



Public Facilities Committee Agenda

City of Newton In City Council

Wednesday, December 6, 2017

7:00 PM
Room 204

Items Scheduled for Discussion:

Chairs Note: The Committee will hear an update on the coordinated efforts of Public Works, Public Buildings and Parks & Rec Commissioners to map out City operations facilities at both the Elliot and Crafts Street yards, to maximize the utilization of space.

Public Hearing

#377-17 Petition for forced main at Rumford Avenue

DAVID WILLIAMS, SSG DEVELOPMENT petition for a 1.5" forced main 425'+ from 143 Rumford Avenue easterly to an existing sewer manhole at the intersection of Lexington Street and Rumford Avenue.

Referred to Public Safety & Transportation and Public Facilities Committees

#397-17 Request for amendment to the ordinance requiring snow removal from sidewalks

COUNCILOR DANBERG requesting that §26-8(D) of the City of Newton Rev. Ords., 2012 be amended to make the trial program for removal of snow and ice from sidewalks permanent.

#367-09 Discussion on repair of underground streetlight connections

PUBLIC FACILITIES COMMITTEE requesting discussion with the Law Department on how to resolve the dispute with NStar regarding whose responsibility it is to repair the streetlight connection between the manhole and the base of the streetlight. [10/21/09 @ 9:00 PM]

Referred to Public Facilities and Finance Committees

#171-17 Ordinance Amendment Sec 29-80 Sewer Use Charge

HIS HONOR THE MAYOR requesting an amendment to Section 29-80 Sewer Use Charge of the City of Newton Ordinances by adding the following sentence at the end

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 or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

of Paragraph (a): Notwithstanding the foregoing, seasonal water takers not eligible for an outdoor meter under said Section 29-24, shall pay a charge for the use of sewerage works in proportion to water consumption. [05/30/17@ 3:21 PM]

Chairs Note: A revised budget and pro forma for the Crescent Street project is to be provided the day before our meeting. It is my intention to hold a brief (15 minute) discussion to allow the Committee to review this document for clarification purposes only.

Items Not Scheduled for Discussion at this Meeting:

Public Hearing Continued

#341-17 **5-58 for the Crescent Street Housing and Ford Playground Redevelopment Project**
DESIGN REVIEW COMMITTEE petitioning, pursuant to Sec 5-58, for schematic design and site plan approval at 70 Crescent Street for the creation of mixed-use housing, redevelopment of the Reverend Ford Playground, and expand open space by at least 20,000 square feet in accordance with Board Order #384-11(4) dated November 16, 2015.

Referred to Public Facilities Committee

#280-17 **Updates on the FY18 Accelerated Roads Program**
COUNCILOR CROSSLEY requesting periodic updates to the Public Facilities Committee on the FY18 Accelerated Roads Program. [08/28/2017 @3:13 PM]

#188-14 **Update on the Cabot School construction project**
PUBLIC FACILITIES COMMITTEE requesting periodic updates on the Cabot Elementary School Project. [04/17/14 @ 10:48 PM]

Referred to Programs & Services Committees and Public Facilities

#12-17 **Request for updates on the Library Expansion Project**
COUNCILORS CROSSLEY, ALBRIGHT AND BLAZAR requesting periodic updates from the Library Trustees and Library Director on the Library expansion project. [01/03/2017 @ 3:55 PM]

Referred to Programs & Services Committees and Public Facilities

#13-17 **Request for updates on the Archive Expansion Project**
COUNCILORS CROSSLEY, ALBRIGHT, AND BLAZAR requesting periodic updates from the City Clerk on the Archives expansion project. [01/03/2017 @ 3:56 PM]

#340-17 **Authorization to grant a permanent easement for utilities in Bram Way**
HIS HONOR THE MAYOR requesting authorization to grant a permanent easement to Eversource Energy, Comcast, RCN, National Grid and Verizon in a portion of Bram Way in Newtonville for the purpose of installing and maintaining conduit, cable, and

ancillary facilities required as part of the undergrounding of electric utilities for the Austin Street Parking Lot Redevelopment Project. [10/30/17 @ 2:16 PM]

- #326-17 Request for updates on Newton Power Program**
PUBLIC FACILITIES COMMITTEE requesting an update from the Director of Sustainability and the Administration on the development of a program, known as Newton Power Choice, to aggregate the electricity demand of Newton's electric customers. [10/05/2017 @ 4:28 PM]
- #166-17 Resolution that the City become 100% renewable by 2027**
COUNCILORS SANGIOLO, NORTON & BROUSAL-GLASER requesting a resolution from the City Council urging the Newton Legislative Delegation in the State Legislature to do everything in its power to bring Massachusetts closer to 100% renewable energy by 2027 and ensure that the benefits of renewable energy are realized by Massachusetts residents from all walks of life. The Resolution should also include a statement that the City Council supports a goal of using 100% clean and renewable energy citywide by 2027. [05/19/17 @3:17 PM]
- #315-17 Discussion with DPW regarding sewer extension billing**
COUNCILOR GENTILE requesting a discussion on how the City currently bills residents for sewer extensions. [09/18/17 @ 3:51 PM]

Referred to Programs & Services and Public Facilities Committees

- #27-16 Updates from the Administration on the renovations at the Aquinas site**
PROGRAMS & SERVICES AND PUBLIC FACILITIES COMMITTEES requesting that the School Department and/or Executive Department provide updates on removal of asbestos and other toxic materials that were identified at the Aquinas site, the scope and timing of window replacement in particular, and renovations that may be necessary to facilitate short and long-term plans for uses and operations at the site. [01/10/16 @ 1:14 PM]

Referred to Programs & Services, Public Fac. and Finance Committees

- #178-17(B) Appropriate \$500,000 for renovations to the Newton Free Library**
HIS HONOR THE MAYOR requesting authorization to appropriate the sum of five hundred thousand dollars (\$500,000) from bonded indebtedness for the purpose of funding renovations at the Newton Free Library to include expansion of the Children's Room and other improvements to the First Floor. [05/30/17 @ 2:38 PM]
Public Facilities split the item into Part A and Part B.
Part A – \$75,000 for design and soft costs.
Part B - \$425,000 for construction costs
Public Facilities Approved Part A 7-0 and Held Part B 7-0 on 06/07/17
Finance Approved Part A 8-0 and Held Part B 8-0 on 06/12/17

#163-16 Request for discussion with DPW to consider amend Ordinance for street reconstruction

COUNCILORS CROSSLEY, LAREDO & LAPPIN requesting a discussion with the Commissioner of Public Works, to review city policy and/or ordinances governing repairs to city streets within a period of years after full reclamation and/or milling and repaving of said streets, and to consider strengthening the requirements for repairs so as to protect the public investment in said streets.

Referred to Programs & Services and Public Facilities Committees

#141-15 Discussion on tracking and improving the condition of the gas utility infrastructure

ALD. BROUSAL-GLASER, SANGIOLO, HESS-MAHAN, COTE, NORTON AND ALBRIGHT requesting a discussion with the Director of Urban Forestry, a representative of the Department of Public Works and a representative of the Law Department about tracking and improving the condition of the gas utility infrastructure in Newton, new state statutes governing infrastructure repairs, coordination of increased repair work with city operations, the status of negotiations with National Grid to compensate for tree deaths resulting from gas leaks, and the possibility of creating a utilities working group to monitor progress on these and related issues. [05/26/15 @ 2:52 PM]

Referred to Public Facilities Committee

#317-16 Discussion with Double Poles Working Group

COUNCILOR LAREDO requesting a discussion with the Double Poles Working Group to receive an update on the work of the group and the status of double poles. [07/11/2016 @ 12:44 PM]

#328-14 Review of double utility poles

ALD. ALBRIGHT, DANBERG, & LAREDO requesting a review of double poles in Newton including a random sampling of ten double poles on the north side and ten double poles on the south side of Newton to determine which utility is holding up the removal of double poles. [08/19/14 @ 9:16 AM]

Public Facilities and Finance Committees

#91-17 Licensing agreement for wireless carriers to install equipment on city poles

COUNCILORS CROSSLEY, ALBRIGHT AND LAPPIN requesting a discussion with the administration regarding possible licensing agreements with wireless carriers, and to create a policy and to develop and adopt a uniform license agreement for wireless carriers to install wireless communication devices on city-owned poles in the public way. [03/27/17 @ 4:44 PM]

Referred to Programs & Services and Public Facilities Committees

#344-16 Discussion regarding oversight of all city/school buildings to improve efficiencies

COUNCILOR LAPPIN requesting a discussion regarding the Public Buildings Department overseeing all public buildings, including School Department facilities, to improve efficiencies. [10/07/16 @ 10:47 AM]

#26-16

Proposed amendments to Sec. 5-54 through 5-58 of the Ordinances

COUNCILOR CROSSLEY, ALBRIGHT, HARNEY AND SANGIOLO requesting revisions to Sections 5-54 through 5-58 of the City of Newton Ordinances to clarify the City Council's role and decision-making process with respect to design review, funding, and budget oversight during the construction process of municipal capital building projects; in particular, to better align City Council decisions with typical steps in the design development process, and where applicable, with Massachusetts School Building Authority (MSBA) and other state requirements. [01/11/16 @ 4:53 PM]

Referred to Public Facilities and Finance Committees

#223-15

Discussion on the process of licensing the use of city buildings

ALD. LAREDO requesting a discussion of the process of licensing the current and future use of city building, including: (a) how licensees may request the use of city buildings; (b) the process for determining which licensees will get the use of city buildings; (c) how the fees for the use of city buildings are set; and (d) how the current process compares to the process for permitting the use of school buildings. [08/13/15 @ 11:20 AM]

Referred To Programs & Services And Public Facilities Committees

#36-12

Inspection of private sewer lines and storm water drainage connections

ALD. CROSSLEY & FULLER requesting Home Rule legislation or an ordinance to require inspections of private sewer lines and storm water drainage connections prior to settling a change in property ownership, to assure that private sewer lines are functioning properly and that there are no illegal storm water connections to the city sewer mains.

- A) Sewer lines found to be compromised or of inferior construction would have to be repaired or replaced as a condition of sale;
 - B) Illegal connections would have to be removed, corrected, and re-inspected in accordance with current city ordinances and codes, as a condition of sale.
- [01/24/12 @ 8:07 AM]

Programs & Services Voted No Action Necessary 6-0 on 11/17/14

#131-13

Updates and discussion on the sewer, water and storm water systems

ALD. CROSSLEY, FULLER, SALVUCCI, JOHNSON, CICCONE requesting periodic updates and discussion, at the discretion of the members of the Public Facilities Committee or the Commissioner of Public Works, on the condition functioning, operations and management of all elements of the City sewer, water and storm water systems including the following:

- Water meters
- Implementation of the ten project area strategic plan to remove infiltration in the City sewer system
- Implementation of the long range strategic plan to repair and replace City water mains, especially to correct for fire flow
- Status of the City's Private Inflow Removal Program to resolve and disconnect illegal storm water connections to the City sewer system
- Current billing practices
- Rates analyses needed to facilitate an informed comparison of billing options to include the following options either alone or in combination: seasonal rates, second meters, tiered rates, frequency of billing, low income credits.

Respectfully submitted,

Deborah J. Crossley, Chair

TRANSMITTAL

DATE September 11, 2017
 ATTENTION Nadia Kahn
 COMPANY Newton Office of the City Council
 ADDRESS 1000 Commonwealth Avenue
 Newton, MA, 02459
 617-796-1218
 FROM Aimee Uluski
 EMAIL auluski@blcompanies.com
 PROJECT NAME Proposed Self Storage & Retail/Office Development,
 143 Rumford Ave, Newton MA
 PROJECT NUMBER 16D3148
 SUBJECT Drain & Sewer Petition

WE ARE SENDING YOU:

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> Attached | <input checked="" type="checkbox"/> Plans | <input type="checkbox"/> Prints | <input type="checkbox"/> Application for payment |
| <input checked="" type="checkbox"/> Via FedEx | <input type="checkbox"/> Specifications | <input type="checkbox"/> Shop drawings | <input type="checkbox"/> Change order |
| <input type="checkbox"/> Under separate cover | <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Samples | <input checked="" type="checkbox"/> Other <u>Petition</u> |

COPIES	DATE	NO.	DESCRIPTION
1	9/7/2017		Newton Drain & Sewer Petition
2	7/7/2017		Development Plans – 24x36 B&W -stamped/signed
9	7/7/2017		Development Plans – 11x17 B&W -stamped/signed

THESE ARE TRANSMITTED as checked below:

- | | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> No exceptions taken | <input type="checkbox"/> Resubmit | <input type="checkbox"/> For distribution |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Furnish as corrected | <input type="checkbox"/> Submit | <input type="checkbox"/> Corrected prints |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Revise & resubmit | <input type="checkbox"/> Return | |
| <input type="checkbox"/> For review & comment | <input type="checkbox"/> Rejected | <input type="checkbox"/> Prints returned after loan to us | |
| <input type="checkbox"/> For bids due: _____ | <input type="checkbox"/> Resubmit for record | <input type="checkbox"/> _____ | |

REMARKS: Enclosed, please find the Drain & Sewer Petition and design documents for review and approval by the City Council. Upon review of the documents, please let us know of any questions or comments you may have.

COPY TO: _____ file _____ Signed: Aimee Uluski

Final Label Report

#377-17

SBL	Owner	Number	Street	Unit
41035 0008	CAPASSO DONATO D TR RUMFORD AVE TRS		LEXINGTON ST	
41035 0007	STEVENS PAUL & TINA	35	LEXINGTON ST	
44015 0016	ATTARDO ENZA	44-46	LEXINGTON ST	
41035 0009	CAPASSO DONATO TR RUMFORD AVE TRST	45-47	LEXINGTON ST	
44015 0015	48 LEXINGTON LLC	48-50	LEXINGTON ST	
41035 0010	CAPASSO DONATO D TR	49	LEXINGTON ST	
44015 0014	MKC LLC	56-58	LEXINGTON ST	
41031 0004	MERCURI DOMENICO	71	LEXINGTON ST	
44035 0059	CAMERATO KATHLEEN M	76	LEXINGTON ST	
41031 0005	MERCURI FRANCESCO & DOMENICO TRS	77	LEXINGTON ST	
44035 0057	CAMERATO FREDERICK S TR	82	LEXINGTON ST	
41031 0006A	PERRUZZI JANE A TR	83	LEXINGTON ST	
44035 0056	HALLORAN PAUL J JR	88	LEXINGTON ST	
41031 0007	CAPASSO DONATO D TR	89	LEXINGTON ST	
44035 0055	FARNESE ROBERT J & REGINA	92	LEXINGTON ST	
44035 0053	SUN WEISHI	98-100	LEXINGTON ST	98
44035 0053A	BROWN TIMOTHY EDWARD	98-100	LEXINGTON ST	100
41031 0006	SSG RUMFORD NEWTON LLC	211	LEXINGTON ST	
41031 0050	SSG RUMFORD NEWTON LLC	211	LEXINGTON ST OFF	
44035 0062	DORAN ERIN	334	RIVER ST	
44015 0012	MUSTAFARAJ EDUARD & BENETA	335	RIVER ST	
44015 0013	PACKARD COVE ASSOCIATES LLP	339	RIVER ST	
44035 0060	CAMERATO KATHLEEN M	340	RIVER ST	
41035 0014	PACKARD COVE ASSOCIATES LLP	130	RUMFORD AVE	
41031 0001	MERCURI DOMENICO	143-153	RUMFORD AVE	



CITY OF NEWTON
Department of Public Works
ENGINEERING DIVISION

Memorandum

To: Council Deborah Crossley, Facilities Committee Chair.

From: John Daghlian, Associate City Engineer

Re: 143 Rumford Avenue Force Sewer Connection

Date: November 30, 2017

CC: James McGonagle, Commissioner
Lou Taverna, PE City Engineer
Ted Jerdee, Director of Utilities
Shawna Sullivan, Associate Clerk
Nadia Khan, Committee Clerk

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

*Construction Documents
For Self-Storage Facility
143 Rumford Avenue
Newton, MA Prepared By: BL Companies
Dated: June 16, 2017
Revised: July 7, 2017*

Executive Summary:

As part of the Special Permit approval, the applicant is now requesting a Grant of Location for a sanitary sewer forced main that will provide a sanitary service connection for the Self-Storage Facility. Since the project site is at a lower elevation than the existing sanitary sewer at the intersection of Rumford Avenue & Lexington Street, this service connection must be pumped up to the City sewer main.

The forced main is 1-1/2" PE pipe and extends from the site approximately 468-feet towards the east to an existing manhole, this pipe will only serve the 143 Rumford Avenue site.

The engineer of record needs to submit a profile of the forced main to ensure adequate cover over the pipe and to prevent freezing of the pipe (this can be accomplished via a Utility Connection Permit). Based on the shallow depth the force main, portions may have to be encased with concrete. The proposed force main will be privately owned and maintained.

Conditions & Special Provisions:

1. Finalized utility connection plan reflecting the above changes that meets the minimal design standards of the City of Newton must be submitted for approval by the contractor of record with appropriate Bonds & Insurance. The Engineering Division makes no representations and assumes no responsibility for the design(s) in terms of suitability for the particular site conditions or of the functionality or performance of any items constructed in accordance with the design(s). The City of Newton assumes no liabilities for design assumption, error or omissions by the Engineer of Record.
2. If a sump pump is connected to this overflow connection and the buildings are heated via an oil heat system, a MDC oil separator will be required prior to the final overflow connection.
3. The limits of the roadway shall be milled 1-1/2" deep and overlaid with Type I-1 HMA curb line to curb line and 25' beyond the limits of the trench in both directions. The limits will be determined in the field by the City Engineer.
4. The backfilling of the sewer main and services connection shall be with Control Density Fill (CDF) Type I-E Excavatable type, for the entire alignment.
5. The force main shall be secured the walls of the manhole every 12" on center with stainless steel Hilti anchors. The end of the force main shall discharge with a direction bend at the top of the crown of the invert of the trough.
6. The on-site septic system shall be abandoned in accordance to Tile V and the Newton Health Department requirements. Inspections for the abandonment shall be coordinated with the Health Department.
7. 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.
8. 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.

9. The contractor of record shall contact the Newton Police Department and arrange for Police Detail to help residents navigate around the construction equipment and since the street has underground nature gas main, the Police Officer can contact emergency response personnel.
10. The proposed main, manholes, and service connections shall be pressure tested in accordance to the City's Construction Standards. A representative of the Engineering Division shall witness the testing, 48-hours prior notification shall be given to the inspection.
11. All new sewer manholes shall be vacuum tested in accordance to the City's Construction Standards & Specifications. The sewer service will NOT be accepted until one of the two methods stated above is completed. All testing MUST be witnessed by a representative of the Engineering Division. A Certificate of Occupancy will not be recommended until this test is completed and a written report is received by the City Engineer.
12. The applicant's contractor shall apply for a Utility Connection and Street Permit with the DPW prior to any construction.
13. The contractor of record shall obtain a Trench, Street Opening, Sidewalk Crossing, and Utility Connection Permits with the DPW prior to construction.
14. The contractor of record shall obtain appropriate Permits with the Inspectional Services Department for all electrical, telecommunications construction.
15. Upon final installation & inspections of the various underground construction; an As Built drawing [plan & profile] indicating manhole, hand-hole, and all conduit installation shall be submitted in digital and hard copy (Mylar) format to the City Engineer.
16. No work in public streets shall occur between November 15th and April 15th unless the DPW Commissioner allows the work to commence.

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

Revise the provisions of Sec. 26-8D as follows:

Sec. 26-8D. ~~Trial program for r~~Removal of snow and ice from sidewalks.

In order to allow for safe pedestrian and wheelchair passage, every owner or occupant of a building or lot of land abutting upon a paved sidewalk or any person having charge of such property shall use reasonable efforts to remove snow and ice from the sidewalk and handicap access ramps, and shall use reasonable efforts to treat said sidewalk and ramps to allow for a safe passageway of approximately thirty-six (36) inches in width, provided that where such sidewalk is less than thirty-six (36) inches in width the passageway shall encompass its entire width and handicap access ramps. Snow and ice shall be removed, and sidewalks and ramps shall be treated, within thirty (30) hours after such snow has ceased to fall or such ice has formed. This section shall apply to snow and ice which falls from buildings, other structures, trees or bushes, as well as to that which falls from clouds. This section shall not apply to owners or occupants of a building or lot covered by Section 26-8. The mayor or his designee is authorized to coordinate volunteer snow clearing assistance or to grant an exemption, renewable annually, for citizens who upon written petition demonstrate hardship due to a combination of health and financial duress. ~~The provisions of this section shall take effect on November 1, 2011 and shall expire on November 1, 2013 unless terminated earlier or renewed or modified by the board of aldermen. During this trial period, e~~Enforcement shall be limited to issuance of notices of non-compliance for violations of any provision of this section. (Z-83, 3-21-11)

Nadia Khan

From: Robert Waddick
Sent: Friday, December 01, 2017 1:03 PM
To: Nadia Khan
Cc: Theodore Jerdee; Marie M. Lawlor; Maureen Lemieux; James Mcgonagle
Subject: RE: #171-17 Ordinance Amendment Sec 29-80 Sewer Use Charge - with Item

Nadia,

If a property doesn't have a "building sewer" which is the service line connecting the property to the public sewer, then that property doesn't pay sewer charges.

However, there are properties that don't have a "building sewer" such as the Lakewood Tennis Club, and use water outside on a seasonal basis. Such properties are not eligible for an outdoor meter because they are not residential.

As presently written, Sec. 29-80 could be read as exempting non-residential properties without a "building sewer" that are ineligible for an outdoor meter, from paying sewer charges. Such an exemption is inconsistent with the city's established billing practices.

The proposed language makes it clear that a property that doesn't have a "building sewer" and is not eligible for an outdoor meter, must pay sewer charges for outdoor water usage.

The proposed language was drafted to make the language of Sec. 29-80 consistent with the city's established billing practices.

Bob Waddick
