Public Facilities Committee Report
City of Newton
In City Council

Wednesday, September 18, 2019

Present: Councilors Crossley (Chair), Leary, Kelley, Gentile, Danberg, Laredo, Lappin, Greenberg, Albright, Brousal-Glaser, Rice, Baker, Kalis, Downs
Absent: Councilor Norton
City Staff Present: City Engineer Lou Taverna, Commissioner of Public Buildings Josh Morse, Commissioner of Parks & Recreation Bob DeRubeis, Director of Senior Services Jayne Colino, Chief Operating Officer Jonathan Yeo, Director of Utilities Ted Jerdee, Department of Public Works Chief of Staff Shawna Sullivan, Assistant City Solicitor Jonah Temple

#305-19 **National Grid petition for grant of location in Voss Terrace**
NATIONAL GRID petition for a grant of location to install and maintain 50' +/- of 6" gas main in Voss Terrace from the existing 6" gas main in front of house #40 southwesterly to the end of main in front of house #50 to provide new service to #50 Voss Terrace.
Action: **Approved subject to second call 7-0**

Note: Mary Mulroney, a representative from National Grid, presented a grant of location to request to install and maintain a gas main on Voss Terrace. In order to provide gas service to a new house 50 Voss Terrace. City Engineer Lou Taverna stated that Engineering had no concerns about this proposal. A committee member asked if Ms. Mulroney knew the condition of the existing gas main that will be connected to the main at the proposed extension and whether gas leaks are a problem in the area. Ms. Mulroney stated that she did not know the condition of the existing main but said that they would not attach to a gas line that is in poor condition. A committee member stated that before National Grid attaches the gas main, they should be sure that there are no gas leaks in the area. Ms. Mulroney agreed to provide the committee with this information. A committee member stated that there are 690 known gas leaks around the city and asked Mr. Taverna if they had looked at this area. Mr. Taverna stated no. A committee member asked what material the gas line is made of. Ms. Mulroney stated that it is cast iron. A committee member suggested that from now on the petitioners should include the facts about gas leaks in the area. Mr. Taverna stated that National Grid has a Capital Improvement Plan to repair gas leaks and the city gives them their plans on repaving streets so that the schedules can coincide. A committee member stated that as of yet National Grid does not share their long range plan with the city at the monthly meetings. The city receives National Grid's plans one year at a time. The city does have access to the map of 690 gas leaks in Newton and that should be cross referenced with National Grids petitions. The committee wants to make sure that there are no gas leaks in the area and discussed approving this item subject to second call. A committee member asked Mr. Taverna if with the map of the gas leaks would he be able to tell the committee whether the petitioner is attaching a new main to line that has gas leaks. Mr. Taverna stated that in accordance with the map, which is a living document, they would be able to do this. Ms. Mulroney will bring this information back to National Grid, so that they are armed with gas leak information when coming to the committee for a grant of location. This is so the gas line

can be repaired before adding an extension. The public hearing was opened. No member of the public wished to speak on the matter and the public hearing was closed. Councilor Lappin motioned to approve subject to second call which passed unanimously.

#306-19 National Grid petition for a grant of location in Dearborn Street

NATIONAL GRID petition for a grant of location to install and maintain 85' +/- of 4" gas main in Dearborn St from the existing 4" gas main in front of house #56 southwesterly to the end of main in front of house #64 in order to provide service #64 Dearborn Street.

Action: Public Facilities Approved subject to second call 6-0-1 (Councilor Kelley abstaining)

Note: Mary Mulroney, a representative from National Grid, was presented a request for a grant of location to install and maintain a gas main on Dearborn Street. This is to provide service to 64 Dearborn Street. A committee member asked if this was for a current resident to improve their house or is a gas extension going into a new resident. Ms. Mulroney stated that it was new gas service going into a new resident. The committee discussed approving this item subject to second call so that they can receive the information about gas leaks in the area. The public hearing was opened. A representative, Sarah Gerbranni, from 64 Dearborn LLC was present to speak on the matter. This company is developing the home. She explained that this project has been ongoing for about a year. A committee member asked if she is aware of the condition of the gas main in the street. Ms. Gerbranni explained that she is not. A committee member asked Mr. Taverna if the Engineering department had any concerns about this project and he responded that the situation is the same as the last docket item. When asked if this pipe is cast iron, Ms. Mulroney explained it is coated steel. Councilor Kelley motioned to approve subject to second call which passed 6-0-1, with Councilor Kelley abstaining until there is more information on the condition on the existing pipes.

#307-19 Eversource petition for a grant of location in Woodward Street

EVERSOURCE petitioning for a grant of location to install and maintain 693'± of conduit in WOODWARD STREET from the existing manhole #MH21030 in front of #991 Boylston Street in a northwesterly direction to a new proposed manhole in front of 38 Woodward Street, continuing on Woodward Street to a second proposed manhole at the intersection of Lincoln Street and Woodward Street thence turning and installing 182± of conduit on LINCOLN STREET in a northeasterly direction to utility pole #257/19 in front of #163 Lincoln Street. This work is necessary to perform system upgrades.

Action: Public Facilities Held 7-0

Note: Maureen Carroll, representing Eversource, presented the petition as needed in order to perform system upgrades. A committee member asked Mr. Taverna if the Engineering department had any concerns about this project and if he knew the condition of the street. Mr. Taverna explained that engineering has no concerns. Additionally, a bonded wearing course was recently applied to these streets. There is a condition that Eversource will mill and repave the streets, curb to curb, for the entire distance of the conduit. A committee member noted that this was important as this was a major roadway maintenance project just completed. When asked by a committee member why the Eversource work wasn't done first, Ms. Carroll stated she did not know. Mr. Taverna explained that Eversource had not

raised this in any of their monthly meetings with the city and will find out why Eversource had not disclosed this information.

The public hearing was opened.
Paul Miller who is a resident at 186 Lincoln St. objected to this work being done. Mr. Miller explained that this road was just paved last summer after 30 years. Additionally, a notice was sent out to all abutters and utilities that the road was being repaved. Mr. Miller explained that Eversource should have done this project before the repaving because of the money that was already spent fixing the road and the overall inconvenience of having road work being done early in the morning. He added that there are utility poles on the street and hopes that Eversource can utilize those instead of digging up the newly paved street.

Robin Abber and Heidi Abber-Berman, trustees of the building on the corner of Boylston and Woodward and owners of the *Four Walls* within that building, objected to the project. Ms. Abber explained that there is a school in the building located at 991-1001 Boylston St and is concerned about safety if this project is approved. Additionally, she is concerned about the timing of the project, how it will affect the businesses in the building and the access to the building for customers. A committee member noted that this project would wrap around the building. Ms. Abber realizes this work has to be done but the abutters just lived through repaving the street. She questioned if this work could be done at night to ensure the safety of the children and for easier access to the businesses. Ms. Abber thanked the committee for their time and asked when the project would take place. Ms. Carroll explained that the usual practice is that once a petition is approved Eversource will seek a street opening permit. Mr. Taverna explained that the Newton Police Department decides on the timing of the work.

A committee member asked how long this project would take. Ms. Carroll explained that this project would take about 3 to 4 weeks. When asked what improvements would be made, Ms. Carroll explained that the station is trying to retire the 4KV and replace it with 13.8KV. This is to bring more reliable service to the city. As of now this is the only station that is petitioning for an being upgraded. The Chair explained that although Eversource must have to mill and restripe the roadway, the maintenance work was just done on the street and therefore suggested the Council would be within its rights to have this project wait till the next construction season. The next construction season would be Spring 2020 to Fall 2020. A committee member asked the neighbors if there had been power outages in the area and they stated there have not been. The public hearing remains open. Councilor Danberg motioned to hold which passed unanimously.

#308-19 **Request for a main drain extension at 12 Ferncroft Road**
PETER AND PRUDENCE ROAF, 12 Ferncroft Road, Waban, petitioning for a main drain extension in FERNCROFT ROAD a distance of 90'+ from the property at #12 Ferncroft Rd in a northerly direction to the existing drain manhole in front of #20 Ferncroft Rd.
PETITIONER TO PAY ENTIRE COST
Action: **Public Facilities Approved 7-0**

Note: Peter and Prudence Roaf and their design engineer, Desheng Wang, presented their request for a main drain extension to their property at 12 Ferncroft Rd. This property has been newly renovated and there were existing sump pumps which had the water flowing to the back yard and some flowed to the street. During the renovations the soil was so saturated that the water overflowed to the walkway causing a public safety issue. This is an illegal overflow because it causes icing in a public way. Mr. Wang explained that they will be able to tie the sump pump drain into the storm drain extension. Mr. Taverna explained that engineering reviewed this property and are satisfied with the current plan. Mr. Taverna explained the petitioners will be paying the entire cost. The petitioner explained that they are trying to find a contractor before construction season ends but that is a challenge. A committee member asked if there would be a possibility of other houses being built in the area and could the main drain be extended to service other properties. Mrs. Roaf explained that their neighbors do not need this extension and new homes would not be built that would use this extension. The public hearing was opened. No member of the public wished to speak on the matter. The public hearing was closed. A committee member asked what the condition of the road will be after the extension is complete. Mr. Taverna explained that the homeowners are only obligated to pave the trench to city standards. Additionally, Mr. Taverna was unsure whether Ferncroft is on the City 5 year plan Capital Investment Plan (CIP) for repaving. If it is not, then it will be reevaluated once this work is complete and will be added to the plan if needed. Councilor Kelley motioned to approve the item which passed unanimously.

Chair's Note: The Committee met jointly in the chamber with Programs & Services and received an update from the Commissioner of Public Buildings Josh Morse on the NewCAL project as required by Council Order #102-19.

Note: Commissioner of Public Buildings Josh Morse, Commissioner of Parks & Recreation Bob DeRubeis and Director of Senior Services Jayne Colino presented the committees with an update on the status of the Newton Center for Active Living (NewCAL) project. Ms. Colino explained their attached vision statement to the committees. The vision statement intends to make clear that Newton seniors know that their needs are the priority for this project, but it will also be a community friendly Senior Center. The working group uses the vision statement to guide each step of the project. There are 6 guiding principles created by the working group who used feedback from the community to help them create the guidelines. A new senior center is needed in Newton, to serve more seniors in the community. There are waitlists for some senior programs because the current senior center is too small. Many programs are provided off-site at private and other public facilities to serve demand. Parks & Recreation also need more space for over age 55 senior programs.

Ms. Colino explained that planning flexible multi-purpose spaces would allow more diverse programing. At the current senior center, the exercise room is only 600 sq. ft. for a typical class enrollment of 35 people a new space should be 1500 sq. ft. NewCAL intends to create spaces sized to accommodate existing programs and new programming to meet a growing demand. The program sheet is attached to this report. The community expressed the need for a gym, common spaces and a place for art and cultural displays. The Newton Library would like a kiosk in NewCAL. The Chair stated that Public Facilities would

like better to understand how the working group came to these conclusions. Also, the committee would like to better understand what criteria was used to select Albemarle as the number one ranked site before looking at drawings showing how NewCAL could fit on that site. The existing senior center is about 8,000 sq. ft building serving 5,000 people per year, about a quarter of the senior population which continues to grow. The City of Newton has the 5th largest senior population in the state and has one of the smallest facilities. The senior center needs to be able to grow and expand. The facility should accommodate the programs for seniors but also should be a flexible asset to the community. Including a 10,000 sq. ft. gym, a 38,000 sq. ft. building is what is needed for the programs envisioned at NewCAL. Commissioner Morse explained they have held about 72 meetings and sent out surveys to assess the needs of the public. Also, the working group and Commissioner Morse have visited numerous senior centers in Massachusetts. A committee member asked how the gym will be programmed. Commissioner Morse explained that the 10,000 sq. ft. for the gym is necessary for NewCAL to use as a multi-purpose room.

Commissioner Morse explained that all city owned sites were evaluated for site selection as well as to catalog existing gym and multi-purpose spaces and note where senior based programs are housed throughout the city. Additionally, they noted that when new senior centers open in surrounding communities participation increases.

The program that was created was presented to the City Council and the community this past winter and Commissioner Morse explained that it was well received. After programming was settled, site selection criteria were determined. The programming is attached. The format and criteria are similar to what they use for new school projects. Commissioner Morse explained that these were presented to different groups including the Council on Aging and other City Council committees. Commissioner Morse then looked up all city owned parcels through the Assessors database and investigated privately owned sites. Sites included are the old New England Mobile Book Fair site, Northland and Riverside. Not all privately owned sites that were looked into were made public. The original list of sites included 145 properties; they then refined the list to 24 sites. The list of 24 was presented to the Finance Committee this past Spring. From the original 150 sites, the properties that did not have enough space were tabled. Then rest of the sites were split into 2 categories which were sites that could accommodate the and 2. sites that would require compromises or sacrifices to the program or had fixed assists that could not be eliminated. Commissioner Morse then explained that the working groups went back to the community with the list of 24 sites to receive feedback. From the list they quickly found 18 of these sites would not work for the project. For example, Nahantan park would require deforestation of a couple acres to accommodate NewCAL, does not work geographically and has Federal Conservation restrictions.

A committee member asked that if NewCAL is programmed only as a senior center and not a community center would more sites be possible to consider. Commissioner Morse explained this would not affect site selection. The asset that is being created is being created for seniors, and then other programs can utilize the space when it is not being used for seniors.

A committee member explained that they are in favor of a new senior center but not convinced that a pool and the gym must be on the NewCAL site. The Albemarle location is a major concern. The area is packed as is with the schools and other activities happening at the park and this is a concern for the

community as well. The committee member also explained that Albemarle is not centrally located and that there are traffic and public safety issues with the site. Additionally, they explained that they preferred the Newton Centre triangle with underground parking for NewCAL. The financing and staffing are also a concern. The committee member asked for an example of how they would work with different age groups if there was conflict of wanting to use the same space. Ms. Colino explained that they have investigated that problem.

A committee member expressed concerned about location, asking about the possibility of using Newton Centre for NewCAL. The Parking Triangle is 75,000 sq. ft., which was once investigated by the Newton Centre task force for a 2 story building with a footprint of 15,000 sq. ft. This would yield a 30,000 sq. ft. building with 2 floors and an additional 15,000 sq. ft. with a third floor. This is a centrally located space, with access to public transportation, unlike Albemarle.

A committee member noted that we encourage developers and city groups to do smart growth and development. Albemarle is not near anything, so you have to drive to the park. The committee member explained that they have been hearing from residents from the south part of the city that would not go to Albemarle because it is too far away. The senior center that Newton has now is also not centrally located. The committee member explained that they do not understand why parks were considered to begin with. There should be a further search on different sites for NewCAL.

A committee member agreed with the previous comments and added that Albemarle is not expandable, without sacrificing field space, which was one of the criteria. The committee member asked how they would replicate the space Albemarle park will be using. The committee agreed that the pool at Albemarle does need to be re-done but these projects do not necessarily need to be the same project.

The Commissioner will continue to update the City Council on the NewCAL Project.

Chair's Note: The Committee resumed in Room 204 with the following items and an update on the Sewer System Capital Improvement Plan.

Note: Weston & Sampson Vice President David Elmer and Director of Utilities Ted Jerdee presented an update on the Sewer System Capital Improvement Plan. Weston & Sampson has been the city's wastewater consultant for many years and David Elmer is one of the architects of this program. The PowerPoint presentation is attached. The Sewer System Strategic Plan began in 201, then adopted with the FY2012 Budget and the first project was constructed in 2012. The City of Newton has 1.5 million feet of sewer line, about 9,000 manholes and about 400,000 ft of underdrains. Underdrains are pipes that are constructed under the sewer system to de water the construction trench during installation. The underdrains have failed in a variety of ways. They have been causing inflow via cross connections with the sewer system. There are 10 pump stations, 25,000 service connections and about 15 million gallons of flow on average Citywide. The Sewer System Capital Improvement plan was started because of significant inflow and infiltration, underdrains, sewers, overflows, aging infrastructure and steadily

increasing Massachusetts Water Resources Authority (MWRA) assessments. A committee member asked what an underdrain is. Mr. Elmer explained the sewer system was constructed in the 1800s and they did not have the technology that is available today. When the sewer system was installed, they over excavated and put an open jointed pipe at the bottom of the trench and to collect and lower the ground water level. Some of the underdrains silted in almost immediately and lasted only a week or a month. Other underdrains lasted until the 60's and the 70's, and some still work today. But if the sewer drains leak into the underdrain then there will be sewer water contaminating the storm water system. In the 60's and 70's many of the underdrains were plugged and so the groundwater would infiltrate the sewer system or had to be redirected to another storm drain to correct localized flooding.

Infiltration is ground water that leaks into the sewer system because of defects in the pipe and inflow is rainwater that enters the sewer system through improperly connected pipes. In the public system infiltration and inflow can happen because of a crack in a manhole or a crack in the sewer pipe. In the attached presentation there is an example of an inflow misconnection where the catch basin was improperly connected to the sewer pipe where it should have been connected to the drainpipe. On the private side; infiltration and inflow occur just in different places. Infiltration can occur through a broken connection to a service line to a house. Inflow occurs when a driveway drain, roof drain, or sump pump is improperly connected to the sewer system. The citywide sewer rehabilitation project could not be done all at once so they looked at the areas that would be most beneficial for the city. Weston & Sampson first tapped available flow meter data from the MWRA. This showed where the most infiltration is happening in the city. The chart for these readings is available in the attached presentation. Next they looked at the underdrains which is where there is higher probability for cross connections and infiltrations. The underdrains were installed in these areas due to the increased amount of ground water. Mr. Elmer explained that they also used a map of the areas where the city was having issues (attached) to decide where to start with this project all of this information was combined to make this program. Mr. Elmer explained that they prioritized and targeted project areas between 110 and 160,000 linear feet per year. This help them set up the structure of the project. The project starts with an inspection and assessment phase which is where they look at existing infrastructure and asses its condition. Then there is the rehabilitation phase to repair deficiencies that have been identified and the third phase is to construct the repairs. The fourth stage occurs one year later to check that the rehabilitations are holding up as designed. The fifth and final step is a quantification stage. This is a post construction flow evaluation to see how successful the project was. There are 11 areas project areas. The progress of these 11 areas are found in the presentation that is attached. Mr. Elmer explained that underdrains are accessed through small ports in different configurations within the sewer manholes. They can be visible in the side of the sewer through the access port. The underdrain is again located under sewer system and connects to a pipe and groundwater can be seen rushing up through that pipe. Additionally, the access port can be damaged which results in the sewer water pouring out and into the drainage system and 800 of those have been fixed through this project. Mr. Elmer also used the attached presentation to show how they have solved infiltration problems through fixing manholes. Mr. Elmer goes on to show the committee 3 slides on MWRA statistics on sewer flows and where Newton stands on average. MWRA's system consists of 43 communities on the wastewater side. There is a fixed cost that it takes MWRA to operate their assists and to treat the wastewater that Newton sends to them. That cost is divided between the 43 communities on a flow share basis. That means that the city is fighting against 42 other communities to

see who will be paying more or less of the total amount. If you do more on a percent share basis then your assessment goes down and if you do less on a percent share, then your assessment goes up. Newton is at -2.9% and the average for the other 42 communities is +1.3%. this means that Newton has done more on the percent share. A committee member stated before this project started in 2011 there was 63% clean water in the system and now this number is in the 40s. Weston & Sampson also looked at the max monthly sewer averages. Newton is at -6.3% and the average is -1.2%. For the FY20 base assessment impact Newton is at -2.2% and the average for the 42 MWRA communities is +0.3%. Overall Newton is above average in all the categories. The charts for these statistics can be found in the attached presentation. In Newton there have been zero overflows since 2015. This program is just the start to fixing the problems with the sewer system. Weston & Sampson looked at the rest of through 2 factors cost effectiveness and a recommended lens. If the pipes do not fall into either of the factors they will not be looked at. Even after the project is over 60% of the pipes will be vitrified clay which are older pipes and can be prone to leakage. The Sewer Capital Improvement Program is expected to be done by 2025. This program will leave the city with a data set of condition assessment of every sewer asset in the city, which will allow the city to predict the future maintenance that will be required. Mr. Elmer explained this will help the city look at investments in infrastructure in a more global way and the city should be looking into flow metering the system.

The committee commended Mr. Elmer for his presentation and agreed this is an important program for the city to continue investing in. A committee member asked how much money these improvements save the city. Mr. Elmer explained that it is hard to give an exact number for this and the percent flow share is a better way to look at how much the city is saving in avoided costs. Mr. Taverna explained that they left finance out of this presentation because the MWRA also looks at population when assessing how to to split the cost between the 42 communities. There are other factors that would have to be explained to have an actual number. A committee member asked if the groundwater now staying in place, creating wetter areas, has caused any problems. Mr. Elmer explained that overall it has not but there have been some isolated incidents. Cold Spring Park, Jasset St and at Walnut and Homer Street are all examples of high groundwater causing the area to be damper. These are solved by taking the cap of the underdrain off and then putting the cap back on during the fall season when the groundwater was low. A committee member asked how Weston & Sampson can detect when a pipe has collapsed. Mr. Elmer explained that they have a robotic camera that investigates. A councilor asked what will happen at the end of the 10 year plan. Mr. Elmer explained this will move on to a second project and will be less contained in the areas. Extensive data collected throughout the city during the Sewer System Capital Improvement Plan will provide clear direction on where to go after the first round of projects are completed. The project has made them able to plot where there are service flow issues and would like to go back to do a flow meter system to better detect these areas. For the current project they used MWRA's flow meter system. The MWRA is replacing the 7 outflow meters, located around the city perimeter, to have a more accurate reading. There has not be a flow metering assessment done in almost 30 years. Mr. Elmer added that the next project will be more of an asset assessment project. A committee member asked about the flow meter in Wellesley and how it impacts the capacity of Newton's system. Mr. Elmer explained that the flow goes in to the Cochituate aqueduct and into Quinobequin St pump station which takes about 300,00 ft of Area A (map attached). That is lifted into the aqueduct where it blends with the flow from Wellesley and is measured by Ricker Terrace and Tremont St, where the subtraction happens. This is the largest

pipe that the city owns. The only time that impacted the Newton system is when there used to be street pumps running from the Quinobequin St Pump station and the system could not take this flow and the Wellesley flow at the same time. That problem has been solved and Wellesley pays the city a capacity charge. When asked how the contractor is checked to make sure everything is done correctly, Mr. Elmer explained that they always have a resident inspector from Weston & Sampson on site. Additionally, there is a rigid protocol to follow on what data must be collected. For example, when a pipe is to be lined, there they first have to clean the pipe, then take a pre-construction video. Weston & Sampson also requires a post construction video to make sure the work has been done correctly. Overall the company collects data throughout the project to check the work. They continually check the work and it is retested until it lasts long-term. A committee member asked how often work has to be re-done. Mr. Elmer explained it does happen but that is not happening project after project. Contractors now that Weston &Sampson will be there throughout the project and will go back a year later to retest. A committee member asked what the city's role is on these projects. Mr. Jerdee explained that there are monthly project meetings and they are in contact with Weston &Sampson. The committee members thanked Mr. Elmer for his presentation.

#250-19 **Inflow and Infiltration Mitigation Ordinance**
CITY ENGINEER requesting amendments to Chapter 29 of the City of Newton Ordinances to create an Infiltration and Inflow Mitigation Ordinance that would codify mitigation requirements for development projects over a certain size, potential for fees in lieu of mitigation and waiver of fees by the City Council.

Action: **Public Facilities Held 5-0 (Councilors Lappin and Laredo not voting)**

Note: City Engineer Lou Taverna presented the proposed ordinance to codify how the fees are assessed for new development or reconstruction and how that affects the sewer system. Inflow and Infiltration is clean rainwater or ground water that leaks into the sewer system and therefore reduces the capacity of the system to carry wastewater. The city has been assessing an I&I fee for large special permit developments since 2002. This was before the 2012 Sewer System Rehabilitation Program which accelerated major repairs. For example, on a special permit the city introduced as a policy, not as an ordinance, that the developer (Kesseler Woods) would remove sewer infiltration as a mitigation payment in order to build the project. This project was in a poorly preforming sewer basin therefore the city imposed an I&I mitigation payment on an 8:1 ratio; (remove 8 gallons I&I for each gallon of flow generated). There have been other projects in the city that were in less compromised areas that were assessed on a 4 to 1 ratio, such as Newton-Wellesley Hospital when it expanded. A committee member stated there have been I&I assessments imposed by the Land Use committee and Zoning Board of Appeals for comprehensive permit projects. There was previously a higher threshold of flow that triggered the fee, which The Department of Environmental Protections (DEP) AND THE MWRA have lowered now to 15,000 GALLONS per day, and therefore apply to smaller projects. Current rules require that communities have a plan to remove I&I AT a ratio OF 4 gallons for every one gallon (4:1) of flow from a new development. In many parts of Newton, the condition of the existing system does not have the capacity for the increased flow. If the I&I is removed, then the system can handle the increased flow from large development. The MWRA requirement, however, does not say that a developer has to be assessed the full amount, but that in combination with the city's plan to rehabilitate the system, A 4:1 RATIO OF I&I

removal must be met. The law department agreed with this explanation. THE MWRA discharge permit requires the city meet the 4 to 1 ratio but does not say who should pay. These laws were written before the city had its 10 year Sewer System Rehabilitation Plan. Currently this is a policy in the engineering department. Residential and mixed use buildings of 4 or fewer residential units would be exempt. Larger Projects would be subject to the sewer I&I mitigation requirement based on calculated sewer flow. A committee member asked where 4 gallons go. Mr. Taverna explained that is the calculation of the dollar value that they pay. The 4 to 1 ratio represents mitigation funds not water flow. That money goes into The Sewer Enterprise Fund and is used only to fund the I&I removal program. A committee member asked where the city came up with the 4 to 1 ratio. Mr. Taverna explained that it is required by DEP as the minimum. A city may charge more than that. The amount may be adjusted as well throughout the city. A committee member asked if timing for passing the ordinance is an issue and Mr. Taverna explained that because right now it is just a policy it can be argued and if it is an ordinance it can be enforced. Attorney Temple explained the ZBA will be able to enforce with an ordinance versus a policy. The ZBA may waive the ordinance for 40B projects. A committee member asked the DPW to differentiate how the ordinance, as written, would work for special permit projects, versus comprehensive projects and by right projects. The way the draft ordinance is written now shows the city council having a role in hearing waivers for by right projects which otherwise do not come before the council. She thought that this part of the ordinance should be eliminated. Additionally, the committee member explained the way this is written a developer might be asked to pay 25% and the balance of those funds would go to other infrastructure mitigation and questioned if that has solid legal standing. Councilor Kelley moved hold which passed 5-0 with Councilors Lappin and Laredo not voting.

#251-19 **Building Sewer, Water Service Pipe and Sidewalk Replacement Ordinance**
CITY ENGINEER requesting amendments to Chapter 29 of the City of Newton Ordinances to create a building sewer and water service pipe update ordinance that would require the removal and replacement of sewer and water connections, and replacement of sidewalk when a dwelling is demolished or substantially remodeled or rehabilitated.
Action: **Public Facilities Approved 5-0 (Councilors Lappin and Laredo not voting)**

Note: City Engineer Lou Taverna presented the request to amend Chapter 29 of the City of Newton ordinances. There is a disparity between special permits and by right permits where on a special permit the developer is required to install new water service pipe, sewer service pipe, a sidewalk and curbing if necessary. The engineering department does not currently have the right to ask for these things on a by-right permit. The proposed amendments would make service pipe and sidewalk replacements a requirement for both new construction and substantial renovations. The new ordnance gives the Commissioner of Public Works the power to waive the requirements if inspections show the existing pipes and sidewalks to be in good shape. A committee member asked if it is understood that even though it says replacement in the ordinance, granite curbs will have to be added even if they were not there to begin with. Mr. Taverna stated that this is understood and will be applied. The threshold for rehabilitation projects is 50% renovation as determined by the Inspectional Services Department (ISD). A committee member asked how these requirements will be enforced. Mr. Taverna explained that all permits are reviewed by the engineering department so they will be able to tell if this is required. A committee

member stated that ISD should be a part of this conversation in the future. When asked how much of a financial burden this will be on an owner, Mr. Taverna explained that this would a small cost relative to the project. A committee member stated that replacing a sewer or water drain can be costly for the owner and this could be a shock to the owner that they must replace it. Again, Mr. Taverna and another committee member explained that making this a requirement is protecting the owner because it only must be replaced if it in poor condition. The legal department has reviewed this ordinance and does not have any concerns. Councilor Danberg motioned to approve which passed 5-0 with Councilors Laredo and Lappin not voting.

Respectfully Submitted,

Deborah Crossley, Chair

40 Sylvan Road
Waltham, MA 02451

Cassidy/Lou,

I was informed that The City Council was requesting a list of leaks on Voss Ter and Dearborn St that National Grid petition for a grant of location.

After my research, there is NO leak or any history of leak in the streets mentioned above.

Thanks,
Gene Au
Proj Eng & Design NE Public Works

nationalgrid
40 Sylvan Rd
Waltham MA 02451
P: (781) 907-3813
E: gene.au@nationalgrid.com

On Sep 30, 2019, at 1:20 PM, James Mcgonagle <jmcgonagle@newtonma.gov> wrote:

According to NGRID and the online Heet map, there are no leaks on Voss Terr or Dearborn St.

Thank you,

Jim

Jim McGonagle
Commissioner
Department of Public Works
City of Newton
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NewCAL Vision Statement

The City of Newton's goal, as an age friendly community, is to build a large, well equipped, comfortable Center to meet the unique interests and needs of older adults, both those currently using the Senior Center and many others who are not. The Center will foster a special sense of community and belonging for this growing group. The facility will be designed to optimize the quality of life for Newton's older adults and those who support them, through welcoming, respectful and meaningful opportunities that engage, value, and empower older adults to remain independent and important assets in our community.

When spaces within this facility are not programmed for older adults, the goal is to offer well managed, quality and enriching community and multigenerational experiences for all residents of Newton.

NewCAL Guiding Principles

1. The Center will be designed to promote and support the Mission Statements of the Senior Services and Parks and Recreation Departments.

2. Spaces within this facility will be clustered and programmed to preserve the wonderful sense of community that exists in the current Senior Center.

3. The Center will be age friendly, welcoming to everyone, and will be designed and programmed to meet the needs of seniors as well as the broader community.

4. The Center will ensure safety and accessibility both inside and outside the facility through thoughtful design and operation.

5. The Center will promote social equality and maximize access to programs and services to those who are unserved or underserved.

6. This facility will be environmentally conscious, strive to be carbon neutral, and will leave a legacy of responsible design and operation.

NewCAL Program Proposed Rooms/Spaces	Net SF (useable space within a room or area)	Examples Uses
Multi-Purpose Activity Spaces		
Fitness/Exercise Room with bench/coat hooks	1,500	
Activity Room	400	
Ping Pong Room with coat alcove	600	
Billiards & Game Room	600	2 competition billiard tables & game
Computer Lab Room / Meeting Use with coat alcove	160	Tutorials, Vigorous Mind
Art Room 1 with coat alcove (shared moveable wall with Art Room 2)	300	Water Color, Drawing, Ceramics
Art Room 2 with coat alcove (shared moveable wall with Art Room 1)	400	Water Color, Drawing, Ceramics
Art Storage Room	70	shared by both rooms
Dining with coat alcove (shared moveable wall with Activity Room)	1,500	lunch program
Activity Room with coat alcove (shared moveable wall with Dining)	1,500	Clubs/Movies/Stage
Chair Table Storage	120	shared by both rooms
Classroom/Meeting Room small	150	tables and chairs
Classroom/Meeting Room med	450	tables and chairs
Conference Room / Meeting Room	180	Conf table and chairs
Library/Reading Room	400	Comfortable Chairs & Tables
General MP Storage	70	Supplies
Subtotal	**8,400 NSF**	
Gymnasium		
Gym (may be used for more than one activity at a time)	9,800	114' x 86' includes retractable bleachers
Gym Walking Track (second Floor)	3,700	114' x 86' gym below w/10' perim. Walk above
Gym Storage	300	
Subtotal	**13,800 NSF**	
Common Space		
Lobby /Lounge /Art & Cultural Displays	600	Lobby/Lounge Area - Visit/Read
Library Pick Up/Drop Off Area (sim size to conf table)	50	
Store	100	Store
Subtotal	**750 NSF**	
Admin. / Support Services		
Recept/Sign In (also for volunteer Staff & Customer Service)		
Dir Office with Conf./Meeting Area		
Shared Work (Exec. Admin., Admin Asst., Admin Volunteers)		
Parks & Recreation Coordinator		
Department of Senior Services Program Coordinator		
Department of Senior Services Asst Program Coordinator		
Outreach & Engagement Coordinator		
Social Work		
Support Services: Shine, AARP Tax, Parking Stick., Art Community, etc.)		
Vol Coordinator + Visiting Staff		
Family Conference Room		
Health Room		
Durable Medical Equipment (DME)		
Copy Work Room		
Coat Closet		
Staff Lounge		
Subtotal	**2,100 NSF**	
Kitchen & Café		
Juice Bar/Café	200	
Vending	60	
Kitchen (commercial / teaching)	500	Kitchen/Serving Counter
Pantry	200	
Receiving	80	
Subtotal	**1,040 NSF**	
Support		
Toilet Rms - Accessible (2 per floor)	100	Public/staff use
Family Toilet with Shower	85	Public/staff use
Women's Room (2 stalls each floor)	240	first floor
Women's Shower/Dressing Room adj (near gym)	110	first floor locate next to gym
Men's Room (2 stalls + Urinal first floor)	240	first floor
Men's Shower Room adj (near gym)	110	first floor locate next to gym
Mech/Elec/Tel-Data/Sprinkler	800	
Custodial Space	100	
General Storage	500	Storage
Subtotal	**2,285 NSF**	
TOTAL NET SQUARE FOOTAGE	**28,375 NSF**	
	8,513	**30 % Estimated Gross. Factor for Int/Ext Walls Thick., Stairs, Elevators, Corridors, Etc.)**
TOTAL BUILDING GROSS SQUARE FOOTAGE	**36,888 BGSF**	

Site	Location	Lot Size - Square Feet	Distance From Walnut-Beacon	Building Area - Square Feet	Building Age	Use/Program
City Hall	1000 Commonwealth Avenue	432308	2554	81000	1932	Multiple city departments utilize City Hall for a wide variety of functions. Spaces are rented, and programs are held there frequently.
Main Library	330 Homer Street	200635	1905	93000	1991	Library, rentals, programs, etc
Auburndale Branch Library	371 Auburn Street	18926	12724	4830	1927	Auburndale Improvement Society operates the main floor as a community library. Friends of the Library use the basement for books donations and periodic book sales.
Waban Branch Library	1608 Beacon Street	45833	6811	6378	1929	Waban Improvement Society operates the main floor as a community library. Public Buildings Department uses the basement as a wood shop.
Nonantum Branch Library	144 Bridge Street	11517	10982	7364	1957	Ciociaro Social Club rents and operates out of the main floor.
Newton Corner Library	124 Vernon Street	8000	10560	10032	1848	Newton Innovation Center
1294 Centre Street	1294 Centre Street	16160	3377	6050	1927	Under Renovation.
Senior Center	345 Walnut Street	25909	6705	9850	1938	Senior Services and Programs
Crystal Lake Bath House	16 Rogers Street	24000	2558	9581	1931	Recreation Swimming Summer Only
Hawthorne Field House	17 Hawthorne Street	20000	10137	5752	1950	After School and Summer Programs, leagues, rentals
70 Crescent Street	70 Crescent Street	40000	9979	3208	1930	Rec Maintenance and currently in re-use process.
Recreation Garage Crescent	70 Crescent Street	Inc Abv	9979	4600	1940	Rec Maintenance and currently in re-use process.
Lower Falls Community Center	545 Grove Street	371358	13939	10519	1958	Daycare, After School and Summer Programs, leagues, rentals
Upper Falls Community Center	45 Pettee Street	20000	7392	13418	1955	Daycare, Summer Programs, leagues, rentals
Albemarle Field House	250 Albemarle Road	3600	10190	2072	1956	Senior Programs and Summer Camps
Forte Park Field House	229 California Street	4000	13041	750	1990	Bathrooms for the Field
Auburndale Cove Field House	West Pine Street	900	14520	1329	1967	Ice Skating Warming Center and Rentals
Burr Park Field House	142 Park Street	3000	10454	5200	1919	Daycare and Summer Programs
Cabot Park Field House	101 East Side Parkway	4260	7814	1264	1926	Daycare and Summer Programs
Lyons Field House	Lyons Field	Inc Abv	13569	1050	2013	Bathrooms for the Field
Newton Center Field House	69 Tyler Terrace	107000	2688	5250	1892	After School and Summer Programs, leagues, rentals
Newton Center Metal Storage Building	Tyler Terrace	Inc Abv	2324	1200	1980	Untreated Storage
Bobby Braceland Field House	98 Pennsylvania Avenue	200	9134	800	1965	Untreated Storage
Nahanton Park Field House	Nahanton Park	15000	11932	2090	1996	Summer Programs
Gath Pool Facility	256 Albemarle	28900	9979	10350	1965	Recreation Swimming Summer Only
Quinobequin Pump Station Building	136 Quinobequin	67350	11352	4596	1980	Sewer Pump Station
Elliot Street Pump Station Building	391 Elliot Street	26130	8395	1500	1990	Sewer Pump Station

Site	Location	Lot Size - Square Feet	Distance From Walnut-Beacon	Building Area - Square Feet	Building Age	Use/Program
Elliot Street DPW Stable	74 Elliot Street	480443	5596	15858	1927	DPW Operations Center, Foremen/Supervisors, Dispatch, employee lockers, break room,
Elliot Street DPW Garage	70 Elliot Street	Inc Abv	5755	10500	1959	Repair and Maintenance of fleet and equipment
Elliot Street Salt Shed	70 Elliot Street	Inc Abv	6072	7800	1994	Salt Storage
DPW Utilities Building	60 Elliot Street	Inc Abv	5491	21664	1935	Utilities Dept operations center, parts and equipment supply center.
Public Buildings	52 Elliot Street	52557	5385	7640	1968	Public Buildings Operations Center
Craft Street Stable-DPW OPS Center	90 Craft Street	179301	9028	18900	1894	DPW Operations Center, Foremen/Supervisors, Dispatch, employee lockers, break room,
Craft Street Garage	110 Craft Street	Inc Abv	8976	26775	1919	Repair and Maintenance of fleet and equipment. Traffic Division and Environmental Affairs Division.
Craft Street Salt Shed	110 Craft Street	Inc Abv	8606	6305	2013	Salt Storage
Craft Street Storage Building	110 Craft Street	Inc Abv	8500	3570	2013	Untreated Storage of street sweepers, trucks, etc
Craft Street Wash Building	110 Craft Street	Inc Abv	8870	1056	1987	Wash bay used to wash fleet equipment
Craft Street Sweeper Shed	110 Craft Street	Inc Abv	8606	900	1980	Sweeper brush storage
Rumford Avenue Landfill Office	Rumford Avenue	2127597	13675	400	1950	Staff Office
Manet Road Reservoir Gatehouse Building	2 Manet Road Rear	372379	9398	1507	1925	Reservoir Gatehouse
Waban Hill Reservoir Gatehouse	Ward Street	220450	8553	214	1875	Reservoir Gatehouse
Fire Station #1	241 Church Street	27650	10032	14808	1965	Fire Station
Fire Station #2	1750 Commonwealth Avenue	24275	9240	24700	1964	Fire Station
Fire Station #3	31 Willow Street	60850	3815	23973	2017	Fire Station
Fire Station #4	195 Craft Street	30838	9504	14780	1955	Fire Station
Fire Station #7	144 Elliot Street	60352	6441	16100	1955	Fire Station
Fire Station #10	755 Dedham Street	42500	12566	6731	2015	Fire Station
Fire Headquarters	1164 Centre Street	Inc Abv	3652	6130	1928	Fire Prevention and Chief's Offices
Fire Wires Building	755 Dedham Street Rear	Inc Abv	12619	4036	2015	Fire and Wires Division bays, storage, and offices.
Manet Road Communications Building	2 Manet Road	Inc Abv	9451	836	2016	Emergency Communications
Ober Road Communications Building	Ober Road	10545	11510	160	2018	Emergency Communications
Police Headquarters	1321 Washington Street	79724	8712	20676	1932	All Police Functions except for Detectives Division and Community Services
Police Garage	1321 Washington Street Rear	Inc Abv	8923	7548	1959	Police fleet maintenance and evidence secure storage.
Police Annex	25 Chestnut Street	28528	8236	4528	1925	Detectives Division and Community Services
Jackson Homestead	527 Washington Street	41422	9504	7212	1809	Historical museum and archives
Kennard Estate	246 Dudley Road	20000	9926	15715	1907	Parks and Recreation Headquarters

Site	Location	Lot Size - Square Feet	Distance From Walnut-Beacon	Building Area - Square Feet	Building Age	Use/Program
Brigham House	20 Hartford Street	28622	3640	5081	1883	Private Community Center 15+ years into the 99 year lease
150 Jackson Road	150 Jackson Road	248844	10296	102264	1965	Occupied by NECP/NPS
Angino Farm	303 Nahanton Street	98406	12302	5028	1855	Newton Community Farm operate the farm under a 20 year llicense from the City
Angier School	1697 Beacon Street	291730	7075	76500	2015	Elementary School 24 CR's
Bowen School	280 Cypress Street	105000	6177	69535	1952	Elementary School
Burr School	171 Pine Street	376730	12196	55399	1967	Elementary School
Cabot School	229 Cabot Street	99822	6758	84186	1929	Elementary School 24 CR's
Carr School	225 Nevada Street	340560	10824	53532	1936	Elementary School
Countryside School	191 Dedham Street	322065	6652	49612	1953	Elementary School 23 CR's
Franklin School	125 Derby Street	237611	11510	62746	1939	Elementary School 21 CR's
Lincoln-Eliot School	191 Pearl Street	62069	10982	51074	1939	Elementary School
Horace-Mann School	687 Watertown Street	69433	8817	40600	1965	Elementary School
Pierce School	170 Temple Street	160122	7814	36050	1951	Elementary School 16 CR's
Memorial-Spaulding	250 Brookline Street	243333	13252	68775	1954	Elementary School
Mason Rice	149 Pleasant Street	174000	2087	43000	1959	Elementary School
Underwood School	101 Vernon Street	43856	10876	43300	1924	Elementary School
Ward School	10 Dolphin Road	137650	8395	38000	1928	Elementary School
Williams School	141 Grove Street	134887	12091	41700	1950	Elementary School
Zervas School	30 Beethoven Avenue	283916	2952	78800	2017	Elementary School 24 CR's
Bigelow Middle School	42 Vernon Street	122350	10929	92500	1967	Middle School
Brown Middle School	125 Meadowbrook Road	360183	9134	148000	1956	Middle School
Day Middle School	21 Minot Place	373413	9873	151301	1971	Middle School
Oak Hill Middle School	130 Wheeler Road	456280	8712	96200	1936	Middle School
Education Center	100 Walnut Street	164663	9504	70000	1928	Central Administration and Alt Ed Programs
Newton North High School	457 Walnut Street	1045658	5177	410000	2010	High School
Newton South High School	140 Brandeis Road	1458270	8289	385000	1959	High School
Albemarle	Albemarle Road	735508	9926	NA	NA	Football, Basketball, Baseball, Soccer, etc
Auburndale Cove	West Pine Street	1647688	14648	NA	NA	Tennis, Baseball, Basketball, Playgrounds
Braceland	1146 Chestnut Street	381980	9187	NA	NA	Tennis, Baseball, Basketball, Soccer, Playgrounds
Bowen Upper Playground	Langley Path	402500	6600	NA	NA	Baseball, Basketball, Soccer, Playgrounds
Boyd Park	20 Jackson Road	100000	11457	NA	NA	Basketball, Baseball, Playground
Bullough's Pond	Bullough Park	61500	2995	NA	NA	Passive Recreation
Burr Park	142 Park Street	220000	10507	NA	NA	Tennis, Baseball, Basketball, etc
Cabot Park	3 Parkview Avenue	500000	7814	NA	NA	Tennis, Baseball, Basketball, Playgrounds
Captain Ryan's Park	1321 Washington Street	22000	8764	NA	NA	Passive Recreation
Carleton Park	55 Carleton Street	4700	11352	NA	NA	Passive Recreation
Chaffin Park	124 Vernon Street	39793	10560	NA	NA	Passive Recreation
Charlesbank Playground	26 Nonantum Place	20000	11880	NA	NA	Playground
Clafflin Playground	466 Lowell Avenue	51004	3960	NA	NA	Dog Park
Cold Springs Park	1187 Beacon Street	2860000	1576	NA	NA	Tennis, Baseball, Basketball, Soccer, Trails, etc

Site	Location	Lot Size - Square Feet	Distance From Walnut-Beacon	Building Area - Square Feet	Building Age	Use/Program
Old Cold Springs Park	81 Dunklee Street	Inc Abv	2449	NA	NA	Baseball, Trails, and Dog Park
Coletti-Magni Park	386-392 Watertown Street	20000	10876	NA	NA	Passive Recreation
Cronin's Cove	Lake Avenue	20000	2111	NA	NA	Passive Recreation
Crystal Lake	Lake Avenue	84000	2487	NA	NA	Passive Recreation and Swimming
Davis Playground	Eden Avenue	71094	10718	NA	NA	Basketball, Softball, Playground, etc
Edmands Park	Blake Street	1602100	5860	NA	NA	Passive Recreation
Eliot Memorial Park	Eliot Memorial Road	8000	8659	NA	NA	Passive Recreation
Elmwood Park	Elmwood Avenue	27712	6969	NA	NA	Passive Recreation
Emerson Playground	1 Pettee Street	105000	7180	NA	NA	Basketball, Softball, Soccer, Playground, etc
Farlow Park	129 Church Street	163875	10507	NA	NA	Basketball, Baseball, Soccer, etc
Forte Park	235 California Street	262102	13147	NA	NA	Basketball, Baseball, Softball, Soccer, Playground, etc
Hunnewell Playground	Grasmere Street	199217	13305	NA	NA	Softball, Soccer, Lacrosse, etc
Hyde Playground	90 Lincoln Street	45492	3812	NA	NA	Baseball, Softball, Soccer, Playground, etc
Islington Oval	Islington Road	64000	14889	NA	NA	Passive Recreation
Kennard Park	246 Dudley Road	2091035	9768	NA	NA	Passive Recreation, Dense Forests, and Trails
Levingston Cove	Lake Avenue	Inc Abv	2024	NA	NA	Passive Recreation
Lowell Park	Lowell-Watertown	31347	9134	NA	NA	Passive Recreation
Lyons Park	Comm Ave Auburndale	Inc Abv	13728	NA	NA	Baseball and Passive Recreation
Nahanton Park	455 Nahanton Street	2470563	11299	NA	NA	Soccer and Passive Recreation
Newton Centre Green	1221 Centre Street	60740	3397	NA	NA	Passive Recreation
Newton Center Playground	81 Tyler Terrace	672790	3181	NA	NA	Basketball, Baseball, Softball, Playground, Tennis, etc
Newton Highlands Playground	Winchester Street	546945	4799	NA	NA	Football, Tennis, Basketball, Baseball, etc
Pelligrini Playground	11 Hawthorn Street	183577	9926	NA	NA	Tennis, Basketball, Playground, Passive Recreation, etc
Reverand Ford Playground	Curve Street	58088	9873	NA	NA	Playground and Passive Recreation
Richard McGrath Park	1600 Washington Street	459769	8659	NA	NA	Tennis, Baseball, Softball, Soccer, etc
Richardson Playground	Allen Avenue	130000	3904	NA	NA	Baseball, Soccer, Playground, etc
River Street Playground	River Street	70560	10876	NA	NA	Playground
Solomon Schecter Playground	Stein Circle	127687	14942	NA	NA	Tennis, Baseball, Softball, Playground, etc.
Spears Park	Washinton-Walnut Park	14027	9820	NA	NA	Passive Recreation
Stearns Park	54 Jasset Street	146473	11774	NA	NA	Baseball, Softball, Soccer, Basketball, Playground, etc
Veteran's Memorial Park	Washington-Lewis Terrace	24480	9187	NA	NA	Passive Recreation
Ward Park	Montrose Street	150250	8553	NA	NA	Basketball, Baseball, Softball, etc
Warren Lincoln Playground	44 Montclair Road	235882	6019	NA	NA	Baseball, Softball, Soccer, Playground, etc
Washington Park	Washington Park	46220	6811	NA	NA	Passive Recreation
Webster Park	Warren Street	313634	6336	NA	NA	Passive Recreation
Weeks Park	31 Lockley Road	653724	3365	NA	NA	Soccer, Lacrosse, and Tennis
Wellington Playground	Kilburn Road	84238	9979	NA	NA	Tennis, Basketball, Playground, etc
West Newton Commons	Elm-Webster	158114	9504	NA	NA	Baseball, Softball, Soccer, etc
Riverside	333 Grove Street	660000	12883	NA	NA	New Development

Site	Location	Lot Size - Square Feet	Distance From Walnut-Beacon	Building Area - Square Feet	Building Age	Use/Program
Northland	Needham Street	994400	8395	NA	NA	New Development
NEMBF Site	82-84 Needham Street	63416	5913	NA	NA	Lot For Sale
Commonwealth Golf Course	212 Kenrick Street	3124000	10137	NA	NA	Public Golf Course
Newton Cemetery	791 Walnut Street	4419631	2964	NA	NA	Cemetary
West Newton Armory	1135 Washington Street	33150	7656	30363	1,910	State Property For Sale
Newton Centre Triangle	Beacon-Langley-Centre	75900	3614	NA	NA	Municipal Parking Lot
Avery Woods	351 Craft Street	264000	10454	NA	NA	Dense Wooded Area
Former Pine Street Dump	Pine Street	443309	11985	NA	NA	Dense Wooded Area and Old City Dump
Webster Woods	416 Hammond Pond Parkway	5016000	7814	NA	NA	Passive Recreation. Dense Forest. Hiking Trails.
West Suburban YMCA	276 Church Street	274342	9609	80704	1935	Private Non-Profit Recreation Facility

NewCAL - Newton Center for Active Living

Site Selection Criteria Matrix

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Alternative Site Location Criteria

		Maximum Possible Points	Newton Center							Oak Hill		Newtonville	Nonantum			Newton Corner		West Newton			Auburndale	Waban	Lower Falls		Upper Falls	
			A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
			Old Cold Springs Park	New Cold Springs Park	Newton Center Field House - Tyler Terrace	Weeks Park	Newton Center Playground	Bowen Upper Playground	Ward Park	Solomon Schecter Park	Nahanton Park	Cabot Park	Pelligini Playground	Stearns Park	Forte Park	Burr Park	West Suburban YMCA	Richard McGrath Park	West Newton Commons	Albemarle Field	Lyons Park	Warren Lincoln Playground	Lower Falls Community Center	Riverside Development	Braceland Playground	Northland Development
A	**Geographic Site Facts**																									
01	Distance from the center of Newton (Walnut/Beacon streets) - miles	----	0.5	0.3	0.0	0.0	0.7	1.3	1.6	2.8	2.1	0.0	0.0	0.0	0.0	2.0	1.8	0.0	1.8	0.0	0.0	1.1	2.6	2.9	0.0	1.8
02	Size of site (acres)	----	21.6	41.3	2.5	15.0	14.8	9.2	3.4	2.9	56.7	11.6	4.2	3.4	6.0	5.1	6.3	10.6	3.6	16.9	3.0	5.4	8.5	22.5	8.8	11.1
03	Distance from existing Senior Center (345 Walnut Street) - miles	----	2.0	1.8	1.9	2.2	1.4	2.5	1.8	4.4	3.7	0.7	0.9	1.5	1.7	1.8	1.2	1.8	1.4	1.3	2.7	2.4	3.6	3.2	3.5	3.0
04	Avoids legal restrictions, City owned land	----																								
05	Maximizes Parks & Recreation support	----																								
B	**Programmatic and Philosophical Criteria**																									
06	Geographically centered within the City	7																								
07	Provides ease of access to the site	10																								
08	Meets the programmatic requirements	10																								
09	Proximity to a village center	5																								
10	Proximity to amenities that support seniors	7																								
11	Allows for the creation of a distinct identity	4																								
C	**Site Criteria**																									
12	Provides outdoor program space and green space	9																								
13	Minimizes site development challenges (including avoiding potential wet lands)	7																								
14	Minimizes off-site traffic impact	4																								
15	Provides year round safe pedestrian site circulation and access, promotes walkability	8																								
16	Maximizes efficient use of the site and allows for future expansion	7																								
17	Meets parking demand while minimizing on-site paving	7																								
18	Minimizes tree removal and maximizes tree preservation	7																								
D	**Site Cost and Schedule Impact Criteria**																									
19	Provides reasonable site development capital costs	8																								
20	Allow for reasonable project schedule	8																								
E	**Total Site Score:**	108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Summary Conclusions for NewCAL: Six Shortlisted Sites

Based on the aforementioned evaluations, there are six sites remaining from the 24 sites originally shortlisted for the NewCAL Project. The remaining sites are as follows:

- **Newton Centre Hut (Tyler Terrace)**
- **Weeks Park**
- **Cabot Park**
- **Albemarle Playground**
- **Pellegrini Playground**
- **Richard McGrath Park**

Newton Center Hut on Tyler Terrace:

The Newton Center Hut on Tyler Terrace sits on a 2.5-acre site which is part of the much larger 14.8-acre Newton Centre Playground site. This parcel is extremely close to downtown Newton Center.

The following is a summary of the programmatic functions and elements at the Newton Center Playground:

Large multi-use City park/playground located just outside of the village center
City's first playground, originally designed by Olmsted Bros. firm in 1890
Includes Hammond Brook, Cochituate and Sudbury Aqueducts
Rehabilitation and Accessibility Plan, completed 2006
Jeannete West Recreation Center ("The Hut"): gym, activity rooms, restrooms
Large universal school-age play area with swings, fenced pre-school play area with swings
City's only clay tennis courts (5), with practice backboard
Regulation baseball field, junior baseball field (Jay Gordon Field), elementary soccer fields (2), and full basketball court (lights)
On-street parking, accessible route from Mason-Rice School parking lot
Off-leash recreation area

The 2.5-acre site being analyzed currently houses limited park functions. Aside from the Hut Field House, this space is used for sledding in the

winter, emergency access to the rear of the Mason Rice Elementary School, and passive recreation. This parcel does present some site challenges in that there is a 24-foot elevation change dropping down from Tyler Terrace to the north as you approach the rear of the parcel.

This location is attractive for several reasons. It is very close to a village center and local amenities. It is very accessible, centrally located, and users would be able to benefit from the tremendous amount of park elements and programs which already exist. Although there would be opportunities at this site for complimentary street parking, it would at times be in direct conflict with the school parent parking during drop-off and pickup as well as compete with local business employees and customers looking for parking near Newton Center. Some on-site parking could be created, but this would likely be limited to 20-30 spaces, so a parking management plan would need to be created to address this programmatic need. Based on the topography site development costs would be expensive, but this would be offset by not needing to recreate any lost active recreational park elements. Portions of this parcel are within the riverfront protection area, so a project at this location would be subject to Conservation Commission review and approval, and mitigation may be needed. The Hut itself would be subject to the Historical Commission review, and would likely require a Demolition Review, which would likely yield a Demolition Delay. The building is in very poor condition both inside and out. All the building systems ae beyond useful life and many are beyond repair. The building is programmatically inaccessible and cannot be made accessible. That said, the Hut does provide space for the Mason Rice afterschool program, Parks and Recreation camps, and a variety of active recreational programming. These functions would need to be either relocated, included in the new facility, or a combination of the two.

This map shows the entire Newton Center Park including the Mason Rice School:

This map shows the Newton Center Hut on Tyler Terrace parcel:

Weeks Park:

Weeks Park is a 15-acre site in Newton Centre located southeast of Crystal Lake adjacent to the Weeks House, which was previously the Weeks Junior High School. The building was built in 1930, placed on the National Register of Historic Places in 1984, and is currently operated by the Newton Community Development Foundation as 75 units of housing. The 15-acre site includes the Weeks House building, parking lots, and grounds, which makes up approximately 2.5 acres. For the purposes of the NewCAL siting process, this analysis is focused on the 12.5 acres that makes up Weeks Park.

Weeks Park current programs and elements:

Multi-use City park with well-landscaped raised berm area with benches/game tables
Irrigated softball fields (2), regulation soccer/lacrosse/field hockey fields (3) and tennis courts (4)
Large wood play chair sculpture (up on hill)
Fenced pre-school play area with bucket swings
Parking lot and on-street parking; no pathways

This site is very close to downtown Newton Center, is close to amenities and public transportation, and is extremely accessible. The site offers complimentary street parking, and possible shared parking opportunities with the Weeks House. The site would be very simple from a development perspective. The site has multiple access points from a variety of adjacent streets and is walkable, and easily accessed by varied means of transportation. It is unknown at this time if any trees would need to be removed, but if this needed to occur it would be very minimal as the site is very open. The challenges with this site are the fact that it is heavily programmed and very actively used. There is very little impervious space on this park, so the NewCAL Project would be a direct loss of open green space. The current programs and elements could be preserved through a master plan and implementation strategy that reoriented the site such that space was created for the NewCAL facility. The most efficient use of the site for NewCAL purposes would be to site the new facility at either the very southern or northern ends of the park.


PAUL ST
OXFORD RD
Weeks Park
HEREWARD RD
ROWENA RD
OXFORD RD

Cabot Park:

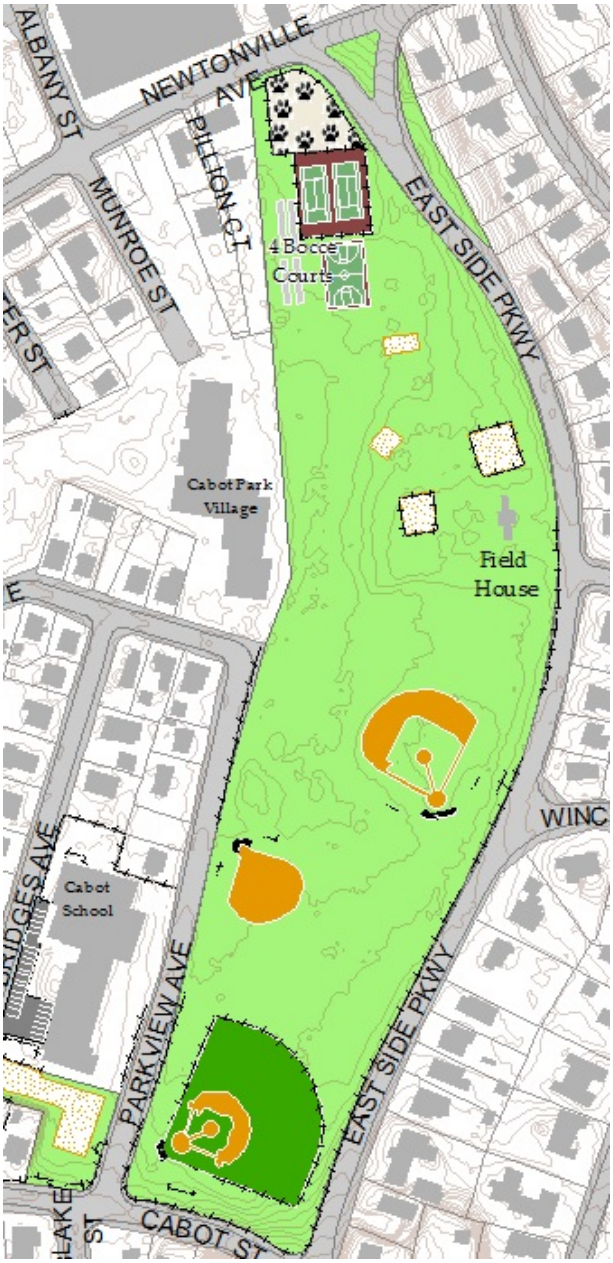
Cabot Park is 11.6 acres located to the east of Newtonville, south of the Mass Pike, and northwest of the Cabot Elementary School. The southern half of the park is completely programmed out for recreational field activities. The northern portion of the park is fully programmed with an off-leash dog park, bocce, tennis, and basketball courts. The center of the park contains the Cabot Park Field House trails and play structures. Although this part of the park has significant land area not currently programmed, it also has a grove of very mature healthy trees.

Cabot Park was created in 1893 through a series of land conveyances of multiple parcels, by multiple owners.

Cabot Park current programs and elements:
Large active-use City park, adjacent to Cabot Elementary School
Little League baseball field , softball field, regulation baseball field, soccer/football field
Bocce courts (4), tennis courts (2) and lighted full basketball court
Small recreation field house with accessible restrooms (2)
Swing areas (2), school-age play apparatus, and fenced pre-school play area
On-street parking; level site, no walkways
Off-leash recreation area (fenced)

This location is attractive based on the current on-site programmatic elements and offerings, complimentary street parking, reasonable accessibility by varied means of transportation, and relative proximity to amenities for seniors. There are two realistic site options, with one at the north end of the park, and the other being sited in the center or middle of the park. The northern option would require the relocation of the off-leash dog park, bocce courts and tennis courts and would impact the basketball courts and some trees. If the preservation of these elements on this site was deemed a priority, the passive areas in the center of the park would need to be utilized for replication of these elements. If the facility were to be sited in the center of the park, the field house would need to be incorporated into the facility design, the play elements would need to be relocated, and there would be significant loss of mature trees and tree canopies. The northern option seems to be the most realistic, but even with

this option there is a net loss of more than 2 acres of open space when you consider the total project impact and impacted element replication efforts.



Pellegrini Park:

Pellegrini Park is a 4.7-acre park located very close to the center of Nonantum.

Hawthorne Field House (Pellegrini) 17 Hawthorne Street

Built in 1950, this is a 5,752 square foot building that consists of a gym, bathrooms, kitchen, and storage. This facility provides space for after school and summer programs, basketball, volleyball, and pickleball recreational leagues, and support for the adjacent playground and fields.

Pellegrini Park

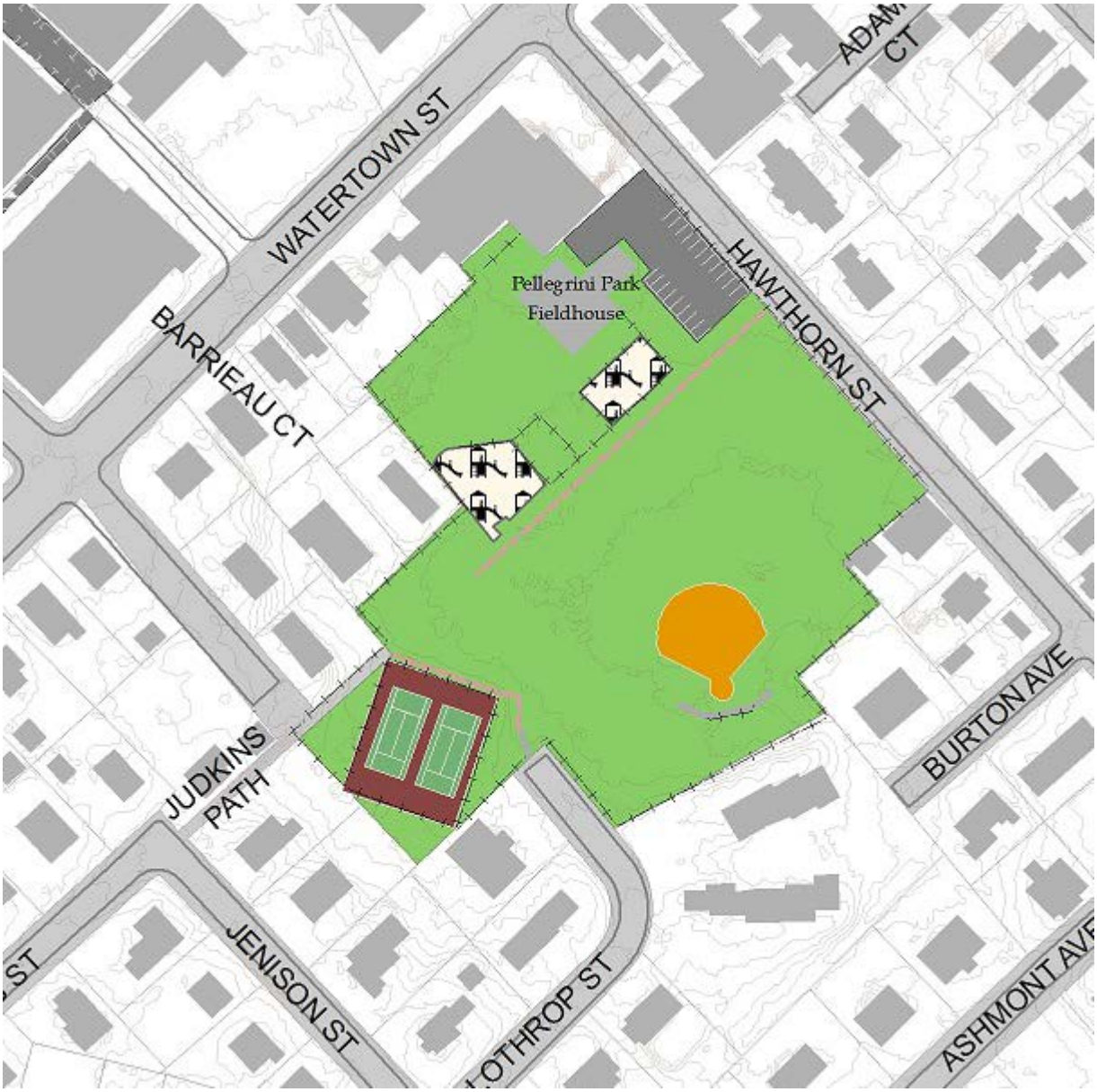
Small neighborhood park/playground, with Master Plan (2005)
City memorial site with flagpole
Tennis court, Pickle Ball Court, lighted softball field and soccer field
Large picnic area, pre-school and school age play areas, spray pool and swings
Home to the St. Mary of Carmen Festival, held in July
Parking lot and on-street parking

Pellegrini Park is made up of approximately 1 acre of hardscape as defined as the parking lot, building, vehicular circulation, and impervious play area. The remaining 3.7 acres is made up of active and passive green space except for two tennis courts on the southwest corner of the park. The softball and soccer fields take up most of the park.

This site is close to a village center and amenities, has direct access to passive and active recreational space, and is accessible and close to public transportation. Use of this site would require no tree removal, and it would replace an aging field house facility with the ability to replicate all the community benefits it currently affords. The site development would be very simple and inexpensive. If this site were used, the theory is that the facility and parking would need to stay on the 1 acre of current hardscape. The challenge with this site is that even if a 3-story NewCAL facility were designed, the footprint would still consume approximately half an acre, which would not leave enough space on the site to accommodate the parking demands of NewCAL which would be shared by the demands of park-goers as well. Compounding this issue is that Hawthorne Street is only 22 feet wide, and although street parking is permitted currently, the addition of parking demands to the adjacent streets would surely present problems for both the users as well as the neighborhood.

It is believed that this site could support the full NewCAL program, except for on-site parking. The program calls for 75 parking spaces, and this site could not reasonable accommodate more than 40 parking spaces.

To be clear, if this site were to be used for the NewCAL Project, the current field house would need to be demolished, the new facility built in its place, and the current field house functions would need to be replicated within the new facility. This is the only way to deliver the NewCAL Project at this site, preserve the current park functions, and not take open green space.



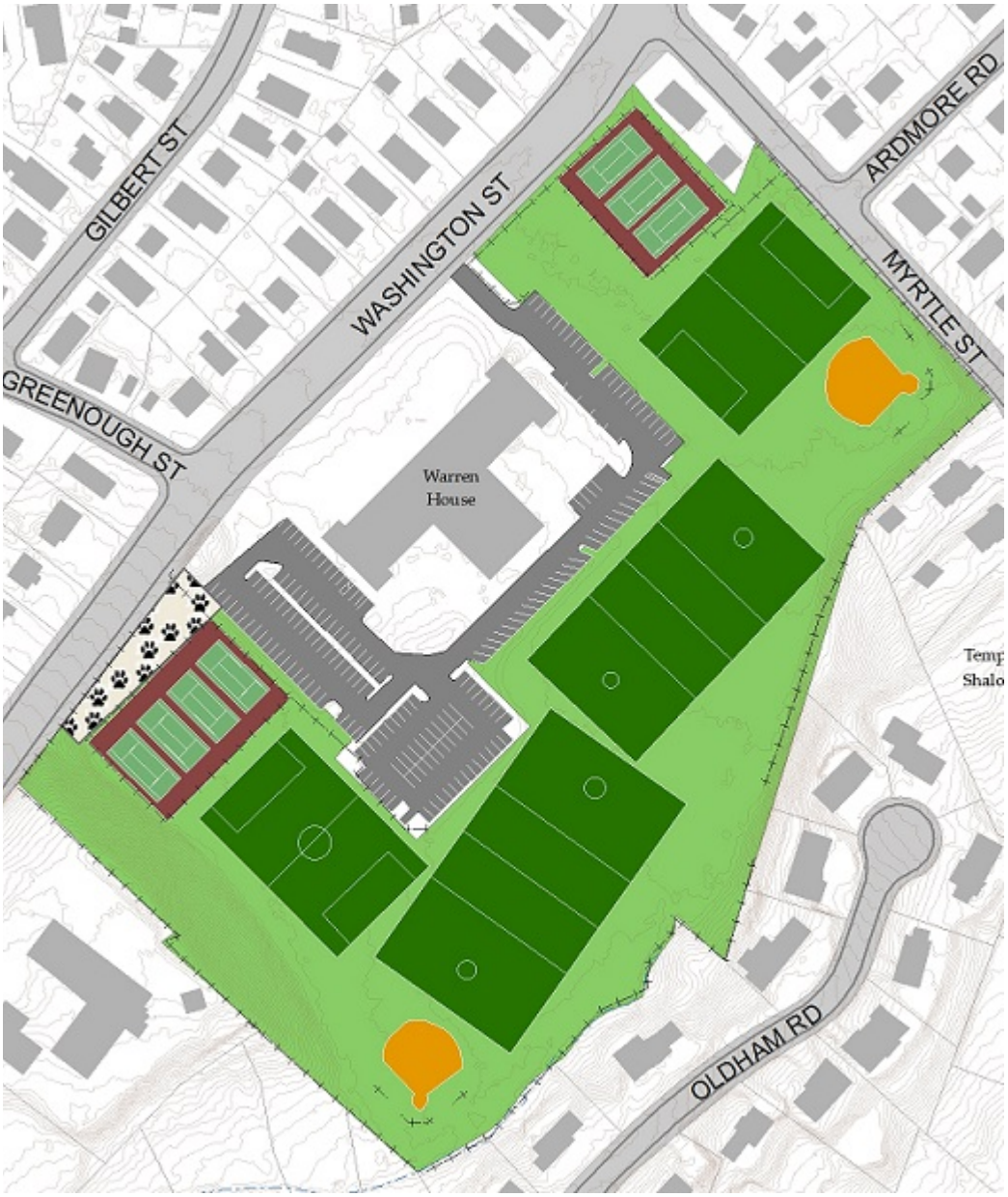
Richard McGrath Park:

This is a 10.6-acre site located in West Newton surrounding the Warren House, which is the former Warren Junior High School which was built in 1926 and is currently listed on the National Register of Historic Places. The school closed in the early 1980's, and the building was converted to 59 units of mixed income housing in 1992 by the Newton Community Development Foundation who continues to oversee the housing development. As part of the transition to the current use, the school and park parcels were split. The Warren House parcel is an additional 3.7 acres, which includes the southwest parking area which is City-owned and provides parking for the park.

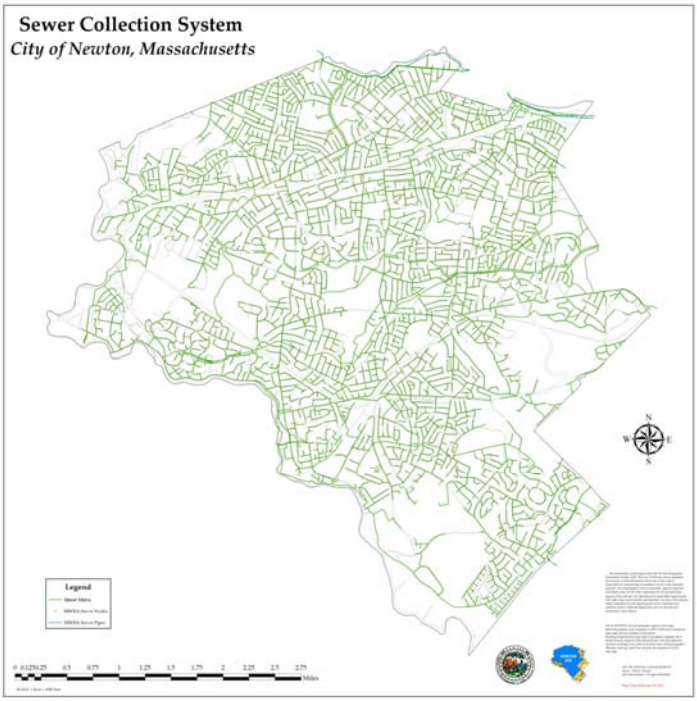
Richard McGrath Park current programmatic elements:

Large active-use City park with playfields and courts
Soccer/lacrosse fields (3), football field, junior baseball fields (2), tennis courts (7)
Fenced pre-school play area
Parking lot with handicap accessible spaces, no walkways
Off-leash recreation area, fenced

This park has a tremendous amount of active use and programming but is also one of the largest parks in Newton, and therefore provides opportunities for reconfiguration of park elements to potentially free up enough land area to accommodate the full NewCAL program. The positives of this location are that it can fully accommodate the NewCAL program with complimentary parking on the Myrtle Street, as well as the potential for shared parking opportunities in the existing on-site parking lot. The site is accessible and is simple and inexpensive from a development perspective. The challenges with this site are that it is very removed from village centers and amenities. The site will also require some tree removal, and the land area needed would come exclusively from current open space. To be clear, the use of this site would not require use of the Warren House property, and the analysis has focused exclusively on the McGrath Park property.


GILBERT ST
WASHINGTON ST
ARDMORE RD
MYRTLE ST
GREENOUGH ST
Warren
House
OLDHAM RD

City of Newton
Sewer Capital Improvement Program - Update
September 2019



1

Sewer System

- 1.5 million linear feet (284 miles) of pipe
- 9,100 manholes
- 400,000 linear feet (75 miles) of underdrains
- 25,000+ service connections
- 10 Pump Stations
- 19 million gallons of average daily sewer flow

2

Program Development

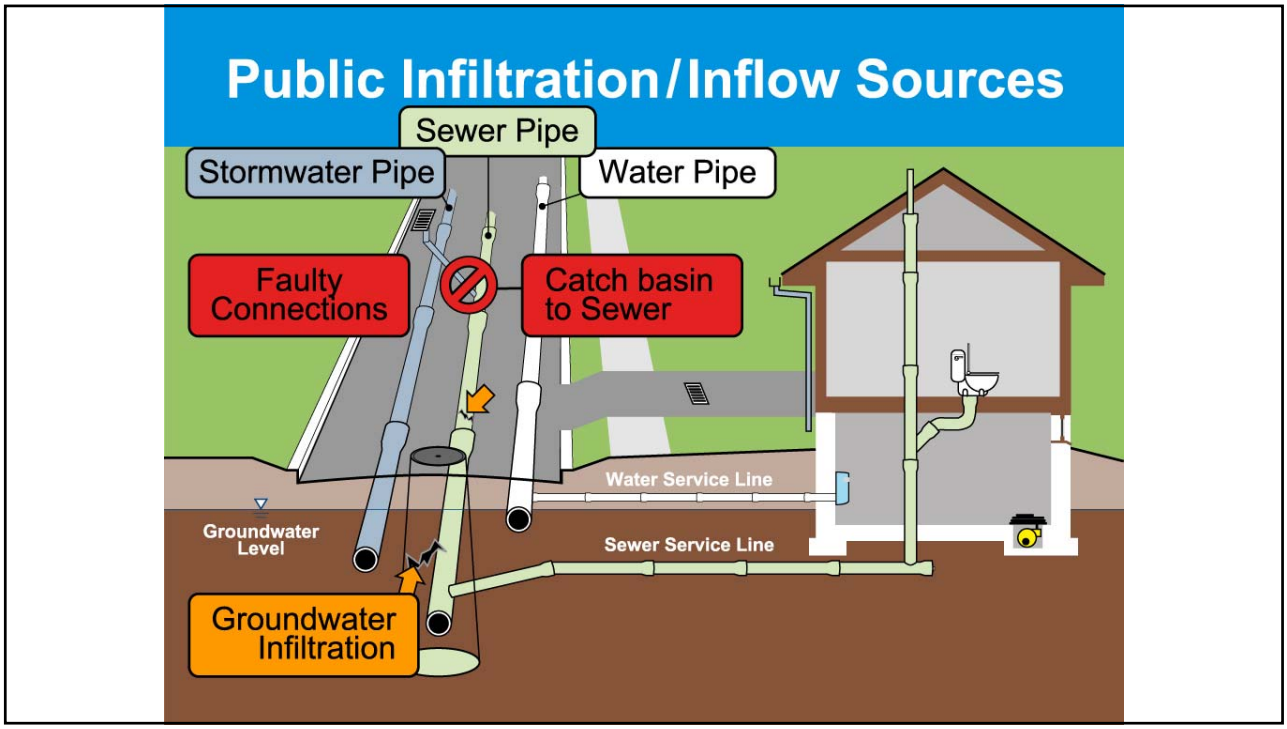
- Infiltration and Inflow (I/I)
  - Contamination through pipes and underdrains
- Sewer Overflow and Back-ups
- Aging Infrastructure
  - Structural problems (breaks, sagging)
  - Intrusion/blockages (roots, grease)
- Steadily increasing MWRA Sewer Assessments

3

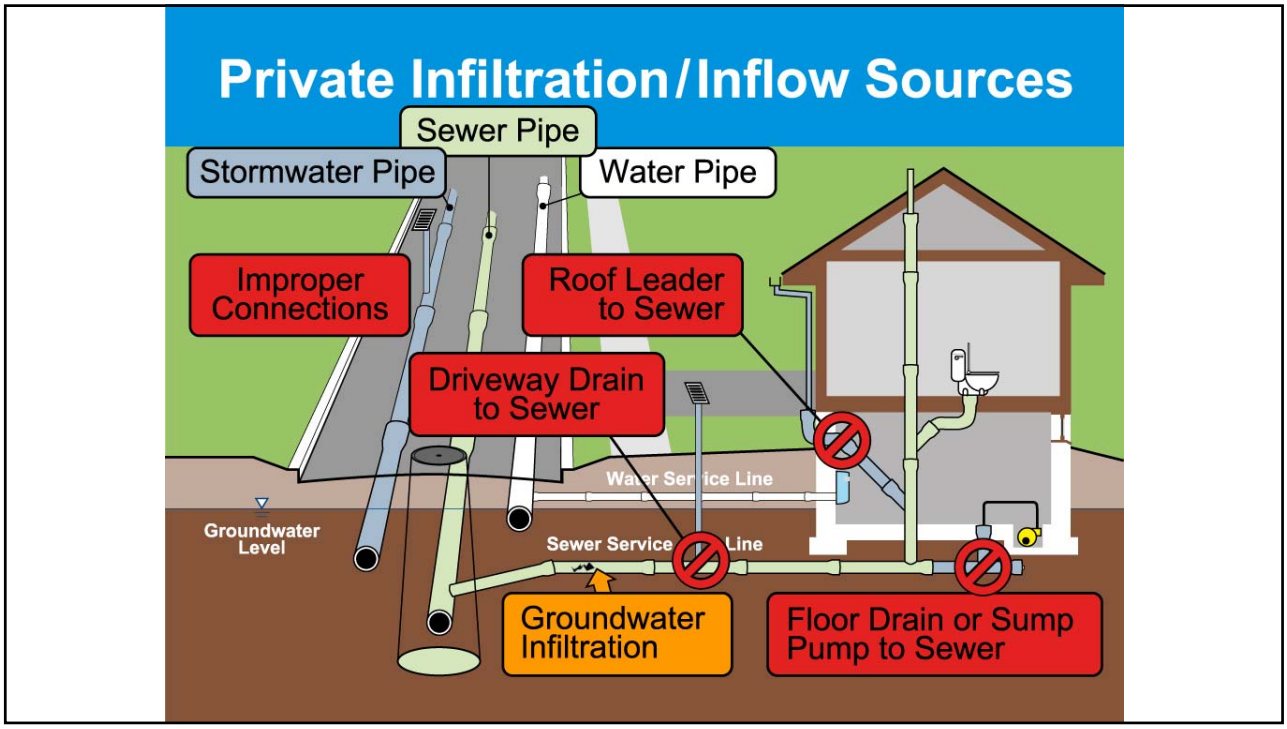
What is Infiltration & Inflow (I/I)?

- **Infiltration:** Groundwater that enters the sewer system through damaged or deteriorated infrastructure.
- **Inflow:** Rainwater that enters the sewer system through improperly connected pipes.
- I/I impacts both public and private sewer lines

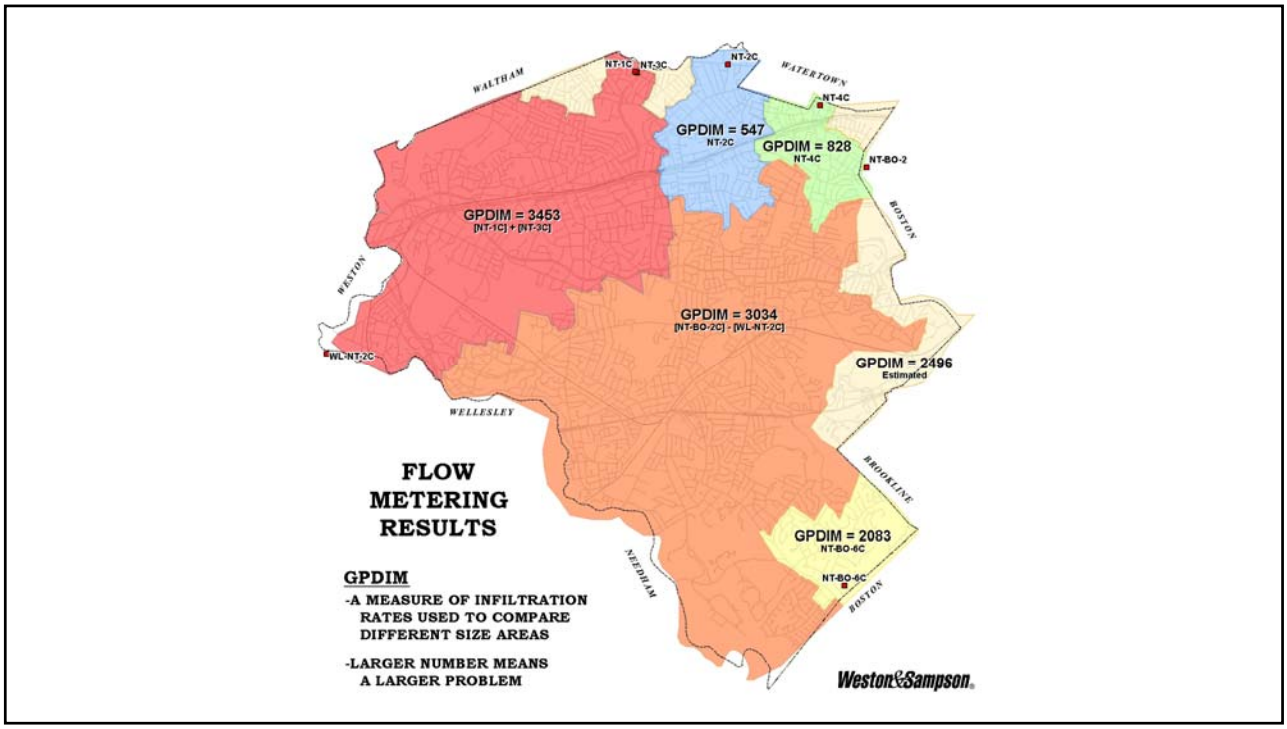
4


Public Infiltration/Inflow Sources
Sewer Pipe
Stormwater Pipe
Water Pipe
Faulty Connections
Catch basin to Sewer
Water Service Line
Groundwater Level
Sewer Service Line
Groundwater Infiltration

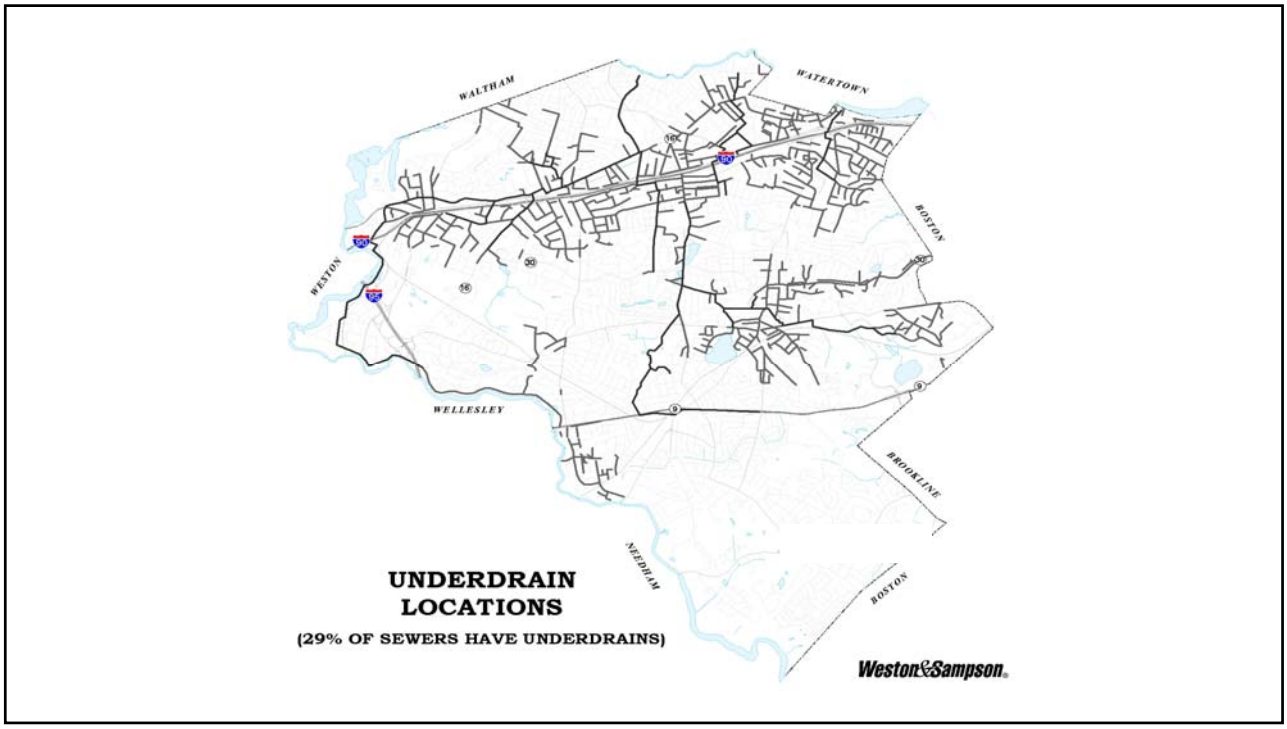
5


Private Infiltration/Inflow Sources
Sewer Pipe
Stormwater Pipe
Water Pipe
Improper Connections
Roof Leader to Sewer
Driveway Drain to Sewer
Groundwater Level
Sewer Service Line
Groundwater Infiltration
Floor Drain or Sump Pump to Sewer

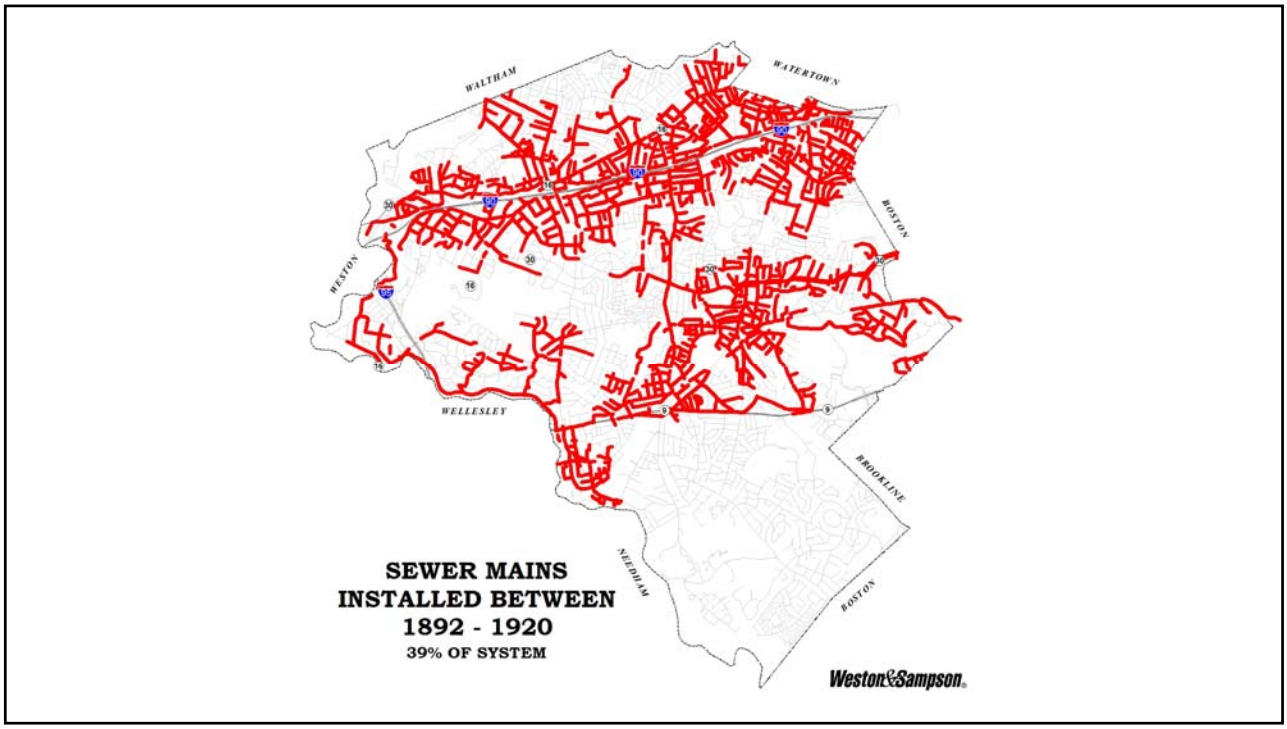
6


WALTHAM
WATERTOWN
NT-1C
NT-3C
NT-2C
NT-4C
GPDIM = 547
NT-2C
GPDIM = 828
NT-4C
NT-BO-2
BOSTON
GPDIM = 3453
[NT-1C] + [NT-3C]
WESTON
GPDIM = 3034
[NT-BO-2C] - [WL-NT-2C]
WL-NT-2C
GPDIM = 2496
Estimated
WELLESLEY
BROOKLINE
FLOW METERING RESULTS
GPDIM = 2083
NT-BO-6C
NEEDHAM
NT-BO-6C
BOSTON
GPDIM
-A MEASURE OF INFILTRATION RATES USED TO COMPARE DIFFERENT SIZE AREAS
-LARGER NUMBER MEANS A LARGER PROBLEM
Weston&Sampson

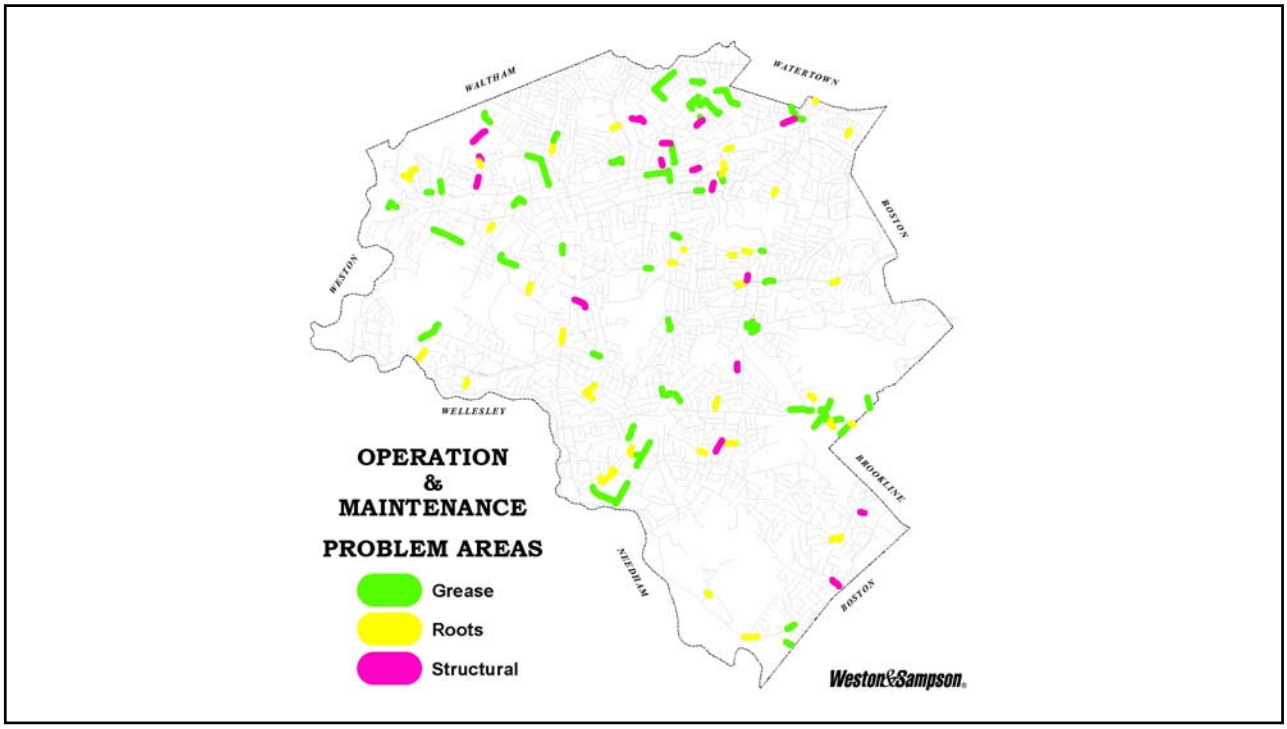
7


WALTHAM
WATERTOWN
BOSTON
WESTON
WELLESLEY
BROOKLINE
NEEDHAM
BOSTON
UNDERDRAIN LOCATIONS
(29% OF SEWERS HAVE UNDERDRAINS)
Weston&Sampson

8


WALTHAM
WATERTOWN
BOSTON
WESTON
WELLESLEY
BROOKLINE
NEEDHAM
BOSTON
SEWER MAINS
INSTALLED BETWEEN
1892 - 1920
39% OF SYSTEM
Weston&Sampson

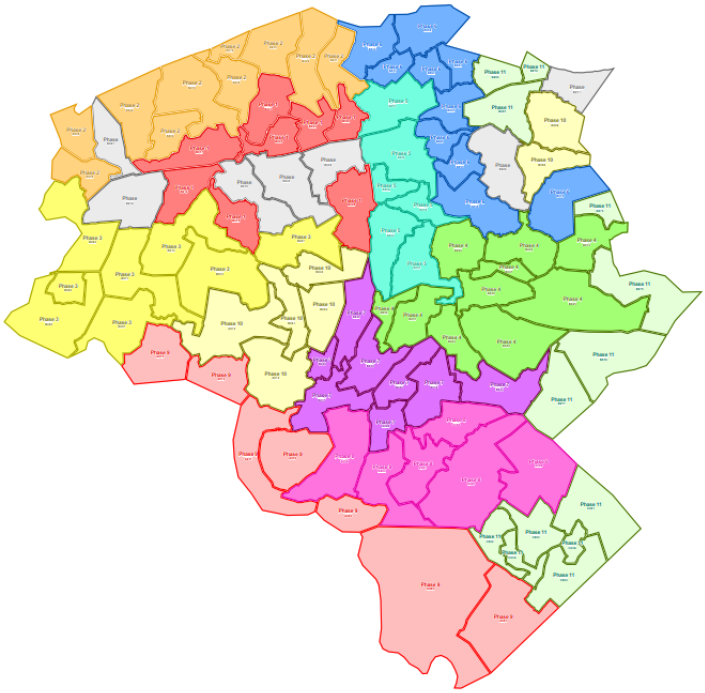
9


WALTHAM
WATERTOWN
BOSTON
WESTON
WELLESLEY
BROOKLINE
NEEDHAM
BOSTON
OPERATION
&
MAINTENANCE
PROBLEM AREAS
Grease
Roots
Structural
Weston&Sampson

10

Prioritization of Project Areas

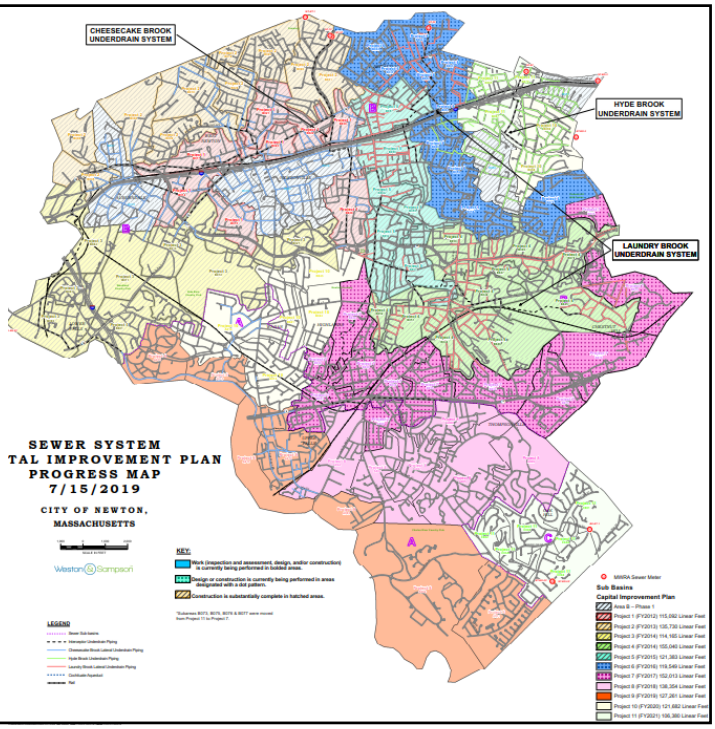
- MWRA Flow Metering Results
- Underdrain Locations
- Sewer Main Install Year
- Operation and Maintenance Problem Areas



11

Sewer Capital Improvement Program – Status 2019

<u>11 Project Areas</u>



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Sewer Capital Improvement Program - Status

Inspection and Assessment Status

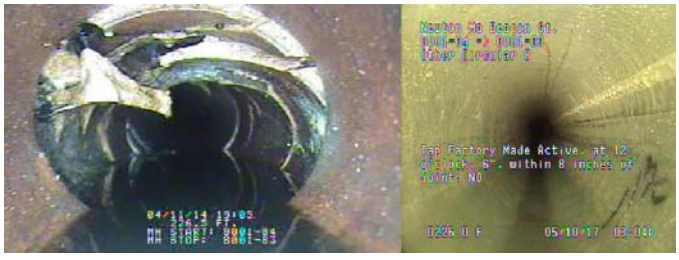
- CIP Project 1 to 8 Complete
  - 1,240,000 linear feet (235 miles) sewer inspected
  - 7,500 manholes inspected
- CIP Project 9; Ongoing
- CIP Project 10; Spring 2020
- CIP Project 11; Spring 2021

13

Sewer Capital Improvement Program - Status

Rehabilitation Status

- CIP Projects 1, 2, 3, 4, and 5 Complete
  - 390,000 linear feet (74 miles) sewer rehabilitated
  - 2,900 manholes lined
  - 800 underdrain access points sealed
- CIP Project 6; Ongoing
- CIP Project 7; Start Winter 2019
- CIP Construction to be complete 2025



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Sewer Capital Improvement Program - Infiltration

- Peak Infiltration: Infiltration identified during high groundwater period
- Assume 50% removable
- Peak Infiltration Removed to Date = 1,750,000 gallons per day

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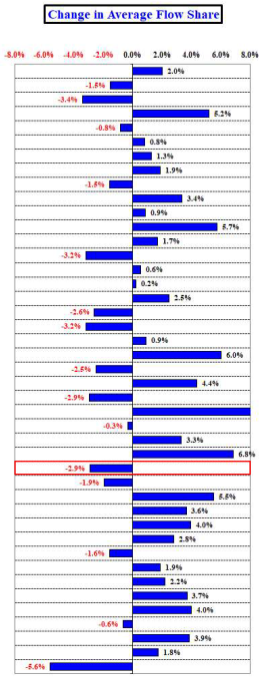
Sewer Capital Improvement Program – Flows

<u>Sewer Flows</u>

- MWRA 3-Year Averaging of CY16, CY17 and CY18 vs. CY15, CY15 and CY17
  - **Average Sewer Flows**; Change in Flow Share Percent
    - Average for 42 MWRA communities = +1.3%
    - Newton = -2.9%



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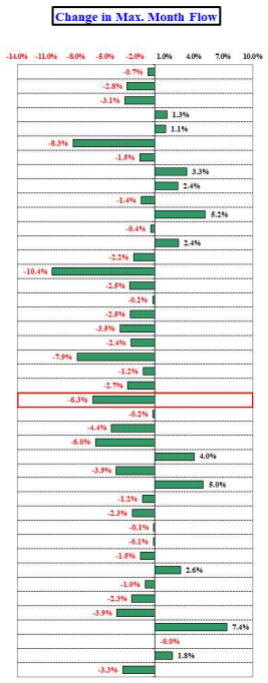
Sewer Capital Improvement Program – Flows

Sewer Flows

- MWRA 3-Year Averaging of CY16, CY17 and CY18 vs. CY15, CY15 and CY17
  - **Max Monthly Sewer Flow;** Change in Flow Percent
    - Average for 42 MWRA communities = -1.2
    - Newton = -6.3%



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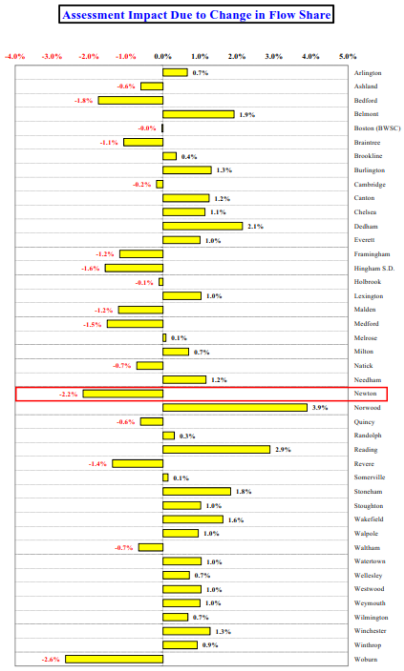
Sewer Capital Improvement Program – Flows

Sewer Flows

- MWRA 3-Year Averaging of CY16, CY17 and CY18 vs. CY15, CY15 and CY17
  - **FY20 Base Assessment Impact**
    - Average for 42 MWRA communities = +0.3%
    - Newton = -2.2%



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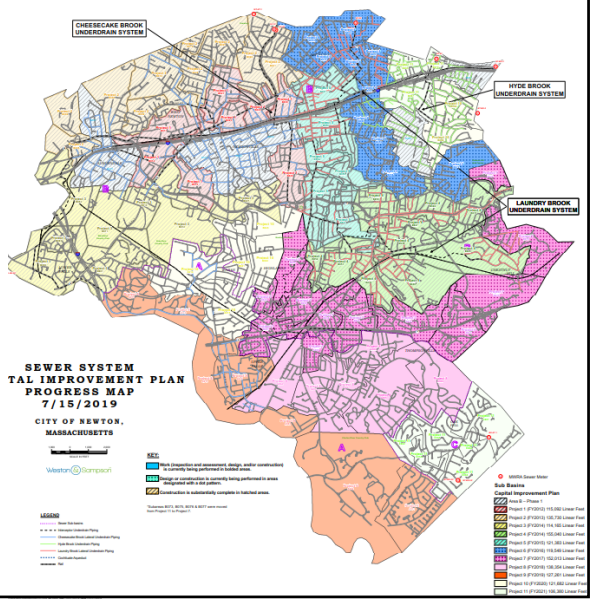
Sewer Capital Improvement Program – Sewer Overflow Reduction

- 2006 to 2014: 10 Overflows
  - 5/14/06; 6/7/06; 12/4/06
  - 3/31/07; 4/15/07; 4/18/07
  - 3/9/08
  - 3/14/10; 3/30/10
  - 12/9/14
- 2015 to Present: Zero Overflows
  - CIP Project 1 Rehabilitations completed 2014

19

Post Sewer Capital Improvement Program Planning

- CIP Inspections Complete 2021
- CIP Rehabilitations Complete 2025
- In 2025 approximately 60% of system will be vitrified clay (VC)



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Post Sewer Capital Improvement Program Planning

- Predictive Maintenance
- Comprehensive Inspection and Rehabilitation Data Set
- Reprioritization of Sewer Assets

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Post Sewer Capital Improvement Program Planning

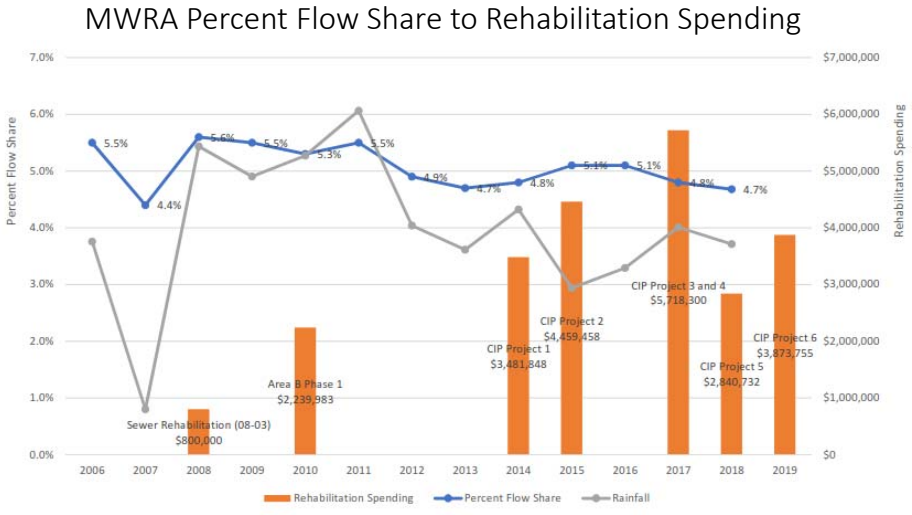
- Potential Criteria for Post CIP Project 11 Evaluations
  - Flow Metering
  - Service connection Unidentified Service Flow
  - Pavement Management Program
  - Water System CIP
  - Stormwater Infrastructure Improvement Program (SIIP)
  - MS4/IDDE

22

QUESTIONS?

23

Sewer Capital Improvement Program – Flows



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