



Ruthanne Fuller
Mayor

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City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Barney Heath
Director

INTER-OFFICE CORRESPONDENCE

DATE: October 4, 2023

TO: Anthony Ciccariello, Commissioner of Inspectional Services

FROM: Barney Heath, Director of the Department of Planning and Development
Jen Caira, Deputy Director of the Department of Planning and Development
Katie Whewell, Chief Planner for Current Planning
Alyssa Sandoval, Deputy Chief Planner for Current Planning

SUBJECT: **Administrative Site Plan Review – §6.3.14 and §7.5.**
Family Aid Boston, Inc. - Applicant
“Family Navigation Center”
1650 Washington Street

CC: Mayor Ruthanne Fuller
Newton City Council
Law Department

In accordance with §6.3.14 of the Newton Zoning Ordinance (NZO), which requires an administrative site plan review for non-profit educational organizations, the Planning Department, in consultation with other City departments, has reviewed the proposed use and site plan for the Family Navigation Center, to be located at 1650 Washington Street (site), submitted on August 28, 2023. The applicant is FamilyAid Boston, Inc. a non-profit organization, that is proposing to improve the site to provide a Family Navigation Center to provide housing and educational training to families.



1650 Washington Street

Background

The site is a 1.93-acre property located in a Single Residence 2 (SR2) district. The site is comprised of a former 107-bed nursing home including a 30,036-sf, three-story building. The subject property is surrounded by institutional uses on either side, with Warren House playing fields to the northeast, Kingdom Hall of Jehovah's Witnesses to the southwest, and single-family residences across Washington Street to the north and abutting the rear of the property on Oldham Road to the south. The site has vehicular access from Washington Street via a single two-way driveway. Cheesecake Brook is located to the south of the property.

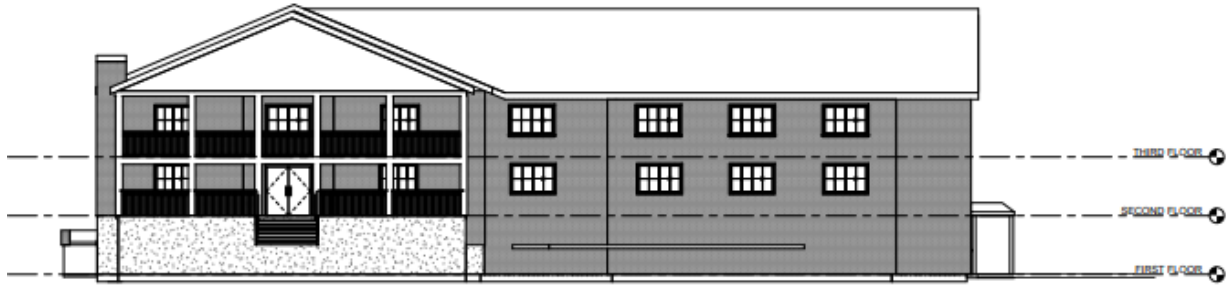
FamilyAid was founded in 1916 by clergy and Newton resident John Arnold Lowell and other Newton families to provide education, training, and social services as well as housing. FamilyAid's proposed Family Navigation Center would be located at 1650 Washington St. – the site of the former Chetwynde nursing home facility.. To support families in Family Navigation Center, 15 staff will be on site during the day to run educational programs, provide support services, and maintain the site. Approximately six staff will be onsite overnight to support operational needs.

Project Overview

FamilyAid is proposing building renovations and site improvements to accommodate educational, training, and transitional housing for families in need. The proposed non-profit educational use will include 42 one-room housing units as well as group and individual education spaces and a shared kitchen and play spaces. According to information provided by the applicant, FamilyAid staff and partners will provide services to children and families on the ground level of the building between the hours of 8:00 am and 6:00 pm, Monday through Friday, excluding holidays. Services include job training and employment preparation, financial literacy classes, housing search and placement, technology education, tenancy skill development, parenting education, adult basic education (e.g., ESL, GED/HiSET), and cooking and nutrition education.

The exterior of the building will be maintained as it currently exists (see north elevation below). The primary change will be that the main entrance to the building will be relocated from the above grade entrance at the north side of building fronting Washington Street, accessible only by stairs, to an existing side entrance of the building. According to the applicant, the primary entrance for families and staff would be the side entrance facing north. Visitors requiring ADA access would utilize the side entrance facing west toward the bike racks.

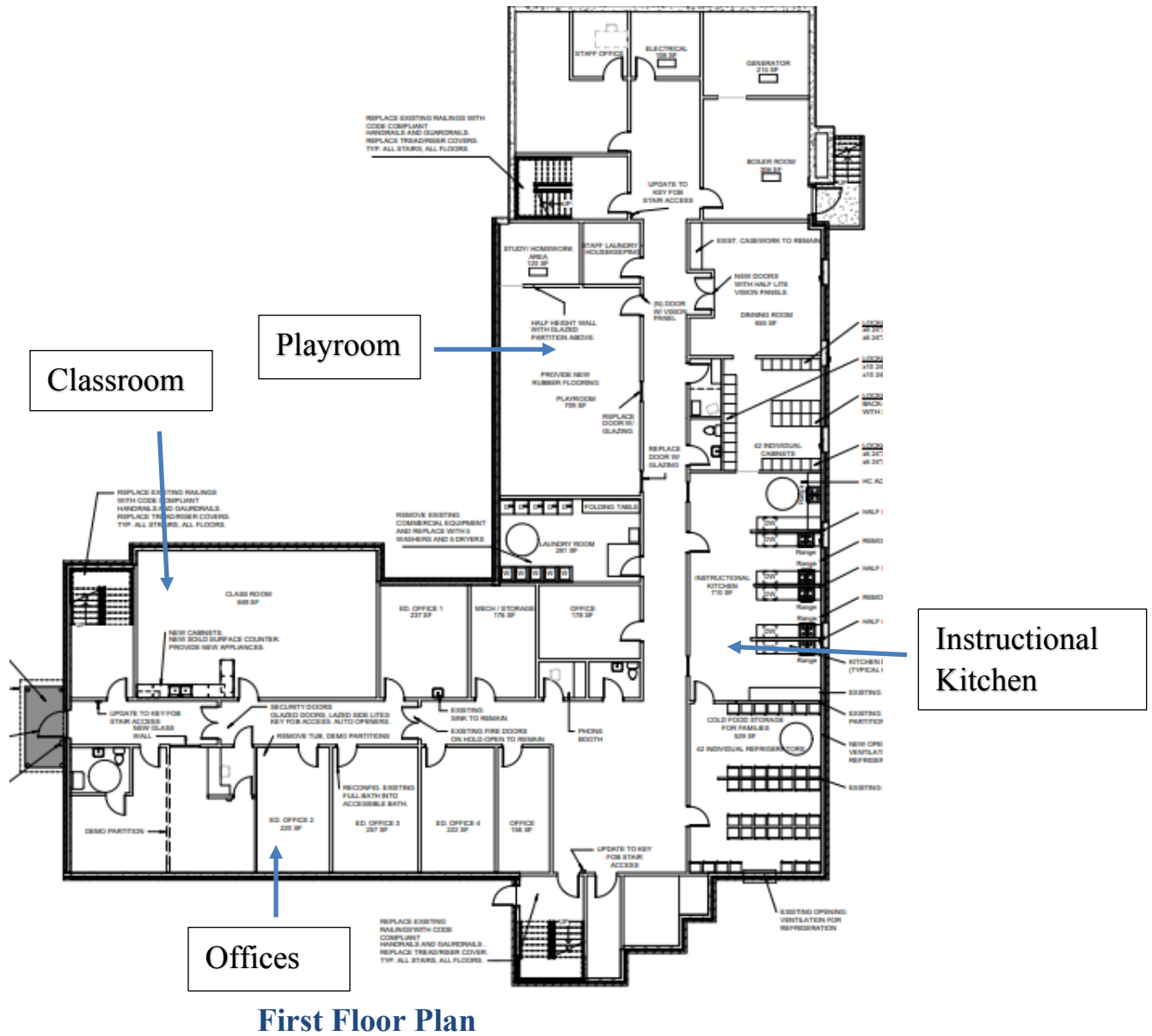
Per Section 7.5.C.1 of the NZA, a community meeting took place on September 14, 2023 at 6 PM with City of Newton officials and staff, residents, and neighbors. During the community meeting, the applicant presented information on the project and members of the Newton community gave comments on the project.



North Exterior Elevation

The second and third floors will house the 42 units of family housing staffed 24/7 by FamilyAid employees. The housing units occupy the former nursing home bedrooms that will be renovated to accommodate families, typically comprising one adult parent and one to two young children.

There will be an internal reorganization of the existing internal first floor spaces to accommodate new classroom and play spaces. The project will also involve minor site improvements, including parking repaving and restriping, installation of perimeter fencing, stormwater infrastructure, landscaping and playground installation, and pedestrian walkway improvements. Please refer to the plan below for further details on the first-floor plan.



First Floor Plan

The pedestrian enhancements external to the building consist of installing new pavement markings to identify pedestrian crossings and an accessible walkway leading to the main entrance from Washington Street. The drainage improvements include the construction of on-site underground infiltration system to improve stormwater management as well as a reduction in impervious surfaces through the removal of a paved parking area at the northwest corner of the building to install grass. There is extensive mature tree cover along the property lines, which will be maintained. No trees are proposed to be removed. The proposed landscaping plan includes the additional planting of trees along the Washington Street frontage and trees and shrubs near the proposed patio, southwest of the side main entrance, and the new pedestrian walkway path from Washington Street.

Technical Considerations

In accordance with §7.5 of the NZO, the project proposal and plans are to be reviewed for compliance with the dimensional standards laid out in §3.1 for Single-Use Institutions for religious and non-profit educational uses in an SR1 district, and for compliance with the parking requirements in §5.1. The Zoning Review Memorandum (**ATTACHMENT A**) provides an analysis of the proposal with regard to zoning. Based on this review, FamilyAid is seeking an administrative site plan review for a private non-profit education use and administrative zoning relief under M.G.L. Ch. 40A §3/Dover Amendment for the following:

- §6.3.14 and §7.5, for an Administrative Site Plan Review of a private non-profit educational use;
- §3.1.6, to exceed the maximum FAR
- §5.1.8.C.2, §5.1.13, to alter a nonconforming reduced maneuvering aisle width;
- §5.4.2.B, to allow a retaining wall of four feet or higher in a setback;

Additionally, the Director of Planning and Development may consider the application in light of the review criteria listed in §7.5.2.C.

I. COMPLIANCE WITH §3.1 (DIMENSIONAL REQUIREMENTS)

The Family Navigation Center is located within the Single Residence 2 zone (SR-2), and falls under the definition of a non-profit educational use. The proposed non-profit educational use is subject to the administrative site plan review procedure per Section 7.5 and the standards for non-profit education found in Section 6.3.14 of the Newton Zoning Ordinance. These procedures govern the review of uses protected under MGL Chapter 40A, section 3, also known as the “Dover Amendment”.

There are dimensional requirements which reflect existing conditions of the building as well as proposed site work that necessitate the requested Dover waivers. The first is the exceedance of floor area ratio (“FAR”). As noted in the Zoning Review Memorandum, the existing building slightly exceeds the maximum FAR of .33 for a Single Use Institution. While there are no changes proposed to the interior of the building, the FAR is .36, which will require a Dover waiver in lieu of a variance.

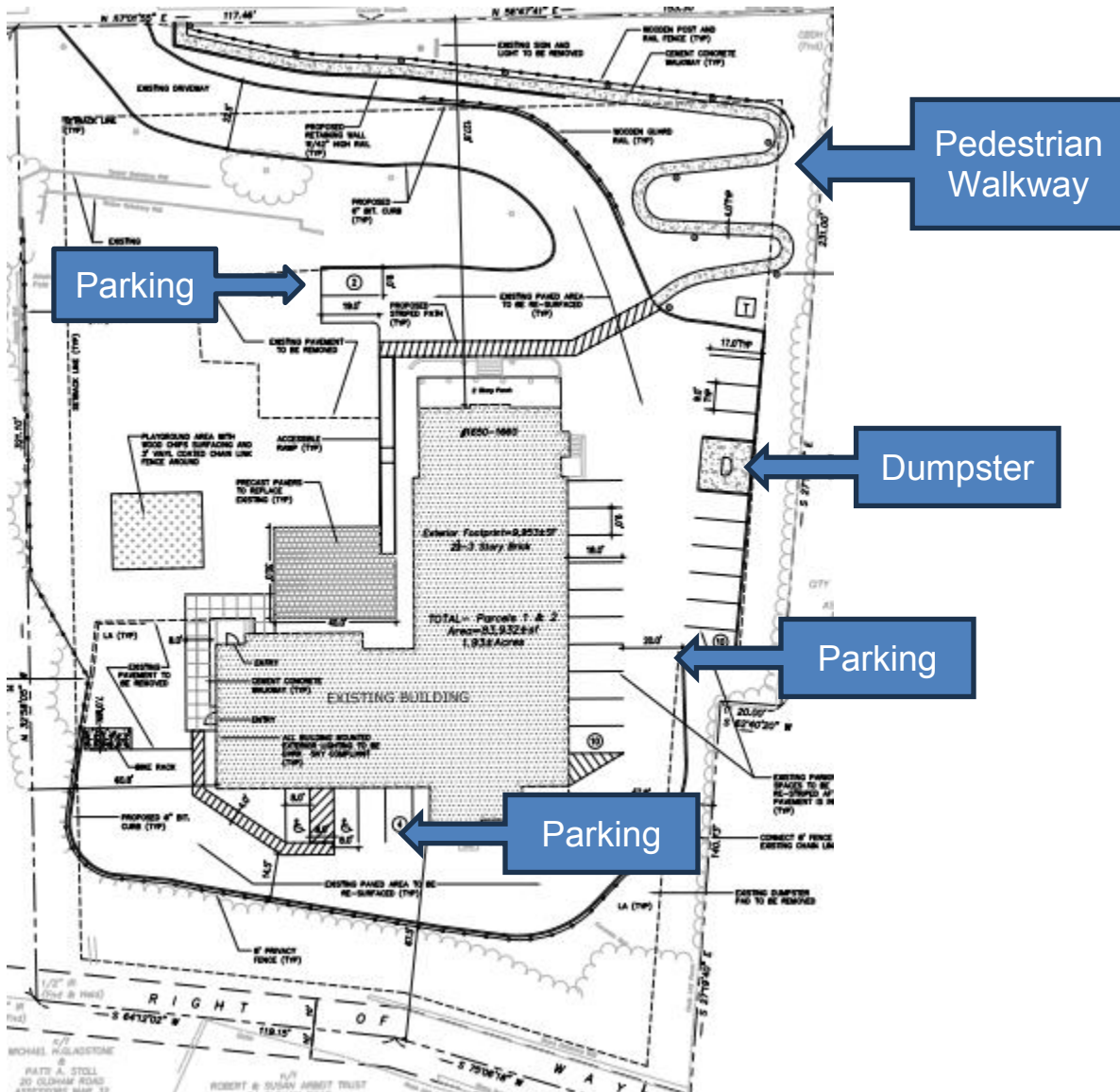
In addition, the retaining wall along the front property line will be removed and a retaining wall will be installed with a maximum height of 5.5 feet within the front setback. The proposed retaining wall over 4 feet in height within a setback requires a Dover waiver in lieu of a special permit as noted in the Zoning Review Memorandum.

The applicant submitted plans indicating that the proposed site improvements are in compliance with other required dimensional controls. The Zoning Review Memorandum (Attachment A) specifies in greater detail the proposed project’s compliance with the Newton Zoning Ordinance.

II. COMPLIANCE WITH §5.1 (PARKING)

There are 49 surface parking stalls on the existing site. With the repaving and restriping of the parking lot, the applicant will remove seven of the existing nine stalls in front of the building, which will be replaced with grass, leaving two. An additional five stalls will be removed from the rear southwest corner and the area will be used for bicycle parking and a patio. The rear parking area behind the building to the south will be reconfigured to accommodate four stalls where six currently exist. In total, there will be 16 parking stalls removed of the existing parking, reducing the overall parking onsite from 49 to 26 parking stalls. According to the Newton Zoning Ordinance, Section 5.1.4, an educational use requires one parking stall per employee at the busiest shift. The applicant has stated that there will be a maximum of 20 employees on site at the busiest time, therefore, it has been determined that no waiver of required parking stalls is required. Generally, there will be approximately 15 employees who will maintain a daily onsite presence with only six to eight staff onsite during evening and weekend shifts. Due to the nature of use and populations served it is understood that the use is unlikely to generate additional vehicular trips beyond what is required for staff.

The parking layout is depicted below, which shows most of the proposed parking located on the eastern side of the property adjacent to the building with four parking stalls located at the rear of building to provide ADA accessible parking (two stalls) close to the relocated main entrance of the building. Two parking stalls will be located in front of the building accesses by the main driveway entrance.



Proposed Parking Layout

The proposed layout of the improved parking facilities meet most, but not all, the design and dimensional control requirements under Section 5.1. According to the project site plan, the proposed parking facilities do not comply with maneuvering aisle width minimum. There is an existing nonconforming maneuvering aisle width at the rear drive aisle of the property of approximately 15.5 feet where 24 feet is required per Section 5.1.8.C. The new configuration of the rear parking (reducing the number of stalls from six to four) reduces this existing nonconformity, resulting in a greater maneuvering aisle width of 18.5 feet (instead of the existing 15.5 feet-width). As the parking area is being modified, a Dover waiver in lieu of a special permit per section 5.1.13 is required.

The Planning Department believes the proposed parking lot design improves an existing parking facility and complies with most design and dimensional controls and increases the

maneuvering aisle width although still nonconforming. The Planning Department is not concerned with the requested waiver for maneuvering aisle width as it does not pose a safety issue.

III. SITE PLAN REVIEW CRITERIA

As per §7.5.2.C.3 of the NZO, the Director of Planning and Development may consider this project in light of the following criteria:

1. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent streets, properties or improvements, including regulation of the number, design and location of access driveways and the location and design of handicapped parking. The sharing of access driveways by adjoining sites is to be encouraged wherever feasible.

The Family Navigation Center will utilize the existing vehicular access from Washington Street. Staff and visitors in vehicles would access the site via a single driveway with two-way traffic. The majority of the parking will be located within the eastern side parking lot. An additional four parking stalls, including two ADA-accessible stalls, will be located at the rear of the building with a marked walkway to a dedicated ADA-building entrance at western end of the building facing the bike rack. As noted earlier, the primary building entrance will be relocated from the front of the building to a side entrance on the western side of the building facing the patio. A new bike rack will be located within the paved area near the western side of the building.

The project will include an improvement to the pedestrian facilities on the site through the installation of new pavement markings to identify pedestrian crosswalks connecting to the building and a new dedicated pedestrian walkway from Washington Street. The new pedestrian walkway will be constructed slightly east from driveway entrance on Washington Street winding up the embankment to the top of the level parking area and building. As noted in the Engineering Review Memo, to achieve the construction of the walkway a retaining wall of approximately 140-feet will be constructed varying in height from 1.1 feet to 5.5 feet. A safety fence will be required along its alignment where the height exceeds 3 feet.

The Planning Department believes that the proposed pedestrian and vehicular improvements as designed improve an already existing parking facility. The Planning Department considers the points of interface between the site and immediate neighborhood to be enhanced, as the upgrades will include new pedestrian infrastructure and will reduce the number of parking stalls near abutting residential areas to the south on Oldham Road and to the north on Washington Street. The reduction of parking spaces should also provide for more space of vehicles to maneuver and improved accessibility for pedestrians to move to and from the building to Washington Street. For these reasons, the Planning Department believes the proposed pedestrian improvements will benefit the existing site and pedestrian connectivity to the surrounding neighborhood.

2. Adequacy of the methods for disposal of sewage, refuse and other wastes and of the methods of regulating surface water drainage.

The City's Engineering Division of Public Works reviewed the submitted civil plans for the adequacy of the disposal of sewage, refuse and waste, the location of utility services, and drainage. According to the Associate City Engineer's memorandum (**ATTACHMENT B**), the Engineering Division notes some concerns with the proposed improvements on the site. These include ensuring that the existing outfall pipe for stormwater is evaluated for integrity and replacing the existing headwall. In addition, the Associate City Engineer recommends that the underground system has an impervious barrier and moved as far as possible from the property line. Lighting is proposed along the pedestrian walkway from the front sidewalk, which are dark sky compliant bollards. Planning recommends that any lighting installed be appropriate for a residential setting.

The City's Engineering Division also found that the estimated sewer flow would be less than the sewer flow currently as a residential use. Therefore, no additional fee for inflow & infiltration is required as mitigation for the project (**ATTACHMENT C**). The applicant will need to make minor changes and add notes to the final plan set before filling for the necessary building and utility permits with the City.

The Engineering Division has recommendations for onsite stormwater management including the placement of the underground infiltration/treatment system and further details on walkway lighting and fencing, the Engineering Division notes can be addressed in the Building Permit phase. For these reasons, the Planning Department is not concerned with the proposed methods for regulating stormwater and surface drainage.

Neighboring abutters expressed concerns regarding the location of a dumpster and potential of views and noise from refuse disposal and retrieval at this location. Planning understands that the applicant has addressed neighbor concerns by placing the dumpster in an interior side parking area away from neighboring residential properties. FamilyAid will contract with a private service for refuse removal.

3. Provision for off-street loading and unloading of vehicles incidental to the servicing of the buildings and related uses on the site.

Large deliveries, such as furniture, would be made at the front entrance of the building. Small deliveries would utilize the side entrance facing north. Planning does not expect this use will require intensive off-street loading and unloading.

4. Screening of parking areas and structures on the site from adjoining premises or from the street by walls, fences, plantings or other means. Location of parking between any existing or proposed structures and the street shall be discouraged.

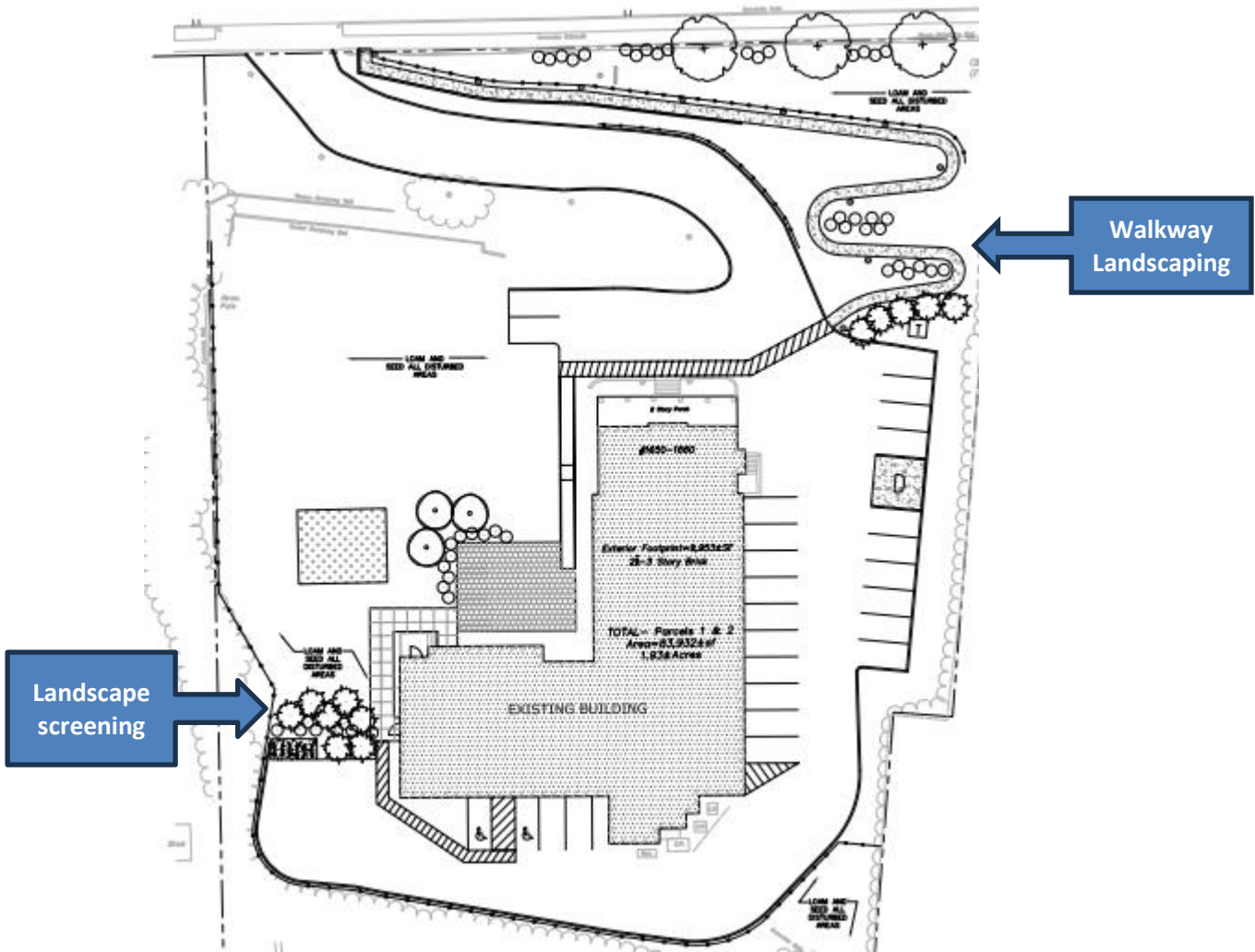
The applicant is proposing to reduce the amount of parking and improve parking areas through repaving and restriping. A large portion of the front parking lot area will be removed and replaced by grass, which will minimize the amount of parking visible from

properties to the north of the site. In addition, the existing property is heavily screened by dense tree cover from abutting properties. Per the project plans, landscape plantings will be installed adjacent to the proposed patio toward the rear of the building, along the front pedestrian walkway and street frontage, and adjacent to the side entrance facing south.

The Planning Department notes that verbal and written comments were received from abutters on Oldman Road, which raised concerns regarding from the site (Attachment D). The abutters have suggested screening and lighting recommendations. The Planning Department understands that some of these concerns have been addressed in the current site plan.

5. Avoidance of major topographical changes; tree and soil removal shall be minimized and any topographic changes shall be in keeping with the appearance of neighboring developed areas.

The applicant is not proposing to remove trees. There is an existing retaining wall along the front lot line, which will be removed and replaced by a retaining wall, which reaches a maximum height of 5.5 feet within the front setback of the western corner of the lot. Per section 5.4.2.B, the applicant will require a Dover waiver in lieu of a special permit. Per the submitted Landscape plan, as part of the proposed improvement project several trees will be planted along the front perimeter of the site, adjacent to the new pedestrian walkway, and patio. The portions of the site to be regraded are associated with replacement of the retaining wall, which will require minor excavation of soils and changes to the site's current topography. Some trees have fallen along the rear property retaining wall, noted by the Engineering Division, which should be removed.



Landscape Plan

The Planning Department received written comments from owners of abutting properties on Oldham Road, which raised questions concerning the visual impact of the proposed site improvements, especially in the rear of the property. The applicant is proposing to strengthen the planting buffer around the building entry to the west of the building as well as a fence to screen residential abutters to mitigate off-site impacts.

The Planning Department further believes the proposed changes to the site's grading will not significantly impact the overall topography of the site or its relationship to neighboring properties.

6. Location of utility service lines underground wherever possible. Consideration of site design, including the location and configuration of structures and the relationship of the site's structures to nearby structures in terms of major design elements including scale, materials, color, roof and cornice lines.

The applicant is not proposing any modifications to the existing structure or utility services. The Engineering Division notes that there is an existing Verizon utility pole 861/4-3 with telecommunication cables that provide service to the abutting property, which will need to be maintained. According to the project plans, the Family Navigation Center has designed the proposed site improvements to have minimal exterior changes to the site and the immediate area.

7. Avoidance of the removal or disruption of historic resources on or off-site. Historical resources including designated historical structures or sites, historical architectural elements or archaeological sites.

The site is not on the National Register of Historic Places, which restricts any modifications to existing buildings. Additionally, there are no exterior changes to the building that would require any review by the Newton Historical Commission.

III. CONCLUSIONS AND RECOMMENDATIONS

The proposed site improvements and changes are generally in compliance with the Newton Zoning Ordinance , with modest exceptions regarding FAR, retaining wall height, and aisle width. The City's Associate Engineer reviewed the proposed grading, drainage, and utility plans, and did not raise major concerns. The Planning Department is supportive of the project as it does not expand the building footprint and it improves the site with additional pedestrian infrastructure, increased greenspace, and additional landscaping.

Under Section 5.1, the applicant requires relief for the following: variance per Section 7.6 or Dover Waiver to exceed maximum FAR, a special permit per Section 7.3.3 or Dover Waiver for to alter a nonconforming reduced maneuvering aisle width, and special permit per 7.3.3 or Dover Waiver to allow for retaining walls of four feet or more within a setback.

The applicant and representatives for the applicant presented at a neighborhood meeting on September 14, 2023. Community members voiced support for the project and neighborhood abutters raised concerns relating to screening and environmental impacts.

The Planning Department encourages the applicant to have an open on-going dialogue with abutters before, during, and after construction to be a good neighbor to the surrounding neighborhood.

The Planning Department has the following recommendations:

- Address any issues and concerns identified in the Engineering Memorandum, dated September 1, 2023
- Ensure any installed lighting is appropriate for a residential setting

ATTACHMENTS:

- ATTACHMENT A: Zoning Review Memorandum - dated September 28, 2023**
ATTACHMENT B: Engineering Memorandum, dated September 1, 2023
**ATTACHMENT C: Engineering Memorandum, Inflow & Infiltration Memo,
dated September 7, 2023**
ATTACHMENT D: Letter from Oldham Road Abutters, dated September 20, 2023

MATERIALS REVIEWED:

- Administrative Site Plan Review Application, dated March 13, 2015
- Administrative Site Plan Review permit plan sets:
 - Civil Plan Set titled “Site Development Plans, 1650 Washington Street, Newton, MA for Family Aid prepared by Devellis Zrein, Inc. stamped and signed by Imad A. Zrein, Professional Engineer; dated August 28, 2023 and last revised on September 27, 2023. This plan set consisted of the following four (4) sheets:
 - Layout and Materials Plan, sheet C-1;
 - Grading and Utility Plan, sheet C-2;
 - Planting Plan, sheet C-3;
 - Renovations to Family Aid Newton MA, Elevations provided by Davis Square Architects; dated August 9, 2023:
 - North and South Elevations
 - East and West Elevations
 - Project Narrative submitted by Larry Seamans, Chief Executive Officer, Family Aid Family Navigation Center
 - Evidence of Non-Profit Status: Letter from the IRS re: Family Aid Determination of exemption under Section 501 (c) (3) of the IRS, dated July 2, 2013.
 - Memorandum dated August 28, 2023 from Diane C. Tillotson, Esq., Counsel to Family Aid, RE: Newton Family Navigation Center, 1650 Washington Street, Newton Qualification as an Educational Use Pursuant to M.G.L. ch. 40(a), § 3 and § 7.5.2 of the City of Newton Zoning Ordinance



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM
Administrative Site Plan Review

Date: September 28, 2023

To: Anthony Ciccarillo, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Katie Whewell, Chief Planner for Current Planning

Cc: Laurance Lee, Attorney
Mario Pinto & Fred Starikov, Trustees of East Washington Realty Trust, Applicants
Family Aid Boston Inc.
Barney S. Heath, Director of Planning and Development
Jonah Temple, Deputy City Solicitor

RE: Administrative Site Plan Review to allow non-profit education

Applicant: East Washington Realty Trust	
Site: 1650-1660 Washington Street	SBL: 32024 0003
Zoning: SR2	Lot Area: 83,932 square feet
Current use: Nursing home	Proposed use: Non-profit education

BACKGROUND:

The property at 1650-1660 Washington Street consists of an 83,932 square foot lot in the SR2 zoning district improved with a three-story building most recently used as a 107-bed nursing home. Family Aid Boston proposes to use the property as a "Family Navigation Center." The Center will provide education, training, family support services, 42 one-room temporary housing units and indoor and outdoor play spaces. The proposed non-profit educational use requires administrative site plan review.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Laurance Lee, attorney, dated 8/28/2023
- Project Narrative, prepared by Laurance Lee, attorney, dated 8/28/2023
- Layout and Materials Plan, signed and stamped by Imad Zrein, Engineer, dated 8/28/2023, revised 9/27/2023
- Previous special permits

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner proposes to introduce a non-profit educational use providing 42 one-room temporary housing units with group and individual education spaces and a shared kitchen and play spaces. The proposed non-profit educational use is subject to the administrative site plan review procedure per Section 7.5 and the standards for non-profit education found in Section 6.3.14 of the Newton Zoning Ordinance. These procedures govern the review of uses protected under MGL Chapter 40A, section 3, also known as the "Dover Amendment".
2. Per section 3.1.6, a Single Use Institution is allowed a maximum FAR of 0.33. No changes to the building are proposed, however the existing FAR of 0.36 exceeds the maximum allowed, requiring a Dover waiver in lieu of a variance per section 7.6.
3. There are 49 surface parking stalls on site. The petitioner intends to remove seven of nine stalls from the front of the building, which will be replaced with grass, leaving two. Five stalls will be removed from the rear southwest corner to be used for bicycle parking and patio, and a parking area behind the building will be reconfigured to accommodate four stalls where six currently exist. Two stalls along the eastern boundary will be removed and replaced with a dumpster enclosure. The total stalls on site will be reduced from 49 to 26. Per section 5.1.4, educational uses require one parking stall per employee at the busiest shift. With an anticipated maximum of 20 employees on site at the busiest time, no waiver of parking is required.
4. There are currently six surface parking stalls at the rear of the building. The petitioner proposes to reconfigure that parking area by reducing the number of stalls from six to four, two of which will be handicapped accessible. There is an existing nonconforming maneuvering aisle width of approximately 15.5 feet where 24 feet is required per section 5.1.8.C.2. The change to the configuration reduces the nonconformity, resulting in a maneuvering aisle width of 18.5 feet. As the parking area is being modified, a Dover waiver in lieu of a special permit per section 5.1.13 is required.
5. There is an existing retaining wall along the front lot line which is to be removed. A new retaining wall is proposed set to angle slightly from the front western corner into the lot. The proposed retaining wall reaches a maximum height at the midpoint of 5.5 feet within the front setback. Per section 5.4.2.B a retaining wall of four feet or higher within a setback requires a special permit. The petitioner requires a Dover waiver in lieu of a special permit per section 5.4.2.B.

Administrative Site Plan Review

Ordinance		Action Required
	To review a non-profit education use	A.S.P.R. per §7.5
§3.1.6	To exceed maximum FAR	Variance per §7.6 or Dover Waiver
§5.1.8.C.2 §5.1.13	To alter a nonconforming reduced maneuvering aisle width	S.P. per §7.3.3 or Dover Waiver
§5.4.2.B	To allow a retaining wall of four feet or higher in a setback	S.P. per §7.3.3 or Dover Waiver

CITY OF NEWTON
Department of Public Works
ENGINEERING DIVISION

MEMORANDUM

To: Barney Heath, Director of Planning

From: John Daghlian, Associate City Engineer

Re: Administrative Site Plan Review – 1650 Washington Street

Date: September 1, 2023

CC: Lou Taverna, P.E., City Engineer
Carol Moore, City Clerk
Jennifer Ciara, Deputy Director of Planner
Katie Whewell, Chief Planner
Alyssa Sandoval, Deputy Chief Planner
Cat Kemmett, Planning Associate

In reference to the above site, I have the following comments for a plan entitled:

*Site Development Plans
Family Aid
1650 Washington Street
Prepared by: DeVellis Zrein Inc.
Dated: 8-28-2023*

Executive Summary:

This application entails the conversion of a former nursing home facility to a family aid housing. The site has an area of 83,830 square feet [1.9 acres] and 272-feet of frontage along Washington Street towards the northwest, the McGrath Park to the east, residential homes and Cheesecake Brook to the south, and a religious institution to the west. The site topography has a high point of elevation 110 -feet near the front of the existing building and slopes towards Washington St at elevation 92 feet and towards the rear of the lot at elevation 85-feet. The access driveway meanders along the front of the building and turns towards the east & rear of the site to a parking areas.

There is an existing stone wall which varies in height along the back edge of the sidewalk, according to the grading plan the majority of the wall be removed from the driveway towards the east while preserving approximately the last 22 feet near the park.



Currently the property has a single catch basin that receives runoff from the paved parking area and discharges to an outfall at a collapsed timber retaining wall at the rear of the lot. The proposed plans include stormwater improvements by collecting roof runoff and infiltration into underground infiltration/treatment system near the western side of the building that will discharge to the wooded area on the site. The existing outfall pipe needs to be inspected via a Closed-Circuit Television (CCTV) to evaluate its integrity and the collapsed headwall must be replaced. The outlet of the new headwall should have a safety fence along its length, a forebay and properly sized riprap to dissipate the waters energy before it flows to the Cheesecake Brook.

Additionally, a trench drain is to be installed near the entrance of the access driveway that will connect runoff and be directed to an underground infiltration/treatment system and will have an overflow to the drainage system in Washington Street. My concern with the location of the underground system is that it is sited less than 2-feet from the back side of the sidewalk and the potential possible breakout of water. During the spring freeze/thaw cycles icing may occur on the City sidewalk. The system should have an impervious barrier along the downstream side of the system for its entire length and should be installed from the bottom of the system to the top of system. The system should be moved as far as possible from the property line. The overflow connection point will have to be CCTV'ed both pre & post construction. A detail of the connection point will be required for review and approval, along with capacity calculation of the existing drainpipe.

A stormwater report will be required prior to the issuance of a Building Permit which should include calculations for reductions for phosphorus & TSS (total suspended Solids) along with an Operations & Maintenance plan that needs approval and then being recorded at the Registry of Deeds.

A new pedestrian walkway is to be constructed from near the driveway apron and meandering up the embankment to the top of the level parking area. To achieve the construction of the walkway a retaining wall of approximately 140-feet is to be constructed that varies in height from 1.1ft to 5.5 ft. A safety fence will be required along its alignment where the height exceeds 3-feet. Details of the wall construction is required and indication of how the wall will drain. The applicant should be aware that portions of the new wall be constructed directly over the existing sanitary sewer & domestic water services and must ensure no damage is occurred to either service connection. On sheet C-3 the landscape plan appears to have some sort of lighting along the walkway, a detail of the proposed lights and lighting study will be needed to ensure there is no impact to abutters across the

street as there is a height differential of +/- 15 feet between the elevation of the walkway and the homes across the street. Details of the proposed fence along the downslope of the walkway is also needed.

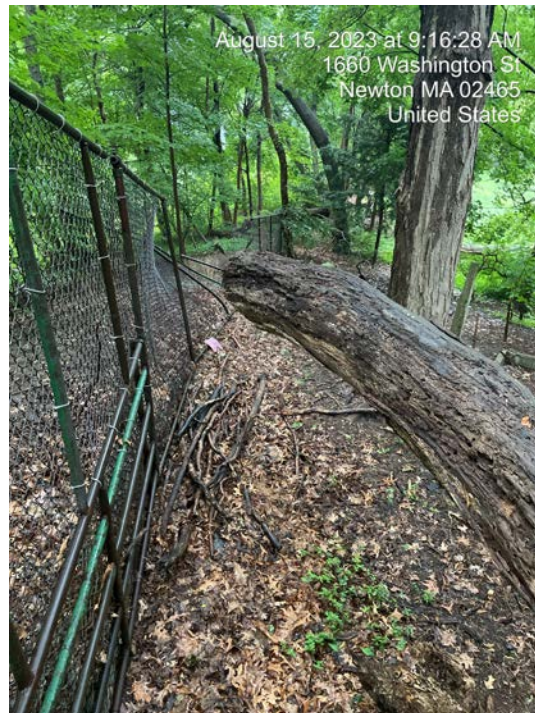


In accordance with City Ordinance B-42, depending on the level and extent of remodeled or rehabilitation of the existing building, as determined by the Inspectional Services Department the water and sanitary sewer services may need to be updated to current standards.

Along the rear driveway there are areas that have experienced washout, these areas should be restored when the new asphalt curbing is installed.



Additionally, some trees have fallen along an existing retaining wall and should be removed for safety of any children.



A safety fence will be needed along the existing stone retaining wall, as there is a potential for children to enter the wooded area.



The existing Verizon utility pole 861/4-3 has telecommunication cables that provide service to the abutting property this will have to be maintained.




If you have any questions or concerns, please feel free to contact me @ 617-796-1023

City of Newton

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

Ruthanne Fuller
Mayor

DATE: September 7, 2023
TO: Barney Heath, Director of Planning
FROM: Louis M. Taverna, P.E., City Engineer 
RE: Sewer Inflow and Infiltration Mitigation Fee
1600 Washington St
Board Order No. B-45

The City Engineer has calculated the sewer infiltration/inflow mitigation cost for this project. See calculations below. The total mitigation cost for the assumption of low flow fixtures throughout the project is \$0, as the existing sewer flow from the project site is greater than the estimated sewer flow from the project.

Calculation of sewer infiltration/inflow mitigation:

Proposed Sewer Flow:

42 bedrooms x 110 gal/bedroom/day = 4,620 gal/day (standard calculation)

42 bedrooms x 65 gal/bedroom/day = 2,730 gal/day (low flow fixtures calculation)

Existing Sewer Flow:

Existing property flow = 4,788 gal/day (from water meter consumption data)

Net flow = a decrease from existing sewer flow to estimated sewer flow.

cc: T. Fitzgerald
Jen Caira
Katie Whewell
Alyssa Sandoval
John Daghlian
Jonah Temple

Louis M. Taverna

From: Alyssa Sandoval
Sent: Thursday, September 7, 2023 12:17 PM
To: Louis M. Taverna; John Daghlian
Cc: Katie Whewell
Subject: FW: 1650 Washington Street Administrative Site Plan Review

Hi Lou and John,

Laurance provided below the number of bedrooms, and the estimated sewer flow (or water use) from the "common" areas for the I&I calculation. Please let me know if you need anything else.

Thanks-
Alyssa

Alyssa Sandoval, AICP
Deputy Chief Planner
Pronouns: she/her/hers
City of Newton Planning & Development Department
1000 Commonwealth Ave | Newton, MA 02459
Desk: 617.796.1141
asandoval@newtonma.gov

Information on a special permit, plans, and other relevant information can be found in [NewGov](#).

From: Laurance Lee <llee@rfl-law.com>
Sent: Thursday, September 7, 2023 12:07 PM
To: Alyssa Sandoval <asandoval@newtonma.gov>
Cc: John Daghlian <jdaghlian@newtonma.gov>; Imad Zrein <izrein@develliszrein.com>
Subject: Re: 1650 Washington Street Administrative Site Plan Review

[DO NOT OPEN links/attachments unless you are sure the content is safe.]

Hi Alyssa,

Per our surveyor/engineer, the response to your inquiry is as follows:

Per DEP regulations, the total sewer flow calculations is based on the bedroom count. Daily sewer flow is equal to 110 gallons per day per bedroom. For 42 bedrooms, The projected sewer flows is equal to 42x110 , which is equal to 4,620 Gallons per day.

Please let me know if you need additional information.

**Thanks,
Laurance**

--
Laurance S.L. Lee
Attorney

CITY OF NEWTON

UB Consumption History Report



HCF

Account Number	Customer # Name	Parcel	Location	Status			
Service	Mfr. Meter Number	Cd. Read Date Time	Usage	Rep] Usage	Charge Amt	Billed Amt	Active
1022467000001	1268148	CHETWYNDE HEALTH CARE	1650 WASHINGTON ST	Active			
1WATR -	1 MET. WATER	AMCO20806169	75081078	29,956	0	999.92	2,944.55
1WATR -	1 MET. WATER	AMCO20806169	75050409	29,859	0	3,537.74	8,895.80
1WATR -	1 MET. WATER	AMCO20806169	75020680	29,555	0	5,093.72	12,543.25
1WATR -	1 MET. WATER	AMCO20806169	74109687	29,118	0	5,151.35	12,645.10
1WATR -	1 MET. WATER	AMCO20806169	74079518	28,666	0	4,974.35	12,230.05
1WATR -	1 MET. WATER	AMCO20806169	74049816	28,229	0	4,455.15	11,012.57
1WATR -	1 MET. WATER	AMCO20806169	74019842	27,836	0	4,596.75	11,344.61
1WATR -	1 MET. WATER	AMCO20806169	73108911	27,431	0	4,537.75	11,206.26
1WATR -	1 MET. WATER	AMCO20806169	73079071	27,031	0	4,879.95	12,008.69
1WATR -	1 MET. WATER	AMCO20806169	73049636	26,602	0	4,042.15	10,044.12
1WATR -	1 MET. WATER	AMCO20806169	73019826	26,244	0	3,305.19	8,374.01
1WATR -	1 MET. WATER	AMCO20806169	72106848	25,942	0	6,488.95	16,095.46
1WATR -	1 MET. WATER	AMCO20806169	72077789	25,342	0	5,623.15	14,022.96
1WATR -	1 MET. WATER	AMCO20806169	72048737	24,820	0	5,501.05	13,730.69
1WATR -	1 MET. WATER	AMCO20806169	72019631	24,309	0	5,840.41	14,544.20
1WATR -	1 MET. WATER	AMCO20806169	71105892	23,764	0	6,001.30	14,819.50
1WATR -	1 MET. WATER	AMCO20806169	71071139	23,198	0	8,895.10	16,959.70
1WATR -	1 MET. WATER	AMCO20806169	71048429	22,550	0	6,775.20	16,672.60
1WATR -	1 MET. WATER	AMCO20806169	71019631	21,913	0	8,562.80	20,658.77
1WATR -	1 MET. WATER	AMCO20806169	70097635	21,112	0	8,530.10	20,048.55
1WATR -	1 MET. WATER	AMCO20806169	70069626	20,448	0	4,715.10	11,281.05
1WATR -	1 MET. WATER	AMCO20806169	70040893	19,866	0	7,876.10	18,545.55
1WATR -	1 MET. WATER	AMCO20806169	70012554	19,128	0	8,354.46	19,567.01
1WATR -	1 MET. WATER	AMCO20806169	67103086	18,338	0	5,147.60	12,146.10
1WATR -	1 MET. WATER	AMCO20806169	67075193	17,837	0	5,062.80	11,953.30
1WATR -	1 MET. WATER	AMCO20806169	67046786	17,344	0	6,843.60	16,002.10
1WATR -	1 MET. WATER	AMCO20806169	67018741	16,676	0	7,798.00	18,310.44
1WATR -	1 MET. WATER	AMCO20806169	66099532	15,916	0	5,206.00	12,204.25
1WATR -	1 MET. WATER	AMCO20806169	66072505	15,380	0	6,886.00	16,110.25
1WATR -	1 MET. WATER	AMCO20806169	66045529	14,676	0	6,396.00	14,971.00
1WATR -	1 MET. WATER	AMCO20806169	66018174	14,021	0	5,854.35	13,997.05
1WATR -	1 MET. WATER	AMCO20806169	65093590	13,391	0	4,391.68	10,901.84
1WATR -	1 MET. WATER	AMCO20806169	65068260	12,874	0	4,330.50	10,750.50
1WATR -	1 MET. WATER	AMCO20806169	65042873	12,364	0	4,583.96	11,377.48
1WATR -	1 MET. WATER	AMCO20806169	65017371	11,825	0	5,234.02	12,986.79
1WATR -	1 MET. WATER	AMCO20806169	64093515	11,203	0	3,519.63	8,746.83
1WATR -	1 MET. WATER	AMCO20806169	64067966	10,770	0	3,982.18	9,891.38
1WATR -	1 MET. WATER	AMCO20806169	64042602	10,282	0	4,503.60	11,181.60
1WATR -	1 MET. WATER	AMCO20806169	64017179	9,732	0	5,777.80	14,334.84
1WATR -	1 MET. WATER	AMCO20806169	63087435	9,021	0	4,599.57	11,419.76
1WATR -	1 MET. WATER	AMCO20806169	63062112	8,438	0	4,737.10	11,760.10
1WATR -	1 MET. WATER	AMCO20806169	63036690	7,838	0	5,562.28	13,802.14
1WATR -	1 MET. WATER	AMCO20806169	63011017	7,136	0	8,395.73	20,796.55
1WATR -	1 MET. WATER	AMCO20806169	62099358	6,069	0	4,848.20	12,008.76
1WATR -	1 MET. WATER	AMCO20806169	62073738	5,433	0	4,949.60	12,259.14
1WATR -	1 MET. WATER	AMCO20806169	62048777	4,784	0	5,521.40	13,819.20
1WATR -	1 MET. WATER	AMCO20806169	62022849	4,054	0	6,783.40	16,500.27
1WATR -	1 MET. WATER	AMCO20806169	61095084	3,159	0	4,370.30	10,602.55
1WATR -	1 MET. WATER	AMCO20806169	61069805	2,554	0	4,192.70	10,173.19
1WATR -	1 MET. WATER	AMCO20806169	61041770	1,973	0	4,103.90	9,958.51
1WATR -	1 MET. WATER	AMCO20806169	61018852	1,404	0	6,522.32	17,186.06

CITY OF NEWTON



UB Consumption History Report

HCF

Account Number	Customer # Name	Parcel	Location	Status
1022467000001	1268148 CHETWYNDE HEALTH CARE	320240000300	1650 WASHINGTON ST	Active
1WATR - 1 MET. WATER	AMCO20806169	60093133	431	15,021.38
1WATR - 1 MET. WATER	A 05/26/2010	0	421	4,992.02
1WATR - 1 MET. WATER	I 05/25/2010	60067898	631	3,758.40
1WATR - 1 MET. WATER	A 02/20/2010	31,915		0
		31,494		10,558.35

** END OF REPORT - generated by Kathleen Zegarelli **

$$52 \text{ QUARTERS} \times 3 \text{ METRS/Q} \times 30 \text{ DAYS/MO} = 4680 \text{ DAYS}$$

$$\frac{29,956 \text{ HCF}}{4680 \text{ DAYS}} \times \frac{748 \text{ GAL}}{1 \text{ HCF}} = 4788 \text{ GAL/DAY}$$

September 20, 2023

1650 Washington Street Concerns and Recommendations from Oldham Road abutters

The Oldham Road neighbors of 1650 Washington are proud of Newton's embrace of the new Family Aid transitional housing. The Newton abutters to 1650 intend to be welcoming and supportive neighbors of the new Family Navigation Center. We hope that the City of Newton and Family Aid will help to ensure a productive neighborly relationship from the start. We urge the City of Newton and Family Aid to 1) keep in mind the concerns raised by 1650's abutting neighbors and 2) consider the following mitigation measures to address our worries.

Our concerns pertain to the expected increase in activity, noise, and light at the property. As soon as the leaves are gone (December – June), Oldham Road and 1650 are close neighbors indeed. The fact that our homes and 1650 are at the same elevation and building height exacerbates the situation. It is no doubt difficult for Family Aid, the architect, and the City of Newton to visualize such neighborly implications when (today) the trees and thick brush effectively obstruct visibility and noise between 1650 and Oldham Road. Once the foliage is gone, 1650 abutters literally will hear and see all outside activity that's near the rear and adjacent sides of the property.

With the above concerns in mind, we worry about the following aspects of the 8/28/23 Development Site Plan:

- Relocation of main entrance from building front to side near back.

By relocating the building's front (today) to the side/near back (proposed), the noise of daily comings and goings of residents, staff, and volunteers is significantly closer toward our homes than the Chetwynde entry. ***The main entry relocation represents a major change to the property's current footprint. We strongly prefer that the current entrance on the Washington Street side of the building be retained. If this is truly impossible and there are no other feasible alternatives, then the mitigation measures suggested below become even more important.***

- Dumpster.

The proposed location of the very large dumpster is a major aggravation for abutters. For years and years, the Chetwynde dumpster was 1) a source of loud noise (e.g., early morning truck back-up beeps, BIG bangs after trash dumped/dropped back into place -- literally shaking our houses) and 2) trash and other mess from careless disposal and wind/storms (e.g., soiled adult diapers).

- Outside Lighting.

Bright lighting in the rear of 1650 shines directly into abutting homes' bedrooms. Even blackout shades are not effective.

September 20, 2023

Given the above concerns, Newton's 1650 abutters propose the following mitigation measures:

1. **Fencing** – We suggest enhancements to the proposed fencing. First, it must wrap around from the proposed new Main Entry to the back perimeter and to the beginning of the fence separating the McGrath recreation fields. To effectively limit visibility and noise, the fence should be 9 feet high (not the proposed 6 feet) and have two distinct solid faces with sound insulation between the two boards. A 9 foot fence was built by some neighbors upon the construction of 1946 Washington Street in Newton.
2. Relocate the **dumpster**, away from the Oldham Road side, to a location that is not residential (church, playing fields, etc.)
3. Install "bird friendly" outdoor **lighting** which also will be neighbor friendly. These are commonly used to reflect unnecessary light.

Thank you for consideration of our concerns.

Oldham Road abutters

Susan and Bob Arbeit #24

Kathleen and Bill Heck #32

Mark and Ginger Schreiber #42

Patti Stoll and Mike Gladstone #20

Joanne Walker and Saul Rosenthal #12