



## Public Facilities Committee Agenda

### City of Newton In City Council

Wednesday, January 17, 2024

The Public Facilities Committee will hold this meeting as a hybrid meeting on Wednesday, January 17, 2024, at 7:00 PM in Room 204. To view this meeting using Zoom use this link: <https://newtonma-gov.zoom.us/j/82271745588> or call 1-646-558-8656 and use the following Meeting ID: 822 7174 5588

#### Item Scheduled for Discussion:

##### *Public Hearing*

- #31-24** Request for water main extension and main drain extension, and granting of water easement and main drain easement in Chapin Road  
EVERETT M. BROOKS CO. on behalf of the property owners, is petitioning for the extension of the City's water main and main drain on Chapin Road, and associated easements, which is required as part of the approved subdivision Certificate of Action.
- #59-24** Requesting approval for a Conceptual Design for the Washington Street Pilot project  
HER HONOR THE MAYOR requesting approval for a Conceptual Design for the Washington Street Pilot project, which will allow the City to advance the preferred concept in close coordination with the project working group, and with City Departments, including Fire, Public Works, Planning, and Parks, Recreation and Culture, and to develop cost estimates within the project construction budget.

#### Recommended to Public Facilities & Finance Committees

- #33-24** Appropriate \$11,475,000 for Newton Public Schools and Municipal Infrastructure  
HER HONOR THE MAYOR requesting authorization to appropriate and expend eleven million, four hundred seventy five thousand dollars (\$11,475,000) of June 30, 2023 Certified Free Cash to fund the following: A. Newton North Pool- Air Handling Unit (\$425,000) B. Replace Entire Roof System - Peirce Elementary (\$1,200,000) C. Replace Entire Roof System - Mason Rice Elementary (\$1,100,000) D. Repave Parking Area - Brown Middle School (\$300,000) E. Replace Chiller - Newton South, Building H (\$350,000) F. Repair Auditorium Ceiling, Playground Improvement and Toilet Room Installation - Williams Elementary (\$325,000) G. Install PA Systems - Bigelow & Brown Middle Schools (\$300,000) H. Toilet Room Upgrades - Day Middle, Mason Rice, Bowen,

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The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov) or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

Memorial Spaulding, and Peirce Elementary Schools (\$1,275,000) I. Paving, Road Improvements & Traffic Calming (\$5,250,000) J. Police Headquarters - Repave Parking Lot & Fencing (\$600,000) K. Fire Station 2- Heat Pumps for staff area HVAC (\$350,000).

**Finance Held 8-0 on 1/8/24**

**Respectfully submitted,**

**Susan Albright, Chair**

CITY OF NEWTON  
Department of Public Works  
ENGINEERING DIVISION

Memorandum

To: Councilor Susan Albright, Facilities Committee Chair.  
From: John Daghlian, Associate City Engineer  
Re: Chapin Road Extension ~ Water Main Extension  
Date: January 5, 2024  
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

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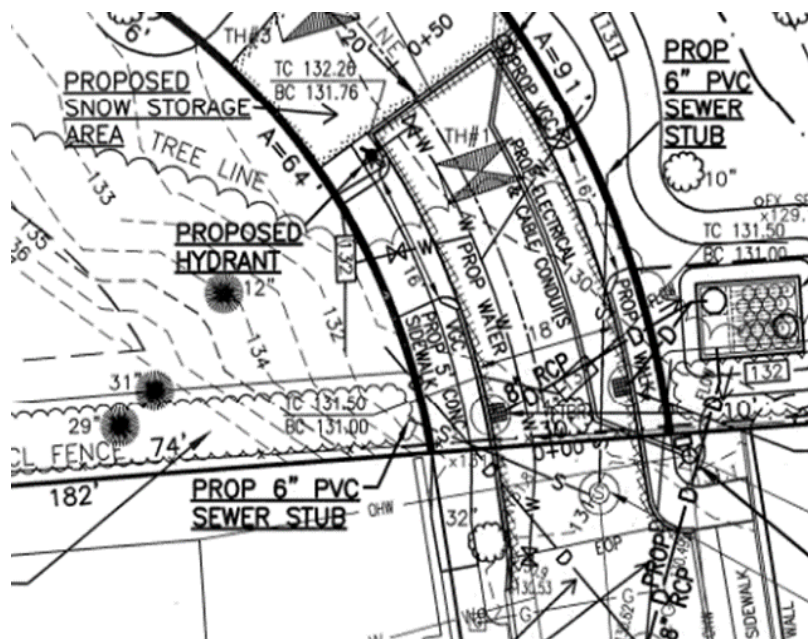
In reference to the above location, the following are my comments for a plan entitled:

*Chapin Road Extension  
Definitive Subdivision Plan  
Newton, MA  
Prepared by: Everett M. Brooks Co.  
Dated: August 9, 2023  
Revised: November 6, 2023*

Executive Summary:

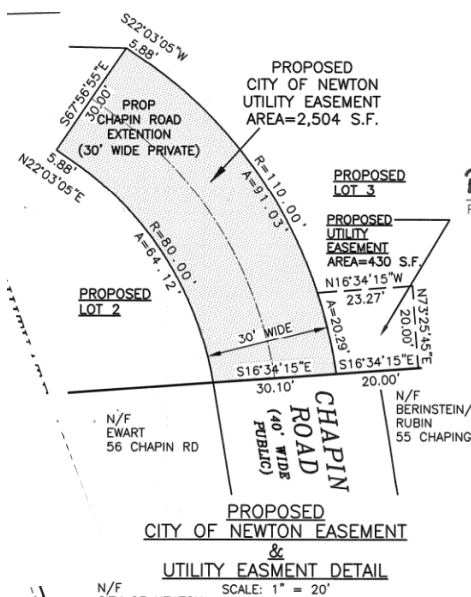
As part of the Certificate of Action of the approved subdivision, a water main extension is required to provide municipal water service for the two-lot subdivision. As shown on the following excerpt the applicant is requesting permission to extend a 6" cement lined ductile iron pipe from the end of the existing water main in Chapin Road approximately +/- 55-feet north-easterly to include a fire hydrant and domestic services for the two new homes. The applicant is paying 100% of the cost of installation in accordance with the DPW Standards, and once the main is operational it will be turned over to the City to be included as part of our

distribution system. A permanent utility easement is to be granted to the City for future access and maintenance of the new main extension.



Water Main Extension

A separate easement plan shall be submitted to the Engineering Division once approved it shall be recorded at the Middlesex Registry of Deeds and a mylar copy & PDF file shall be submitted to the Engineering Division along with the book and page of the recorded plan.



Conditions & Special Provisions:

1. All construction shall be witnessed and approved by the DPW Inspector.
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. Upon final installation & testing of the water main an As Built drawing [plan & profile]indicating depth of the water main, service locations, and hydrant] shall be submitted in digital and hard copy format to the City Engineer. The test results shall be submitted in type written report format to the City Engineer.
4. The contractor of record shall obtain a Trench, Street Opening, Sidewalk Crossing, and Utility Connection Permits with the DPW prior to construction.

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

CITY OF NEWTON  
Department of Public Works  
ENGINEERING DIVISION

Memorandum

To: Councilor Alison Leary, Facilities Committee Chair.  
From: John Daghlian, Associate City Engineer  
Re: Chapin Road Drain Main Extension Petition  
Date: November 30, 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

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

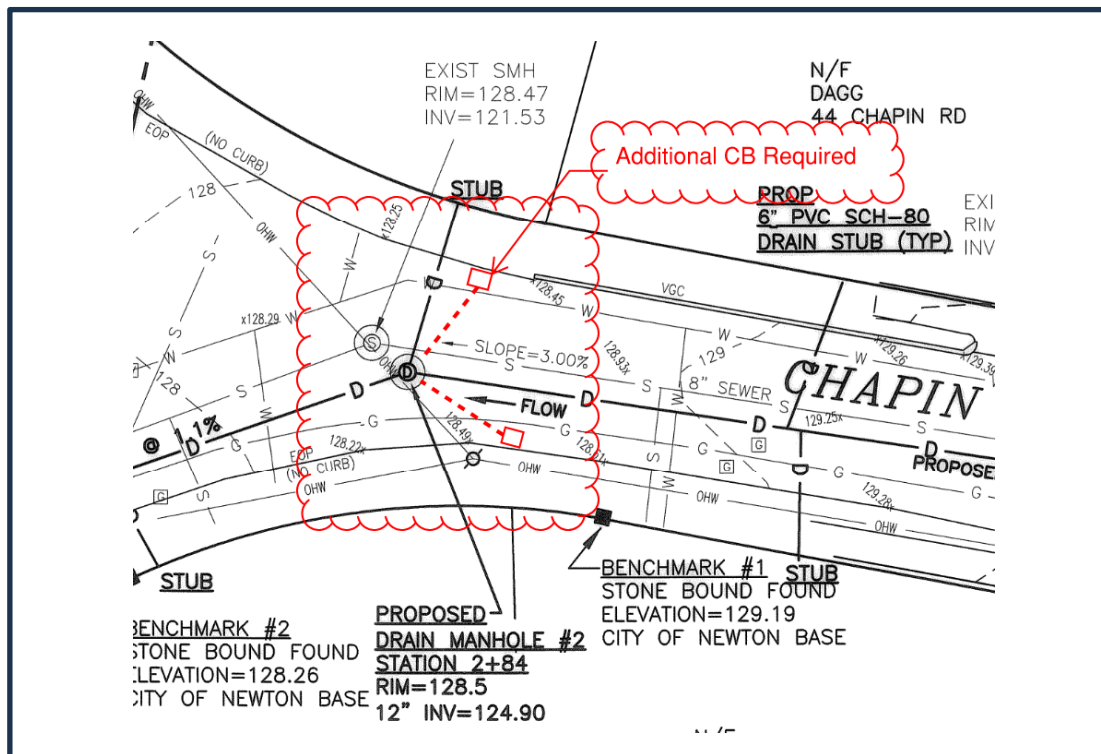
*Chapin Road Extension  
Definitive Subdivision Plan  
Newton, MA  
Proposed Chapin Road Drain Main Extension Plan & Profile  
Prepared by: Everett M. Brooks Co.  
Dated: August 9, 2023  
Revised: November 6, 2023*

Executive Summary:

As part of the proposed subdivision Certificate of Action a drain main extension is required due to shallow groundwater encountered. The engineer of record has performed soil evaluation to establish the soil type(s) and determine the estimated seasonal high groundwater elevation (ESHGE). Three test pits were excavated on the property, the locations are shown on sheet 2 of 5. The soil testing indicated groundwater was encountered between [22-32-inches] below existing grade and the soils logs indicate a layer of loam over medium graded sand.

Due to the high groundwater, it is not feasible to infiltrate the runoff from the extension of the road, therefore the applicant is proposing a drain main extension to be install at their cost to direct the runoff from the project site to the City's drainage system. The closest drain is approximately 500-feet from the site near #16 & 17 Chapin Road. To address phosphorous reduction a proprietary phosphorus treatment unit is to be installed to treat and reduce phosphorous as required by the City Stormwater Management. This costs associated with the unit installation and long-term maintenance will be the responsibility of the Homeowners Association for the subdivision.

Based upon further review two additional catch basins will be required at approximately station 2+84.



As a benefit to the neighborhood the drain extension will provide lateral connections to each property along the alignment to provide a connection point at which sump pump connections can be made. The lateral connections will be extended from the proposed drain main at a 2% slope to the edge of the right of way and capped; this will prevent future excavation within the roadway. The capped stubs will have a witness stake with horizontal ties (dimensions from the corners of the dwelling or other permanent features). Each property owner (if they wish to connect) will be required to make arrangements to have their individual overflow pipes to be connected to these stubbed connections at their cost when they choose to connect.

Homeowners should be aware that if a sump pump is connected to this overflow connection and the dwelling is heated via an oil heat system, an MDC oil/water separator will be required prior to the final overflow connection. Before connections are made to the stubbed overflows each homeowner shall contact the City Engineer for Inspection and verification of the heating system, prior to any construction the homeowner's contractor shall contact dig safe. Stubs to each resident shall have a minimum of a 2% slope toward the drain main.

Conditions & Special Provisions:

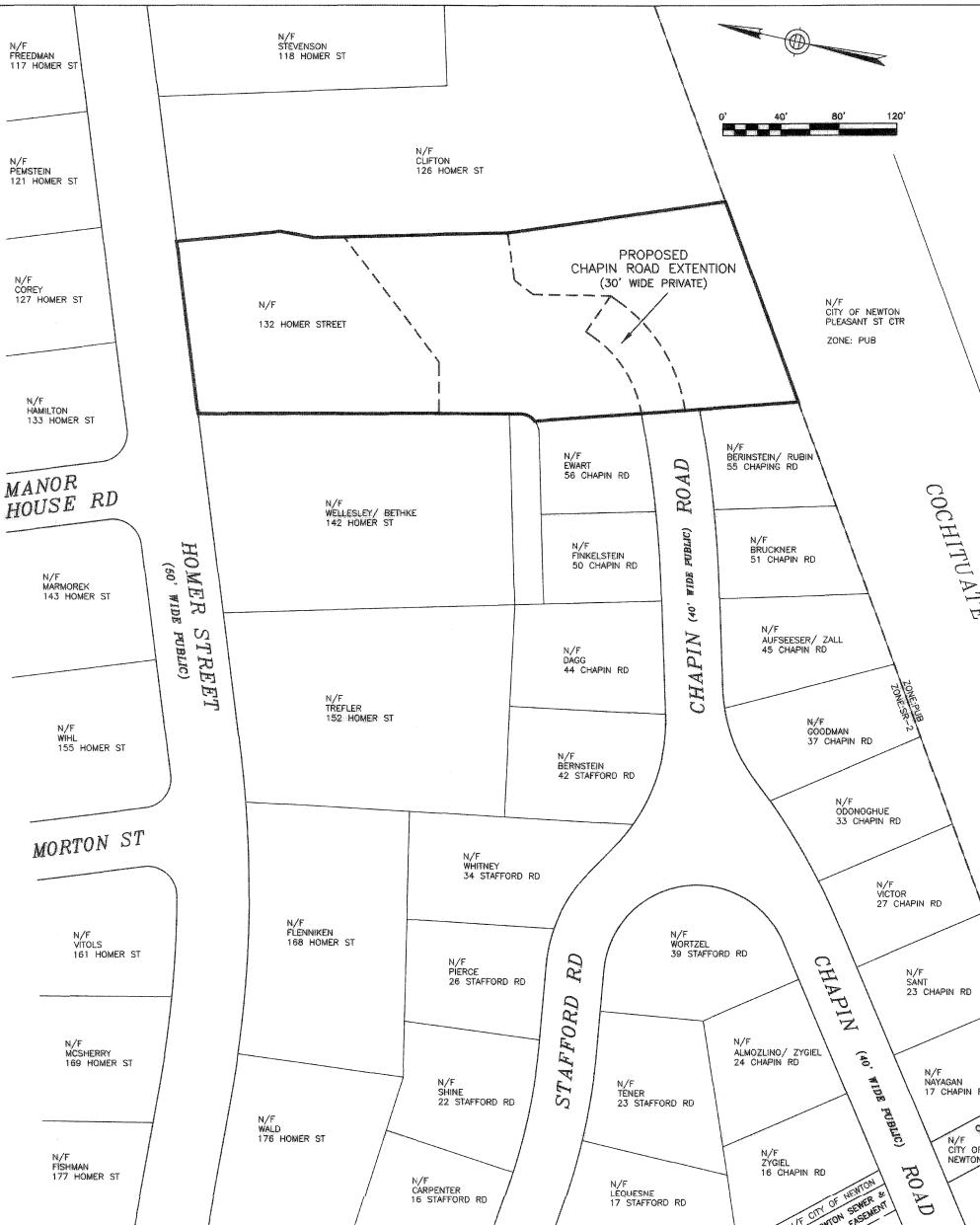
1. Temporary trench patch of all trenches will be required to remain in place for one winter cycle prior to final paving. Final paving of all trenches within the roadway shall be milled 1-1/2" deep and overlaid with Type I-1 HMA. The limits will be determined in the field by the City Engineer.
2. If 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.
3. 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.
4. Upon final installation of the drain main & stubs an As Built drawing [plan & profile] indicating swing ties of stubs, invert elevations of stubs and drainpipes, rim elevations of manhole covers and slopes of pipes shall be submitted in digital and hard copy format to the City Engineer.
5. The contractor of record shall obtain a Trench, Street Opening, Sidewalk Crossing, and Utility Connection Permits with the DPW prior to construction. No backfilling of pipes shall occur until the DPW Inspector has witnessed the drainpipe & stub installations.
6. 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.
7. The contractor of record shall contact Dig Safe 72 hours prior to construction and the Utilities Division as they are not part of Dig Safe.
8. **Prior to any construction the contractor of record shall arrange a preconstruction meeting with the DPW & Police Dept. Two weeks prior to any construction the contractor shall send written notification to the neighborhood, DPW, Newton Police & Fire Departments.**

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



**GENERAL NOTES:**

- ELEVATIONS REFER TO CITY OF NEWTON BASE, BENCHMARK: MAGNETIC PK NAIL SET IN UTILITY POLE IN FRONT OF 132 HOMER STREET. ELEVATION: 151.25.
- THE LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED AND EXISTING UTILITIES.
- MASSACHUSETTS STATE LAW REQUIRES UTILITY NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL 811 OR 1-888-DIG-SAFE (1-888-344-7233) IN ORDER TO COMPLY WITH STATE LAW.
- THE CONTRACTOR MUST PROVIDE POLICE DETAILS, SCHEDULED 48 HOURS IN ADVANCE, FOR THE DIRECTION AND CONTROL OF TRAFFIC, AS REQUIRED BY THE CITY ENGINEER. ALL ROADS AFFECTED BY CONSTRUCTION SHALL ALWAYS REMAIN OPEN TO EMERGENCY VEHICLES. CONTRACTOR IS TO COORDINATE WITH POLICE AND FIRE DEPARTMENT TO ENSURE PUBLIC SAFETY.
- ALL WORK MUST BE DONE IN ACCORDANCE WITH "CITY OF NEWTON STANDARD SPECIFICATIONS" AND "CITY OF NEWTON CONSTRUCTION DETAILS". COPIES OF WHICH MAY BE OBTAINED AT THE ENGINEERING OFFICE. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF NEWTON ENGINEERING DEPARTMENT.
- NO EXCAVATION IS ALLOWED WITHIN ANY CITY RIGHT-OF-WAY BETWEEN NOVEMBER 15TH AND APRIL 15TH, IF AN EMERGENCY EXISTS OR THERE ARE EXTENUATING CIRCUMSTANCES. APPLICANT MAY SEEK PERMISSION FOR SUCH WORK FROM THE CITY DPW COMMISSIONER VIA THE CITY ENGINEER. IF PERMISSION IS GRANTED, SPECIAL CONSTRUCTION STANDARDS WILL BE APPLIED. APPLICANT OR APPLICANT'S REPRESENTATIVE MUST CONTACT THE CITY OF NEWTON ENGINEERING DEPARTMENT PRIOR TO START OF WORK FOR CLARIFICATION.
- ALL CONSTRUCTION ACTIVITIES WITHIN THE CITY OF NEWTON RIGHT-OF-WAY MUST FULLY COMPLY WITH ALL CITY OF NEWTON CONSTRUCTION SPECIFICATIONS AS WELL AS 921 CMR 21.00 AND 22.00.
- ALL WORK SHALL BE SUBJECT TO THE INSPECTION BY AND APPROVAL OF THE CITY ENGINEER.
- NO EXCAVATION SHALL BE MADE BY THE CONTRACTOR IN ANY PUBLIC WAY OR UTILITY EASEMENT UNLESS AT LEAST FORTY-EIGHT (48) HOURS EXCLUSIVE OF SATURDAYS, SUNDAYS AND HOLIDAYS, BEFORE THE PROPOSED EXCAVATION IS TO BE MADE. HE HAS SUBMITTED, BY REGISTERED MAIL, WRITTEN NOTICE OF THE PROPOSED EXCAVATION TO THE FOLLOWING:  
 A. SUCH PUBLIC UTILITY COMPANIES AS SUPPLY GAS, ELECTRICITY AND TELEPHONE SERVICE IN THE CITY.  
 B. SUCH PRIVATE COMPANIES AS PROVIDE CABLE TELEVISION SERVICE IN THE CITY.  
 C. CITY OF NEWTON WATER & SEWER DEPARTMENT.  
 SUCH NOTICE SHALL SET FORTH THE STREET NAME AND A REASONABLY ACCURATE DESCRIPTION OF THE LOCATION OF THE EXCAVATION.
- NO WORK SHALL BE PERFORMED UNTIL THE NECESSARY PERMITS ARE OBTAINED FROM THE CITY OF NEWTON PUBLIC WORKS DEPARTMENT.
- ALL TRENCHES IN PAVED STREETS SHALL BE TEMPORARILY PATCHED WITH 1.5 INCH DEPTH OF BITUMINOUS CONCRETE, LAID HOT AND MAINTAINED UNTIL THE PERMANENT PATCH IS INSTALLED.
- WARNING SIGNS SHALL CONFORM TO PAGE 12 OF THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS.
- THE APPLICANT WILL HAVE TO APPLY FOR STREET OPENING, UTILITY CONNECTION, AND AN INSTALL CURB & SIDEWALK PERMITS WITH THE DPW PRIOR TO START OF WORK.
- AS OF JANUARY 1, 2009, ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES ON PUBLIC AND PRIVATE PROPERTY.
- IN CASES WHERE LEDGE OR BouldERS ARE ENCOUNTERED EVERETT M. BROOKS CO. INC. WILL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK ENCOUNTERED.
- AFTER ALL ENGINEERING PERMITS ARE OBTAINED, THE CONTRACTOR NEEDS TO NOTIFY THE ENGINEERING DIVISION CONSTRUCTION INSPECTOR A MINIMUM OF 48-HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE SITE UTILITIES AND STORMWATER COMPONENTS INSPECTED. THE SYSTEM & UTILITIES MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM & UTILITIES MAY BE BACKFILLED.
- APPROVAL OF THIS PLAN BY THE CITY OF NEWTON ENGINEERING DIVISION IMPLIES THAT THE PLAN MEETS THE MINIMAL DESIGN STANDARDS OF THE CITY OF NEWTON. HOWEVER, THE ENGINEERING DIVISION MAKES NO REPRESENTATIONS AND ASSUMES NO RESPONSIBILITY FOR THE DESIGN(S) IN TERMS OF SUITABILITY FOR THE PARTICULAR SITE CONDITIONS OR OF THE FUNCTIONALITY OR PERFORMANCE OF ANY ITEMS CONSTRUCTED IN ACCORDANCE WITH THE DESIGN(S). THE CITY OF NEWTON ASSUMES NO LIABILITIES FOR DESIGN ASSUMPTIONS, ERRORS OR OMISSIONS BY THE ENGINEER OF RECORD.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE GROUND.
- ALL PROPOSED WALLS BY OTHERS.
- CONSTRUCTION FENCING AND SILT FENCING SHALL BE PLACED AROUND THE ENTIRE SITE, AS REQUIRED.
- ALL WATER WORK MUST BE PERFORMED IN CONJUNCTION WITH THE CITY OF NEWTON UTILITIES DIVISION DPW.
- ALL TREE REMOVAL SHALL COMPLY WITH THE CITY OF NEWTON TREE ORDINANCE.
- IF ANY CHANGES FROM THE ORIGINAL APPROVED DESIGN PLAN ARE REQUIRED DUE TO UNFORESEEN SITE CONDITIONS, THE ENGINEER OF RECORD SHALL SUBMIT A REVISED DESIGN THAT IS STAMPED AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONTINUING CONSTRUCTION.



**LOCUS PLAN**  
SCALE: 1 IN. = 40 FT.

**LIST OF THE REQUESTED WAIVERS:**

THE FOLLOWING IS A LIST OF THE REQUESTED WAIVERS FROM THE RULES AND REGULATIONS OF THE PLANNING BOARD ACTING AS A BOARD OF SURVEY:

- SECTION V.B.1.D  
WAIVE THE REQUIREMENT THAT THE MINIMUM CENTERLINE RADIUS OF CURVED STREETS BE 100 FEET. THE PROPOSED CENTERLINE IS 90 FEET.
- SECTION V.B.1.A  
WAIVE THE REQUIREMENT THAT THE MINIMUM WIDTHS OF STREET RIGHTS-OF-WAY BE FORTY-FIVE (45) FEET. CHAPIN STREET IS AN EXISTING FORTY (40) FOOT RIGHT-OF-WAY AND IT IS PROPOSED TO EXTEND CHAPIN STREET AS A THIRTY (30) FOOT RIGHT-OF-WAY TO PROVIDE ACCESS TO 2 LOTS.
- SECTION V.B.1.D  
WAIVE THE REQUIREMENT THAT DEAD END STREETS HAVE A CUL-DE-SAC WITH A PROPERTY LINE DIAMETER OF NINETY-FIVE (95) FEET.
- SECTION V.A.1.  
WAIVE THE MINIMUM PAVEMENT WIDTH REQUIREMENT FROM TWENTY-FOUR (24) TO EIGHTEEN (18) FEET. A PAVEMENT WIDTH OF 18 FEET WILL PROVIDE ADEQUATE ACCESS FOR TWO SINGLE-FAMILY DWELLING WHOSE DRIVEWAYS WILL BE APPROXIMATELY 20 FEET AND 25 FEET FROM THE END OF CHAPIN STREET. THIS WILL REDUCE IMPERVIOUS AREA AND SITE RUNOFF. IT IS PROPOSED TO PROVIDE THE DWELLINGS WITH RESIDENTIAL SPRINKLER SYSTEMS.
- SECTION V.C  
WAIVE THE REQUIREMENT FOR FULL SIDEWALK CONSTRUCTION TO REDUCE IMPERVIOUS AREA AND SITE RUNOFF.

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

NEWTON PLANNING BOARD,  
CHAIRMAN DATE

\_\_\_\_\_ DATE  
 \_\_\_\_\_ DATE  
 \_\_\_\_\_ DATE

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

DATE  
 TOWN CLERK

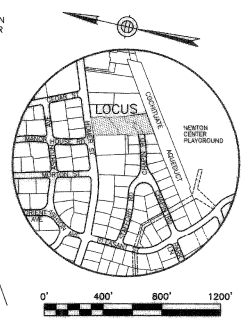
I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERERS OF DEEDS.

*Brian Burford* 11/6/23  
 PROFESSIONAL LAND SURVIVOR DATE

**CHAPIN ROAD EXTENSION**

**DEFINITIVE SUBDIVISION PLAN NEWTON, MA**

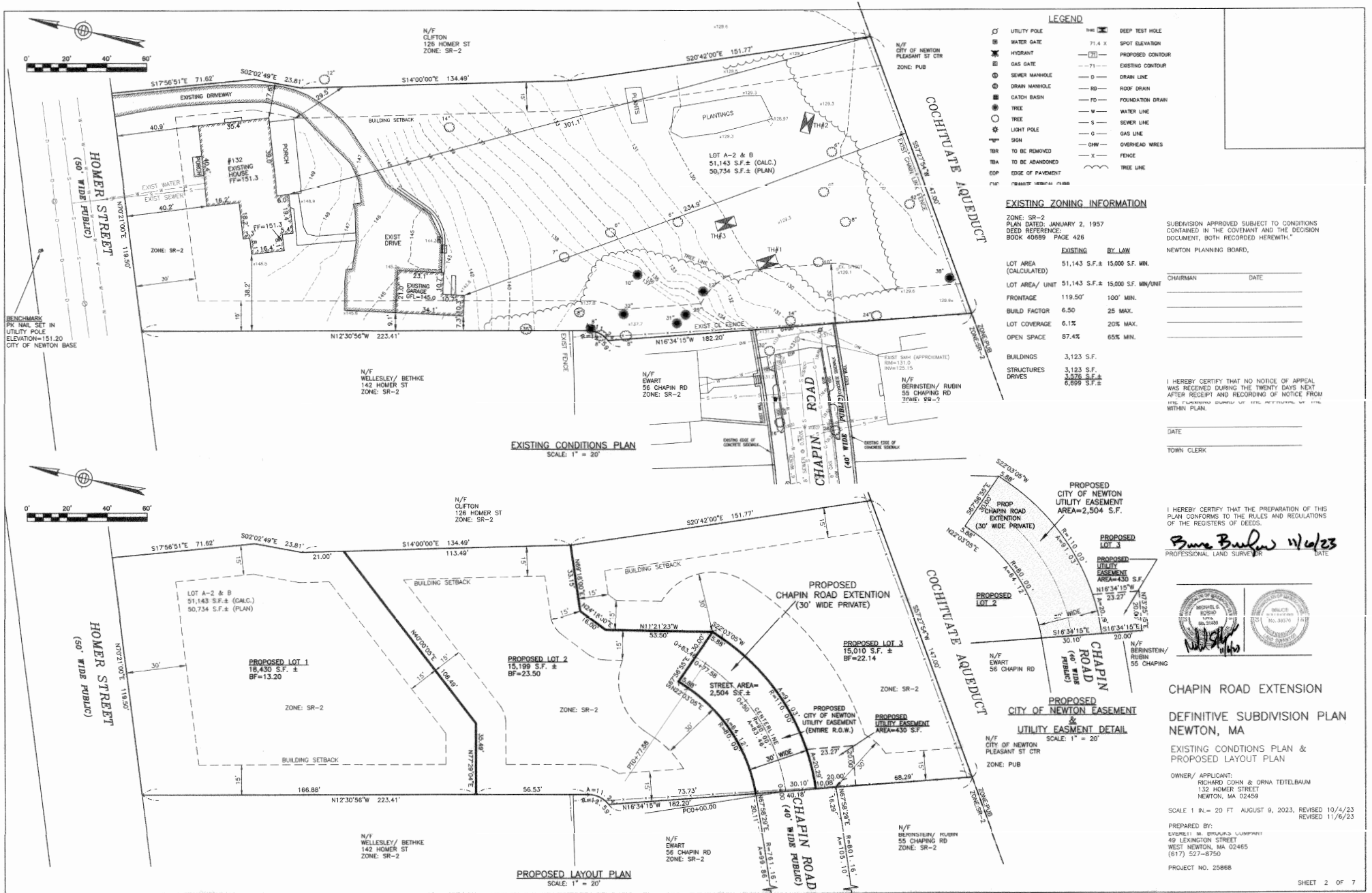
LOCUS PLAN  
 OWNER/ APPLICANT:  
 RICHARD COHN & ORNA TETELGAUM  
 132 HOMER STREET  
 NEWTON, MA 02459  
 SCALE 1 IN. = 40 FT AUGUST 9, 2023, REVISED 10/5/23  
 REVISED 11/6/23  
 PREPARED BY:  
 EVERETT M. BROOKS COMPANY  
 45 LEXINGTON STREET  
 WEST NEWTON, MA 02445  
 (617) 527-8750  
 PROJECT NO. 25868



**LOCUS**  
SCALE: 1 IN. = 400 FT.

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LOCUS PLAN
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- SHEET 6  
PROPOSED CHAPING ROAD DRAIN  
MAIN EXTENSION PLAN  
PROPOSED CHAPING ROAD DRAIN  
MAIN EXTENSION PROFILE
- SHEET 7  
STANDARD DETAILS



### LEGEND

○	UTILITY POLE	⊠	DEEP TEST HOLE	
□	WATER GATE	—	SPOT ELEVATION	
⊗	HYDRANT	---	PROPOSED CONTOUR	
⊕	GAS GATE	- - -	EXISTING CONTOUR	
⊖	SEWER MANHOLE	—	DRAIN LINE	
⊙	DRAIN MANHOLE	—	ROOF DRAIN	
⊛	CATCH BASIN	—	FOUNDATION DRAIN	
●	TREE	—	WATER LINE	
○	TREE	—	SEWER LINE	
○	LIGHT POLE	—	GAS LINE	
⊕	SIGN	—	OVERHEAD WIRES	
TBR	TO BE REMOVED	—	X	FENCE
TBA	TO BE ABANDONED	—	—	TREE LINE
EDP	EDGE OF PAVEMENT			
PL	PLANTING			

### EXISTING ZONING INFORMATION

ZONE: SR-2	PLAN DATED: JANUARY 2, 1997	DEED REFERENCE: BOOK 40889 PAGE 426
EXISTING	BY LAW	
LOT AREA (CALCULATED)	51,143 S.F. ±	15,000 S.F. MIN.
LOT AREA/ UNIT	51,143 S.F. ±	15,000 S.F. MIN/UNIT
FRONTAGE	119.50'	100' MIN.
BUILD FACTOR	6.50	25 MAX.
LOT COVERAGE	6.1%	20% MAX.
OPEN SPACE	87.4%	65% MIN.
BUILDINGS	3,123 S.F.	
STRUCTURES	3,123 S.F.	
DRIVES	3,326 S.F. ±	
	6,659 S.F. ±	

SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HERETHWITH.  
NEWTON PLANNING BOARD,

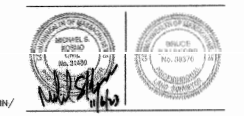
CHAIRMAN	DATE
_____	_____
_____	_____
_____	_____
_____	_____

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

DATE \_\_\_\_\_  
TOWN CLERK \_\_\_\_\_

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

*Bruce Bulow* 11/6/23  
PROFESSIONAL LAND SURVEYOR DATE



### CHAPIN ROAD EXTENSION

#### DEFINITIVE SUBDIVISION PLAN

#### NEWTON, MA

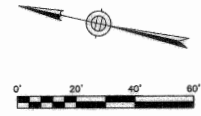
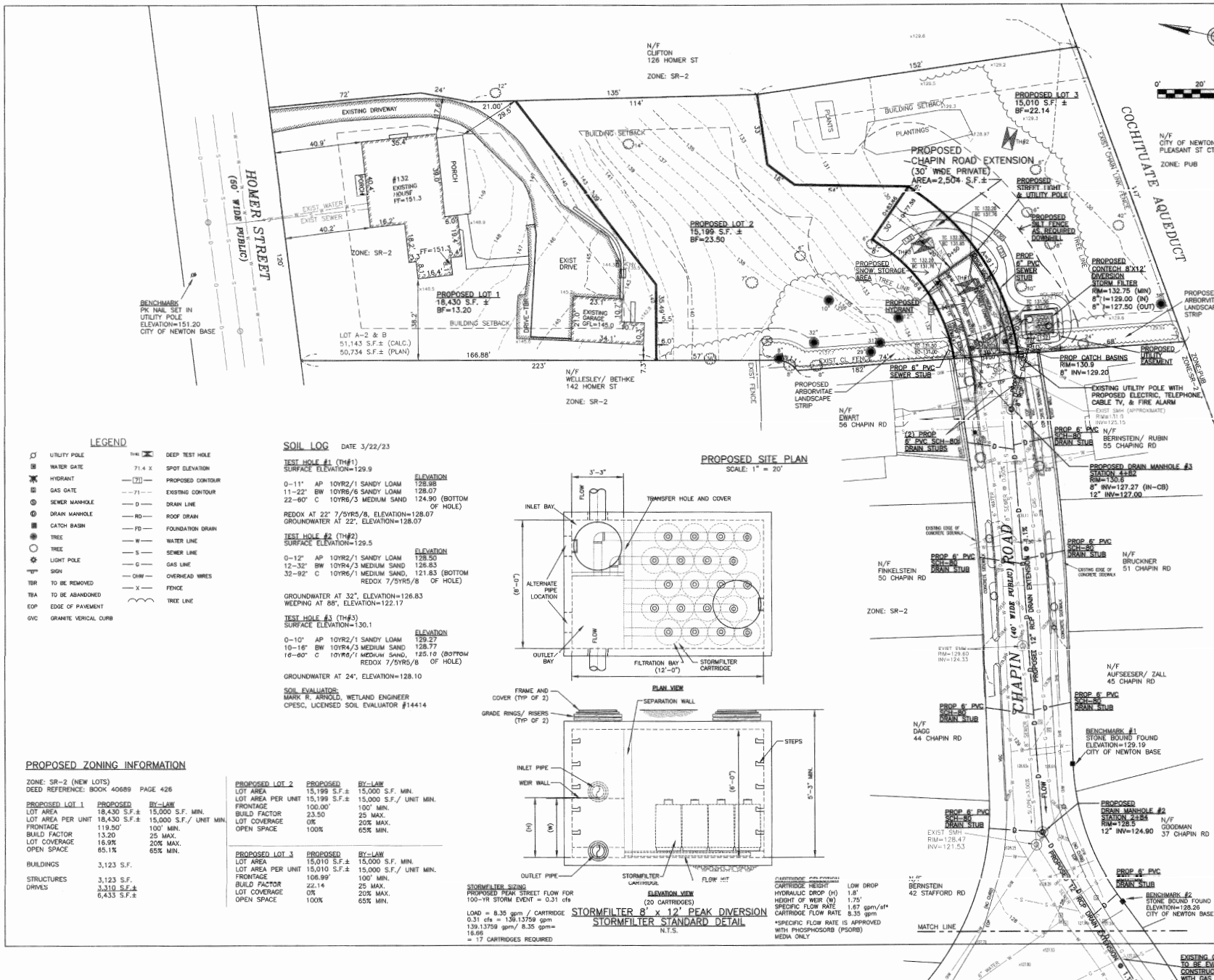
EXISTING CONDITIONS PLAN & PROPOSED LAYOUT PLAN

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

SCALE 1 IN. = 20 FT. AUGUST 9, 2023, REVISED 10/4/23  
REVISED 11/6/23

PREPARED BY:  
ENGINEER IN CHARGE: LARRY CAMPBELL  
49 LEXINGTON STREET  
WEST NEWTON, MA 02465  
(617) 527-8750

PROJECT NO. 25868



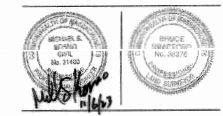
SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HERewith.  
 NEWTON PLANNING BOARD,

CHAIRMAN	DATE

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

DATE
TOWN CLERK

I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.  
*Bruce Burdick* 1/6/23  
 PROFESSIONAL LAND SURVEYOR DATE



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

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

PREPARED BY:  
 EVERETT W. BROOKS COMPANY  
 49 LEXINGTON STREET  
 WEST NEWTON, MA 02465  
 (617) 567-8750

PROJECT NO. 25868

SCALE 1 IN. = 20 FT. AUGUST 9, 2023, REVISED 10/4/23  
 REVISED 11/8/23

**LEGEND**

○	UTILITY POLE	—	DEEP TEST HOLE
□	WATER GATE	—	SPOT ELEVATION
—	HYDRANT	—	PROPOSED CONTOUR
—	GAS GATE	—	EXISTING CONTOUR
—	SEWER MANHOLE	—	DRAIN LINE
—	DRAIN MANHOLE	—	ROOF DRAIN
—	CATCH BASIN	—	FOUNDATION DRAIN
—	TREE	—	WATER LINE
—	SEWER LINE	—	GAS LINE
—	LIGHT POLE	—	OVERHEAD WIRES
—	SIGN	—	FENCE
—	TBR TO BE REMOVED	—	TREE LINE
—	TBA TO BE ABANDONED	—	EDGE OF PAVEMENT
—	OPV	—	GRANITE VERTICAL CURB

**SOIL LOG** DATE 3/22/23

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

0-11"	AP	10YR2/1 SANDY LOAM	128.98
11-22"	BW	10YR6/8 SANDY LOAM	128.07
22-60"	C	10YR6/3 MEDIUM SAND	124.90 (BOTTOM)

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

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

0-12"	AP	10YR2/1 SANDY LOAM	128.50
12-32"	BW	10YR4/3 MEDIUM SAND	128.83
32-92"	C	10YR6/1 MEDIUM SAND, 121.83 (BOTTOM)	121.83

REDUX 7/5YR5/8 OF HOLE

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

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

0-10"	AP	10YR2/1 SANDY LOAM	129.27
10-16"	BW	10YR4/3 MEDIUM SAND	128.77
16-60"	C	10YR6/1 MEDIUM SAND, 125.10 (BOTTOM)	125.10

REDUX 7/5YR5/8 OF HOLE

GROUNDWATER AT 24", ELEVATION=128.10

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

**PROPOSED ZONING INFORMATION**

ZONE: SR-2 (NEW LOTS)  
 DEED REFERENCE: BOOK 40689 PAGE 428

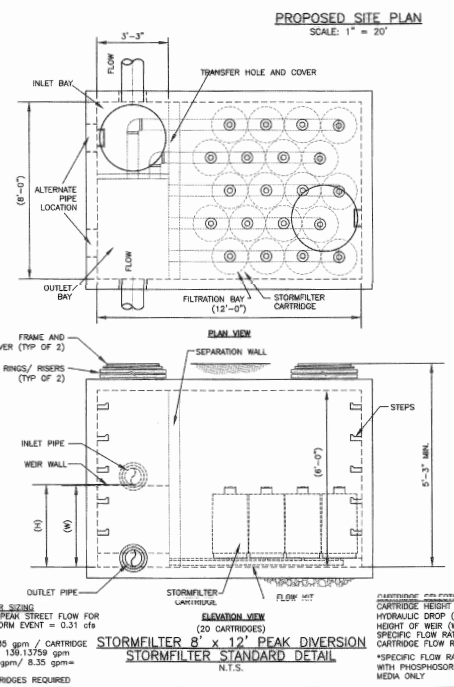
PROPOSED LOT	PROPOSED	BY-LAW
LOT AREA	18,430 S.F.±	15,000 S.F. MIN.
LOT AREA PER UNIT	15,000 S.F.±	15,000 S.F./ UNIT MIN.
FRONTAGE	119.50'	100' MIN.
BUILD FACTOR	13.20	25% MAX.
LOT COVERAGE	16.9%	20% MAX.
OPEN SPACE	85.1%	65% MIN.

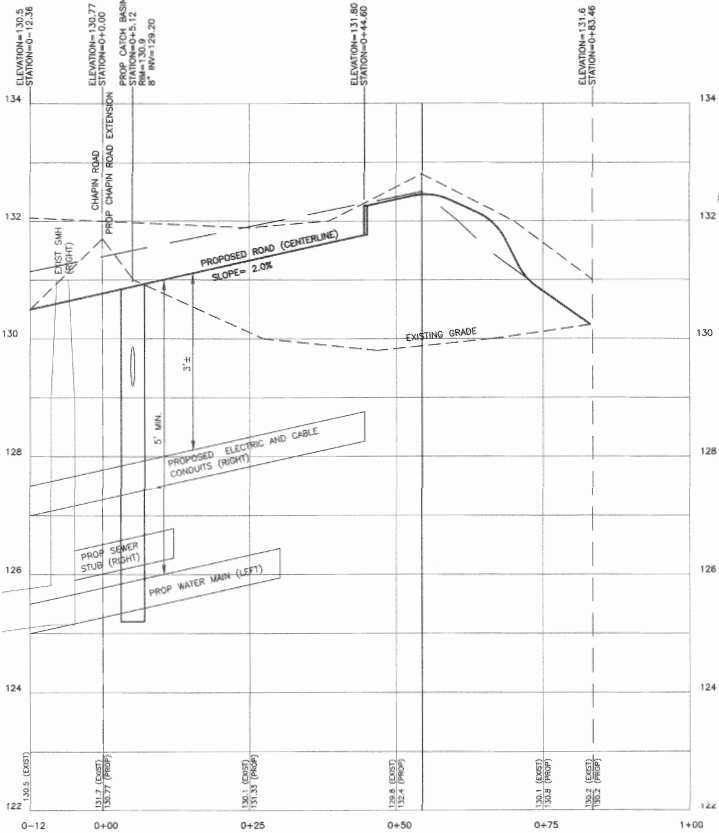
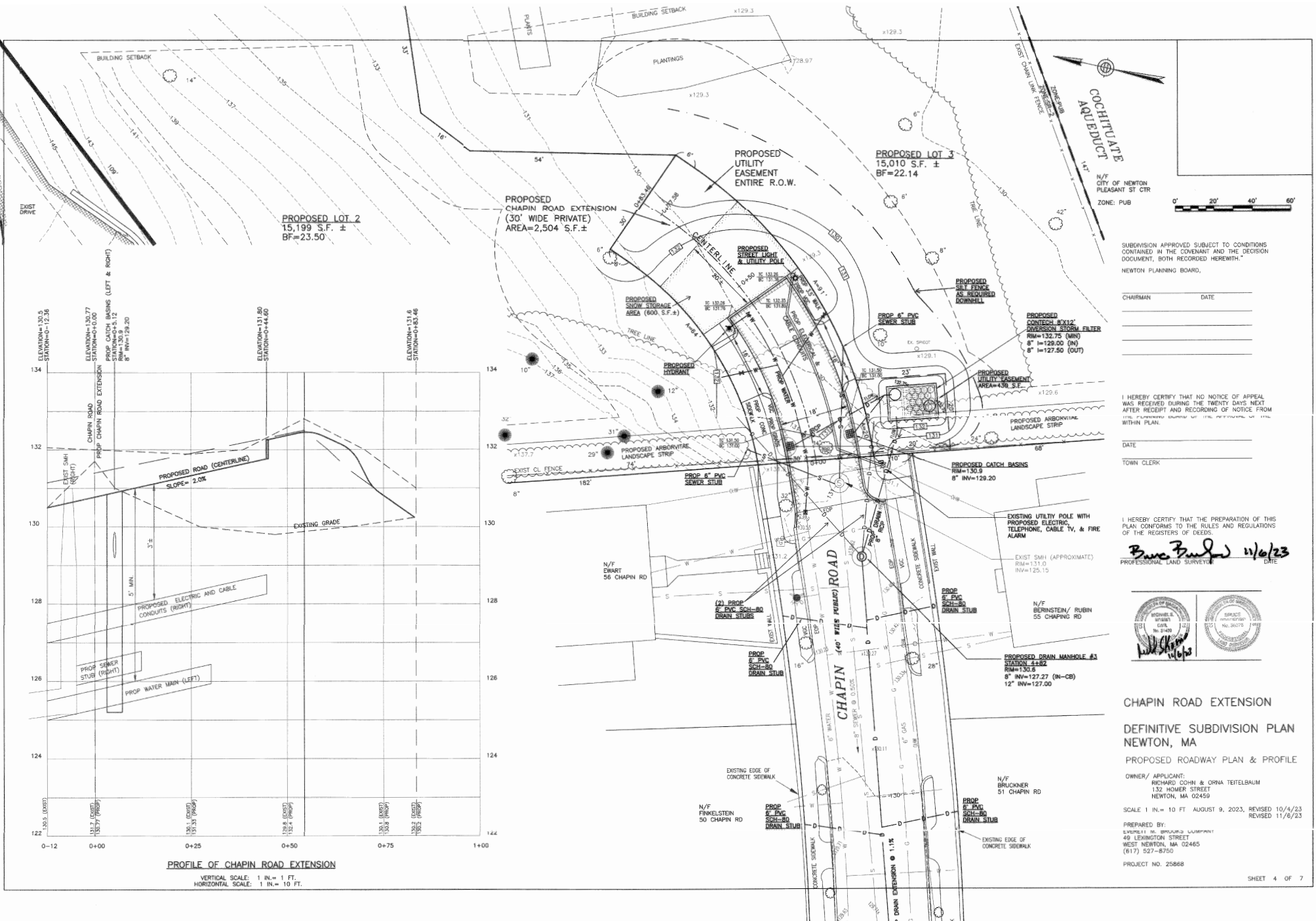
PROPOSED LOT	PROPOSED	BY-LAW
LOT AREA	15,010 S.F.±	15,000 S.F. MIN.
LOT AREA PER UNIT	15,010 S.F.±	15,000 S.F./ UNIT MIN.
FRONTAGE	106.99'	100' MIN.
BUILD FACTOR	22.14	25% MAX.
LOT COVERAGE	0%	20% MAX.
OPEN SPACE	100%	65% MIN.

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



EXISTING GAS MAIN CROSSING TO BE EVALUATED AT THE SITE CONSTRUCTION COORDINATE WITH GAS UTILITY COMPANY. AS



PROFILE OF CHAPIN ROAD EXTENSION  
 VERTICAL SCALE: 1 IN. = 1 FT.  
 HORIZONTAL SCALE: 1 IN. = 10 FT.

**COCHITUATE AQUEDUCT**

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

0' 20' 40' 60'

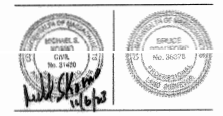
SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HEREWITH.  
 NEWTON PLANNING BOARD,

CHAIRMAN	DATE

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

DATE: \_\_\_\_\_  
 TOWN CLERK: \_\_\_\_\_

I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.  
*Barbara B...* 11/6/23  
 PROFESSIONAL LAND SURVEYOR DATE



**CHAPIN ROAD EXTENSION**  
**DEFINITIVE SUBDIVISION PLAN**  
 NEWTON, MA  
 PROPOSED ROADWAY PLAN & PROFILE

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

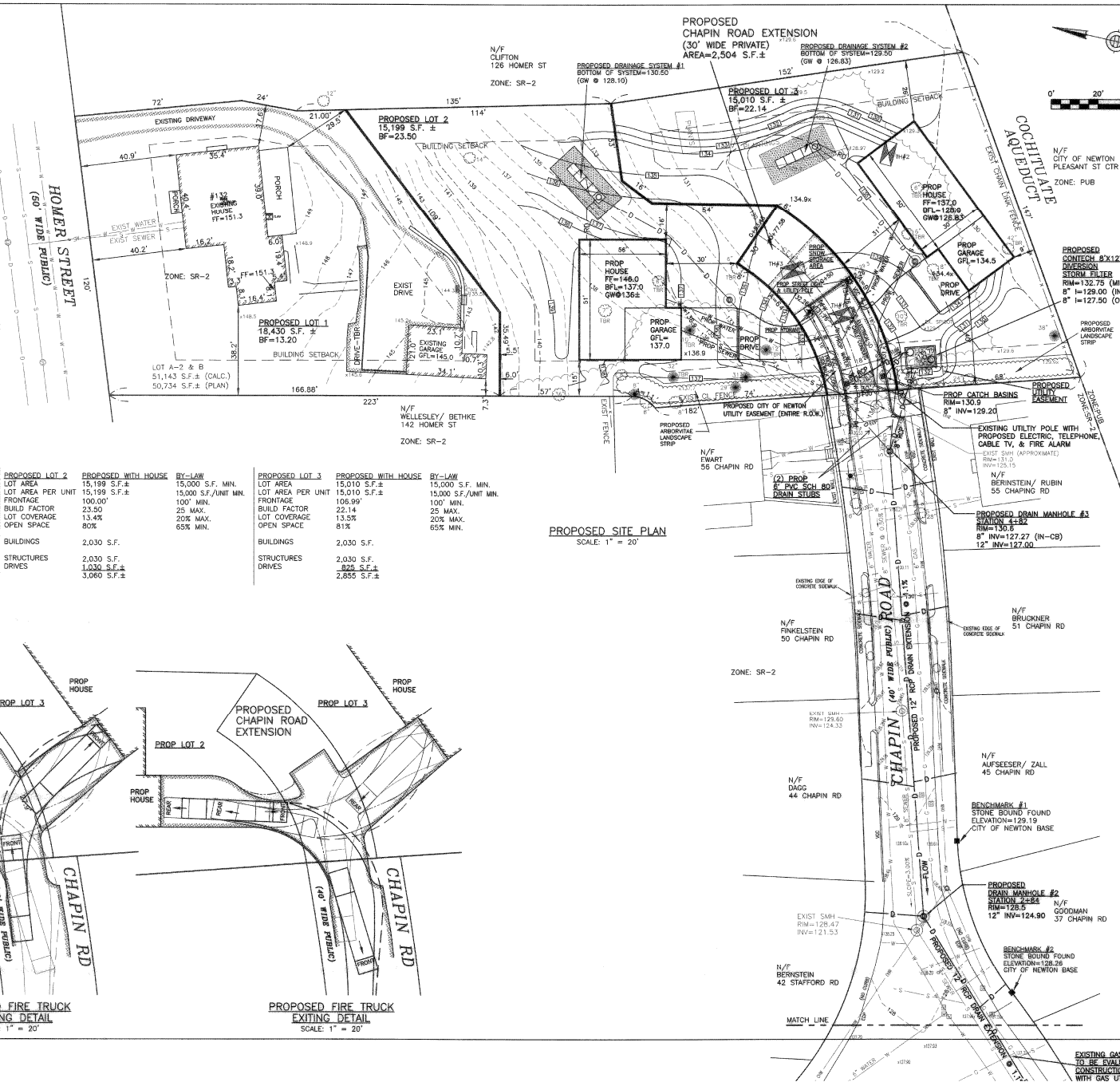
SCALE 1 IN. = 10 FT. AUGUST 9, 2023, REVISED 10/4/23  
 REVISED 11/6/23

PREPARED BY:  
 SCOTT W. BRUCKNER, LAND SURVEYOR  
 49 LEXINGTON STREET  
 WEST NEWTON, MA 02465  
 (617) 527-8750

PROJECT NO. 25868

LEGEND

- UTILITY POLE
- WATER GATE
- ⊗ HYDRANT
- ⊗ GAS GATE
- ⊗ SEWER MANHOLE
- ⊗ DRAIN MANHOLE
- ⊗ CATCH BASIN
- TREE
- TREE
- LIGHT POLE
- SIGN
- TO BE REMOVED
- TO BE ABANDONED
- EDGE OF PAVEMENT
- GRANITE VERTICAL CURB
- DEEP TEST HOLE
- 71.4 X SPOT ELEVATION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- DRAIN LINE
- FOUNDATION DRAIN
- WATER LINE
- SEWER LINE
- GAS LINE
- OVERHEAD WIRES
- FENCE
- TREE LINE



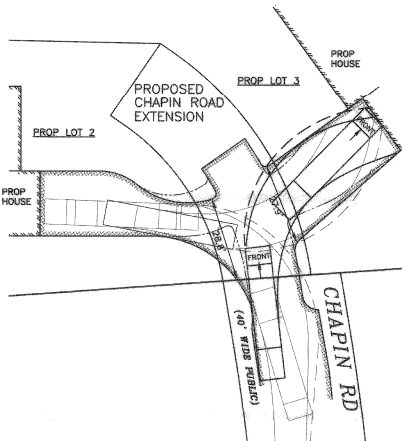
PROPOSED ZONING INFORMATION

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

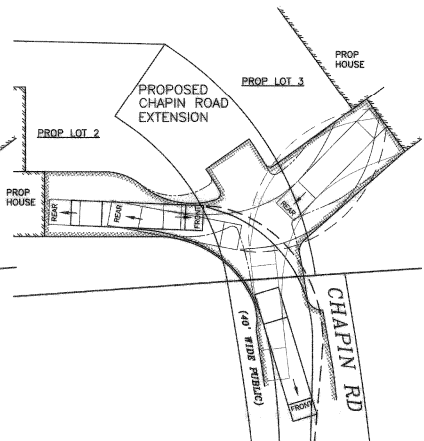
PROPOSED LOT 1	PROPOSED	BY-LAW	PROPOSED LOT 2	PROPOSED	BY-LAW
LOT AREA	18,430 S.F.±	15,000 S.F. MIN.	15,199 S.F.±	15,199 S.F.±	15,000 S.F. MIN.
LOT AREA PER UNIT	18,430 S.F.±	15,000 S.F./UNIT MIN.	15,199 S.F.±	15,199 S.F.±	15,000 S.F./UNIT MIN.
FRONTAGE	119.50'	100' MIN.	23.50'	23.50'	25 MAX.
BUILD FACTOR	13.20	25 MAX.	13.4%	13.4%	20% MAX.
LOT COVERAGE	16.9%	20% MAX.	13.4%	13.4%	20% MAX.
OPEN SPACE	65.1%	65% MIN.	80%	80%	65% MIN.
BUILDINGS	3,123 S.F.		2,030 S.F.	2,030 S.F.	
STRUCTURES	3,123 S.F.		2,030 S.F.	2,030 S.F.	
DRIVES	3,310 S.F.±		1,030 S.F.±	1,030 S.F.±	
	6,433 S.F.±		3,060 S.F.±	3,060 S.F.±	

PROPOSED SITE PLAN

SCALE: 1" = 20'



PROPOSED FIRE TRUCK ENTERING DETAIL  
SCALE: 1" = 20'



PROPOSED FIRE TRUCK EXITING DETAIL  
SCALE: 1" = 20'

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

CHAIRMAN	DATE

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

DATE

TOWN CLERK

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

*Bruce B. Burdick* 11/6/23  
PROFESSIONAL LAND SURVEYOR DATE



CHAPIN ROAD EXTENSION

DEFINITIVE SUBDIVISION PLAN  
NEWTON, MA

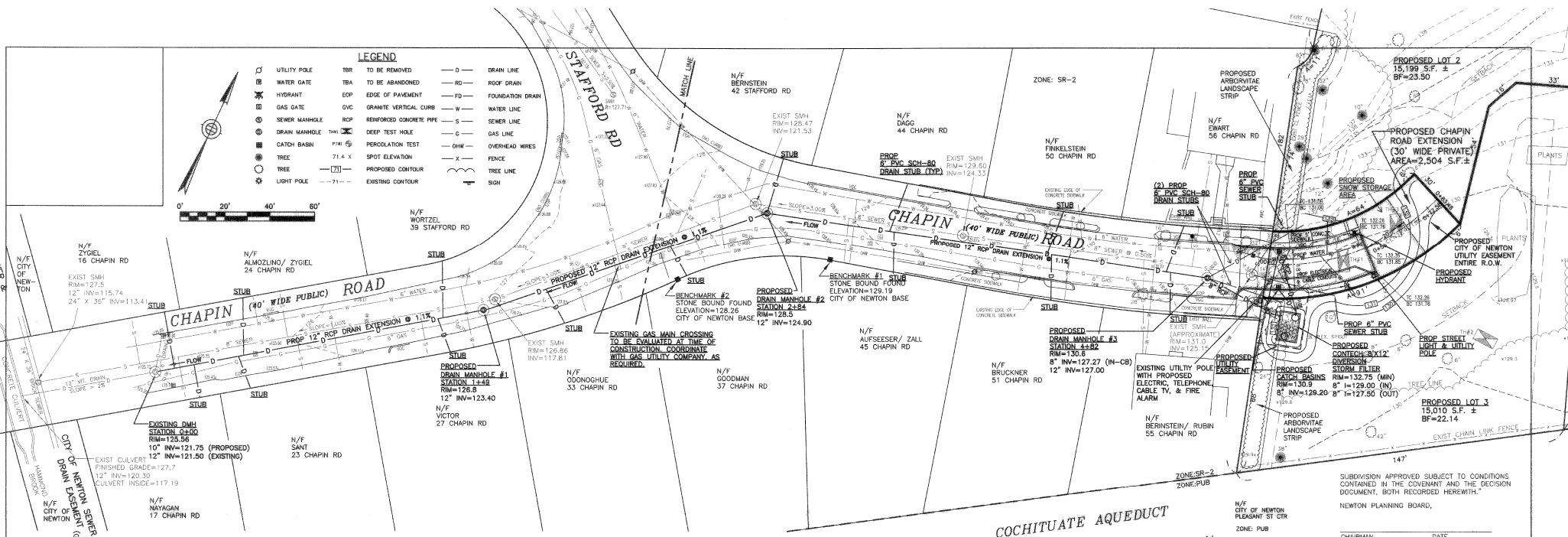
PROPOSED LOT SITE PLAN

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

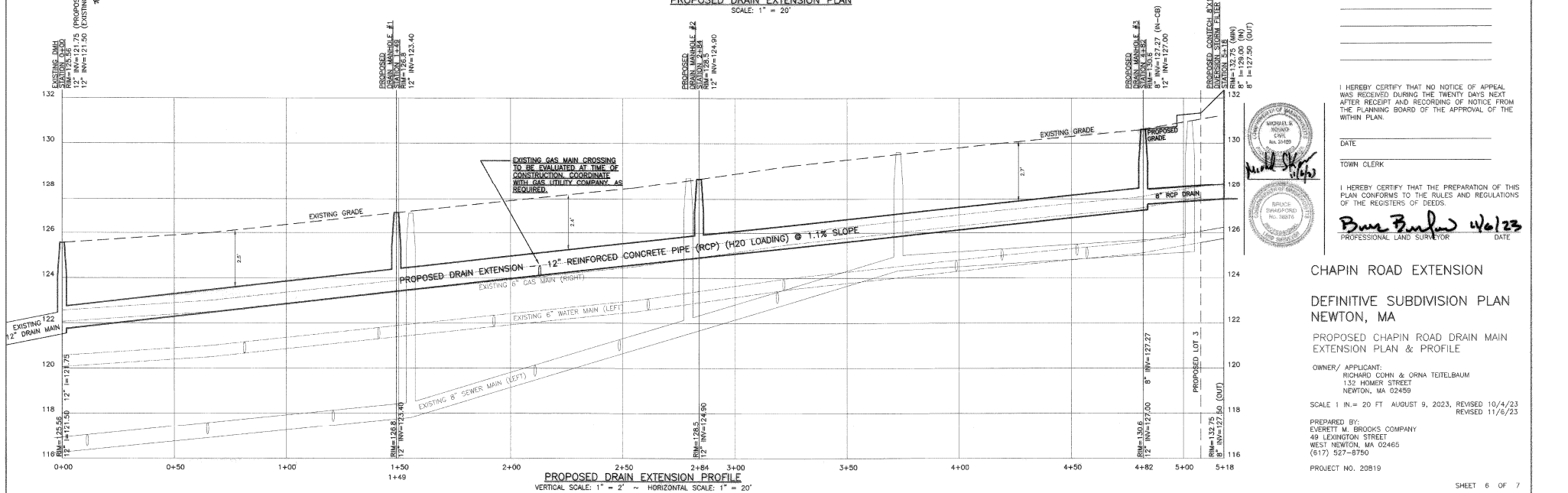
SCALE 1 IN. = 20 FT AUGUST 9, 2023, REVISED: 10/4/23  
PREPARED BY:  
EVERETT M. BROOKS COMPANY  
49 LEXINGTON STREET  
WEST NEWTON, MA 02445  
(617) 527-8750

PROJECT NO. 25868  
SHEET 5 OF 7

EXISTING GAS MAIN CROSSING TO BE EVALUATED AT TIME OF CONSTRUCTION. COORDINATE WITH GAS UTILITY COMPANY, AS



PROPOSED DRAIN EXTENSION PLAN  
SCALE: 1" = 20'



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

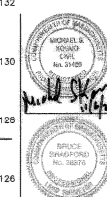
SUBDIVISION APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE COVENANT AND THE DECISION DOCUMENT, BOTH RECORDED HEREWITH.  
NEWTON PLANNING BOARD.

CHAIRMAN	DATE

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DATE: \_\_\_\_\_  
TOWN CLERK: \_\_\_\_\_

I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.  
**Bruce Burlew 10/23**  
PROFESSIONAL LAND SURVEYOR



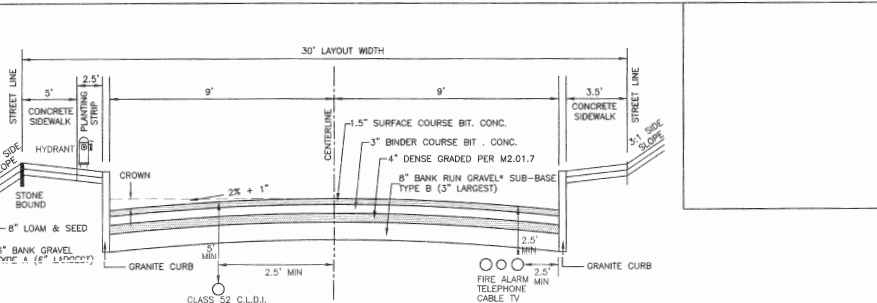
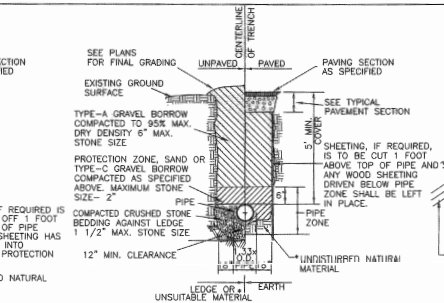
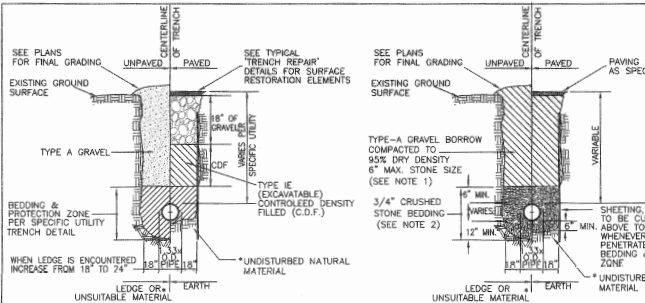
CHAPIN ROAD EXTENSION  
DEFINITIVE SUBDIVISION PLAN  
NEWTON, MA  
PROPOSED CHAPIN ROAD DRAIN MAIN  
EXTENSION PLAN & PROFILE

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

SCALE 1 IN = 20 FT AUGUST 9, 2023, REVISED 10/4/23  
REVISED 11/6/23

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

PROJECT NO. 20819



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

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

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

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

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

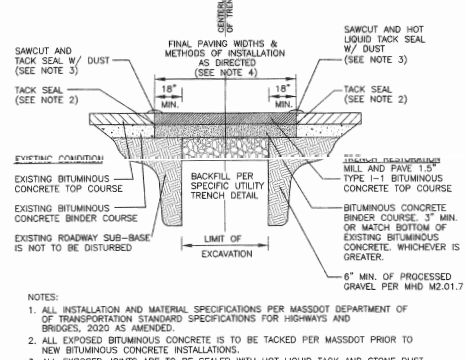
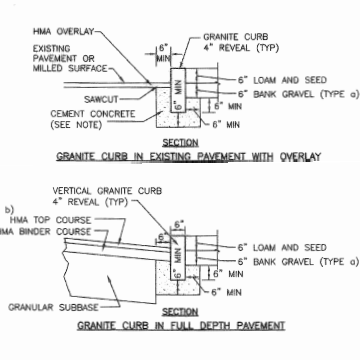
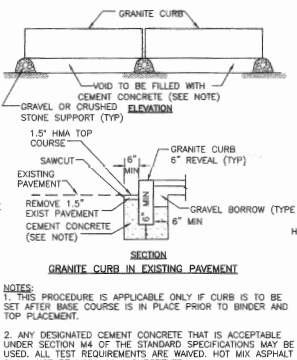
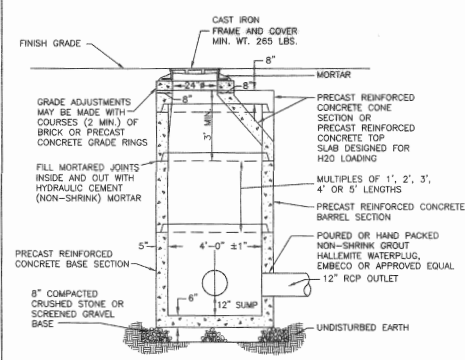
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

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

GRAVITY SEWER TRENCH DETAIL  
N.T.S.

TYPICAL WATER TRENCH DETAIL  
N.T.S.

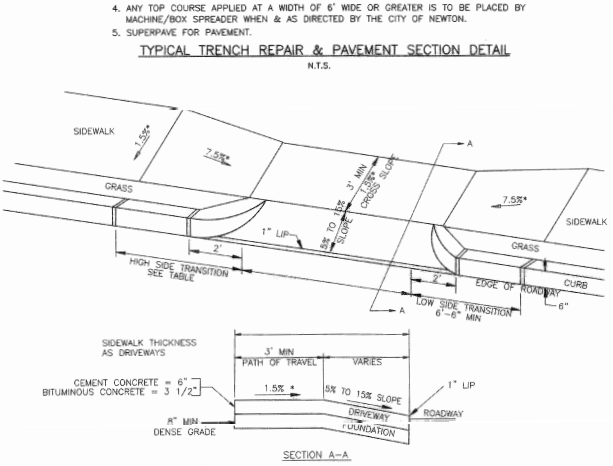
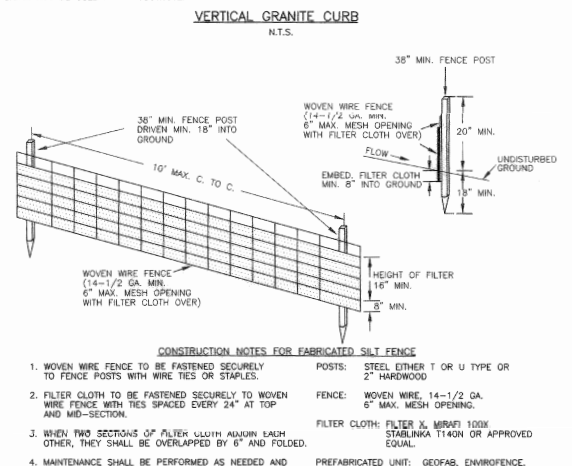
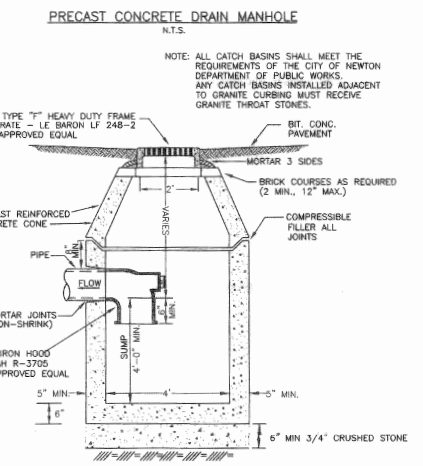
TYPICAL CROSS SECTION OF STREETS  
N.T.S.



I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER NOTICE WAS RECORDED OR RECORDED AS APPLICABLE TO THE PLANNING BOARD OF THE APPROVAL OF THE WITHIN PLAN.

DATE \_\_\_\_\_  
TOWN CLERK \_\_\_\_\_

I HEREBY CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERERS OF DEEDS.  
*Bruce Paulsen* 1/16/23  
PROFESSIONAL LAND SURVEYOR DATE



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

SILT FENCE DETAIL  
N.T.S.

DRIVEWAY APRON WITH CORNER BLOCKS  
N.T.S.



CHAPIN ROAD EXTENSION  
DEFINITIVE SUBDIVISION PLAN  
NEWTON, MA  
STANDARD DETAILS

OWNER / APPLICANT:  
RICHARD COHN & ORNA TEITELBAUM  
132 HOMER STREET  
NEWTON, MA 02459  
SCALE: AS NOTED AUGUST 9, 2023, REVISED 10/4/23  
REVISED 11/6/23  
EVERETT M. BROOKS COMPANY  
49 LEXINGTON STREET  
WEST NEWTON, MA 02465  
(617) 527-8750  
PROJECT NO. 25968



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts

RECEIVED  
2024 JAN -8 PM 4:51

59-24

Telephone  
(617) 796-1100

Fax

(617) 796-1113

TDD/TTY

(617) 796-1089

Email

rfuller@newtonma.gov

CITY CLERK  
NEWTON, MA, 02459

January 8, 2024

Honorable City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

Honorable City Councilors:

I respectfully submit this docket item to your Honorable Council requesting approval for a Conceptual Design for the Washington Street Pilot project.

Approval of a Concept Design will allow the City to advance the preferred concept in close coordination with the project working group (including members of the Council and City staff), and with City Departments, including Fire, Public Works, Planning, and Parks, Recreation, and Culture, and to develop cost estimates within the project construction budget.

Please see the attached memo from Barney Heath, Director of Planning and Development, and Josh Ostroff, Director of Transportation Planning, for more information.

We look forward to giving frequent updates and getting input regularly in 2024 and beyond.

Sincerely,

Mayor Ruthanne Fuller





Ruthanne Fuller  
Mayor

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

**T59-24**  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
[www.newtonma.gov](http://www.newtonma.gov)

Barney Heath  
Director

---

**MEMORANDUM**

**TO:** Mayor Ruthanne Fuller  
Jonathan Yeo, Chief Operating Officer

**FROM:** Barney Heath, Director, Department of Planning and Development  
Josh Ostroff, Director of Transportation Planning

**DATE:** January 8, 2024

**RE:** Docket Request for Washington Street Pilot Concept

**CC:** Jim McGonagle, Commissioner of Public Works  
Ned Codd, Director of Transportation Operations

---

The Planning Department respectfully request that you docket an item to approve a Conceptual Design for the Washington Street Pilot Project as a trial.

Planning staff have been working with our consulting partner Howard Stein Hudson, since early 2023 on the trial. We have reviewed existing conditions and preceding work, conducted public engagement, developed conceptual design alternatives, and presented alternatives to the public, including a public survey. City Councilors Susan Albright and Pam Wright have been important partners over the months.

Approval of a Concept Design will provide Planning staff and HSH with the ability to advance the preferred concept in close coordination with the project working group (including members of the Council and City staff), and with City Departments, including Fire, Public Works, Planning, and Parks, Recreation, and Culture, and to develop cost estimates within the project construction budget.

We will then have a design to bring back to the public for feedback and to Public Facilities for more specific approvals prior to final design and procurement for construction.

Some aspects of the Final Design will require eventual approval of the Public Facilities Committee, such as vertical elements placed on or in the roadway and changes to the design of the roadway. Examples of these elements are rubber curbs to separate a bike lane from parking, or raised rubber accessible bus stops. These will not be permanent changes, so we will seek approval for these changes as part of a long-term trial.

If other approvals are also required as the project advances, we will ask for them.

The project has been funded by cannabis HCA revenue for design. ARPA funding of \$2 million dollars will be used for construction. The ARPA funding source requires us to have a signed contract for construction by the end of 2024, so timely Concept Design approval is requested.

The project web page at [NewtonMA.gov/WashingtonStreet](https://NewtonMA.gov/WashingtonStreet) has a lot of information.

Suggested docket language is provided:

HER HONOR THE MAYOR requesting approval of a Conceptual Design for the long-term trial of the Washington Street Pilot Project.

We look forward to giving frequent updates and getting input regularly in 2024 and beyond.



Ruthanne Fuller  
Mayor

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

Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
[www.newtonma.gov](http://www.newtonma.gov)

Barney Heath  
Director

---

**MEMORANDUM**

**TO:** Public Facilities Committee

**FROM:** Barney Heath, Director, Department of Planning and Development  
Josh Ostroff, Director of Transportation Planning

**DATE:** January 11, 2024

**RE:** Washington Street Pilot – Approval of Concept (Docket #59-24)

**CC:** Mayor Fuller; Jonathan Yeo, Chief Operating Officer; Jim McGonagle, Commissioner of Public Works; Ned Codd, Director of Transportation Operations

---

Thank you for your consideration of a concept for the Washington Street Pilot project to advance through the design process. Staff will provide a presentation at the Public Facilities Committee meeting of January 17, 2024.

**Requested Action**

We request approval for a Conceptual Design for the Washington Street Pilot project, which will allow the City to advance the preferred concept in close coordination with the project working group, and with City Departments, including Fire, Public Works, Planning, and Parks, Recreation and Culture, and to develop cost estimates within the project construction budget.

The next steps will be to advance to 25% design, with further Council approvals to be requested in the Spring of 2024. Further information is provided below.

**Background**

The Washington Street Pilot is a long-term trial project to improve Washington Street between Chestnut Street and Lowell Avenue to make Washington Street safer, more welcoming and enjoyable for all who live, work, operate businesses and travel through. The Pilot builds on the Washington Street Vision Plan, adopted by the City Council in 2019, which elicited strong support for a redesign of the roadway.

The Planning Department engaged Howard Stein Hudson for design services through a procurement process in 2022. In early 2023, a working group including the Council (Councilors Albright and Wright), Planning staff (Jonathan Yeo, Barney Heath, Josh Ostroff), DPW (Jason Sobel and now Ned Codd) and two community members (Mike Halle and John Pelletier) worked with Howard Stein Hudson on....

- Documenting past work including the Vision Plan
- Existing conditions to assess traffic volumes by mode
- Review of related planned projects
- Topography
- Parking utilization
- Site visit
- Outreach including a public survey to residents and businesses with 1300 respondents
- Project web page at [NewtonMA.gov/WashingtonStreet](https://NewtonMA.gov/WashingtonStreet)
- Stakeholder meetings
- Discussions with Parks, Recreation and Culture about a proposed Off-Leash Park at Walker Park
- Develop of conceptual design alternatives
- November 30 public meeting to present alternative concepts
- Public survey to assess responses to alternative concepts
- Review feedback and identify a preferred concept

### **Long Term Planning**

The Pilot is a long-term trial that does not propose to move curbs nor to impact stormwater or other utilities. It can help inform a more ambitious future recommendation to address Washington Street between Brighton and Wellesley.

### **Funding**

The Pilot is funded by cannabis Host Community Agreement revenue for design and construction management services, with a contract value of \$500,000, and ARPA funding for construction, with a project budget of \$2 million. The ARPA funding source requires us to have a contract for construction executed by the December 31, 2024.

### **Recommended and alternative concepts**

The recommended concept is a south side bike path, generally known as Concept 3 in the November 30 public presentation, with integration of plantings and greenery from the boulevard alternative known as concept 4. This is the unanimous recommendation of the project working group and the consulting team.

Generally, the concepts that have been under consideration have two travel lanes plus turning lanes, and expand to four travel lanes at the intersections of Chestnut Street and Lowell Avenue. All concepts (except #4, the boulevard) substantially retain existing parking. All concepts have accessible bus stops and shortened crosswalks. All will provide accommodations for people with disabilities and be informed by best practices, such Public Right-of-Way Accessibility Guidelines (PROWAG). In general, bike lanes in all concepts are separated and buffered and/or parking-protected.

The concept alternatives primarily differ in the location and type of bicycle accommodations.

**Conventional one-way bike lanes:** this concept will provide one-way, parking-protected bike lanes along the curb.



**North side two-way bike lane:** this concept would have a two-way bike path along the curb on the north side of Washington Street (away from the Mass Pike).



**South side two-way bike lane:** this concept would have a two-way bike path along the curb on the south side of Washington Street (closest to the Mass Pike).



**Boulevard concept with South side two-way bike lane:** this concept would provide plantings in the median, with a two-way bike path along the curb on the south side of Washington Street (closest to the Mass Pike).



**The recommended concept is based on the south-side bike lane, and will incorporate elements of the boulevard concept. We request Conceptual Approval to advance the design, which will be brought back for subsequent approval.**

Every concept offers benefits and tradeoffs. The preferred concept offers the greatest degree of benefit aligned with the project goals, with the fewest tradeoffs. We sought to minimize conflict points, maintain convenient access to businesses and residents, preserve on-street parking, and allow for landscaping elements that are most desired, among other objectives. The preferred concept is the best platform to realize these goals. Through the upcoming design process, we will work to refine the preferred concept to ensure that Washington Street will serve the community well for years to come.

### **Public engagement**

We have worked to help ensure public participation in this project.

In May/June, we publicized and conducted a public survey to identify design needs and priorities, receiving over 1300 responses from residents, visitors, businesses and other stakeholders. We deployed email, local media, social media, and door-to-door flyers.

In November/December, we publicized and hosted an online public meeting to share alternative concepts, and a follow up public survey. About 100 people participated in the November 30 meeting, and 721 participated in the follow up concept survey. We used email, local media, social media, flyers at the Newtonville MBTA station, and door-to-door flyers focused on businesses.

We note that neither the initial public survey, nor the concept survey, nor participation at public meetings are intended to be representative of the public as a whole, as these are not population surveys or random samples. Participation in public processes is generally self-selecting. We encourage, invite and consider broad public input to inform our recommendations, which are based on careful consideration of thoughtfully developed alternatives.

The results of the public survey following the November 30 public meeting are generally aligned with the preferred concept, which was highest rated using a weighted scoring based on the (1-5) values that participants assigned to each concept, although some respondents preferred the boulevard concept. We asked people to rate the existing configuration, and that was generally ranked the lowest. We also asked about the modes of travel used by survey respondents, in order to understand the preferences of people who travel by different modes.

Subsequent phases of the project will also incorporate public engagement.

### **Next Steps**

Following Concept Approval by the Public Facilities Committee, staff and the consulting team will execute these steps:

1. Council Concept Approval
2. Continued collaboration between Planning, Public Works, Fire, PRC, our ADA Coordinator, Newton Schools, and the Mayor's Office
3. Discussions with developers of Dunstan East
4. Advance design to 25% (February-May)
  - a. cost estimation
  - b. a "roll plan" showing the full length of the project
  - c. detailed intersection plans
5. Development of performance metrics
6. Development of a maintenance plan
7. 25% design meetings (including public meeting); other required approvals
8. Required permits (MWRTA, MassDOT/MBTA)
9. Final design and bid documents
10. Construction procurement, with an executed contract by 12/31/24
11. Implementation (2025)

Thank you for your consideration, questions, input and support.



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

33-24 & 27-24

Telephone  
(617) 796-1100

Fax  
(617) 796-1113

TDD/TTY  
(617) 796-1089

Email  
rfuller@newtonma.gov

December 26, 2023

Honorable City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton Centre, MA 02459

RECEIVED  
2023 DEC 26 PM 1:34  
CITY CLERK  
NEWTON, MA 02459

Honorable Councilors:

I am requesting approval from the Honorable Council for the use of \$12.4 million dollars of FY2024 available Free Cash to support important needs of the Newton Public Schools, the Department of Public Works, the Newton Police Department and the Newton Fire Department.

The use of these one-time funds for one-time expenditures is part of the City's larger financial strategy for the FY2025 operating budget and the use of funds from Overlay Surplus and Free Cash. The City of Newton has benefited from significantly higher amounts of Free Cash both last year and this as well as an unusual declaration in August 2023 of a substantial amount of funds in Overlay Surplus. We have a financial strategy that uses these funds to support ongoing operations as well as one-time needs.

**Last Year's FY2023 Available Free Cash**

All cities and towns in Massachusetts annually have funds called Free Cash certified by the State. In layperson's terms, Free Cash is the remaining, unrestricted funds from a City's or Town's operations from the previous fiscal year. Free Cash comes from actual revenues received in excess of revenue estimates, unspent funds in operating budget line items, and/or unexpended Free Cash from the previous year. As recently shown in figures provided to the City Council, even with the two larger amounts of Free Cash in FY2023 and FY2024, the City of Newton has lower levels of Free Cash as a percentage of the annual budget compared to other communities.

While the City of Newton is not yet fully funding 100% of anticipated expenditures (e.g., removal of snow and ice, maintenance of roadways, etc.), the City depends on and pays close attention to the amount and uses of Free Cash.

Free Cash in the Fuller Administration is an important part of the financial strategy and is used in the following prioritized manner:

- First: The difference between the actual budget for snow and ice removal and the most recent current maximum spent;
- Second: The amount necessary to supplement the prior year's Interest Income from the Rainy Day Stabilization Fund and the amount of the required following year's Rainy Day appropriation;
- Third: Up to \$1.5 million is used as a general revenue source for the ensuing year's operating budget;
- Fourth: One-time, non-recurring expenditures and/or funding to replenish reserve funds depleted in the previous year, such as the Inclement Weather Stabilization Reserve.

If funds are still available, we prioritize capital expenditures, particularly those with bonding terms of 10 years, as well as unusual settlements and expenses.

Fourteen months ago, on October 5, 2022, the State Department of Revenue notified the City that we would have a Free Cash amount of \$28,860,460 for use in FY2023. The \$28.8 million in Free Cash derived primarily from FY2022 Revenues Received in Excess of Budget and FY2022 Municipal Department Unexpended Appropriations. More specifically, the FY2023 Free Cash was approximately \$15 million higher than the usual, stemming from a \$12.7 million Eversource payment and a \$2 million non-profit deferred payment.

Notably, NPS does not return any unexpended appropriations to the City. Rather, any unexpended NPS funds are carried forward within the NPS Budget to the following year.

Although Free Cash is declared each year in every City and Town, these are considered to be one-time funds, as the amount can vary, and is the result of the prior year's actuals.

Last year, the City utilized \$23.4 million of these FY2023 Free Cash funds with City Council approval and reserved \$5.4 million for projected needs that have not yet settled. Of the total amount appropriated of \$23.4 million, we appropriated approximately \$16.3 million (or 70%) to support our students and schools as follows:



➤ We strategically paid \$10 million in cash toward the Lincoln-Eliot Elementary School reconstruction project to reduce Debt Payments, which allows us to increase the NPS operating budget by \$600,000 per year,	\$10,000,000
➤ We provided a “Bridge Grant” to NPS for a one-year gap to fund State imposed increased tuition costs for out-of-district student placements,	\$ 1,400,000
➤ We paid NPS legal settlements totaling \$580,000, taking pressure off the NPS operating budget,	\$ 580,000
➤ Replaced Newton South Synthetic Turf Fields & Track,	\$ 3,240,000
➤ NPS McKinney-Vento Homeless Transportation and Foster Aid,	\$ 244,821
➤ Boosted the FY2024 NPS Operating Budget	\$ 810,000
<b>TOTAL FY2023 FREE CASH DEDICATED TO NPS</b>	<b>\$16,274,821</b>

### Overlay Surplus and the Eversource Payment

This past summer, we had another unusual one-time source of funding. The Newton Board of Assessors’ was able to release \$26 million in principal and interest holdings that had been held for property owners that have challenged their assessments.

With the certification of significantly higher than usual Free Cash this year, we do not need to use the Overlay Surplus for one-time needs. Instead, we have the opportunity to transform the entire *one-time* surplus amount of \$26 million from Overlay Surplus and the ATB Interest & Penalties into *ongoing* funds to support the current operations of the Newton Public Schools and the overall financial health of the City.

On August 17, 2023, I submitted a docket item to the Honorable City Council requesting authorization to establish an “Operations Booster Stabilization Fund” with an initial balance of \$26 million. Seventy percent (70%) of the Operations Booster Stabilization Fund was to be used over the next eight years to “boost” the NPS budget during the period of time that we are working to fully fund our pension system.

Unfortunately, the City Council did not support our plan for this Fund.

On November 16, 2023, I once again submitted a docket item to the City Council requesting authorization to use the Overlay Surplus to establish a Debt Service Stabilization Fund, again with an initial balance of \$26 million. It was again my intent to “boost” the annual NPS budgets each year while I serve as Mayor. However, we were not able to garner the two-thirds support from the City Council to establish that Fund.

I have been working closely with Superintendent Anna Nolin and the Newton School Committee to supplement a 3.5% increase in next year's NPS FY2025 Budget with the use of one-time funding from the Overlay Surplus. These additional Overlay Surplus funds will support ongoing NPS operations in a way that will not result in fiscal hardship when these unusual, one-time funds are used up.

More specifically, I have given my commitment to using 70% of the \$26 million in Overlay Surplus plus associated interest income to augment the NPS operating budget to address pressing needs as prioritized by the Superintendent and the School Committee. I look forward to working with the City Council during the review of the FY2025 Operating Budget to secure this funding.

### **This Year's FY2024 Available Free Cash**

Three months ago, on September 25, 2023, the State Department of Revenue notified the City that we would have a Free Cash amount of \$27,912,423 for use in FY2024, deriving again primarily from FY2023 Revenues Received in Excess of Budget, FY2023 Municipal Department Unexpended Appropriations, and Unappropriated Free Cash from FY2022. These are also *one-time* funds.

This is the second year in a row that the City has received significantly more Free Cash than usual. There are two specific and unusual reasons for the FY2024 higher than typical amount of Free Cash. First, we held \$5.4 million from last year's Free Cash for potential liabilities and settlements that we may be facing; the \$5.4 million rolled over into this year's Free Cash. Second, interest rates have risen dramatically in the past twenty months. Consequently, our actual interest earned from investments in FY2023 was \$8.4 million more than we had budgeted; this entire amount dropped into this year's Free Cash. More specifically, when we were crafting the FY2023 Budget in March 2022, the Federal Funds Rate was 0.25% to 0.50%, which was the interest rate income that we built into our Budget. By the end of our fiscal year in June 2023, the Federal Funds Rate had dramatically increased to 5.25%.

To date, December 26, 2023, we have made only a few appropriations from this year's Free Cash, totaling approximately \$3.5 million. Of this, NPS is once again the beneficiary of the largest amount of our appropriations. The City Council has recently approved (December 18, 2023) our request of \$2.4 million of funding for the replacement of the Newton North Synthetic Turf Field and Track.

Each year the City depends on approximately \$12 million of Free Cash to supplement next year's budget, as a reserve for above average costs of snow/ice removal and cleanup from inclement weather, and to cover overtime costs, legal settlements, and contingencies. While I will continue to hold funds for these potential needs, I believe it is good for our community to put the excess Free Cash to work for us now for important capital infrastructure and curriculum improvements.

For the last few budget cycles, we have heard from residents, parents & caregivers, NPS staff, the School Committee, as well as City Councilors, about the many facility maintenance needs at NPS. Through our discussions this past fall regarding the Overlay Surplus and the need for additional operational funds for NPS, we again heard clearly from many Councilors the need to devote one-time monies to NPS to address their facility maintenance needs. Following those conversations, we asked the NPS Administration to develop a list of their highest priority uses for one-time funding and they created this list of \$6.2 million in projects in addition to the \$2.4 million to replace the turf at the stadium and track at Newton North High School – for a total of \$8.6 million in Free Cash for NPS needs. The School Committee was recently briefed on the package with members expressing support for making these investments right now.

On the municipal side, we continue to need to use Free Cash to support our complete streets paving investments and we have two pressing infrastructure needs for Police Headquarters and Fire Station 2.

Therefore, I respectfully submit a docket item to your Honorable Council requesting authorization to appropriate and expend the sum of twelve million four hundred thousand dollars (\$12,400,000) from June 30, 2023 Certified Free Cash to be split equally (\$6,200,000 each) between the Newton Public Schools and several municipal departments for the purpose of funding the following capital infrastructure and curriculum investments.

**Newton Public Schools - \$6,200,000**

A. Newton North Pool Air-Handling Unit	\$ 425,000
B. Replace Entire Roof System – Peirce Elementary	\$1,200,000
C. Replace Entire Roof System – Mason Rice Elementary	\$1,100,000
D. Repave Parking Area – Brown Middle School	\$ 300,000
E. Curriculum Materials	\$ 925,000
F. Replace Chiller – Newton South, Building H	\$ 350,000
G. Repair Auditorium Ceiling, Playground Improvements and Toilet Room Installation – Williams Elementary	\$ 325,000

- |   |             |
|---|-------------|
| H. Install New PA Systems – Bigelow & Brown Middle Schools  | \$ 300,000  |
| I. Toilet Room Upgrades – Day Middle, Mason Rice, Bowen,<br>Memorial Spaulding, and Peirce Elementary Schools | \$1,275,000 |

**City of Newton Municipal Infrastructure - \$6,200,000**

- |   |             |
|---|-------------|
| A. Paving, Road Improvements & Traffic Calming                | \$5,250,000 |
| B. Police Headquarters – Repave Parking Lot & Install Fencing | \$ 600,000  |
| C. Fire Station 2 – Heat Pumps to improve staff area HVAC     | \$ 350,000  |

Support of this docket request will help address even more facility and program needs in our schools. This additional financial support comes on the heels of my commitment of nearly \$275 million of investments in our school facilities, programs, and operations above and beyond the annual budget over the last four years.

With my commitment of Overlay Surplus, Free Cash and a 3.5% increase in the NPS FY2025 Budget, Superintendent Nolin is making a set of recommendations to the School Committee for uses of these funds – including reaching a fair and sustainable settlement contract with our educators and addressing some of the most acute needs of our school system and our 11,000 plus students.

I know how much the City Council supports our students and the Newton Public Schools, as well as the Department of Public Works' Transportation Network Improvement Plan, and improvements to Police and Fire facilities.

As Mayor, I believe that these infrastructure and curriculum investments are critical to the Newton community.

Thank you for your consideration of this matter.

Sincerely,



Mayor Ruthanne Fuller

## Potential Major Paving Projects

### Construction 2024

**Please note these paving projects are tentative – Confirming that no utility work is scheduled.**

- Lincoln Road from Crafts Street to Adams Street
- Roosevelt Road from Parker Street to Brandeis Road
- Theodore Road from Parker Street to Roosevelt Road
- Homer Street from Commonwealth Avenue to Walnut Street
- Walnut Street from Commonwealth Avenue to Homer Street
- Walnut Street from Bailey Place to Watertown Street
- Valentine Street from Commonwealth Avenue to Chestnut Street
- Waltham Street from Washington Street to Crafts Street
- Auburndale Avenue from Lexington Street to Shirley Avenue
- Meadowbrook Road from Dedham Street to Wheeler Road
- Arnold Road from Dedham Street to Sharpe Road
- Austin Street from Lowell Avenue to Chestnut Street
- Watertown Street from Albemarle Road to Walnut Street
- Lowell Avenue from Commonwealth Avenue to Austin Street

### Traffic Calming Projects in Design or in Process

- Brookline St, between Dudley Rd and Oak Hill St: Construction of raised table intersection and improved pedestrian crossings at Brookline St at Spaulding Ln/Hartman Rd
- California St, between Bridge St and Dalby St: Major intersection improvements at California St at Chapel St, construction of sidewalk bump-outs and improved pedestrian crossings
- Chestnut St, between Commonwealth Ave and Beacon St: Major intersection improvements, including sidewalk bump-outs and improved pedestrian crossings, at Chestnut St at Fuller St and the installation of new pedestrian crossings at Chestnut St at Moffat Rd, Chestnut St at Byfield Rd, and at a mid-block location between Short St and Roslyn Rd
- Elliot St, between Linden St and Circuit Ave: Major intersection improvements at Elliot St at Mechanic St, construction of improved bicycle and pedestrian accommodations at both Elliot St at Linden St and at Elliot St at Cottage St
- Florence St, between Boylston St and Louise Rd (private developer funded): Construction of raised mid-block crossing between Louise Rd and Tanglewood Rd • Langley Rd at

Union St (private developer funded): Construction of sidewalk bump-outs and installation of RRFBs

- Langley Rd at Warren St/Chase St: Major intersection improvements, installation of new pedestrian crossings and RRFB • Langley Rd at Jackson St (private developer funded): Construction of sidewalk bump-outs and improved pedestrian crossings
- Lexington St, between River St and Auburndale Ave: Construction of sidewalk bump-outs and installation of RRFBs at Lexington St at Roberta Rd, and at Lexington St at Orris St
- Lowell Ave, between Otis St and Commonwealth Ave: Major intersection improvements at Lowell Ave at Highland St/Hull St, construction of sidewalk bump-outs and improved pedestrian crossings
- Lowell Ave, between Washington St and Otis St: Major intersection improvements at Lowell Ave at Austin St, construction of sidewalk bump-outs, median improvements, improved pedestrian crossings, installation of RRFB
- Waltham St at Derby St/Fairway Dr: Major intersection improvements, construction of sidewalk bump-outs, median improvements, improved pedestrian crossings, installation of RRFB
- Watertown St at Eddy St/Eliot Ave: Intersection flex-post trial and on-going analysis of design alternatives
- Waverley Ave, between Kenrick St and Church St: Construction of raised table intersection at Waverley Ave at Franklin St
- Webster St, between Cherry St and Rowe St: Installation of new pedestrian crossings with RRFBs

#### **Sidewalk/Ramp Plan for FY24**

- Williams School
- Ward School
- Investigate Underwood School area



# CITY OF NEWTON, MASSACHUSETTS

## PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor  
Josh Morse, Building Commissioner

Telephone (617) 796-1600  
Facsimile (617) 796-1601  
TDD/tty # (617) 796-1608

January 3, 2024

Honorable City Council,

As part of the \$11,475,000 free cash docket request from Mayor Fuller, the sum of \$300,000 has been requested to install new public announcing systems at the Bigelow and Brown Schools. The existing systems are both original and well beyond their useful life, and they do not provide adequate coverage for the two facilities.

The systems were designed in the 1950's and 1960's, at a time when school security was completely different. Mass communication and notification has not only become an important feature of any 21st century school, but these systems also play a critical role in the day-to-day operations of the schools.

This project will improve the communications and functionality of the facilities.

Sincerely,

Josh Morse  
Public Buildings Commissioner

cc: Maureen Lemieux, Chief Financial Officer  
Jonathan Yeo, Chief Operating Officer  
Alex Valcarce, Deputy Buildings Commissioner

January 2, 2024

To Mayor Fuller and the Newton City Council,

*I am writing to request your help in improving the conditions in the parking area behind Charles E. Brown Middle School off of Littlefield Road. Currently, the conditions are very poor as the area lacks proper drainage. Faculty use this area for parking because we do not have sufficient parking spaces for Brown and Oak Hill faculty in the lot at Meadowbrook and Wheeler Roads. Faculty members' cars have been engulfed by large puddles when it rains hard with no outlet for the water.*

*Additionally, our students who arrive by van are dropped off and picked up daily in this area. The current conditions make it difficult for our van drivers to navigate, especially when the ground is wet. Some of our vans have gotten stuck in the mud while trying to turn around, causing delays for our transportation department.*

*Last year Josh Morse came to Brown MS to meet with 8th grade students who were interested in helping to improve the parking area behind the school as part of their action civics project. He answered their questions and they sent letters requesting support for improvements. I have included two of the letters below.*

*Our staff depends on this parking area daily, and the pavement is failing in a number of places. A project to address these needs would be very impactful and would provide a morale boost to the staff here at Brown. I earnestly seek your support.*

Sincerely,



Kimberly Lysaght

Principal

Charles E. Brown Middle School



**Wednesday, June 14, 2023**

**Kimberly Lysaght**

**Brown Middle School**

**125 Meadowbrook Road**

**Newton, MA 02459**

**Dear Principal Lysaght,**

*We hope that you are having a wonderful day. We would like to bring your attention to the issues occurring in the back end of the school. After taking a detailed tour of the back of the school, (specifically the parking area near the modular), and doing extensive research, including meeting with Josh Morse, Commissioner of Public Buildings, we realize that there are some issues in the back that need to be fixed. Problems such as hazardous potholes, street and sidewalk cracks, and hazardous parking, are dangerous and need to be fixed immediately.*

*The parking lot in the back of the school is in poor condition and requires a complete repair. Addressing the back parking lot is essential because it causes dangerous conditions for faculty and students. Over the last 20 years, Brown has been getting more workers that drive to work. Many students get picked up and dropped off in the back, and just a few months ago a bus was completely stuck in the mud. Similar situations have happened to staff and their cars. This disrupts the flow of teaching and may cost money. Some faculty members resort to parking off of school property to prevent their vehicles from getting damaged. The lack of safe parking supports the idea that the back of the school needs to be fixed because the current situation isn't fair to the faculty because they should be able to park at their job without the worry of auto damage.*

*Secondly, cracks in the pavement and sidewalk make it unsafe for pedestrians. The back ramp and the sidewalks have dangerous cracks, making it hazardous for walkers. The risky conditions could result in people getting hurt while evacuating the building or walking to cars. These issues make the exterior of Brown an unsafe place that is prone to dangers.*

*In summary, the back of the school is dangerous for students and faculty and needs to be taken care of so that there are no new incidents.*

*Best,*

*London E, Ava A, Ella R, Nathan N, Owen G*

*8th graders in Mr. McGraw's B-Block, Brown Middle School*

June 14, 2023  
Kimberly Lysaght, Principal  
Brown Middle School

Dear Ms.Lysaght,

*The back parking lot needs to be fixed because there are many problems such as unclear parking spots and insufficient drainage. The many potholes out there that can make students and teachers trip and injure themselves. Cracks in the sidewalk could also trip someone who is walking out there resulting in even moving injuries.*

*The back parking lot is dangerous and does not meet the needs of its users. The school can't afford a lawsuit and does not want injured teachers. We want the back parking lot issues to be fixed so students and teachers can use that space for what they want.*

*Fixing the back parking lot is essential because most of the teachers and a lot of the students at Brown Middle School use this space and there are a lot of safety hazards out there that could injure people.*

- *Students can be tripped by the potholes out there and get injured, and since there are so many potholes out there whenever somebody is walking out there they need to constantly be watching out for them.*
- *Teachers could also unexpectedly drive over it and pop a tire or damage their car, neither of these is something that people want to happen.*

*The back parking lot needs to be fixed because these issues are safety hazards that could cause a student or a teacher to get injured or have their property damaged. These issues make it even harder to use the space out there because teachers don't let the students do things that could hurt them and being out there makes it easy for a student to get injured or worse.*

*A second reason why the back parking lot issues are essential to fix is that the grass and parking areas can't be used after it rains because the water stays there until it*

*evaporates since the water drainage system is insufficient. The source of this problem is the water drains and other drainage systems not draining the water after it rains. The grass out there stays wet and/or mudding for at least 3 days after it rains and the roads out there stay wet and slippery so people can't walk out there without slipping.*

*In conclusion, we want the back parking lot to be repaired or remade because it is a safety hazard to be out there and there are many things that could injure a student, damage their property, injure a teacher, or damage their property. All of these issues make teachers and students not be able to use that space for what they want. The potholes, insufficient drainage, and cracked road are all safety hazards and work is needed to fix these issues so that students and teachers can use this space again.*

*Sincerely,*

*Ethan Flaherty, JC Colella, Jesse Dash, Elliot Greiner*

*Brown Middle School  
125 Meadowbrook Road  
Newton, MA 02459  
Attention: Mr. McGraw*

## F.A. Day Middle School<sup>33-24</sup>

21 Minot Place Newton, MA 02460-1399 617-559-9100 Fax: 617-550-9103

Jacqueline Mann  
*Principal*

Deborah Romeo, PhD  
*Assistant Principal*

Brendan Healy  
*Assistant Principal*

Michael Thurm  
*Assistant Principal for Student Services*

Jennifer Murphy  
*Asst. Dept. Head for Student Services*



January 4, 2024

Josh Morse  
Public Buildings Commissioner  
Public Buildings Department  
City of Newton

Dear Josh,

The restrooms at F.A. Day Middle school would benefit greatly from an investment in their upgrading. As you know, F.A. Day is not only utilized by over 150 staff members and over 870 students, but is consistently used by community organizations ranging from Newton Community Education, various community sports organizations, SPACE Camp and the Newton Chinese School with an enrollment of close to 1,000 families.

The high frequency and volume of community and school use of these spaces has led to a significant need for repair and upgrade that has been requested by not only our Student and Teacher Advisory Councils at Day, but our Day PTO and parent community.

I completely support funding of any project that involves the upgrade of our restroom facilities at F.A. Day Middle School, and know that all stakeholders in our community would be thrilled if this project is approved.

Please do not hesitate to reach out with any additional questions.

Sincerely,

A handwritten signature in black ink that reads "Jackie Mann". The signature is written in a cursive style with a large initial "J" and a long horizontal stroke at the end.

Jackie Mann  
Principal  
F.A. Day Middle School



# CITY OF NEWTON, MASSACHUSETTS

## PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor  
Josh Morse, Building Commissioner

Telephone (617) 796-1600  
Facsimile (617) 796-1601  
TDD/tty # (617) 796-1608

January 3, 2024

Honorable City Council,

As part of the \$11,475,000 free cash appropriation request submitted by Mayor Fuller, \$1,100,000 has been included to replace the roof at the Mason Rice Elementary School.

The existing roof was installed in 1987. This means that it is now well past the end of its useful life. Our maintenance records indicate that the frequency of roof leaks and subsequent repairs has increased significantly over the last few years. As the rubber membrane ages it loses its elasticity, which makes it more prone to cracking and more difficult to repair.

Roof leaks are detrimental to the facility and systems below but are also distracting to the staff and students. This project will improve the teaching and learning environment.

The roof replacement will also make the Mason Rice School a viable location for the installation of rooftop photovoltaic solar panels.

Sincerely,

Josh Morse  
Public Buildings Commissioner

cc: Maureen Lemieux, Chief Financial Officer  
Jonathan Yeo, Chief Operating Officer  
Alex Valcarce, Deputy Buildings Commissioner



**MASON-RICE SCHOOL**  
149 Pleasant Street  
Newton, Massachusetts 02459



January 1, 2024

Dear Newton City Council,

There have been many roof leaks at Mason-Rice School recently, so the roof replacement project will be extremely helpful in maintaining an appropriate and welcoming teaching and learning environment. The project to replace the roof here at Mason-Rice is something that I strongly support, and I know it will be a welcomed project by our staff and parent community.

The restrooms at Mason Rice are also in need of improvements. While our custodial team does their very best, the demands that an elementary school places on restrooms are great, and these spaces are definitely in need of investments. The staff, students, and parent community here at Mason Rice have all expressed a strong desire to see a project like this completed and I share this sentiment.

Sincerely,

Jake Bultema  
Principal  
[bultemaj@newton.k12.ma.us](mailto:bultemaj@newton.k12.ma.us)

617-559-9570  
(fax) 617-552-7315



# CITY OF NEWTON, MASSACHUSETTS

## PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor  
Josh Morse, Building Commissioner

Telephone (617) 796-1600  
Facsimile (617) 796-1601  
TDD/tty # (617) 796-1608

January 3, 2024

Honorable City Council,

As part of the \$11,475,000 free cash appropriation request submitted by Mayor Fuller, \$350,000 has been included to replace the chiller that serves "H" Building at Newton South High School.

The existing chiller was installed in 2002 and failed last year, which fell within the life expectancy range for this type of equipment. To get us through the summer of 2023, a temporary portable chiller was rented and the rental cost to Newton Public Schools is roughly \$82,000 per year.

This project will improve the temperature control for the staff and students at Newton South High School, it will improve the energy efficiency of the cooling system, and it will reduce the annual costs incurred by Newton Public Schools.

Sincerely,

Josh Morse  
Public Buildings Commissioner

cc: Maureen Lemieux, Chief Financial Officer  
Jonathan Yeo, Chief Operating Officer  
Alex Valcarce, Deputy Buildings Commissioner



# CITY OF NEWTON, MASSACHUSETTS

## PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor  
Josh Morse, Building Commissioner

Telephone (617) 796-1600  
Facsimile (617) 796-1601  
TDD/tty # (617) 796-1608

January 3, 2024

Honorable City Council,

As part of the \$11,475,000 free cash appropriation request submitted by Mayor Fuller, \$1,200,000 has been included to replace the roof at the Peirce Elementary School.

The existing roof was installed in 2003. This means that it is now at the end of its useful life. Our maintenance records indicate that the frequency of roof leaks and subsequent repairs has increased significantly over the last few years. As the rubber membrane ages it loses its elasticity, which makes it more prone to cracking and more difficult to repair.

Roof leaks are detrimental to the facility and systems below but are also distracting to the staff and students. This project will improve the teaching and learning environment.

The roof replacement will also make the Peirce School a viable location for the installation of rooftop photovoltaic solar panels.

Sincerely,

Josh Morse  
Public Buildings Commissioner

cc: Maureen Lemieux, Chief Financial Officer  
Jonathan Yeo, Chief Operating Officer  
Alex Valcarce, Deputy Buildings Commissioner





# CITY OF NEWTON, MASSACHUSETTS

## PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor  
Josh Morse, Building Commissioner

Telephone (617) 796-1600  
Facsimile (617) 796-1601  
TDD/tty # (617) 796-1608

January 3, 2024

Honorable City Council,

As part of the \$11,475,000 free cash docket request from Mayor Fuller, the sum of \$425,000 has been requested to replace the Newton North High School pool air handling unit.

This unit was installed 14 years ago, is approaching its end of useful life, and has required fairly significant repairs and parts replacements over the last year.

Unlike the rooftop air handling units found on many of our buildings, pool air handling units are exposed to chloramines which is a product of evaporation of chlorinated pool water. Chloramines cause corrosion of metal surfaces which in turn reduces the life expectancy of pool air handling units.

This project will replace the existing pool air handling unit which will improve the air quality in the pool facility. Furthermore, this project will improve the user and spectator experience.

Sincerely,

Josh Morse  
Public Buildings Commissioner

cc: Maureen Lemieux, Chief Financial Officer  
Jonathan Yeo, Chief Operating Officer  
Alex Valcarce, Deputy Buildings Commissioner



# CITY OF NEWTON, MASSACHUSETTS

## PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor  
Josh Morse, Building Commissioner

Telephone (617) 796-1600  
Facsimile (617) 796-1601  
TDD/tty # (617) 796-1608

January 3, 2024

Honorable City Council,

As part of the \$11,475,000 free cash docket request from Mayor Fuller, the sum of \$1,275,000 has been requested to upgrade various restrooms at Day, Mason Rice, Bowen, Memorial Spaulding, and Peirce.

The restrooms at these schools have not had upgrades to the finishes, partitions, and fixtures in a long time. The deteriorating conditions make it difficult for the custodial team to keep these spaces as clean and presentable as they would like them to be.

Improvements to these restrooms are a high priority at these schools for the principals, staff, students, PTO's, and many of the parents.

This project will replace restroom stall partitions, install new epoxy floor systems, replace restroom fixtures, and paint the walls. This project will have a profound impact on some of the most heavily used spaces in our schools.

Sincerely,

Josh Morse  
Public Buildings Commissioner

cc: Maureen Lemieux, Chief Financial Officer  
Jonathan Yeo, Chief Operating Officer  
Alex Valcarce, Deputy Buildings Commissioner

Newton Parks, Recreation & Culture Department  
246 Dudley Road, Newton, MA 02459  
Office: (617) 796-1500  
[parks@newtonma.gov](mailto:parks@newtonma.gov)  
*Nicole Banks, Commissioner*



1/3/2024

Dear Honorable City Council,

I have managed indoor and outdoor swimming pools for over 20 years and have held the certified pool operator (CPO) credential for the majority of this time. Though outdoor pools have their own challenges, indoor pools are particularly complex. When chlorine bonds with contaminants in the pool, chloramines are produced. Unlike in an outdoor pool where chloramines dissipate in little time in direct sunlight, they must be removed from indoor swimming facilities by an air handling unit. The current system is at end of life and is not performing its task; we have received reports of discomfort from swimmers and spectators who utilize the pool. I have managed a similar project previously and can attest to the vastly improved conditions following replacement of an air handling unit in a swim facility.

I respectfully recommend that the City Council approve the requested funds for this needed equipment replacement.

Sincerely,

Nicole Banks, Commissioner  
Newton Parks, Recreation & Culture  
246 Dudley Rd.  
Newton, MA 02459  
617-796-1500  
[www.newtonma.gov/parks](http://www.newtonma.gov/parks)

**To:**

Josh Morse

**From:**

Tony Byers, Principal Williams Elementary School  
Maura Tynes, Director of Special Education, Prek-5th

Newton Public Schools, and Williams School, prides itself on being a welcoming and inclusive school which fosters a sense of belonging for everyone. In order to foster that sense of belonging there are certain and critical components of the school environment which will help us become the school community we strive to be.

The auditorium is a critical space here at Williams. School gatherings, concerts, music classes, enrichment presentations and many other events occur in this space. Several years ago the auditorium roof was replaced, but the previous roof leaks caused damage to the acoustical ceiling. This project will replace the broken, stained, and missing ceiling tiles to make this space presentable and welcoming.

Accessibility at Williams Elementary School is important to allow all students to participate fully in the life of the school. Recess is a critical time for joy, fun and relationship building amongst students. Williams is home to the Reflections program for students with extensive support needs. Right now, students in the Reflections program, and a number of other students with disabilities, cannot join their peers in play because the playground is not designed for students with disabilities. There are few, if any, activities they can engage in at recess. Williams school requires substantial work on its playground to ensure that students with disabilities have the same level of access to recess as their peers and can play with their friends.

Additionally, and with accessibility in mind, Williams needs another accessible restroom for the high number of students who use an adapted bathroom. This project will fund these critical accessibility needs and allow all Newton students to participate in their school community for their elementary school careers.

We support these requests to help make the facility here at Williams as welcoming and wonderful as our staff are. We are proud of our students and want them to feel and experience Williams as a school where they belong and thrive every day.



# CITY OF NEWTON, MASSACHUSETTS

## PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor  
Josh Morse, Building Commissioner

Telephone (617) 796-1600  
Facsimile (617) 796-1601  
TDD/tty # (617) 796-1608

January 3, 2024

Honorable City Council,

As part of the \$11,475,000 free cash docket request from Mayor Fuller, the sum of \$350,000 has been requested to replace the ceiling in the auditorium, construct an accessible restroom, and improve the playground at the Williams School.

The auditorium ceiling was damaged as a result of several roof leaks which occurred a few years ago before the subsequent roof replacement. This project will remove the existing acoustical ceiling and replace it with a new suspended acoustical ceiling system.

The Williams School has seen a recent increase in the students that have mobility challenges. As such accessibility improvements at the Williams School have risen in priority. These funds will allow us to construct a new accessible restroom and make accessibility improvements and upgrades to the playground.

This project will improve the general conditions at the Williams School and will make the facility more welcoming and inclusive.

Sincerely,

Josh Morse  
Public Buildings Commissioner

cc: Maureen Lemieux, Chief Financial Officer  
Jonathan Yeo, Chief Operating Officer  
Alex Valcarce, Deputy Buildings Commissioner

Project	Design	Construction	Contingency	Total
North High Air Handling Unit	\$ 40,375	\$ 363,375	\$ 21,250	\$ 425,000
Peirce Roof Replacement	\$ 114,000	\$ 1,026,000	\$ 60,000	\$ 1,200,000
Mason Rice Roof Replacement	\$ 104,950	\$ 944,550	\$ 50,500	\$ 1,100,000
Newton South Chiller Replacement	\$ 33,250	\$ 299,250	\$ 17,500	\$ 350,000
Williams Auditorium Ceiling, Restroom, and Playground Improvements	\$ 33,250	\$ 299,250	\$ 17,500	\$ 350,000
Bigelow and Brown PA System Upgrades	\$ 28,500	\$ 256,500	\$ 15,000	\$ 300,000
Restroom Upgrades at Day, Mason Rice, Bowen, Memorial Spaulding, and Peirce	\$ 121,125	\$ 1,090,125	\$ 63,750	\$ 1,275,000
Grand Total	\$ 475,450	\$ 4,279,050	\$ 245,500	\$ 5,000,000



# CITY OF NEWTON, MASSACHUSETTS

## PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor  
Josh Morse, Building Commissioner

Telephone (617) 796-1600  
Facsimile (617) 796-1601  
TDD/tty # (617) 796-1608

January 2, 2024

Honorable City Council,

As part of the \$11,475,000 free cash docket request from Mayor Fuller, I am submitting backup for the \$5,000,000 for the following projects in Newton Public Schools:

North High Air Handling Unit, \$425,000  
Peirce Roof Replacement, \$1,200,000  
Mason Rice Roof Replacement, \$1,100,000  
Newton South Chiller Replacement, \$350,000  
Williams Auditorium Ceiling, Restroom, and Playground Improvements, \$350,000  
Bigelow and Brown PA System Upgrades, \$300,000  
Restroom Upgrades at Day, Mason Rice, Bowen, Memorial Spaulding, and Peirce, \$1,275,000

This backup includes a total project budget as well as letters of support from myself and the school principals and other key staff.

These projects will all result in significant upgrades to the school facilities. The staff, students, and visitors will experience direct and tangible improvements as a result of these critical projects.

Sincerely,

Josh Morse  
Public Buildings Commissioner

cc: Maureen Lemieux, Chief Financial Officer  
Jonathan Yeo, Chief Operating Officer  
Alex Valcarce, Deputy Buildings Commissioner



## Bowen Elementary School

---

Josh Morse, Public Buildings Commissioner  
Public Buildings Department  
City of Newton

January 2, 2024

Dear Josh,

The restroom facilities at Bowen Elementary School would benefit greatly from this investment. These spaces are heavily used by hundreds of students, staff, and community members every day. Members of the Bowen community have also made requests to improve the Bowen restroom facilities. I support this important project. The Bowen community will be thrilled to with these improvements as well!

Yours truly,

*Diana Guzzi*

Dr. Diana Guzzi, Principal  
guzzid@newton.k12.ma.us



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# Memorial-Spaulling School

**250 Brookline Street, Newton, MA 02459 \* 617-559-9600**

Tom Morris, Principal \* Cecile Budelmann, Special Education Team Chair \* Kim Rutherford, Executive Assistant

---

January 2, 2024

Dear Josh Morse, Commissioner of Public Buildings,

I am writing to advocate for restroom improvements at Memorial-Spaulling School. We currently have two restrooms on the lower level, adjacent to the cafeteria, that are not functional due to poor conditions and inaccessibility. Given that our 370 students have lunch in this area, it would be greatly beneficial to have working restrooms close by. Currently, students needing to use the restroom during the lunch period must walk through the building to the kindergarten hallway restrooms. This creates multiple issues, including difficulty allowing for adult supervision while away from the cafeteria.

Our entire school community would benefit greatly by the investment to reopen these restrooms. This will allow for easy access to nearby restrooms that are within visual distance of the school cafeteria - easily monitored by our adult lunch monitors. These restrooms will be heavily used during the lunch periods, as well as by our Early Morning and Extended Day Programs that also use the cafeteria space. Also, reopening these restroom spaces is something that our PTO and parent community frequently request.

I completely support this important project and the entire Memorial-Spaulling community will be thrilled to see these improvements.

Sincerely,



Tom Morris  
Principal



**John F. Carmichael**  
CHIEF OF POLICE

# *City of Newton* *Police Department*

**33-24**



TELEPHONE  
(617) 796-2101  
FAX # (617) 796-3679

*Office of the Chief of Police*  
**HEADQUARTERS**  
1321 WASHINGTON STREET  
NEWTON, MASSACHUSETTS 02465

Date: January 2, 2024  
To: Honorable City Council  
From: Chief John Carmichael, Newton Police Department  
Ref: NPD Headquarters – Rear Perimeter Security Fence

Honorable City Council,

Mayor Fuller has submitted a request for \$600,000 to repave the Police Headquarters parking lot and install new fencing around the parking lot perimeter.

Both projects have my full support, as they address longstanding safety and security needs that the entire police department welcomes. I have also communicated with the Judge Heffernan from the Newton District Court, and she is in full support of these projects as well.

The current parking lot is not functional for a first responder operations and is in poor condition. Localized puddling and flooding occur where the pavement has failed, which creates slip hazards throughout the winter months, and fall hazards throughout the year.

The parking lot is limited to Police personnel only. However, pedestrians and bicyclists often cut through the lot creating a safety risk. The fence project will secure the parking lot like the DPW and Parks and Recreation parking lots and yards. This is a site with many public safety vehicles coming and going, and as such it's important for the safety of the public that we provide better site access control. The pedestrian and bicycle pathways outside and around the Police Headquarters parking lot are more accessible, safer, and do not present any further distance to be traveled regardless of where the public is coming from or going to.

**FIRST ACCREDITED CITY POLICE DEPARTMENT IN MASSACHUSETTS**



I ask that you please consider and approve this request.

Respectfully,



Chief John Carmichael  
Newton Police Department





# CITY OF NEWTON, MASSACHUSETTS

## PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor  
Josh Morse, Building Commissioner

Telephone (617) 796-1600  
Facsimile (617) 796-1601  
TDD/tty # (617) 796-1608

January 2, 2024

Honorable City Council,

As part of the \$11,475,000 free cash docket request from Mayor Fuller, a request of \$600,000 has been made to repave the parking lot and install new fencing at Police Headquarters.

Public Works will be presenting and discussing the \$350,000 portion of the request that will cover the cost of the paving.

The Public Buildings Department is requesting \$250,000 to install the new fencing, gates, and the electrical power needed to operate the gates. A budget breakdown and letter of support have been included in the backup.

Sincerely,

Josh Morse  
Public Buildings Commissioner

cc: Maureen Lemieux, Chief Financial Officer  
Jonathan Yeo, Chief Operating Officer  
Alex Valcarce, Deputy Buildings Commissioner

1/2/2024

## Police Headquarters Parking Lot Security

1 Perimeter Fencing	\$ 45,000
2 Automatic Gates	\$ 95,000
3 Electrical Power for Gates	\$ 77,500
4 Contingency	<u>\$ 32,500</u>
5 Total Project Budget	\$ 250,000



Project	Design	Construction	Contingency	Total
Fire Station #2 Heat Pumps	\$ 30,000	\$ 300,000	\$ 20,000	\$ 350,000
Grand Total	\$ 30,000	\$ 300,000	\$ 20,000	\$ 350,000



**CITY OF NEWTON, MASSACHUSETTS**  
FIRE DEPARTMENT HEADQUARTERS  
1164 Centre Street, Newton Center, MA 02459-1584  
Chief: (617) 796-2210 Fire Prevention: (617) 796-2230  
FAX: (617) 796-2211 EMERGENCY: 911

**33-24**



Gregory J. Gentile  
Chief

Ruthanne Fuller  
Mayor

1/2/2024

RE: Fire Station 2 HVAC

City Council

I am writing this letter to fully support the proposed HVAC project at Fire Station #2 located at 1750 Commonwealth Ave. The current heating system at Station 2 is 60 years old and has been difficult to maintain and keep in good working condition. This installation of electric heat pumps will be a great upgrade to the building.

Thank you for your time in considering this request.

Respectfully,

A handwritten signature in black ink, appearing to read "Gregory J. Gentile".

Gregory J. Gentile  
Chief of Department





# CITY OF NEWTON, MASSACHUSETTS

## PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor  
Josh Morse, Building Commissioner

Telephone (617) 796-1600  
Facsimile (617) 796-1601  
TDD/tty # (617) 796-1608

January 2, 2024

Honorable City Council,

As part of the \$11,475,000 free cash docket request from Mayor Fuller, a request of \$350,000 has been made to install heat pumps at Fire Station #2.

The existing gas-fired steam boiler is original to the 1964 firehouse and is becoming increasingly difficult to keep operational and reliable.

In an effort to decarbonize our public buildings, we are seeking approval of the funds needed to install new electric heat pumps to provide heating and cooling for the station.

The windows at Fire Station #2 were recently replaced and the heat pump project will be completed in conjunction with air sealing and weatherization upgrades.

Sincerely,

Josh Morse  
Public Buildings Commissioner

cc: Maureen Lemieux, Chief Financial Officer  
Jonathan Yeo, Chief Operating Officer  
Alex Valcarce, Deputy Buildings Commissioner

*Peirce Elementary School*

*170 Temple Street  
West Newton, MA 02465  
Ph: 617 559-9630  
Fax: 617 552-7318*

**33-24**



January 5, 2024

To the Newton City Council:

I understand from Public Buildings Commissioner, Joshua Morse, that funding for roof repairs and restroom upgrades are being sought for the Peirce School. Speaking on behalf of the entire Peirce community, as principal I wholeheartedly support these much-needed building projects.

We have experienced several roof leaks at Peirce in recent years, many of them disruptive to instruction. Last year, for example, I had to suddenly relocate a second grade classroom to the library for two days due to serious leaking and damage. In turn, library was taught via traveling cart. Books and other instructional supplies had to be replaced due to water damage. Even when such extreme measures are not needed, water on the ground, buckets in our hallways, and other obstructions are distracting and unsafe. The Peirce School roof replacement would solve these issues and help us uphold the high standards for learning and safety that we promise to our families.

The restrooms at Peirce would also benefit immensely from an upgrade. These are used by approximately 240 students and 80 staff members each day. To my knowledge, student bathrooms have not received many upgrades and probably appear much the same as they did when Peirce was built. They are old, challenging to clean, and far from ideal for students of varying needs. Our PTO, parents, and staff have expressed support for restroom upgrades for several years now.

I strongly support both funding requests, and I look forward to these much-needed improvements here at Peirce.

Sincerely,

Andrea Vargas, M.Ed  
Principal, Peirce Elementary School

**From:** [Cassidy Flynn](#)  
**To:** [Evan Cudmore](#)  
**Subject:** Fwd: Please approve Mason-Rice Elementary School capital improvements & greater funding for NPS schools  
**Date:** Thursday, January 11, 2024 10:18:15 AM

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**From:** Sylvia, Louisa G., PhD [REDACTED]  
**Sent:** Thursday, January 11, 2024 10:16:25 AM  
**To:** City Council <citycouncil@newtonma.gov>  
**Cc:** [REDACTED]  
[REDACTED]  
**Subject:** Please approve Mason-Rice Elementary School capital improvements & greater funding for NPS schools

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

Dear City Councilors,

I urge you to approve the desperately-needed upgrades to Mason-Rice Elementary School's roof and bathrooms. I am a member of the Mason-Rice community and thus, I am well aware of the increasing frequency of roof leaks over the years. As a parent to two children who are at or have attended Mason Rice, it has been discouraging to have them talk about buckets around the school to collect water and manage the leaks. As you know, **the roof is greatly in need of being replaced**. The bathrooms at Mason-Rice have also been in need of upgrades for many years. The sinks and toilets are often broken limiting students' ability to use them quickly between activities. My daughter, who is in the 4<sup>th</sup> grade at Mason Rice, has complained for years about the general state of the bathrooms and as a result, will not use them to defaecate which is clearly problematic. Please approve these urgently-needed improvements.

Thank you very much.

**Louisa Sylvia, PhD**

**21 Orient Ave, Newton, MA**

Pronouns (she/her/hers)

*Associate Director, Dauten Family Center for Bipolar Treatment Innovation*

*Director, Office for Women's Careers*

Massachusetts General Hospital

*Associate Professor, Department of Psychiatry*

Harvard Medical School

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<https://www.massgeneralbrigham.org/complianceline> .

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**From:** [Cassidy Flynn](#)  
**To:** [Evan Cudmore](#)  
**Subject:** Fwd: Please approve Mason-Rice Elementary School capital improvements & greater funding for NPS schools  
**Date:** Thursday, January 11, 2024 10:18:27 AM

---

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---

**From:** Nathan Yozwiak [REDACTED]  
**Sent:** Thursday, January 11, 2024 10:12:24 AM  
**To:** City Council <citycouncil@newtonma.gov>  
**Cc:** [REDACTED]  
**Subject:** Please approve Mason-Rice Elementary School capital improvements & greater funding for NPS schools

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

Dear City Councilors,

I urge you to please approve the desperately-needed upgrades to Mason-Rice Elementary School's roof and bathrooms.

I am a member of the Mason-Rice community and am familiar with the increasing frequency of roof leaks over the years. As a parent, it has been disheartening after a rainstorm to hear my 6-year old daughter, Mina, share about plastic buckets at school collecting rainwater in the Mason-Rice gym, or the Centre, or another location in the school. As you know, the roof is well past the end of its useful life. While the school staff does an amazing job under the circumstances, the roof has been a distraction from valuable teaching and learning time. The bathrooms at Mason-Rice have been in need of upgrades for many years, and this causes anxiety for many Mason-Rice students. Please approve these urgently-needed improvements.

In addition, I want to emphasize that overdue capital improvements are not the only issues facing our schools. In her entry plan, Superintendent Nolin identifies the many and very real and acute needs of our district, including the need for more curriculum resources. I fully support the superintendent's vision and her request for greater funding for the Newton Public Schools. I know that this support is widely shared by members of my community and hope you will seriously address these issues.

Thank you very much,

Nathan Yozwiak, PhD

1008 Beacon St, Newton Centre, MA 02459

**From:** [Cassidy Flynn](#)  
**To:** [Evan Cudmore](#)  
**Subject:** FW: Please approve Mason-Rice Elementary School capital improvements & greater funding for NPS schools  
**Date:** Thursday, January 11, 2024 10:58:16 AM

---

**From:** Molly Stearns [REDACTED]  
**Sent:** Thursday, January 11, 2024 10:56 AM  
**To:** City Council <citycouncil@newtonma.gov>  
**Cc:** [REDACTED]  
**Subject:** Please approve Mason-Rice Elementary School capital improvements & greater funding for NPS schools

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

**Dear City Councilors,**

**I urge you to approve the desperately-needed upgrades to Mason-Rice Elementary School's roof and bathrooms. I am a member of the Mason-Rice community and am all too familiar with the increasing frequency of roof leaks over the years. As a parent, it has been disheartening after a rainstorm to hear my child share about plastic buckets at school collecting rainwater in the Mason-Rice gym, or the Centre, or another location in the school. As you know, the roof is well past the end of its useful life. While the school staff does an amazing job under the circumstances, it would be an understatement to say that the roof has been a distraction from valuable teaching and learning time. The bathrooms at Mason-Rice have been in need of upgrades for many years. There have been too many Mason-Rice students for which the bathrooms have been a source of anxiety or fear. Some try to avoid using the bathroom altogether, which not only impacts their ability to concentrate during class but can be detrimental to their health. Please approve these urgently-needed improvements.**

**In addition, I want to emphasize that overdue capital improvements are not the only issues facing our schools. In her entry plan, Superintendent Nolin identifies the many and very real and acute needs of our district, including the need for more curriculum resources. I fully support the superintendent's vision and her request for greater funding for the Newton Public Schools. I know that this support is widely shared by members of my community and hope you will seriously address these issues.**

**Thank you very much.**

**Molly Stearns**

**13 Tarleton Road, Newton MA**

**From:** [Cassidy Flynn](#)  
**To:** [Evan Cudmore](#)  
**Subject:** FW: Please approve Mason-Rice Elementary School capital improvements & greater funding for NPS schools  
**Date:** Thursday, January 11, 2024 11:28:13 AM

---

**From:** Jacqueline Lee Donabed [REDACTED]  
**Sent:** Thursday, January 11, 2024 11:03 AM  
**To:** City Council <citycouncil@newtonma.gov>  
**Cc:** [REDACTED]  
**Subject:** Please approve Mason-Rice Elementary School capital improvements & greater funding for NPS schools

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

**Dear City Councilors,**

**I urge you to approve the desperately-needed upgrades to Mason-Rice Elementary School's roof and bathrooms. I am a member of the Mason-Rice PTO and am all too familiar with the increasing frequency of roof leaks over the years. As a parent, it has been disheartening after a rainstorm to hear my child share about plastic buckets at school collecting rainwater in the Mason-Rice gym, or the Centre, or another location in the school. As you know, the roof is well past the end of its useful life. While the school staff does an amazing job under the circumstances, it would be an understatement to say that the roof has been a distraction from valuable teaching and learning time. The bathrooms at Mason-Rice have been in need of upgrades for many years. There have been too many Mason-Rice students for which the bathrooms have been a source of anxiety or fear. Some try to avoid using the bathroom altogether, which not only impacts their ability to concentrate during class but can be detrimental to their health. Please approve these urgently-needed improvements.**

**In addition, I want to emphasize that overdue capital improvements are not the only issues facing our schools. In her entry plan, Superintendent Nolin identifies the many and very real and acute needs of our district, including the need for more curriculum resources. I fully support the superintendent's vision and her request for greater funding for the Newton Public Schools. I know that this support is widely shared by members of my community and hope you will seriously address these issues.**

**Thank you very much.**

**Jackie Lee Donabed**

**982 Beacon Street  
Newton Centre**



**From:** [Cassidy Flynn](#)  
**To:** [Evan Cudmore](#)  
**Subject:** FW: Please approve Mason-Rice Elementary School capital improvements & greater funding for NPS schools  
**Date:** Thursday, January 11, 2024 11:29:21 AM

---

**From:** Giovanni Traverso [REDACTED]  
**Sent:** Thursday, January 11, 2024 11:21 AM  
**To:** City Council <citycouncil@newtonma.gov>  
**Cc:** [REDACTED]  
**Subject:** Please approve Mason-Rice Elementary School capital improvements & greater funding for NPS schools

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

**Dear City Councilors,**

**I urge you to approve the desperately-needed upgrades to Mason-Rice Elementary School's roof and bathrooms. I am a member of the Mason-Rice community and am all too familiar with the increasing frequency of roof leaks over the years. As a parent, it has been disheartening after a rainstorm to hear my child share about plastic buckets at school collecting rainwater in the Mason-Rice gym, or the Centre, or another location in the school.**

**Multiple studies (references below) have found that students in schools with poor facilities have lower academic achievement and higher rates of absenteeism.**

**At Mason-Rice Elementary, the leaky roof and outdated bathrooms are creating a learning environment that is simply not conducive to success. Leaks disrupt classes, create safety hazards, and force students to miss valuable instructional time.**

**The outdated bathrooms are a source of anxiety and discomfort for many students, leading to health concerns and avoidance behaviors. Investing in these upgrades is not just about fixing a few leaks and replacing old fixtures; it's about investing in the future of our children.**

**Studies show that improved school facilities lead to better academic outcomes, improved health, and increased student engagement.**

**Please approve these critical upgrades and show your commitment to the success of all students in Newton.**

**In addition, I want to emphasize that overdue capital improvements are not the**

only issues facing our schools. In her entry plan, Superintendent Nolin identifies the many and very real and acute needs of our district, including the need for more curriculum resources. I fully support the superintendent's vision and her request for greater funding for the Newton Public Schools. I know that this support is widely shared by members of my community and hope you will seriously address these issues.

Thank you very much.

Sincerely,

C. Giovanni Traverso

Newton Resident: 1013 Beacon St, Unit 1, Newton, MA 02459

C. Giovanni Traverso, MB, BChir, PhD  
Associate Professor

Department of Mechanical Engineering, MIT  
77 Massachusetts Ave, Building 3 Room 340, Cambridge, MA 02139

Division of Gastroenterology,  
Brigham and Women's Hospital, Harvard Medical School  
65 Landsdowne St, Suite 252, Cambridge, MA 02139

E: [REDACTED]  
[REDACTED]

#### REFERENCES:

1. Berman JD, et al. Int J Hyg Environ Health. 2018 Jun;221(5):800-808. doi: 10.1016/j.ijheh.2018.04.015. Epub 2018 May 2. PMID: 29784550; PMCID: PMC6334301.
2. Durán-Narucki. J Eng. Psych. [Volume 28, Issue 3](#), September 2008, Pages 278-286
3. <https://kappanonline.org/how-crumbling-school-facilities-perpetuate-inequality-filardo-vincent-sullivan/>

**From:** [Cassidy Flynn](#)  
**To:** [Evan Cudmore](#)  
**Subject:** FW: Urgent Request: Approve Mason-Rice cap improvements & increase funding for NPS  
**Date:** Thursday, January 11, 2024 3:54:38 PM

---

**From:** Emily D'Amour [REDACTED]  
**Sent:** Thursday, January 11, 2024 3:51 PM  
**To:** City Council <citycouncil@newtonma.gov>  
**Cc:** [REDACTED]  
**Subject:** Urgent Request: Approve Mason-Rice cap improvements & increase funding for NPS

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

Dear City Councilors,

I urge you to approve the desperately-needed upgrades to Mason-Rice Elementary School's roof and bathrooms. I am a member of the Mason-Rice community and am all too familiar with the increasing frequency of roof leaks over the years. As a parent, it has been disheartening after a rainstorm to hear my child share about plastic buckets at school collecting rainwater in the Mason-Rice gym, or the Centre, or another location in the school. As you know, the roof is well past the end of its useful life. While the school staff does an amazing job under the circumstances, it would be an understatement to say that the roof has been a distraction from valuable teaching and learning time. The bathrooms at Mason-Rice have been in need of upgrades for many years. There have been too many Mason-Rice students for which the bathrooms have been a source of anxiety or fear. Some try to avoid using the bathroom altogether, which not only impacts their ability to concentrate during class but can be detrimental to their health. Please approve these urgently-needed improvements.

In addition, I want to emphasize that overdue capital improvements are not the only issues facing our schools. In her entry plan, Superintendent Nolin identifies the many and very real and acute needs of our district, including the need for more curriculum resources. I fully support the superintendent's vision and her request for greater funding for the Newton Public Schools. I know that this support is widely shared by members of my community and hope you will seriously address these issues.

Thank you very much.

Emily D'Amour  
Mason-Rice Parent (1st & 3rd Grade)  
93 Manchester Road  
Newton, MA 02461  
[REDACTED]

**From:** [Cassidy Flynn](#)  
**To:** [Evan Cudmore](#)  
**Subject:** FW: Please approve Mason-Rice Elementary School capital improvements & greater funding for NPS schools  
**Date:** Thursday, January 11, 2024 3:55:50 PM

---

**From:** Owen Stearns [REDACTED]  
**Sent:** Thursday, January 11, 2024 3:55 PM  
**To:** City Council <citycouncil@newtonma.gov>  
**Cc:** [REDACTED]  
**Subject:** Please approve Mason-Rice Elementary School capital improvements & greater funding for NPS schools

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

**Dear City Councilors,**

**I urge you to approve the desperately-needed upgrades to Mason-Rice Elementary School's roof and bathrooms. I am a member of the Mason-Rice community and am all too familiar with the increasing frequency of roof leaks over the years. As a parent, it has been disheartening after a rainstorm to hear my child share about plastic buckets at school collecting rainwater in the Mason-Rice gym, or the Centre, or another location in the school. As you know, the roof is well past the end of its useful life. While the school staff does an amazing job under the circumstances, it would be an understatement to say that the roof has been a distraction from valuable teaching and learning time. The bathrooms at Mason-Rice have been in need of upgrades for many years. There have been too many Mason-Rice students for which the bathrooms have been a source of anxiety or fear. Some try to avoid using the bathroom altogether, which not only impacts their ability to concentrate during class but can be detrimental to their health. Please approve these urgently-needed improvements.**

**In addition, I want to emphasize that overdue capital improvements are not the only issues facing our schools. In her entry plan, Superintendent Nolin identifies the many and very real and acute needs of our district, including the need for more curriculum resources. I fully support the superintendent's vision and her request for greater funding for the Newton Public Schools. I know that this support is widely shared by members of my community and hope you will seriously address these issues.**

**Thank you very much.**

**Owen Stearns**

**13 Tarleton Road, Newton**

CITY OF NEWTON

IN CITY COUNCIL

DRAFT

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chair Leonard Gentile authorization to appropriate and expend the sum of eleven million, four hundred seventy five thousand dollars (\$11,475,000) from June 30, 2023 Certified Free Cash Account # 0001-3240 for Newton Public Schools and Municipal Infrastructure is hereby approved as follows:

FROM:	June 30, 2023 Certified Free Cash (0001-3240).....	\$11,475,000
TO:	Newton North Pool – Air Handling Unit (01C11536-524070) .....	\$425,000
	Replace Entire Roof System – Peirce Elementary (01C11537-524070).....	\$1,200,000
	Replace Entire Roof System – Mason Rice Elementary (01C11538-524090).....	\$1,100,000
	Repave Parking Area – Brown Middle School (01C40131-553100).....	\$300,000
	Replace Chiller – Newton South, Building H (01C11539-524070).....	\$350,000
	Repair Auditorium Ceiling, Playground Improvements and Toilet Room Installation – Williams Elementary (01C11540-524070).....	\$325,000
	Install New PA Systems – Bigelow & Brown Middle Schools (01C11541-524070).....	\$300,000

Toilet Room Upgrades – Day Middle, Mason Rice, Bowen, Memorial Spaulding, and Peirce Elementary Schools (01C11542-524070).....	\$1,275,000
Paving, Road Improvements & Traffic Calming (01C40112-553100).....	\$5,250,000
Police Headquarters – Repave Parking Lot & Install Fencing (01C40132-553100).....	\$600,000
Fire Station 2 – Heat Pumps to improve staff area HVAC (01C11543-524070).....	\$350,000

Under Suspension of Rules  
DRAFT

(SGD) CAROL MOORE  
City Clerk

(SGD) RUTHANNE FULLER  
Mayor