

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE AGENDA

WEDNESDAY, OCTOBER 17, 2012

7 PM
Room 209

THE FOLLOWING THREE ITEMS ARE SCHEDULED FOR PUBLIC HEARING:

- #312-12 COMCAST petitioning for a grant of location to install 72' ± of 3" conduit in CHAPEL STREET from Pole #78/8 proceeding 41' in a northerly direction thence turning westerly for an additional 31' to 55 Chapel Street. 09/27/12 @ 3:18 PM]
- #313-12 NATIONAL GRID petitioning for a grant of location to install and maintain 124' ± of 4" gas main in BOUND BROOK ROAD from the existing 4" gas main at 83 Bound Brook Road to 98 Bound Brook Road for a new gas service. (Ward 8) 10/02/12 @ 2:16 PM)
- #301-12 DESIGN REVIEW COMMITTEE in accordance with §5-58 of the City of Newton Ordinances petitioning for site plan approval for the Carr School Renovation Project. [09/24/12 @ 9:20 AM]

ITEMS SCHEDULED FOR DISCUSSION:

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #321-12 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of six hundred ninety-five thousand five hundred fifty-eight dollars (\$695,558) from bonded indebtedness for the purpose of completing design services through the construction administration phase of the Carr School Building renovation project. [10/09/12 @ 2:37 PM]

REFERRED TO PROGRAMS & SERV. AND PUBLIC FACILITIES COMMITTEES

- #315-12 ALD. FULLER, RICE AND GENTILE of the Angier School Building Committee providing updates and discussion on the Angier School Building project as it develops through the site plan approval process. [10-02-12 @ 3:37PM]

The location of this meeting is handicap accessible, and reasonable accommodations will be provided to persons requiring assistance. If you have a special accommodation need, please contact the Newton ADA Coordinator Trisha Guditz, 617-796-1156, via email at TGuditz@newtonma.gov or via TDD/TTY at (617) 796-1089 at least two days in advance of the meeting date.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #320-12 ALD. SALVUCCI AND GENTILE requesting a discussion with the Engineering Division of the Public Works Department regarding the billing and collecting of street opening permit fees. [09/28/12 @ 10:28 AM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #54-12 ALD. SALVUCCI, BLAZAR AND FULLER requesting the creation of a revolving fund into which 50% of all betterment income shall be deposited to be used exclusively for individual requests for betterments. [02/02/12 @ 10:21 AM]

- #99-12 ALD. LAREDO, ALBRIGHT, CROSSLEY & KALIS requesting a discussion with His Honor the Mayor regarding the creation of a long-range master plan (20-25 years) regarding the means, methods, timing, and coordination to address the City's complete infrastructure needs, including but not limited to school buildings, fire stations, other municipal buildings, streets, sidewalks, trees, playgrounds and other recreational facilities, water, stormwater, and sewer systems, and all other facilities and infrastructure identified in the city's recent capital assessment. The master plan should be comprised of specific plans from individual departments and at a minimum, the master plan should (a) identify those infrastructure needs and (b) present a phased plan, with identifiable funding sources for meeting those needs. [04-04-12 @ 10:30 PM]

ITEMS NOT SCHEDULED FOR DISCUSSION:

REFERRED TO FINANCE AND APPROPRIATE COMMITTEES

- #322-12 HIS HONOR THE MAYOR submitting the FY14-FY18 Capital Improvement Program pursuant to section 5-3 of the Newton City Charter. [10/09/12 @ 2:38 PM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #319-12 ALD. FULLER, LAPPIN AND SALVUCCI requesting a discussion of the benefits and drawbacks of using a Construction Manager at Risk and the most effective ways of managing construction and controlling costs. [10/02/12 @ 10:57 AM]

REFERRED TO PUB.FAC, ZONING&PLANNING, PROG & SERV COMMITTEES

- #316-12 DEPARTMENT HEADS HAVENS, ZALEZNIK, LOJEK requesting amendments to **Sec. 26-30. Licenses for cafe furniture on sidewalks.** to streamline the procedure allowing businesses to place café furniture on public sidewalks. [09/24/12 @ 3:17 PM]

Public Hearing assigned for November 7, 2012:

- #314-12 HIS HONOR THE MAYOR requesting a water main be extended through a proposed easement from an existing water main in the public way portion of Boulder Road a distance of approximately 300' across the private way portion of BOULDER ROAD to an existing water main in DEDHAM STREET. [10/10/12 @ 11:11 AM]

REFERRED TO PROG & SERV AND PUBLIC FACILITIES COMMITTEES

- #302-12 HIS HONOR THE MAYOR, with the support of Ald. Rice, Crossley, Yates, Fischman, and Kalis, requesting authorization to execute a 99-year lease between the City of Newton and the Massachusetts Bay Transportation Authority (MBTA) for .97 miles of unused MBTA rail bed that runs parallel to Needham Street to create a multi-purpose recreational pathway. [09/24/12 @ 5:00 PM]

REFERRED TO FINANCE AND APPROPRIATE COMMITTEES

- #257-12 RECODIFICATION COMMITTEE recommending (1) review of the Fees, Civil Fines/Non-Criminal Disposition contained in Chapter 17 LICENSING AND PERMITS GENERALLY and Chapter 20 CIVIL FINES/NON-CRIMINAL DISPOSITION CIVIL FINES to ensure they are in accordance with what is being charged and (2) review of the acceptance of G.L. c. 40 §22F, accepted on July 9, 2001, which allows certain municipal boards and officers to fix reasonable fees for the issuance of certain licenses, permits, or certificates.

REFERRED TO PROG & SERV, PUB. FAC., ZAP, AND FINANCE COMMITTEES

- #256-12 ALD. HESS-MAHAN, SANGIOLO & SWISTON proposing and ordinance promoting economic development and the mobile food truck industry in the City of Newton. [08/06/12 @4:46 PM]
- #246-12 RECODIFICATION COMMITTEE recommending Sec. 25-1, which requires a permit to create a trench, be reviewed to determine if a new section relative to excavation should be established to regulate unsafe excavation beyond the regulation of trenches, as the City Engineer has advised that all trenches are excavations, but not all excavations are trenches, which amendment would replace **Sec. 20-53. Excavations; protection; erection of barriers.**, which was deleted as part of recodification because it conflicted with Sec. 25-1.
- #245-12 RECODIFICATION COMMITTEE recommending that Chapter 11, RECYCLING AND TRASH as most recently amended by Ordinance Z-68 and Z-87, dated 6/21/10 and 5/16/11, respectively, be reviewed and be amended as necessary.
- #244-12 LEO D. SULLIVAN requesting an opportunity to make a presentation on a Community Choice Aggregation Program to lower the electric power rates for residents of Newton. 06/22/12 @ 1:36 PM

REFERRED TO PUBLIC FACILITIES AND PROGRAMS & SERVICES COMMITTEES

- #231-12 RECODIFICATION COMMITTEE recommending that **Sec. 11-11. Permit to cart trash and/or recyclable materials.** be deleted as G.L.c.111 §31A authorizes the Health Department to require registration. for “garbage,” which is addressed in Sec. 11-5.

REFERRED TO PROG & SERV AND PUBLIC FACILITIES COMMITTEES

- #170-12 ALD. SANGIOLO, BAKER, BLAZAR, JOHNSON, and YATES requesting the creation of an ordinance to govern the naming of public assets of the City, including the interior and exterior features of public buildings, lands, and water bodies of the City, as well as any public facilities and equipment associated with them, all to serve the best interests of the City and to insure a worthy and enduring legacy for the City's physical facilities and spaces, including appropriately honoring historic events, people, and places. [05/29/12 @ 1:34 PM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #54-12 ALD. SALVUCCI, BLAZAR AND FULLER requesting the creation of a revolving fund into which 50% of all betterment income shall be deposited to be used exclusively for individual requests for betterments. [02/02/12 @ 10:21 AM]
- #98-12 ALD. SALVUCCI AND CICCONE requesting an update on the new water meter installation project and information on how the meters and related equipment are functioning. [03-27-12 @ 9:06 AM]

REFERRED TO PROG. & SERV AND PUBLIC FACILITIES COMMITTEES

- #36-12 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]
- #418-11 ALD. CROSSLEY, HESS-MAHAN, LINSKY AND SALVUCCI requesting a report from the administration on the status of a strategy to meet the City's obligation as a Department of Energy Resources Green Community to reduce municipal energy consumption by 20% over five years, and how that strategy is incorporated into the capital improvement plan. [12/08/11 @ 4:09 PM]

REFERRED TO PS&T AND PUBLIC FACILITIES COMMITTEES

- #413-11 ALD. CICCONE, SALVUCCI, GENTILE & LENNON updating the Public Facilities and Public Safety & Transportation Committees on the progress of renovations to the city's fire stations. [11-17-11 @ 11:07 AM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #383-11(4) HIS HONOR THE MAYOR recommending that Section 29-80 (b)(1) of the City of Newton Revised Ordinances, 2007 be amended by revising the stormwater rates as follows: single-family residences \$25 per year, two-family residences

\$37.50 per year, and multi-family (3 units or more), commercial, industrial, and institutional properties (to include non-profits) would be charged at a rate of \$25 per Equivalent Residential Unit of 2,600 square feet of impervious surface on the property to take effect on July 1, 2012. [04-09-12 @ 2:39 PM]

#352-11 ALD. JOHNSON & SCHNIPPER requesting a discussion with the Utilities Department regarding the City of Newton's current water billing practices. [10/14/11 @ 2:31 PM]

#172-11 ALD. CROSSLEY, FULLER AND SCHNIPPER requesting discussion with the Utilities Division of the Public Works Department regarding the identification of storm water inflow connections to the sewer system, so as to begin the process of systematically eliminating such illegal connections, including notifications to property owners, educational materials, requirements for corrective actions and technical and financial assistance that may be available from the City in order to facilitate removal of inflow connections. [05/26/11 @3:33 PM]

#139-11 ALD. LINSKY, DANBERG & SALVUCCI proposing that §26-71, 26-72 and 26-73, **Sidewalk construction requested by owners, Materials for sidewalk construction, and New curbing installation**, respectively, be amended to extend participation in the betterment program to property owners who voluntarily pay the residual 50% of the costs over time in addition to the 50% initial payment provided under the ordinance. [04-27-11 @9:38 AM]

#138-11 ALD. CROSSLEY AND SCHNIPPER requesting a report from the Department of Public Works regarding the energy use and maintenance costs for the City's streetlights and gaslights and costs/payback associated with recommended energy efficiency measures. [04-21-11 9:08 AM]

REFERRED TO PS&T AND PUBLIC FACILITIES COMMITTEE

#41-11 ALD. JOHNSON, LENNON AND DANBERG requesting discussion of the elimination, except during snow emergencies, of the overnight parking ban which is in effect from November 15 through April 15. [01/18/11 @ 9:00 PM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#311-10(A) HIS HONOR THE MAYOR requesting an appropriation in the amount of three million three hundred thirty-five thousand dollars (\$3,035,000) from bonded indebtedness for the purpose of funding the FY 2011 Capital Improvement Plan projects as follows: [11/29/ 10 @ 3:23 PM]

Architectural Design and Engineering/Next Scheduled Fire Station \$400,000
A-2 - HELD 6-0 \$270,000 for final design bidding and construction admin on
12/08/10

REFERRED TO PROG & SERV AND PUBLIC FACILITIES COMMITTEES

- #245-10 ALD. SCHNIPPER AND SANGIOLO requesting discussion with National Grid regarding the possible damage to trees as a result of gas leaks. [09/01/10 4:00 PM]
- #244-10 ALD. SALVUCCI requesting discussion with the Utilities Director and the Public Works Commissioner regarding the possibility of installing second water meters for outside irrigation. [08/17/10 @ 12:18 PM]
- #223-10 ALD. YATES & ALBRIGHT requesting updates on the status of the reconstruction of the Needham/Newton Street corridor, which include details on the reconstruction funding, plans for the revitalization of the area, and plans for the implementation of transportation improvements. [07/15/10 @ 1:02 PM]
- #367-09 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]
- #175-09 PUBLIC FACILITIES COMMITTEE requesting monthly updates from the Department of Public Works on the Commonwealth Avenue project. [06-03-09 @ 10:30 PM]
- #253-07 ALD. LINSKY ALBRIGHT, JOHNSON, HARNEY, SANGIOLO, SALVUCCI, MANSFIELD, BURG, SCHNIPPER requesting (1) a review as to how provisions of applicable ordinances, specifically 5-58, were implemented during the course of the Newton North project, and (2) consider proposed revisions of 5-58 including, but not limited to:
- (a) timely provision of documentation by the public building department to the Board of Aldermen and Design Review Committee;
 - (b) establishment of liaison committees to facilitate communications and input from neighborhoods affected by projects subject to this ordinance;
 - (c) approval of final design plans by the Board of Aldermen of projects subject to this ordinance;
 - (d) oversight during the construction phase of projects subject to this ordinance by appropriate Board committee(s) both in respect to approval of change orders as well as design changes; and
 - (e) generation of a required record detailing the entire construction process by the public building department to guide present and future oversight of projects subject to this ordinance. [08/07/07 @ 3:12 PM]
 - (f) establishment of a committee to provide oversight for public building construction and renovation during all phases of planning, design and construction.

Respectfully submitted,

Anthony J. Salvucci, Chairman

CITY OF NEWTON
MASSACHUSETTS

PETITION for GRANT OF LOCATION

To the Petitioner:

City of Newton Ordinance Section 23-52 requires that each petition for grant of location be submitted to the Board of Aldermen before it is sent to the Public Works Department for a preliminary review. The comments of the Public Works Commissioner will be part of the record submitted to the Board of Aldermen. Upon filing with the Board of Aldermen, the petition will be scheduled for a public hearing before the Public Facilities Committee of the Board of Aldermen. **The petitioner is responsible for insuring that the petition is complete and all required materials are in order for review.** Attached please find the City Engineer's Standard Requirements for Plans and the Department of Public Works Permit Processing brochure.

Grant of Location Process:

1. Applicant submits completed Petition Form and required materials to the Board of Aldermen
2. Public Works Department conducts preliminary review and gives written comments to the applicant
3. Engineering Division files Petition Form with comments with the Clerk of the Board of Aldermen
4. Board of Aldermen schedules petition for a public hearing before the Public Facilities Committee of the Board of Aldermen
5. Public Facilities Committee recommendations are forwarded to the Board of Aldermen for a decision

Questions may be directed to:

Lou Taverna, City Engineer, 617-796-1020
Shawna Sullivan, Clerk of the Board of Aldermen, 617-796-1213

RECEIVED
NEWTON CITY CLERK
10 SEP 27 PM 3:18
DAVID A. OLSON, CMC
NEWTON, MA 02459

I. IDENTIFICATION (Please Type or Print Clearly)

Company Name COMCAST

Address 241 W. CENTRAL ST. NATICK MA.

Phone Number 603-318-8766 Fax Number _____

Contact Person NEIL CARROLL Title PROJECT COORDINATOR

Signature  Date 9-21-2012
Person filing application

If a telecommunications company, indicate how certified by the Department of Telecommunications and Energy:

II. DESCRIPTION OF PROJECT: to be completed by petitioner

A. Write here or attach a description of the project including, location, proposed time frame for completion, type of materials to be used, benefit provided to the City, project mitigation plan as applicable, street reconstruction plan including timetable for completion.

Please see attachment for project description, Anticipated time frame for trenching & restoration is 2 days, backfill with flowable fill, asphalt top coat, concrete restoration if bore cannot be done

B. Include or attach a sketch to provide a visual description of the project. If plans are attached, provide:

Title of Plan 55 CHAPEL ST, SKETCH Date of plan _____

III. PUBLIC WORKS DEPARTMENT REVIEW

Date received by Public Works Department _____

Check One:

Minor Project

Major Project

Lateral

(Refer to City Engineer Standard Requirements for Plans for definition of minor and major project)

Plans Submitted:

Certified Plot Plan

Stamped Plans

RECEIVED
NEWTON CITY ENGINEER
2012 SEP 27
DAVID A. OLSO
NEWTON, MA

DATE AND COMMENTS:

RECOMMENDATIONS:

9/28/12

1. 30" minimum cover on all street openings
2. Backfill shall be excavated to flowable fill.

1. Street opening permit required from City of Newton	3. Bituminous concrete roadways shall be replaced in kind to City of Newton specifications.
2. Notify Engineering 48 hours prior to work	4. Concrete sidewalk panels damaged shall be replaced in kind and grade to City of Newton specifications.
3. Police detail required.	5. Granite curbing damaged shall be replaced in kind and grade to City of Newton specifications.
	6. Trees shall be protected from any damage.
	7. Traffic shall be maintained.

L. Tavano

9/28/12

V. RECOMMENDATION TO PUBLIC FACILITIES COMMITTEE:

Commissioner, Public Works

9/28/12

Date

Comcast
241 West Central St
Natick, Ma

September 27, 2012

Clerk of the Board of Alderman
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

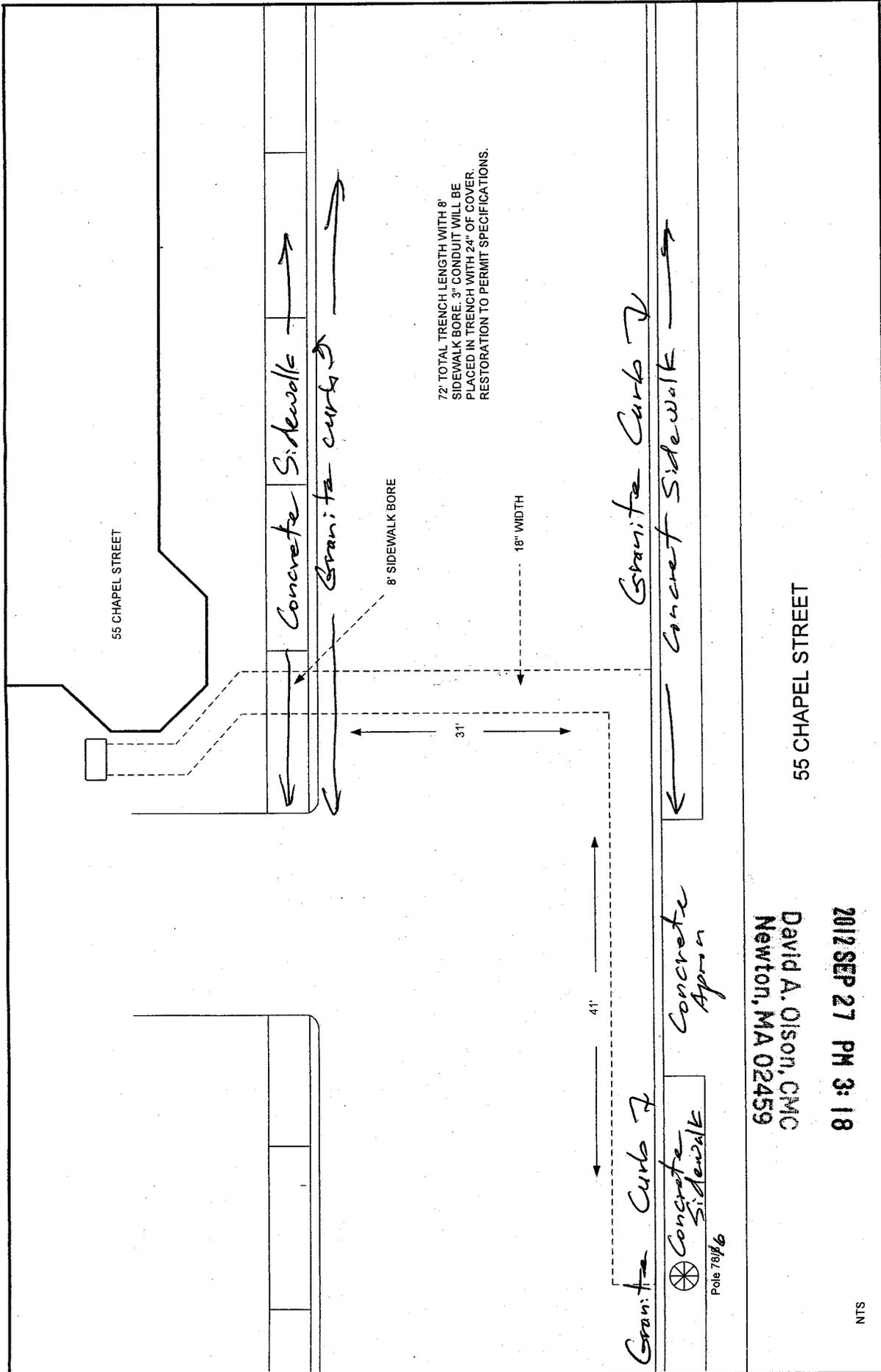
Re: Grant of Location Request

Comcast respectfully requests to petition the City of Newton to trench in the public roadway in order to provide Comcast services to Chapel Bridge Park located at 55 Chapel Street. We propose to trench, in asphalt, a total of 72' as follows: beginning at pole #78/8 and proceeding 41' along Chapel Street to a point directly across from #55. The trench will then continue 31' across Chapel Street to the curb. We propose to bore under the curb and cement sidewalk (approximately 8'). We will then continue our trench an additional 20' to a proposed vault location on the side of the building. A diagram of the project is attached.

Thank you,

Neil Carroll
Comcast Project Coordinator
603-318-8766

RECEIVED
Newton City Clerk
2012 SEP 27 PM 3:18
David A. Olson, CMC
Newton, MA 02459



55 CHAPEL STREET

DAVID A. OLSON, CMC
NEWTON, MA 02459

2012 SEP 27 PM 3:18

RECEIVED
NEWTON CITY CLERK

STS

Final Label Report

Chapel

SBL	Owner	Number	Street	Unit
14001 0018	THE EVAN BAPTST CHURCH OF CAMBRIDGE	23	CHAPEL ST	
11006 0056	PAULINO FLORENCE R & JOSEPH R	24	CHAPEL ST	
11006 0055	CHAPELBRIDGE PARK ASSOCIATES	28	CHAPEL ST	
11006 0054	CHAPELBRIDGE PARK ASSOCIATES	32	CHAPEL ST	
11006 0053	CHAPELBRIDGE PARK ASSOCIATES	36	CHAPEL ST	
11006 0052	CHAPELBRIDGE PARK ASSOCIATES	40	CHAPEL ST	
11006 0051	CHAPELBRIDGE PARK ASSOCIATES	44	CHAPEL ST	
14001 0014	CHAPELBRIDGE PARK ASSOCIATES	49-55	CHAPEL ST	
11006 0050	COPPOLA VINICIO & GERARDA	50	CHAPEL ST	
11006 0049	NEGROTTI JOHN G	56	CHAPEL ST	
14001 0012	FAIRLANE NEWTON LLC	59-85	CHAPEL ST	
11006 0048	CHAPELBRIDGE PARK ASSOCIATES	60	CHAPEL ST	
11006 0047	CHAPELBRIDGE PARK ASSOCIATES	66	CHAPEL ST	
11006 0046	HORSIK LASZLO & STACEY A	70	CHAPEL ST	
11006 0045	DEODATO TERESA H	76	CHAPEL ST	
11006 0044	MIRZOEV OLEG L & LEONID	78	CHAPEL ST	
14001 0011	STORAGE ACQUISITION NEWTON	95	CHAPEL ST	

CITY OF NEWTON
MASSACHUSETTS

#313-12

PETITION for GRANT OF LOCATION

To the Petitioner:

City of Newton Ordinance Section 23-52 requires that each petition for grant of location be submitted to the Public Works Department for a preliminary review before the applicant files the petition with the Board of Aldermen. The comments of the Public Works Commissioner will be part of the record submitted to the Board of Aldermen. Upon filing with the Board of Aldermen, the petition will be scheduled for a public hearing before the Public Facilities Committee of the Board of Aldermen. **The petitioner is responsible for insuring that the petition is complete and all required materials are in order for review.** Attached please find the City Engineer's Standard Requirements for Plans and the Department of Public Works Permit Processing brochure.

Grant of Location Process:

1. Applicant submits completed Petition Form and required materials to Public Works Department
2. Public Works Department conducts preliminary review and gives written comments to applicant
3. Petitioner files Petition Form with Clerk of the Board of Aldermen
4. Board of Aldermen schedules petition for a public hearing before the Public Facilities Committee of the Board of Aldermen
5. Public Facilities Committee recommendations are forwarded to the Board of Aldermen for a final decision

RECEIVED
BY ENGINEERING DEPT.
2012 OCT -2 A 10:20

Questions may be directed to:

Lou Taverna, City Engineer, 617-796-1020
Shawna Sullivan, Clerk of the Board of Aldermen, 617-796-1213

RECEIVED
Newton City Clerk
2012 OCT -2 PM 2:16
David A. Olson, CMC
Newton, MA 02459

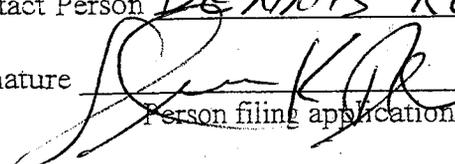
I. IDENTIFICATION (Please Type or Print Clearly)

Company Name NATIONAL GRID

Address 40 SYLVAN RD.
WALTHAM MA 02451

Phone Number 617-293-0480 Fax Number _____

Contact Person DENNIS REGAN Title PERMIT REPRESENTATIVE

Signature  Date 10-2-2012
Person filing application

If a telecommunications company, indicate how certified by the Department of Telecommunications and Energy:

II. DESCRIPTION OF PROJECT: to be completed by petitioner

A. Write here or attach a description of the project including, location, proposed time frame for completion, type of materials to be used, benefit provided to the City, project mitigation plan as applicable, street reconstruction plan including timetable for completion.

TO INSTALL AND MAINTAIN APPROXIMATELY 124 FEET MORE OR LESS OF 4 INCH GAS MAIN IN BOUND BROOK RD. NEWTON FROM THE EXISTING 4 INCH GAS MAIN AT HOUSE #83 WESTERLY TO HOUSE #98 FOR A NEW GAS SERVICE

B. Include or attach a sketch to provide a visual description of the project. If plans are attached, provide: Title of Plan 98 BOUND BROOK RD Date of plan 9-20-2012

NEWTON MA

III. PUBLIC WORKS DEPARTMENT REVIEW

Date received by Public Works Department _____

Check One:

Minor Project

Major Project

Lateral

(Refer to City Engineer Standard Requirements for Plans for definition of minor and major project)

Plans Submitted:

Certified Plot Plan

Stamped Plans

DATE AND COMMENTS:

10/4/12

RECOMMENDATIONS:

- 1. Street opening permit required from City of Newton
- 2. Notify Engineering 48 hours prior to work
- 3. Police detail required

- 1. 36" minimum cover on all trenches
- 2. Back fill shall be 95% compaction
- 3. Bituminous concrete roadways shall be replaced in accordance to City of Newton Specifications
- 4. Concrete sidewalk panels and curbing damaged shall be replaced in kind and grade to City of Newton Specifications
- 5. Trees shall be protected from any damage
- 6. Traffic shall be maintained.

R. Tarcena 10/4/12

V. RECOMMENDATION TO PUBLIC FACILITIES COMMITTEE

ALL STREET OPENING AND TRENCH PERMIT FEES MUST BE PAID IN FULL PRIOR TO BEGINNING WORK.

[Signature]
Commissioner, Public Works

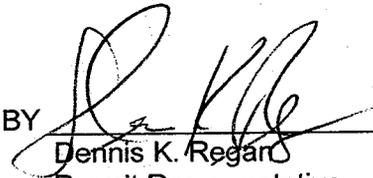
10/4/12
Date

City of Newton/ Board of Alderman:-

The Nationalgrid hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways, and places of the **City of Newton** and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

**To install and maintain approximately 124 feet more or less of 4 inch gas main in Bound Brook Rd, Newton.
From the existing 4 inch gas main at House # 83 Westerly to House # 98 for a new gas service.**

DATE September 28, 2012

BY 
Dennis K. Regan
Permit Representative

ORDER FOR GAS MAIN LOCATION

City of Newton/ Board of Alderman:

IT IS HEREBY ORDERED that the locations of the mains of the Nationalgrid for the transmission and distribution of gas in and under the public streets, lanes, highways, and places of the **City of Newton** substantially as described in the petition dated September 28, 2012 attached hereto and hereby made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and/or accomplish the objects of said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and approved.

The said Nationalgrid shall comply with all applicable provisions of law and ordinances of the **City of Newton** applicable to the enjoyment of said locations and rights.

Dated this _____ day of _____, 20_____.

I hereby certify that the foregoing order was duly adopted by the _____ of the City of _____, MA on the _____ day of _____, 20_____.

BY _____
Title

RECEIVED
Newton City Clerk
2012 OCT -2 PM 2:16
David A. Olson, CMC
Newton, MA 02459

**RETURN ORIGINAL TO THE PERMIT SECTION
NATIONALGRID
40 SYLVAN RD, WALTHAM, MA 02451
RETAIN DUPLICATE FOR YOUR RECORDS**

Final Label Report

Bound Brook

SBL	Owner	Number	Street	Unit
83020 0021	TOU LIQIANG	75	BOUND BROOK RD	
83021 0002	MATHAI CHERIAN JOHN	82	BOUND BROOK RD	
83020 0020	FISCH NANCY L	83	BOUND BROOK RD	
83021 0001	GREENSTEIN DAVID	88	BOUND BROOK RD	
83020 0019	BROITMAN SELWYN A & BARBARA M	91	BOUND BROOK RD	
83020 0018	WORTHAM JOHN	97	BOUND BROOK RD	
83021 0016	KAESE ERIC W	98	BOUND BROOK RD	
83021 0003	BIANCHI FERMO A III	105	DANEHILL RD	
83020 0017	SAKSENA YUN & GORDON B	210	UPLAND AVE	
83021 0015	ZHUANG HONG	222	UPLAND AVE	

City of Newton



Design Review Committee
PUBLIC BUILDINGS DEPARTMENT
Arthur Cohen, Chairman
Stephanie Kane Gilman, Commissioner
Telephone (617) 796-1600
FAX (617) 796-1601
TTY: (617) 796-1089
52 Elliot Street
Newton Highlands, MA 02461-1605

Setti D. Warren
Mayor

September 21, 2012

Honorable Board of Aldermen
City of Newton
1000 Commonwealth Avenue
Newton Centre, MA 02459

RE: Carr School Renovation Project

SUBJECT: 100% Schematic Design and Site Plan Review

Honorable Board:

On Thursday, 20 September 2012 the Design Review Committee met and reviewed the Schematic Design and proposed site plans dated 20 September, 2012 as submitted by Turowski2 Architecture on behalf of the Public Buildings Department and Newton Public Schools for the above referenced project.

Carr School is currently used as a Cultural Center and it is anticipated that it will return to use as school swing space in September, 2014. The scope of the design includes the renovation of the mechanical, electrical, and plumbing systems, architectural and structural upgrades as required to meet current codes, regulations (including MAAB and Fire Protection) and programming requirements of Newton Public Schools. Other improvements will include envelope improvements such as new windows and new roof, and proposed site improvements such as new and expanded accessible parking with accessible route and designated drop-off areas for buses and parents. Site improvements will also include resurfacing of pedestrian sidewalks, existing parking, directional signage, and selective areas for landscaping.

The Design Review Committee determined that the schematic design and site plans are appropriate. The Committee believes that the proposed vehicular and pedestrian circulation, placement of new parking lot, and location of the elevator are a appropriate solutions for the site. In accordance with Section 5-58 of the Revised Ordinances, this letter is to petition the Board of Aldermen on behalf of the School Department for Site Plan Approval subject to the following items that are to be evaluated through the Design Development phase by the design team.

A. Site

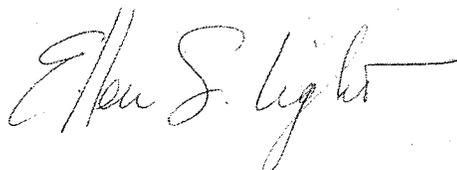
- a. Confirm that the Fire Department and delivery trucks are able to successfully maneuver the rear access route leading to the accessible entrance near the elevator. Adjust as required based on Fire Department template (Bus - 45')

RECEIVED
Newton City Clerk
2012 SEP 21 AM 9:20
David A. Olson, CMC
Newton, MA 02459

- b. Parent drop off in the rear of the building is desirable and will remain as a component of the design, although traffic circulation pattern will be reviewed to address possible confusion at the first turn into the parking lot. Alter circulation so that truck access follows the same pattern as the rest of traffic.
- c. Reduce bump at rear of the building and eliminate planting to allow trucks to more easily reverse from the accessible entrance near the elevator. Consider widening the fire lane and reducing new outdoor seating areas as required to accommodate vehicular turns.
- d. Raised roadway in the parking lot must be mountable by a fire truck
- e. Space needs to be provided for two 8 cubic yard trash receptacles (size to be confirmed with the School Department) located 25' away from the building
- f. The project should include the restoration of disturbed areas as well as reseeding the site with new grass.
- g. Confirm with School Department that pavers are the appropriate material for outdoor seating areas abutting the school's south wall.
- h. Site plantings cannot cover any Fire Department connections or signage. Tree layout at building front (northeast) needs to be offset.
- i. Move rear seating from condenser area or better isolate from the condenser noise

Recognizing that the budget for the project is challenging, the DRC recommends that prior to establishing construction bid alternates, the design team provide alternate studies and corresponding costs for the items identified herein in order to provide the most appropriate, and cost effective final design solution.

Sincerely,



Ellen S. Light, AIA
Design Review Committee, Acting Chair

CC: Design Review Committee Members
Stephanie Gilman, Commissioner of Public Buildings
Robert Rooney, Chief Operating Officer
Maureen Lemieux, Chief Financial Officer
Dr. David Fleishman, School Superintendent
Sandy Guryan, Deputy Superintendent/Chief Administrative Officer



October 5, 2012

Carr Elementary School Renovations
Carr elementary School
225 Nevada Street, Newton, MA

SITE PLAN REVIEW

Site Narrative

The proposal is to renovate the existing Carr School Building so that it may be used as swing space for a succession of Newton elementary schools planned to be renovated or rebuilt over the next 10- 20 years. After service as swing space, Carr School may be designated a permanent elementary school. Currently, and since the school was commissioned more than eight years ago, the building has served the Newton Cultural Center, housing a variety of compatible art, education and social service functions. With the exception of a recent boiler replacement project, the existing building retains most of its original building systems, finishes, windows and roof. Typically these components have exceeded their useful life and need to be replaced. The intent of the project is to modify the site and structure only as much as required to provide a fully operational and code compliant elementary school with modern, energy efficient building systems.

The building plans call for a new elevator, new ADA upgrades, new fire suppression system, replacement of antiquated building systems, new roof, replacement windows as well as interior renovations and reconfiguration to provide classroom space, administration space, educational support space, a cafeteria and new warming kitchen as well as library and gymnasium.

The total enrollment at the school will vary depending on the school temporarily housed there. Maximum enrollment is expected to be in the 400-450 pupil range. Maximum teacher occupancy is anticipated to be approximately 75 FTE.

Proposed major site improvements include

- Redesign of the front entry stairs to incorporate an accessible walkway and accessible front door.
- Expansion and redesign of a parking area in the rear to maximize the number of vehicles that can be parked on site, incorporate a parent drop off, and accommodate deliveries, emergency vehicles, and trash pick-up.
- Installation of a new at-grade entry and elevator at the back of the building within the footprint of a storage shed to be removed.

Other site improvements are intended to enhance the safety of pedestrian circulation and provide amenities consistent with elementary school activities. Amenities include replacement of deteriorated fencing and reorganization of outdoor areas adjacent to the building for uses associated with elementary school operations: trash enclosures, emergency generator, outdoor play, education and socializing. Safety measures include new crosswalks, sidewalks and signs, as well as new pedestrian lighting. New amenities include new play areas, new benches and tables, new raised planting beds for outdoor

classroom use, and a new flagpole. An area of the on the north east side of the site has been reserved for the School Department to install a fenced kindergarten play lot.

School bus drop off will be accommodated curb side on Nevada Street. Parent drop off will be on site at the rear of the building, integrated with staff parking, accessed from Linwood Street. Only a portion of staff vehicles can be accommodated on site. Currently on-street parking is available on Nevada Street, Linwood Street and California Street.

The overall building appearance will remain intact but will be refreshed. To the greatest extent possible existing windows will be replaced with windows in a similar style. Deteriorated cupola, wood trim, and masonry will be restored or replaced.

Construction Narrative

Construction is anticipated to begin in July of 2013 and be complete in August of 2014. There will be no occupied construction and only one phase of work. The Construction Documents will incorporate a detailed specification for temporary facilities and controls that the contractor must adhere to while executing the work. A general site plan showing the contractor's limit of work has been submitted to show the limit of work and specific temporary measures designed to enhance the safety of the general public during the period of construction. The plan addresses the following points:

- Pedestrian Access to the playfields behind Carr School along the Linwood Street Access way will be available throughout the construction period. A new opening in the playfield fence will be created.
- The Nevada Street sidewalk in front of Carr School property will be closed to pedestrian traffic for the duration of construction. Signs will be installed at the corners of Linwood Street and California Street alerting pedestrian that "Sidewalk is Closed Ahead"
- The entire limit of work will be fenced with a 6' high temporary construction fence. The number of access points and gated will be reviewed and approved with the City and the Architect. The fencing on the east side of the work area adjacent to the Linwood Street abutters will be provided with screening.
- Construction Documents will require that the Contractor will submit for approval a Construction Management Plan designating areas within the limit of work for parking, construction trailers, storage trailers, portable toilets and deliveries, and demonstrating adequate fire department access and all other required conditions of the City of Newton. The contractor will be responsible for restoring all areas of the site that are disturbed by construction activities.
- The parking lane directly in front of the Carr School Property will be reserved for construction activities from the hours of 6 AM to 6 PM. The intent is to facilitate short duration delivery and parking needs.
- Due to the site constraints, it is anticipated that not all contractor parking associated with the project can be accommodated within the Limit of Work. Any requirements affecting the availability of on street parking to contractors during the hours of 6am-6PM will be coordinated with the Traffic Council prior to completion of construction documents.

The contractor will be instructed in the Temporary Facilities and Controls Section of the construction documents to submit a Construction Management Plan ("CMP") to the Director of Planning and Development, the City Engineer, the City Traffic Engineer, and the Commissioner of Inspectional Services for review and approval before any construction activities related to this project are commenced on the site.

This plan should identify hours of construction, expected length of construction, location of proposed on-site contractor parking, and material storage and staging areas. It will address any issues that are raised in the course of design work that become included in the final construction documents. The Construction Management Plan will include submissions of a temporary fire protection plan, temporary parking plan, weather protection plan, and a temporary heating plan, including temporary humidity control procedures.

The Temporary Facilities and Controls Section will address temporary facilities and services, temporary water, weather protection, temporary heating and ventilating, temporary humidity control, temporary electricity and lighting, temporary telephone, temporary sanitary facilities, temporary fire protection, temporary stairs, ladders, hoists, chutes, staging and scaffolding, as well as temporary use of elevators, temporary enclosures. In addition the specifications will address protection of work, property and the public, security of the work, rodent control, water control, dust control, snow and ice control, construction fence, project signs and temporary offices.

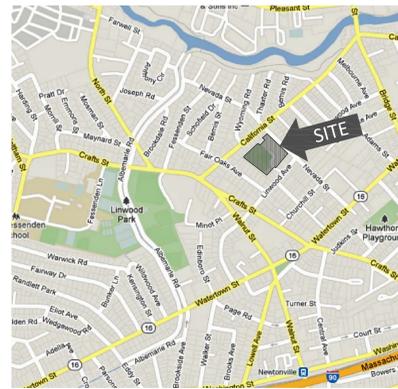


RENOVATIONS TO THE CARR ELEMENTARY SCHOOL

225 NEVADA STREET
NEWTON, MASSACHUSETTS

SITE PLAN REVIEW

OCTOBER 05, 2012



1 LOCUS PLAN
N.T.S.



DRAWING LIST

- Cover Sheet & Index of Drawings
- EX.1 Topographic Plan of Land
- L1.0 Site Plan
- C100 Utility Plan
- C200 Civil Details
- C300 Construction Management Plan
- LC.1 Site Plan Lighting Calculations

CITY OF NEWTON PROJECT TEAM:
Newton Public Buildings Department
STEPHANIE GILMAN, BUILDING COMMISSIONER
MACIEJ KONIECZNY, SUSTAINABILITY PROJECT MANAGER

Newton Public School Administration
DR. DAVID A. FLEISHMAN, SUPPERINTENDANT
SANDRA GURVAN, DEPUTY SUPERINTENDANT
MICHAEL CRONIN, CHIEF OF OPERATIONS
CAROL CHAFETZ, DIRECTOR OF OPERATIONS AND ENVIRONMENTAL AFFAIRS

OWNER:
CITY OF NEWTON PUBLICS BUILDING DEPT./
NEWTON SCHOOL DEPARTMENT
52 ELLIOT STREET
NEWTON MA, 02464
p. 617-796-1605

LANDSCAPE ARCHITECT:
MILA LANDSCAPE ARCHITECTS, LLC
82 COUNTRY ROAD, P.O. 12
MATTAPOISETT, MA 02739
p. 857-445-6679

ARCHITECT:
TUROWSKI2 ARCHITECTURE, Inc.
313 WAREHAM ROAD
P.O. BOX 1290
MARION, MA 02738
p. 508-758-9777
f. 508-748-2444

STRUCTURAL ENGINEER:
TSIANG ENGINEERING, INC.
950 WATERTOWN STREET
W. NEWTON, MA 02465
p. 617-244-0560
f. 617-244-0561

M/E/P/FP ENGINEER:
GARCIA GALUSKA DESOUSA, INC.
370 FAUNCE CORNER ROAD
DARTMOUTH, MA 02747
p. 508-998-5700
f. 508-998-0883

HAZARDOUS MATERIALS CONSULTANT:
CDW CONSULTANTS, INC.
40 SPEEN STREET, SUITE 201
FRAMINGHAM, MA 01701
p. 508-875-2657
f. 508-875-6617

CIVIL ENGINEER:
NITSCH ENGINEERING, INC.
186 LINCOLN STREET, SUITE 200
BOSTON, MA 02111
p. 617-338-0063
f. 617-338-6472

SUSTAINABLE CONSULTANT:
JAMES CARR ARCHITECTURE & DESIGN
1385 CAMBRIDGE STREET
CAMBRIDGE, MA 02139
p. 617-595-6351



www.nitscheng.com
186 Lincoln Street, Suite 200
Boston, MA 02111-2403
T: (617) 338-0063
F: (617) 338-6472

- Civil Engineering
- Land Surveying
- Transportation Engineering
- Sustainable Site Consulting
- Planning
- GIS

NOTES

- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF NITSCH ENGINEERING. IT IS ISSUED TO TUROWSKI2 ARCHITECTURE, INC. FOR PURPOSES RELATED DIRECTLY AND SOLELY TO NITSCH ENGINEERING'S SCOPE OF SERVICES UNDER CONTRACT WITH TUROWSKI2 ARCHITECTURE, INC. FOR CARR SCHOOL. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT AND PROJECT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN AUTHORIZATION IS GIVEN THEREFOR BY NITSCH ENGINEERING.
- THE PURPOSE OF THIS PLAN IS TO SHOW TOPOGRAPHY AS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY THAT OCCURRED IN JULY 2012.
- HORIZONTAL COORDINATES REFER TO NAD 1983
- ELEVATION REFERS TO NAVD 1988 VERTICAL DATUM.
- THE INFORMATION CONTAINED ON THE DISK OR ELECTRONIC DRAWING FILE ACCOMPANYING THIS PLAN MUST BE COMPARED TO THE SEALED AND SIGNED HARD COPY OF THE PLAN TO ENSURE THE ACCURACY OF ALL INFORMATION AND TO ENSURE NO CHANGES, ALTERATIONS, OR MODIFICATIONS HAVE BEEN MADE. RELIANCE SHALL NOT BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY. DUE TO THE CRITICAL NATURE OF SURVEYING, DATA ACQUISITION, AND AUTOCAD PLAN DEVELOPMENT, IF CRITICAL DIMENSIONAL INFORMATION IS NEEDED AND IS NOT SPECIFICALLY SHOWN ON THE ELECTRONIC DRAWING FILE, PLEASE CONTACT NITSCH ENGINEERING.

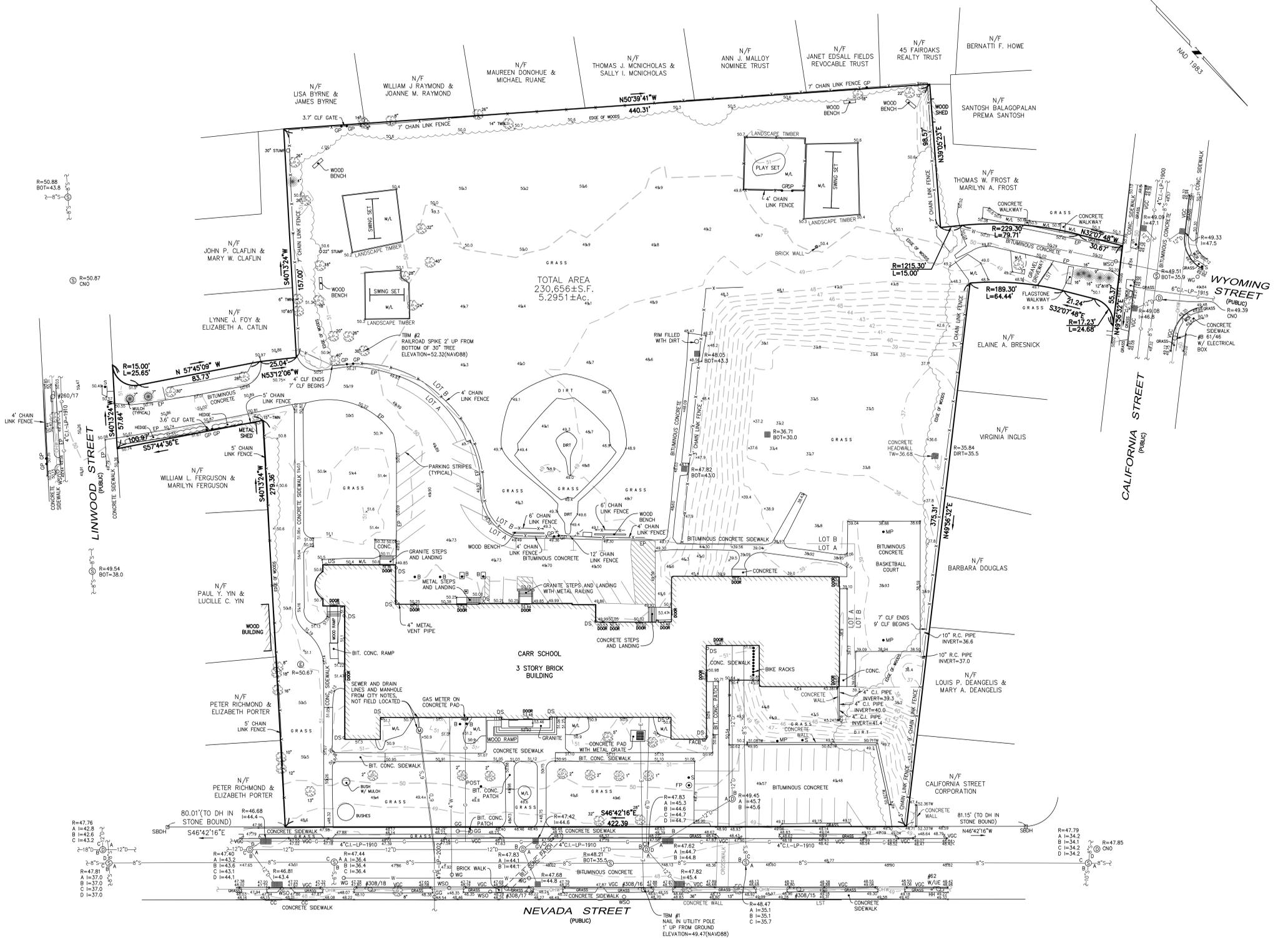
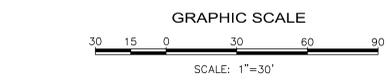
UTILITY INFORMATION STATEMENT

- THE SUB-SURFACE UTILITY INFORMATION SHOWN HEREON IS COMPILED BASED ON FIELD SURVEY INFORMATION, RECORD INFORMATION AS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES, AND PLAN INFORMATION SUPPLIED BY THE CLIENT, IF ANY; THEREFORE WE CANNOT GUARANTEE THE ACCURACY OF SAID COMPILED SUB-SURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE - ONLY PHYSICALLY LOCATED SUB-SURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACIES.
- THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION, AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.
- ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
- THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPILATION OF THIS INFORMATION.
- IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILED UTILITY INFORMATION IS NOT EXACT, AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.
- THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.
- THE PROPER UTILITY ENGINEERING/COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DIG SAFE CALL CENTER AT 1-888-344-7233, SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.
- UTILITIES NOT YET RECEIVED AS OF 7.31.12 ARE VERIZON, NEWTON WATER & SEWER DEPT., MWRA SEWER, RCN, COMCAST AND NEWTON ENGINEERING DEPT.

- REFERENCES:
- DEED BOOK 30971 PAGE 217
 - DEED BOOK 5380 PAGE 49
 - PLAN #944 OF 1929
 - PLAN #315 OF 1981

LEGEND

- CATCH BASIN
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- MISCELLANEOUS MANHOLE
- SEWER MANHOLE
- GAS SHUT-OFF
- WATER SHUT-OFF
- GAS GATE
- WATER GATE
- FIRE HYDRANT
- DOWN SPOUT
- UTILITY POLE
- UTILITY POLE WITH CONDUIT LINE TO GROUND
- LIGHT POLE
- HAND HOLE
- METAL POST
- SIGN POST
- FLAG POLE
- DECIDUOUS TREE WITH TRUNK DIAMETER
- CONIFEROUS TREE WITH TRUNK DIAMETER
- CHAIN LINK FENCE
- VERTICAL GRANITE CURB
- EDGE OF PAVEMENT
- WHEELCHAIR RAMP
- BIT. CONC. LANDSCAPE TIMBER
- RIM ELEVATION EQUALS
- INVERT ELEVATION EQUALS
- COULD NOT OPEN
- BOTTOM OF STRUCTURE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- OVERHEAD WIRES
- UNDERGROUND DRAIN LINE
- UNDERGROUND SEWER LINE
- TEMPORARY BENCHMARK
- STONE BOUND WITH DRILL HOLE



TOPOGRAPHIC PLAN OF LAND
CARR SCHOOL
225 NEVADA STREET, NEWTONVILLE, MASSACHUSETTS 02460

PREPARED FOR:
TUROWSKI2 ARCHITECTURE, INC.
313 WAREHAM RD., P.O. BOX 1290, MARION, MA 02738

2	ROTATED AND RE-SCALED SURVEY	8/17/12
1	ADDED UTILITIES FROM CITY NOTES	8/17/12
REV.	COMMENTS	DATE
	REVISIONS	

PROJECT # 9203
FILE: 9203_ROT_30SC.dwg
SCALE: 1"=30'
DATE: JULY 25, 2012
DES./COMP: MB
FIELD BOOK:
DRAFTED BY: RB/TAL
CHECKED BY:

SHEET: 1

EX-1



Turowski2 Architecture

P.O. Box 1290
313 Wareham Road
Marion, MA 02738

508.758.9777 phone
508.748.2444fax
www.t2architecture.com

CONSULTANT:

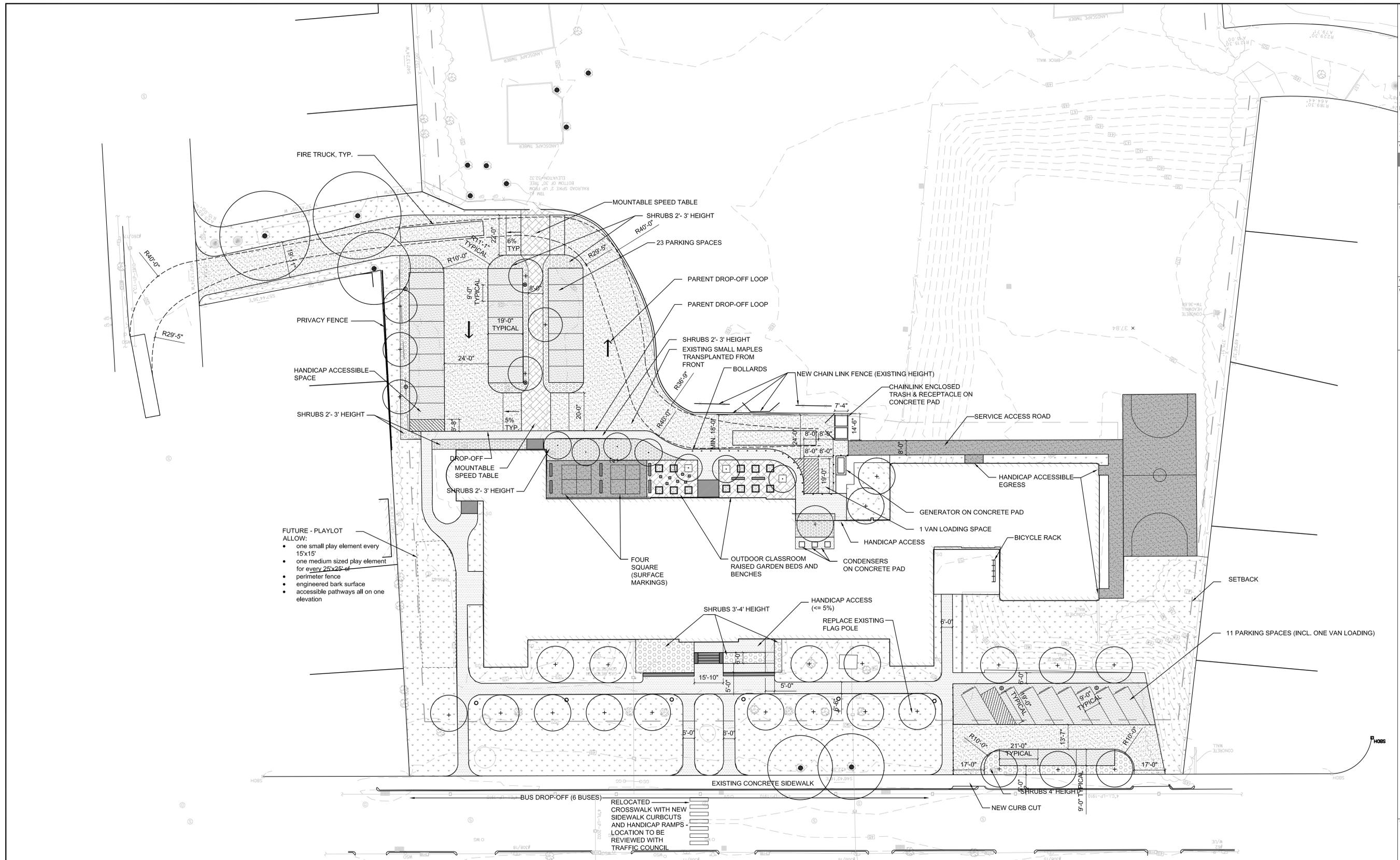


PER 11-23 COUNTY ROAD
MAP SUBMITTAL NO. 8007
DATE 02.28.12
WWW.MLA-MA.COM

STAMP:

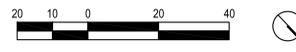
REVISIONS:

NO. DATE:



- FUTURE - PLAYLOT ALLOW:**
- one small play element every 15x15'
 - one medium sized play element for every 25x25'
 - perimeter fence
 - engineered bark surface
 - accessible pathways all on one elevation

PAVEMENT	WALLS/STEPS	SITE FURNITURE	SITE STRUCTURES	PLANTINGS	SITE LIGHTING
SCORED CONCRETE	WALL	BENCHES	CHAINLINK FENCE	PLANTED AREA	BOLLARD, TYPE 5
ASPHALT - VEHICULAR	STONE STEPS (REUSE EXISTING)	PICNIC TABLE	PARKING STOPPERS	PROPOSED TREES	POST-TOP, TYPE 4
ASPHALT - PEDESTRIAN (WITH SURFACING)		RAISED GARDEN BED	GENERATOR	EXISTING TREES	POST-TOP, TYPE 5
POROUS ASPHALT		BOLLARD	FIRE TRUCK		
CONCRETE UNIT PAVERS		BICYCLE RACK	ROUTE		
			FIRE TRUCK	SEEDDED AREA	



RENOVATIONS TO THE CARR SCHOOL
225 NEVADA STREET
NEWTONVILLE, MA 02460

DESIGN DEVELOPMENT SITE PLAN

JOB NUMBER: 12-08

DRAWN BY: MI

CHECKED BY: VA

DATE: October 5, 2012

SCALE: 1:20

SHEET NO. L1.0



Turowski2 Architecture

P.O. Box 1290
313 Wareham Road
Marion, MA 02738

508.758.9777 phone
508.748.2444fax
www.t2architecture.com

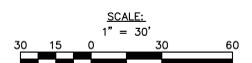
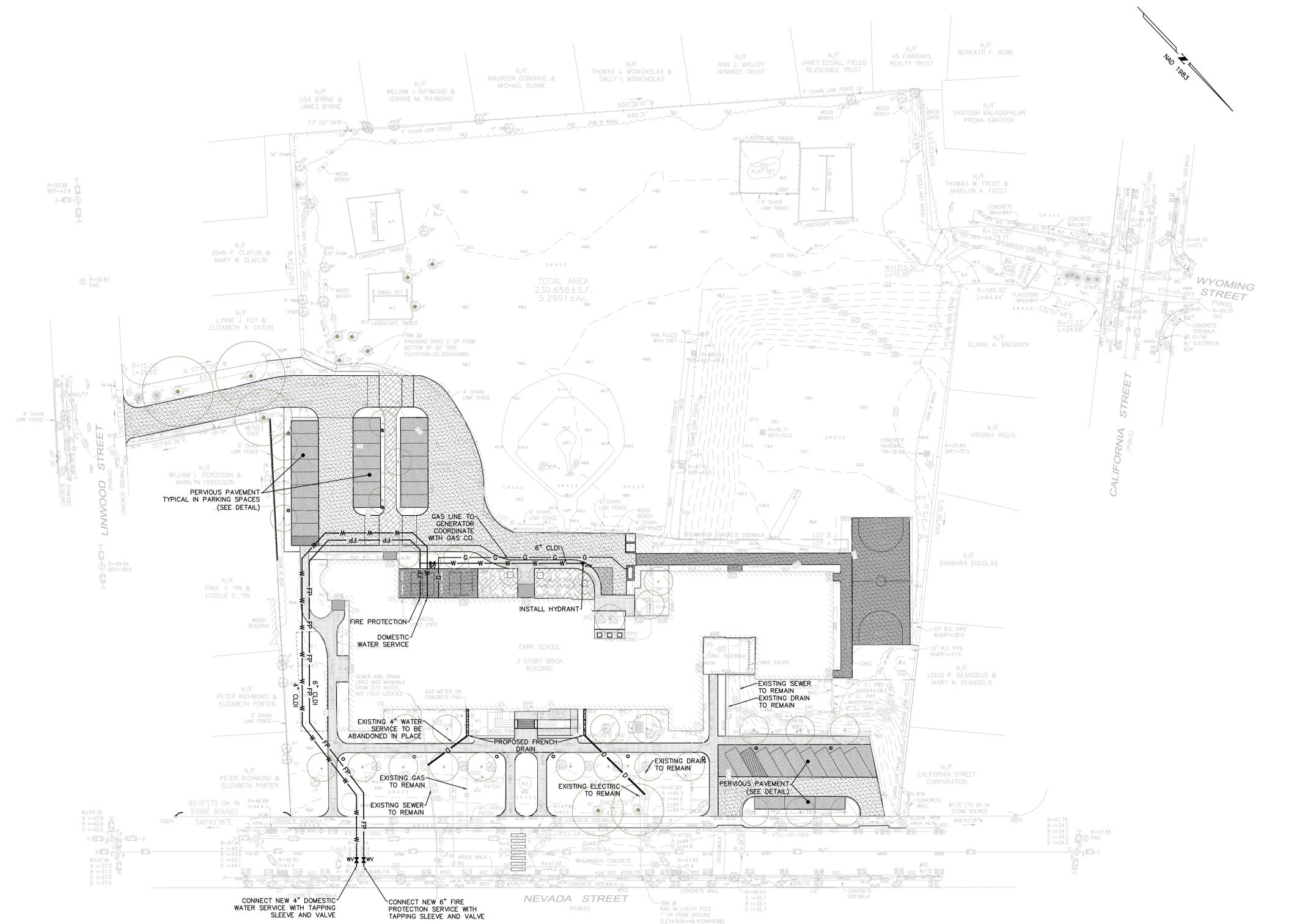
CONSULTANT:



STAMP:

REVISIONS

NO.	DATE



RENOVATIONS TO THE CARR SCHOOL
225 NEVADA STREET
NEWTONVILLE, MA 02460

UTILITY PLAN

JOB NUMBER:
12-08

DRAWN BY:
PD, LT, TB, TP

CHECKED BY:
PT, PD

DATE:
October 5, 2012

SCALE:
AS NOTED

SHEET NO.:

C100

- GENERAL NOTES**
1. TOPOGRAPHIC DATA, PROPERTY LINE INFORMATION, AND EXISTING SITE FEATURES WERE OBTAINED FROM A PLAN ENTITLED "TOPOGRAPHY PLAN, CARR SCHOOL", PREPARED BY NITSCH ENGINEERING, INC., DATED JULY 25, 2012.
 2. FLOODPLAIN INFORMATION WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. xxxxxx xxxxx. THE SITE IS IN ZONE XX.
 3. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY UTILITY CONNECTIONS OR CROSSINGS OF PROPOSED UTILITIES AND EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO NITSCH ENGINEERING.
 4. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE.
 5. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, ALSO REFERRED TO AS JACKIE'S LAW, AS DETAILED IN SECTION 520 CMR 14.00 OF THE CODE OF MASSACHUSETTS REGULATIONS.
 6. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE TOWN OF NEWTONVILLE. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PERMITS AND APPROVALS ARE OBTAINED BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR AND FOR PERFORMING ANY NECESSARY WORK INVOLVED IN CONNECTION WITH THE DISCONTINUANCE OF ANY UTILITIES OR WITHIN THE JURISDICTION OF ANY UTILITY COMPANIES, SUCH AS ELECTRICITY, TELEPHONE, WATER, GAS, AND ANY SYSTEM OR SYSTEMS WHICH WILL BE AFFECTED BY THE WORK TO BE PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 48 HOURS AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION. CONSTRUCTION SHALL NOT INTERFERE WITH OR INTERRUPT UTILITIES WHICH ARE TO REMAIN IN OPERATION.
 7. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
 8. THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMITS OF REGRADING AND WORK AS SHOWN ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED.
 9. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL RUBBISH AND DEBRIS FOUND THEREON. STORAGE OF SUCH MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED. THE CONTRACTOR SHALL LEAVE THE SITE IN SAFE, CLEAN, AND LEVEL CONDITION UPON COMPLETION OF THE SITE CLEARANCE WORK.
 10. THE CONTRACTOR SHALL REMOVE FROM THE AREA OF CONSTRUCTION PAVEMENT, CONCRETE, GRANITE CURBING, CEMENT CURBING, POLES AND FOUNDATIONS, ISLANDS, TREE BERMS AND OTHER FEATURES WITHIN THE LIMITS OF CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION WHETHER SPECIFIED ON THE DRAWINGS OR NOT.
 11. FOR SITE LAYOUT, GRADING, MATERIALS, PLANTINGS, GROUND COVER, EROSION CONTROL, AND DETAILS SEE LANDSCAPE ARCHITECT'S DRAWINGS.
 12. FOR STRUCTURAL DETAILS AND INFORMATION SEE STRUCTURAL DRAWINGS.
 13. ALL WATER, SEWER, AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE TOWN OF NEWTONVILLE.
 14. ELEVATIONS REFER TO NAVD 1988 VERTICAL DATUM, AS IDENTIFIED BY THE PLAN REFERENCED IN NOTE 1.
 15. GAS, TELEPHONE AND ELECTRIC SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC AND PLUMBING CONSULTANTS. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND DESIGN OF NEW UTILITIES WITH ELECTRIC, CABLE TELEVISION AND TELECOMMUNICATION UTILITIES.
 16. INSTALL WATER LINES WITH A MINIMUM OF FIVE FEET OF COVER AND A MAXIMUM OF SEVEN FEET.
 17. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN BOTH WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10- FEET ON EITHER SIDE OF THE CROSSING. ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING.
 18. UTILITY STRUCTURES TO BE ABANDONED SHALL BE REMOVED TO A DEPTH OF NO LESS THAN 3 FEET BELOW FINISHED GRADE. THE BOTTOMS OF THE STRUCTURES SHALL BE BROKEN AND THE STRUCTURES SHALL BE BACKFILLED WITH GRAVEL BORROW AND COMPACTED.
 19. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED OR REMOVED & DISPOSED.
 20. THE CONTRACTOR SHALL COMPLY WITH THE ORDER OF CONDITIONS DATED XXXX XX, XXXX AND ISSUED BY THE XXXX CONSERVATION COMMISSION (DEP #XXX-XXX).
 21. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR THE GAS LINE INSTALLATION.
 22. FOR SOIL INFORMATION REFER TO GEOTECHNICAL REPORT.
 23. ALL GRATES IN WALKWAYS SHALL BE ADA COMPLIANT.

- UTILITY NOTES:**
1. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY UTILITY CONNECTIONS OR CROSSINGS OF PROPOSED UTILITIES AND EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND NITSCH ENGINEERING.
 2. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE.
 3. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE TOWN OF NEWTONVILLE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PERMITS AND APPROVALS ARE OBTAINED BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR AND FOR PERFORMING ANY NECESSARY WORK INVOLVED IN CONNECTION WITH OR THE DISCONTINUANCE OF ANY UTILITIES WITHIN THE JURISDICTION OF ANY UTILITY COMPANIES, SUCH AS ELECTRICITY, TELEPHONE, WATER, GAS, AND ANY SYSTEM OR SYSTEMS WHICH WILL BE AFFECTED BY THE WORK TO BE PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 48 HOURS AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION.
 4. CONSTRUCTION SHALL NOT INTERFERE WITH OR INTERRUPT UTILITIES WHICH ARE TO REMAIN IN OPERATION.
 5. ALL WATER, SEWER, AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE TOWN OF NEWTONVILLE.
 6. GAS, TELEPHONE AND ELECTRIC SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC AND PLUMBING CONSULTANTS. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND DESIGN OF NEW UTILITIES WITH ELECTRIC, CABLE TELEVISION AND TELECOMMUNICATION UTILITIES.
 7. INSTALL WATER LINES WITH A MINIMUM OF FIVE FEET OF COVER AND A MAXIMUM OF SEVEN FEET COVER FROM THE FINAL DESIGN GRADES.
 8. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN BOTH WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10- FEET ON EITHER SIDE OF THE CROSSING. ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING.
 9. UTILITY STRUCTURES TO BE ABANDONED SHALL BE REMOVED TO A DEPTH OF NO LESS THAN 3 FEET BELOW FINISHED GRADE. THE BOTTOMS OF THE STRUCTURES SHALL BE BROKEN AND THE STRUCTURES SHALL BE BACKFILLED WITH GRAVEL BORROW AND COMPACTED.
 10. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED AND/OR REMOVED & DISPOSED.
 11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR THE GAS LINE INSTALLATION.
 12. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
 13. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
 14. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.

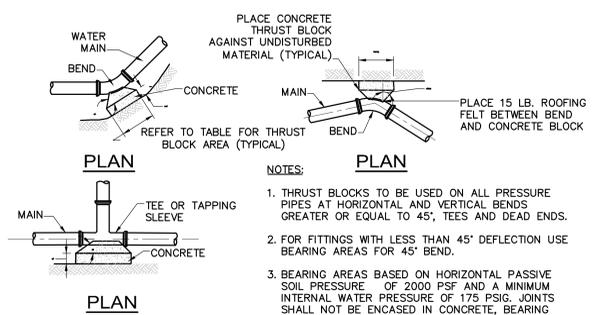
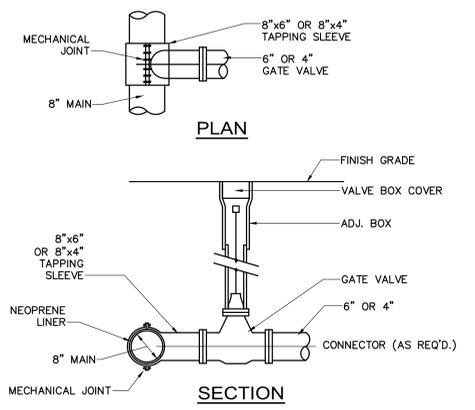
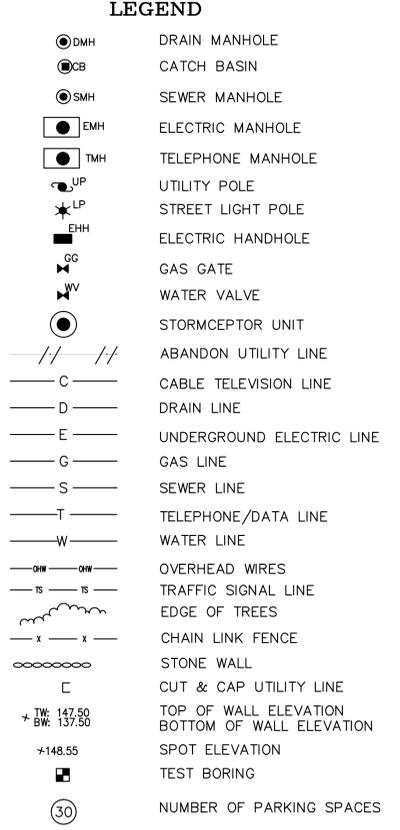
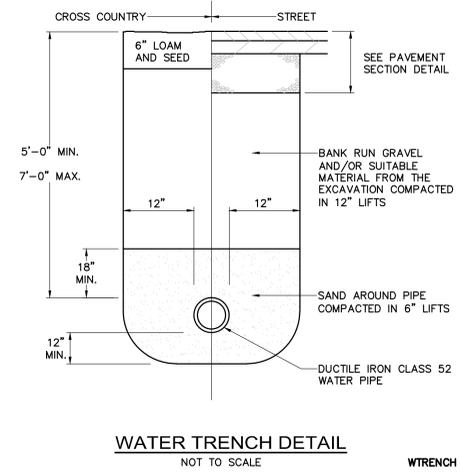
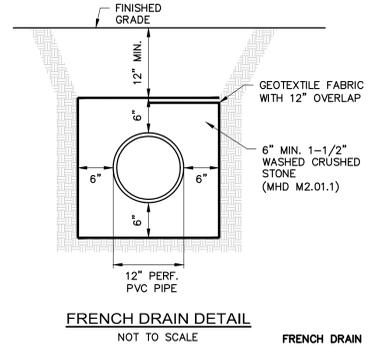
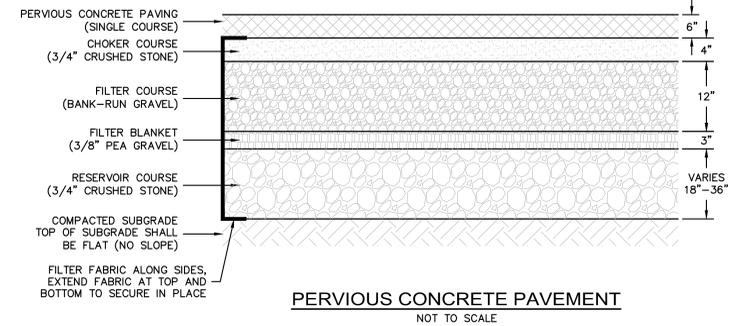


TABLE OF BEARING AREAS IN SQUARE FEET AGAINST UNDISTURBED MATERIAL FOR FITTING. *

SIZE OF MAIN (INCHES)	90° BEND (S.F.)	45° BEND (S.F.)	DEAD END (S.F.)
4	2.3	1.3	1.6
6	4.7	2.5	3.3
8	8.0	4.5	6.0
12	17.0	9.5	12.0





Turowski2 Architecture
 P.O. Box 1290
 313 Wareham Road
 Marion, MA 02738
 508.758.9777 phone
 508.748.2444fax
 www.t2architecture.com
 CONSULTANT:

REVISIONS:

NO.	DATE

RENOVATIONS TO THE CARR SCHOOL
 225 NEVADA STREET
 NEWTONVILLE, MA 02460

TITLE
 SITE PLAN - LIGHTING CALCULATIONS

JOB NUMBER:
 12-08

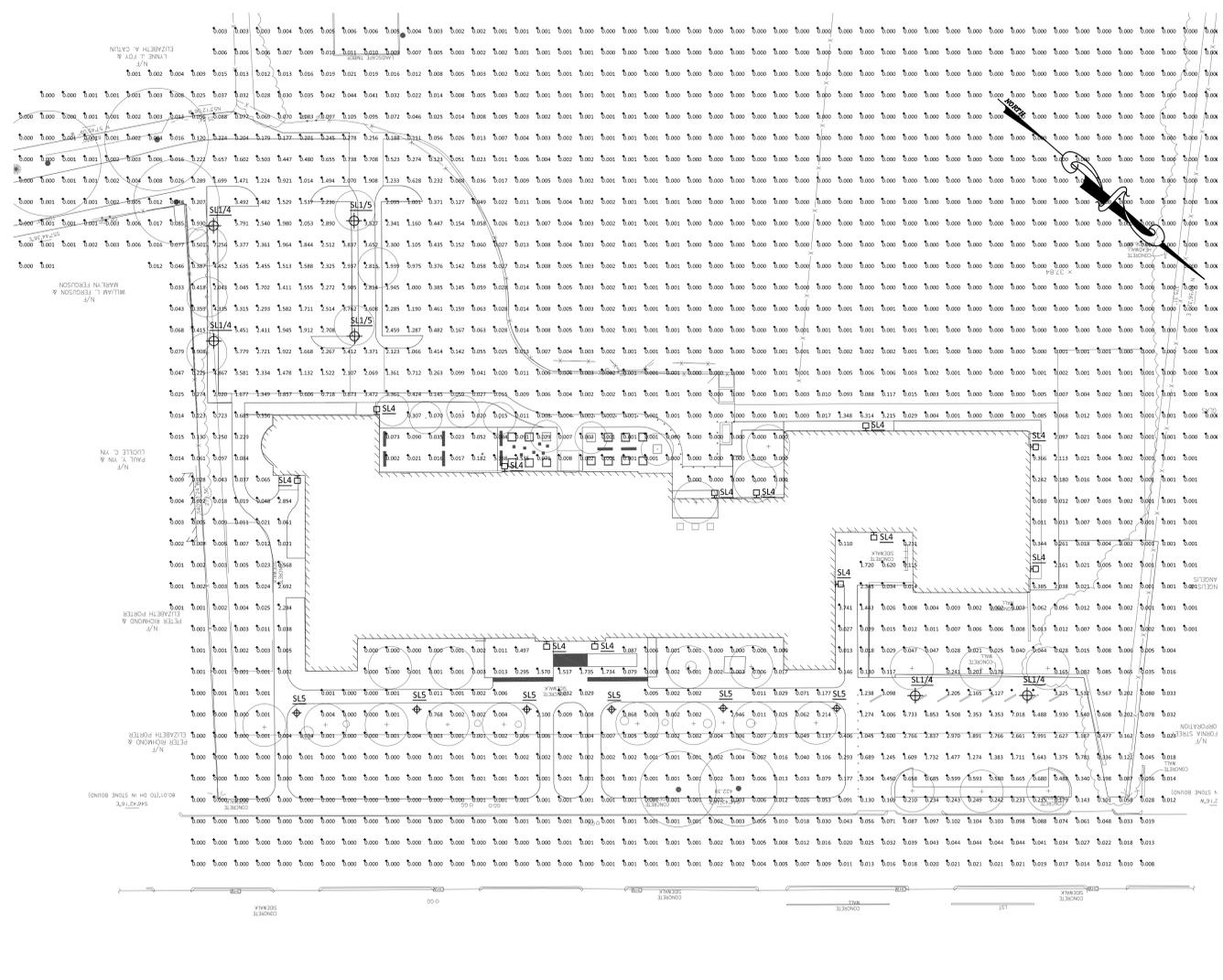
DRAWN BY:
 SJH

CHECKED BY:
 DMP

DATE:
 October 5, 2012

SCALE:
 AS NOTED

SHEET NO:
LC.1



1 SITE PLAN - PROPOSED LIGHTING LAYOUT & ILLUMINATION VALUES
 LC.1 SCALE: 1" = 30'-0"

FIXTURE SCHEDULE												
Symbol	Qty	Label	Arrangement	Mounting Height	Lumens	LLF	Description	Watts	Manufacturer	Catalog Series	Light Source	IES Class
⊕	16	SL1/4	Single	16'-0" A.F.G.	7,554	1.0	Post-Top Area Lighting	90	Beta LED	ARE-EDR-4MB-R5-08-D	4000K, LED W/ BI-LEVEL DRIVER	Type IV - Full Cutoff
⊕	16	SL1/5	Single	16'-0" A.F.G.	7,496	1.0	Post-Top Area Lighting	90	Beta LED	ARE-EDR-5M-R5-08-D	4000K, LED W/ BI-LEVEL DRIVER	Type IV - Full Cutoff
□	16	SL4	Single	8'-0" A.F.G.	2,085	1.0	Wall Mounted Egress Lighting	28	Gardco	111L-4-30LA-NW	4000K, LED W/ BI-LEVEL DRIVER	Type IV - Full Cutoff
⊕	16	SL5	Single	3'-0" A.F.G.	1,380	1.0	Bollard Pathway Lighting	22	Beta LED	PWY-EDG-5M-02-D	4000K, LED W/ BI-LEVEL DRIVER	Type V - Full Cutoff



2 PROPOSED TYPE SL1/4 & SL1/5
 LC.1 N.T.S.



3 PROPOSED TYPE SL4
 LC.1 N.T.S.

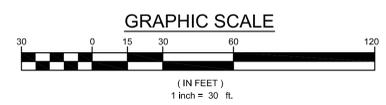


4 PROPOSED TYPE SL5
 LC.1 N.T.S.

TYPE SL1/4, SL1/5 & SL5 FIXTURES
 DUSK - 9:00PM: FULL LIGHT OUTPUT
 9:00PM - DAWN: 50% OUTPUT*

TYPE SL4 FIXTURES
 DUSK - 12:00PM: FULL LIGHT OUTPUT
 12:00PM - DAWN: 50% OUTPUT*

5 PROPOSED INITIAL TIME SCHEDULES
 LC.1 N.T.S.





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

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(617) 796-1120
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Setti D. Warren
Mayor

DATE: October 11, 2012
TO: Board of Aldermen
FROM: Candace Havens, Director of Planning and Development
Eve Tapper, Chief Planner for Current Planning ^{ET} 
Katy Hax Holmes, Land Use Planner
SUBJECT: §5-58 of the City of Newton Ordinances, request for site plan approval for site and building improvements at the building formerly known as the Carr School
CC: Mayor Setti Warren
Newton School Committee
Design Review Committee

EXECUTIVE SUMMARY

The proposal is to renovate the existing Carr School Building to create a swing space to accommodate populations from Newton elementary schools that are slated for renovation over the next 10-20 years. Thereafter, the Carr School may be designated as a permanent elementary school. For the past eight years the school building has been used as the Newton Cultural Center, which housed art, educational and social service functions. The current proposal is to modify the site and structure only as much as required in order to provide a fully operational and code-compliant elementary school with modern energy efficient building systems. More specifically, the proposed project includes the removal and replacement of all windows; replacement of the existing slate roof with architectural asphalt shingle; a new rear elevator; new ADA upgrades; and interior renovations and reconfigurations necessary to restore use of the building to a school. The total enrollment at the school is projected to be in the 400-450 pupil range.

Proposed site improvements include a redesign of the front entry to include an accessible walkway and front door, and improved pedestrian accommodations would be ensured at all entry points. Minor redesign of the parking areas will maintain the number of cars to be parked on site, which would accommodate parent vehicular access, deliveries, emergency vehicles, and trash pick-up. There would be no parking spaces allotted along the entrance road from Linwood Avenue. Improved school bus access will also be provided to the building. Other site improvements are intended to enhance the safety of pedestrian circulation, including new crosswalks (at least one on Nevada Street), sidewalks and way-finding signage. Amenities will include replacement of deteriorated fencing and reorganization and improvement of outdoor recreation areas that will include new play areas (a Kindergarten lot), flag pole, benches, tables, and plant beds for an outdoor classroom. Trash enclosures will be provided, and an emergency generator and outdoor lighting will be installed.

I. BACKGROUND/SITE PLAN APPROVAL PROCESS

Prior to construction at any municipal building, Section 5-58 of the Newton City Code requires reviews of associated plans by the following:

- The Director of Planning and Development for consistency and compatibility with the *Newton Comprehensive Plan* and other applicable planning and analytical studies
- The Design Review Committee for layout, construction, and relationship to surroundings
- The Public Facilities Committee to provide a forum for public comments and discussion about proposed buildings and their locations, followed by Board of Aldermen action

Once the site plans are formally approved by these bodies, they become part of the final set of project plans and construction drawings and cannot be altered without being resubmitted to the Design Review Committee and to the Board of Aldermen. After the requirements of §5-58(a)(1) through (a)(6) have been satisfied, the Board of Aldermen can appropriate funds for preparation of detailed construction drawings. Work on the school is projected to begin during the summer in 2013 and will continue until closeout in August 2014. All work, including the interior utility work will be addressed in one phase. Plans submitted by the Public Buildings Department were prepared by Turowski2 Architecture, Inc., dated October 5, 2012. These are the plans that have been reviewed by Planning Department staff.

II. PROPOSED SCHOOL IMPROVEMENTS

Site work will be completed on the entire lot. Existing parking on the Nevada Street lot and at the rear of the school is proposed for restriping and improvements to accommodate the same number of spaces. The only proposed change is to move a majority of the parking spaces from the Nevada Street lot to the rear lot, leaving ten spaces and a van space in the front parking lot. Vehicular circulation on the site is to remain the same, with parent vehicular access to the school to be restricted to the rear of the building. Bus access will be limited to the front curb of the school on Nevada Street.

Changes to the building will include improved interior systems and configuration, and new windows, new roof and a new elevator in order to restore the building to a code-compliant elementary school. There will be no additions to the structure visible from the street, and changes to the exterior will be limited to windows and the roof. Deteriorated woodwork on the cupola, wood trim and masonry will be repaired in-kind where needed.

III. TECHNICAL REVIEW OF SITE PLANS UNDER SECTION 5-58**1. Location and Existing Site Conditions**

The Carr School Building is located in Newtonville on a parcel bordered by four streets: Nevada, California, Linwood Avenue, and Fair Oaks Avenue. The site is surrounded by residential zoning with Single Residence 3 on the north, east and south sides, and Multiple-Residence 1 on the west side. The parcel consists of 211,370 square feet of land improved with the school building and associated parking. A baseball field and

playground to the rear of the school are owned and maintained by the Newton Parks and Recreation Department.

2. Proposed Improvements

Improvements and updates to building systems, the windows, the roof, and a new elevator are proposed for the existing two-story building. The administrative offices on the first and second floors will be renovated and converted into classrooms, a cafeteria, gymnasium, library, warming kitchen, administrative space, and educational support space.

Handicap parking will be provided at the rear of the building. The elevator shaft will be installed between the 1934 building and the 1966 addition. Installation of this elevator shaft will necessitate the removal of a one-story green storage shed, which is currently used, in part, for bicycle storage. Consideration should be given for indoor bicycle storage somewhere else onsite.

Existing multi-pane windows are of wood construction and are protected by storm windows. Current plans call for the removal of both the windows and storms and replacement with either aluminum or fiberglass replacements that would emulate the existing sash and pane configuration. Parking at the site will be maintained to accommodate 34 parking spaces. Public street-parking is already provided on Nevada and California Streets. Linwood Avenue has one sign on the north side of the street that limits parking to two hours. Fair Oaks Avenue borders the school property to the east, but there is no access road to the school from Fair Oaks.

An enclosed Kindergarten tot-lot is proposed for the north side of the school property.

IV. OTHER REVIEWS

- **Senior Environmental Planner.** The entire school property is located outside of riverfront areas. After consulting the Senior Environmental Planner, it was determined that no review is required for the improvements proposed.
- **Associate City Engineer.** The proposed work should not result in a net increase in the amount of impervious surface on the site. If the surface water drainage will be altered, plans should be reviewed by the Engineering Department to ensure that drainage infrastructure is constructed according to City standards.
- **City Traffic Engineer.** There will be no change in the amount of parking provided on-site. Although the number of parking spaces will not change, the additional students will likely require the addition of more faculty/staff, thus leading to a greater parking demand. Public Buildings should continue to work with the Traffic Engineer to manage

parking should it negatively affect the neighborhood as the school reaches the projected capacity.

- **Fire Department.** Fire suppression sprinklers will be installed throughout the newly-renovated building. The Public Buildings Department should continue to coordinate with the Assistant Fire Chief to meet all applicable safety codes.

V. CONSISTENCY WITH NEWTON COMPREHENSIVE PLAN AND OTHER PLANS/STUDIES

The *Newton Comprehensive Plan* notes that Newton residents have made education a strong social value and a community priority. More than 11,000 pupils are currently served through 21 public schools including four middle schools.

The Plan also acknowledges change over time is inevitable and spatial needs must respond to them. Population projections prepared by the Metropolitan Planning Area Council (MAPC) show an eventual decline in the City’s school age by population by 2030. For the long term, the *Newton Comprehensive Plan* advocates for “creative consideration of future activity and facility configurations.” When addressing such changes, the *Newton Comprehensive Plan* encourages creativity in making continued use of existing structures, where possible. The proposed reuse of the Carr School Building is consistent with this tenet.

VI. SITE PLAN REVIEW CRITERIA

In accordance with Section, 5-58, the Design Review Committee has filed plans for Site Plan Approval. These are to be reviewed in accordance with the procedure outlined in Section 30-23 of the Revised Ordinances. The following is a review of the submitted plans against the relevant criteria established in Section 30-23.

A. Convenience and safety of vehicular and pedestrian movement within the site and in relation to the adjacent streets, properties or improvements

The overall parking count on the site will not increase as a result of this petition. There are currently 34 parking stalls on site and 34 will be provided following the renovations. Though at least one bike rack will be installed in front of the 1966 addition, accommodations should be made for protected bicycle storage.

Vehicular access and parking will continue to be provided by a rear access road off Linwood Avenue, and a small loop road is proposed for the rear lot. Linwood Avenue is a lower-volume residential street that will see an increase in vehicular traffic with the new school use. New directional signage to the parking lot and handicap parking, and parking signs along Linwood Avenue are recommended. An at-grade accessible elevator will be added to the rear entrance, along with an accessible parking stall.

The bus drop-off for students is planned for Nevada Street. This arrangement will not be affected by the construction, since school will not be in session for the duration of the project.

B. Adequacy of the methods for regulating surface water drainage

If the overall impervious coverage on site will be increased, the School Department should coordinate with the Engineering Division of the Department of Public Works to ensure that all surface water is adequately managed post construction.

C. Screening of parking areas and structures from adjoining premises. Location of parking between the street and existing or proposed structures shall be discouraged.

The parking configuration will undergo minor changes, but will not be relocated or expanded substantially. The majority of the parking will be located behind the building, and a small parking area is located on the south side accessed by Nevada Street; but these are existing conditions and there are no other locations on site that will effectively provide access for visitors of all levels of mobility.

The proposal includes some enhanced landscaping along the perimeter of the site. The rear parking area is currently minimally visible from Linwood Avenue, but landscaping along the fencing between residential rear yards and the parking lot should be improved. Current conditions show plant overgrowth and a general lack of maintenance. Neighbors should be consulted as to their choices for screening plantings and fencing to ameliorate potential affects from the project and new usage. Out of respect for the residential abutters, new lighting fixtures that are proposed for the perimeter of the school property should have shields to direct light onto the school property and not neighbors' property.

D. Avoidance of topographic changes; tree and soil removal shall be minimized.

No significant topographic changes or tree and soil removal are proposed. Tree removal should be avoided, if possible, or trees should be replaced on-site. Weeds and scrubby trees growing between the parking lot and the school building foundation should also be removed so as not to compromise the integrity of the foundation.

E. Consideration of site design including relationship to nearby structures

The school is located within a modest residential neighborhood. The scale and design of this public structure is not compatible with the residential structures in this neighborhood, but the school is preexisting and the modest changes proposed will not result in substantial additional effects on the neighborhood. The front and two sides of the building will not be significantly changed, and the rear façade will be minimally visible from any public way.

The Planning Department received conceptual elevations and material specifications, which are subject to change during the design process. Final specifications of materials, colors, and

landscaping should be submitted to Planning Department for review prior to issuance of a building permit.



VII. CONSTRUCTION MANAGEMENT

The contractor should submit a Construction Management Plan (“CMP”) to the Director of Planning and Development, the City Engineer, the City Traffic Engineer, and the Commissioner of Inspectional Services for review and approval before any construction activities related to this project are commenced on the site.

This plan should identify hours of construction, expected length of construction, location of proposed on-site contractor parking, and material storage and staging areas. This plan should also incorporate preferences and input from neighbors. In addition, the plan should provide evidence that there will be sufficient area for on-site school activities during construction. If there are classes during construction, the CMP should identify measures to be used to avoid conflicts between the school’s functions (pickup/drop-off, outdoor activities, etc.) and construction activities. The CMP should also include the telephone number for the contractor’s primary contact person. Copies of the final approved CMP should be submitted to the Mayor and each of the Ward 1 Aldermen.

VIII. CONCLUSION AND RECOMMENDATIONS

The Director of Planning and Development has determined that the site plans for alterations at the Carr School Building are consistent with the *Newton Comprehensive Plan* and any other relevant plans/studies, including the site plan review criteria listed in Section 30-23. It appears that the



Public Buildings Department has given serious consideration to finding the best plan to accommodate temporary school populations in the City.

With that in mind, the Planning Department wishes to offer the following items for consideration:

- Trash storage should be no less than 25' from the building, and properly enclosed;
- New lighting fixtures located at the perimeter of the property should have shields to focus light onto the school property and not neighbors' property;
- A neighborhood council should be organized to obtain input from neighbors, and provide a ready means by which to present possible mitigation for construction noise and traffic issues
- Given that school populations in the Carr School building will be temporary and not from the immediate area, bus and auto traffic will predominate and few children will be walking to school. Vehicular access and safety must take precedence.
- Best practices for this project should take advantage of existing resources and materials to reconfigure the site. A goal of LEED Silver for this project is encouraged.
- Traffic mitigation should be a high priority during high-use times of the school day

If the Board, Mayor and School Committee choose to approve these plans, prior to applying for Building Permits the Public Buildings Department should submit:

- 1) Revised plans showing any alterations to proposed driveways, pick-up/drop-off areas, or landscaping to the Planning, Engineering, and Fire Departments.
- 2) Final material samples to the Planning Department.
- 3) A construction management plan to the Planning and Engineering Departments and Ward Aldermen.

Final Label Report

301-12

SBL	Owner	Number	Street	Unit
55040 0024	EPSTEIN MATTHEW E	18	ANNAWAN RD	
55048 0037	UNION CHURCH SOCIETY		BEACON ST	
55016 0005	FISHMAN LAWRENCE TR		BEACON ST	
53032 0007	PECK SHELDON	1615	BEACON ST	
55010 0057	PARISH OF THE GOOD SHEPHERD	1671	BEACON ST	
55011 0009	DESAI LISA K	1672	BEACON ST	
55011 0008	HUSHER ELSIE M	1686	BEACON ST	
55011 0007	PARISH OF THE GOOD SHEPHERD	1692	BEACON ST	
55011 0006	AMELLO JASON A & LUCY P	1700	BEACON ST	
55010 0055	QUAN TONY & GUM Y	1711	BEACON ST	
55012 0009	CHECKOWAY NELSON D	1716	BEACON ST	
55010 0054	GARNICK DEBORAH W	1717	BEACON ST	
55012 0008	SHEIKH MOBEEN A & ABEERA R	1724	BEACON ST	
55010 0053	CROWE WILLIAM D & LINDA D	1727	BEACON ST	
55012 0007	MCKEIGUE MICHAEL S	1734	BEACON ST	
55010 0052	COSTA ALBERT JR TR	1735	BEACON ST	
55010 0051	COWAN MARION L & LESLEY E	1743	BEACON ST	
55012 0006	SULLAWAY ROBERT D	1746	BEACON ST	
55012 0005	PITTS CHRISTOPHER BONNIER	1756	BEACON ST	
55012 0004	SCHAEFER MARK & ELIZABETH	1762	BEACON ST	
55009 0004	BIOTTI CHRISTOPHER J	1765	BEACON ST	
55016 0006	FISHMAN LAWRENCE TR	1772	BEACON ST	
55009 0005	RITCHIE EDWARD S & ANN T	1775	BEACON ST	
53037 0042	SILVERMAN RICHARD N	18	BONNYBROOK RD	
53037 0041	SAVITT THELMA M TR	36	BONNYBROOK RD	
53037 0040	SHANI NISSIM & MICHELE	48	BONNYBROOK RD	
53040 0005	ROBINSON LISA A		CAROLINE PK	
53040 0002	ST CLAIR SCOTT	15	CAROLINE PK	
53040 0003	WILSON H JAMES & BETSY R	25	CAROLINE PK	
53040 0004	ROBINSON LISA A	29	CAROLINE PK	
53040 0007	APOSTOLICA WILLIAM P TR	39	CAROLINE PK	
53040 0006	STARR ENID L	47	CAROLINE PK	
53005 0034	FULHAM DANIEL W	442	CHESTNUT ST	
53037 0043	CONTE CHARLES V & CAMILLE F TRS	443	CHESTNUT ST	
53010 0001	DIAMOND DAVID L & LESLIE Z	458	CHESTNUT ST	
53010 0014	BRIGGS AUDREY M	470	CHESTNUT ST	
53040 0001	BROWN SCOTT D	479	CHESTNUT ST	
55048 0036	UNION CHURCH SOCIETY	14	COLLINS RD	
55040 0022	GALLAUGHER JOHN M & KIMBERLY M	23	COLLINS RD	
55048 0035	SABIN THOMAS D	28	COLLINS RD	
55040 0021	CHARNESS MICHAEL E & DEBORAH N	33	COLLINS RD	
32026 0007	MURPHY DYLAN S	1650	COMMONWEALTH AVE	
32026 0006	FREEDMAN MARGERY R TR	1656	COMMONWEALTH AVE	
32026 0005	RIGG DONNA MARIE	1662	COMMONWEALTH AVE	
32026 0004	BLITZ ALAN L	1670	COMMONWEALTH AVE	

SBL	Owner	Number	Street	Unit
32026 0002	BHATT DEEPAK L	1682	COMMONWEALTH AVE	
32026 0001	GELB ROBERT J	1684	COMMONWEALTH AVE	
53037 0024	RAIZ LEONID & ALEXANDRA TRS		DARTMOUTH ST	
53037 0023	RAIZ LEONID & ALEXANDRA	132	DARTMOUTH ST	
53037 0022	CASEY ROBERT J TR	140	DARTMOUTH ST	
53037 0021	ZWANZIGER RON & JANET M	148	DARTMOUTH ST	
53037 0020	ASPINALL KEITH W & MARA G	160	DARTMOUTH ST	
53037 0019	LOGUE RONALD E	170	DARTMOUTH ST	
55010 0050	FUNKHOUSER JUDITH ANN BOWERING	7	DORSET RD	
55010 0047	GLICK MICHAEL E	17	DORSET RD	
55009 0003	EGAN DANIEL F JR & KATHLEEN A	18	DORSET RD	
55009 0002	JAMIESON FREDERICK H & JANE P	26	DORSET RD	
55010 0046	WEITZMAN RACHEL B	29	DORSET RD	
55010 0045	KARGER KENNETH E & MARGERY A	41	DORSET RD	
55009 0001	FRIEDMAN LARRY	50	DORSET RD	
55010 0044	FRIEND GRETCHEN G	51	DORSET RD	
55010 0043	CACCIOLA EUGENE	57	DORSET RD	
55010 0042	MENDIK KEVIN R & LORI T/C	67	DORSET RD	
55010 0041	GROSS BETTY B TR	77	DORSET RD	
55010 0040	SCHWARTZ WARREN R	89	DORSET RD	
55010 0039	LAZARE AARON & LOUISE F	95	DORSET RD	
55010 0038	WATT JAMES CHI-YAN	115	DORSET RD	
32027 0014	GALLIGAN EDWARD D & NATALIE B TRS	279	FULLER ST WAB	
32027 0015	CANTOR STEFANIE D	293	FULLER ST WAB	
32027 0016	HERZOG DAVID A	305	FULLER ST WAB	
53040 0013	BRAE BURN COUNTRY CLUB	326-358	FULLER ST WAB	
32027 0001	BRAE BURN COUNTRY CLUB	333	FULLER ST WAB	
32026 0003	SILVERMAN ELISA G	393	FULLER ST WAB	
53029 0017	EDMANDS BRUCE W	12	HEREFORD RD	
53029 0018	RICHARDS WHITMAN A	20	HEREFORD RD	
53029 0019	RAND LAWRENCE & ARLENE	30	HEREFORD RD	
53030 0013	KAHN LEO & EMILY G	180	KENT RD	
53030 0012	WILSON SCOTT E	196	KENT RD	
53029 0016	HAUGHEY PHILIP C TR	201	KENT RD	
53029 0002	MORGAN J DENNIS TR	20	KINMONTH RD	
53029 0003	HURLEY SHAWN M	21	KINMONTH RD	
53029 0001	BRAE BURN COUNTRY CLUB	29	KINMONTH RD	
53037 0018	RIVOLLIER JACQUELYN E	45	LANSING RD	
55009 0008	KETTERER NANCY W	10	LOCKE RD	
55009 0007	BEAN BRUCE P	20	LOCKE RD	
55009 0006	LEUNG PHILIP K	30	LOCKE RD	
55011 0004	RICHMOND ALBERTA M	8	MANITOBA RD	
55012 0010	WERTHEIMER JANET S	11	MANITOBA RD	
55011 0003	GREENWALD CHRISTOPHER L	14	MANITOBA RD	
53040 0011	CHO EUNYOUNG	69	MOFFAT RD	
53040 0012	BRAE BURN COUNTRY CLUB	89	MOFFAT RD	
53035 0001	FERGUSEN SALINA W & DOUGLAS M	94	MOFFAT RD	
53031 0001	MARCUS STEPHEN F	111	MOFFAT RD	
53035 0012	POLOI LINDA	112	MOFFAT RD	
53037 0005	TARRANT DAVID P & PAULA C		PICKWICK RD	

SBL	Owner	Number	Street	Unit
53037 0001	VOLK LELENE G	5	PICKWICK RD	
53037 0002	GORDON CHRISTOPHER R	21	PICKWICK RD	
53037 0003	SILVERMAN MARK L & SUSAN M	29	PICKWICK RD	
53037 0004	TARRANT DAVID P & PAULA C	35	PICKWICK RD	
53037 0006	RESNEK FRANK M & BARBARA F	51	PICKWICK RD	
53037 0007	LLOYD PETER G R	63	PICKWICK RD	
53037 0008	MAGRAW CHARLES E & DOLORES H T/C	69	PICKWICK RD	
43045 0027	BRAE BURN COUNTRY CLUB	90	STANTON AVE	
32026 0009	GUADAGNO THOMAS & SARAH	285	TEMPLE ST	
55040 0023	PAYNE AUBREY H	28	WABAN AVE	
55011 0010	MALKASIAN PATRICIA FABRIZIO	29	WABAN AVE	
55011 0011	BODKIN J ALEXANDER & DINAH K	39	WABAN AVE	
55011 0012	GOVENAR SIDNEY A & RITA	45	WABAN AVE	
55011 0013	SIMCHES GERALD R & DEBORAH B	53	WABAN AVE	
53029 0005	BERENBAUM ISIDORE & DEBRA		WINDSOR RD	
53029 0002A	SULLIVAN GREGORY T TR	2-12	WINDSOR RD	
53029 0004	BERENBAUM ISIDORE & DEBRA	24	WINDSOR RD	
53031 0017	NEWBURGER PETER E & JANE W	165	WINDSOR RD	
53031 0018	SHERMAN LINDA A TR	181	WINDSOR RD	
53031 0019	FRIEDMAN FAITH G	189	WINDSOR RD	
53031 0020	LENGIEZA KENNETH M TRS	195	WINDSOR RD	
53031 0021	KLEIN ROBERT L & MARIAN L	203	WINDSOR RD	
53031 0022	PERRY JOY C	215	WINDSOR RD	
53031 0023	JENKS WILLIAM O	227	WINDSOR RD	
53030 0002	HIMMEL ROBERT M	230	WINDSOR RD	
53031 0024	LANDSMAN ELIOT TR	239	WINDSOR RD	
53030 0001	ALBECK JOSEPH H & ISABELLE M B TRS	240	WINDSOR RD	
53031 0025	BRAE BURN COUNTRY CLUB	243	WINDSOR RD	
53031 0026	BRAE BURN COUNTRY CLUB	246	WINDSOR RD	
53031 0027	CARES KAREN A	248	WINDSOR RD	
53026 0013	MCLEAN JOHN S & MARTHA J TRS	89-97	WYMAN ST	
53027 0001	MASS BAY TRANS AUTHORITY	100	WYMAN ST	



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

#321-12

Telephone
(617) 796-1100

Telefax
(617) 796-1113

TDD
(617) 796-1089

E-mail
swarren@newtonma.gov

October 9, 2012

Honorable Board of Aldermen
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Ladies and Gentlemen:

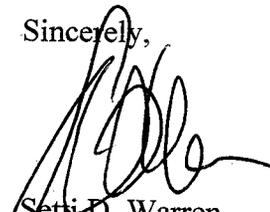
On May 7, 2012 the Board of Aldermen approved a \$300,000 bond authorization (board order #113-12) for purposes of "... evaluation, hazardous materials testing, code review, and schematic design associated with the renovation of the Carr Elementary School."

The City's Public Building Department has now reached the point that they are requesting additional funding for the completion of phase II of the design work for the Carr School building.

Accordingly, I would respectfully recommend that the Board of Aldermen appropriate the sum of \$695,558, to be funded with a bond authorization, for purposes of completing design services through the construction administration phase of the project. The funding recommendation is made at this time in order to renovate the Carr School for occupancy for September 2014. The updated project design budget is attached to this letter as provided by the Public Building Commissioner.

Thank you for your attention to this important matter.

Sincerely,



Setti D. Warren
Mayor

Cc: Maureen Lemieux, Chief Financial Officer
Stephanie Gilman, Commissioner of Public Buildings

RECEIVED
Newton City Clerk
2012 OCT -9 PM 2:37
David A. Olson, CMC
Newton, MA 02459

City of Newton



PUBLIC BUILDINGS DEPARTMENT

Stephanie Kane Gilman, Commissioner

Telephone (617) 796-1600

FAX (617) 796-1601

TTY: (617) 796-1089

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

Setti D. Warren
Mayor

October 3, 2012.

The Honorable Setti D. Warren
Mayor
City of Newton
1000 Commonwealth Avenue
Newton Centre, MA 02459

RE: Request for Balance of Carr School Renovation Design Funds

Dear Mayor Warren:

The Public Buildings Department respectfully requests \$695,558 from bonded indebtedness to complete Phase II of the design work to renovate the Carr School for September 2014 occupancy, in time for the anticipated start of the Angier School construction work. This funding request is for the balance of design services through Construction Administration and includes:

Architectural and Engineering Services	\$754,900
Testing & Other Professional Services	\$193,250
Contingency (5%)	\$47,408
Total:	\$995,558
Previously Approved	(\$300,000)
Net Request:	\$695,558

The project is scheduled to open for bidding on 4/2/13 and contractor mobilization is scheduled for 6/20/13 although this is based on building occupancy and construction funding/contract process. Construction is scheduled to be substantially complete on 7/21/14 with final completion on 8/15/14. Please do not hesitate to contact me should you have any questions regarding the request for design funds.

Sincerely,

Stephanie Kane Gilman, RA
Commissioner of Public Buildings

SKG: amv
CC: Robert Rooney, Chief Operating Officer
Maureen Lemieux, Chief Financial Officer

Angier Elementary School - Newton, MA

**Projected Meeting and Milestone Schedule:
Designer Selection, Feasibility Study and Schematic Design**

Date	Time	Item	Location
Thurs 10/11/12	8:45AM	Working group meeting to review strategic plan and educational approach	
week of 10/15/12	AM	Meetings with user groups and Town departments	
Thurs 10/18/12	5:00PM	Meeting with ASBC/DRC to develop evaluation criteria	100 Walnut St, Room 210
Thurs 10/25/12	6:00PM	Meeting with ASBC/DRC to review educational programming	100 Walnut St, Room 210
Thurs 11/15/12	6:00PM	Meeting with ASBC/DRC to review concept and design (possible Public Forum)	
Mon 11/19/12	7:00PM	Meeting with ASBC/DRC presentation to Board of Aldermen and School Committee	
Thurs 11/29/12	6:00PM	Meeting with ASBC/DRC to review design based on feedback (vote to authorize submittal of PDP)	100 Walnut St, Room 210
Fri 12/14/12	---	Preliminary Design Program Report submission to MSBA	
Thurs 01/03/13	6:00PM	Meeting with ASBC/DRC to review final options and vote to submit to MSBA	
Thurs 01/10/13	7:00PM	Meeting with ASBC/DRC presentation to Board of Aldermen and School Committee	
Thurs 01/17/13	6:00PM	Meeting with ASBC/DRC to approve Preferred Schematic Design alternative	
Thurs 02/14/13	---	Submit Preferred Schematic Report to MSBA	
2/27/13 or 03/20/13		MSBA Facilities Assessment Subcommittee	
Wed 04/03/13	---	MSBA Board Meeting to approve Preferred Option	
04/04/13 06/2013	---	Schematic Design	---
Jun 2013	TBD	Designer Review Committee approval	TBD
Thurs 06/13/13	---	Submit Schematic Design to MSBA	---
Wed 07/31/13	---	MSBA Board Meeting to approve Schematic Design	---
Aug 2013	---	Local Approval of the Project - Appropriation by the Board of Aldermen for the approved budget amount	

City of Newton



Setti D. Warren
Mayor

October 4, 2012

Ms. Tonya Freeman
National Grid
40 Sylvan Rd.
Waltham, MA 02154

Dear Ms. Freeman

The purpose of this letter is to inform you that National Grid has failed to pay the City of Newton mandatory permit fees for working in the public ways for an extended period of years. Our records reflect no street opening permit payments since 2004 and no trench opening permit payments since the inception of the program in 2008. National Grid has not replied to multiple requests for payment from the Engineering Division of the Public Works Department over the years. The Department must now take steps to collect these long outstanding payments outlined below.

National Grid Outstanding Permit Fees

Calendar Year	# of Permits Issued	Street Opening Permits	# of Permits Issued	Trench Permits	Annual Total
2004	234	\$23,400	0	\$0	\$23,400
2005	232	23,200	0	0	\$23,200
2006	178	17,800	0	0	\$17,800
2007	374	37,400	0	0	\$37,400
2008	302	30,200	191	9,550	\$39,750
2009	228	22,800	228	11,400	\$34,200
2010	316	31,600	316	15,800	\$47,400
2011	146	14,600	146	7,300	\$21,900
2012*	313	31,300	313	15,650	\$46,950
Total	2,323	\$232,300	1,194	\$59,700	\$292,000

*Note: 2012 National Grid outstanding permit fees are through 9/30/12.

RECEIVED
 Newton City Clerk
 2012 OCT -5 AM 11:13
 David A. Olson, CMC
 Newton, MA 02459

National Grid owes the city \$232,300 for street opening permits and \$59,700 for trench permits, a total of \$292,00 for the period June 2004 through September 30, 2012. We are also providing you with copies of all of the relevant permit requests. Please submit payment made out to the 'City of Newton' to my attention as follows:

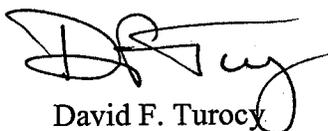
David F. Turocy
DPW Commissioner
City of Newton
Newton City Hall
1000 Commonwealth Ave
Newton Centre, MA 02459

Until such point that the outstanding \$293,194 payment is paid, the Newton Department of Public Works will deny all non-emergency requests for street opening and trench permits from National Grid.

Moving forward, I request you work with our DPW Office Engineer, Darrell Azure, to develop procedures to ensure future permit payments are provided to the City in a timely manner.

Please feel free to contact me with any questions.

Sincerely,



David F. Turocy
DPW Commissioner

CC: Ryan Ferrara, DPW Chief of Budget and Finance
Lou Taverna, City Engineer
Darrell Azure, DPW Office Engineer

City of Newton**Invoice**

Customer: National Grid
Attn: Ms. Tonya Freeman
National Grid
40 Sylvan Rd.
Waltham, MA 02154

Description

Calendar Year 2004 - Street Opening Permits	\$23,400
Calendar Year 2005 - Street Opening Permits	23,200
Calendar Year 2006 - Street Opening Permits	17,800
Calendar Year 2007 - Street Opening Permits	37,400
Calendar Year 2008 - Street Opening Permits	30,200
Calendar Year 2009 - Street Opening Permits	22,800
Calendar Year 2010 - Street Opening Permits	31,600
Calendar Year 2011 - Street Opening Permits	14,600
Calendar Year 2012 - Street Opening Permits	31,300

Street Opening Permit Subtotal **\$232,300**

Calendar Year 2008 - Trench Opening Permits	\$9,550
Calendar Year 2009 - Trench Opening Permits	11,400
Calendar Year 2010 - Trench Opening Permits	15,800
Calendar Year 2011 - Trench Opening Permits	7,300
Calendar Year 2012 - Trench Opening Permits	15,650

Trench Opening Permit Subtotal **\$59,700**

Total Amount Due **\$292,000**

Please submit payment made out to 'City of Newton' to:

David F. Turocy
DPW Commissioner
City of Newton
Newton City Hall
1000 Commonwealth Ave
Newton Centre, MA 02459

CITY OF NEWTON
LAW DEPARTMENT
INTEROFFICE MEMORANDUM

TO: Robert R. Rooney, Commissioner, Public Works
FROM: *MS*
Catherine A. Lester Salchert, Assistant City Solicitor
DATE: June 20, 2003
RE: Boston Gas Settlement Agreement
Street Opening Fees

Attached please find a copy of the Settlement Agreement between the City of Newton and Boston Gas (now Keyspan) in regard to the lawsuit that was filed in response to the street opening fees (Section 26-11 of the Ordinances). This is to inform you that the increase street opening fee cannot be applied to Keyspan until after the end of this calendar year, per the terms of the Settlement Agreement. If you have any questions about this, please let me know.

CALS/
Attachment

cc: Elaine Gentile, Director of Special Projects, Public Works Department
Brian Connolly, Director of Administration, Public Works Department ✓

02-51\m-rooney BG settle

SETTLEMENT AGREEMENT

This Settlement Agreement is executed this 8th day of December 1997 by and between Boston Gas Company, with offices at One Beacon Street, Boston, Massachusetts 02108 and the City of Newton, a municipal corporation organized under the laws of the Commonwealth of Massachusetts, acting by and through its Mayor.

WHEREAS, in 1991 the City adopted Ordinance T-161, which modified section 26-11 of the Revised Ordinances of Newton to require payment of certain fees in consideration of street opening permits; and

WHEREAS, Boston Gas Company brought suit (Suffolk Superior Court Civil Action 92-5604) challenging such fees as impermissible under state law but continued to pay such fees for street opening permits issued from the date of implementation of such Ordinance to August 14, 1997; and

WHEREAS, the City of Newton prevailed in Superior Court but Boston Gas Company appealed and on August 14, 1997, the Supreme Judicial Court in *Boston Gas Company v. City of Newton*, 425 Mass. 697 (1997) held that the portion of the ordinance which required Boston Gas Company to pay maintenance and inspection fees was invalid but upheld that portion of the ordinance which required the payment of application fees; and

WHEREAS, such case was remanded to Superior Court and the parties wish to agree to a final settlement of this dispute;

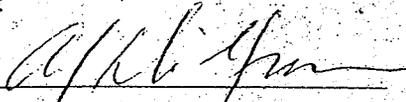
NOW, THEREFORE, in order to finally settle this case, the parties agree as follows:

1. The City of Newton shall pay to Boston Gas Company the sum of two hundred thousand dollars (\$200,000) no later than December 31, 1997.
2. For the five (5) year period from January 1, 1998 through December 31, 2003 the City of Newton will charge Boston Gas Company the amount of twenty-five dollars (\$25.00) for each street opening application fee, regardless of the amount set by City ordinance or amendment to such ordinance.

The parties execute this Settlement Agreement under seal.

BOSTON GAS COMPANY

by:

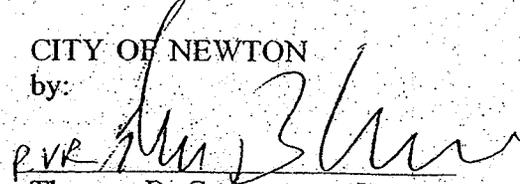


title:

SVP

CITY OF NEWTON

by:



Thomas B. Concannon, Jr.
Mayor

nationalgrid

TONYA FREEMAN
Telephone: 781-907-2903
Fax# 781-522-1055
Email Address: tonya.freeman@us.ngrid.com

PERMIT APPLICATION REQUEST

DATE 8/14/2012

CITY/TOWN; NEWTON

ADDRESS: 30 OLD COLONY RD

PURPOSE: NEW GAS SERVICE

DIGSAFE: 2012-330-3536

SUPERVISOR: PAT LOCKE

PAVEMENT 12' X 1.5'

SIDEWALK

GRASS:

COMMENTS

182

176
BEA HOUSE

B074-106

15

17

122
LAWRENCE

0096-0012B

0096-0012A

18
BOTOLPH HOUSE

116
HOPKINS

0096-0014B

PRISCILLA RD

0096-0013A

B074-101

0096-0014A

6" C.I.P. 1919

0096-0013B

0096-0012

MAYFLOWER RD

B074-109

11.8'

11'

18

29

NEWTON

111
GARLAND

0096-0066B

0096-0066A

0096-0070

0096-0069

0096-0068

0096-110

14

39

0096-0067

40

19

10'

B074-107

Paving DID 123550

0096-0008

B074-111

24

6" C.I.P. 1921

6" C.I.P. 1919

0096-0071B

B074-112

45

48

29

0096-0071A

Paving DID 123550



City of Newton

Massachusetts 02459

Engineering Division
Phone (617) 796-1020
FAX (617) 796-1051

#320-12

Permit Number _____

Date Issued _____

Expiration Date _____

Fee: \$50 x _____ = _____
Tranches Total

STATE TRENCH PERMIT

Pursuant to G.L. c. 82A §1 and 520 CMR 7.00 et seq. (as amended)

THIS PERMIT MUST BE FULLY COMPLETED PRIOR TO CONSIDERATION

Name of Applicant National Grid		Phone		Cell	
Street Address 40 Sylvan Rd		TONYA FREEMAN		617-590-3103	
City/Town	MA	ZIP			
Waltham	MA	02154			
Name of Excavator (if different from applicant)			Phone		Cell
Street Address					
City/Town	MA	ZIP			
Name of Owner(s) of Property			Phone		Cell
Street Address					
City/Town	MA	ZIP			
Other Contact			Permit Fee Received No () Yes (X)		
Description, location and purpose of proposed trench: NEW GAS SERVICE					
Please describe the exact location of the proposed trench and its purpose (include a description of what is (or is intended) to be laid in proposed trench (eg; pipes/cable lines etc..). Please use reverse side if additional space is needed.					
30 Old Colony Rd					
Insurance Certificate #: SELF INSURED					
Name and Contact Information of insurer: NATIONAL GRID LLC - TIM KICINAK 718-403-2986					
Policy Expiration Date: 4-1-2013					
Dig Safe #: 2012-330-3536					
Name of Competent Person (as defined by 520 CMR 7.02): SEE LIST ON FILE					

Massachusetts Hoisting License #	
License Grade:	Expiration Date:

BY SIGNING THIS FORM, THE APPLICANT, OWNER, AND EXCAVATOR ALL ACKNOWLEDGE AND CERTIFY THAT THEY ARE FAMILIAR WITH, OR, BEFORE COMMENCEMENT OF THE WORK, WILL BECOME FAMILIAR WITH, ALL LAWS AND REGULATIONS APPLICABLE TO WORK PROPOSED, INCLUDING OSHA REGULATIONS, G.L. c. 82A, 520 CMR 7.00 et seq., AND ANY APPLICABLE MUNICIPAL ORDINANCES, BY-LAWS AND REGULATIONS AND THEY COVENANT AND AGREE THAT ALL WORK DONE UNDER THE PERMIT ISSUED FOR SUCH WORK WILL COMPLY THEREWITH IN ALL RESPECTS AND WITH THE CONDITIONS SET FORTH BELOW.

THE UNDERSIGNED OWNER AUTHORIZES THE APPLICANT TO APPLY FOR THE PERMIT AND THE EXCAVATOR TO UNDERTAKE SUCH WORK ON THE PROPERTY OF THE OWNER, AND ALSO, FOR THE DURATION OF CONSTRUCTION, AUTHORIZES PERSONS DULY APPOINTED BY THE MUNICIPALITY TO ENTER UPON THE PROPERTY TO MONITOR AND INSPECT THE WORK FOR CONFORMITY WITH THE CONDITIONS ATTACHED HERETO AND THE LAWS AND REGULATIONS GOVERNING SUCH WORK.

THE UNDERSIGNED APPLICANT, OWNER AND EXCAVATOR AGREE JOINTLY AND SEVERALLY TO REIMBURSE THE MUNICIPALITY FOR ANY AND ALL COSTS AND EXPENSES INCURRED BY THE MUNICIPALITY IN CONNECTION WITH THIS PERMIT AND THE WORK CONDUCTED THEREUNDER, INCLUDING BUT NOT LIMITED TO ENFORCING THE REQUIREMENTS OF STATE LAW AND CONDITIONS OF THIS PERMIT, INSPECTIONS MADE TO ASSURE COMPLIANCE THEREWITH, AND MEASURES TAKEN BY THE MUNICIPALITY TO PROTECT THE PUBLIC WHERE THE APPLICANT OWNER OR EXCAVATOR HAS FAILED TO COMPLY THEREWITH INCLUDING POLICE DETAILS AND OTHER REMEDIAL MEASURES DEEMED NECESSARY BY THE MUNICIPALITY.

THE UNDERSIGNED APPLICANT, OWNER AND EXCAVATOR AGREE JOINTLY AND SEVERALLY TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE MUNICIPALITY AND ALL OF ITS AGENTS AND EMPLOYEES FROM ANY AND ALL LIABILITY, CAUSES OR ACTION, COSTS, AND EXPENSES RESULTING FROM OR ARISING OUT OF ANY INJURY, DEATH, LOSS, OR DAMAGE TO ANY PERSON OR PROPERTY DURING THE WORK CONDUCTED UNDER THIS PERMIT.

APPLICANT SIGNATURE

Tonya Freeman DATE 8/14/12

EXCAVATOR SIGNATURE (IF DIFFERENT)

DATE _____

OWNER'S SIGNATURE (IF DIFFERENT)

DATE: _____

For City/Town use - Do not write in this section	
PERMIT APPROVED BY	\$ Application Fee
PERMITTING AUTHORITY	Date
CONDITIONS OF APPROVAL	

concrete wearing surface. Wherever required on driveway and driveway entrances, the wearing course shall be of greater thickness than the sidewalks, but in no case shall the gravel base be less than six (6) inches in depth. (Rev. Ords. 1973, § 19-89)

Sec. 26-69. Heating wires in sidewalks and driveway entrances; permission; approval of plans; rules and regulations.

Upon petition of any owner of an estate, the commissioner of public works, may, after a plan therefor has been approved by the inspector of wires, grant permission for the installation of heating wires in sidewalks and driveway entrances in accordance with rules and regulations for such installations promulgated under the authority hereof by the commissioner of public works and approved by the board of aldermen and in accordance with such terms and conditions as the commissioner of public works shall see fit to impose for the protection of the general public and public property. The expense of such installation, including all necessary excavation and repaving, whether or not performed by the city, shall be borne by the owner of such estate. (Rev. Ords. 1973, § 19-90; Ord. No. 90, 10-6-75)

Sec. 26-70. Sidewalk construction; when to be initiated by city.

(a) Whenever the city undertakes reconstruction of a public way which serves as either an arterial or collector roadway, such project shall include at the sole expense of the city, the construction of sidewalks at all locations within the project area where there are not existing cement concrete or bituminous concrete sidewalks, unless otherwise exempted under subsection (c). The word “reconstruction” shall be interpreted herein to mean any roadway improvement project which includes pavement reclamation or milling. The terms “arterial” and “collector” in this and the following section, shall be interpreted to mean those terms as used in the standards of the American Association of State Highway and Transportation Officials or any similar organization.

(b) The city shall construct sidewalks at its sole expense subject to the availability of funding at all locations which are included on a list of sidewalk snow clearing routes published by the commissioner of public works pursuant to section 26-8A of these ordinances and where there are not existing cement concrete or bituminous concrete sidewalks, unless otherwise exempted under subsection (c).

(c) No sidewalks shall be constructed under this section at those locations where the commissioner of public works determines that construction of a sidewalk is not feasible due to steep grade, site constraints, lack of use, inadequate width of the public way right-of-way or public safety reasons.
(Ord. No. S-324, 5-2-88; Ord. No. V-84, 6-3-96)

Sec. 26-71. Sidewalk construction requested by owners.

(a) Whenever the owner of an estate abutting on a public way requests that a sidewalk be constructed abutting such estate, the city may construct such sidewalk. The commissioner of public works shall receive the petitions of owners requesting the construction of sidewalks and shall prioritize them as follows:

First priority: Requests for sidewalk construction

- (1) on any arterial or collector roadway where there are not existing cement concrete or bituminous concrete sidewalks; or
- (2) at any location that may be deemed by the commissioner of public works or the chief of police to be a potentially serious safety hazard for pedestrians; or
- (3) on any public way which is being resurfaced or reconstructed; or
- (4) on an established pedestrian route to a heavily used destination such as a village center, school, bus stop,

train station, or recreation area.

Second priority: Requests for sidewalk construction at locations where sidewalks already exist on approximately fifty percent (50%) or more of the same side of the public way;

Third priority: All other requests for sidewalk construction.

(b) The owner of the abutting estate shall pay fifty percent (50%) of the total cost of sidewalks constructed under this section in the following manner:

- (1) in the event that said fifty percent (50%) amount is five hundred dollars (\$500) or more, it shall be assessed upon the owner of the abutting estate pursuant to G.L. c. 83, § 26, provided that nothing herein shall prohibit an owner from voluntarily prepaying said fifty percent amount;
- (2) in the event that said fifty percent (50%) amount is less than five hundred dollars (\$500), it shall be paid by the owner prior to construction;
- (3) notwithstanding the provisions of (2) above, in the event that such a sidewalk is constructed together with a curbing installation pursuant to section 26-73(b), and the owner's fifty percent (50%) share for the sidewalk and curbing costs totals five hundred dollars (\$500) or more, it shall be assessed upon the owner of the abutting estate pursuant to G.L. c. 83 §26, provided that nothing herein shall prohibit an owner from voluntarily prepaying said fifty percent (50%) amount.

(c) For those requests for sidewalk construction which are prepaid, the commissioner of public works shall proceed with the construction, subject to availability of funding and in accordance with subsection (d). For those sidewalk construction requests which are not prepaid, the commissioner, acting in accordance with subsection (d), shall periodically forward them to the board of aldermen for its consideration under the betterment laws.

(d) For those requests which are received prior to April 15 of each year, all actions by the commissioner of public works and the board of aldermen pursuant to subsection (c) shall be taken in accordance with the priorities assigned pursuant to subsection (a), provided however, that the commissioner of public works shall have the authority to act upon a *First Priority* request at any time, regardless of date received.

(e) Requests for replacement of an existing bituminous concrete or cement concrete sidewalk which is in good condition with a material which is different from the existing material shall not be approved unless (1) the replacement sidewalk would match the prevailing material of the existing sidewalks on the public way and (2) the owner pays the full construction costs to the city prior to construction or receives a permit from the commissioner of public works for a private contractor to construct the replacement sidewalk at the owner's sole expense. (Ord. V-84, 6-3-96)

Section 26-72. Materials for sidewalk construction.

(a) All sidewalks hereinafter constructed shall consist of either bituminous concrete or cement concrete in accordance with the provisions of section 26-47(c).

(b) The material used at a particular location should match the prevailing material of the existing sidewalks on the public way, as determined by the commissioner of public works. (Ord. V-84, 6-3-96)

Section 26-73. New curbing installation.

(a) Whenever the city undertakes reconstruction of a public way such project shall include the installation of curbing at those locations that the commissioner of public works determines to require curbing for the purpose of

public safety or drainage. The installation of curbing pursuant to this subsection (a) shall be at the sole expense of the city.

(b) Whenever the owner of an estate abutting on a public way requests that curbing be installed abutting such estate, the city may install such curbing. The commissioner of public works shall receive the petitions of owners requesting the installation of curbing and shall prioritize as follows:

First Priority: Request for curb installation

- (1) on any portion of an arterial or collector roadway, where there is not existing curbing; or
- (2) at any location that is deemed by the commissioner of public works or the chief of police to be a potentially serious safety hazard for pedestrians and/or motorists; or
- (3) to alleviate drainage or erosion problems, or where the steepness of the slope of the public way is 3% or greater.

Second Priority: Requests for curb installation at locations where curbing already exists on approximately fifty percent (50%) or more of the same side of the public way.

Third Priority: All other requests for curbing installation, except at those locations where the commissioner of public works determines that such curbing would serve no public purpose.

(c) Whenever curbing is installed pursuant to subsection (b), the owner shall pay fifty percent (50%) of the total cost thereof in the following manner:

- (1) in the event that said fifty percent (50%) amount is five hundred dollars (\$500) or more, it shall be assessed upon the owner of the abutting estate pursuant to G.L. c. 83 §26, provided that nothing herein shall prohibit an owner from voluntarily prepaying said fifty percent (50%) amount;
- (2) in the event that said fifty percent (50%) amount is less than five hundred dollars (\$500), it shall be paid by the owner prior to construction, except as otherwise provided in section 26-71(b)(3).

(d) For those requests for curbing which are prepaid, the commissioner of public works shall proceed with the installation, subject to availability of funding and in accordance with subsection (e). For those curbing installation requests which are not prepaid, the commissioner of public works, acting in accordance with subsection (e) shall periodically forward them to the board of aldermen for its consideration under the betterment laws.

(e) For those requests which are received prior to April 15 of each year, all actions by the commissioner of public works and the board of aldermen pursuant to subsection (d) shall be taken in accordance with the priorities assigned pursuant to subsection (b), provided however, that the commissioner of public works shall have the authority to act upon a *First Priority* request at any time, regardless of date received. (Rev. Ords. 1995, Ord. No. V-84, 6-3-96)

health. There is a sink located in the garage on the property, which is not connected to any type of sewer or septic system. The Health Department deems that the sink should be connected to a septic system or public sewer to dispose of the wastewater.

The Chairman added that he spoke with the Utilities Division of the Department of Public Works regarding the property. The property owner has been reluctant to allow anyone access to change the water meter. The water usage at the site has also been very low over the past couple of years. There are also curtains in the windows of the garage, which raises the question of whether someone is residing in the garage.

Several Committee members voiced concern regarding granting the sewer extension without getting access to the garage to change the water meter. It was suggested that the City turn off the water to the site until the water meter has been changed.

It was pointed out that the Inspectional Services Department is responsible for zoning enforcement and would be the proper department to notify if there is a question of whether someone is residing in the garage. The Ward Alderman reminded the Committee that at the public hearing several neighbors voiced opposition of the possible development of this site. It was pointed out that the building permit, which was issued for this property to construct a single-family home was rescinded. The property owner will have to petition for a zoning variance to build a single-family home on the site.

Verne Porter, VTP Associates, is the engineer for the project. Mr. Porter has been inside the garage and assured the Committee that there was no one living in the garage. The garage is currently the base of operations for a landscaping company. The site has been a legal commercial garage since 1932. The landscapers wash trucks on the site and the water runoff is running into a dry wall and running down into the street. Mr. Porter added that he does not believe that the petitioner will proceed with the sewer extension if he does not receive a zoning variance for the site.

Ald. Lappin moved hold on the item in order to resolve the water meter situation and determine how to proceed with the petition. The Committee voted unanimously to support the motion of hold.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#54-12 ALD. SALVUCCI, BLAZAR AND FULLER requesting the creation of a revolving fund into which 50% of all betterment income shall be deposited to be used exclusively for individual requests for betterments. [02/02/12 @ 10:21 AM]

ACTION: **HELD 7-1 (Salvucci opposed)**

NOTE: The docketors are proposing the creation of a revolving fund to be used exclusively for betterments requested by property owners. There is currently a betterment revolving fund, which was created for the purpose of funding individual betterments but is being used for betterments done in the course of street reconstruction projects. The proposed revolving fund would be funded with 50% of all income collected from completed betterments. The other

50% of collected income would continue to be used for betterments during road reconstruction projects.

Commissioner of Public Works Dave Turocy explained that the betterment funds are being used in accordance with the law. It is more efficient to do curbing and sidewalk betterments during reconstruction. It also allows the Public Works Department to install curbing during reconstruction without using Chapter 90 funds. The sidewalks are installed at no cost to property owners during reconstruction projects. Commissioner Turocy added that when curbing is installed at individual properties the road becomes compromised due to the breaking of the seam of the roadway resulting in quicker deterioration.

There are over two hundred property owners on the betterment request list. The Public Works Department has not provided any individual betterments for the past ten years. The Public Works Department hoped to address some individual betterments over the past summer but unfortunately was unable to get to any of them before the end of the construction season. The Public Works Department is looking at how to prioritize the betterments and determining the best way to stage betterments. In addition, property owners can opt to hire a private contractor to install new curbing and/or a sidewalk.

Commissioner Turocy would like to pursue individual betterment requests for sidewalk installation. One of the Administration's goals is to make Newton more walkable and additional sidewalks would coincide with the walkability goal. Commissioner Turocy stated that he is willing to work with the Committee to ensure that more betterments that are for individual property owners are done. The Chair stated that he spoke with the Mayor regarding the docket item and the Mayor voiced support of the item.

The Commissioner suggested that the Committee consider raising the betterment assessment threshold from \$500 to somewhere between \$1,500 and \$2,000. If the threshold were raised, it would allow the City to get more money up front for the betterments, which in turn would enable the Public Works Department to get more betterments done.

Several Committee members requested the following information from the Commissioner of Public Works:

- The exact number of people awaiting betterments for sidewalk and/or curbing
- The estimated cost of addressing all requested betterments
- How much money is needed to catch up with sidewalk repair
- The estimated cost of the delayed sidewalk repair
- The linear feet of sidewalk in disrepair and where are they located
- What is the condition of the sidewalks
- Information on the plan for the streets in the near future and how that dovetails with sidewalk repair
- How much does it cost to install curb and repair the sidewalks as a block compared to doing them on an individual basis
- Do other communities offer a betterment program

- Is it possible to offer the betterment program without offering the option to pay for the betterment over 20 years

A motion to hold the item until the requested information is available was approved unanimously.

The Committee adjourned at 8:55 PM. All other items before the Committee were held without discussion

Respectfully submitted,

Anthony J. Salvucci, Chairman