



Public Facilities Committee Report

City of Newton In City Council

Wednesday, November 8, 2023

Present: Councilors Leary (Chair), Kalis, Crossley, Laredo and Gentile

Absent: Councilors Danberg, Norton and Kelley

City Staff: City Engineer Louis Taverna and Committee Clerk Evan Cudmore

For more information regarding this meeting, a video recording can be found at the following link: [Public Facilities Committee – November 8, 2023 - YouTube](#)

#301-23 Request for water main extensions in Washington Street
KATHERINE B. ADAMS, ATTORNEY FOR MARK KEMPTON LLC 275 GROVE STREET
NEWTON, MA 02466 petitioning for the extension of the City's water main from Washington Street approximately +/- 620-feet in a north -northwesterly direction connecting to the existing main in Dustan Street.
PETITIONER TO PAY ENTIRE COST
Public Facilities Approved 3-1-2 (Councilor Laredo Opposed, Councilors Kalis and Norton Abstaining, Councilor Danberg Not Voting) on 09/06/23
City Council voted to recommit to the Public Facilities Committee 22-0-2 (Councilors Norton and Markiewicz Absent) on 09/18/2023
Action: Public Facilities Approved as Amended by including the granting of a water easement 5-0

Note: Damien Chaviano, on behalf of Mark Development LLC, opened the discussion by apologizing to the committee, adding it was not his intention for withholding information as to the identity of the transaction that was happening when the item was originally heard back in September, adding this was a simple miscommunication with the council. Mr. Chaviano added that Garden Homes has publicly released information regarding this project, and the transaction is scheduled to close in December.

Eli Pechold from Garden Homes explained to the committee that the plan is to close the deal by December, with construction expected to begin in early January. Mr. Pechold also added that they expect construction to be completed in 3 and a half years, so it is ready for occupancy.

City Engineer Louis Taverna added that the council is not only voting for the water main

extension, but also voting on the easement that they are granting to the city that would accompany the water main extension. Mr. Taverna recommended to the council to amend the wording in the docket item to reflect the easement as well.

Councilor Leary made a motion to amend the docket item #321-23 to include the request for a water main extension and easement in Washington Street, which was approved unanimously.

Councilor Laredo made a motion to approve the docket item as amended, which was approved unanimously.

#352-23 Request for a grant of location in Commonwealth Avenue, Grafton Street, Centre Street, Ward Street and Waverly Avenue

THE MASSACHUSETTS WATER RESOURCES AUTHORITY petition for a grant of location to install and maintain water main as follows:

- Installation of approximately 3,800 feet of new 24-inch diameter water main and appurtenances which will serve as an extension of MWRA pipeline Section 75.
- The new pipe will extend the existing MWRA 30-inch, Section 75, pipeline on Commonwealth Avenue to connect with the existing MWRA 24-inch, Section 24, at the intersection of Ward Street and Waverly Avenue.
- The work will include all required fittings, valves, air valves, and blow-offs for the pipeline as well as a new revenue meter (Meter 87).
- Also included is a connection to the City of Newton 20-inch water main on Ward Street including a gate valve and all related appurtenances.

Action: Public Facilities Approved 5-0

Note: MWRA Senior Design Program Manager Ester Lwebuga and City Engineer Louis Taverna presented the following item to the committee. Mr. Taverna opened by saying that the Public Facilities Committee normally does not receive Grant of Location Requests from the MWRA. He continued to explain this is a special circumstance, in which the MWRA is installing a new 24-inch water main in Ward Street and Centre Street. Mr. Taverna continued to explain that there is an existing city of Newton Water Main currently on Ward Street, but not an MWRA water main.

Mr. Taverna continued to explain that if this item was approved, this pipe would be installed first. After the installation, the MWRA contractor will remove and replace the city's 20-inch water main, which is in the same location in Ward Street.

MWRA Senior Design Program Manager Ester Lwebuga explained to the committee that this project will put in an interconnection for the city which will help strengthen this area of the city's water system, and it will also act as a redundancy. She added that when the project is done, the MWRA will be paving Waverly Street and Grafton Street. She added the MWRA will also be paving

half of Centre Street. She added that half of the street will be paved because only one side of the road will be occupied with the new pipes.

Ester Lwebuga also added that the MWRA and City of Newton has been coordinating with Temple Emanuel on the scheduling of the construction and activities at the school. The city and MWRA met with Temple Emanuel, and they expressed to the city that they are pleased that this project is happening, and they are pleased with the coordination efforts to meet the schools needs during construction.

Councilors asked the following questions:

Q: How long do you anticipate the construction for this project to take?

A: 30 months.

Q: On the half of Center Street that will be paved, will this be asphalt?

A: It will be a concrete panel.

The public hearing was opened. With no member of the public wishing to speak, the public hearing was closed.

Councilor Laredo made a motion to approve the item, which was passed unanimously.

Respectfully Submitted,

Alison Leary, Chair

CITY OF NEWTON
Department of Public Works
ENGINEERING DIVISION

Memorandum

To: Councilor Alison Leary, Facilities Committee Chair.

From: John Daghlian, Associate City Engineer

Re: Dunstan East Development Project Water Main Extension Petition

Date: August 21, 2023

CC: Jim Mcgonagle, Commissioner
Shawna Sullivan, Chief of Staff
Lou Taverna, PE City Engineer
Thomas Fitzgerald, Director of Utilities
Doug Valovcin, Deputy Director
Evan Cudmore, Committee Clerk

In reference to the above location, the following are my comments for a plan entitled:

EASEMENT PLAN OF LAND
MARK DEVELOPMENT, LLC.
1149, 1151, 1157, 1169, 1171-1173, 1179, & 1185 WASHINGTON STREET,
12, 18, 24, & 25 KEMPTON PLACE, 32 & 34 DUNSTAN STREET
LOTS 28, 28A, 29, 30, 32, 33, 35, 36, 37, 38, 40, 41 & 42 BLOCK 7, MAP 31
CITY OF NEWTON, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

Dated: 8-15-2023

Executive Summary:

This petition requests the extension of the City's water main from Washington Street approximately +/- 620-feet in a north-northwesterly direction and connects to the existing main in Dustan Street. The 8-inch water main extension is necessary to accommodate the construction of the mixed-use residential project approved by the Zoning Board of Appeals in the

Comprehensive Permit #09-19(2). The petitioner will install the water main and appurtenances at their cost and upon completion, chlorinating, and testing in accordance with the DPW Standards the main will become part of the City water distribution system.

The new water main will provide a looped system to improve water quality and pressure for the neighborhood. The petitioner is granting an easement for access and future maintenance of the new water main. The width of the easement is 13-feet; this is less than the DPW standard of 20 feet; however, the 13 feet represents the full width of the paved roadway through the development.

Prior to acceptance of the tested main the applicants engineer shall submit a full-scale as built of the new main with swing ties to all gate values, hydrants, bends & thrust blocks in both PDF and mylar formats stamped by the engineer of record.

Upon approval by the City Council the proposed easement plan shall be recorded at the Middlesex Registry of Deeds and a copy of the recording instrument shall be submitted to the Engineering Division.

Conditions & Special Provisions:

1. The Director of utilities shall review and approve the Finalized utility connection plan reflecting the above changes that meets the minimal design standards of the City of Newton must be submitted for approval by the contractor of record with appropriate Bonds & Insurance. 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 assumption, error or omissions by the Engineer of Record. A preconstruction meeting shall be required with the Utilities & Engineering Division and the Newton Fire department.
2. All trenches within Washington Street shall be milled 1-1/2" deep and overlaid with Type I-1 HMA curb line to curb line and 25' beyond the limits of the trench in both directions. The limits will be determined in the field by the City Engineer.
3. If any service connections are disturbed by the contractor of record during construction, they shall be updated and replaced to the City's current Construction Standards.
4. All downstream catch basins shall be retrofitted with an approved type of siltation control devices, details of this shall be submitted to the City Engineer. The contractor of record shall maintain these catch basins throughout the construction process and ensure that street and property flooding does not occur during construction.
5. The test results shall be submitted in type written report format to the City Engineer.
6. Any sidewalk closures shall comply with DPW Sidewalk detour checklist.

7. The applicant's contractor shall apply for a Utility Connection, Trench, and Street Opening Permits with the DPW prior to any construction.
8. With the exception of natural gas utilities, all excavation with the Public Right-of-Way shall be backfilled with Control Density Fill (CDF) Type I-E Excavatable type.
9. The contractor of record shall verify if an 8M permit is needed from the Massachusetts Water Authority (MWRA).
10. The contractor of record shall obtain a Trench, Street Opening, Sidewalk Crossing, and Utility Connection Permits with the DPW prior to construction.
11. The contractor of record shall obtain appropriate Permits with the Inspectional Services Department for all electrical, telecommunications construction.
12. The contractor of record shall contact the Newton Police Department 48 hours in advanced and arrange for Police detail to help residents & commuters navigate around the construction activity.

If you have any questions or concerns, please call me at 617-796-1023.



STEPHEN J. BUCHBINDER
ALAN J. SCHLESINGER
LEONARD M. DAVIDSON
A. MIRIAM JAFFE
SHERMAN H. STARR, JR.
JUDITH L. MELIDEO-PREBLE
BARBARA D. DALLIS
KATHRYN K. WINTERS
KATHERINE BRAUCHER ADAMS
FRANKLIN J. SCHWARZER
ADAM M. SCHECTER

1200 WALNUT STREET
NEWTON, MASSACHUSETTS 02461-1267
TELEPHONE (617) 965-3500
FAX (617) 965-6824
www.sab-law.com

October 26, 2023

BY ELECTRONIC MAIL

Alison M. Leary, Chair
Public Facilities Committee
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: #301-23/Mark Kempton LLC/Dunstan East
Request for Water Main Extension on Washington Street

Dear Chairman Leary,

The above-entitled matter is currently pending before the Public Facilities Committee. We are scheduled to return to the Committee on November 8, 2023. When we last appeared on September 6, 2023, Councilor Laredo suggested that it would be helpful for the Committee to meet the new owner of the Dunstan East development. Accordingly, Eli Pechtold of Garden Homes will join us virtually on November 8th along with Damien Chaviano of Mark Development and my colleague, Katherine Braucher Adams (I will be before the ZBA that evening). I thought that it would be helpful to share some information about Garden Homes in advance of that meeting. To that end, I am attaching a letter from Mr. Pechtold dated of even date herewith. I am distributing this information to the full Council as well.

Please let me know if you have any questions in advance of the meeting.

Sincerely,

A handwritten signature in blue ink that reads 'Stephen J. Buchbinder'. The signature is fluid and cursive, written over a white background.

Stephen J. Buchbinder

SJB/mer
Attachment

SCHLESINGER AND BUCHBINDER, LLP

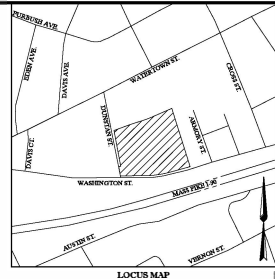
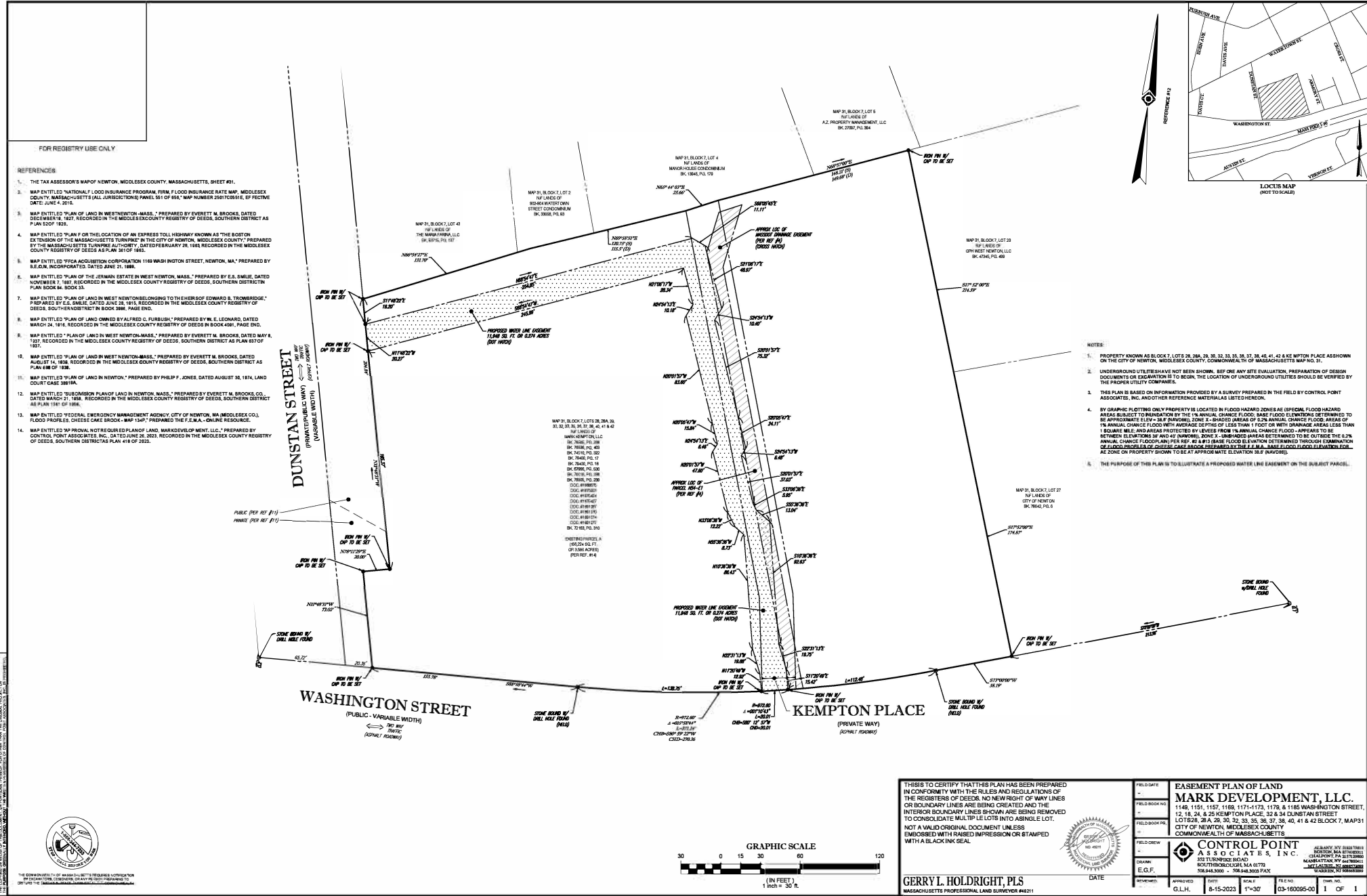
Chairman Alison Leary
October 26, 2023

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cc: (By Email)

Council President Susan S. Albright
Council Vice President Richard A. Lipof
Council President Emeritus Lisle R. Baker
Councilor John Oliver
Councilor Maria Scibelli Greenberg
Councilor Tarik J. Lucas
Councilor Emily Norton
Councilor Andrea W. Kelley
Councilor Pamela Wright
Councilor Julia Malakie
Councilor Joshua Krintzman

Councilor Leonard J. Gentile
Councilor Christopher J. Markiewicz
Councilor Deborah J. Crossley
Councilor Andreae Downs
Councilor William B. Humphrey
Councilor Victoria L. Danberg
Councilor Alicia G. Bowman
Councilor Brenda Noel
Councilor Marc C. Laredo
Councilor Rebecca Walker Grossman
Councilor David A. Kalis
Councilor Holly Ryan
Mr. Evan Cudmore, Committee Clerk



FOR REGISTRY USE ONLY

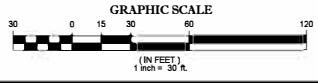
REFERENCES

1. THE TAX ASSESSOR'S MAP OF NEWTON, MIDDLESEX COUNTY, MASSACHUSETTS, SHEET #31.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 503 OF 503" MAP NUMBER 200703050E, 07 FISCAL YEAR DATE: JUNE 4, 2016.
3. MAP ENTITLED "PLAN OF LAND IN WEST NEWTON, MASS., PREPARED BY EVERETT M. BROOKS, DATED DECEMBER 19, 1927, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT AS PLAN 820F 1928.
4. MAP ENTITLED "PLAN F OR THE LOCATION OF AN EXPRESS TOLL HIGHWAY KNOWN AS THE BOSE ON EXTENSION OF THE MASSACHUSETTS TURNPIKE IN THE CITY OF NEWTON, MIDDLESEX COUNTY" PREPARED BY THE MASSACHUSETTS TURNPIKE AUTHORITY, DATED FEBRUARY 28, 1949, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 341 OF 1843.
5. MAP ENTITLED "FICA ACQUISITION CORPORATION 1189 WASHINGTON STREET, NEWTON, MA" PREPARED BY S.E.C.M., INCORPORATED, DATED JUNE 21, 1989.
6. MAP ENTITLED "PLAN OF THE JERMAN ESTATE IN WEST NEWTON, MASS." PREPARED BY E.L. SMILE, DATED NOVEMBER 7, 1897, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT PLAN BOOK 44, BOOK 33.
7. MAP ENTITLED "PLAN OF LAND IN WEST NEWTON BELONGING TO THE CHEESE CAKE TOMBRIDGE" PREPARED BY E.L. SMILE, DATED JUNE 28, 1915, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT IN BOOK 3868, PAGE END.
8. MAP ENTITLED "PLAN OF LAND OWNED BY ALFRED C. FURBUSH" PREPARED BY W. E. LEONARD, DATED MARCH 24, 1916, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN BOOK 4981, PAGE END.
9. MAP ENTITLED "PLAN OF LAND IN WEST NEWTON, MASS." PREPARED BY EVERETT M. BROOKS, DATED MAY 4, 1927, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT AS PLAN 837 OF 1927.
10. MAP ENTITLED "PLAN OF LAND IN WEST NEWTON, MASS." PREPARED BY EVERETT M. BROOKS, DATED AUGUST 14, 1936, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT AS PLAN 638 OF 1936.
11. MAP ENTITLED "PLAN OF LAND IN NEWTON," PREPARED BY PHILIP F. JONES, DATED AUGUST 30, 1974, LAND COURT CASE 3817A.
12. MAP ENTITLED "SUBDIVISION PLAN OF LAND IN NEWTON, MASS." PREPARED BY EVERETT M. BROOKS, CO., DATED MARCH 21, 1968, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT AS PLAN 1581 OF 1968.
13. MAP ENTITLED "FEDERAL EMERGENCY MANAGEMENT AGENCY CITY OF NEWTON, MA (MIDDLESEX CO.) FLOOD PROFILES, CHEESE CAKE BROOK - MAP 154P," PREPARED THE F.E.M.A., ON-LINE RESOURCE.
14. MAP ENTITLED "APPROVAL, NOT REQUIRED PLAN OF LAND, MARK DEVELOPMENT, LLC," PREPARED BY CONTROL POINT ASSOCIATES INC., DATED JUNE 26, 2023, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT PLAN 418 OF 2023.

NOTES:

1. PROPERTY KNOWN AS BLOCK 7, LOTS 28, 29A, 29, 30, 32, 33, 35, 37, 38, 40, 41 & 42 KEWTON PLACE AS SHOWN ON THE CITY OF NEWTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 37.
2. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. SEE ONE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
3. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIALS LISTED HEREON.
4. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONES AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO MINOR INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION DETERMINED TO BE APPROXIMATE ELEV + 38.8 (NAVD83)), ZONE X-2 (SHADED AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE SETBACKS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY ELEVATIONS FROM 1% ANNUAL CHANCE FLOOD - APPEARS TO BE BETWEEN ELEVATIONS 36 AND 40 (NAVD83)), ZONE A - UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (ANI) PER REF. #0 & #13 (BASE FLOOD ELEVATION DETERMINED THROUGH EXISTING FLOOD ELEVATION PROFILES OF CHEESE CAKE BROOK) PREPARED BY THE F.E.M.A., 1% ANNUAL CHANCE FLOOD ELEVATION ZONE ON PROPERTY SHOWN TO BE AT APPROXIMATE ELEVATION 38.8 (NAVD83).
5. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE A PROPOSED WATER LINE EASEMENT ON THE SUBJECT PARCEL.

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED
 THE COMMONWEALTH OF MASSACHUSETTS RESOURCES CORPORATION
 BY DECISION, ORDER OR BY WRIT, PREPARED TO
 DISPLAY THE PUBLIC RECORDS OF THE COMMONWEALTH OF MASSACHUSETTS



THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS. NO NEW RIGHT OF WAY LINES OR BOUNDARY LINES ARE BEING CREATED AND THE INTERIOR BOUNDARY LINES SHOWN ARE BEING REMOVED TO CONSOLIDATE MULTIPLE LOTS INTO AN SINGLE LOT. NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLACK INK SEAL.

GERRY L. HOLDRIGHT, PLS
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #4821

EASEMENT PLAN OF LAND MARK DEVELOPMENT, LLC.		CONTROL POINT ASSOCIATES, INC.	
FIELD DATE	11-30-23	DATE	8-15-2023
FIELD BOOK NO.		SCALE	1"=30'
FIELD SHEET NO.		PL. NO.	03-160095-00
FIELD DRAW		OWN. NO.	1 OF 1
DRAWN	G.L.H.		
APPROVED	G.L.H.		

MARK KEMPTON LLC
275 GROVE ST SUITE 2-150
AUBURNDALE, MA 02466

TEE GEE LLC
26 WASHINGTON ST
WELLESLEY HILLS, MA 02481

DONATO FRANK A TR
DUNSTAN ST 25 RLTY TRUST
1231 WASHINGTON ST STE 2
WEST NEWTON, MA 02465-2122

DONATO STEVEN J TR
WASHINGTON ST 1191 TRST
1231 WASHINGTON ST STE 2
WEST NEWTON, MA 02465-2122

DONATO MARK F & STEVEN J
WASHINGTON ST 1203
1231 WASHINGTON ST STE 2
WEST NEWTON, MA 02465-2122

MARK KEMPTON LLC
275 GROVE ST SUITE 2-150
NEWTON, MA 02466

MARK KEMPTON LLC
275 GROVE ST SUITE 2-150
NEWTON, MA 02466

MARK KEMPTON LLC
275 GROVE ST SUITE 2-150
NEWTON, MA 02466

MARK KEMPTON LLC
275 GROVE ST SUITE 2-150
AUBURNDALE, MA 02466

MARK KEMPTON LLC
275 GROVE ST STE 2-150
AUBURNDALE, MA 02466

MARK KEMPTON LLC
275 GROVE ST 2-150
AUBURNDALE, MA 02466

MARK KEMPTON LLC
275 GROVE ST STE 2-150
AUBURNDALE, MA 02466

MARK KEMPTON LLC
275 GROVE ST UN 2-150
AUBURNDALE, MA 02466

MARK KEMPTON LLC
275 GROVE ST UN 2-150
AUBURNDALE, MA 02466

MARK KEMPTON LLC
275 GROVE ST UN 2-150
AUBURNDALE, MA 02466

MARK KEMPTON LLC
275 GROVE ST SUITE 2-105
NEWTON, MA 02466

MARK KEMPTON LLC
275 GROVE ST SUITE 2-105
NEWTON, MA 02466



820 Morris Turnpike
Short Hills, New Jersey 07078
www.gardencommunities.com
www.gardencommercial.com
www.gardenhomes.com

October 26, 2023

RE: Dunstan East

Dear Newton City Council:

I am excited to announce – as you probably already know – that Garden Homes will be taking over the Dunstan East development project in West Newton. We plan to proceed with the same project that was approved by the City, and fulfill all of the obligations of the Comprehensive Permit. We hope to resume construction on the site in Q1 2024.

Garden Homes is a privately-held development company established in 1954, originally for constructing single-family homes in New Jersey. The company has a variety of subsidiary entities for various types of residential and commercial development including apartment communities, mixed-use developments, shopping centers, and office buildings. Garden Homes has built and owns more than 55,000 apartments. We have also built and own in excess of 25,000,000 square feet of retail and commercial space. Garden Homes has also constructed over 40,000 units of “for-sale” single-family homes and condominiums. Residential and commercial properties are managed and developed by the company throughout the Northeast, including New York, Connecticut, Massachusetts, Maryland, and Rhode Island, as well as California, Minnesota, and Florida. For more information, please visit our Web sites listed above.

Garden Homes recently finished construction on Aspen Regency, a 384-unit apartment complex in Billerica that was permitted via a Comprehensive Permit, and we have other projects in the permitting pipeline in the Boston market. We are long-term owners of all our developments. I oversee the New England market for Garden Homes, of which I am a partner and have been with the Company for 39 years. My Boston development team all reside in the Greater Boston area and have many years of experience in the local market – Paul Shea (construction), Greg Young (development/permitting), and Josh Davis and Steve Buchbinder (legal).

The following pages highlight *some* of Garden Homes’ apartment developments across the United States.

Sincerely,

Eli Pechthold

Eli Pechthold
Development Partner

NEW JERSEY

The Jefferson, Hackensack NJ: 377 apartments, transit-oriented development, completed 2022



Birchwood Park, Cranford NJ: 225 apartments, completed 2020



The Enclave at Dewy Meadows/Crown Court Phase II, Basking Ridge NJ: 222 apartments plus existing retail, completed 2021/22



Riverfront at Cranford Station NJ: mixed-use transit-oriented development, 127 apartments, 20,000 SF retail, 20,000 SF office, completed 2013



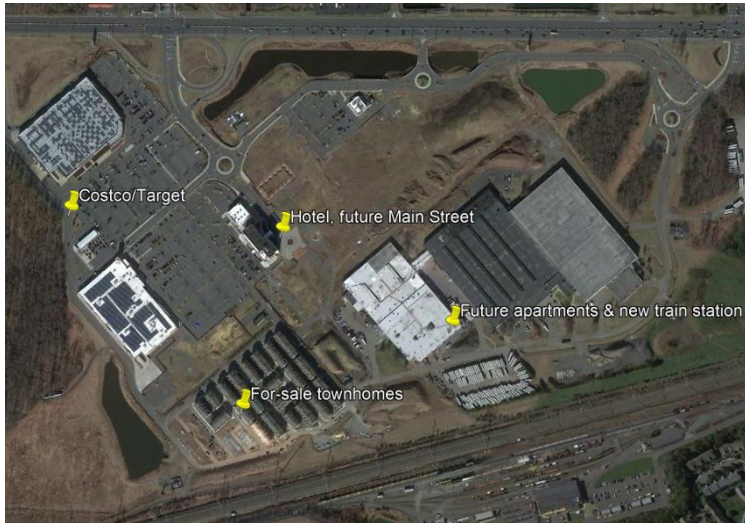
The Dayton, Ridgewood NJ: 93 apartments, transit-oriented development, completed 2020



Fair Lawn Promenade NJ: mixed-use, 150 apartments, 65,000 SF main-street retail/office, completed 2014



Main Street, North Brunswick NJ: 1+ million SF mixed-used transit-oriented development on 200 acres, **under construction**; Retail: Costco and Target (both open), 150,000 SF of Main Street retail, 50,000 SF of additional freestanding retail; 120 room hotel (open); 195,000 SF of office; 1,875 apartments and for-sale units; new train station with 1,300 parking spaces; former Johnson and Johnson campus



The Metropolitan, Springfield NJ: 223 apartments, 47 townhomes, 5,000 SF main-street retail, **under construction**



Legacy Place, East Brunswick NJ: 520 apartments, 18,000 SF of retail, **under construction**



CONNECTICUT, MASSACHUSETTS, NEW YORK

ML House, New York City: 24 stories, 62 apartments, completed 2018
37 Wall Street, New York City: historic rehab, 25 stories, 372 apartments, Tiffany store



Aspen Green, Simsbury CT: 181 apartments (flats, townhomes with garages), completed 2019



The Residences at Main, Trumbull CT: 260 apartments, under construction



The Residences at Cedar Park Station, Melrose MA: 107 apartments, in permitting



Aspen Regency, Billerica MA: 384 apartments; 6,000 SF clubhouse, pool, tennis court; completed November 2020



MINNESOTA

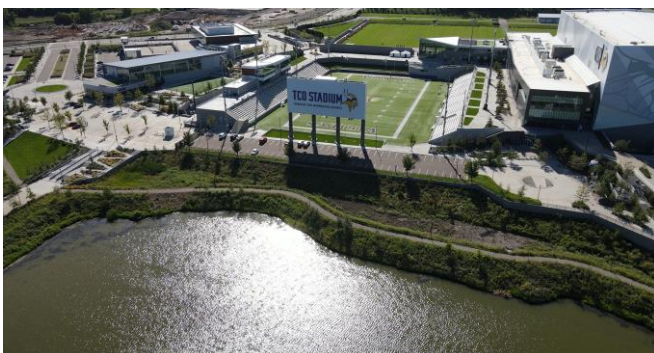
www.explorevikinglakes.com
www.240parkave.com

240 Park Ave, Minneapolis: 17 stories, 204 apartments, completed in 2020



Viking Lakes, Eagan:

- Mixed-use 200-acre development
- 1,000 residential units **under construction**
- 2 million SF professional/corporate offices
- 160,000 SF of retail, 320 hotel rooms
- Practice facility for Minnesota Vikings



CALIFORNIA

www.gardencommunitiesca.com

Elements, Irvine (Orange County): three-phased mixed-use development with 1,600 apartments, Phase I (700 apartments) completed 2020

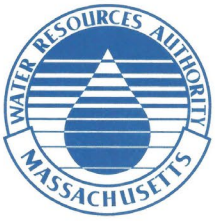


Metropolis, Irvine (Orange County): 457 apartments, completed 2017



Lux UTC/The Lux at Jewel, San Diego: four-phased development; Phase I 115 units, 16 stories, completed 2018; Phase II 445 units, 22 stories, completed 2022






Chelsea Facility
2 Griffin Way
Chelsea, Massachusetts 02150

Telephone: (617) 242-6000
Facsimile: (617) 305-5990

Frederick A. Laskey
Executive Director

Memorandum

To: Newton City Council 

From: Brian Kubaska, MWRA Chief Engineer

Date: October 24, 2023

Subject: City of Newton Grant Application

In preparation for a Grant Application to the City of Newton, please find below a description of various impacts and project related information for the MWRA Intermediate High Pipeline Improvements Project – Construction Package 1 (MWRA Contract No. 7484). These impacts are described only as related to the City of Newton.

Description of Project

The project includes the installation of approximately 3,800 feet of new 24-inch diameter water main and appurtenances which will serve as an extension of MWRA pipeline Section 75. The new pipe will extend the existing MWRA 30-inch, Section 75, pipeline on Commonwealth Avenue to connect with the existing MWRA 24-inch, Section 24, at the intersection of Ward Street and Waverly Avenue. The work will include all required fittings, valves, air valves, and blow-offs for the pipeline as well as a new revenue meter (Meter 87). Also included is a connection to the City of Newton 20-inch water main on Ward Street including a gate valve and all related appurtenances.

Location

The Section 75 water main extension extends from the intersection of Commonwealth Avenue and Grafton Street (Sta. 85+34 on existing Section 75) to Centre Street to Ward Street to the intersection of Ward Street and Waverly Avenue. Meter 87 will be installed at the intersection of Ward Street and Grant Avenue.

Proposed Time Frame

The project is expected to be bid in the Winter of 2023/2024 with a construction notice to proceed in the Spring of 2024, followed by in street work beginning in Fall 2024. The total construction time for the contract is 912 calendar days and therefore, work is anticipated to be completed in the Fall of 2026.

Newton City Council
October 11, 2023
Page 2

Type of Materials to be Used

The 3,800 feet of water main to be installed will be 24-inch Class 52 ductile iron (DI) restrained joint water main with V-Bio Enhanced Polyethylene Encasement wrap. Mainline gate valves and appurtenances will also be constructed of ductile iron. Catchbasins, manholes, and meter vaults to be installed will be constructed of pre-cast concrete. Mainline sewer, sewer services, and stormwater mainlines and laterals will be replaced with PVC pipe.

Benefit to the City

The project will be installing an interconnection to the existing 20-inch local water main on Ward Street that will improve the Newton water system redundancy within the area of the project. In addition, all utilities that are crossed will be replaced and some drainage structures (manholes and catchbasins) will be removed and replaced refreshing the local infrastructure. On Grafton Street, approximately 290 LF of sewer and on Ward Street approximately 650 LF of sewer will be rehabilitated via cleaning and CIPP lining. This CIPP lining work is expected to greatly extend the useable life of these sewers.

Project Mitigation

To minimize the impact to residents and the local community, the following provisions have been added to the specifications:

- No work is allowed on Commonwealth Avenue or within the adjacent grassed median or Carriage Way from the Friday before, through the Tuesday after, the Boston Marathon. Restore and pave the work area within the public right of way prior to the Marathon.
- The Section 75 extension pipeline route includes work in proximity to Temple Emanuel, which also serves as a school for children. Coordination with the Temple and school will be required to maintain access.
- The majority of the work will only be performed between 7:00 a.m. to 3:30 p.m. Monday through Friday, except on Centre Street where the Newton Police Department has suggested nighttime work to help mitigate traffic congestion.

Street Reconstruction Plan

The contractor is required to cold patch and compact at the end of each work day and place temporary paving at the conclusion of each work week. Permanent paving shall be placed after ninety (90) days but no later than one hundred and twenty (120) days after temporary paving installation. Permanent pavement will be full width cold plane and pavement overlay on Grafton Street and Ward Street. Approximately half the width of Centre Street will be restored with cold plane and pavement overlay.

Newton City Council
October 11, 2023
Page 3

cc: Lisa Hamilton, P.E., Assistant Director, Engineering and Construction
Ester Lwebuga, P.E., Senior Program Manager, Engineering

CITY OF NEWTON
Department of Public Works
ENGINEERING DIVISION

Memorandum

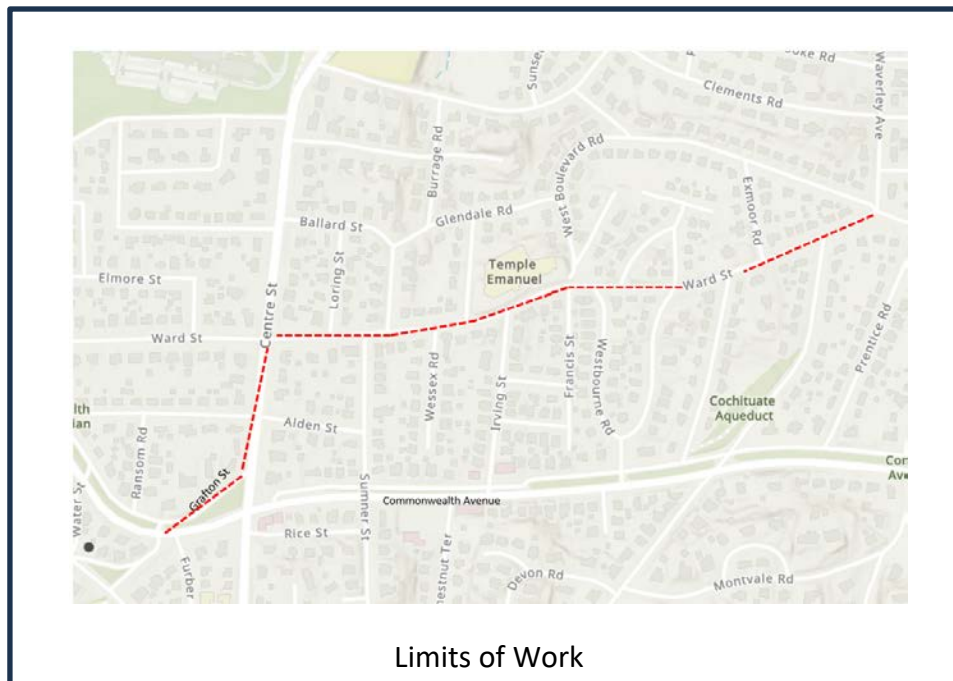
To: Councilor Alison Leary, Facilities Committee Chair.
From: John Daghlian, Associate City Engineer
Re: MWRA - 24" Water Main Ward Street
Date: October 27, 2023
CC: Jim Mcgonagle, Commissioner
Shawna Sullivan, Chief of Staff
Lou Taverna, PE City Engineer
Thomas Fitzgerald, Director of Utilities
Doug Valovcin, Deputy Director
Evan Cudmore, Committee Clerk

In reference to the above location, the following are my comments for a plan entitled:

*Intermediate High Pipeline Improvements
Section 75A & 47- Construction Package 1
Belmont- Boston- Newton & Watertown, MA
Prepared By: CDM Smith
Dated: September 2023*

Executive Summary:

The project includes the installation of approximately 3,800 feet of new 24-inch diameter water main and appurtenances which will serve as an extension of MWRA pipeline Section 75. The new pipe will extend the existing MWRA 30-inch, Section 75, pipeline on Commonwealth Avenue to connect with the existing MWRA 24-inch, Section 24, at the intersection of Ward Street and Waverly Avenue. The work will include all required fittings, valves, air valves, and blow-offs for the pipeline as well as a new revenue meter (Meter 87). Also included is a connection to the City of Newton 20- inch water main on Ward Street including a gate valve and all related appurtenances.



The project is expected to be bid in the winter of 2023/2024 with a construction notice to proceed in the Spring of 2024, followed by in street work beginning in Fall 2024. The total construction time for the contract is 912 calendar days and therefore, work is anticipated to be completed in the Fall of 2026.

The MWRA is requiring that the contractor cold patch and compact at the end of each workday and place temporary paving at the conclusion of each work week. Permanent paving shall be placed after ninety (90) days but no later than one hundred and twenty (120) days after temporary paving installation. Permanent pavement will be full width cold plane and pavement overlay on Grafton Street and Ward Street. Approximately half the width of Centre Street will be restored with cold plane and pavement overlay.

The DPW will require a Traffic Management Plan (TMP) prior to construction, additionally a preconstruction meeting should be scheduled to include Newton Police Department, Traffic, Engineering and Utilities Divisions. The TMP should be circulated ahead of any meeting. Due to the scale of this project a staging area will be needed for equipment, materials, and stockpile of water pipe.

The contractor of record needs to be mindful of the school and services at the *Temple Emanuel* at #385 Ward Street regarding drop off & pick up times and any restrictions on construction during Jewish Holiday(s).

Conditions & Special Provisions:

1. If any service connections (water, sewer, or gas) are disturbed by the contractor of record during construction, they shall be updated and replaced to the City's current Construction Standards.
2. All downstream catch basins shall be retrofitted with an approved type of siltation control devices, details of this shall be submitted to the City Engineer. The contractor of record shall maintain these catch basins throughout the construction process and ensure that street and property flooding does not occur during construction.
3. The contractor of record shall obtain a Trench, Street Opening, Sidewalk Crossing, and Permits with the DPW prior to construction.
4. The contractor of record shall contact the Newton Police Department 48 hours in advanced and arrange for Police detail to help residents & commuters navigate around the construction activity.
5. Any sidewalk closures shall comply with the DPW Pedestrian Access checklist (available online).

If you have any questions or concerns, please call me at 617-796-1023.

Lwebuga, Ester

From: Lwebuga, Ester
Sent: Wednesday, October 25, 2023 11:07 AM
To: 'Evan Cudmore'
Cc: Lou Taverna, P. E.; Hamilton, Lisa
Subject: Grant of Location Petition Form Submission

Good morning Evan,

The MWRA has submitted an online Petition for Grant of Location for upcoming work in Newton. The submission includes a memorandum with a description of the project including location, proposed time frame from start date to completion, type of materials to be used, benefit provided to the City, project mitigation plan and street reconstruction plan including schedule for construction. A set of plans showing the proposed work is being provided with the petition form.

Please let me know if need anything else, or if you have any questions.

Thank you,

Ester N. Lwebuga, P.E., ENV SP

Sr. Program Manager

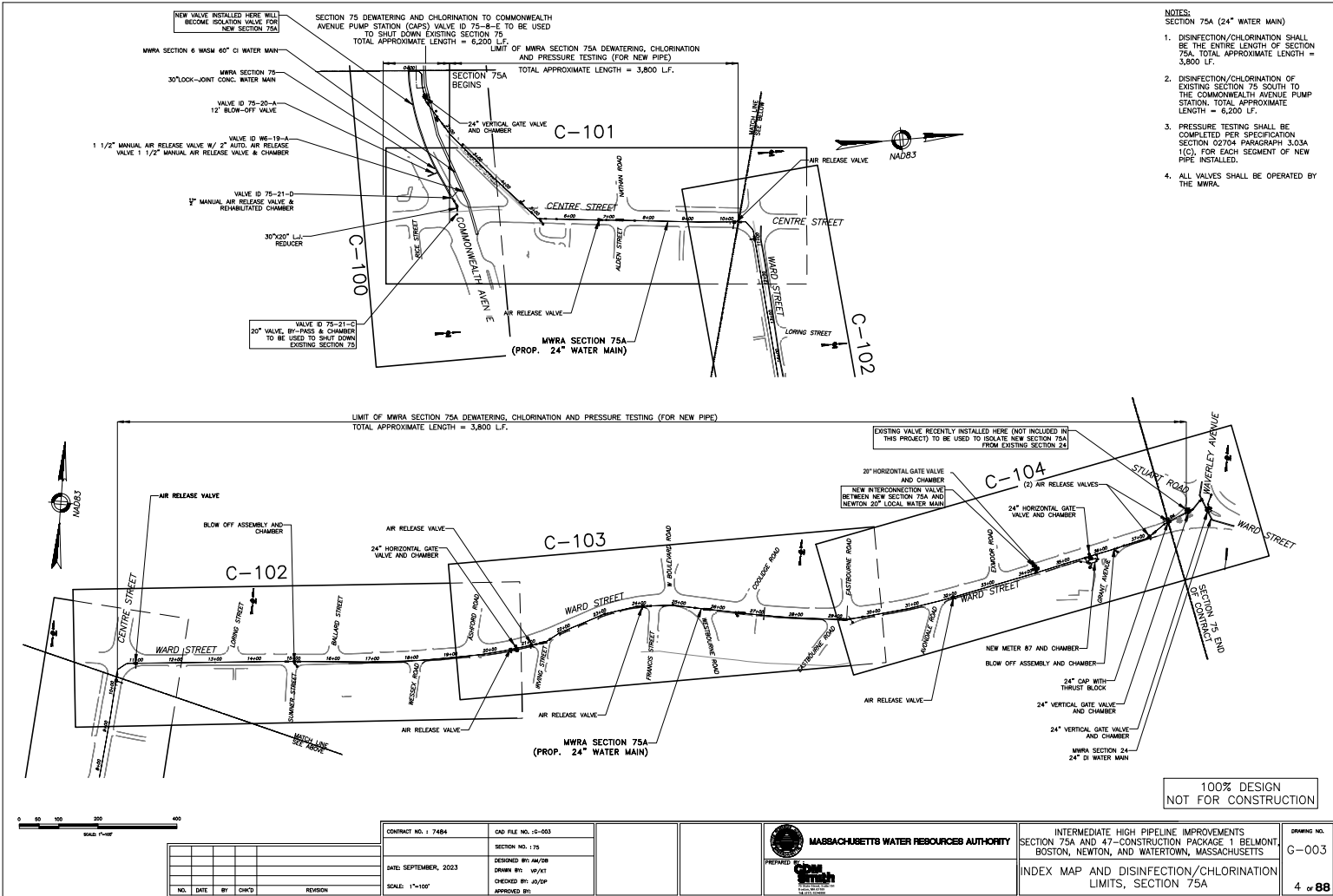
Engineering and Construction Department

Massachusetts Water Resources Authority

2 Griffin Way, Chelsea, MA 02150

Tele: (617)305-5810 | email: Ester.Lwebuga@mwra.com





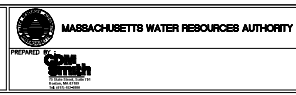
- NOTES:**
SECTION 75A (24" WATER MAIN)
1. DISINFECTION/CHLORINATION SHALL BE THE ENTIRE LENGTH OF SECTION 75A. TOTAL APPROXIMATE LENGTH = 5,800 LF.
 2. DISINFECTION/CHLORINATION OF EXISTING SECTION 75 SOUTH TO THE COMMONWEALTH AVENUE PUMP STATION. TOTAL APPROXIMATE LENGTH = 6,200 LF.
 3. PRESSURE TESTING SHALL BE COMPLETED PER SPECIFICATION SECTION 0204 PARAGRAPH 3.03A (1C), FOR EACH SEGMENT OF NEW PIPE INSTALLED.
 4. ALL VALVES SHALL BE OPERATED BY THE MWRA.

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NOT FOR CONSTRUCTION



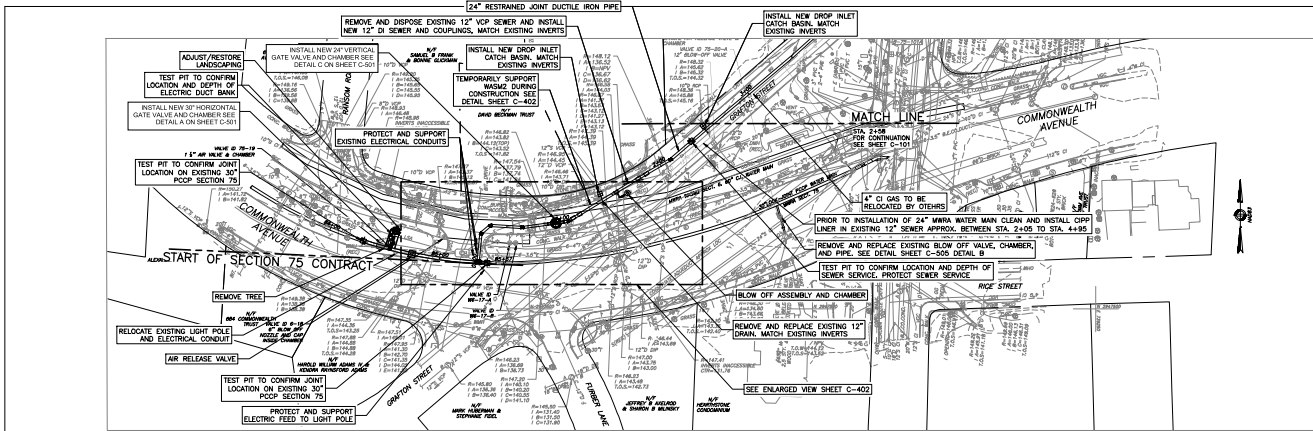
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	APPROVED BY:

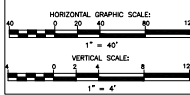
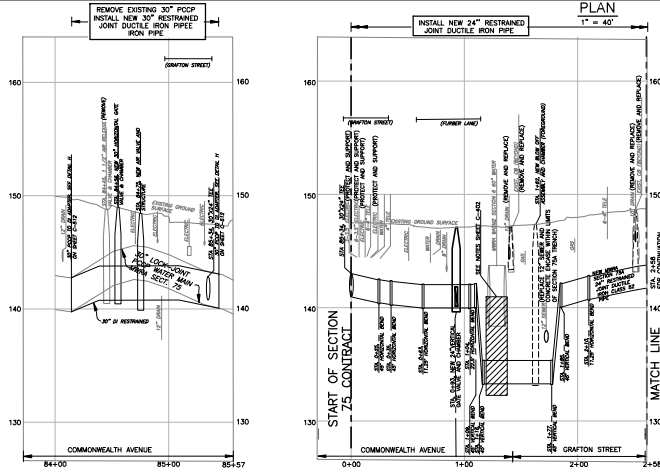


INTERMEDIATE HIGH PIPELINE IMPROVEMENTS
SECTION 75A AND 47—CONSTRUCTION PACKAGE 1 BELMONT,
BOSTON, NEWTON, AND WATERTOWN, MASSACHUSETTS
INDEX MAP AND DISINFECTION/CHLORINATION
LIMITS, SECTION 75A

DRAWING NO.
G-003
4 of 88



- NOTES:
1. CITY OF NEWTON WATER MAINS ARE BASED ON GIS RECORD INFORMATION. SOME LOCATIONS HAVE BEEN TRACED TO QUALITY LEVEL B.
 2. GAS MAIN ON GRAFTON STREET FROM INTERSECTION WITH COMMONWEALTH AVE TO CENTRE STREET TO BE REPLACED BY OTHERS PRIOR TO CONSTRUCTION. PROTECT NEW PLASTIC GAS LINE.
 3. BORING, GEO-PROBE, AND TEST PIT SOIL STRATA ARE SHOWN IN PROFILE FOR INFORMATIONAL PURPOSES. BORING, GEO-PROBE, AND TEST PIT LOGS ATTACHED TO THE SPECIFICATION SHALL GOVERN.
 4. REFER TO SECTION 01015 OF THE SPECIFICATIONS FOR CONSTRUCTION SEQUENCING.
 5. THRUST BLOCKS SHALL BE CONSTRUCTED AT BENDS, FITTINGS, AND TEES PER DETAIL B ON SHEET C-505. FOR CLARITY, NOT ALL THRUST BLOCKS ARE SHOWN ON THE C-SHEETS.
 6. PROTECT TREES AND UTILITY POLES ALONG CURBLINE FOR ENTIRE LENGTH OF NEW PIPE.

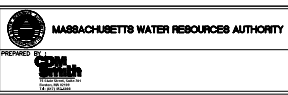


PROFILE
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VERT: 1" = 4'

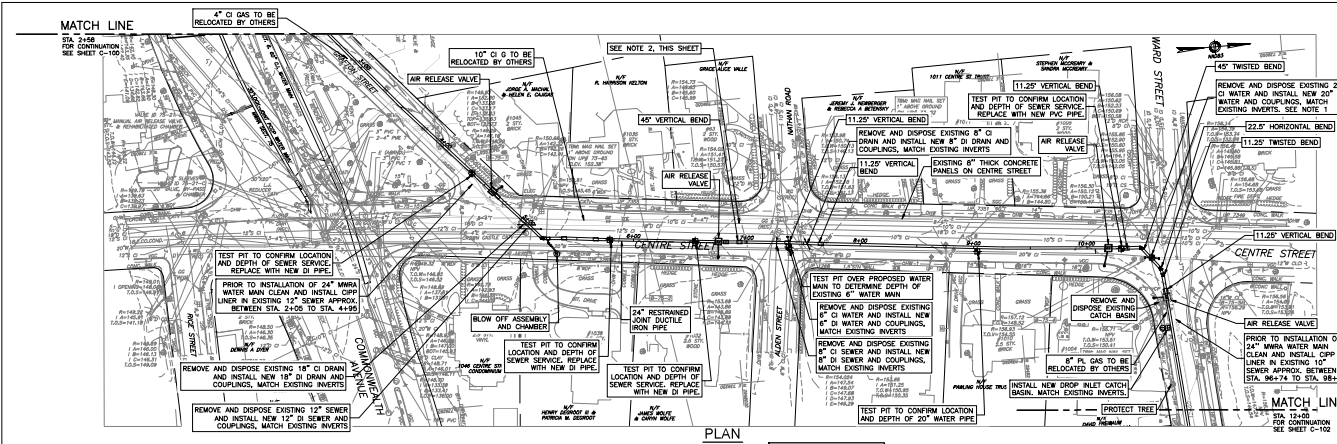
NO.	DATE	BY	CHKD	REVISION

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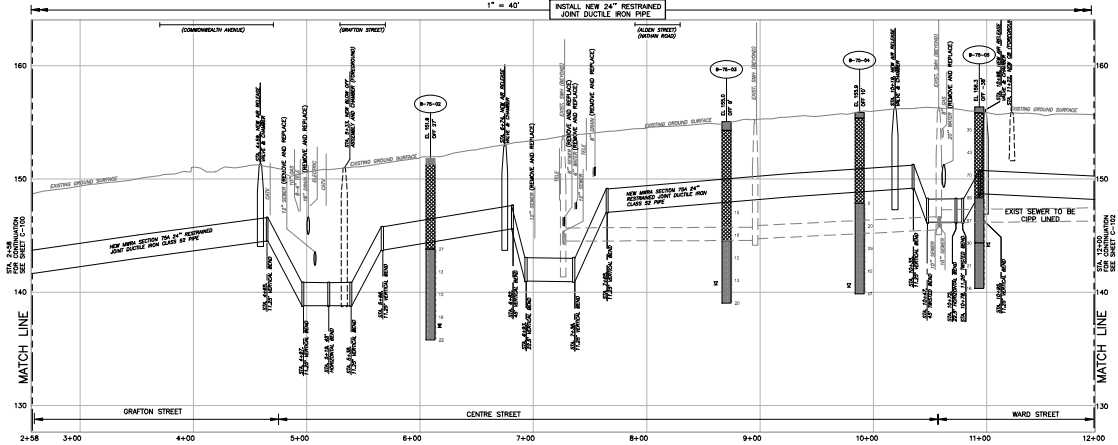
MASSACHUSETTS WATER RESOURCES AUTHORITY
SECTION 75A AND 47-CONSTRUCTION PACKAGE 1 BELMONT, BOSTON, NEWTON, AND WATERTOWN, MASSACHUSETTS
SECTION 75 - CENTRE STREET, NEWTON MA
PLAN & PROFILE
STA. 0+00 TO STA. 2+58



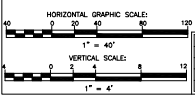
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7 of 88	



- NOTES:
- CITY OF NEWTON WATER MAINS ARE BASED ON GIS RECORD INFORMATION. SOME LOCATIONS HAVE BEEN TRACED TO QUALITY LEVEL B.
 - GAS MAIN ON WARD STREET FROM CENTRE STREET TO Waverley Ave TO BE REPLACED BY OTHERS PRIOR TO CONSTRUCTION. PROTECT NEW PLASTIC GAS MAIN.
 - GAS MAIN ON CENTRE STREET FROM COMMONWEALTH AVE TO WARD STREET TO BE REPLACED BY OTHERS PRIOR TO CONSTRUCTION. PROTECT NEW PLASTIC GAS LINE.
 - BORING, GEO-PROBE, AND TEST PIT SOIL STRATA ARE SHOWN IN PROFILE FOR INFORMATIONAL PURPOSES. BORING, GEO-PROBE, AND TEST PIT LOGS ATTACHED TO THE SPECIFICATION SHALL GOVERN.
 - REFER TO SECTION 01015 OF THE SPECIFICATIONS FOR CONSTRUCTION SEQUENCING.
 - THRUST BLOCKS SHALL BE CONSTRUCTED AT BENDS, FITTINGS, AND TEES PER DETAIL C ON SHEET C-503. FOR CLARITY, NOT ALL THRUST BLOCKS ARE SHOWN ON THE C-SHEETS.
 - PROTECT TREES AND UTILITY POLES ALONG CURBLINE FOR ENTIRE LENGTH OF NEW PIPE.



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NOT FOR CONSTRUCTION



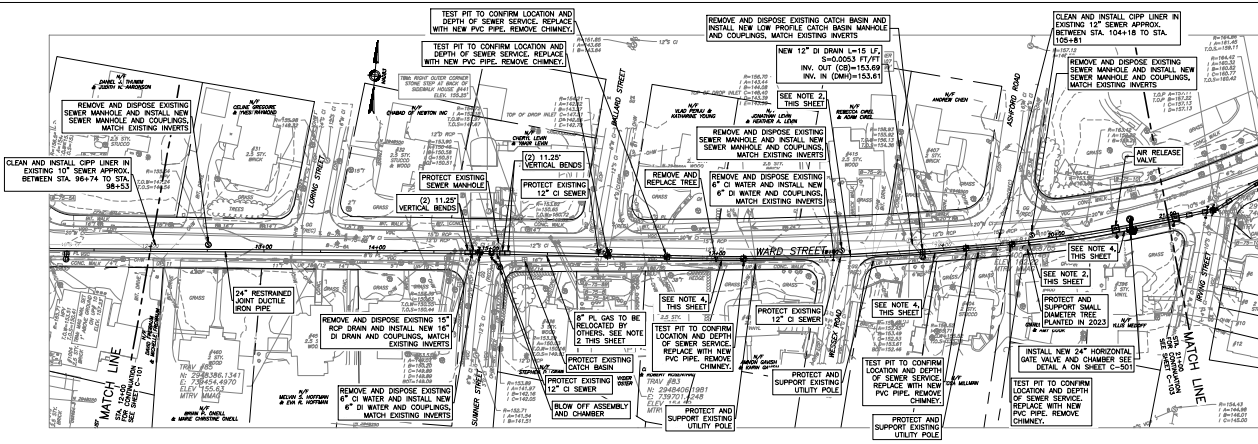
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MASSACHUSETTS WATER RESOURCES AUTHORITY

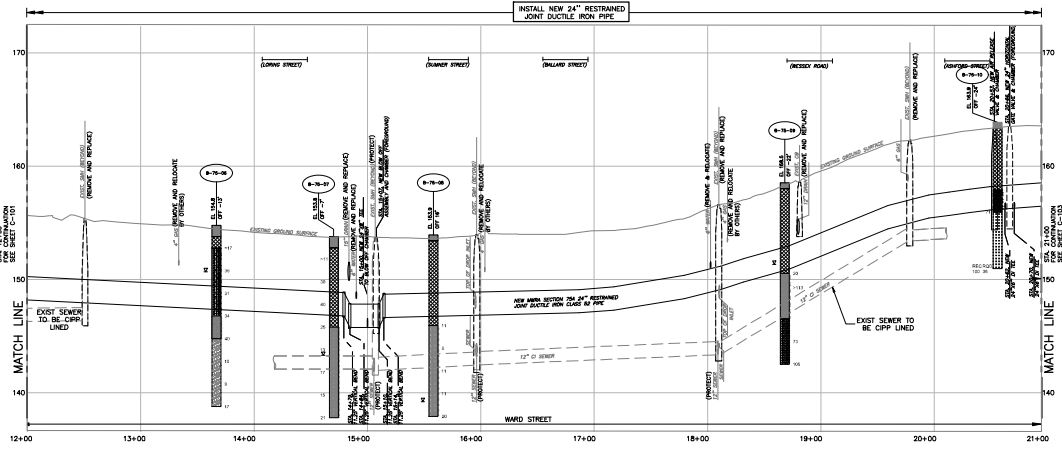
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INTERMEDIATE HIGH PIPELINE IMPROVEMENTS SECTION 75A AND 47-CONSTRUCTION PACKAGE 1 BELMONT, BOSTON, NEWTON, AND WATERTOWN, MASSACHUSETTS	DRAWING NO. C-101
SECTION 75 - CENTRE STREET, NEWTON MA PLAN & PROFILE STA. 2+58 TO STA. 12+00	8 of 88

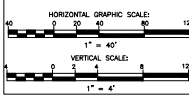


- NOTES:**
- CITY OF NEWTON WATER MAINS ARE BASED ON GIS RECORD INFORMATION SOME LOCATIONS HAVE BEEN TRACED TO QUALITY LEVEL B.
 - GAS MAIN ON WARD STREET FROM CENTRE STREET TO WAVERLY AVE TO BE REPLACED BY OTHERS PRIOR TO CONSTRUCTION. PROTECT NEW PLASTIC GAS LINE.
 - PROTECT TREES AND UTILITY POLES ALONG CURB LINES FOR ENTIRE LENGTH OF NEW PIPELINE. REMOVE AND REPLACE TREES WHERE NOTED.
 - REMOVE AND RESET/REPLACE EXISTING GRANITE CURBING WHERE DISTURBED BY THE WORK. APPROXIMATE MINIMUM EXTENTS SHOWN.
 - BORING, GEO-PROBE, AND TEST PIT SOIL STRATA ARE SHOWN IN PROFILE FOR INFORMATIONAL PURPOSES. BORING, GEO-PROBE, AND TEST PIT LOGS ATTACHED TO THE SPECIFICATION SHALL GOVERN.
 - THRUST BLOCKS SHALL BE CONSTRUCTED AT BENDS, FITTINGS, AND TEES PER DETAIL C ON SHEET C-505. FOR CLARITY, NOT ALL THRUST BLOCKS ARE SHOWN ON THE C-SHEETS.
 - SUPPORT EXISTING SEWER

PLAN
1" = 40'



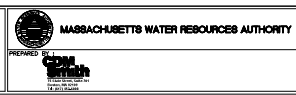
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PROFILE
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VERT. 1" = 4'

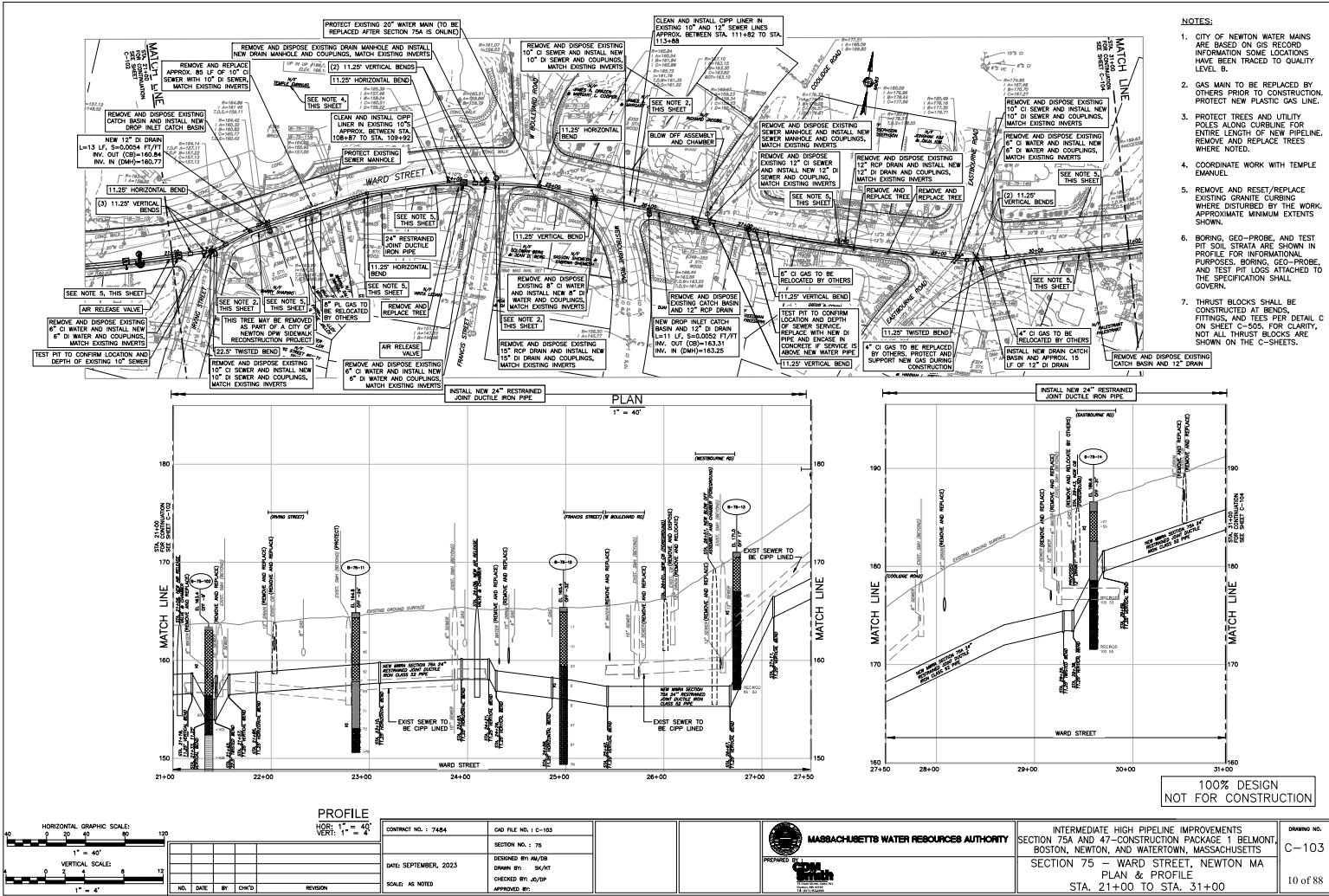
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CHECKED BY: JG/CP	APPROVED BY:
SCALE: AS NOTED	



INTERMEDIATE HIGH PIPELINE IMPROVEMENTS
SECTION 75A AND 47-CONSTRUCTION PACKAGE 1 BELMONT, BOSTON, NEWTON, AND WATERTOWN, MASSACHUSETTS
SECTION 75 - WARD STREET, NEWTON MA
PLAN & PROFILE
STA. 12+00 TO STA. 21+00

DRAWING NO. C-102
9 of 88

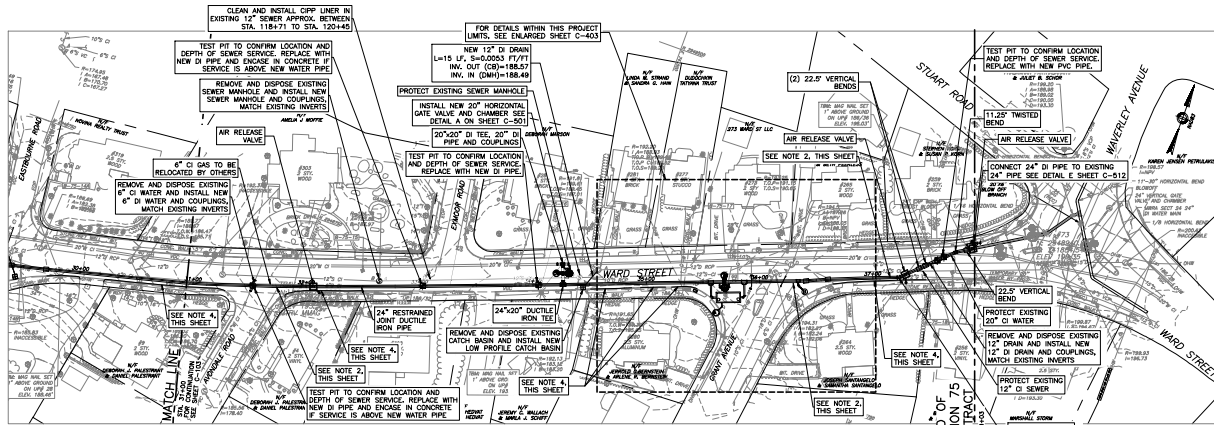


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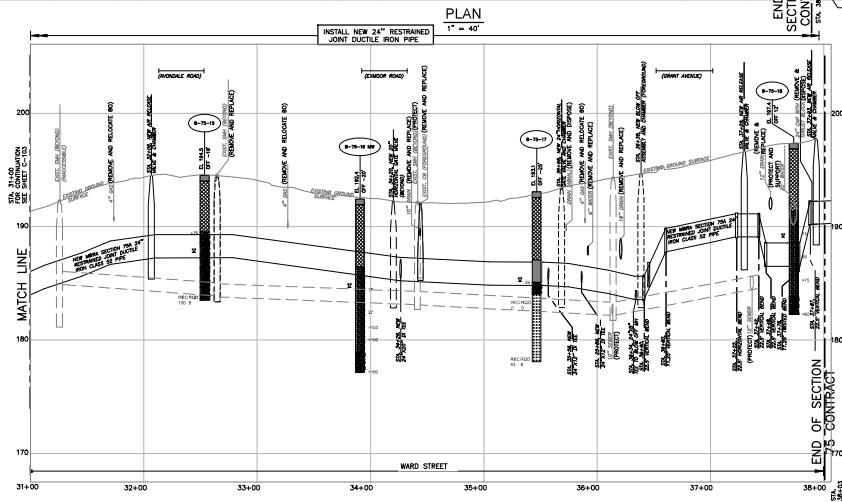
MASSACHUSETTS WATER RESOURCES AUTHORITY

DESIGNED BY: AM/DB
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APPROVED BY:

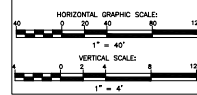
INTERMEDIATE HIGH PIPELINE IMPROVEMENTS SECTION 75A AND 47-CONSTRUCTION PACKAGE 1 BELMONT, BOSTON, NEWTON, AND WATERTOWN, MASSACHUSETTS	DRAWING NO. C-103
SECTION 75 - WARD STREET, NEWTON MA PLAN & PROFILE STA. 21+00 TO STA. 31+00	10 of 88



- NOTES:**
- CITY OF NEWTON WATER MAINS ARE BASED ON GIS RECORDS INFORMATION SOME LOCATIONS HAVE BEEN TRACED TO QUALITY LEVEL B.
 - GAS MAIN TO BE REPLACED BY OTHERS PRIOR TO CONSTRUCTION. PROTECT NEW PLASTIC GAS LINE.
 - PROTECT TREES AND UTILITY POLES ALONG CURBLINE FOR ENTIRE LENGTH OF NEW PIPELINE.
 - REMOVE AND RESET/REPLACE EXISTING GRANITE CURBING WHERE DISTURBED BY THE WORK. APPROXIMATE MINIMUM EXTENTS SHOWN.
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 - THRUST BLOCKS SHALL BE CONSTRUCTED AT BENDS, FITTINGS, AND TEES PER DETAIL C ON SHEET C-505. FOR CLARITY, NOT ALL THRUST BLOCKS ARE SHOWN ON THE C-SHEETS.



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NO.	DATE	BY	CHKD	REVISION

CONTRACT NO. 1 7454	CAD FILE NO. 1 C-104
DATE: SEPTEMBER, 2023	SECTION NO. 1 75
DESIGNED BY: AM/DB	DRAWN BY: SK/CT
CHECKED BY: JG/CP	APPROVED BY:

MASSACHUSETTS WATER RESOURCES AUTHORITY
PREPARED BY:

INTERMEDIATE HIGH PIPELINE IMPROVEMENTS SECTION 75A AND 47-CONSTRUCTION PACKAGE 1 BELMONT BOSTON, NEWTON, AND WATERTOWN, MASSACHUSETTS
SECTION 75 - WARD STREET, NEWTON MA PLAN & PROFILE STA. 31+00 TO STA. 38+00

DRAWING NO. C-104
11 of 88