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Barney S. Heath  
Director

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### SUPPLEMENTAL PUBLIC HEARING MEMORANDUM

DATE: September 4, 2024  
MEETING DATE: September 9, 2024  
TO: Zoning Board of Appeals  
FROM: Barney Heath, Director of Planning and Development  
Jennifer Caira, Deputy Director of Planning and Development  
Katie Whewell, Chief Planner for Current Planning  
COPIED: Mayor Ruthanne Fuller  
City Council

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#### PETITION #08-23

**41 Washington Street**

**Application #08-23-** 41 TusNua LLC, requesting a Comprehensive Permit, pursuant to M.G.L. Chapter 40B, to construct a 16-unit residential unit development on a 25,902 square foot lot located at **41 Washington Street** within a Single-Residence 3 (SR3) zoning district. The proposal includes four affordable ownership units.

This item was held open for the petitioner to respond to questions and concerns raised by members of the public, the Board, and the Planning Department.

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**I. Additional Information since August 28**

Since the issuance of the August 28 public hearing memorandum, the City received supplemental analysis from the stormwater peer reviewer, Horsley Witten. On August 29, 2024, the applicant also uploaded revised Civil Plans, a construction management plan, and a response from Spruhan Engineering, the project's engineer, to Associate City Engineer John Daghlain's memorandum.

The project materials submitted for review can be found [here](#).

**II. Stormwater Management and Mounding Analysis**

On Tuesday, September 3, 2024, the City's peer reviewer Janet Bernardo stated that Horsley Witten used data from the applicant to run through the Hantoush Method, the standard method for modeling groundwater mounding height and extents. Ms Bernardo stated:

*The mounding analysis indicated that the height of groundwater mounding underneath the proposed infiltration chamber system would not rise up to the bottom elevation of the system, so the system would function as designed. However, the mounding analysis did indicate that groundwater mounding would occur at heights of up to 0.92 feet at neighboring buildings, potentially impacting water seepage into the buildings.*

*HW recommends that the Applicant revise the design to include impermeable barriers that will limit the lateral extent of groundwater mounding at neighboring buildings. The Applicant should also provide calculations that demonstrate that the revised design will not result in adverse mounding at the neighboring buildings.*

While Ms. Bernardo cannot attend the September 9 hearing due to a prior conflict, a colleague of Ms Bernardo's, Jonas Procton, P.E., will attend the hearing and can speak to the analysis done.

**III. Draft Conditions**

Since the issuance of the August 28, 2024 memorandum, the Chair and Vice-Chair of the Board have determined that draft conditions are not in order at this time and any conditions in accordance with a potential decision of the Board may be contemplated at subsequent hearing(s).

**IV. Analysis and Next Steps**

The Applicant should respond to the issues raised in the memorandum in writing and at the hearing.