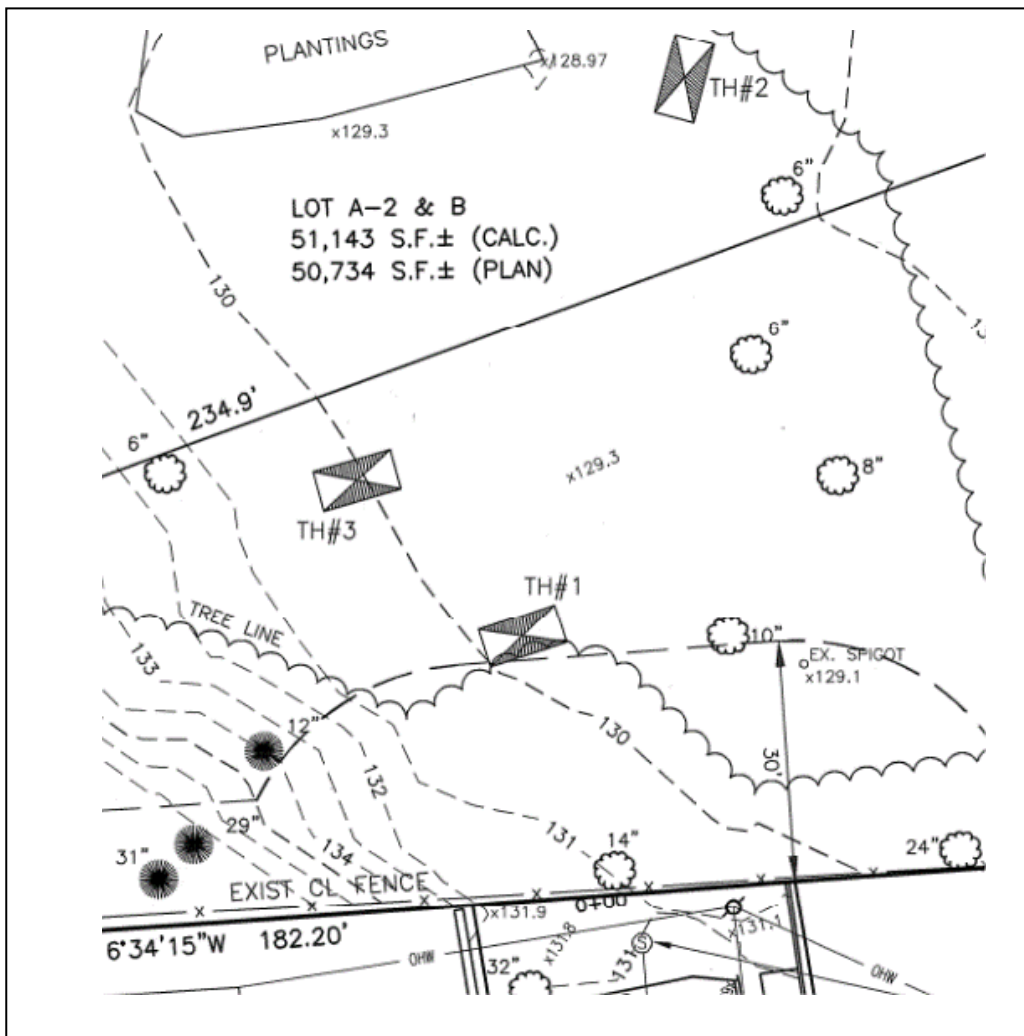
The City water main needs to be extended approximately 30 feet into the proposed roadway, this will require approval from the City Council and an easement needs to be Granted to the City for access and future maintenance of the extended main.

Sanitary sewer services will be provided from the existing sewer main via service connections to be provided for the two lots.

Electric and telecommunications shall be placed underground as required by the rules & regulations.

Stormwater:

The engineer of record has performed soil evaluation to establish the soil type(s) and determine the estimated seasonal high groundwater elevation (ESHGWE). Three test pits were excavated on the property, the locations are shown on sheet 2 of 5 (as shown below). The soil testing indicated groundwater was between 22-32-inches below grade and the soils logs indicates a layer of loam over medium graded sand.



Due to the high groundwater level, it is not feasible to infiltrate the runoff from the extension of the road; therefore, the applicant is proposing a drain main extension to be install at their cost to

direct the runoff from the project site to the City's drainage system. The closest drainage system from the site is approximately 500-feet to the west near #16 & #17 Chapin Road. The applicant will have to petition the City Council to obtain permission to allow the drain main extension. Along with this petition the engineer of record will have to do a study to determine the existing capacity of the City system to ensure the additional flow from the proposed road and subdivision (the residential homes) will not negatively impact the system, nor private properties along the alignment.

It is strongly recommended that if the City Council allows the extension of the drain main, that overflow stub connections of 6" laterals be installed to the property line (edge of the right of way) of each dwelling along the proposed alignment, this would allow for overflow connections from any existing sump pumps in this neighborhood.

The stormwater design has two catch basins near the beginning of the roadway extension however, the City DPW requires phosphorous reduction from private developments, therefore the design will need to incorporate a proprietary storm water quality structure to address phosphorous reduction before the proposed drain manhole #3. Additionally, this structure will need to have a long-term Operations & Maintenance (O&M) Plan. The O&M plan will have to be drafted and submitted for review and approval, once approved it must be adopted by the homeowners and referenced in their respective deeds.

The approved O&M plan must be recorded at the Registry of Deed and a copy of the recording instrument must be submitted before any building permit is issued. It is recommended that a homeowner's association be formulated and a minimum of \$10K be placed in a joint account to pay for the required maintenance. Annual reporting of the operation and maintenance of the system is also required.

If the subdivision is approved the drainage systems for the two lots will have to be developed in accordance with the City's Stormwater Ordinances.

As the proposed road is not designed to meet City Standards, the snowplowing and maintenance of the road shall be the responsibility of the two property owners.

Since the road is a dead end, there is no area designated where emergency vehicles would be able to turnaround. The applicant should demonstrate how an emergency vehicle will be able to turn out of the proposed subdivision without having to backout for several feet. Additionally, demonstrate how trash and recycling vehicles will service the two proposed dwellings.

Streetlights shall be required, and the cost, operation and maintenance will remain with the homeowner's association, not the city of Newton.

Requirements of the Rules & Regulations of the Planning Board Acting as the Board of Survey:

The following information is needed from the developer:

Section 2 Content:

2.a.12) A traverse and closure of the perimeter of the subdivision shall be provided. The traverse shall be tied into public & private monuments.

2.a.19) The horizontal plan shall show proposed layout of all utilities...underground electric & telecommunications are not shown. For clarification it is recommended to have a separate plan at a larger scale showing this.

2.a.20) The typical cross-section dimensions do not match what is being requested in the waiver.

2.a.22) the profile shall contain right sideline shown as long dashed line and left sideline as short, dashed lines.

4. Procedure: The Commissioner of Health and Human Services shall, in accordance with M.G.L. Chapter 41, Section 81U, report to the Planning Board in writing their approval or disapproval of said plans. Where a proposed subdivision is to be serviced by the City of Newton sewage system, failure to make such a report within 45 days of the date of submission to the Commissioner constitutes approval of the plan.

Section V: Design Standards:

A. Lots.1) General Configuration: All lots on the subdivision plan submitted to the Board for approval shall be of regular shape, with minimal changes from continuous straight lot lines and shall contain at least the minimum area requirement for eth area regulation district in which the land is located. The Board needs to determine if these lots are within this requirement.

General Comments:

1. The Board may want to see the maximum footprint of a proposed dwelling on each lot with associated site-grading, and drainage improvements.
2. Based upon a site visit, several trees will need to be cut down for this development. The applicant will have to address any tree cutting in accordance with the City Tree Ordinance.
3. If the subdivision is approved, the applicant will have to apply for a Utilities Connection, Street Opening, Trench, and Sidewalk Crossing Permits with the City DPW.
4. All trench excavation contractors shall comply with Massachusetts General Laws Chapter 82A, Trench Excavation Safety Requirements, to protect the general public from unauthorized access to unattended trenches. Trench Excavation Permit required. This applies to all trenches on public and private property.

5. The contractor is responsible for contacting the Engineering Division and scheduling an appointment 48 hours prior to the date when the utilities will be made available for an inspection of water services, sewer service, and drainage system installation. The utility in question shall be fully exposed for the inspector to view; backfilling shall only take place when the City's Inspector has given their approval.
6. The applicant will have to apply for a Building Permits with the Department of Inspectional Service prior to any construction.
7. Prior to a Certificate of Occupancy permit being issued, an As-Built Plan shall be submitted to the Engineering Division & Inspectional Services in both digital format and in hard copy. The plan should show all the two proposed dwellings, utilities and final grades, any easements, final grading, and swing ties for all underground utilities from building corners.
8. All site-work shall be completed before a Certificate of Occupancy is issued for the first building structure.
9. No Building permit shall be issued until the road is paved to the binder course (i.e., first layer of paving) and all utilities are installed per City requirements, tested and witnessed.
10. A Certificate of Action will have to be drafted once the Board votes on the proposed subdivision.
11. A copy of the Homeowners Association shall be submitted for review and comment before endorsement of the plans.

This concludes my review, if you have any questions, please feel to contact me @ 617-796-1023.

GENERAL NOTES:

- ELEVATIONS REFER TO CITY OF NEWTON BASE BENCHMARK: MAGNETIC PK NAIL SET IN UTILITY POLE IN FRONT OF 132 HOMER STREET, ELEVATION=151.20.
- THE LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED AND EXISTING UTILITIES.
- MASSACHUSETTS STATE LAW REQUIRES UTILITY NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-SAFE AT 811 OR 1-888-DIG-SAFE (1-888-344-7233) IN ORDER TO COMPLY WITH STATE LAW.
- THE CONTRACTOR MUST PROVIDE POLICE DETAILS, SCHEDULED 48 HOURS IN ADVANCE, FOR THE DIRECTION AND CONTROL OF TRAFFIC, AS REQUIRED BY THE CITY ENGINEER. ALL ROADS AFFECTED BY CONSTRUCTION SHALL ALWAYS REMAIN OPEN TO EMERGENCY VEHICLES. CONTRACTOR IS TO COORDINATE WITH POLICE AND FIRE DEPARTMENT TO ENSURE PUBLIC SAFETY.
- ALL WORK MUST BE DONE IN ACCORDANCE WITH "CITY OF NEWTON STANDARD SPECIFICATIONS" AND "CITY OF NEWTON CONSTRUCTION DETAILS" COPIES OF WHICH MAY BE OBTAINED AT THE ENGINEERING OFFICE. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NEWTON ENGINEERING DEPARTMENT.
- NO EXCAVATION IS ALLOWED WITHIN ANY CITY RIGHT-OF-WAY BETWEEN NOVEMBER 15TH AND APRIL 15TH. IF AN EMERGENCY EXISTS OR THERE ARE EXTENUATING CIRCUMSTANCES, APPLICANT MAY SEEK PERMISSION FOR SUCH WORK FROM THE CITY DPW COMMISSIONER VIA THE CITY ENGINEER. IF PERMISSION IS GRANTED, SPECIAL CONSTRUCTION STANDARDS WILL BE APPLIED. APPLICANT OR APPLICANT'S REPRESENTATIVE MUST CONTACT THE CITY OF NEWTON ENGINEERING DEPARTMENT PRIOR TO START OF WORK FOR CLARIFICATION.
- ALL CONSTRUCTION ACTIVITIES WITHIN THE CITY OF NEWTON RIGHT-OF-WAY MUST FULLY COMPLY WITH ALL CITY OF NEWTON CONSTRUCTION SPECIFICATIONS AS WELL AS 521 CMR 21.00 AND 22.00.
- ALL WORK SHALL BE SUBJECT TO THE INSPECTION BY AND APPROVAL OF THE CITY ENGINEER.
- NO EXCAVATION SHALL BE MADE BY THE CONTRACTOR IN ANY PUBLIC WAY OR UTILITY EASEMENT UNLESS AT LEAST FORTY-EIGHT (48) HOURS, EXCLUSIVE OF SATURDAYS, SUNDAYS AND HOLIDAYS, BEFORE THE PROPOSED EXCAVATION IS TO BE MADE. HE HAS SUBMITTED, BY REGISTERED MAIL, WRITTEN NOTICE OF THE PROPOSED EXCAVATION TO THE FOLLOWING:
 - SUCH PUBLIC UTILITY COMPANIES AS SUPPLY GAS, ELECTRICITY AND TELEPHONE SERVICE IN THE CITY.
 - SUCH PRIVATE COMPANIES AS PROVIDE CABLE TELEVISION SERVICE IN THE CITY.
 - CITY OF NEWTON WATER & SEWER DEPARTMENT. SUCH NOTICE SHALL SET FORTH THE STREET NAME AND A REASONABLY ACCURATE DESCRIPTION OF THE LOCATION OF THE EXCAVATION.
- NO WORK SHALL BE PERFORMED UNTIL THE NECESSARY PERMITS ARE OBTAINED FROM THE CITY OF NEWTON PUBLIC WORKS DEPARTMENT.
- ALL TRENCHES IN PAVED STREETS SHALL BE TEMPORARILY PATCHED WITH 1.5 INCH DEPTH OF BITUMINOUS CONCRETE, LAID HOT AND MAINTAINED UNTIL THE PERMANENT PATCH IS INSTALLED.
- WARNING SIGNS SHALL CONFORM TO PAGE 12 OF THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS.
- THE APPLICANT WILL HAVE TO APPLY FOR STREET OPENING, UTILITY CONNECTION, AND AN INSTALL CURB & SIDEWALK PERMITS WITH THE DPW PRIOR TO START OF WORK.
- AS OF JANUARY 1, 2009, ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES ON PUBLIC AND PRIVATE PROPERTY.
- IN CASES WHERE LEDGE OR BOULDERS ARE ENCOUNTERED, EVERETT M. BROOKS CO. INC. WILL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK ENCOUNTERED.
- AFTER ALL ENGINEERING PERMITS ARE OBTAINED, THE CONTRACTOR NEEDS TO NOTIFY THE ENGINEERING DIVISION CONSTRUCTION INSPECTOR A MINIMUM OF 48-HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE SITE UTILITIES AND STORMWATER COMPONENTS INSPECTED. THE SYSTEM & UTILITIES MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM & UTILITIES MAY BE BACKFILLED.
- APPROVAL OF THIS PLAN BY THE CITY OF NEWTON ENGINEERING DIVISION IMPLIES THAT THE PLAN MEETS THE MINIMAL DESIGN STANDARDS OF THE CITY OF NEWTON. HOWEVER, THE ENGINEERING DIVISION MAKES NO REPRESENTATIONS AND ASSUMES NO RESPONSIBILITY FOR THE DESIGN(S) IN TERMS OF SUITABILITY FOR THE PARTICULAR SITE CONDITIONS OR OF THE FUNCTIONALITY OR PERFORMANCE OF ANY ITEMS CONSTRUCTED IN ACCORDANCE WITH THE DESIGN(S). THE CITY OF NEWTON ASSUMES NO LIABILITIES FOR DESIGN ASSUMPTIONS, ERRORS OR OMISSIONS BY THE ENGINEER OF RECORD.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE GROUND.
- ALL PROPOSED WALLS BY OTHERS.
- CONSTRUCTION FENCING AND SILT FENCING SHALL BE PLACED AROUND THE ENTIRE SITE, AS REQUIRED.
- ALL WATER WORK MUST BE PERFORMED IN CONJUNCTION WITH THE CITY OF NEWTON UTILITIES DIVISION DPW.
- ALL TREE REMOVAL SHALL COMPLY WITH THE CITY OF NEWTON TREE ORDINANCE.
- IF ANY CHANGES FROM THE ORIGINAL APPROVED DESIGN PLAN ARE REQUIRED DUE TO UNFORSEEN SITE CONDITIONS, THE ENGINEER OF RECORD SHALL SUBMIT A REVISED DESIGN THAT IS STAMPED AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONTINUING CONSTRUCTION.

N/F FREEDMAN
117 HOMER ST

N/F PEMSTEIN
121 HOMER ST

N/F COREY
127 HOMER ST

N/F HAMILTON
133 HOMER ST

MANOR HOUSE RD

N/F MARMOREK
143 HOMER ST

N/F WIHL
155 HOMER ST

MORTON ST

N/F VITOLS
161 HOMER ST

N/F MCSHERRY
169 HOMER ST

N/F FISHMAN
177 HOMER ST

N/F STEVENSON
118 HOMER ST

N/F CLIFTON
126 HOMER ST

N/F 132 HOMER STREET

N/F WELLESLEY/ BETHKE
142 HOMER ST

N/F TREFLER
152 HOMER ST

N/F FLENNIKEN
168 HOMER ST

N/F WALD
176 HOMER ST

N/F CARPENTER
16 STAFFORD RD

N/F LEQUESNE
17 STAFFORD RD

PROPOSED CHAPIN ROAD EXTENSION
(30' WIDE PRIVATE)

N/F EWART
56 CHAPIN RD

N/F FINKELSTEIN
50 CHAPIN RD

N/F DAGG
44 CHAPIN RD

N/F BERNSTEIN
42 STAFFORD RD

N/F WHITNEY
34 STAFFORD RD

N/F PIERCE
26 STAFFORD RD

N/F SHINE
22 STAFFORD RD

N/F WORTZEL
39 STAFFORD RD

N/F TENER
23 STAFFORD RD

N/F ALMOZLINO/ ZYGIEL
24 CHAPIN RD

N/F ZYGIEL
16 CHAPIN RD

N/F BERINSTEIN/ RUBIN
55 CHAPING RD

N/F BRUCKNER
51 CHAPIN RD

N/F AUFSEESER/ ZALL
45 CHAPIN RD

N/F GOODMAN
37 CHAPIN RD

N/F O'DONOGHUE
33 CHAPIN RD

N/F VICTOR
27 CHAPIN RD

N/F SANT
23 CHAPIN RD

N/F NAYAGAN
17 CHAPIN RD

N/F CITY OF NEWTON
NEWTON CENTER PLAYGROUND
ZONE: PUB

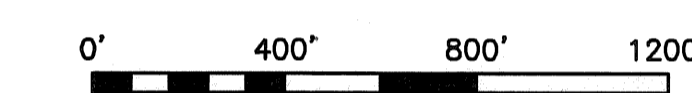
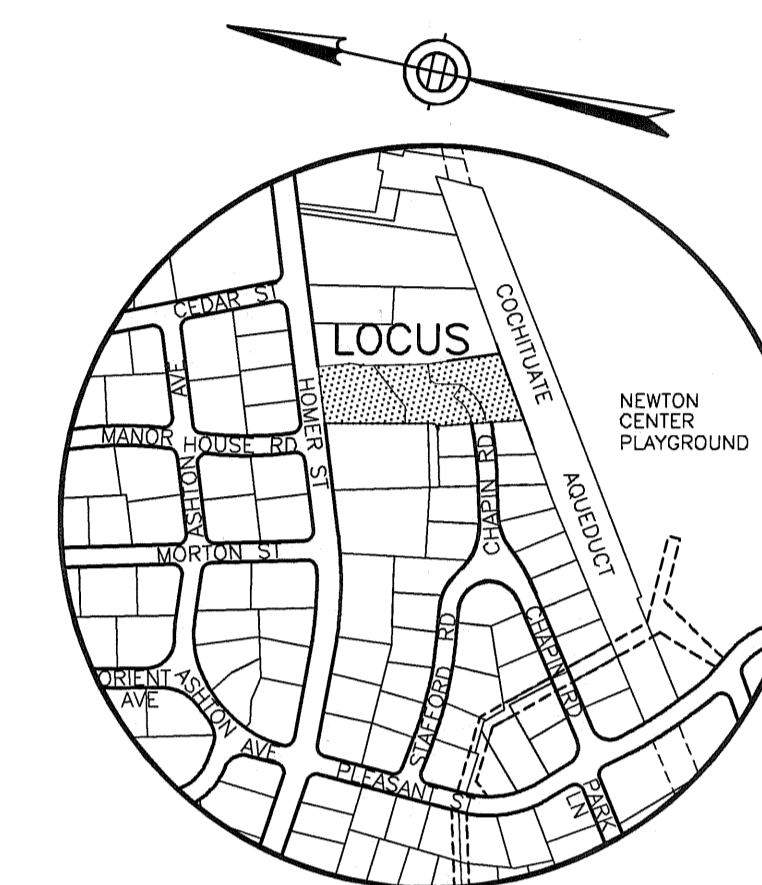
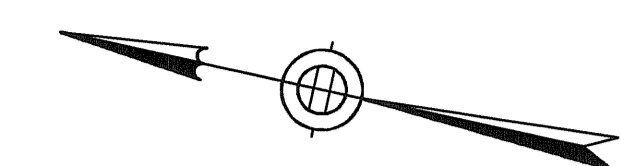
N/F CITY OF NEWTON
PLEASANT ST CTR
ZONE: PUB

COCHITUATE

AQUEDUCT

N/F CITY OF NEWTON
CITY OF NEWTON SEWER &
DRAIN EASEMENT

CITY OF NEWTON
SEWER &
DRAIN EASEMENT



LOCUS
SCALE: 1 IN. = 400 FT.

SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HERewith."

NEWTON PLANNING BOARD,

CHAIRMAN _____ DATE _____

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THE WITHIN PLAN.

DATE _____

TOWN CLERK _____

I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

Bruce Bradford 8/19/23
PROFESSIONAL LAND SURVEYOR DATE

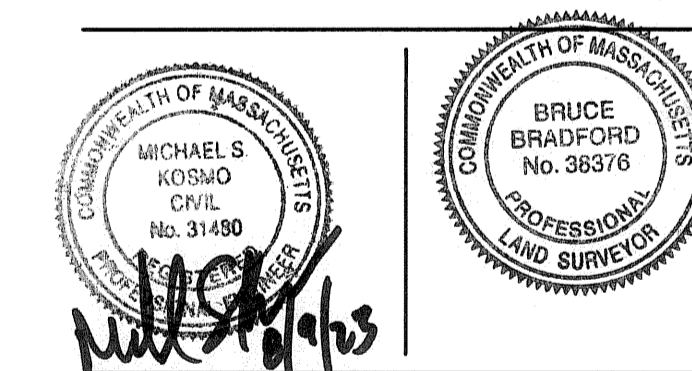


TABLE OF CONTENTS:

- SHEET 1
LOCUS PLAN
- SHEET 2
EXISTING CONDITIONS PLAN
PROPOSED LAYOUT PLAN
- SHEET 3
PROPOSED SITE PLAN
CHAPIN ROAD EXTENSION PROFILE
- SHEET 4
PROPOSED CHAPIN ROAD DRAIN
MAIN EXTENSION PLAN
PROPOSED CHAPIN ROAD DRAIN
MAIN EXTENSION PROFILE
- SHEET 5
STANDARD DETAILS

CHAPIN ROAD EXTENSION

**DEFINITIVE SUBDIVISION PLAN
NEWTON, MA**

LOCUS PLAN

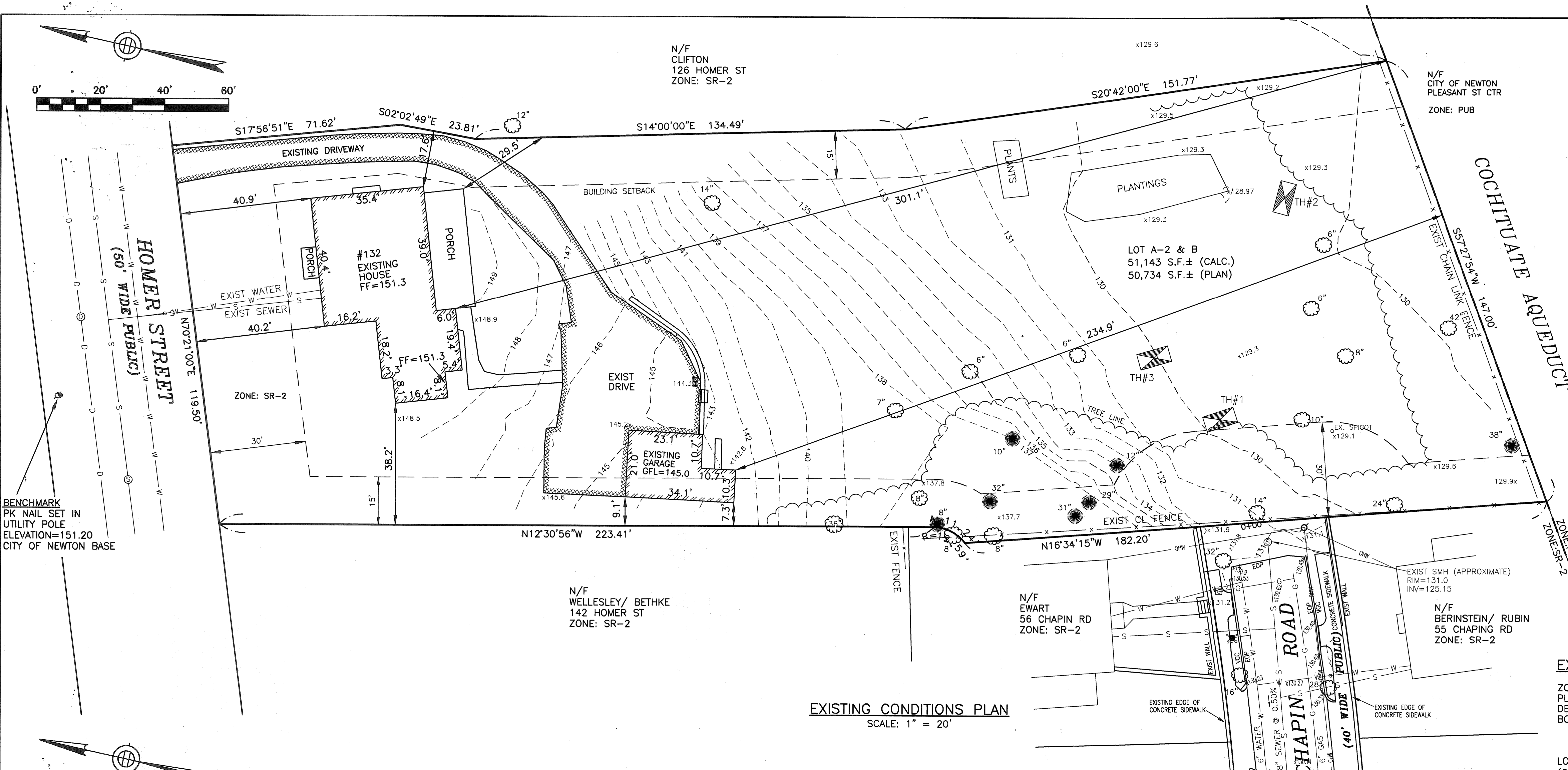
OWNER/ APPLICANT:
RICHARD COHN & ORNA TEITELBAUM
132 HOMER STREET
NEWTON, MA 02459

SCALE 1 IN. = 40 FT AUGUST 9, 2023

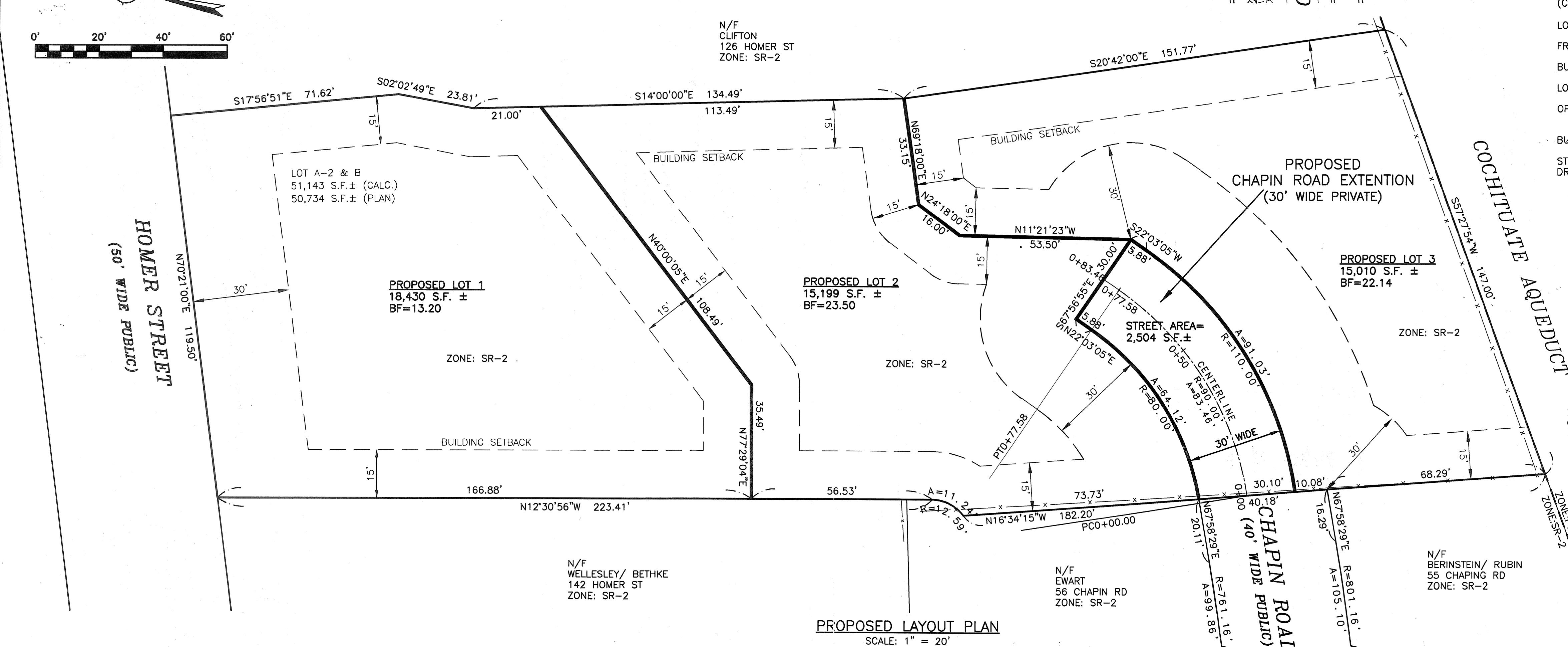
PREPARED BY:
EVERETT M. BROOKS COMPANY
49 LEXINGTON STREET
WEST NEWTON, MA 02465
(617) 527-8750

PROJECT NO. 25868

LOCUS PLAN
SCALE: 1 IN. = 40 FT.



EXISTING CONDITIONS PLAN
SCALE: 1" = 20'



PROPOSED LAYOUT PLAN
SCALE: 1" = 20'

LEGEND

○	UTILITY POLE	TH#1	DEEP TEST HOLE
□	WATER GATE	71.4 X	SPOT ELEVATION
✱	HYDRANT	---	PROPOSED CONTOUR
⊕	GAS GATE	-71-	EXISTING CONTOUR
⊙	SEWER MANHOLE	D	DRAIN LINE
⊖	DRAIN MANHOLE	RD	ROOF DRAIN
■	CATCH BASIN	FD	FOUNDATION DRAIN
●	TREE	W	WATER LINE
○	TREE	S	SEWER LINE
⊙	LIGHT POLE	G	GAS LINE
⊕	SIGN	OHW	OVERHEAD WIRES
TBR	TO BE REMOVED	X	FENCE
TBA	TO BE ABANDONED	⌋	TREE LINE
EOP	EDGE OF PAVEMENT		
GVC	GRANITE VERTICAL CURB		

EXISTING ZONING INFORMATION

ZONE: SR-2
 PLAN DATED: JANUARY 2, 1957
 DEED REFERENCE:
 BOOK 40689 PAGE 426

	EXISTING	BY LAW
LOT AREA (CALCULATED)	51,143 S.F. ±	15,000 S.F. MIN.
LOT AREA/ UNIT	51,143 S.F. ±	15,000 S.F. MIN/ UNIT
FRONTAGE	119.50'	100' MIN.
BUILD FACTOR	6.50	25 MAX.
LOT COVERAGE	6.1%	20% MAX.
OPEN SPACE	87.4%	65% MIN.
BUILDINGS	3,123 S.F.	
STRUCTURES	3,123 S.F.	
DRIVES	3,576 S.F. ±	
	6,699 S.F. ±	

SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HERewith."

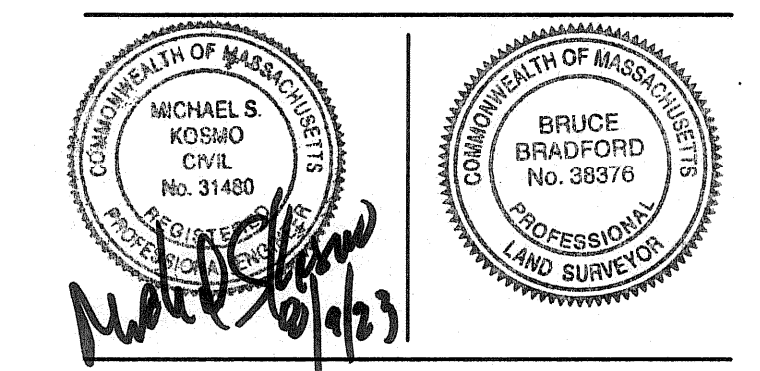
NEWTON PLANNING BOARD,
 CHAIRMAN _____ DATE _____

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THE WITHIN PLAN.

DATE _____
 TOWN CLERK _____

I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERERS OF DEEDS.

Bruce Bradford 8/19/23
 PROFESSIONAL LAND SURVEYOR DATE



CHAPIN ROAD EXTENSION
 DEFINITIVE SUBDIVISION PLAN
 NEWTON, MA

EXISTING CONDITIONS PLAN &
 PROPOSED LAYOUT PLAN

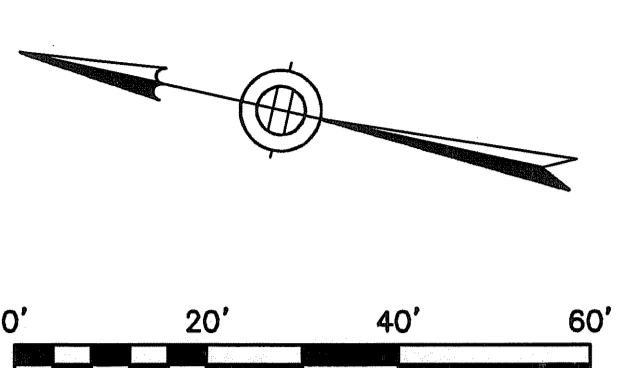
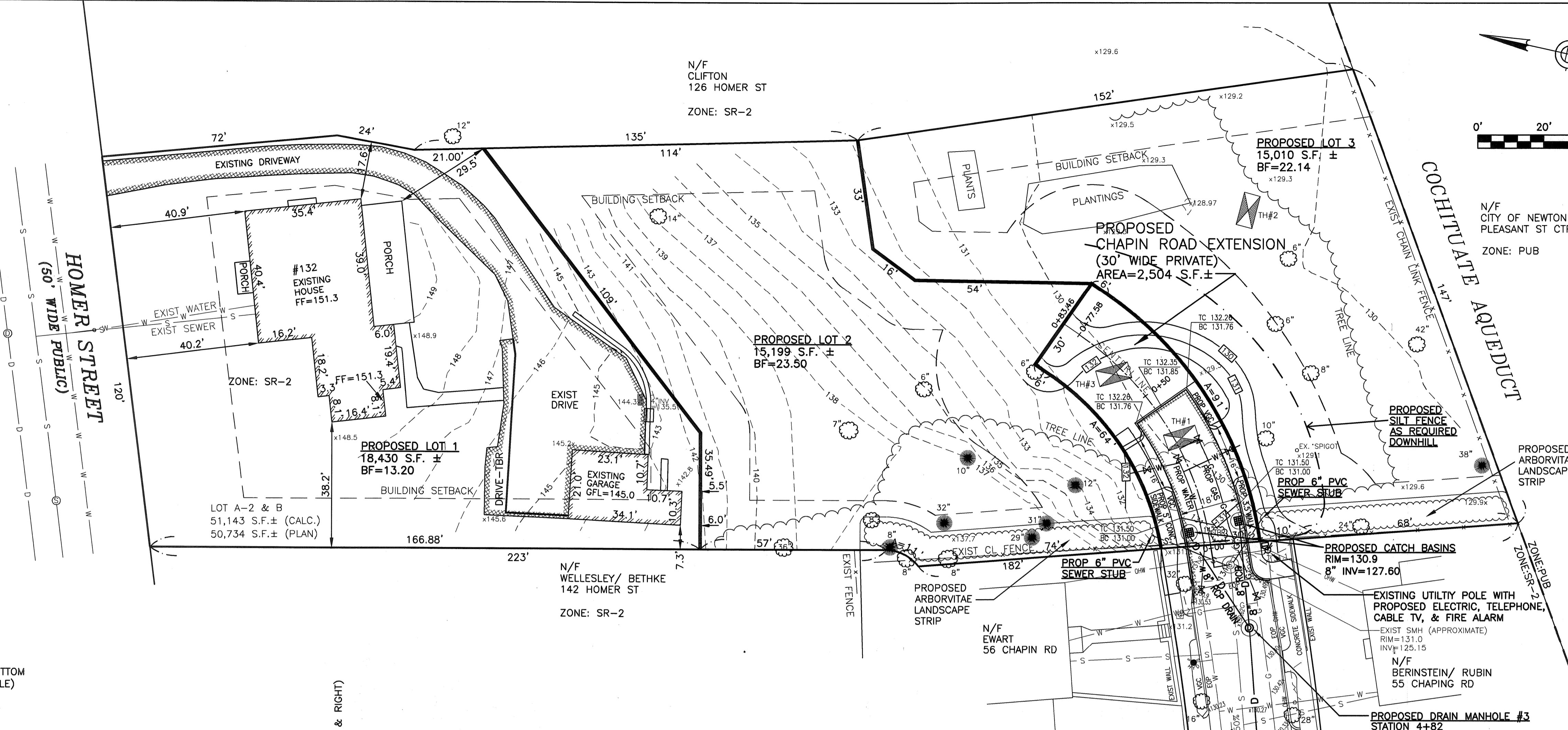
OWNER/ APPLICANT:
 RICHARD COHN & ORNA TEITELBAUM
 132 HOMER STREET
 NEWTON, MA 02459

SCALE 1 IN. = 20 FT AUGUST 9, 2023

PREPARED BY:
 EVERETT M. BROOKS COMPANY
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465
 (617) 527-8750

PROJECT NO. 25868

- LEGEND**
- UTILITY POLE
 - WATER GATE
 - ⊛ HYDRANT
 - ⊛ GAS GATE
 - ⊙ SEWER MANHOLE
 - ⊙ DRAIN MANHOLE
 - CATCH BASIN
 - TREE
 - TREE
 - LIGHT POLE
 - SIGN
 - TBR TO BE REMOVED
 - TBA TO BE ABANDONED
 - EOP EDGE OF PAVEMENT
 - GVC GRANITE VERTICAL CURB
 - TH#1 DEEP TEST HOLE
 - 71.4 X SPOT ELEVATION
 - (71)— PROPOSED CONTOUR
 - - - 71 - - - EXISTING CONTOUR
 - D DRAIN LINE
 - RD ROOF DRAIN
 - FD FOUNDATION DRAIN
 - W WATER LINE
 - S SEWER LINE
 - G GAS LINE
 - OHW OVERHEAD WIRES
 - X FENCE
 - TREE LINE
- BENCHMARK**
PK NAIL SET IN UTILITY POLE
ELEVATION=151.20
CITY OF NEWTON BASE



SOIL LOG DATE 3/22/23

TEST HOLE #1 (TH#1)
SURFACE ELEVATION=129.9

DEPTH	SOIL TYPE	ELEVATION
0-11"	AP 10YR2/1 SANDY LOAM	128.98
11-22"	BW 10YR6/6 SANDY LOAM	128.07
22-60"	C 10YR6/3 MEDIUM SAND	124.90 (BOTTOM OF HOLE)

REDOX AT 22" 7/5YR5/8, ELEVATION=128.07
GROUNDWATER AT 22", ELEVATION=128.07

TEST HOLE #2 (TH#2)
SURFACE ELEVATION=129.5

DEPTH	SOIL TYPE	ELEVATION
0-12"	AP 10YR2/1 SANDY LOAM	128.50
12-32"	BW 10YR4/3 MEDIUM SAND	126.83
32-92"	C 10YR6/1 MEDIUM SAND	121.83 (BOTTOM OF HOLE)

REDOX 7/5YR5/8

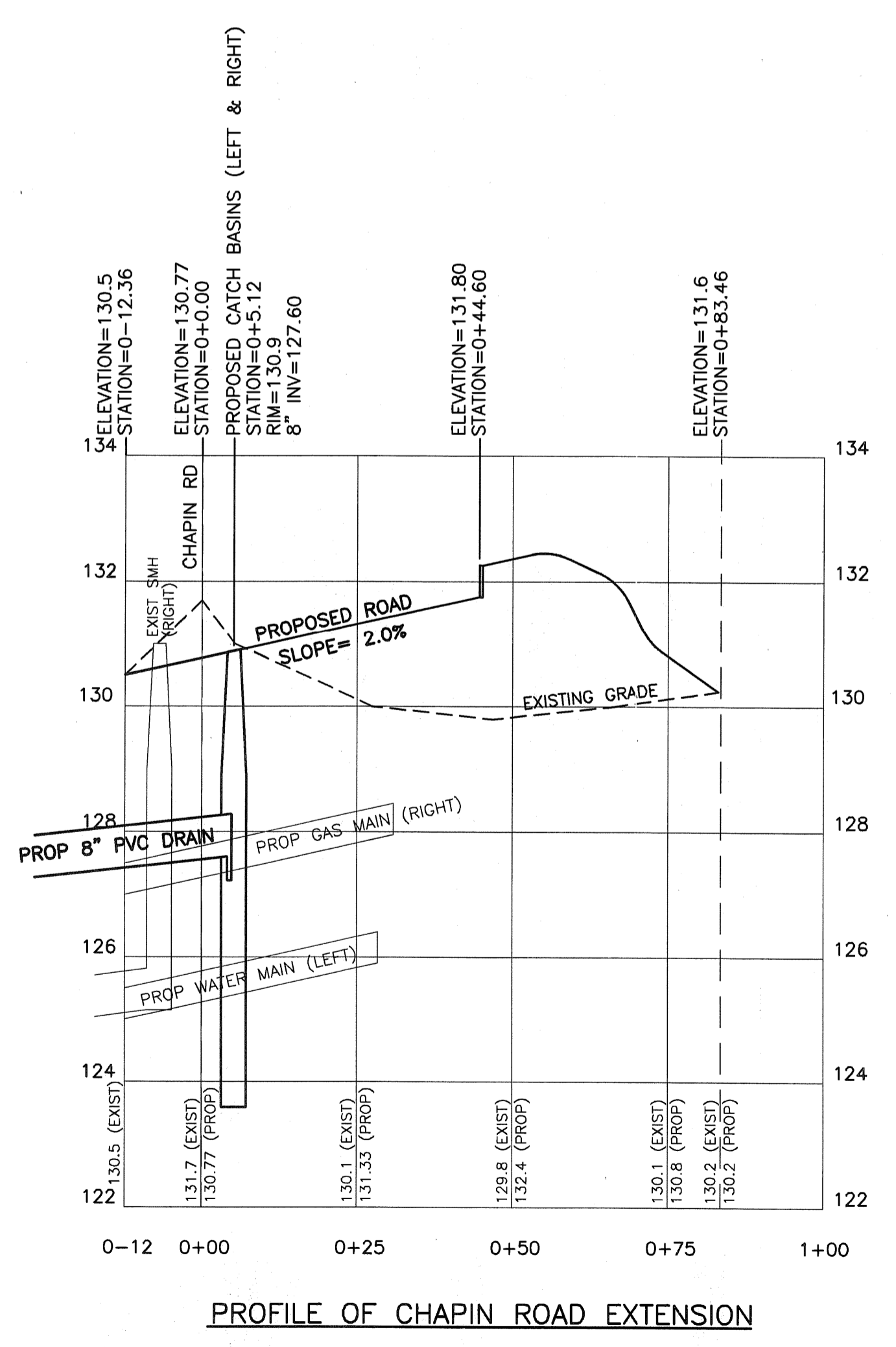
GROUNDWATER AT 32", ELEVATION=126.83
WEEPING AT 88", ELEVATION=122.17

TEST HOLE #3 (TH#3)
SURFACE ELEVATION=130.1

DEPTH	SOIL TYPE	ELEVATION
0-10"	AP 10YR2/1 SANDY LOAM	129.27
10-16"	BW 10YR4/3 MEDIUM SAND	128.77
16-60"	C 10YR6/1 MEDIUM SAND	125.10 (BOTTOM OF HOLE)

REDOX 7/5YR5/8

GROUNDWATER AT 24", ELEVATION=128.10



PROPOSED ZONING INFORMATION

ZONE: SR-2 (NEW LOTS)
DEED REFERENCE: BOOK 40689 PAGE 426

PROPOSED LOT	PROPOSED	BY-LAW
LOT AREA	18,430 S.F. ±	15,000 S.F. MIN.
LOT AREA PER UNIT	18,430 S.F. ±	15,000 S.F./ UNIT MIN.
FRONTAGE	119.50'	100' MIN.
BUILD FACTOR	13.20	25 MAX.
LOT COVERAGE	16.9%	20% MAX.
OPEN SPACE	65.1%	65% MIN.

BUILDINGS: 3,123 S.F.
STRUCTURES: 3,123 S.F.
DRIVES: 3,310 S.F. ±, 6,433 S.F. ±

PROPOSED LOT	PROPOSED	BY-LAW
LOT AREA	15,199 S.F. ±	15,000 S.F. MIN.
LOT AREA PER UNIT	15,199 S.F. ±	15,000 S.F./ UNIT MIN.
FRONTAGE	100.00'	100' MIN.
BUILD FACTOR	23.50	25 MAX.
LOT COVERAGE	0%	20% MAX.
OPEN SPACE	100%	65% MIN.

PROPOSED LOT	PROPOSED	BY-LAW
LOT AREA	15,010 S.F. ±	15,000 S.F. MIN.
LOT AREA PER UNIT	15,010 S.F. ±	15,000 S.F./ UNIT MIN.
FRONTAGE	106.99'	100' MIN.
BUILD FACTOR	22.14	25 MAX.
LOT COVERAGE	0%	20% MAX.
OPEN SPACE	100%	65% MIN.

SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HERewith.

NEWTON PLANNING BOARD,

CHAIRMAN _____ DATE _____

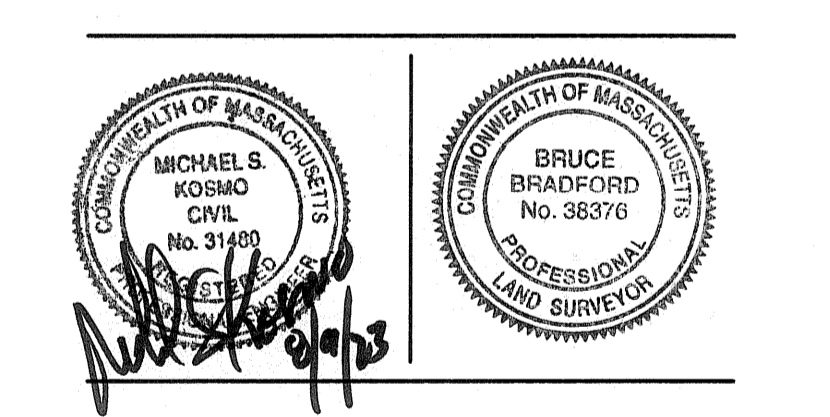
TOWN CLERK _____

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THE WITHIN PLAN.

DATE _____

I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

Baron Bradford 8/9/23
PROFESSIONAL LAND SURVEYOR DATE



CHAPIN ROAD EXTENSION
DEFINITIVE SUBDIVISION PLAN
NEWTON, MA
PROPOSED SITE PLAN

OWNER/ APPLICANT:
RICHARD COHN & ORNA TEITELBAUM
132 HOMER STREET
NEWTON, MA 02459

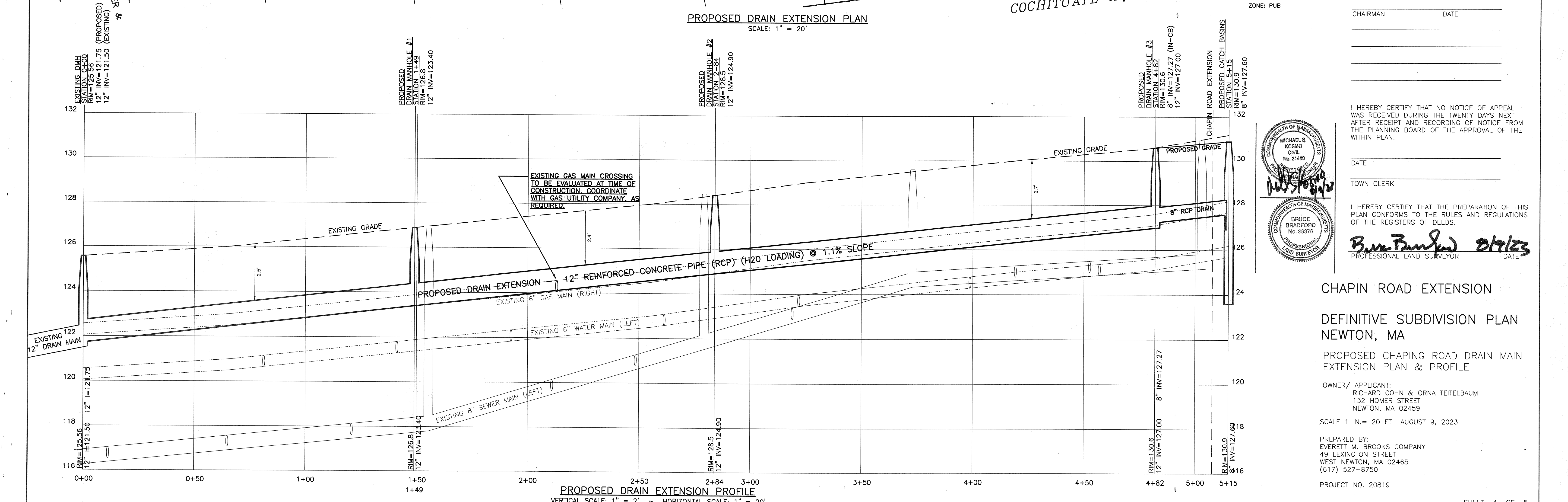
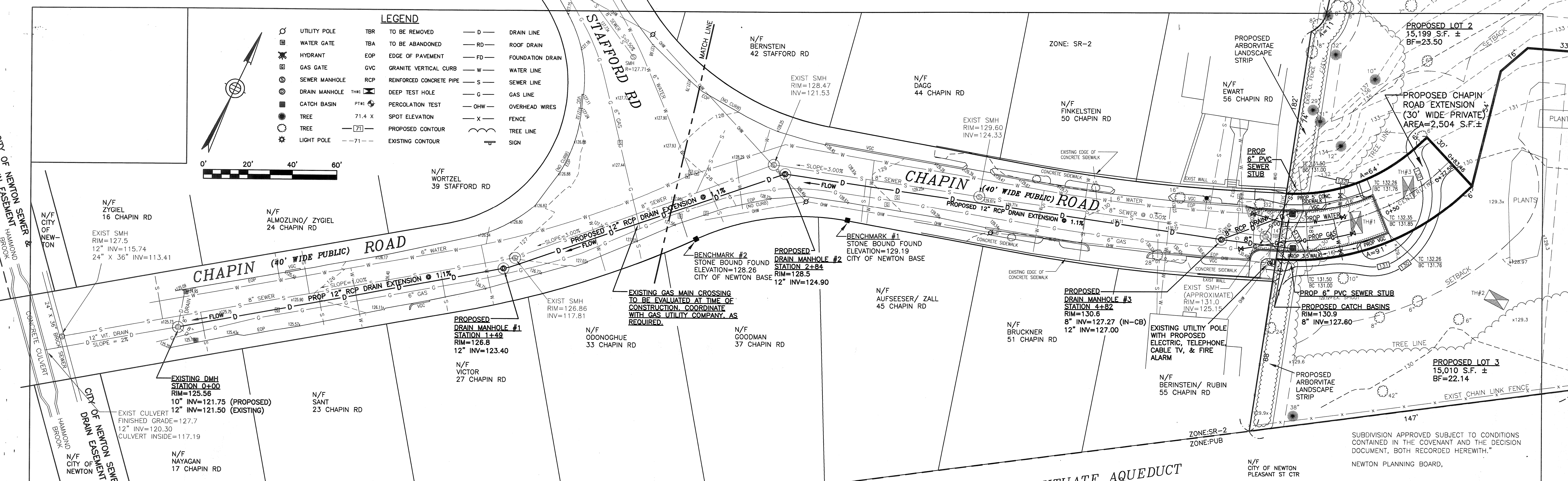
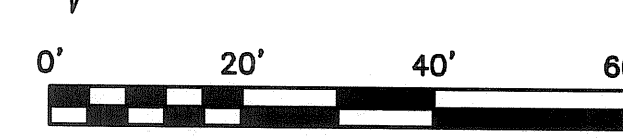
SCALE 1 IN. = 20 FT AUGUST 9, 2023

PREPARED BY:
EVERETT M. BROOKS COMPANY
49 LEXINGTON STREET
WEST NEWTON, MA 02465
(617) 527-8750

PROJECT NO. 25868

LEGEND

○	UTILITY POLE	TBR	TO BE REMOVED	— D —	DRAIN LINE
□	WATER GATE	TBA	TO BE ABANDONED	— RD —	ROOF DRAIN
⊕	HYDRANT	EOP	EDGE OF PAVEMENT	— FD —	FOUNDATION DRAIN
⊕	GAS GATE	GVC	GRANITE VERTICAL CURB	— W —	WATER LINE
⊕	SEWER MANHOLE	RCP	REINFORCED CONCRETE PIPE	— S —	SEWER LINE
⊕	DRAIN MANHOLE	TH#1	DEEP TEST HOLE	— G —	GAS LINE
⊕	CATCH BASIN	PT#1	PERCOLATION TEST	— OHW —	OVERHEAD WIRES
⊕	TREE	71.4 X	SPOT ELEVATION	— X —	FENCE
⊕	TREE	— 71 —	PROPOSED CONTOUR	— T —	TREE LINE
⊕	LIGHT POLE	— 71 —	EXISTING CONTOUR	—	SIGN



SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HEREWITH.

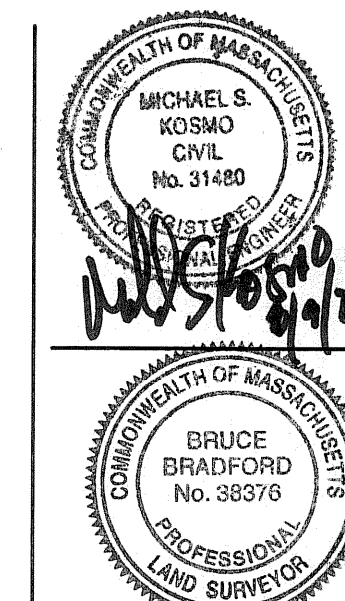
NEWTON PLANNING BOARD,
CHAIRMAN _____ DATE _____
TOWN CLERK _____

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THE WITHIN PLAN.

DATE _____
TOWN CLERK _____

I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERERS OF DEEDS.

Bruce Bradford 8/9/23
PROFESSIONAL LAND SURVEYOR DATE



**CHAPIN ROAD EXTENSION
DEFINITIVE SUBDIVISION PLAN
NEWTON, MA**

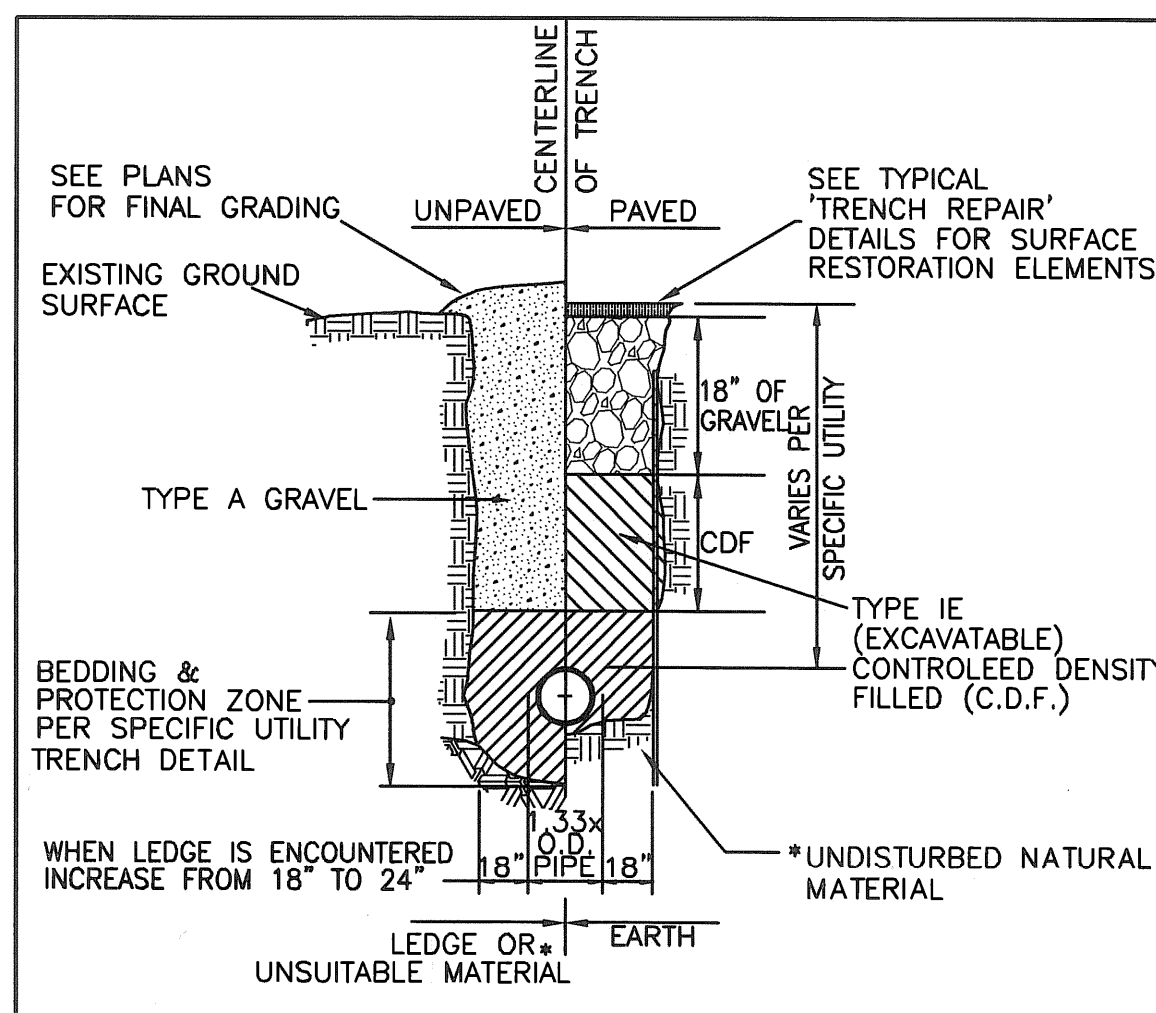
PROPOSED CHAPIN ROAD DRAIN MAIN
EXTENSION PLAN & PROFILE

OWNER/ APPLICANT:
RICHARD COHN & ORNA TEITELBAUM
132 HOMER STREET
NEWTON, MA 02459

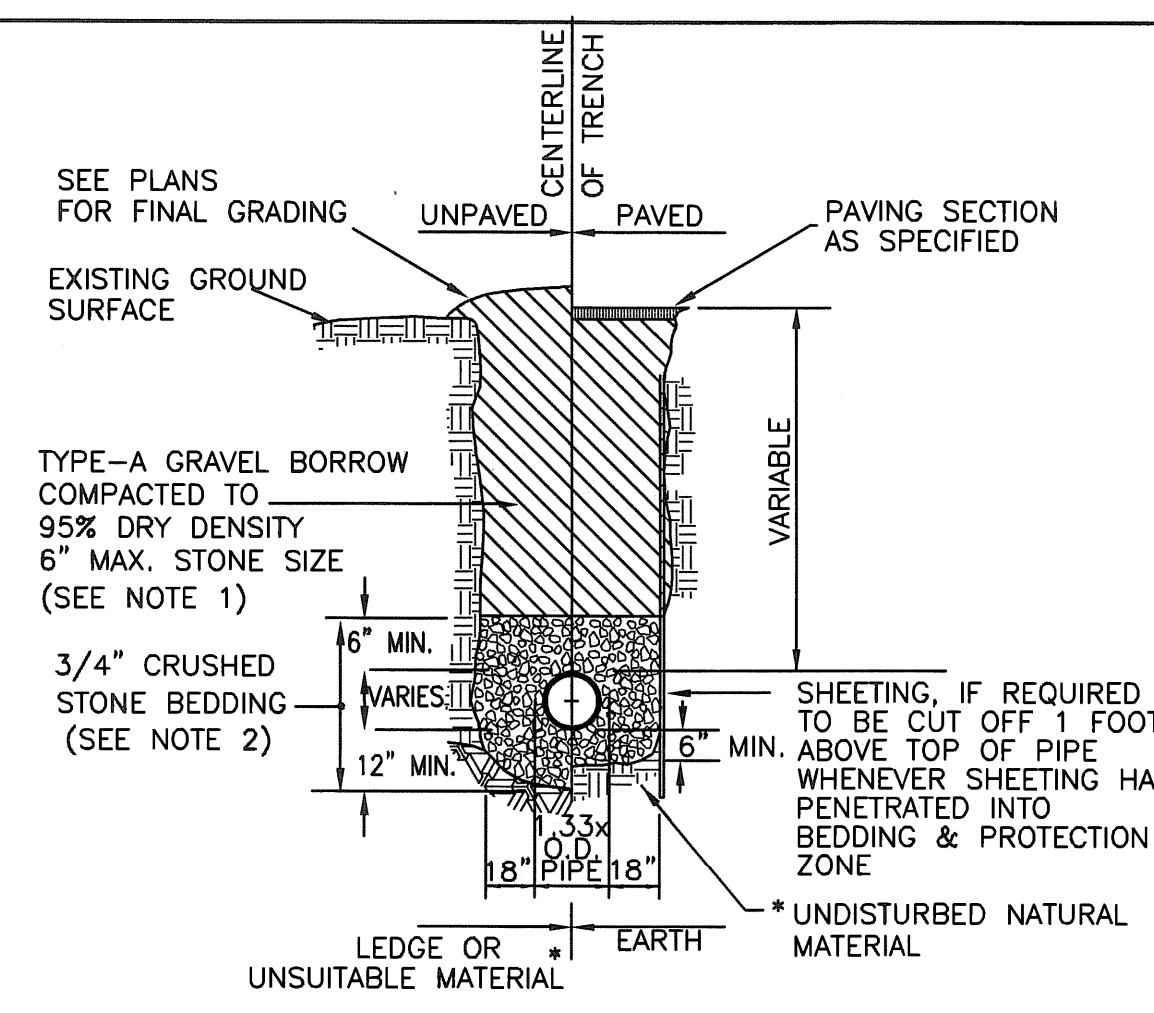
SCALE 1 IN. = 20 FT AUGUST 9, 2023

PREPARED BY:
EVERETT M. BROOKS COMPANY
49 LEXINGTON STREET
WEST NEWTON, MA 02465
(617) 527-8750

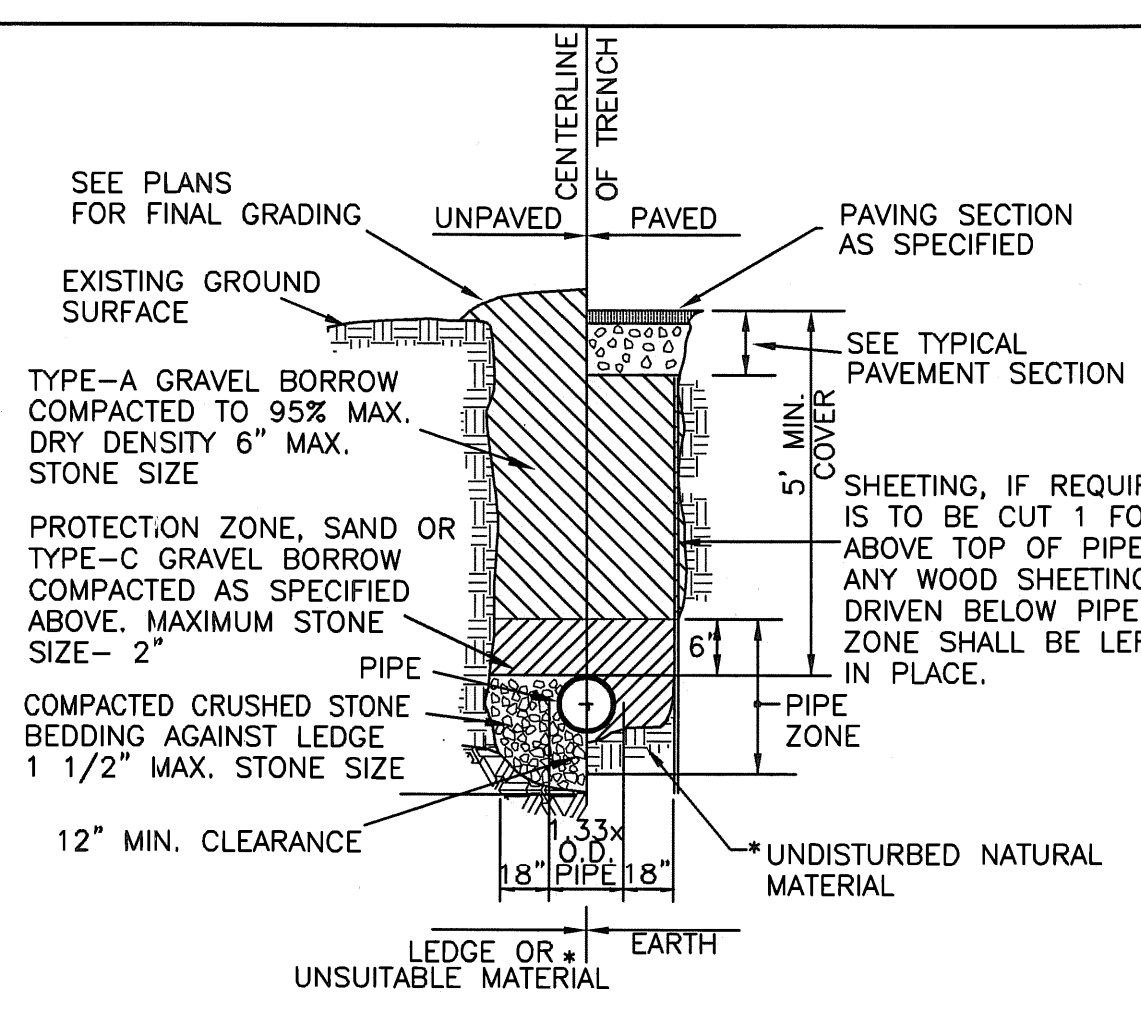
PROJECT NO. 20819



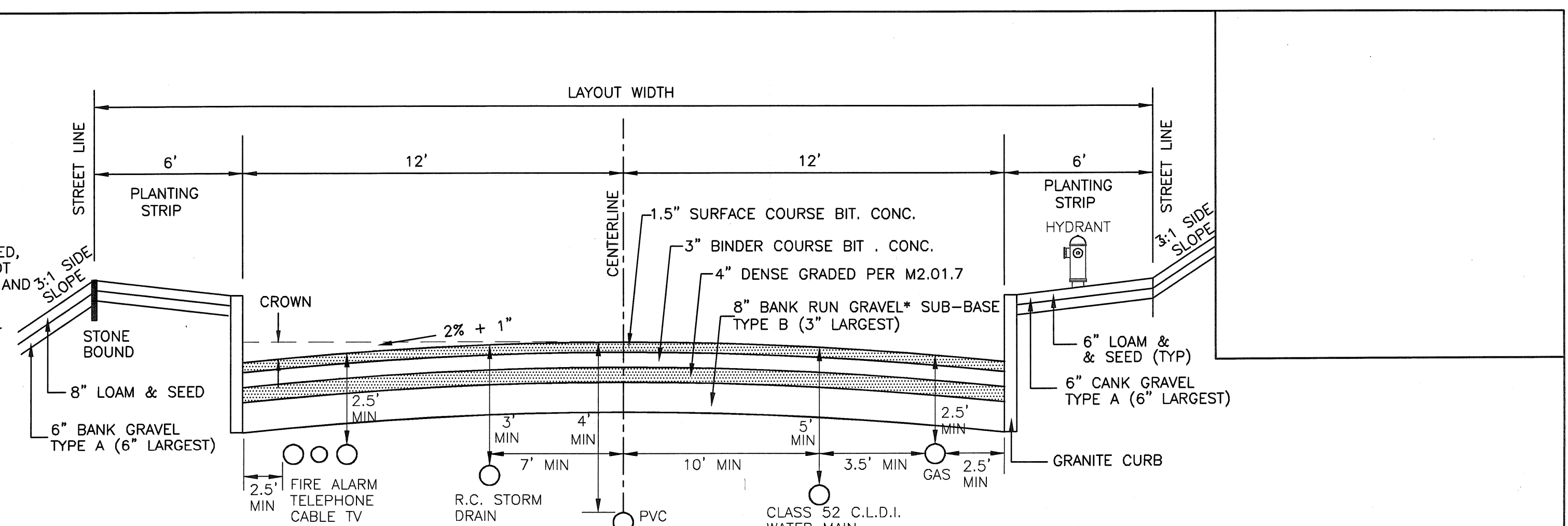
TYPICAL C.D.F. TRENCH DETAIL
N.T.S.



GRAVITY SEWER TRENCH DETAIL
N.T.S.



TYPICAL WATER TRENCH DETAIL
N.T.S.



TYPICAL CROSS SECTION OF STREETS
N.T.S.

* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.
NOTE: TRENCHBOX OR SHEETING SHALL MEET OSHA STANDARDS.

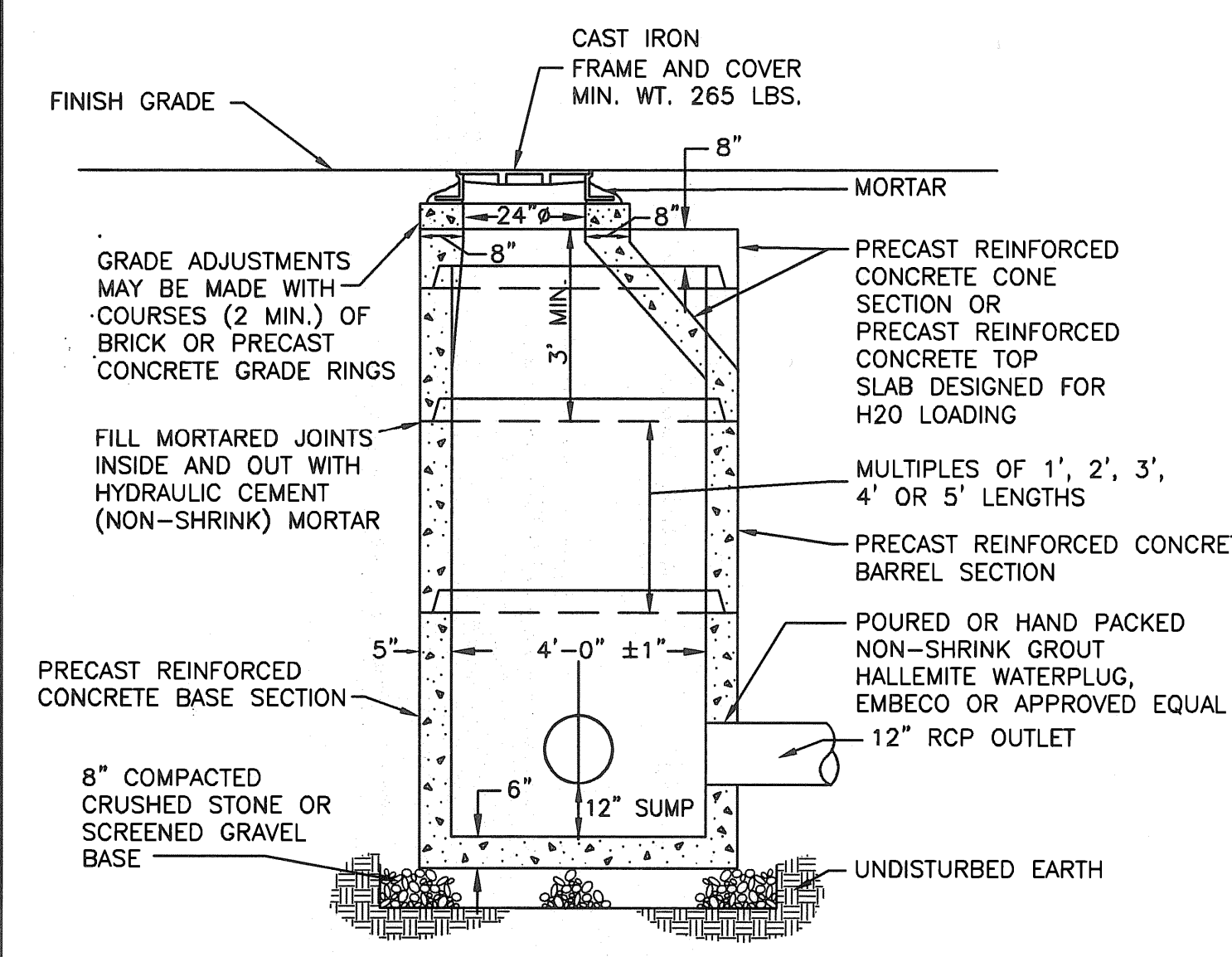
* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.
1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.
1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

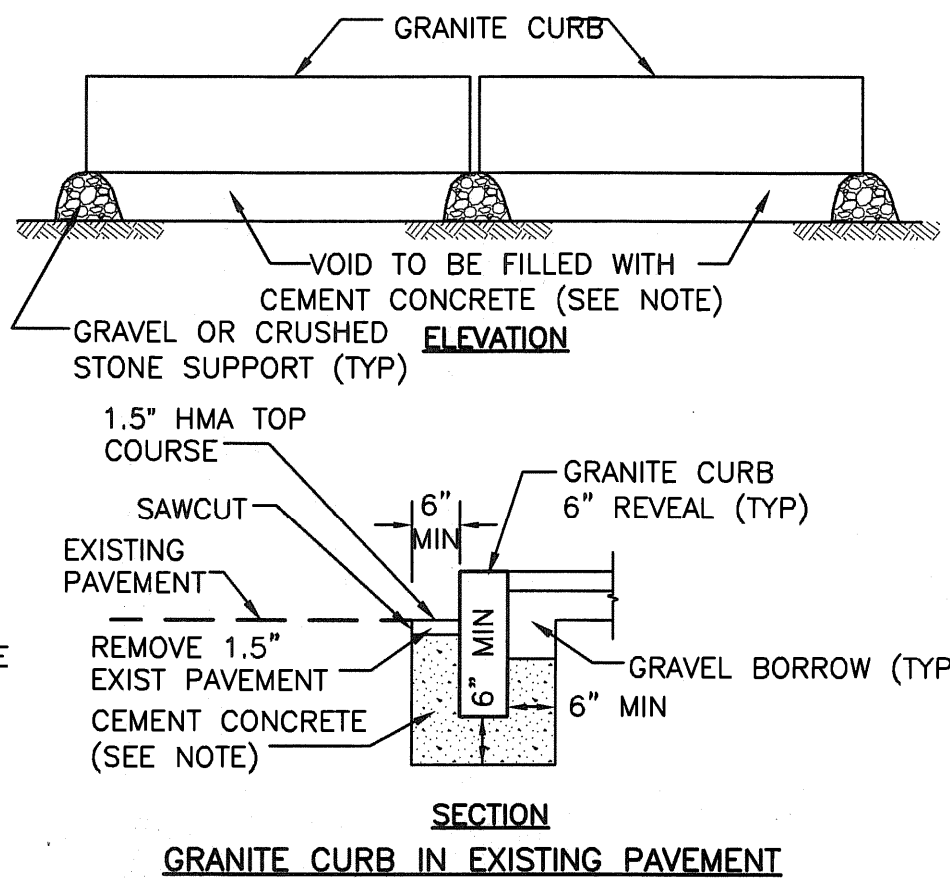
*6" MINIMUM RECLAMATION MATERIAL ON STREETS WHERE THE EXISTING BIT. ROADWAY IS RECLAIMED

SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HERewith."

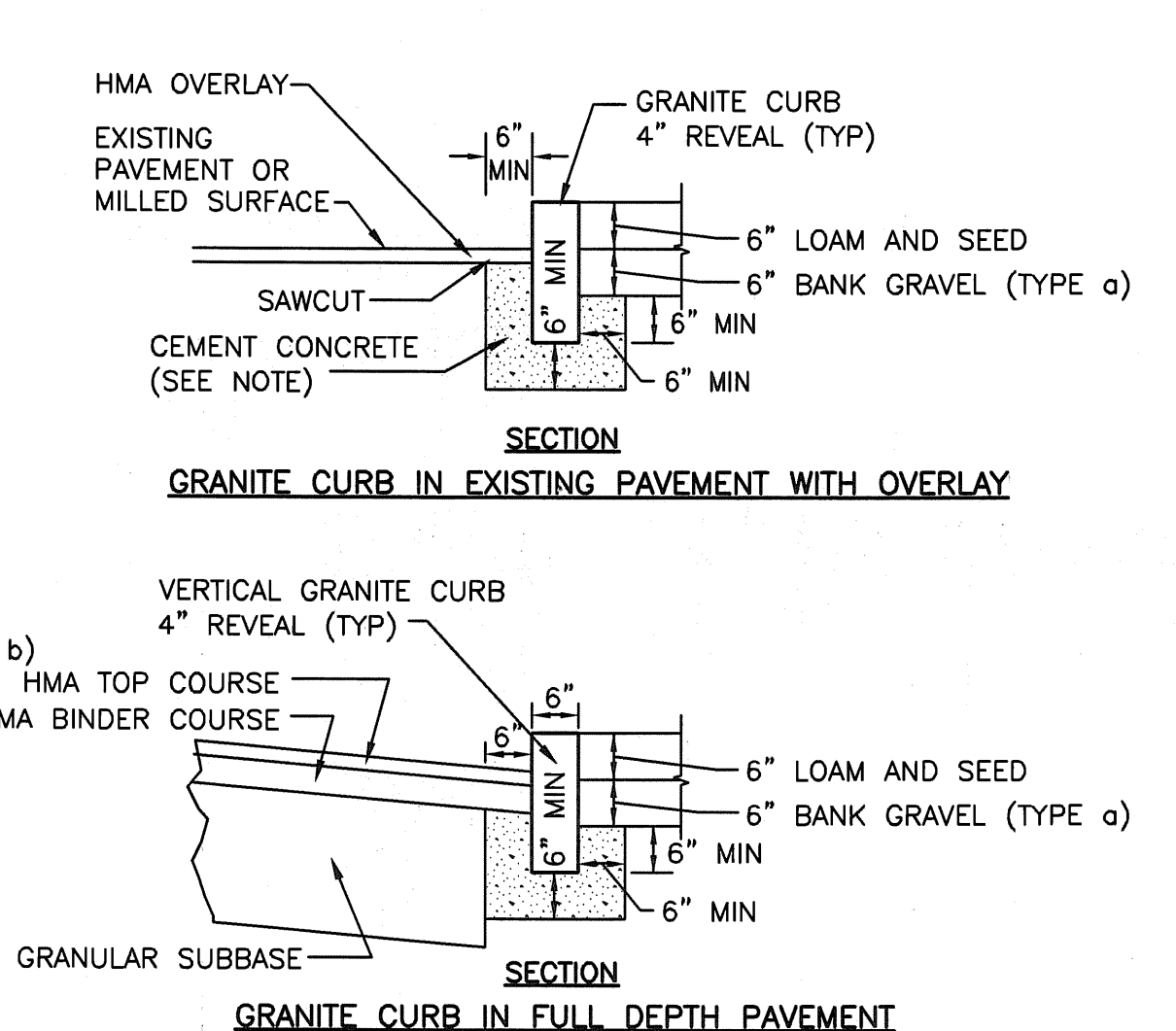
NEWTON PLANNING BOARD,
CHAIRMAN _____ DATE _____



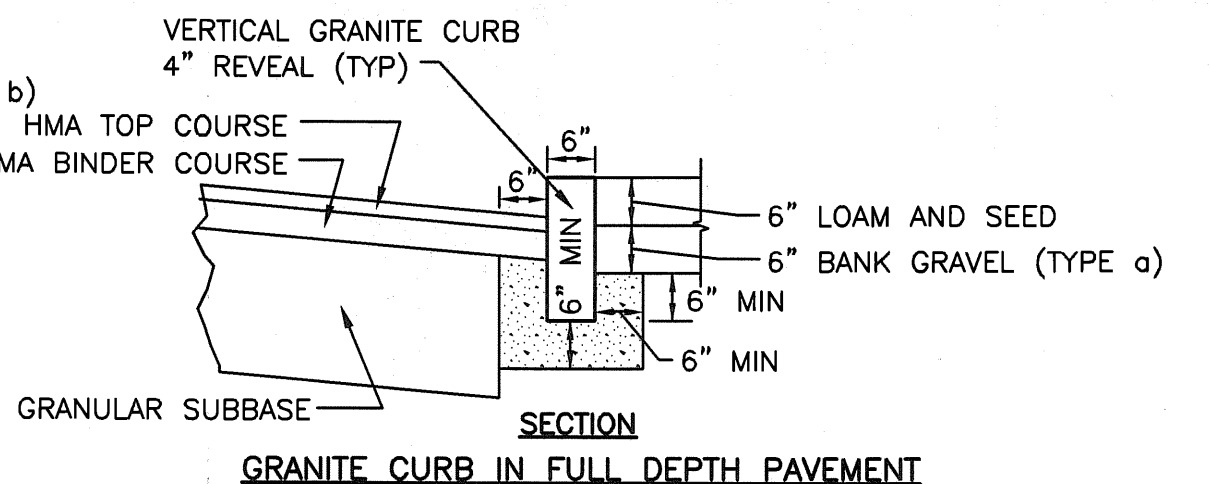
PRECAST CONCRETE DRAIN MANHOLE
N.T.S.



VERTICAL GRANITE CURB
N.T.S.

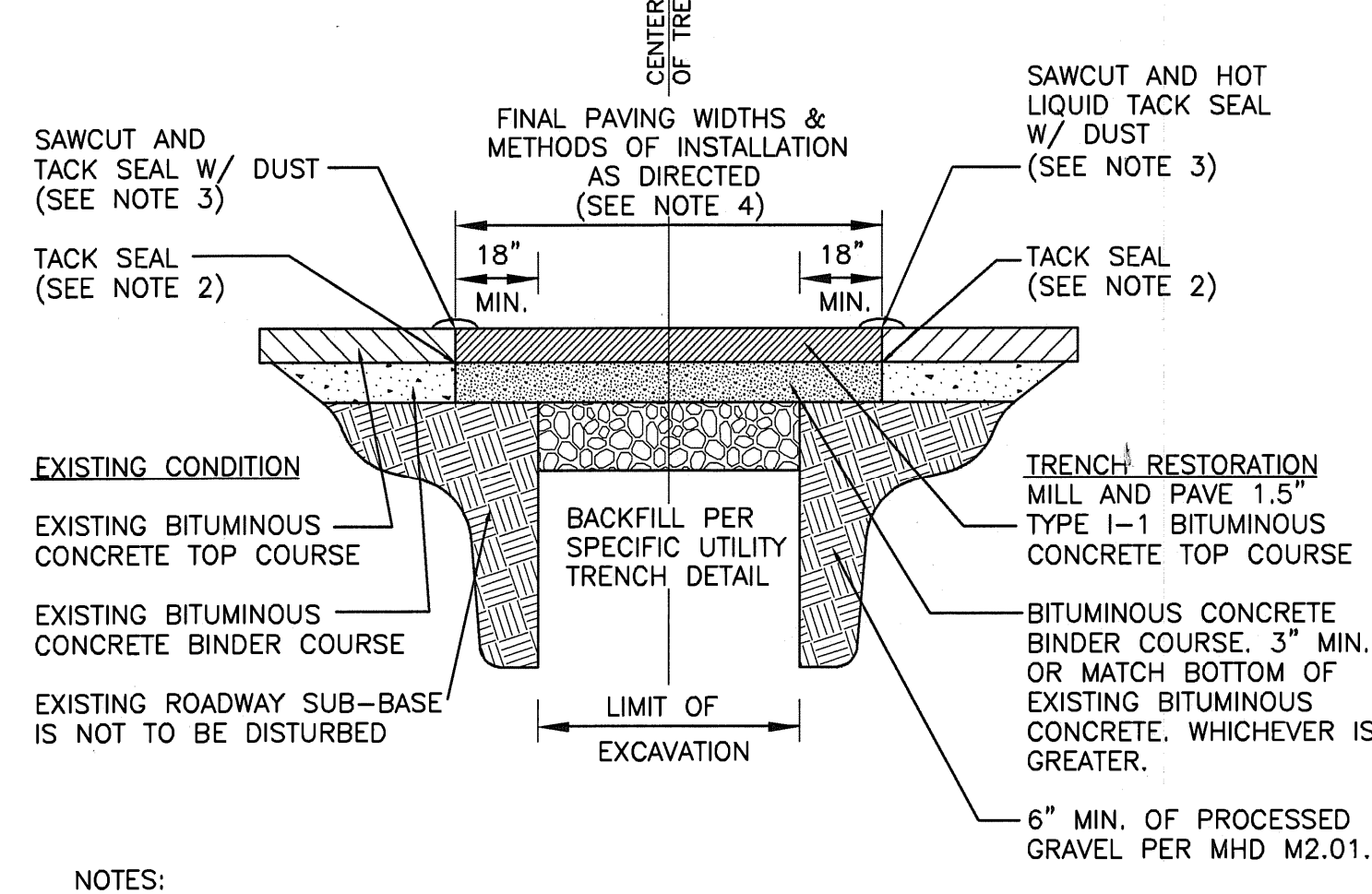


GRANITE CURB IN EXISTING PAVEMENT WITH OVERLAY
N.T.S.



GRANITE CURB IN FULL DEPTH PAVEMENT
N.T.S.

NOTES:
1. THIS PROCEDURE IS APPLICABLE ONLY IF CURB IS TO BE SET AFTER BASE COURSE IS IN PLACE PRIOR TO BINDER AND TOP PLACEMENT.
2. ANY DESIGNATED CEMENT CONCRETE THAT IS ACCEPTABLE UNDER SECTION M4 OF THE STANDARD SPECIFICATIONS MAY BE USED. ALL TEST REQUIREMENTS ARE WAIVED. HOT MIX ASPHALT SHALL NOT BE USED AS A SUBSTITUTE.



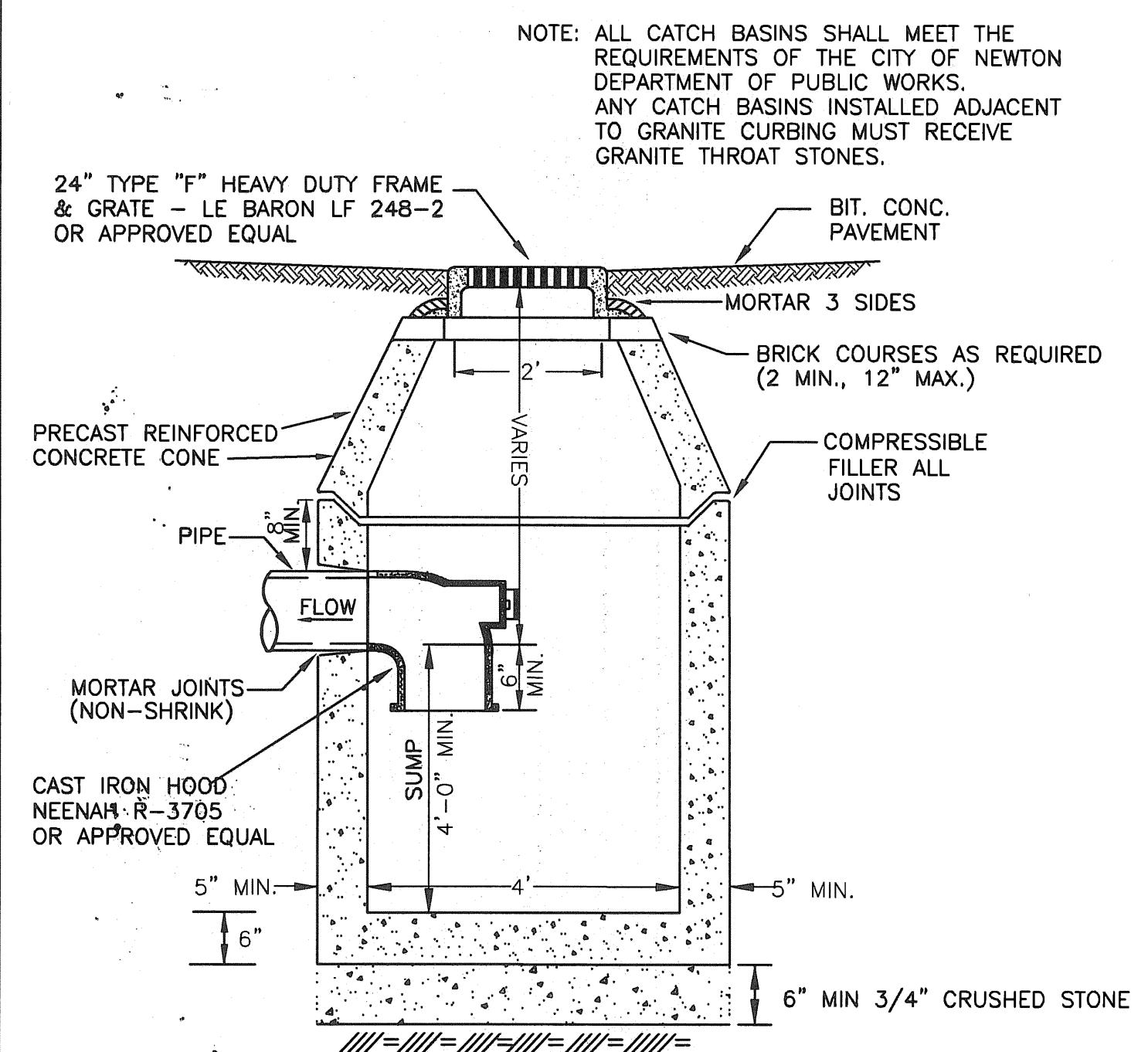
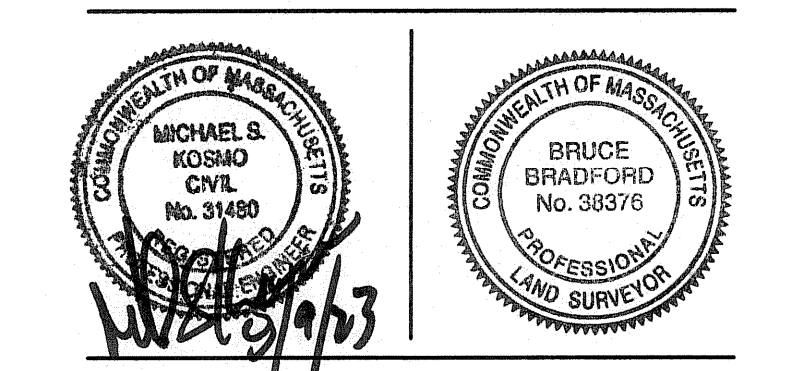
NOTES:
1. ALL INSTALLATION AND MATERIAL SPECIFICATIONS PER MASSDOT DEPARTMENT OF OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 2020 AS AMENDED.
2. ALL EXPOSED BITUMINOUS CONCRETE IS TO BE TACKED PER MASSDOT PRIOR TO NEW BITUMINOUS CONCRETE INSTALLATIONS.
3. ALL EXPOSED JOINTS ARE TO BE SEALED WITH HOT LIQUID TACK AND STONE DUST.
4. ANY TOP COURSE APPLIED AT A WIDTH OF 6' WIDE OR GREATER IS TO BE PLACED BY MACHINE/BOX SPREADER WHEN & AS DIRECTED BY THE CITY OF NEWTON.
5. SUPERPAVE FOR PAVEMENT.

I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THE WITHIN PLAN.

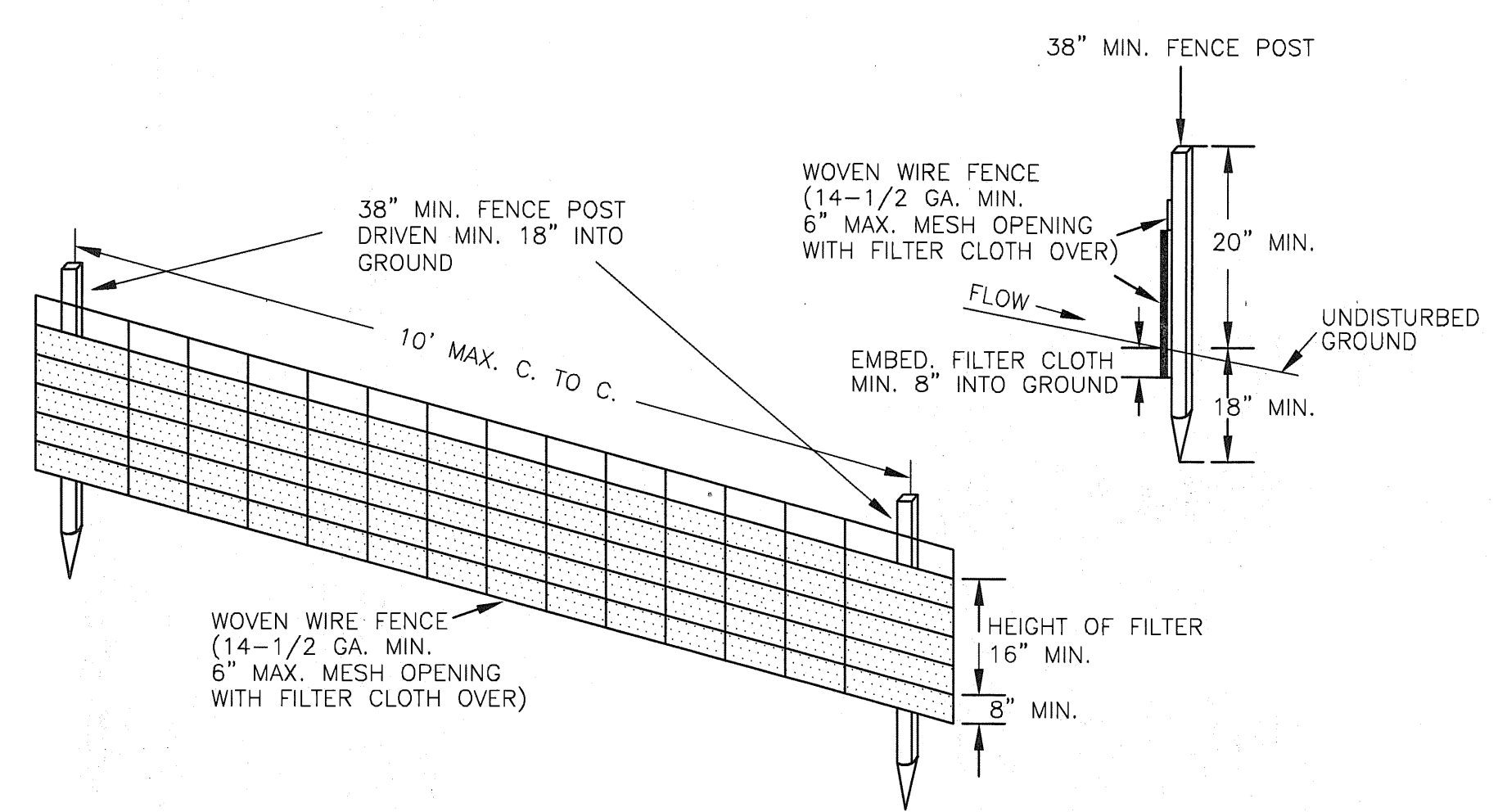
DATE _____
TOWN CLERK _____

I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Bruce Bradford 8/14/23
PROFESSIONAL LAND SURVEYOR DATE

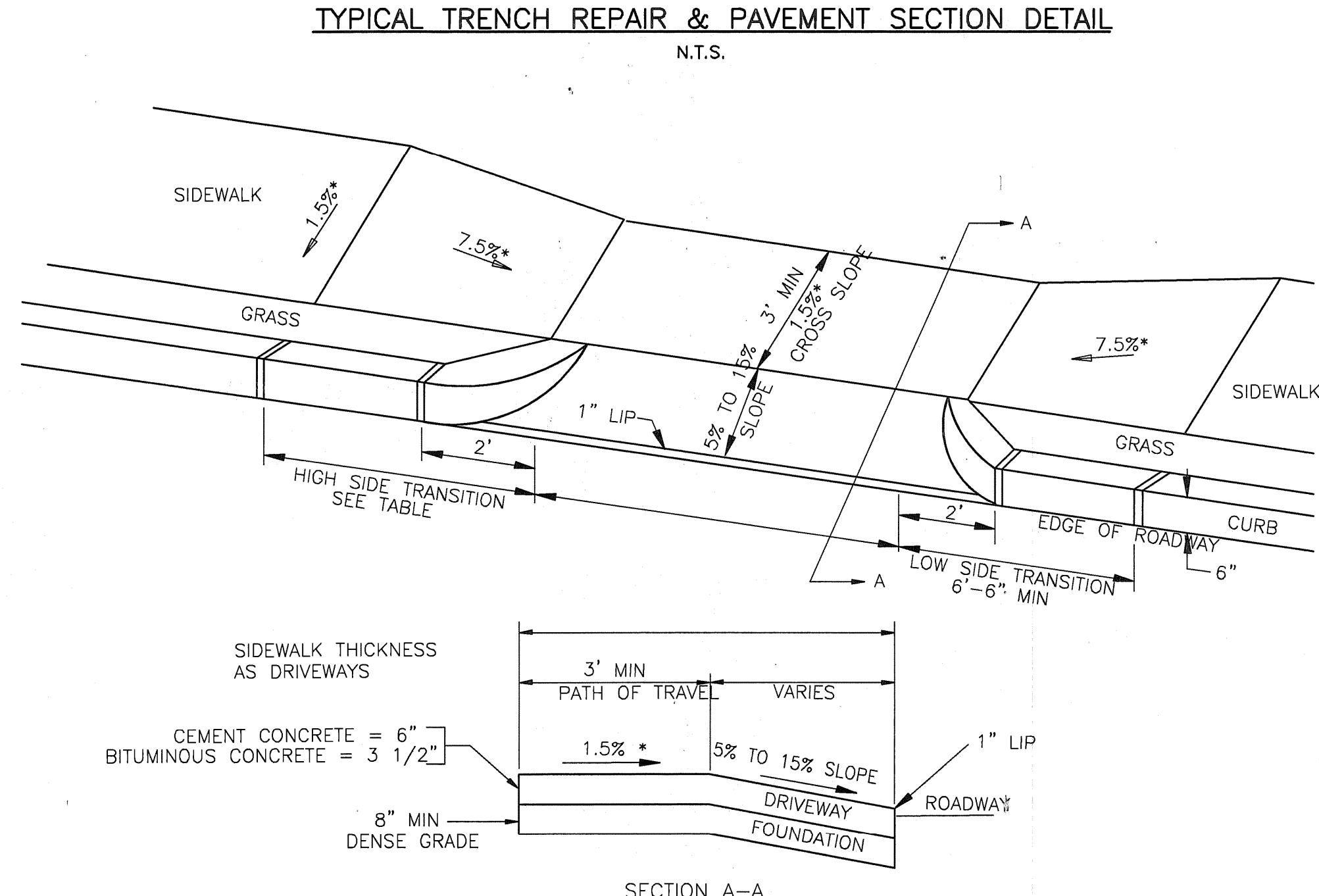


TYPICAL PRECAST CONCRETE CATCH BASIN WITH GAS TRAP
N.T.S.



SILT FENCE DETAIL
N.T.S.

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING.
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.



DRIVEWAY APRON WITH CORNER BLOCKS
N.T.S.

* TOLERANCE FOR CONSTRUCTION +/- 0.5%

CHAPIN ROAD EXTENSION

DEFINITIVE SUBDIVISION PLAN
NEWTON, MA

STANDARD DETAILS

OWNER/ APPLICANT:
RICHARD COHN & ORNA TEITELBAUM
132 HOMER STREET
NEWTON, MA 02459

SCALE: AS NOTED AUGUST 9, 2023

PREPARED BY:
EVERETT M. BROOKS COMPANY
49 LEXINGTON STREET
WEST NEWTON, MA 02465
(617) 527-8750

PROJECT NO. 25868



JOINT ZONING & PLANNING COMMITTEE AND PLANNING & DEVELOPMENT BOARD
MEETING MINUTES
July 24, 2023

Members present:

Kelley Brown, Chair
Kevin McCormick, Vice-Chair
Lee Breckenridge, Member
Amy Dain, Member
Peter Doeringer, Member
(Via Zoom) Jennifer Molinsky, Member
Barney Heath, *ex officio*

Ruthanne Fuller
Mayor

Barney Heath
Director
Planning & Development

Joseph Iadonisi
Planning Associate

Members

Kelley Brown, Chair
Kevin McCormick, Vice Chair
Lee Breckenridge, Member
Amy Dain, Member
Peter Doeringer, Member
Jennifer Molinsky, Member
Barney Heath, *ex officio*
Laxmi Rao, Alternate
Jyothsna Buddharaju, Alternate

Meeting held in the City Council Chamber (Room 207) and virtually by Zoom at 7:00 p.m.

1. Joint Public Hearing on docket item #205-23 Petition to rezone lots on Charles Street

The Zoning & Planning Committee and Planning & Development Board opened the public hearing at 6:35 p.m. The summary of the testimony can be found in the attached ZAP report.

Following the motion to hold the item by the Zoning & Planning Committee, the Planning Board on a motion by Peter Doeringer, seconded by Mr. McCormick, voted unanimously to hold the item until its next regularly scheduled Planning Board meeting.

2. Joint Public Hearing on docket item #38-22 Request for discussion and amendments to the Zoning Ordinance and Zoning Map regarding village center districts

The Zoning & Planning Committee and the Planning & Development Board jointly reopened the public hearing. A summary of the testimony can be found in the attached ZAP report.

Following the motion to hold by the Zoning & Planning Committee to hold the public hearing open, the Planning Board on a motion by Mr. McCormick, seconded by Mr. Doeringer, and unanimously approved to hold the public hearing open and resume the public hearing at the Planning Board's August 7th regular meeting.

3. Adjournment

The Planning & Development Board adjourned this meeting following the motion to hold docket item #38-22.

1000 Commonwealth Ave.
Newton, MA 02459
T 617-796-1120
F 617-796-1142
www.newtonma.gov



Zoning & Planning Committee Report

City of Newton In City Council

Monday, July 24, 2023

Present: Councilors Crossley (Chair), Albright, Danberg, Wright, Krintzman, Leary, Baker, and Ryan

Also Present: Councilors Markiewicz, Kelley, Oliver, Laredo, Bowman, Lipof, Norton, Lucas, Humphrey, Malakie

City Staff: Barney Heath, Director of Planning; Zachary LeMel, Chief of Long Range Planning; Andrew Lee, Senior Assistant City Solicitor; Jonathan Yeo, Chief Operating Officer; and Jaclyn Norton, Committee Clerk

Planning & Development Board: Kelly Brown, Peter Doeringer, Lee Breckenridge, Kevin McCormick, Amy Dain, Jennifer Molinsky

For more information regarding this meeting, a video recording can be found at the following link: [Zoning and Planning Committee - July 24, 2023 \(newtv.org\)](https://www.newtv.org/zoning-and-planning-committee-july-24-2023)

#205-23 Petition to rezone lots on Charles Street

TERRENCE P. MORRIS, ESQ. petitioning to amend the City of Newton's Zoning Map by changing the current zoning of the property known as and numbered 132 Charles Street, Newton, Ma, and shown on the City of Newton Assessor's database as Section 41, Block 06, Lots 14, currently zoned MULTI-RESIDENCE 1 and MANUFACTURING, and Section 41, Block 06, Lot 26, currently zoned MANUFACTURING, to MIXED USE 1.

Action: **Zoning & Planning Held 7-0 (Councilor Baker Not Voting); Public Hearing Closed**

Note: Terrence Morris, Esq. submitted this petition on behalf of his client WZ DNA LLC and described that the current zoning of the two parcels is both Manufacturing and Multi-Residence 1 and the zoning cuts across property lines and an existing building. Attorney Morris stated that rezoning these lots to Mixed Use 1 (MU1) would fully authorize the current use as a life sciences laboratory.

Barney Heath, Director of Planning, described the current zoning of 126 and 132 Charles St along with a description of the surrounding area and abutting properties (see attached slides). The parcels are abutted by a vacant lot to the west, Massachusetts Turnpike to the North, the MBTA Commuter Rail and the Massachusetts Turnpike to the east, and the Charles River Reservation

to the south. The Planning Department's recommendation is that the property should be rezoned to MU1.

The Public Hearing was opened.

Amy Sangiolo, 389 Central St, while understanding the goal of the petitioner to have consistent zoning expressed concern with the petition citing that this should be done in conjunction with a special permit.

Councilors voted 7-0 (Councilor Baker Not Voting) on a motion to close the public hearing from Councilor Krintzman. The Planning and Development Board unanimously voted to close the public hearing.

Multiple Councilors raised questions on the timing of this rezone petition as it does not accompany a special permit and asked if the use of the parcel would change if this petition were approved. Attorney Morris stated that the request was to clean up the zoning in the area and provide his client with the opportunity to expand if they desire in the future. Director Heath during the discussion noted that some industrial uses would not be allowed in the MU1 zone and directed individuals to the use table. This use table was not included in the planning memo and the Department will provide it in advance of a future discussion.

Committee members voted 7-0 (Councilor Baker Not Voting) on a motion to hold from Councilor Krintzman. The Planning & Development Board voted unanimously to hold the item.

Chair's Note: *We will hold up to 1.5 hours of testimony for folks who could not testify at the first night of hearings, then will continue the public hearing to early September. The committee will resume discussion on 38-22 after taking up item 206-23. Please see Chair's memo suggesting a strategy for organizing the next several meetings on this item.*

#38-22 Request for discussion and amendments to the Zoning Ordinance and Zoning Map regarding village center districts

ZONING & PLANNING COMMITTEE requesting review, discussion and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to Mixed Use, business districts and village districts relative to the draft Zoning Ordinance. (formerly #88-20)

Action: Zoning & Planning Held 8-0; Public Hearing Continued

Note: The Chair repeated that the 1.5 hours allotted tonight is to allow folks who have not yet spoken to testify, that each speaker may have up to three minutes and that if there is time within the 1.5 hours, some may be able to speak again.

The Public Hearing was continued.

Albert Cecchinelli, 224 Chapel St, expressed concern with the MBTA Communities Act saying that it forces communities to over develop. He also urged that Council require an electric vehicle charging station for each unit in every development over 12 units along with increasing the number of affordable units at deeper levels of affordability.

Reverend Cheryl Kerr, 126 Rand Terrace, spoke on behalf of the Newton Interfaith Coalition for Housing Equity (NICHE), who have been studying the proposed zoning. She noted more often our neighbors are being priced out of Newton due to rising costs in part due to insufficient housing supply. The reverend noted and that the greatest loss when housing is insufficient falls always on the less fortunate, and disproportionately on people of color. She spoke of the history of exclusionary zoning practices in Newton being replaced by efforts to prioritize inclusion. The clergy ask does this proposal work toward that end? She spoke of the benefits of living in Newton, but cited the negative effects of high housing costs on providing housing for those whose professions serve the community, like herself, teachers, and other civil servants. Reverend Kerr concluded her testimony by voicing support for the VCOD (Village Center Overlay District) proposal on behalf.

Marcia Johnson, 845 Washington St, spoke from written testimony previously submitted by the Newton League of Women Voters in support of the VCOD, which can be found [here](#). During her testimony, Ms. Johnson outlined the extensive community engagement process the League of Women Voters undertook, in order to participate fully in the city's extensive engagement process to inform the public about this proposal. She also described how the VCOD will promote housing options at various price points along with building upon Newton's unique patterns of development.

Sasha Fine, 80 Dorset Rd, urged support for the VCOD proposal, saying this is a young people's issue and we care. City Councilors you are voting for my future. Multi-family homes near transit will reduce cars and carbon emissions, MF homes are energy efficient and community builders. Ms. Fine noted her experience growing up in multi-family housing and how that has led to many positive memories. She ended with noting how she is sick of excuses and urged adoption. I'm sick of seeing people in power taking away mine, she said.

Wasan Rafat, 8 Long Meadow Rd, also voiced support for the VCOD proposal urged swift and decisive action to do the right thing to protect our climate and community. She wants city leaders to create a more equitable and possible future and a more resilient and sustainable society.

Diane Prunte, 305 Winchester St, advocated against the VCOD proposal, asked the city to slow down the process, and stated that the proposal will result in the city being over built along with not adequately addressing global warming.

Rena Getz, 192 Pine Ridge Rd, stated that while the VCOD proposal and MBTA Communities compliance are interrelated they should be separated and developed as two separate plans. Ms. Getz also expressed concern that the community engagement done by the Planning Department has been insufficient, and advocated for respect for existing context, particularly stronger preservation of historic buildings in village centers.

Daniel Herring, 77 Oak Hill Rd, also expressed concern that the city needs to do a much better job informing the public about the proposal. He does not want to see segregating affordable housing. He also raised concerns regarding the height of the VC3 zone, that existing businesses would be forced out and the mapping of VC1 scale multi-family housing along Route 9, and would like to participate in a planning process to come up with a better design.

Kia Freeman, 871 Beacon St, is concerned that existing infrastructure not being able to support the proposed zoning in Newton Centre and that increased traffic as a result of the new development cannot be accommodated.

Irina Teslyar, 39 Osborne Rd, questioned the validity of the MBTA Communities Guidelines and that new development does not mean that truly affordable units will be built. Government should not be able to force people to change their life.

MaryLee Belleville, 136 Warren St, noted her prior involvement in community engagement regarding this project and described how vibrant the Newton Centre village center is currently. She feels businesses are thriving now and worries that existing businesses will be displaced. Ms. Belleville also raised concern with the proposal stating that it would increase teardowns in village centers and displace existing businesses.

Gerard Slattery, 143 Ridge St, spoke on behalf of Patrick Slattery and advocated for the inclusion of his properties, which are located near the VCOD, to become part of the VCOD. He thinks the VCOD should be expanded.

Ari Zeren, 301 Woodcliffe Rd, who spoke during the June 26, 2023 Public Hearing, reiterated his support for the VCOD proposal, and urged that leaders view this as a first step

Doris Ann Sweet, 281 Lexington St, spoke in favor of the proposal, first recognizing that zoning manifests over a long time and grateful that young people are speaking up. She noted how the VCOD addresses the two crises: a severe and widespread housing shortage and climate change, by making it easier to build multifamily housing, easier to convert existing large homes near transit to 3 or four units.

Sachiko Isihara, 15 Davis St, is the owner of one of the three houses currently zoned business in West Newton and requested that this group of houses be included in future iterations of the VCOD and designated VC2. This request was due to the step down to residential zones not applying to these parcels and allowing for the ability for multi-family housing on these parcels if they were to be redeveloped.

Carol Carroll, 325 Lake Ave, advocated for careful editing of future iterations of the text and maps.

This concluded public testimony for this meeting and committee members voted 8-0 on a motion to continue the public hearing from Councilor Albright.

The Chair noted that the Law Department continues to advise on the open meeting law, stressing that public testimony may not be interrupted for any reason, including clarifications. However, once the public has concluded its testimony clarifications may be made. In that spirit, the Chair noted that EV charger requirements are now part of the updated 2023 state building code and Newton is unable to require more chargers than the state building code. A Councilor not on the Committee called a point of order saying such clarifying statements are inappropriate. The Chair reiterated that guidance from the Law Department says otherwise, and deferred to Mr. LeMel for the remainder of the clarifying statements.

Mr. LeMel clarified that newton's inclusionary zoning ordinance will apply to the VCOD. This ordinance requires that a minimum percentage of units be deed restricted for households earning between 50 and 80 percent of the Average Median Income (AMI) and must achieve an average of 65 percent AMI. The number of units is dependent on the size of the project and individuals in these units cannot be spending more than 30% of their income on housing. Mr. LeMel also described that the community engagement regarding the VCOD has been extensive and ongoing for over 2 years. to date the Planning Department has sent out two rounds of mailings to property owners within and near the proposed VCOD. The first was in November 2022 to all property owners within the VCOD, and the second was in advance of the June 26 opening of the public hearings. The latter went to all property owners in the proposed district, abutters, and abutters to abutters.

A Councilor on the Committee asked when she would be able to present the slides that were sent to the City Council today. Multiple Councilors noted how these slides were submitted at 4:22pm the day of the meeting, not providing adequate time to review the material. The Chair noted multiple attempts to speak with this Councilor regarding scheduling time to discuss this proposal. It was most recently agreed there could be time at the 6/24 meeting if materials were submitted by deadline for the Friday packet. Having received the material only today, this will be discussed at the July 31st meeting. It was also agreed that the tool developed will be shared with planning staff for their review.

The Chair referenced the Planning memo which provide A framework for going through the substantive sections of the proposed text. Amendments will be in order as they relate to each section. The intention is to take straw votes on each amendment and each section. In the August meeting, there will be discussion and possible amendments to the proposed maps. Determining the sense of the Committee in this way will enable staff to create a revised document in advance of the public hearing re-opening in September. Attorney Lee stated that another notice will be published that states that the public hearing is continued and directs people to the updated materials. Councilors raised questions with how to proceed with proposing amendments to the text and maps without violating Open Meeting Law. Text amendments should be submitted in advance of the next meeting to be included with the backup material for the meeting. Map amendments should be submitted in advance of the August 15th meeting. It was proposed that amendments be submitted to both planning staff and the Clerk's office to be compiled. Attorney Lee advised that the Committee wait to implement this process until the Law Department has reviewed this process as consistent with the law. The following day, this process was approved in a memo to the City Council.

Councilors voted 8-0 on a motion to hold from Councilor Leary.

#206-23 Discussion and possible ordinance to allow for breweries, brew pubs, and other craft beverage production

COUNCILOR LIPOF requesting review, discussion, and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to craft beverage production. Possible amendments would remove prohibition on bottling alcoholic beverages and propose opportunities for other craft beverage production and accessory retail.

Action: **Zoning & Planning Held 8-0; Public Hearing Set for 09/11/23**

Note: The Chair outlined that this meeting is to review the proposed ordinance elements with the Planning Department and set a date for the public hearing. Mr. LeMel described that the current zoning ordinance contains a prohibition-era policy that prevents the bottling of alcoholic beverages. He outlined potential benefits of adopting the proposed ordinance including filling vacant retail or manufacturing space, increased employment, increased tax revenue, and fostering a sense of community through charitable and social activities. Multiple communities in the Metro region have enabled this use as shown on the map in the attached presentation.

Mr. LeMel described that the proposed ordinance would remove the prohibition on alcoholic bottling and create a new use for craft beverage services. The proposed ordinance would also distinguish between on-premises and off-premises consumption. This use would be allowed by right in Business zones 1-5 and Mixed Use 1-4 for establishments up to 10,000sf, but require a special permit for establishments over 10,000 sf. It would also be permitted in Manufacturing and Limited Manufacturing zones. There is the potential for this use for establishments under 10,000 sf in VC2 and VC3. During the discussion, a Councilor sought clarification regarding the

approval process. Mr. LeMel stated that all projects would need to go before the Licensing Board and establishments over 10,000 sf would also need to seek a special permit. Regarding parking requirements, Mr. LeMel stated that those requirements are proposed similar to the current restaurant and retail use parking requirements.

The presentation concluded with the Planning Department's recommendation that the public hearing be set for the September 11th Zoning & Planning Committee meeting.

Multiple Councilors proposed removing the parking requirement from the proposed ordinance. Another Councilor also noted an interest in discussing the special permit threshold and if it should be decreased. Attorney Lee stated that the legal notice for this item will be written generally so these items can be modified. Committee members voted 8-0 on a motion from Councilor Danberg to hold the item and set the public hearing for September 11, 2023,

#39-22 Requesting discussion on state guidance for implementing the Housing Choice Bill

COUNCILOR CROSSLEY on behalf of the Zoning & Planning Committee requesting discussion on state guidance for implementing the Housing Choice element of the MA Economic Development legislation. (formerly #131-21)

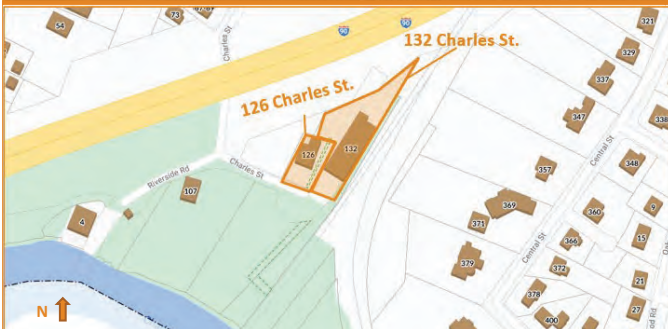
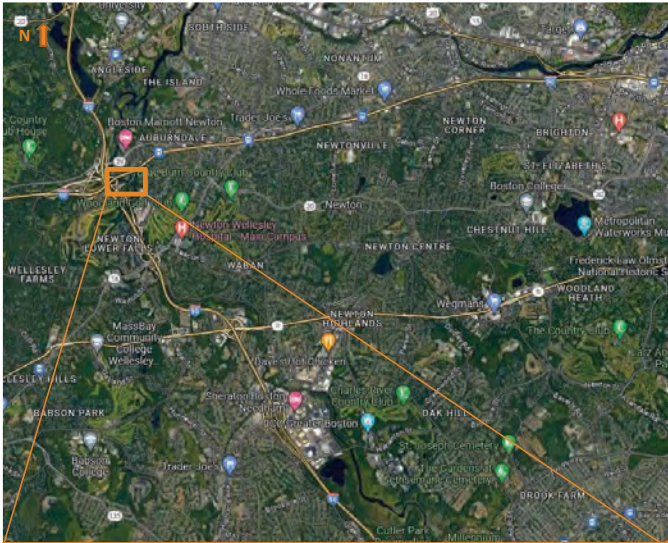
Action: Zoning & Planning Held 8-0

Note: This item was discussed concurrently with item #38-22. A written report can be found with item #38-22.

The meeting adjourned at 10:12pm.

Respectfully Submitted,

Deborah J. Crossley, Chair



126-132 Charles St. Rezoning Request

CITY OF NEWTON

DEPARTMENT OF PLANNING AND DEVELOPMENT

JULY 24, 2023

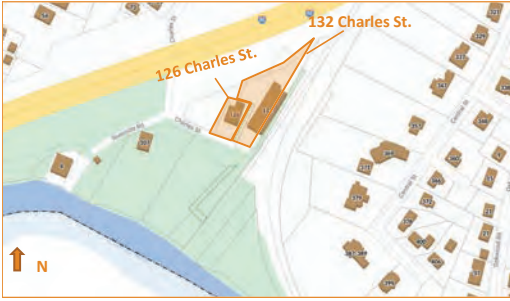
Agenda

Background

Current Zoning

Rezoning Request

Anticipated Impact and Recommendation



Background

126 and 132 Charles St. are both owned by WZ DNA LLC.

- 126 Charles St. was a daycare. WZ DNA LLC purchased this property on September 21, 2022. The building is currently vacant.
- 132 Charles St. was owned by Newtron, an electronic parts distributor until WZ DNA purchased the property on December 12, 2021.

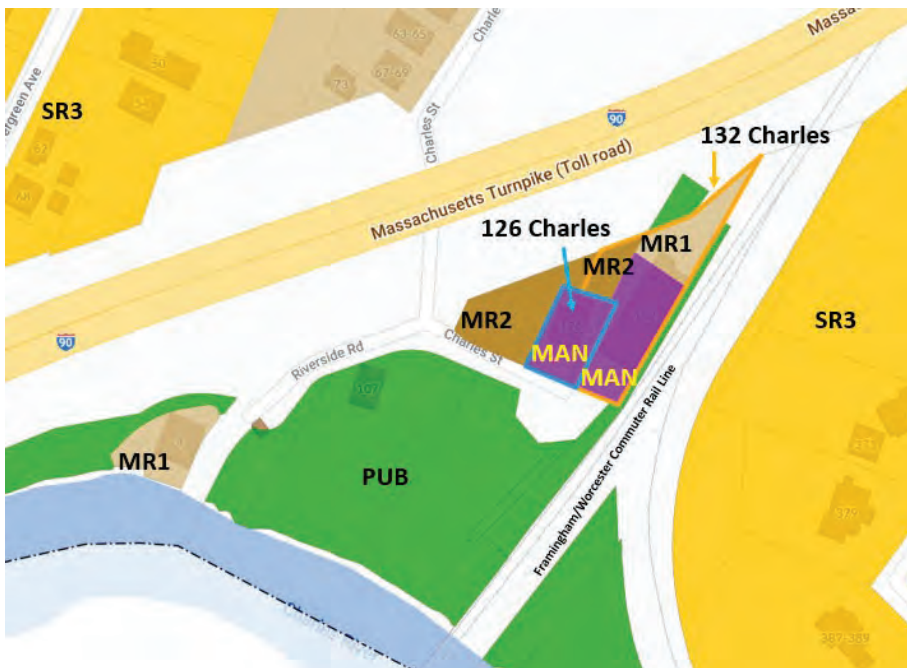
Current use is laboratory, research and development and office which is permitted by right in Manufacturing and Mixed Use 1 districts



Above: 126 Charles St., pictured Aug. 2022



Above: 132 Charles St. pictured Oct. 2021



Current Zoning

The parcel at 126 Charles St. (outlined in blue) is currently zoned Manufacturing

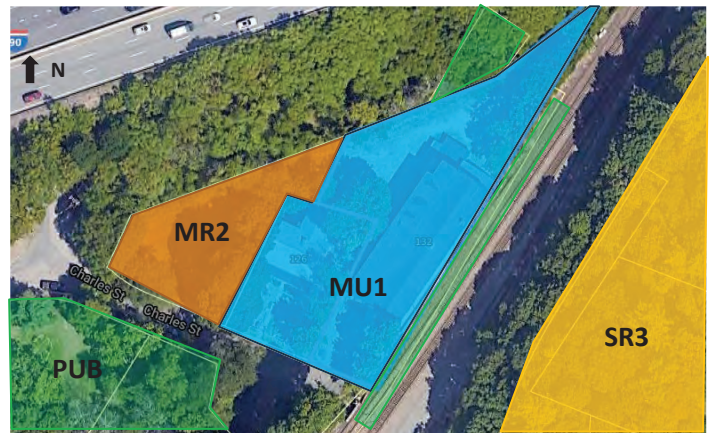
The parcel at 132 Charles St. (outlined in orange) is currently zoned Manufacturing, Multi-Residence 1, and Multi-Residence 2

Rezoning Request

Existing Zoning



Proposed Zoning



Surrounding Area and Abutting Properties

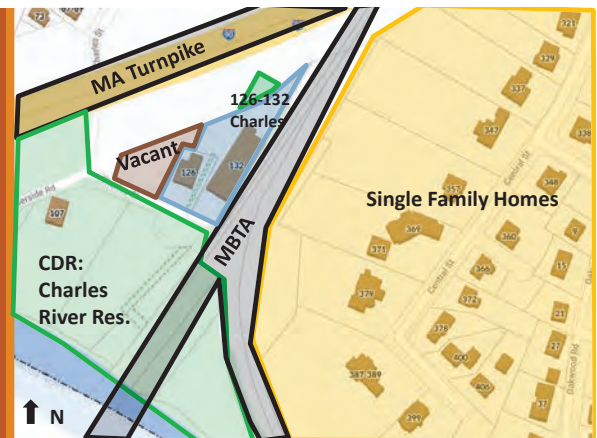
To West: vacant lot

To North: Massachusetts Turnpike

To East: MBTA Commuter Rail Framingham/Worcester Line tracks. Massachusetts Turnpike

To South: MA Department of Conservation and Recreation Charles River Reservation

Nearest residence is approximately 294 ft east and approximately 75 ft higher in altitude than ground level for 132 Charles St, separated by the MBTA train tracks and about 180 feet of unbuildable wooded area.



Recommendation

Rezone to MU1

- The property is highly isolated
- New construction options are limited
- Less industrial uses are permitted by right under MU1, so it is unlikely that any future uses would create any additional risk of noise, odor, or other nuisances




Craft Beverage Establishment Zoning Use Proposal

#206-23

CITY OF NEWTON DEPARTMENT OF PLANNING AND DEVELOPMENT



Agenda

- Purpose of Proposal
 - Current Zoning Issue
 - Comparison to Other Communities
 - Examples
 - Proposed Change
- 



Introduction

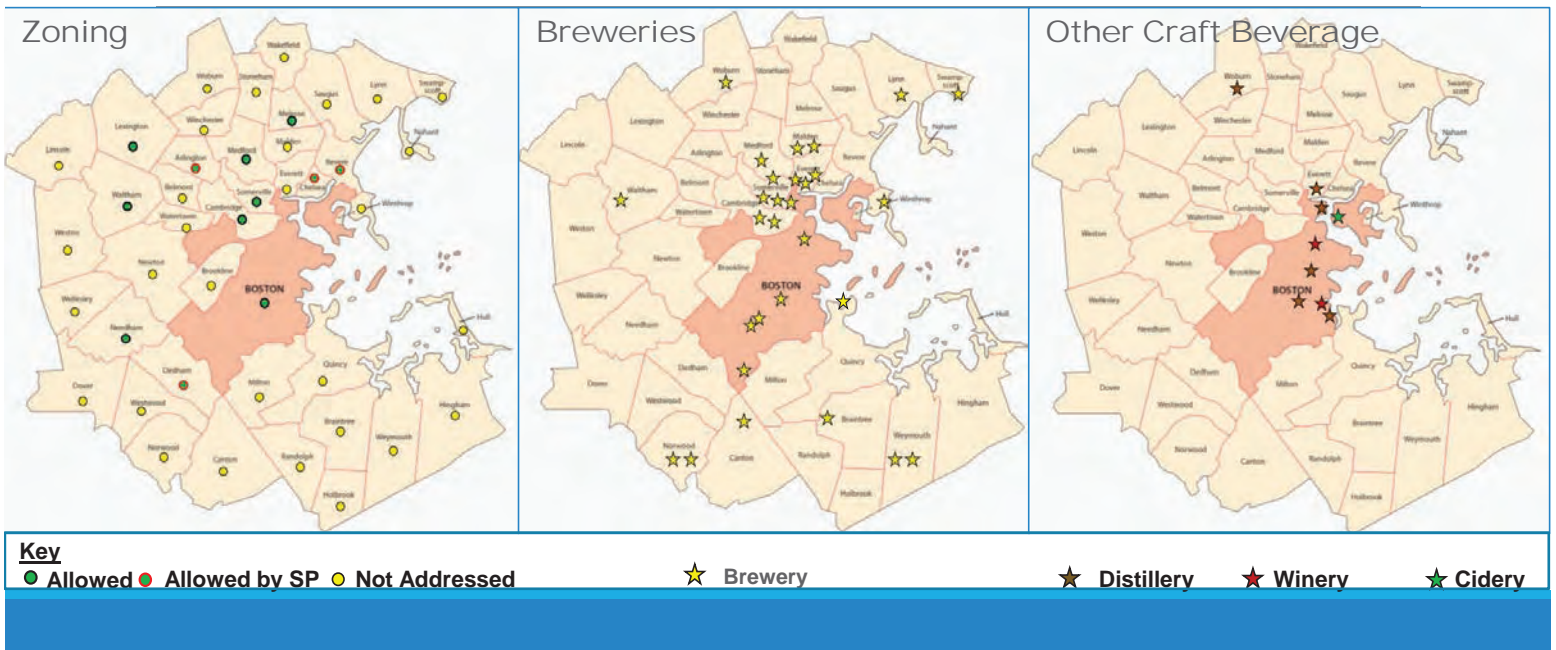
Current Zoning

- A prohibition era policy prevents the bottling of alcoholic beverages (Sec. 6.5.4), thus barring breweries and brew pubs in Newton
- At the same time, zoning allows:
 - Restaurants, bars, and liquor stores
 - Manufacturing

Potential Benefits

- Could fill vacant retail or manufacturing space
- Increased employment and traffic to adjacent benefits
- Increased tax revenue
- More inviting spaces for gathering
- Foster a sense of community through charitable and social activities

Metro Boston Alcohol Production: Zoning and Resulting Establishments



Examples: Craft Beverage Establishments under 10,000 Square Feet in Mixed Use



Proposed Use Definition and Standards

Definition

- Any properly licensed establishment licensed under M.G.L. Chapter 138 that produces and/or containerizes alcoholic or alcoholic and non-alcoholic beverages for consumption on and/or off premises. This includes but is not limited to breweries, microbreweries, brew pubs, distilleries, wineries, meaderies, cideries, and tap rooms.

Standards for Allowed Uses:


- Craft Beverage Establishments: Off-Premise Consumption.** Establishments may produce and/or containerize and sell alcoholic or alcoholic and non-alcoholic beverages for off-site consumption by retail sale and wholesale. These establishments must occupy a building or portion of a building that has a floor area of no less than 10,000 square feet except in Manufacturing and Limited Manufacturing districts
- Craft Beverage Establishments: On-Premise Consumption Only.** Establishments may produce and/or containerize and sell alcoholic or alcoholic and non-alcoholic beverages for on-premise consumption. Retail sale or wholesale of closed containers for off-premise consumption is also allowed. These establishments must occupy a building or portion of a building that has a floor area of no more than 10,000 square feet except in Manufacturing and Limited Manufacturing districts.
- In all districts, outdoor sidewalk seats are permitted under revised Ordinances Chapter 12, Section 12-70.

Districts and Parking

Districts

- Craft Beverage Establishment: Off-Premise Consumption or On-Premise Consumption
 - Limited (Up to 10,000 Square Feet) and Special Permit (Over 10,000 Square Feet) in Business Use 1-5 and Mixed Use 1-4
 - Permitted in Manufacturing and Limited Manufacturing
 - Potentially: Limited (Up to 10,000 Square Feet) in VC2-3

Parking

- Craft Beverage Establishment: Off-Premise Consumption
 - 1 per every 500 sf plus 1 per every 4 employees
 - Craft Beverage Establishment: On-Premise Consumption
 - 1 per every 5 patron seats excluding outdoor/sidewalk seats
- 

Next Steps

- Questions and comments
 - Set a public hearing for first meeting in September
- 