

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE AGENDA

WEDNESDAY, DECEMBER 5, 2012

7 PM
Room 209

ITEMS SCHEDULED FOR DISCUSSION:

Appointment by His Honor the Mayor

#396-12 WILLIAM ELDREDGE, 275 Nevada Street, Newton appointed as a member of the DESIGN REVIEW COMMITTEE for a term to expire on December 31, 2013. (60 days 01/19/13) [11/01/12 @ 4:28 PM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#41-10(2) COMMUNITY PRESERVATION COMMITTEE requesting authorization to appropriate the sum of one hundred eighty thousand dollars (\$180,000) from the Community Preservation Fund for the purpose of providing supplemental funding for the Newton Community Farm Barn Rehabilitation Project.

#356-12 NSTAR ELECTRIC petitioning for a grant of location to install 12,432' ± of supplemental 8" diameter steel cooling circulation pipeline and a 4" conduit in the same trench in DEDHAM STREET from the Boston town line near the intersection of Spiers Road and Dedham Street to the intersection of Dedham, Winchester and Needham Streets. The project also includes the installation of eleven street rated hand-holes (3' x 3' x 3) in Dedham Street to facilitate the installation of fiber optic cable as shown on the plan and profile drawings. The pipeline and conduit will continue down Needham Street (state road) to the Elliot Street Substation. NStar is requesting the grant of location in order to address the need to provide additional electric transmission reliability and capacity to address current and future demand supply at the existing Elliot Street Substation #292 in Newton. (Ward 5 & 8) [10-18-12 @ 4:34 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.

ITEMS NOT SCHEDULED FOR DISCUSSION:

REFERRED TO PUBLIC SAF. & TRANS. AND PUBLIC FACILITIES COMMITTEES

#409-12 ALD. DANBERG, RICE, BLAZAR, BAKER, CROSSLEY, LINSKY, LAREDO, SALVUCCI, KALIS, MERRILL, HESS-MAHAN, FISCHMAN, ALBRIGHT, HARNEY, AND SCHWARTZ requesting an amendment to City of Newton Ordinances Chapter 26 Section 8D **Trial program for removal of snow and ice from sidewalks.** by extending the expiration date of the trial from November 1, 2013 to November 1, 2014. [11/19/12 @ 9:59 AM]

#408-12 ALD. YATES requesting a report on the relative conditions of the Elliot Street Bridge into Needham and the Wales Street Bridge into Wellesley and a determination as to which should be given priority. [11/16/12 @ 2:11 PM]

Appointment by His Honor the Mayor

#395-12 MARC RESNICK, 57 Westgate Road, Newton Centre, appointed as a member of the DESIGN REVIEW COMMITTEE for a term to expire on December 31, 2013. (60 days 01/19/13) [11/01/12 @ 4:28 PM]

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

#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 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]

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 an 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]
- #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]

- #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 PUBLIC FACILITIES AND FINANCE COMMITTEES

- #54-12(2) PUBLIC FACILITIES COMMITTEE proposing that Chapter 26, Section 71 (b)(1) & (2) and Section 73(c)(2) of the City of Newton Ordinances be amended by increasing the assessment minimum from five hundred dollars (\$500) to no more than two thousand dollars (\$2,000). [10/17/12]

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 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



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

#396-12

Telephone
(617) 796-1100

Facsimile
(617) 796-1113

TDD/TTY
(617) 796-1089

E-mail
swarren@newtonma.gov

November 1, 2012

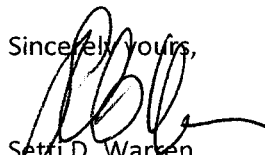
Honorable Board of Aldermen
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Ladies and Gentlemen:

I am pleased to appoint William Eldredge of 275 Nevada Street, Newton as member of the Design Review Committee. His term of office shall expire December 31, 2013 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Sincerely yours,


Setti D. Warren
Mayor

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Newton City Clerk
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David A. Oison, Clerk
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



DEDICATED TO COMMUNITY EXCELLENCE

WILLIAM A. ELDREDGE, PE

OBJECTIVE

To utilize and enhance the skills obtained in school, at work, and through continued professional development in order to become an effective and valuable team member.

EDUCATION

Norwich University Northfield, VT
 Master of Civil Engineering, Structures (EXPECTED) 2011 – Present
 GPA: 4.0
 Major Courses: Project Management Techniques, Tools, and Practices; Accounting and Economics.

Wentworth Institute of Technology Boston, MA
 Bachelor of Science, Civil Engineering Technology, Summa Cum Laude 1999 – 2003
 GPA: 3.986
 Major Courses: Fundamentals of Construction, Surveying I and II, Structural Mechanics I and II, Materials Testing and Quality Control, Structural Analysis I and II, Applied Fluid Mechanics, Hydraulic Design, Soil Mechanics, Structural Steel Design, Highway and Pavement Design, Municipal Planning, Reinforced Concrete Design.

WORK EXPERIENCE

Shaw Environmental & Infrastructure, Inc. 2006 – Present
 Structural Engineer Stoughton, MA
 Primary activities include the structural design of buildings and components; preparation of reports, drawings, calculations, and specifications; performing on-site visits, inspections, and condition assessments; reviewing shop drawings, responding to contractor requests for information, and providing overall technical support in the field of structural engineering. Types of projects worked on include nuclear processing facilities, fossil & nuclear power generating stations, passenger railway stations, and flood protection structures.

Beals and Thomas, Inc. 2004 – 2006
 Civil Engineer Southborough, MA
 Performed utility research, grading design, earthwork quantity analyses, geologic evaluations, construction cost estimating, sewer and water system layout and design, site planning, subdivision design, hydrologic analysis, hydraulic design, stormwater management design, subsurface investigations, and septic system design. Types of projects worked on primarily consisted of residential subdivisions and commercial property developments.

COMPUTER SKILLS

Microsoft Windows (various versions), Microsoft Office, AutoCAD (various versions), Microstation, STRAP, GTStrudl, STAAD.Pro 2006, pcaColumn, pcaMats, MasterSpec, StormCAD, WaterCAD, Flowmaster, PondPack, Adobe Acrobat 7.0 Professional.

REGISTRATIONS/CERTIFICATIONS/LICENSES

Professional Engineer, Civil, 2011, 089646, Active, New York
 NCEES Record Certificate Holder, 2011, 47152, Active, Nationwide
 Construction Supervisor License, 2010, 104778, Active, Massachusetts
 Engineer in Training, 2004, 22486, Active, Massachusetts

PROFESSIONAL MEMBERSHIPS

Professional Member, American Institute of Steel Construction, 2006
 Member, American Society of Civil Engineers, 2004

References available upon request

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 Newton City Clerk
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 David A. Olson, CMC
 Newton, MA 02459



Setti D. Warren
Mayor

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

#41-10(2)
Telephone
(617) 796-1120
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(617) 796-1142
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(617) 796-1089
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Candace Havens
Director

**Community Preservation Committee
Supplemental Funding Recommendation
for ANGINO FARM BARN**

**TENTATIVE
DOCKET
NUMBER
41-10(2)**

date: 22 October 2012
from: Community Preservation Committee
to: Board of Aldermen

PROJECT GOALS

This project will adapt the 19th-century barn at the City-owned Angino Farm as required for the successful operation of this site as a community-supported agriculture farm, under license from the Newton Farm Commission. Based on the Community Preservation Committee’s initial 2 February 2010 recommendation, the Board of Aldermen’s Order 41-10 appropriated \$568,000 for this project on 15 March 2010, in addition to the \$2,654,700 previously appropriated to acquire the farm and de-lead the farmhouse.

RECOMMENDED SUPPLEMENTAL FUNDING

On 11 October 2012, by a unanimous vote of 6-0 (members Wally Bernheimer and Michael Clarke absent), the Community Preservation Committee recommended the appropriation of \$180,000 in supplemental funding for this project, for the purposes outlined below (adapted from full budget in supplemental proposal):

Angino Farm Barn Supplemental Request 21 Sept 2012	
Budget Increases / (Decreases) vs. Original Proposal 9 Oct 2009	
A. Structural work	\$70,000
B. Fire protection	\$35,000
C. HVAC system costs	\$30,000
D. Lower bay doors, partitions	\$35,000
E. Construction contingency	\$75,000
F. Project Management	\$30,000
G. Construction cost inflation	\$30,000
H. Project features shifted to private fundraising	(\$120,000)
Total requested supplemental CPA funds	\$180,000

SPECIAL ISSUES CONSIDERED BY THE CPC (keyed to letters in summary budget above)

The Committee’s original February 2010 funding recommendation, based on the October 2009 proposal, included both design and construction. When the design process revealed some unanticipated and underestimated costs, the Public Buildings Dept., the Farm Commission and the City’s licensee Newton

website www.newtonma.gov/cpa
contact Alice E. Ingerson, Community Preservation Program Manager
email aingerson@newtonma.gov phone 617.796.1144

SPECIAL ISSUES CONSIDERED (continued)

Community Farm, Inc. (NCF) redefined the minimum scope of work to be done with public funds and deferred some previously approved project features for private fundraising by NCF.

Based on the supplemental proposal, the recommended additional CPA funds will cover these previously unanticipated or underestimated costs: **(A.)** supports for building frame, footings, concrete floor, level and strengthen floor, hurricane clips; **(B.)** code-required fire protection for a place of public assembly; **(C.)** greater-than-anticipated costs for the heating system; **(D.)** in-kind replacement of lower-bay doors (current condition did not permit the originally proposed rehabilitation). Additional construction costs will absorb both the 15% contingency built into all categories in the original proposal and the \$30,000 originally appropriated for project management. The recommended supplemental funds therefore include an additional **(E.)** \$75,000 construction contingency and **(F.)** \$30,000 for an external, contracted project manager, as well as **(H.)** \$25,000 for cost inflation, reflecting the delay of construction from the originally envisioned summer-fall 2011 to the currently anticipated spring-summer 2013. The CPC agreed to consider this supplemental request in advance of its regular fy13 funding round to minimize any further delays. Previously approved work that will now be deferred for private fundraising by NCF includes **(G.)** the outdoor terrace, 3- season screened porch, kitchen completion, and loft offices/storage for NCF staff and programs.

ADDITIONAL CPC RECOMMENDATIONS (*funding conditions*)

1. All recommended supplemental funds will be appropriated to the Public Buildings Department.
2. For CPA reporting purposes, recommended supplemental funds will be counted in the same way as those the CPC originally recommended for this project: 15% as historic resources and 85% as recreation.
3. The Public Buildings Dept.'s project manager will respond promptly to requests for project updates by the CPC, its staff, or the Board of Aldermen; collaborate with the CPC, the Farm Commission and Newton Community Farm, Inc. to publicize the project; and provide the CPC with an in-person and written final report within 1 month of project completion. The final report should include clear comparisons of actual project expenditures and features to those in both the original and supplemental proposals.
4. As usual, all CPA funds not used for the purposes described in the attached supplemental proposal must be returned to the Community Preservation Fund. However, the CPC also recognized that the scope of work for public funding covered by its previous recommendation was larger than in the supplemental proposal. The CPC therefore voted unanimously (6-0) to consider a request from Public Buildings to use CPA funds appropriated based on either of the CPC's recommendations for work listed in the supplemental proposal as deferred for private fundraising, or in the construction RFP as an add-alternate, on the condition that the department report construction bidding results to the CPC in person and obtain the Committee's formal permission prior to including such work in any executed contract.

KEY OUTCOMES

The Community Preservation Committee will evaluate this project based on these key outcomes

1. Completion of construction without further supplemental CPA funding and within 1 year after the recommended supplemental funds become available, or by any extension of that deadline granted in writing by the CPC.
2. Compliance with all provisions in the CPC's two funding recommendations for this project.
3. Adequate maintenance of the barn without further use of CPA funds.

ATTACHMENTS (delivered to the clerk of the Board of Aldermen's Public Facilities & Finance Committees)

- CPC project webpage, with project history and links to both original and supplemental proposals, budgets, plans & elevations, and CPC recommendations
- Supplemental Proposal, including updated budget, plans & elevations



Community Preservation Program

Angino Farm

Newton Community Farm

location: 303 Nahanton Street (at corner with Winchester Street)
Newton, MA 02459

goals: Acquire the last working farm in Newton for use as a community-supported agriculture farm; restrict the use of 1.5 acres to open space (ideally for active farming); preserve and rehabilitate the historic farmhouse as housing for the farm manager; and preserve and rehabilitate the historic barn to support farm operations and programs.

funding: See [Debt-Financed Projects](#) from [Reports](#) page for breakdown of debt issuance, principal & interest.

\$3,222,700 CP funds appropriated or authorized (including all debt issuance & interest, authorized through annual budgets rather than individual Board orders), counted as:

\$642,200 historic resources

\$1,461,000 open space

\$969,800 recreation

\$180,000 new supplemental CP funding request (likely to be counted as 15% historic resources, 85% recreation)

\$430,000 additional estimated or anticipated private funding for barn renovations, both exterior and interior

individual projects at this site: [Farm Acquisition](#)
[Farmhouse De-Leading](#)
[Barn Rehabilitation](#)

contacts: The City of Newton owns & oversees the farm.

Newton Farm Commission
c/o Alexandra Ananth, Senior Planner
Planning and Development Dept.
City of Newton
1000 Commonwealth Avenue
Newton Centre, MA 02459

email: aananth@newtonma
phone: 617.796.1121

The private nonprofit Newton Community Farm, Inc., (NCF) runs the farm under a 20-year license from the City of Newton, with public oversight from the City's Farm Commission. NCF runs community-supported agriculture and educational programs and covers all day-to-day operating costs from its own sources. No City funds are used for annual operating costs.

Greg Maslowe, Farm Manager
[Newton Angino Community Farm](#)
303 Nahanton Street
Newton, MA 02459
email: NewtonCommunityFarm@comcast.net
phone: 617.916.9655
website: <http://www.newtoncommunityfarm.org/>
(membership information, educational programs, public events, & future plans)

Project News

- 2 May 2005 [Newton Farm ordinance](#) (establishes Farm Commission)
- 24 June 2005 [conservation restriction](#) (full text)
- 31 October 2005 [farm operation proposal](#) (initial plan submitted by Newton Community Farm, Inc. in response to RFI)
- 2 March 2006 farm operation [licensing agreement](#) between the City of Newton and Newton Community Farm, Inc.
- 15 June 2008 [Analysis of Historic Significance](#) (preservation guidelines approved by Farm Commission)

Angino Farm

Barn Interior Rehabilitation

goals: This project builds on the privately-funded exterior preservation and rehabilitation of the the farm's late 19th-century barn by preserving and keeping historic framing, floors and walls visible, while also adapting the interior to support current farm operations. On the lower (field) level, the rehabilitated barn will provide equipment storage, work spaces and an accessible public restroom. On the main floor, it will have accessible entrances and exits, additional restrooms, a demonstration kitchen, and space for meetings and classes. Future features to be constructed with private funding include a partial loft on the main floor, for staff offices, and a three-season screened porch on the rear of the barn, as additional meeting or classroom space.

project funding:	\$568,000	CP funds appropriated (historic resources & recreation)
	\$180,000	supplemental CP funding request
	\$718,000	potential total CPA funding for barn interior

contact: Maciej Konieczny
Sustainability Project Manager
Newton Public Buildings Dept.
52 Elliot Street
Newton Upper Falls, MA 02464
email: mkonieczny@newtonma.gov
phone: 617.796.1605

Proposal Review & Appropriation

- October 2009 **initial funding request:**
- 16 October 2009 [proposal](#) (incl. elevations & plans, NCF annual audit, statistics on volunteer hours, map of members & supporters)
- 18 November 2009 [public hearing presentation](#) (incl. photos, elevations & plans)
- January 2010 [supplemental information](#) requested by CPC (incl. operating budget for renovated barn)
- 2 February 2010 [CPC funding recommendation](#)
- 15 March 2010 [Board order](#) (appropriation)
- July 2012 **supplemental funding request:**
- 3 July 2012 [pre-proposal](#)
At the CPC's request, this was presented as part of the fy13 set based the *Capital Improvement Plan* -- see [Proposals & Projects - Pending](#).
- 27 August 2012 [request for off-cycle consideration](#) (ahead of fy13 regular funding round)
- 19 September 2012 [updated request for off-cycle consideration](#) (with revised funding request amount)
- 21 September 2012 [full proposal](#) for supplemental funding, including updated development & operating budgets
[plans & elevations](#), updated *This long file may load slowly.*
- 11 October 2012 [presentation](#) to the CPC (includes photos, plans, elevations)
- 24 October 2012 [CPC supplemental funding recommendation](#)

Project News

- November 2008 [barn exterior preservation & renovation](#) photos
- 22 June 2010 [accessibility recommendations by Mayor's Committee for People with Disabilities](#)
- February 2010 [updated concept plan](#)
- 24 March 2010 [updated project schedule](#)

Angino Farm

Farmhouse De-leading

goals: Abate lead paint or replace windows and doors as needed at Angino Farm, to allow safe occupation by the farm manager and his family by start of school year, fall 2006.

project funding: \$70,000 CP funds appropriated (historic resources)

Proposal Review & Appropriation

14-18 April 2006 [proposal](#), with attachments:
[letters of support](#)
summary of [lead paint inspection](#) (from October 2004)

12 May 2006 [CPC funding recommendation](#)

15 May 2006 [Board order](#) (appropriation)

Angino Farm Acquisition

goals: Acquire the last working farm in Newton for use as a community-supported agriculture farm, and restrict the use of 1.5 acres to open space (ideally for active farming). This 2.26-acre parcel was farmed continuously from the late 18th through the late 20th century.

project funding: \$2,435,000 CP funds appropriated, counted as:
\$487,000 historic resources
\$1,461,000 open space
\$487,000 recreation land

Proposal Review & Appropriation

18-28 July 2004 main [proposal](#), including official letters of support, plus the following attachments
[maps & site plans](#)
model & local examples of [community-supported agriculture \(CSA\)](#)
[community letters of support](#)
[media articles](#)

27 October 2004 [CPC funding recommendation](#)

6 December 2004 [Board order](#) (appropriation)

Angino Barn Rehabilitation **Community Preservation Proposal for Supplemental Funding**



**Newton Farm Commission
Newton Public Buildings**

Angino Barn Rehabilitation



Newton Farm Commission

- Established to oversee Angino Farm, purchased with CPA funds in 2005

- Overall Goals:
 - Bring locally-grown produce to the City
 - Educate and serve as outdoor classroom for sustainable agricultural practices
 - Preserve historic character and culture of last working farm in Newton

Angino Barn Rehabilitation



Angino Barn Rehabilitation

- NCF has raised over \$430,000 to support farm operations and capital improvements
- Recently completed rehabilitation of Barn exterior (*Phase I, privately funded*), and rebuilt farmstand after fire (privately funded)



Angino Barn Rehabilitation



Currently Seeking Supplemental Funds to complete *Phase II*, to Rehabilitate a Historic Resource (Barn)

- Structural repairs in lower level working bays to support farm operations
- Restore bay doors
- Restore main level flooring to support public use facility that supports farm programming
- Build out main floor (bathrooms and kitchen)
- Accessibility improvements (site & building)

Angino Barn Rehabilitation

Funding for Phase 2:

- Received \$568,000 from CPC in 2009, *leveraged by \$230,000 private funding*
- Completed 90% Design and received cost estimate
- Value engineering reduced cost of project
 - Finishes
 - Lighting
 - Tractor bay
 - Reduced HVAC system
 - Reduced site work
 - Loft office
 - 3-season porch

Angino Barn Rehabilitation

Request for Funding:

- Need to seek an additional \$180,000 for Structural and Code items not anticipated
- *Operator prepared to leverage supplemental funding request with \$220,000 privately raised funds in two parts*
 - | *Part A - (current project) – \$120,000 for build out of kitchen including appliances and equipment, cooler, produce washing station, A/V and internet, restoration of main flooring*
 - | *Part B - \$100,000 to complete 3-season porch and office loft*

Angino Barn Rehabilitation

Will Allow For Enhancement of Recreation Opportunities on Farm

- Will serve volunteers and visitors and increase utilization of farm
- Allow workshops on site throughout year
- Historical supplement to farm activities



Angino Barn Rehabilitation

Core Project Components Have Not Changed

- Site improvements for accessibility
- Code required Accessible bathrooms
- Workshop spaces
- Demonstration kitchen
- Produce washing station
- Heat and utilities
- Sprinkler system



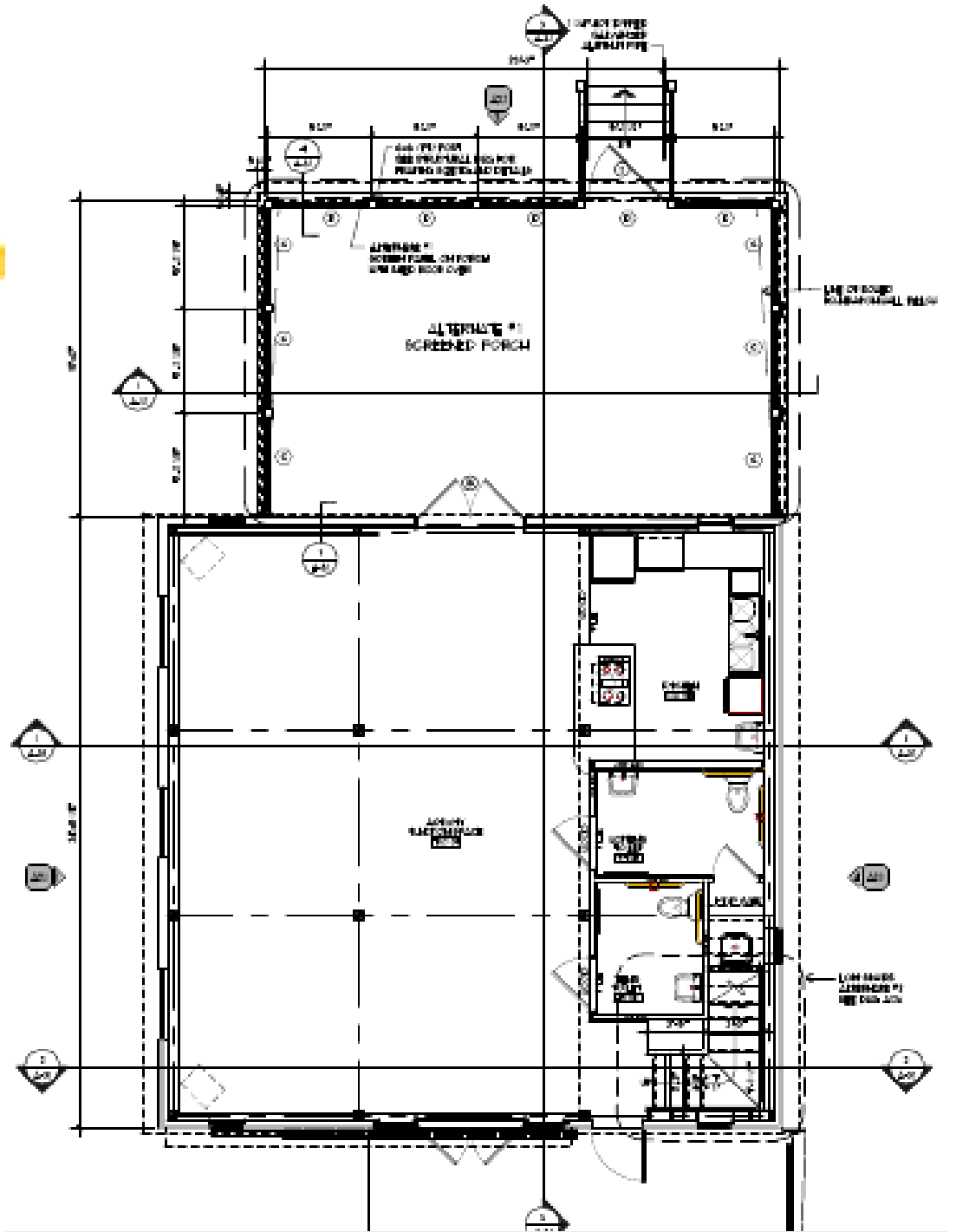
Angino Barn Rehabilitation

Budget Increases / (Decreases)	
Structural: structural supports for building frame, footings, concrete floor, level and strengthen floor, hurricane clips	\$70,000
Fire protection required by City more extensive than anticipated	\$35,000
HVAC system costs greater than anticipated	\$30,000
Extra costs for lower bay doors, partitions	\$35,000
Construction contingency	\$75,000
Project delay – inflation	\$25,000
Costs shifted to Newton Community Farm	(\$120,000)
Project Management	\$30,000
Total supplemental request	\$180,000

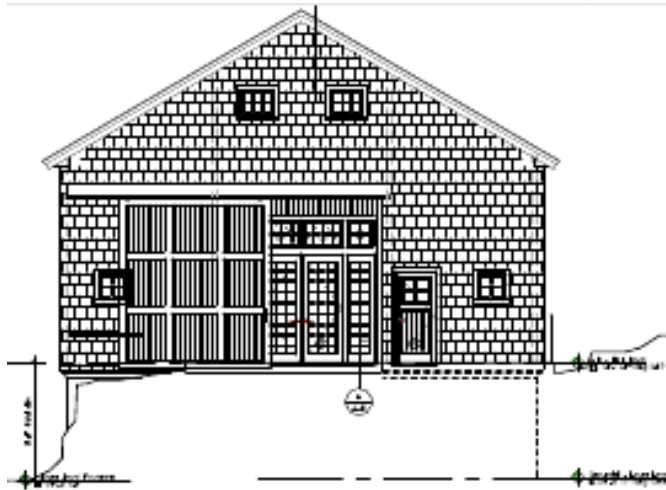
Barn Operating Budget

Annual Operating Costs	Cost	Notes
Heating	\$1,400	
Electric	\$1,600	
Maintenance	\$2,000	
Cleaning	\$2,600	\$50/week
Less portapotty rental fee	(\$1,050)	Will not be needed
Total Operating Cost	\$6,550	
Annual Operating Income		
Additional Workshops (net)	\$3,000	~20 more workshops per year
Community events	\$2,500	5 rental events per year
Fundraising Event	\$4,000	One donor event per year
Total Income	\$9,500	
Net Income	\$2,950	

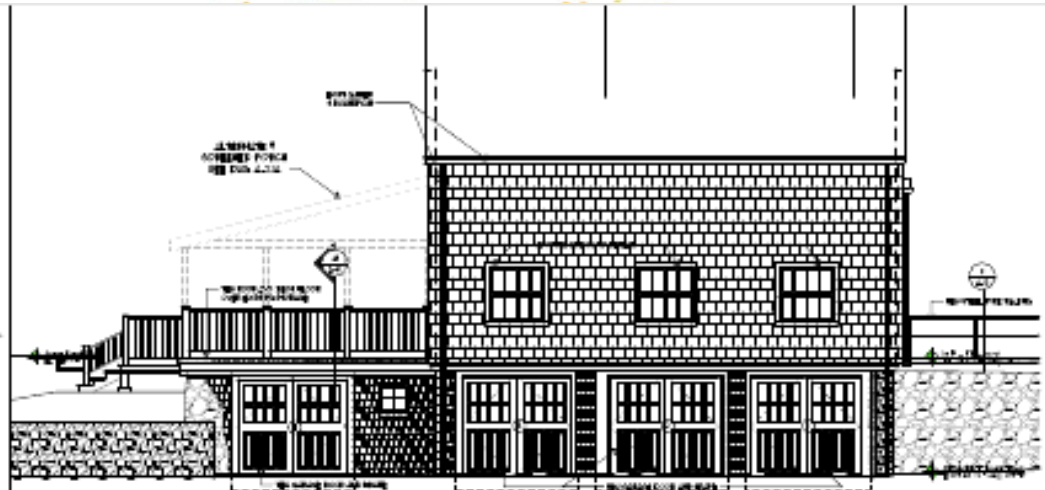
Main Level



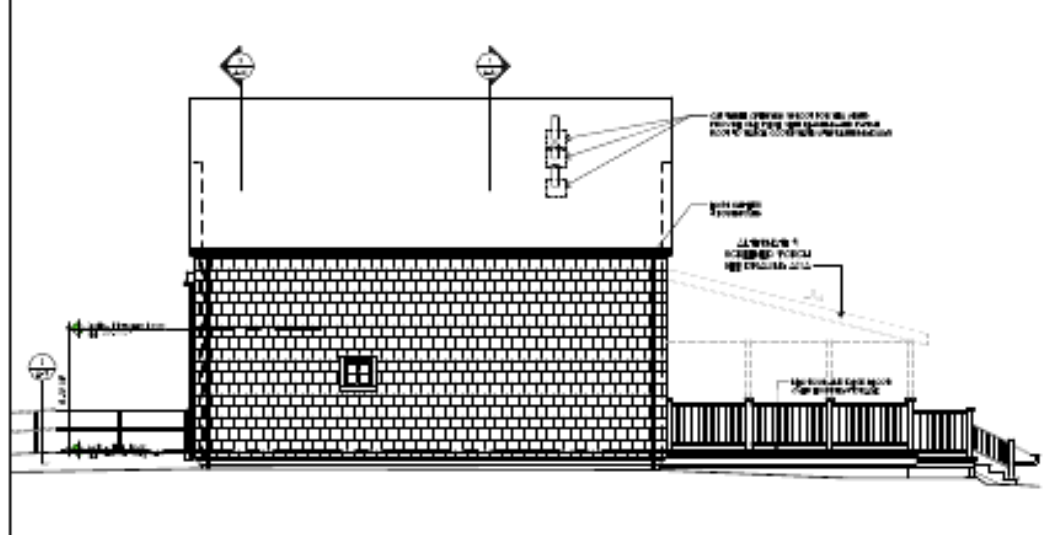
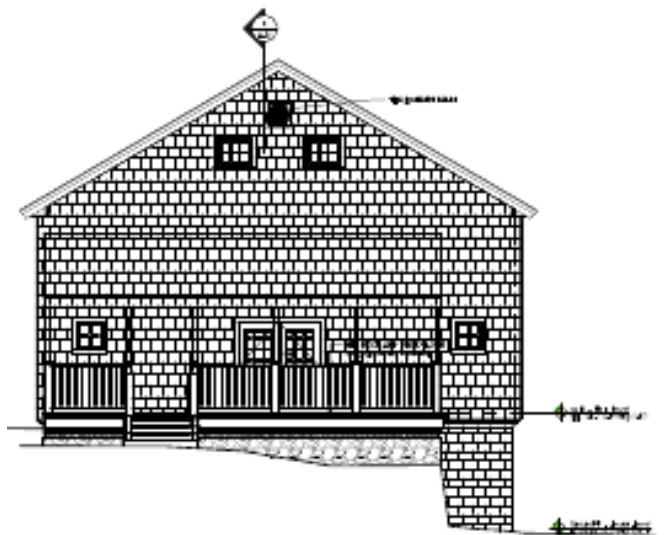
Elevations



EAST ELEVATION 2



SOUTH ELEVATION 1





THE 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

Setti D. Warren
Mayor

Revised version of this letter, with funding request below (\$180,000 vs. earlier \$150,000) rec'd by CPC staff at 2:40 pm on 19 September 2012).

August 24, 2012

Alice Ingerson
Community Preservation Program Manager
Newton Planning and Development Department
1000 Commonwealth Ave.
Newton, MA 02459

Re: Angino Farm Supplemental Funding Request

Dear Ms. Ingerson;

Please find attached the application requesting supplemental funding for the Newton Community Farm Barn Rehabilitation project that the City hopes can be considered for off-cycle approval by the Community Preservation Committee.

This request for \$180,000 will allow the City to complete the renovation project while maintaining the intended programming as described in the original submission. During the design of the project, it became evident that structural and code issues would dictate improvements not previously envisioned. If approved, this funding will assure that the project can maintain its core vision while providing a safe and functional building.

Please do not hesitate to contact me with any questions you may have.

Sincerely,

Stephanie Kane Gilman
Commissioner

City of Newton



THE 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

Setti D. Warren
Mayor

Final version of this letter and
attached proposal received by
CPC staff on 21 September 2012.

August 24, 2012

Alice Ingerson
Community Preservation Program Manager
Newton Planning and Development Department
1000 Commonwealth Ave.
Newton, MA 02459

Re: Angino Farm Supplemental Funding Request

Dear Ms. Ingerson;

Please find attached the application requesting supplemental funding for the Newton Community Farm Barn Rehabilitation project that the City hopes can be considered for off-cycle approval by the Community Preservation Committee.

This request for \$180,000 will allow the City to complete the renovation project while maintaining the intended programming as described in the original submission. During the design of the project, it became evident that structural and code issues would dictate improvements not previously envisioned. If approved, this funding will assure that the project can maintain its core vision while providing a safe and functional building.

Please do not hesitate to contact me with any questions you may have.

Sincerely,

Stephanie Kane Gilman
Commissioner



Setti D. Warren
Mayor

**Newton, Massachusetts Community Preservation Program
Fy12-13 FUNDING REQUEST**

(For staff use)
date rec'd:

PRE-PROPOSAL

PROPOSAL

For full instructions, see www.newtonma.gov/cpa or contact:

Community Preservation Program Manager
Newton Planning and Development Department, 1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144

You may adjust the space for each question, but do not use more than 1 page to answer all questions on this page.

Project CONTACTS		<i>Name, title, mailing address, email, phone, fax, & website if there is one.</i>	
<p><i>MANAGER - will be responsible for budgets, deadlines & reports</i> Maciej Konieczny Sustainability Project Manager Public Buildings Department 52 Elliot St. Newton, MA 02464 617-796-1605 (P) mkonieczny@newtonma.gov</p>		<p><i>OTHER CONTACT</i> Alexandra Ananth Sr. Planner, Staff to Farm Commission Planning and Development Department 1000 Commonwealth Avenue Newton, MA 02459 617-796-1121 (P) aananth@newtonma.gov</p>	
Project TITLE	<i>Newton Community Farm Barn Rehabilitation</i>		
Project LOCATION	<i>Full street address (with zip code) or other precise location.</i> Newton Community Farm, 303 Nahanton St. Newton, MA 02459		
Project BUDGET	<p><i>CP FUNDS TO BE REQUESTED:</i> \$180,000</p>	<p><i>OTHER FUNDS TO BE USED:</i> \$568,000 (previously approved CP funds) + \$120,000 (privately raised funds)</p>	<p><i>TOTAL PROJECT COST:</i> \$878,000</p>
SUMMARY	<p><i>Explain project goals & why funds are needed. For multi-project "programs," describe how individual projects were chosen & prioritized.</i></p> <p>This CPP proposal is to request additional funding to allow the City to complete the Newton Community Farm Barn Renovation Project approved and funded by the CP in 2010. This supplemental request for \$180,000 is to accommodate an increase in costs due to unanticipated structural and code scope items. It also includes cost inflation due to delay of the project by thirty months.</p> <p>To keep this supplemental CPP request as low as possible the project team has reduced the scope of the project to include only the most vital components that will allow the building to remain true to the core intent of the original request: a heated, accessible, public use facility that supports the growing open space and recreation activities of the Community Farm. The Farm organization will match this additional CPP investment with additional privately raised funds to complete the building to its full potential.</p> <p>Supplemental funding is being requested in response to the Architect's estimate of construction cost which greatly exceeded the original CPP grant. The current plan reduces the CPP project scope and cost by shifting portions of the funding responsibility to Newton Community Farm after the CPP construction is finished.</p> <p>In addition, the Public Building Department is requesting an additional 30,000 in project management funds.</p>		

HOW WILL CP FUNDS BE USED?		HISTORIC RESOURCES	OPEN SPACE	RECREATION LAND	COMMUNITY HOUSING
Check all that apply.	acquire				Contact staff for separate form..
	create	not allowed			
	preserve		PRESERVATION	PRESERVATION	
	support	not allowed	not allowed	not allowed	
	rehabilitate/restore		allowed only if the resource was originally acquired or created with CP funds		

You may adjust the space for each question, but do not use more than 1 page to answer all questions on this page.

CITYWIDE PLANS: List plans by title, year & page(s) where each plan identifies this specific project or its general goals as a priority. See links to plans from: www.newtonma.gov/cpa/program.htm.

See previous application

OTHER FUNDING: What non-CP funds will you use or are you pursuing? List names of other funders, amounts requested, & expected dates of funding decisions.

As described in the original CPC proposal, Newton Community Farm, Inc. (NCF) has thus far contributed \$230,000 for the overall barn rehabilitation. Following completion of the CPC funded phase of the renovation, NCF will contribute an additional \$120,000 for the kitchen installation including appliances, food storage cooler in the lower bay, produce washing station in the lower bay, and completion of the remaining portions of the lower bay level.

On an annual basis NCF continues to raise funds privately from Newton residents and other individuals with personal connections to the historic property. Funds for the \$120,000 completion of the project will be raised from the same donor base, in a capital campaign. This will bring NCF's contribution to the overall Barn project to \$350,000.

A subsequent phase of the capital campaign, raising an additional \$100,000, will enable the construction of the front terrace, the enclosed porch and the loft office.

The ongoing operating and maintenance budget of the Barn once renovated will be the sole responsibility of NCF.

STEWARDSHIP: How will the project be maintained and funded once CP funds have been spent? (Hint for City-owned resources: "through the regular operating budget" is seldom a persuasive answer.)

See previous application

COMMUNITY CONTACTS: List email addresses and/or phone numbers for at least 3 Newton residents or organizations that can provide feedback on the proposal and its manager's qualifications. No more than 1 should be a Board member, supervisor, or employee of the project manager.

See previous application

TIMELINE

Project or Program Title:				
Steps (for a project) or Projects (for a multi-project program) <i>For requests over \$300,000, show how funding could be phased over multiple years.</i>	Assistance Required <i>(fundraising, permits, etc.)</i>	Start <i>season/ year</i>	Finish <i>season/ year</i>	Cost <i>estimate</i>
1. Design Completed to date	Public Buildings Department	2010	Fall 2012	\$43,265
2. Current status: 90% design complete	Public Buildings Department	Fall 2012	Fall 2012	\$0
3. Complete Design, Bid Assistance, Construction Administration	Public Buildings Department	Fall 2013	Winter 2013	\$28,000
4. Bidding Period	Public Buildings Department Purchasing Department	Spring 2013	Spring 2013	\$0
5. Construction of CPC funded work	Public Buildings Department	Spring 2013	Fall 2013	\$646,735
6. Fundraising by NCF: \$120,000 goal		Spring 2013	Winter 2013	\$ 5,000
7. Construction of NCF funded work		Summer 2014	Winter 2014	\$120,000
8. Project Management	Public Buildings Department	Spring 2013	Winter 2014	\$30,000
9				\$
10				\$

Budget - Specific cost changes and scope changes

Structural: strengthen lower level rubble wall, footings, concrete floor, timber frame, hurricane clips	\$70,000
Sprinklers were not anticipated to be required. Fire alarm was much more expensive than anticipated	\$35,000
HVAC system costs greater than anticipated	\$30,000
Extra costs for doors, partitions, finishes, etc.	\$35,000
Design and Bid contingency	\$75,000
Project delay – inflation ¹	\$25,000
Costs shifted to Newton Community Farm	(\$120,000)
Project Management	\$30,000
Total supplemental request	\$180,000

¹ According to Engineering News-Record [*http://enr.construction.com/economics/](http://enr.construction.com/economics/) construction cost inflation has been running around 2.9% per year. By this measure the delay of the \$568,000 original project by two years would cost \$32,944. In the original application completion of the project was scheduled for Dec 2011. In the new supplemental application, completion of the entire project (including the portion funded by the Farm) is Winter 2014, and completion of the proportion funded by the CPC is Fall 2013. This is therefore believed to be a conservative but realistic estimate.

As requested by the CPC, here is an updated operating budget for the completed barn.

• **Annual Operating Budget for Renovated Barn.**

Annual Operating Costs	Cost	Notes
Heating	\$1,400	
Electric	\$1,600	
Maintenance	\$2,000	
Cleaning	\$2,600	\$50/week
Less portapotty rental fee	<i>(\$1,050)</i>	Will not be needed
Total Operating Cost	\$6,550	
Annual Operating Income		
Additional Workshops (net)	\$3,000	~20 more workshops per year
Community events	\$2,500	5 rental events per year
Fundraising Event	\$4,000	One donor event per year
Total Income	\$8,500	
Net Income	\$1,950	

Angino Farm Barn Rehabilitation Newton Community Farm Nahanton Street Newton, MA

Public Building Department

Stephanie Kane Gillman
Maciej Komieczny

Commissioner
Project Manager

Architect

CSS Architects Inc.
107 Audubon Road
Bldg. 2, Suite 300
Wakefield, MA 01880
781-245-8400

Civil Engineer

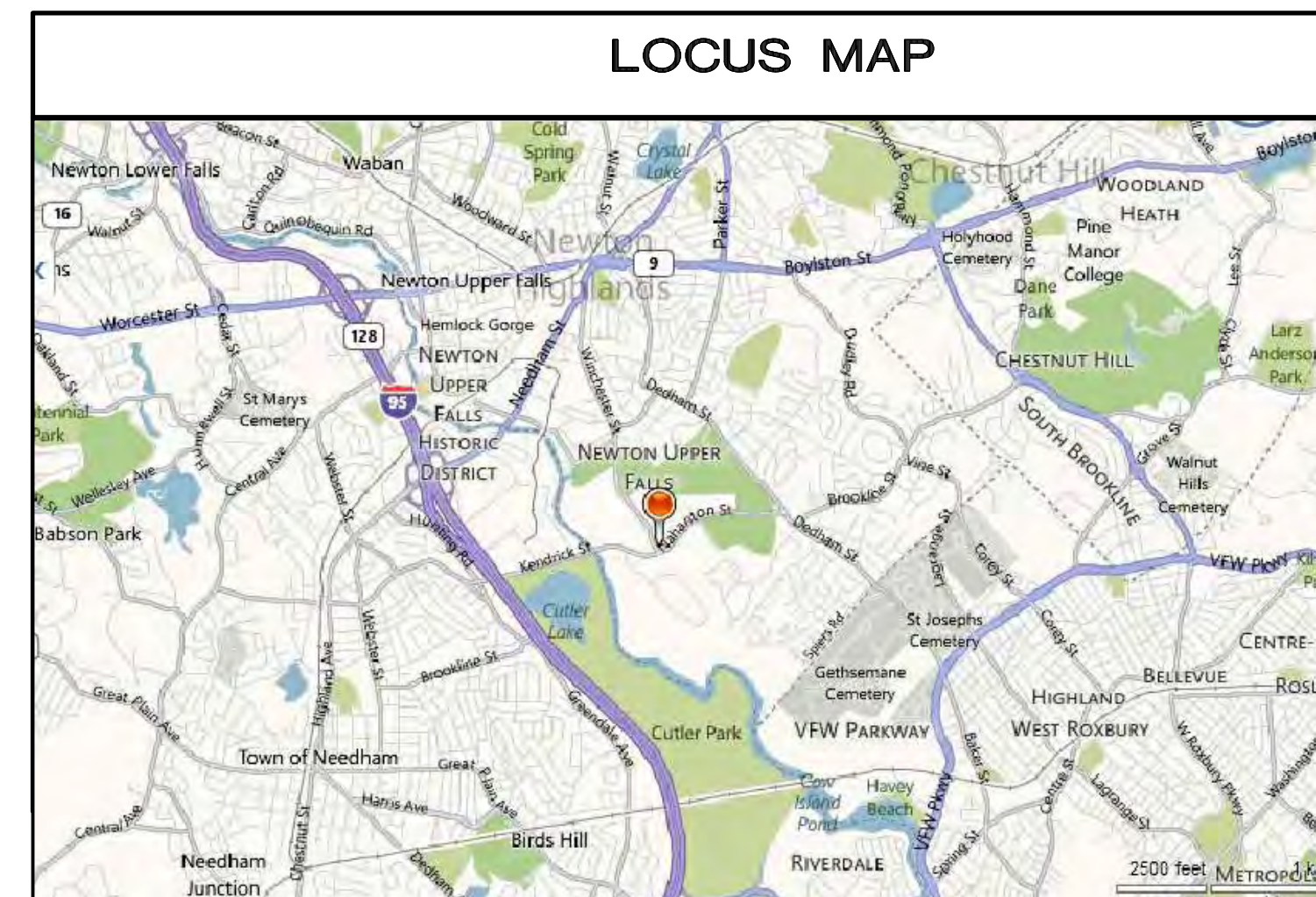
Everett M. Brooks, Co.
49 Lexington Street
West Newton, Ma 02468
617-527-8750

Structural Engineer

Roger Hobeika Associates, Inc.
85 Main Street
Watertown, Ma 02472
617-924-5257

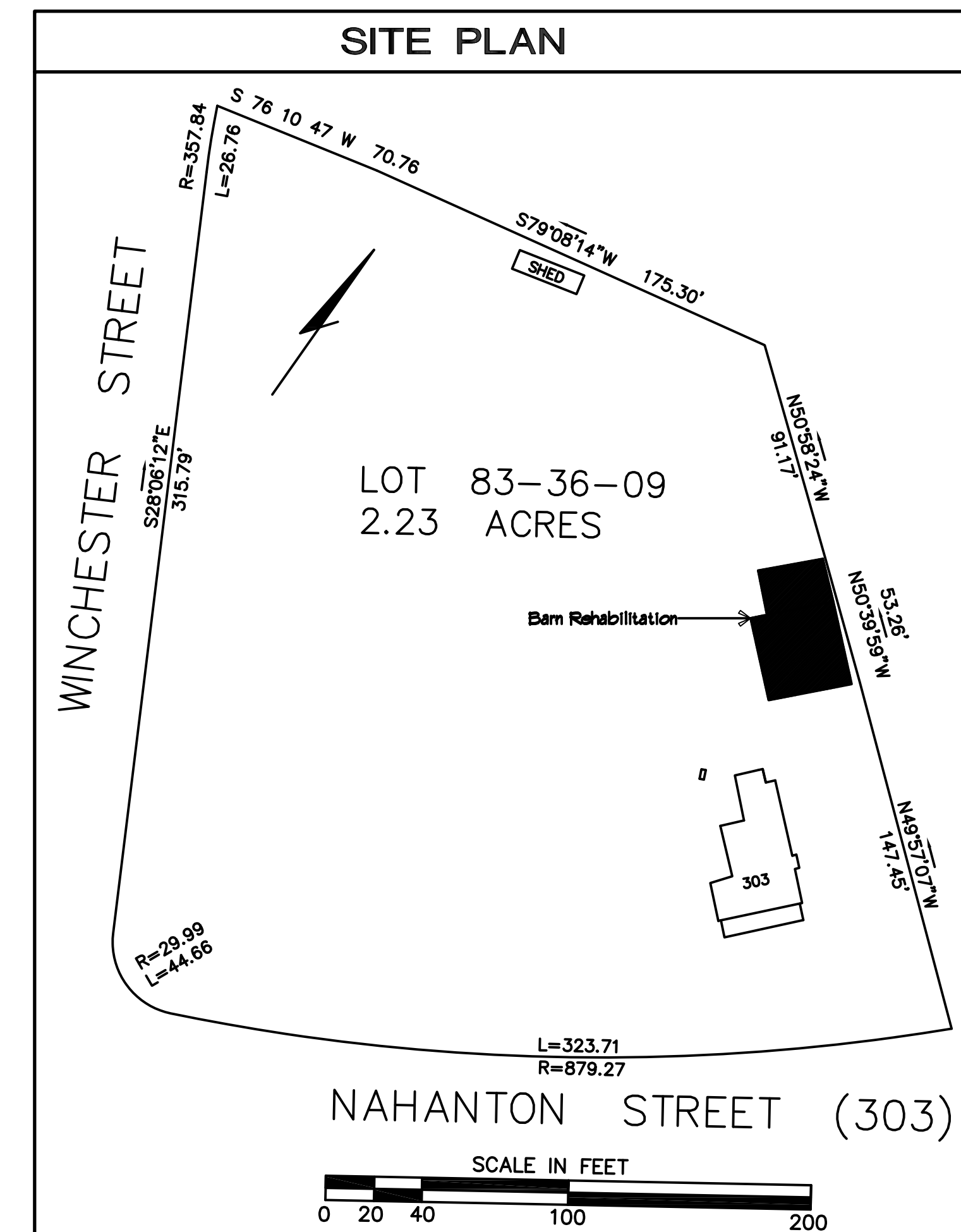
MEP Engineer

Norian/Siani Engineering, Inc.
241 Crescent Street
Waltham, Ma 02453
781-398-2250



LIST OF DRAWINGS

- T1.0 - TITLE SHEET
- CIVIL DRAWINGS
 - C-1 - SITE PLAN EXISTING CONDITIONS
 - C-2 - SITE PLAN NEW LAYOUT PLAN
 - C-3 - SITE PLAN GRADING & UTILITY PLAN
 - C-4 - SITE PLAN DETAILS
 - C-5 - SITE PLAN DETAILS
- LANDSCAPE PLAN
 - L-1 - LANDSCAPE PLAN AND PLANTING SCHEDULE
- ARCHITECTURAL PLANS
 - AD1.1 - DEMOLITION FLOOR PLAN
 - AD2.1 - DEMOLITION ELEVATION
 - AD3.1 - DEMOLITION BUILDING SECTION
 - A1.1 - MAIN LEVEL GROUND LEVEL FLOOR PLANS
 - A1.1a - ALTERNATES #1 & #2 MAIN LEVEL GROUND LEVEL
 - A1.2 - LOFT FLOOR PLAN, AND ROOF PLAN
 - A1.2a - ALTERNATES #1 & #2 LOFT LEVEL AND ROOF PLAN
 - A2.1 - BUILDING ELEVATIONS
 - A2.1a - ALTERNATE #1 BUILDING ELEVATIONS
 - A3.1 - BUILDING SECTIONS
 - A3.1a - ALTERNATE #1 & #2 BUILDING SECTIONS
 - A4.1 - SECTION DETAILS
 - A4.2 - ENLARGED BATHROOM & KITCHEN PLANS & ELEVATIONS
 - A5.1 - DOOR AND WINDOW SCHEDULE AND ELEVATIONS
 - A5.1a - ALTERNATES #1#2 SCREEN'S, DOOR, WINDOW, LOFT AND STAIR DETAIL
- STRUCTURAL DRAWINGS
 - S0.1 - STRUCTURAL NOTES AND TYPICAL DETAILS
 - S1.1 - GROUND & MAIN LEVEL FLOOR FRAMING PLANS
 - S1.2 - CEILING & EAVE LEVEL FRAMING PLANS
 - S1.3 - ROOF FRAMING PLAN & ALTERNATE FRAMING PLANS
 - S2.1 - WALL ELEVATIONS
 - S3.1 - SECTIONS
- FIRE PROTECTION DRAWINGS
 - FP-0.1 - FIRE PROTECTION LEGEND, NOTES AND DETAILS
 - FP-1.1 - LOWER, GROUND & UPPER FLOOR FIRE PROTECTION PLAN
- PLUMBING DRAWINGS
 - P0.1 - PLUMBING LEGEND, NOTES AND SCHEDULES
 - P1.1 - LOWER LEVEL AND GROUND LEVEL PLUMBING PLAN
 - P1.2 - LOFT LEVEL AND ROOF PLUMBING PLAN
 - P2.1 - PLUMBING DETAILS
- MECHANICAL DRAWINGS
 - M-0.1 - MECHANICAL LEGEND, NOTES, AND SCHEDULE
 - M-1.1 - LOWER LEVEL AND GROUND LEVEL MECHANICAL PLAN
 - M-1.2 - LOFT AND ROOF MECHANICAL PLAN
 - M-2.1 - MECHANICAL DETAILS
 - M-2.2 - MECHANICAL DETAILS
- ELECTRICAL PLANS
 - E-1 - LOWER, MAIN AND LOFT FLOOR LIGHTING PLANS
 - E-2 - LOWER, MAIN AND LOFT FLOOR ELECTRICAL PLANS
 - E-3 - RISER DIAGRAMS, LEGEND & SCHEDULES



ABBREVIATIONS

ALUM.	ALUMINUM
BLK'G.	BLOCKING
CONC.	CONCRETE
CONT.	CONTINUOUS
D/H	DOUBLE HUNG
ELECT.	ELECTRICAL
ELEV.	ELEVATION
EXIST.	EXISTING
EXT.	EXTERIOR
FIN.	FINISH
FL.	FLOOR
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL	GLASS
INSUL.	INSULATION
MAX.	MAXIMUM
MIN.	MINIMUM
NTS.	NOT TO SCALE
O.C.	ON CENTER
OPP.	OPPOSITE
P.T.	PRESSURE-PRESERVATIVE TREATED
PTD.	PAINTED
PLYD.	PLYWOOD
REQ'D	REQUIRED
R.O.	ROUGH OPENING
S.S.	STAINLESS STEEL
STL.	STEEL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WD.	WOOD
Z.C.C.	ZINC COATED COPPER

CODE COMPLIANCE

CODE
DRAWINGS
SITE

Angino Farm Barn Rehabilitation
Newton MA
T1.0

**ANGINO FARM
BARN
REHABILITATION**

NAHANTON STREET
NEWTON, MA

Revisions

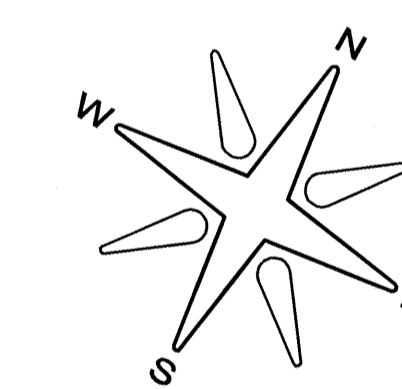
No.	Date	Description	By

CSS ARCHITECTS INC.

107 Audubon Road
Building Two, Suite 300
Wakefield, MA 01880
css@cssarchitects.com



EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465
(617) 527-8750
(617) 332-1578 FAX
info@everettbrooks.com



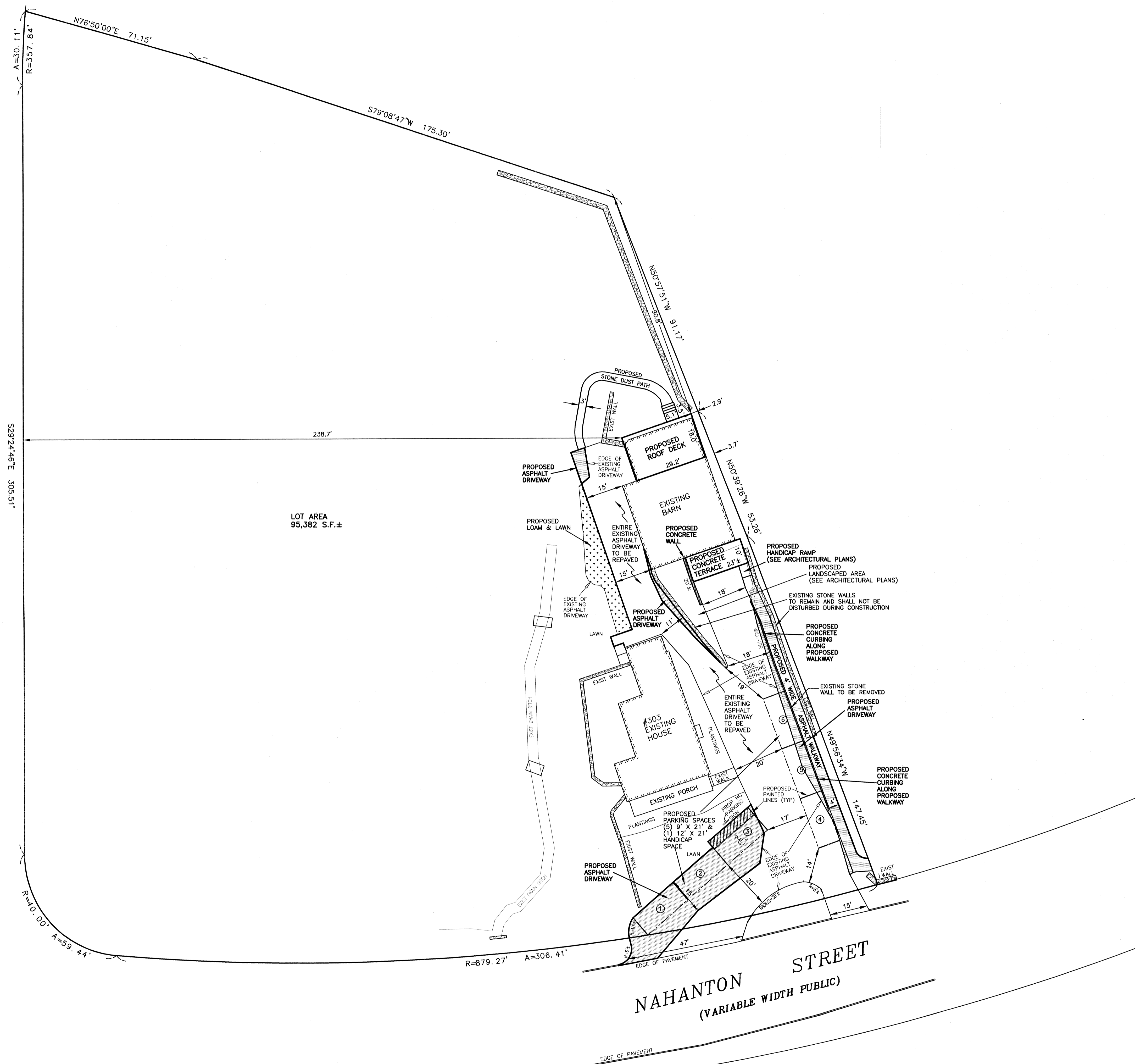
Title :
**SITE
LAYOUT PLAN**

Scale: 1"= 20'

Date: 1/31/12

Drawn: ES
Checked: MSK & BB
EMB Proj No: 23680
Project No: 1094

WINCHESTER STREET



NAHANTON STREET
(VARIABLE WIDTH PUBLIC)

LOT AREA
95,382 S.F.±

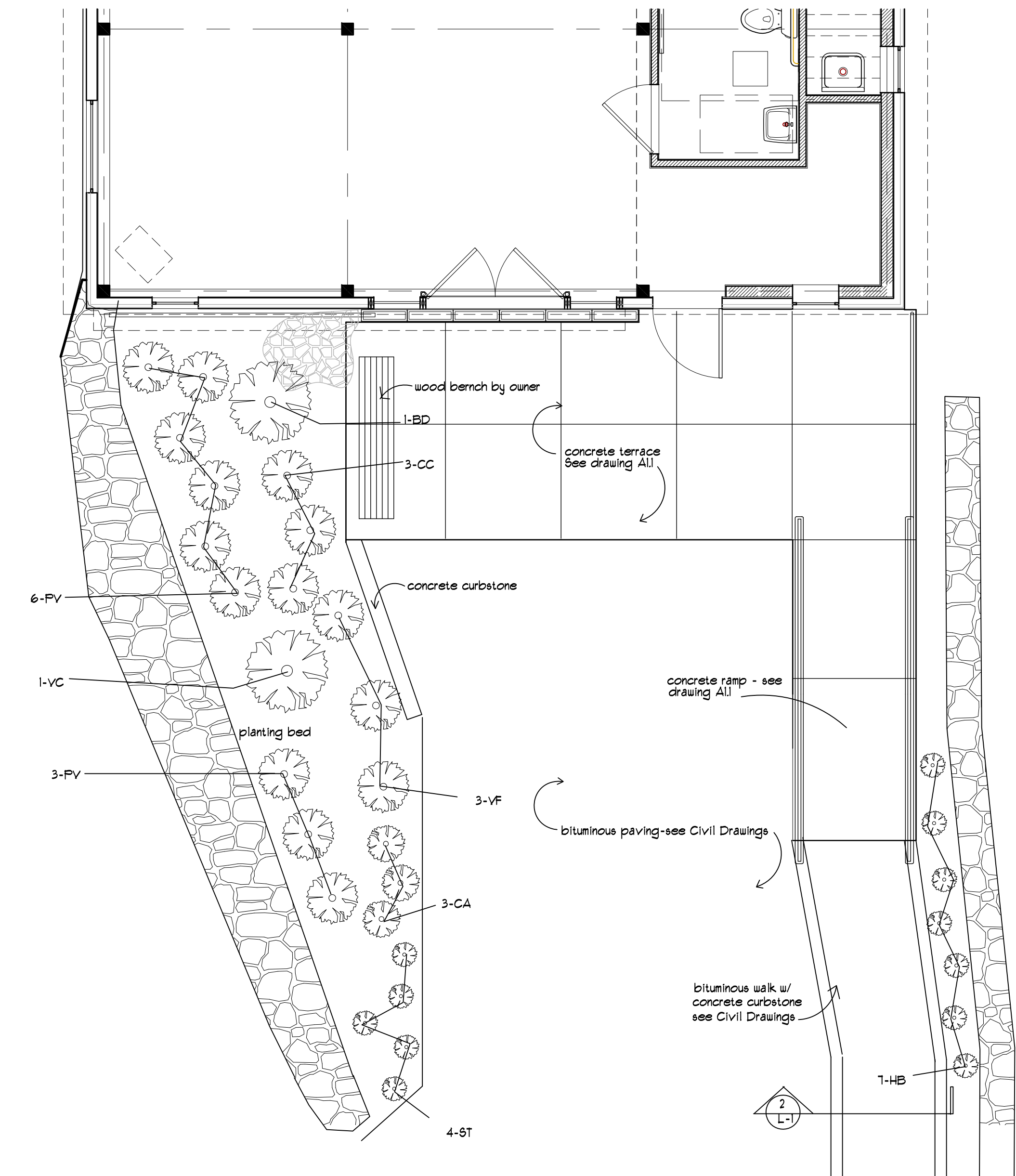
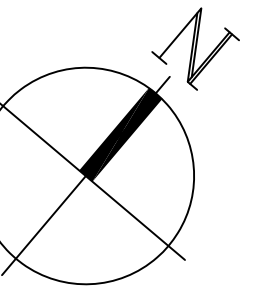
ANGINO FARM
BARN
REHABILITATION

NAHANTON STREET
NEWTON, MA

Revisions

No.	Date	Description	By

CSS ARCHITECTS INC.
107 Audubon Road
Building Two, Suite 300
Wakefield, MA 01880
css@cssarchitects.com

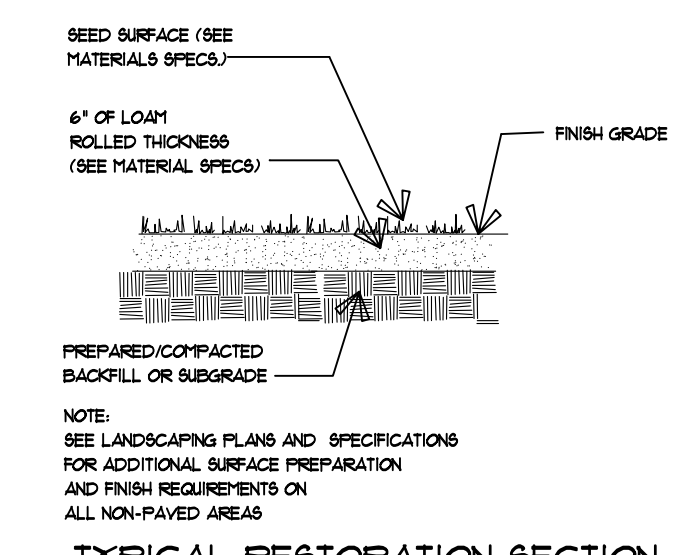


SCALE: 1/4" = 1'-0" LANDSCAPE PLAN 1

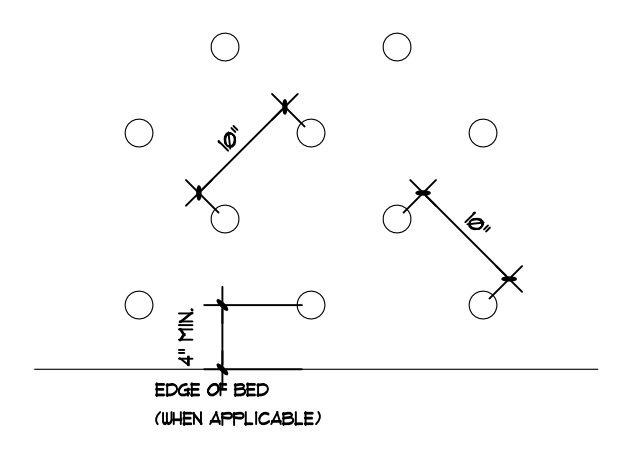
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CONDITION
SHRUBS				
FV	8	Paricum virgatum Prairie Fire	Red Switch Grass	2 gallon
CA	3	Cotoneaster- Adpressus- Tom Thumb	Tom Thumb Creeping Cotoneaster	3 gallon
VC	1	Viburnum Carlesii	Korean Spice Viburnum	4-5' heavy
VF	3	Viburnum Farreri Nanum	Dwarf Fragrant Viburnum	2 gallon
ST	5	Sedum Telephium Matrona	Stonescrop	1 gallon
HB	1	Hemerocallis 'Black -Eyed Stella'	Daylily	1 gallon
CC	3	Caryopteris x Clandonensis 'Blue Mist'	Bluebeard Blue Mist	2 gallon
BD	1	Buddleia Davidii 'Adonis Blue'	Butterfly Bush	2 gallon

Title :
LANDSCAPE PLAN
AND PLANTING
SCHEDULE

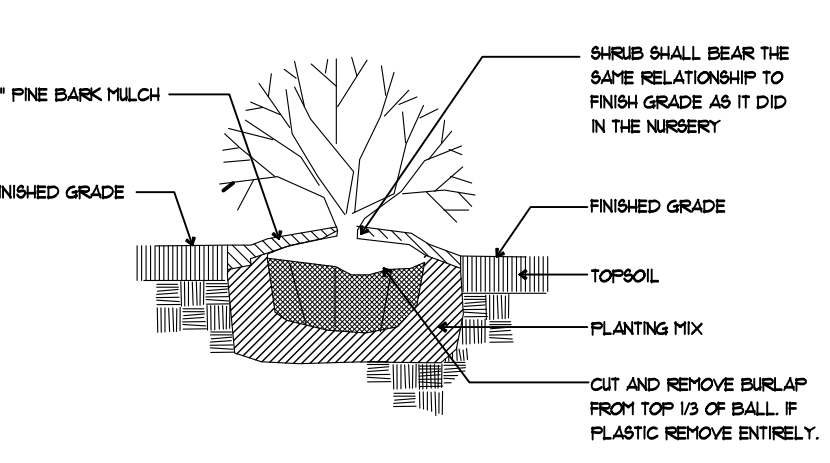
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Date: Jan 31,2012
Drawn: WH
Checked: KMS/JJS
CSS Project No: 1094



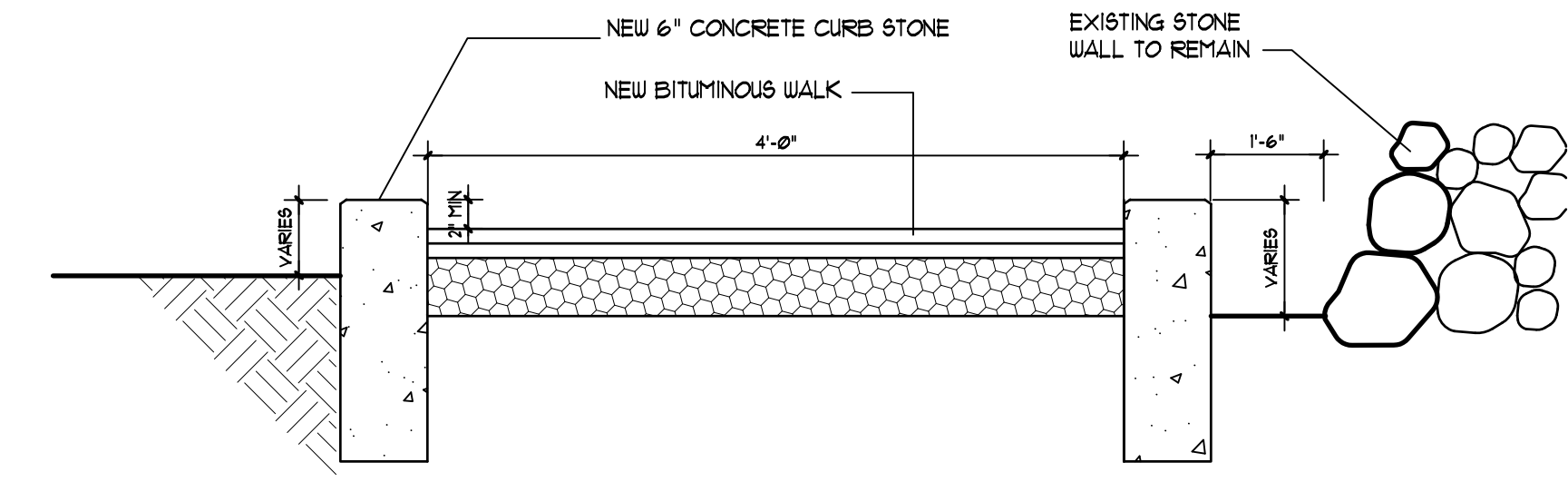
TYPICAL RESTORATION SECTION FOR ALL DISTURBED AREAS N.T.S.



TYPICAL GROUNDCOVER PLANTING N.T.S.



TYPICAL SHRUB PLANTING N.T.S.

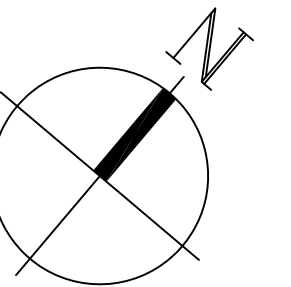


SCALE: 1" = 1'-0" WALKWAY DETAIL 2

Revisions

No.	Date	Description	By

CSS ARCHITECTS INC.
107 Audubon Road
Building Two, Suite 300
Wakefield, MA 01880
css@cssarchitects.com



Title:
MAIN LEVEL
GROUND LEVEL
FLOOR PLANS

Scale: AS NOTED

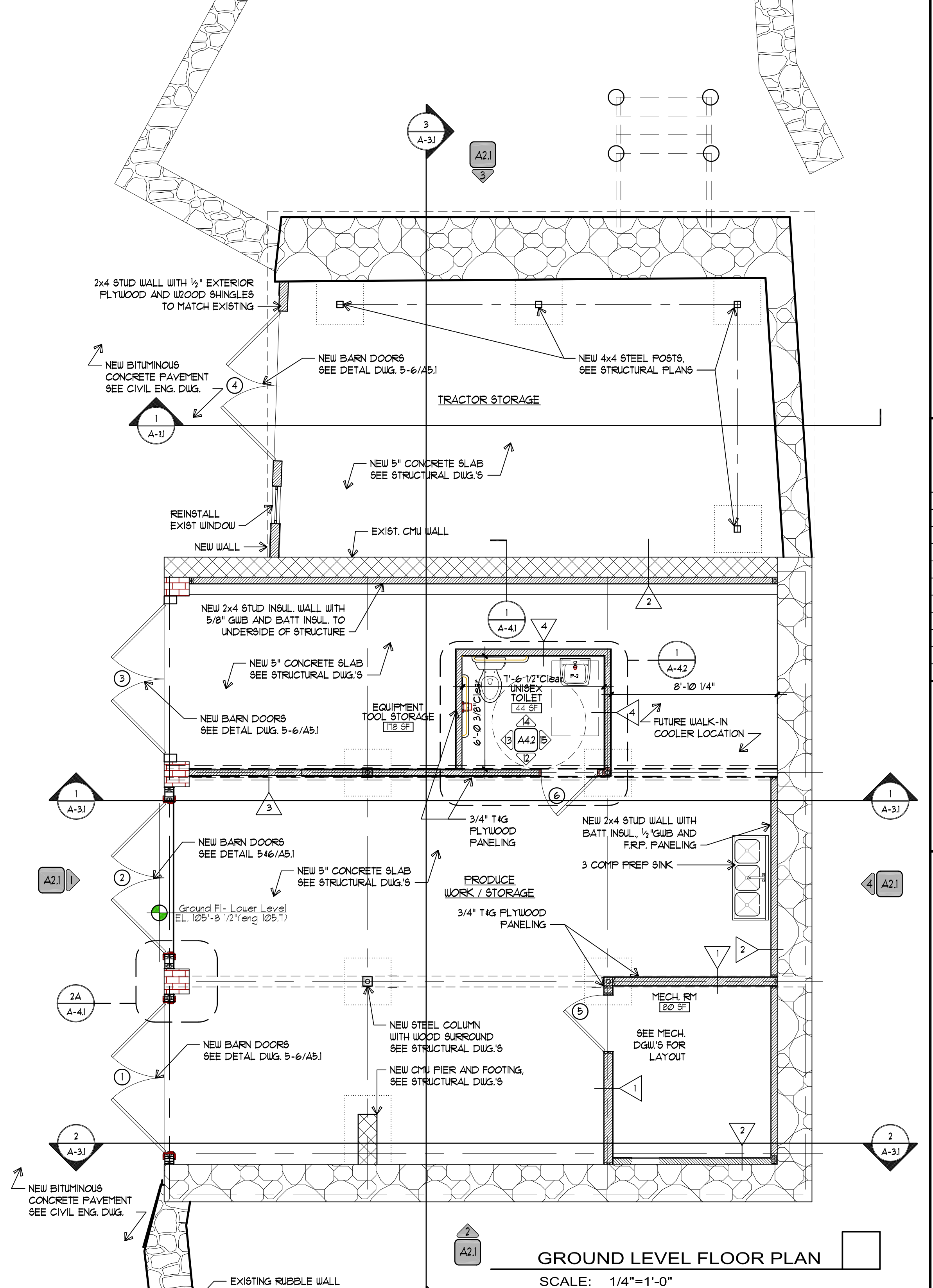
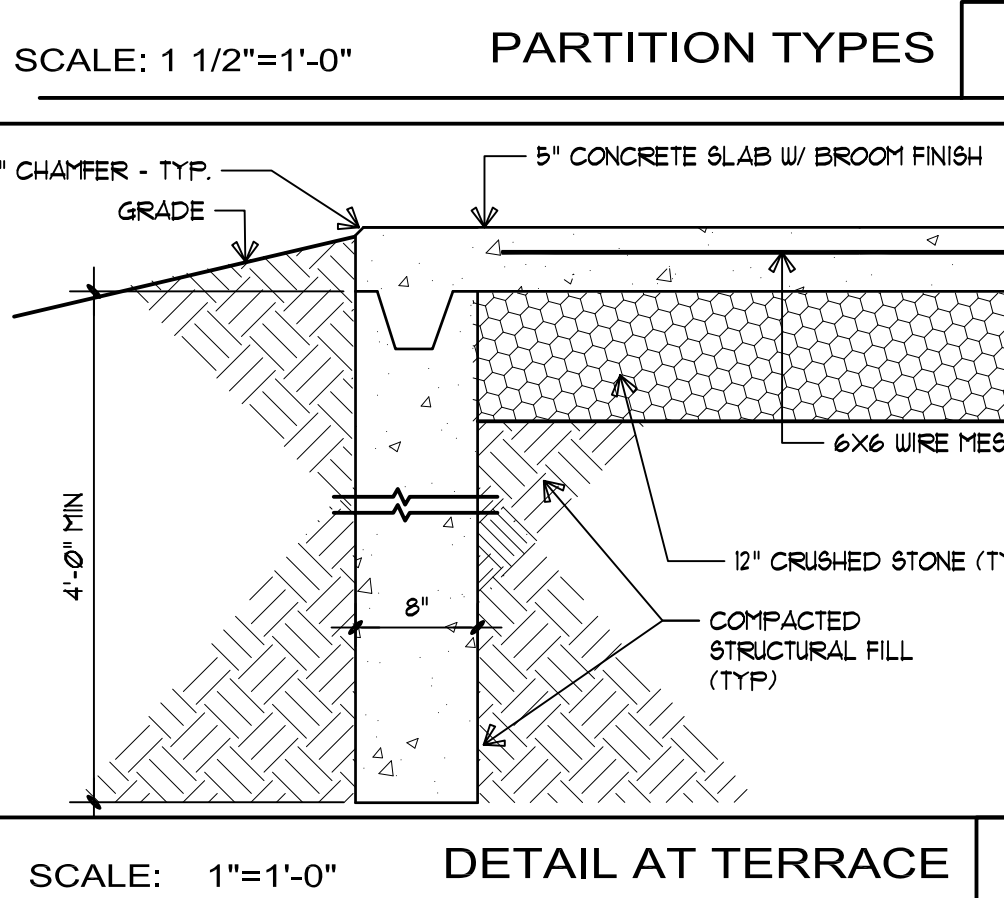
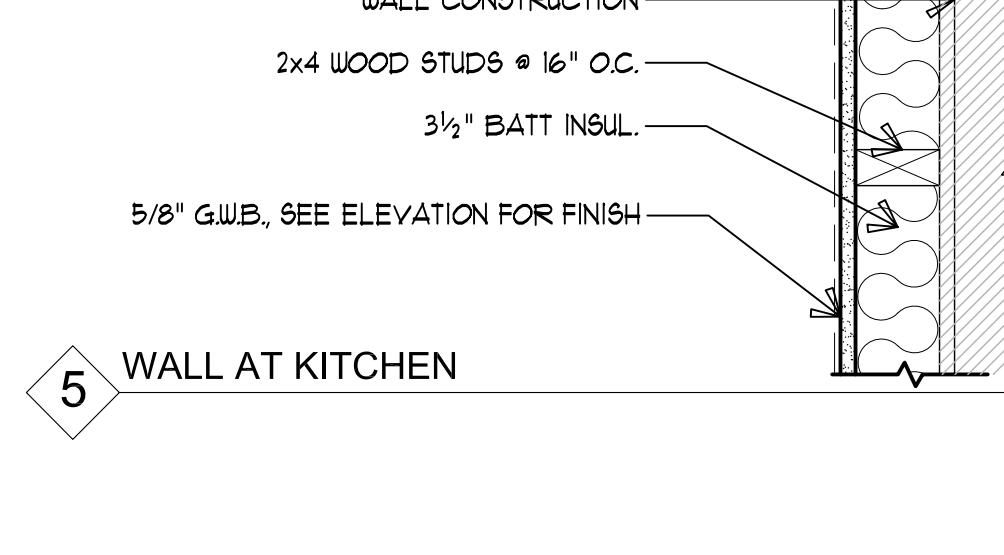
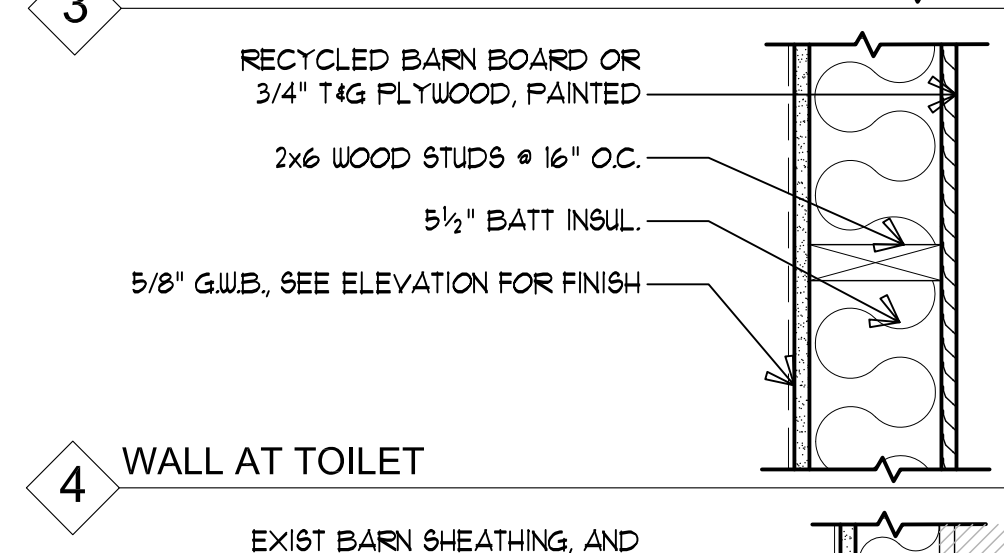
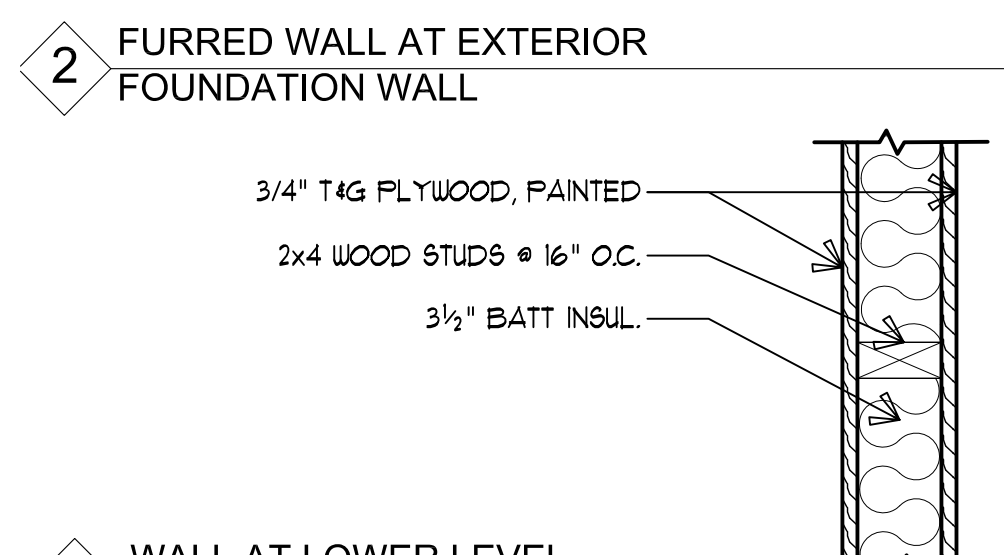
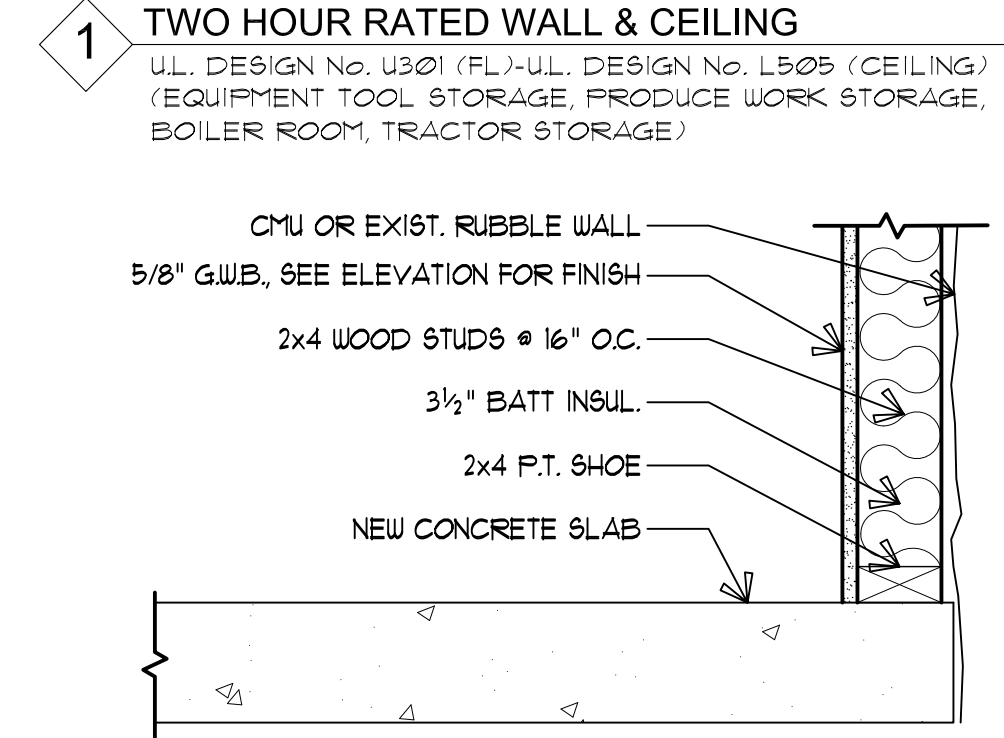
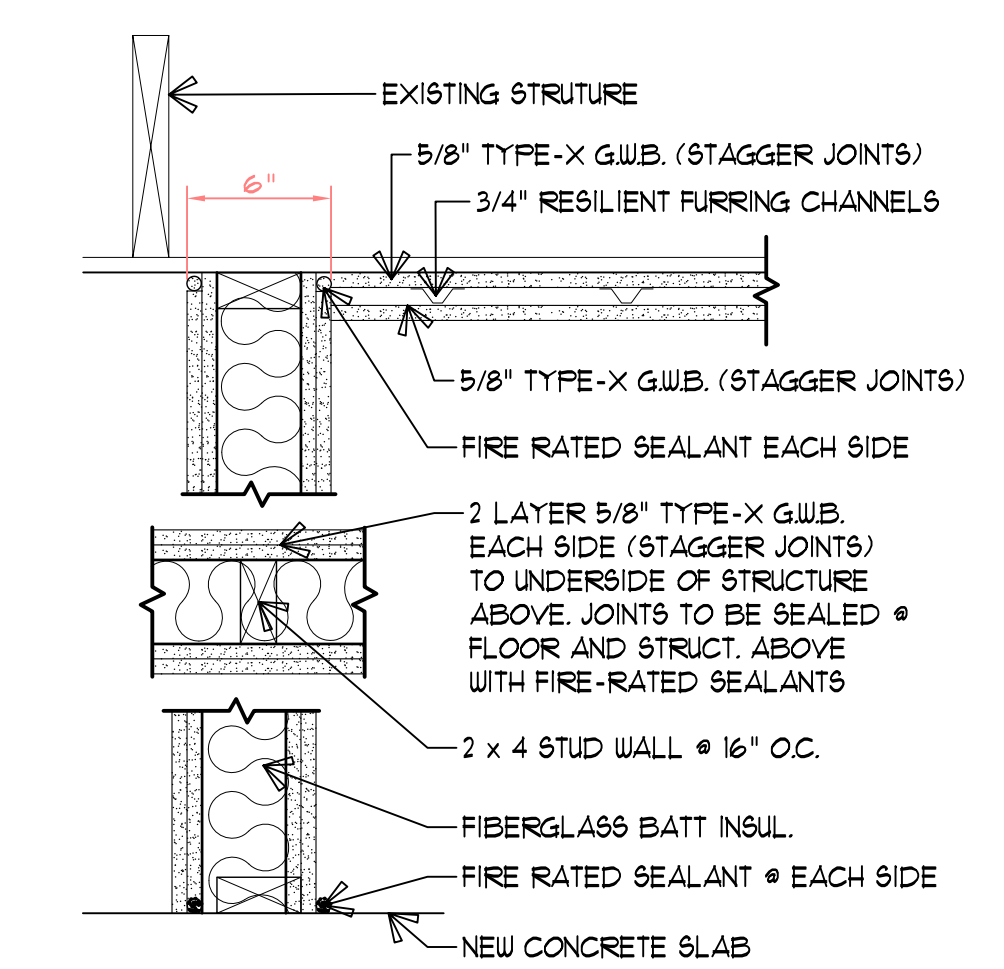
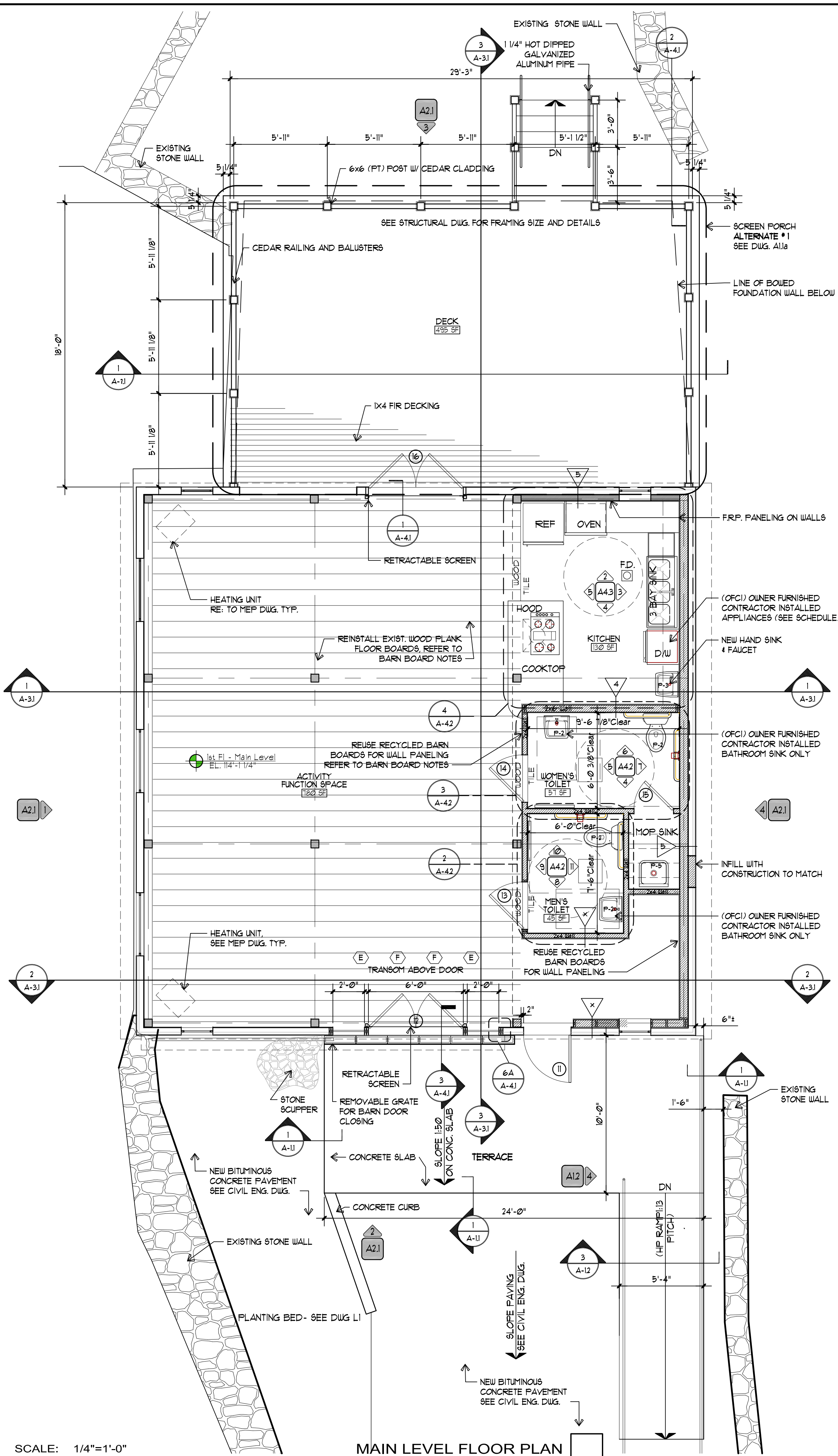
Date: Jan 31, 2012

Drawn: WH

Checked: KMS/JJS

CSS Project No: 1094

A-1.1



ROOM FINISH SCHEDULE															
NO.	RM. NAME	FLOOR	BASE	WALLS	CEILING	REMARKS	1	2	3	4	5	6	7	8	9
1	Activity /Function														
1	Women's Toilet	3	5	9	10	13									
2	Men's Toilet	3	5	9	10	13									
3	Mop Sink	3	5	9	10	13									
4	Kitchen	3	5	9	10	13									
2	Deck	2	5	6											
2	Produce/Work/Storage	2	4	5	8	10	11								
2	Unisex Toilet	2	4	5	9	10									
2	Tractor Storage	2	4	5	8										
4	Mech Rm	4	5	9											
4	Equipment Tool Storage	4	5	6	8	11									

BARN BOARDS NOTES

CLEANING:

1. REMOVE OLD NAILS, SCREWS AND OTHER DEBRIS
2. POWER WASH EACH SIDE WITH A BORATE CLEANER MIXED W/ WATER
3. REMOVE CLEANING SOLUTION FROM BOARDS W/ WATER AND LET DRY COMPLETELY
4. APPLY SEALER TO ALL FOUR SIDES OF WOOD

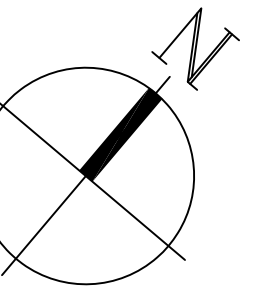
ANGINO FARM
BARN
REHABILITATION

NAHANTON STREET
NEWTON, MA

Revisions

No.	Date	Description	By

CSS ARCHITECTS INC.
107 Audubon Road
Building Two, Suite 300
Wakefield, MA 01880
css@cssarchitects.com



Title :
ALTERNATES 1 + 2
MAIN LEVEL

Scale: 1/4" = 1'-0"

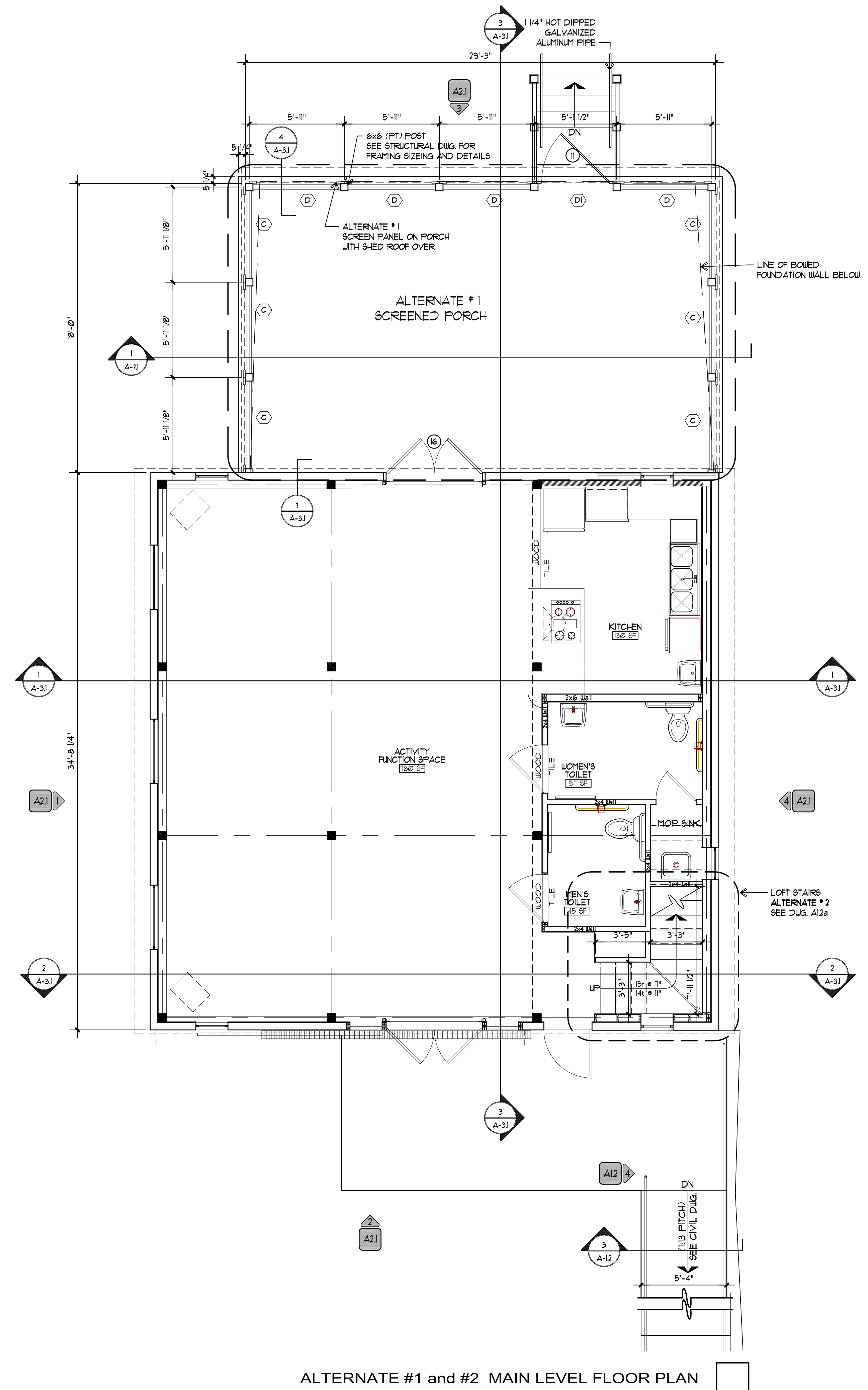
Date: Jan 31, 2012

Drawn: WH

Checked: KMS/JJS

CSS Project No: 1094

A-1.1a

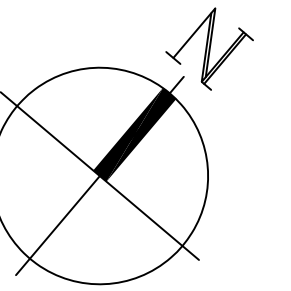


ALTERNATE #1 and #2 MAIN LEVEL FLOOR PLAN

Revisions

No.	Date	Description	By

CSS ARCHITECTS INC.
107 Audubon Road
Building Two, Suite 300
Wakefield, MA 01880
css@cssarchitects.com



Title :
LOFT FLOOR PLAN
RAMP SECTION AND
ELEVATION

Scale: 1/4" = 1'-0"

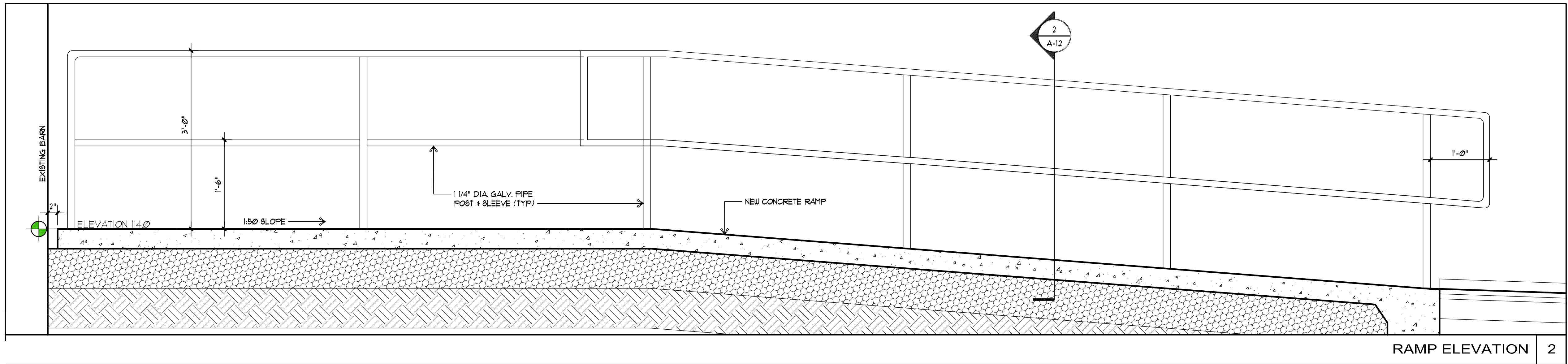
Date: Jan 31, 2012

Drawn: WH

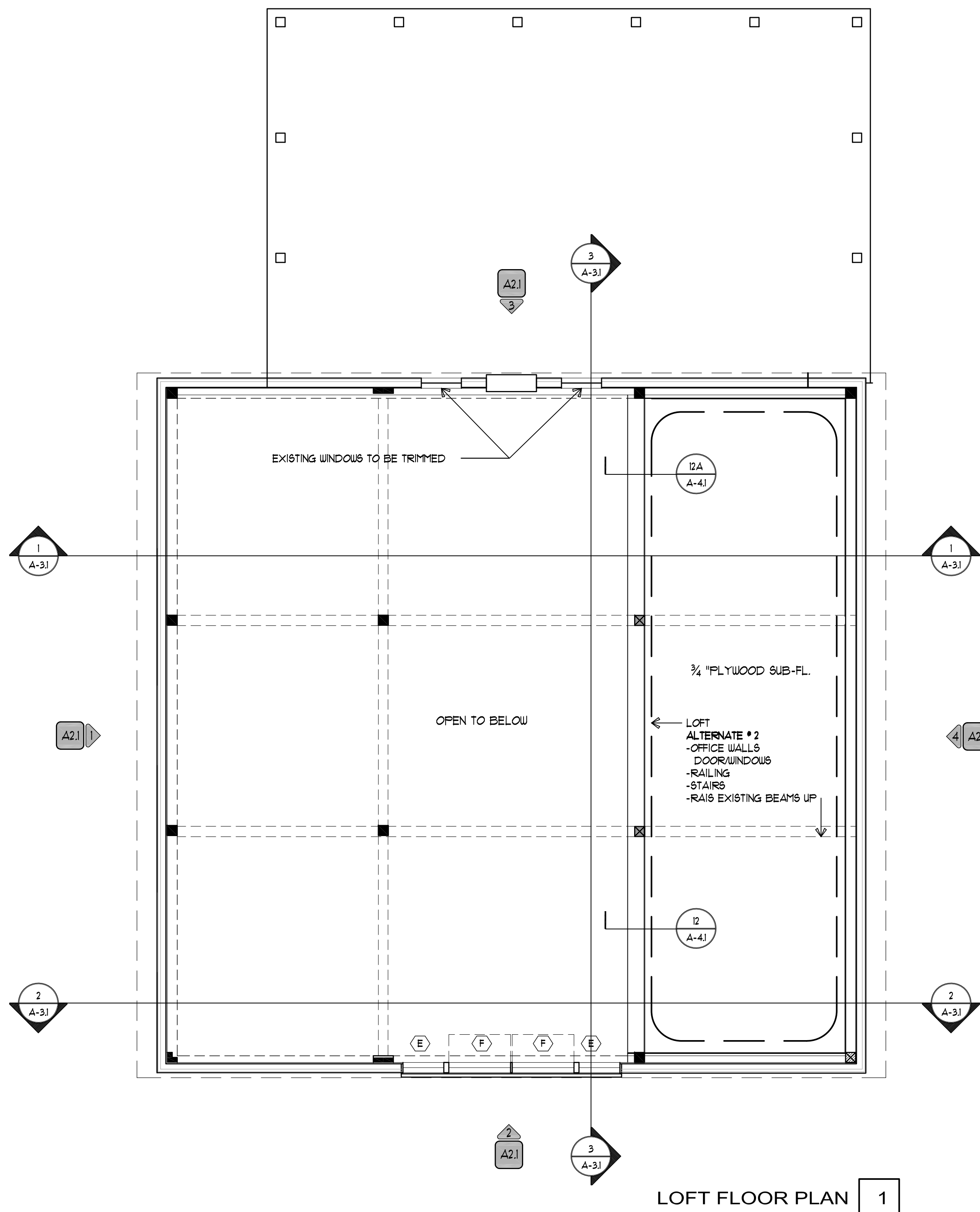
Checked: KMS/JJS

CSS Project No: 1094

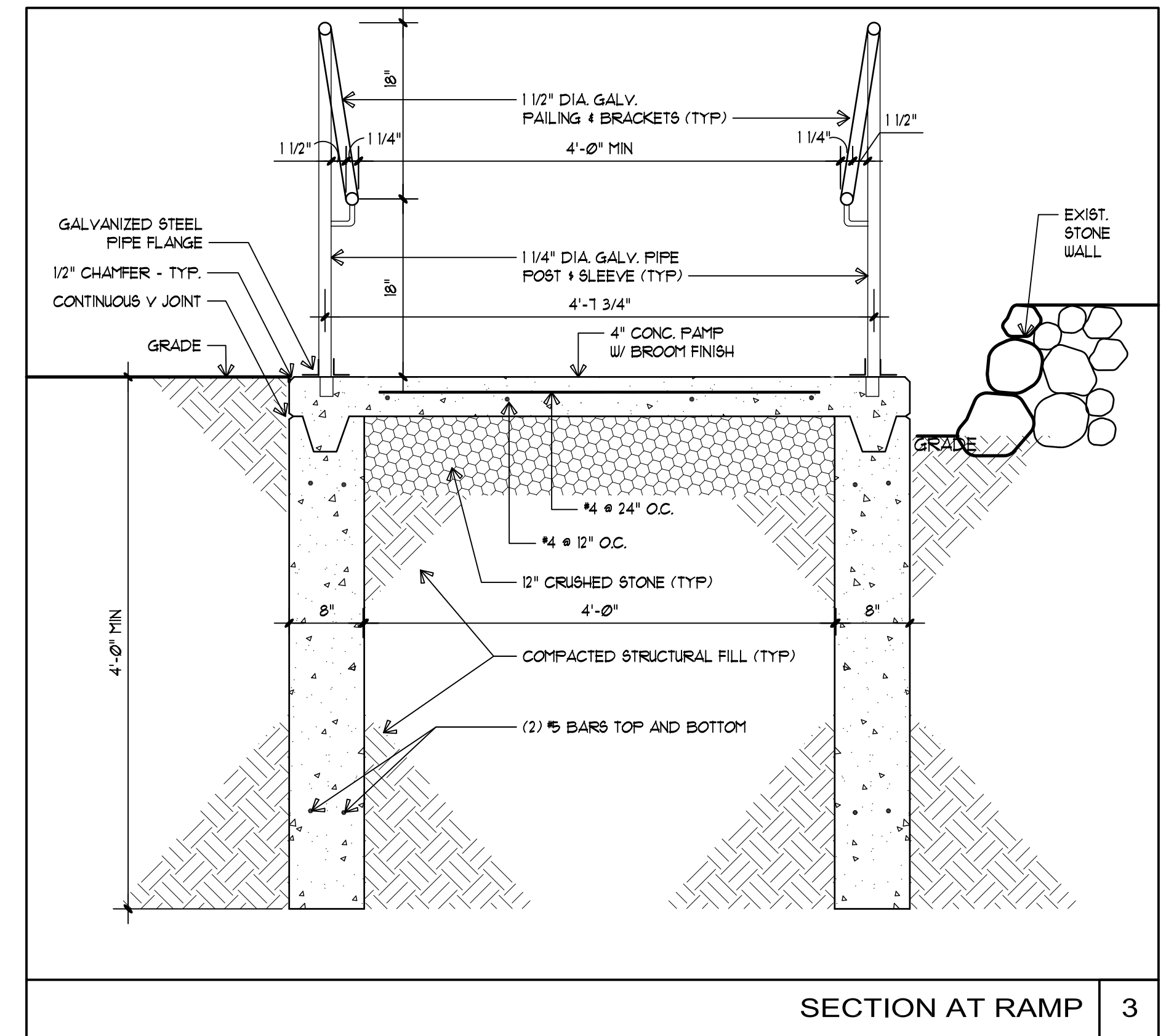
A-1.2



RAMP ELEVATION 2



LOFT FLOOR PLAN 1



SECTION AT RAMP 3

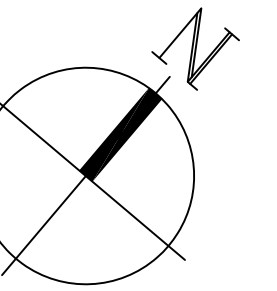
ANGINO FARM
BARN
REHABILITATION

NAHANTON STREET
NEWTON, MA

Revisions

No.	Date	Description	By

CSS ARCHITECTS INC.
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Wakefield, MA 01880
css@cssarchitects.com



Title :
ALTERNATE 1+2
LOFT LEVEL AND
ROOF PLAN

Scale: 1/4" = 1'-0"

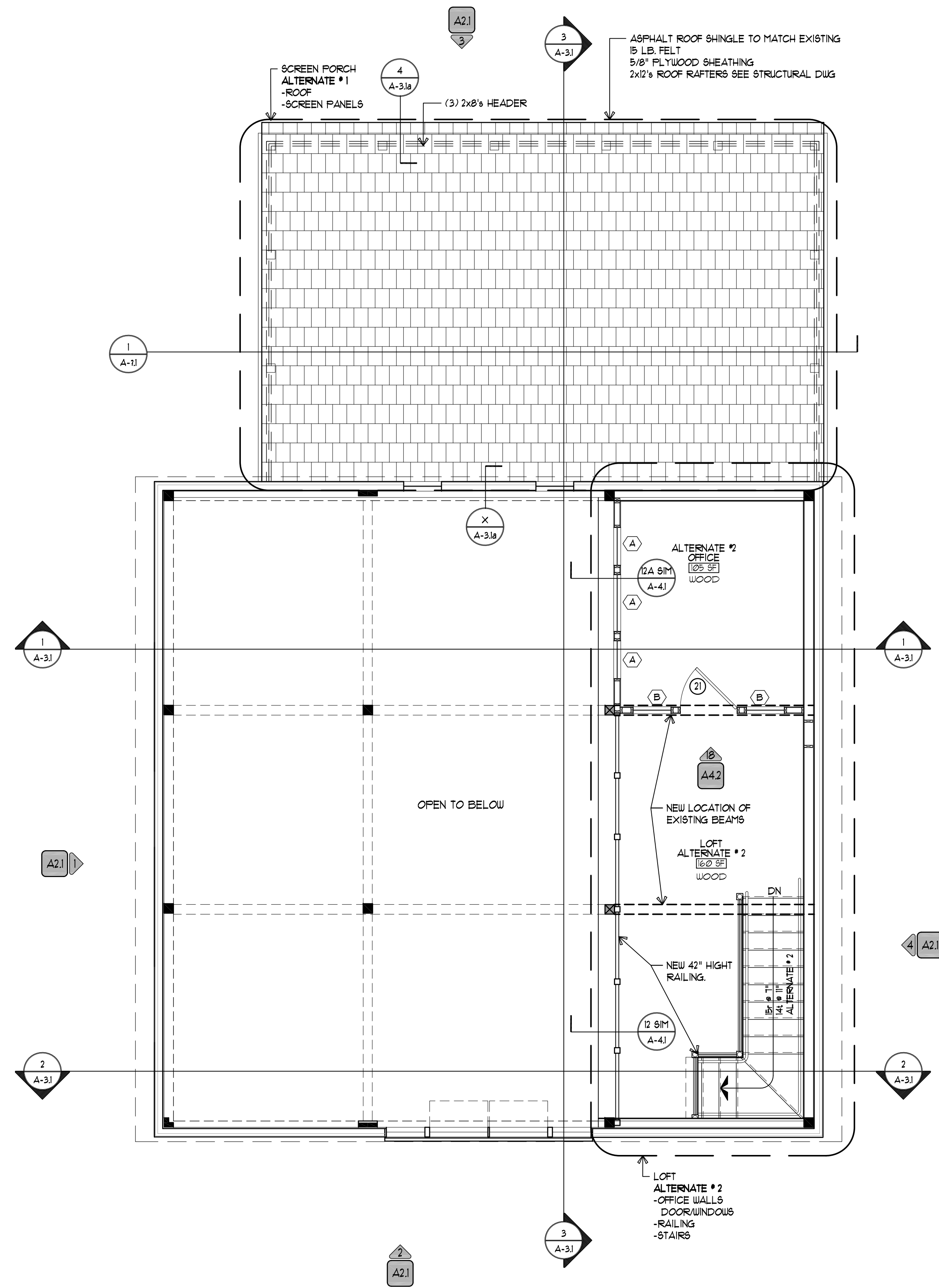
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Drawn: WH

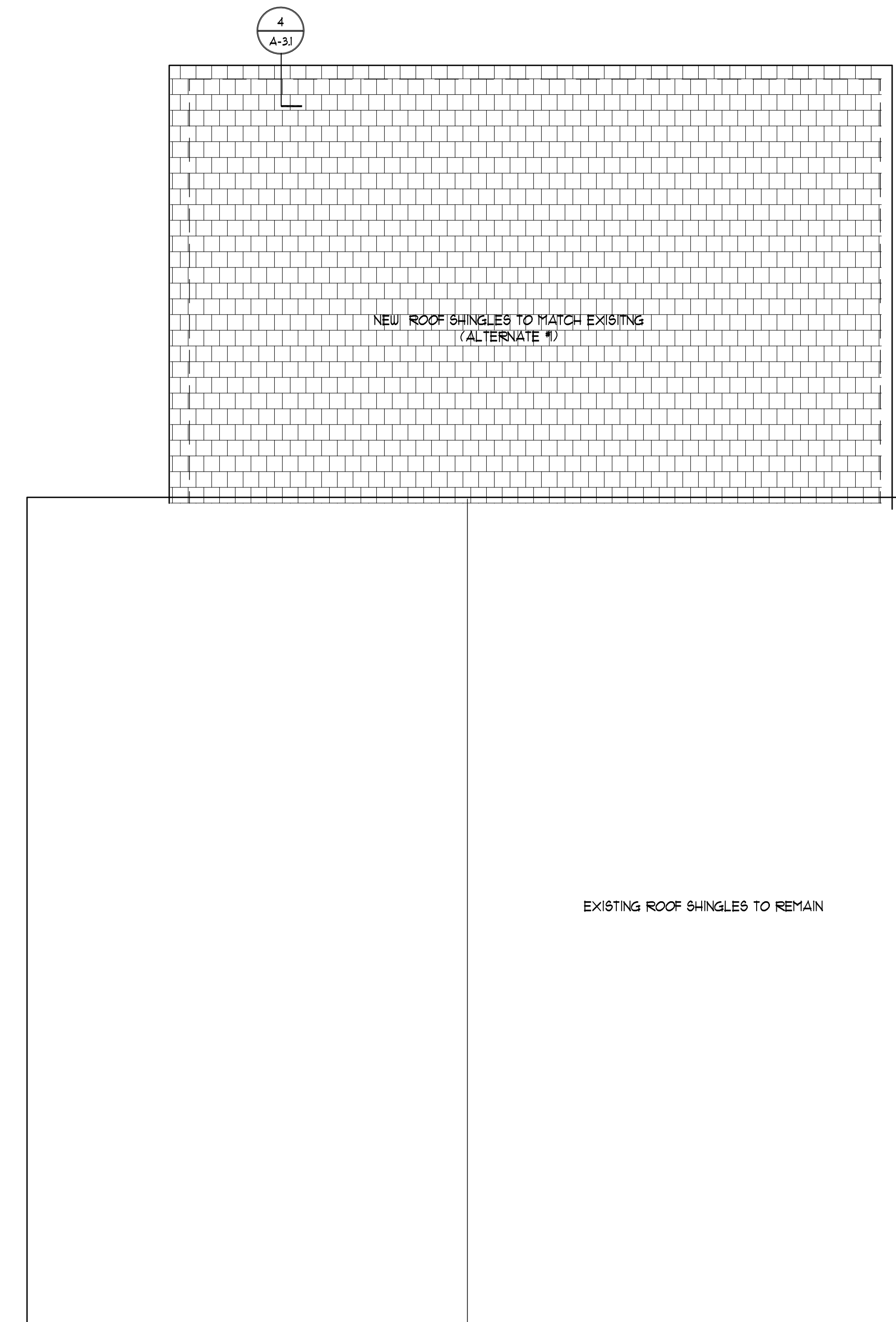
Checked: KMS/JJS

CSS Project No: 1094

A-1.2a



ALTERNATE #1 and #2 LOFT FLOOR and SCREEN PORCH ROOF PLAN 2



ROOF PLAN WITH ALTERNATE #1 ROOF PLAN AT PORCH 1

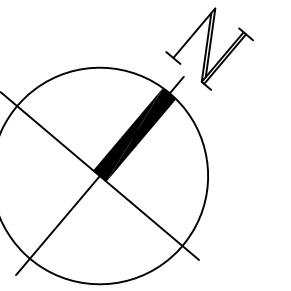
ANGINO FARM
BARN
REHABILITATION

NAHANTON STREET
NEWTON, MA

Revisions

No.	Date	Description	By

CSS ARCHITECTS INC.
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Building Two, Suite 300
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Title :
BUILDING
ELEVATIONS

Scale: 1/4" = 1'-0"

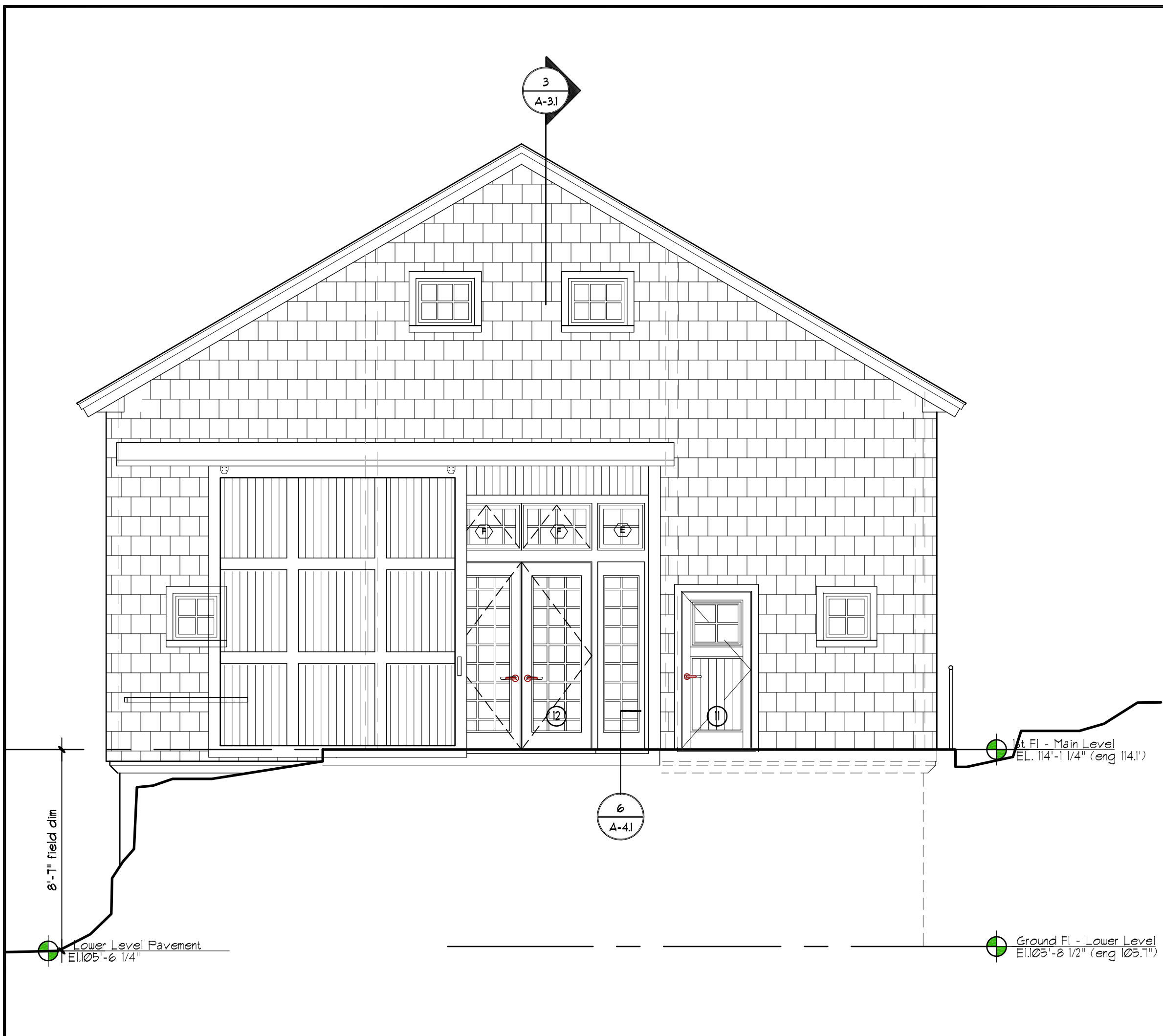
Date: Jan 31, 2012

Drawn: WH

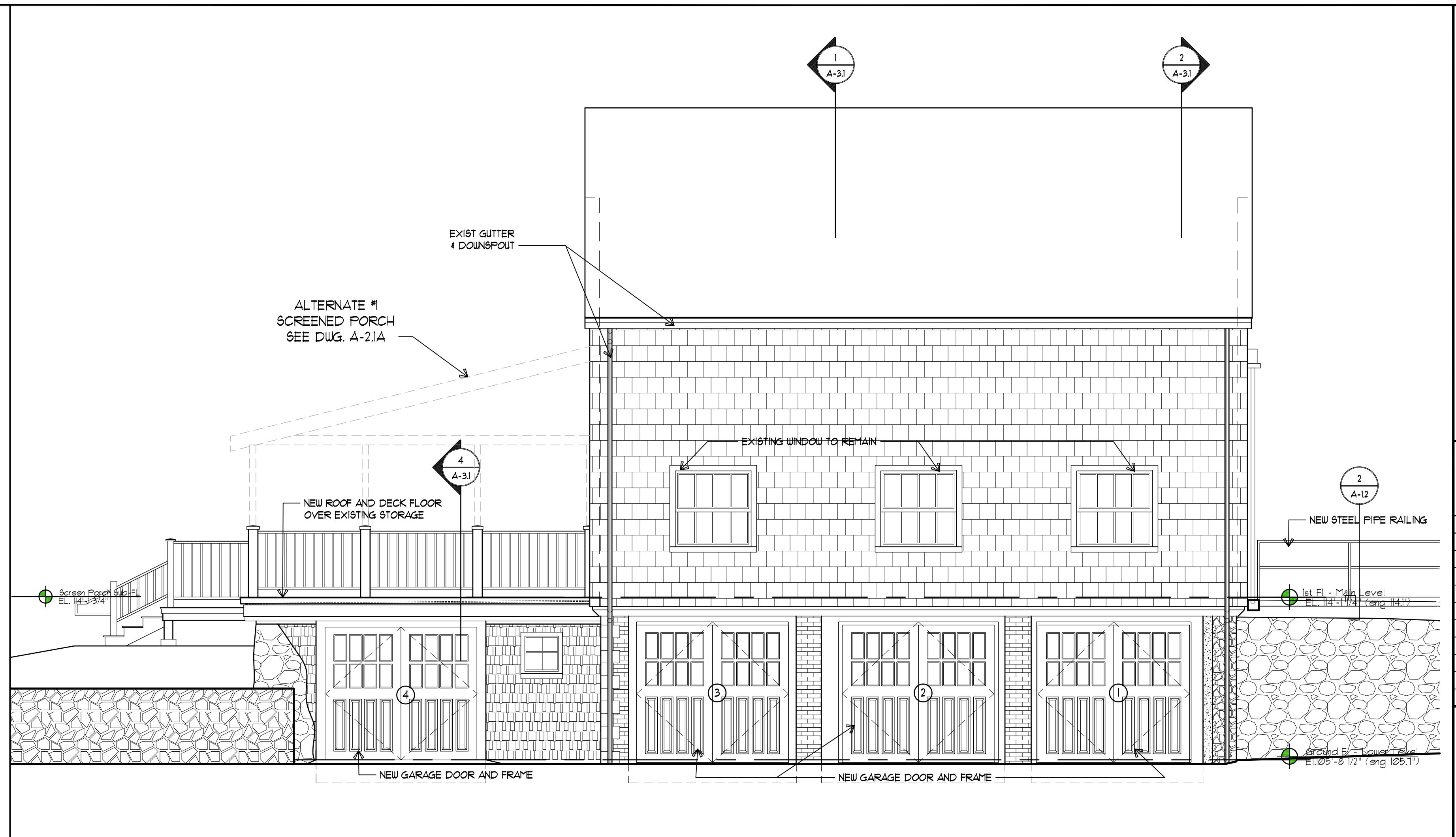
Checked: KMS/JJS

CSS Project No: 1094

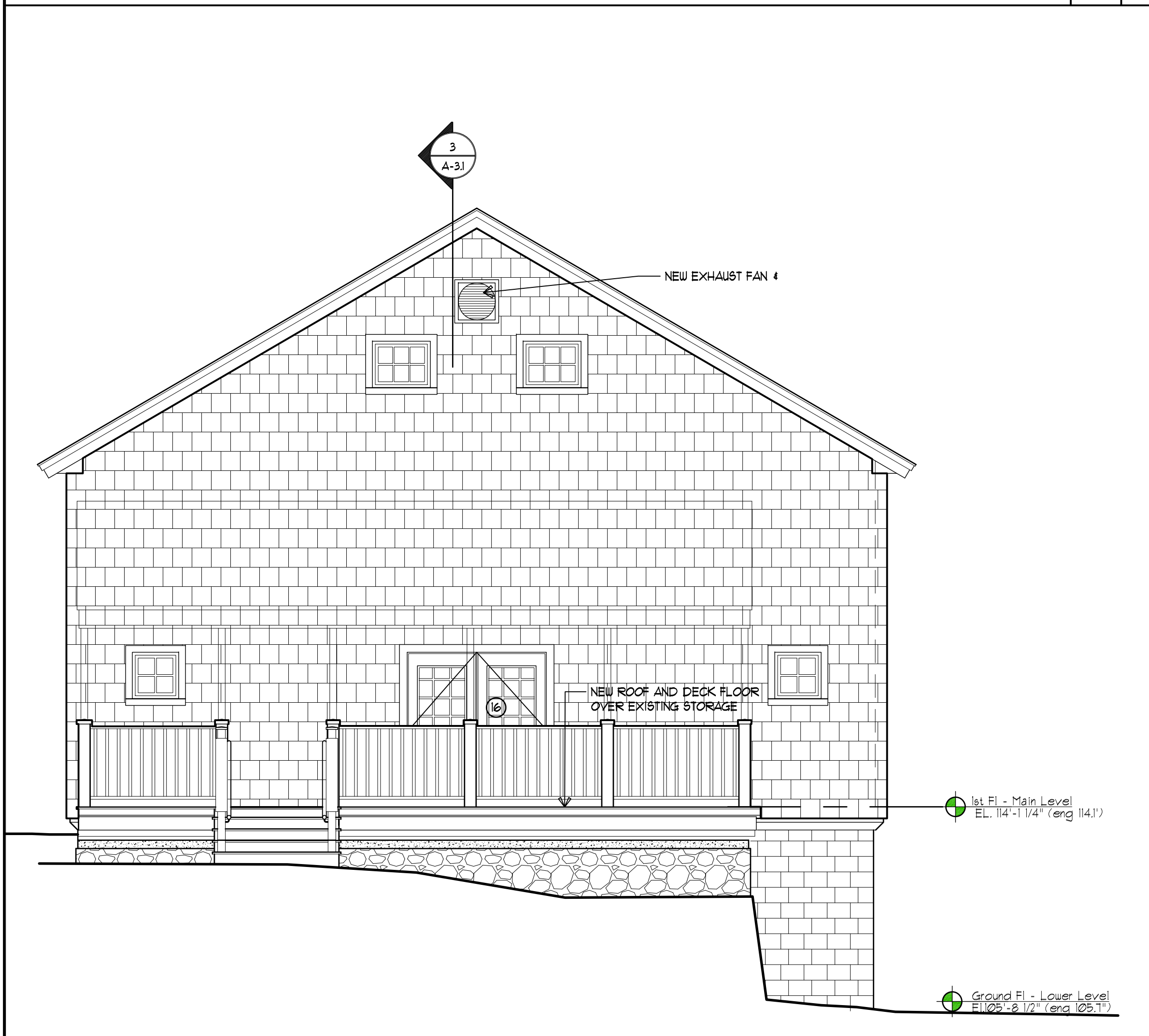
A-2.1



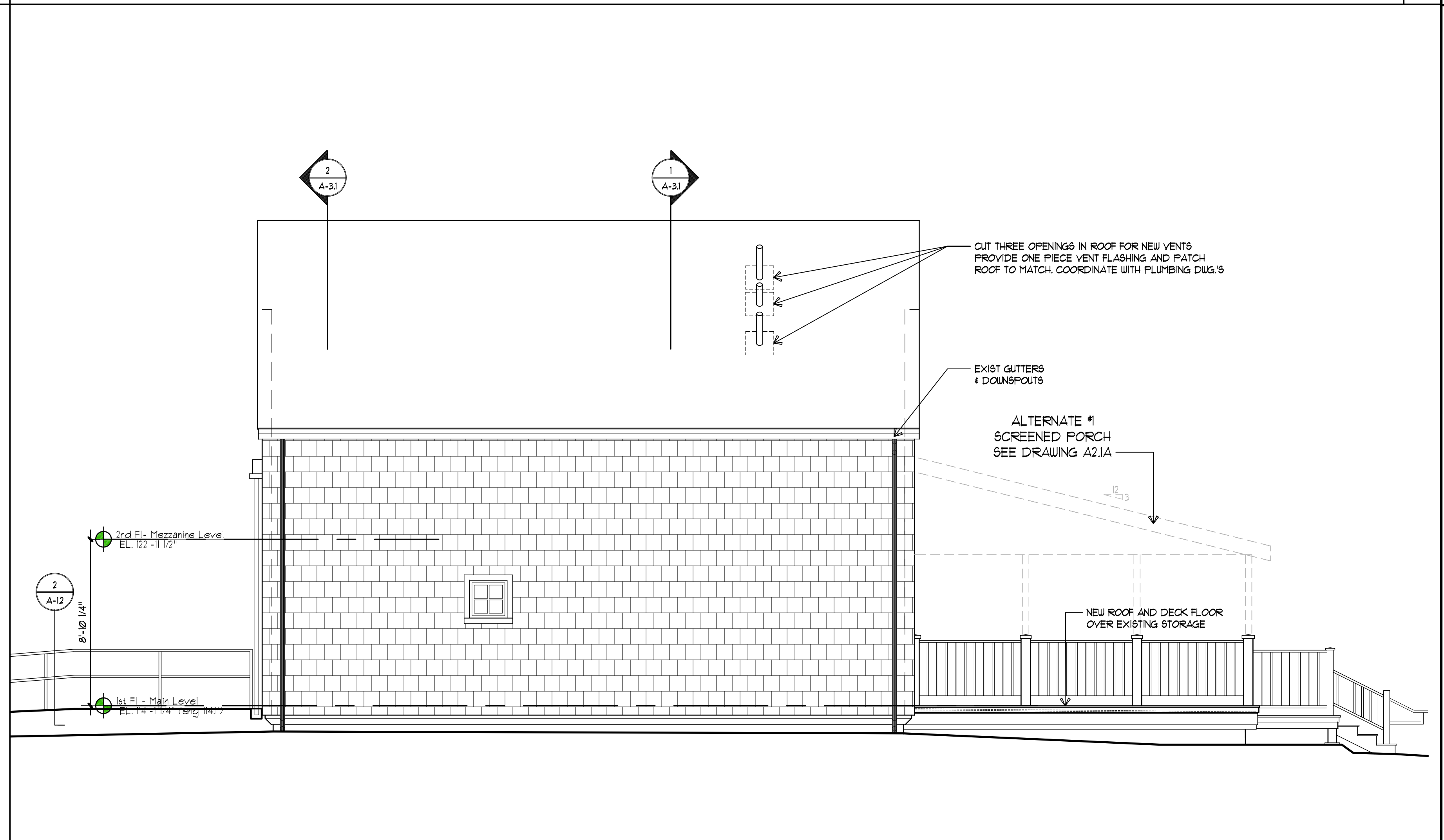
EAST ELEVATION 2



SOUTH ELEVATION 1



WEST ELEVATION 3

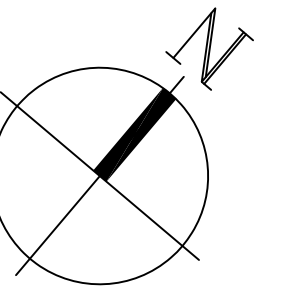


NORTH ELEVATION 4

Revisions

No.	Date	Description	By

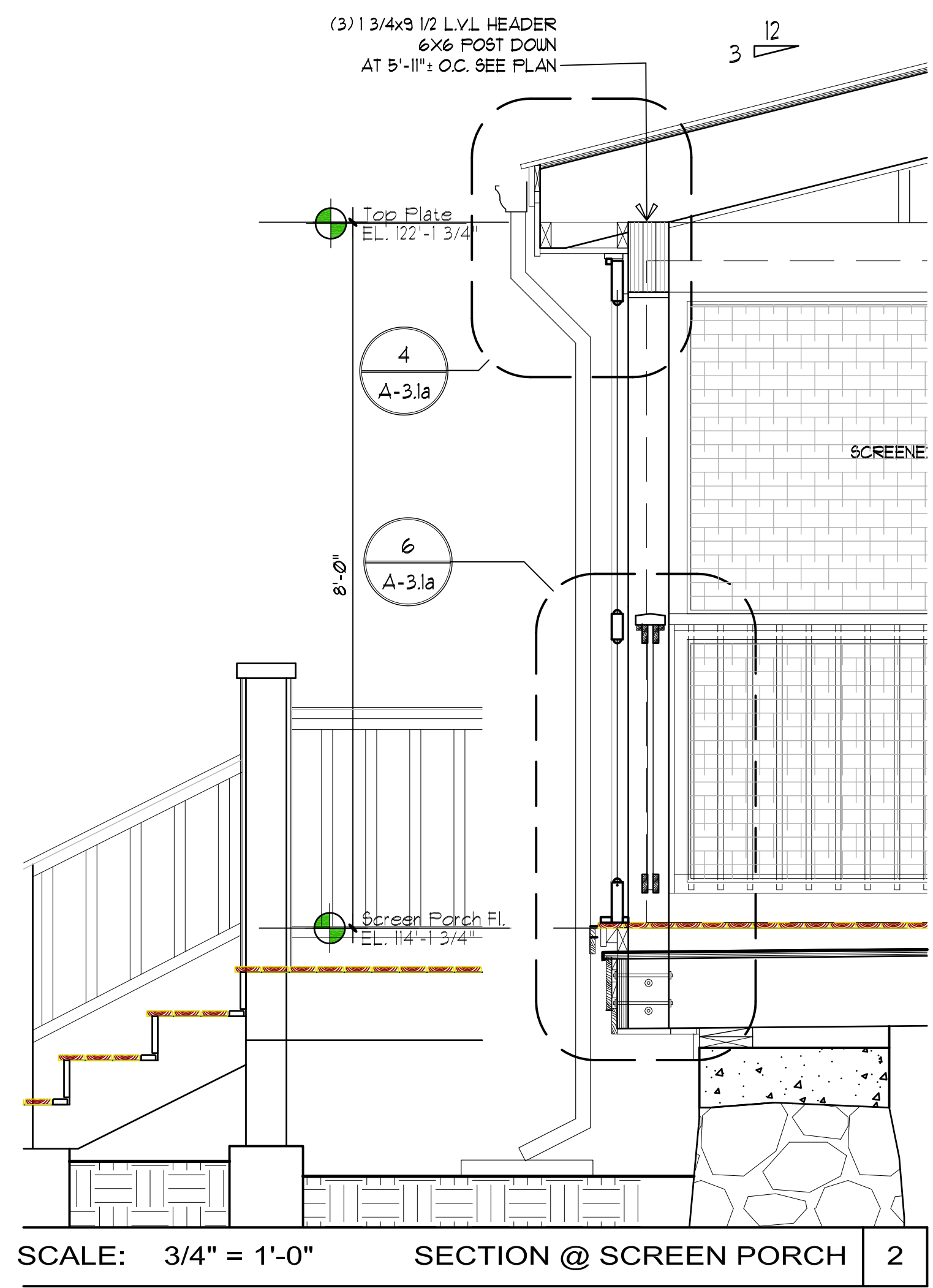
CSS ARCHITECTS INC.
107 Audubon Road
Building Two, Suite 300
Wakefield, MA 01880
css@cssarchitects.com



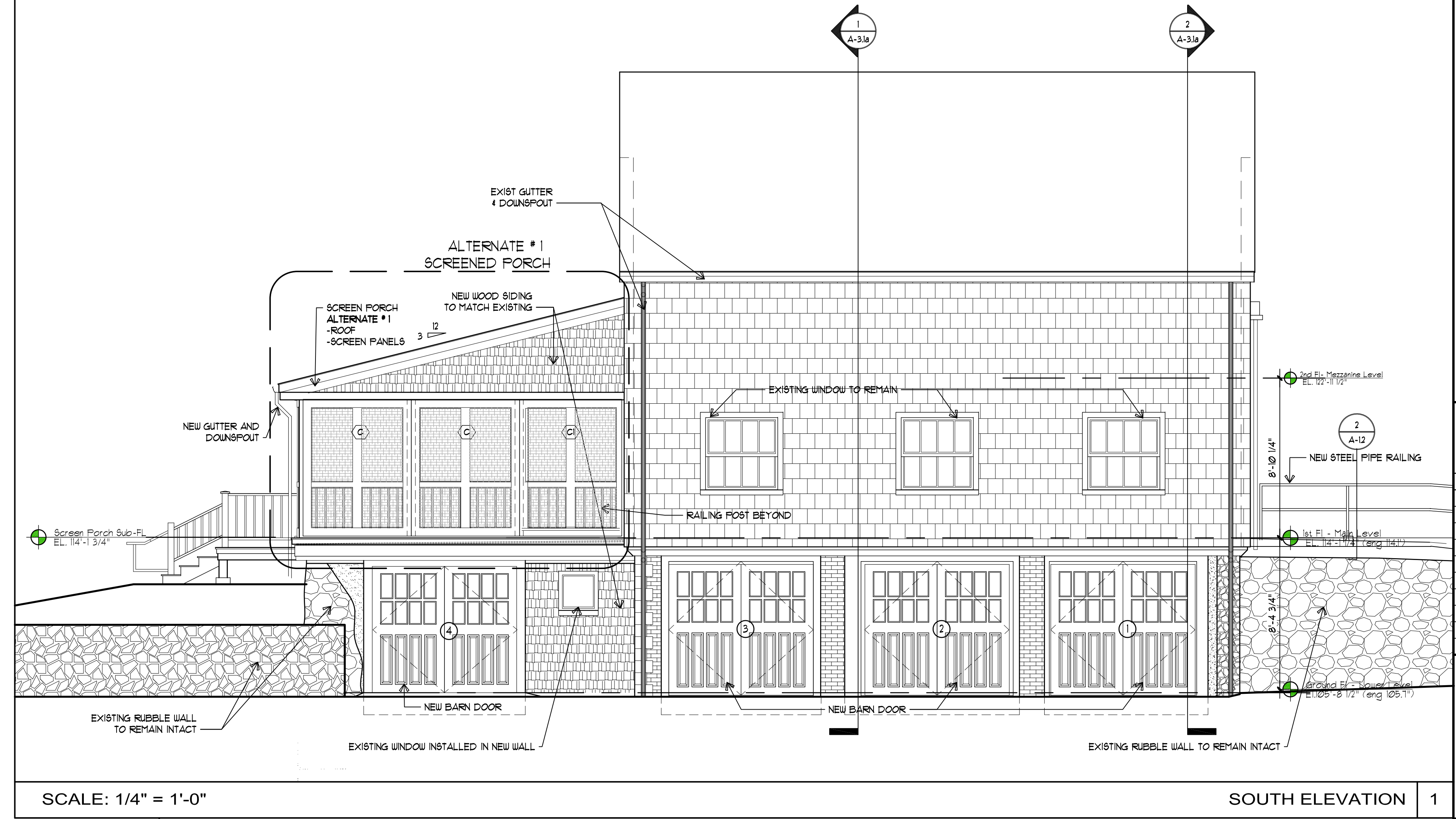
Title :
ALTERNATE 1+2
BUILDING
ELEVATIONS

Scale: 1/4" = 1'-0"
Date: Jan 31, 2012
Drawn: WH
Checked: KMS/JJS
CSS Project No: 1094

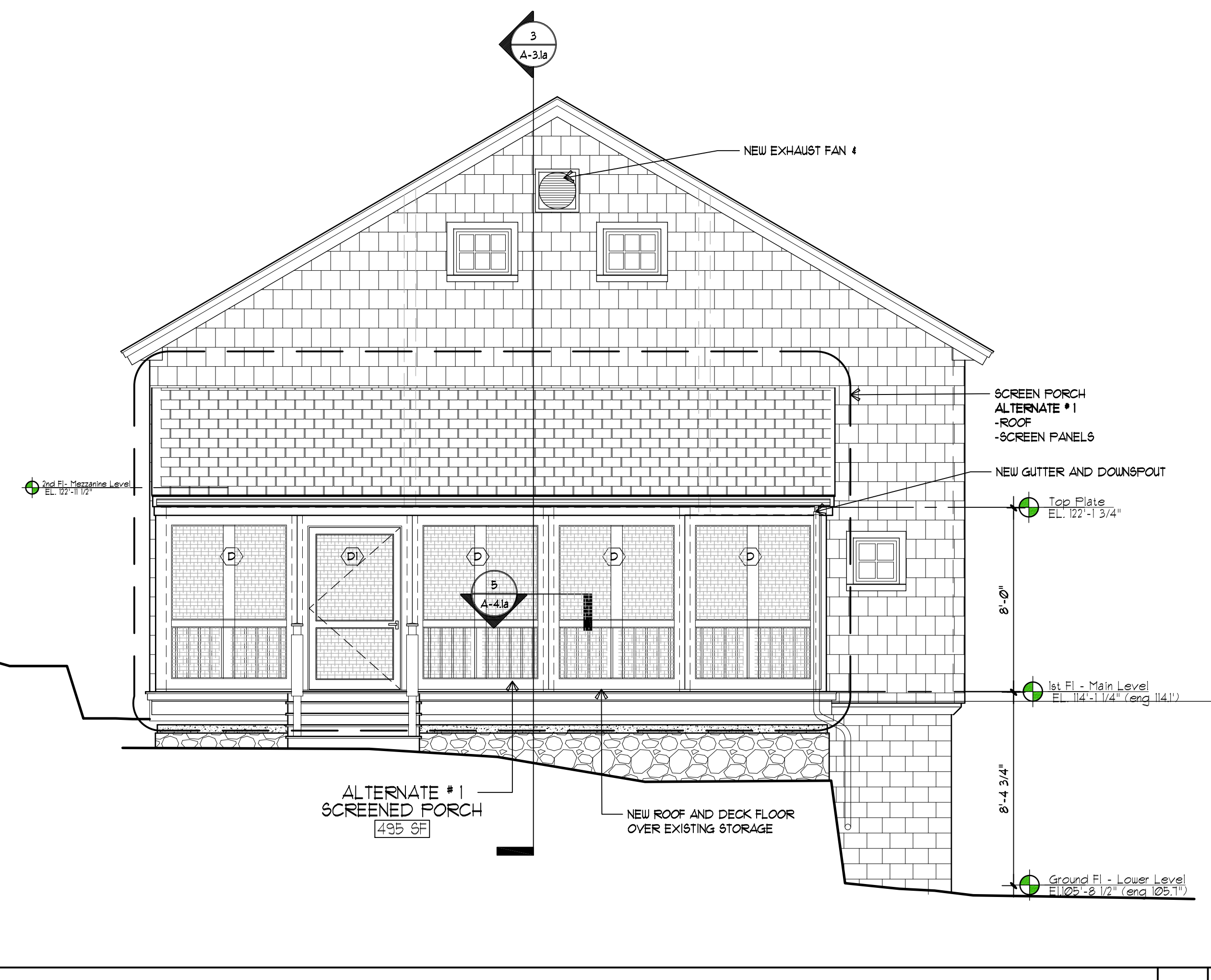
A-2.1a



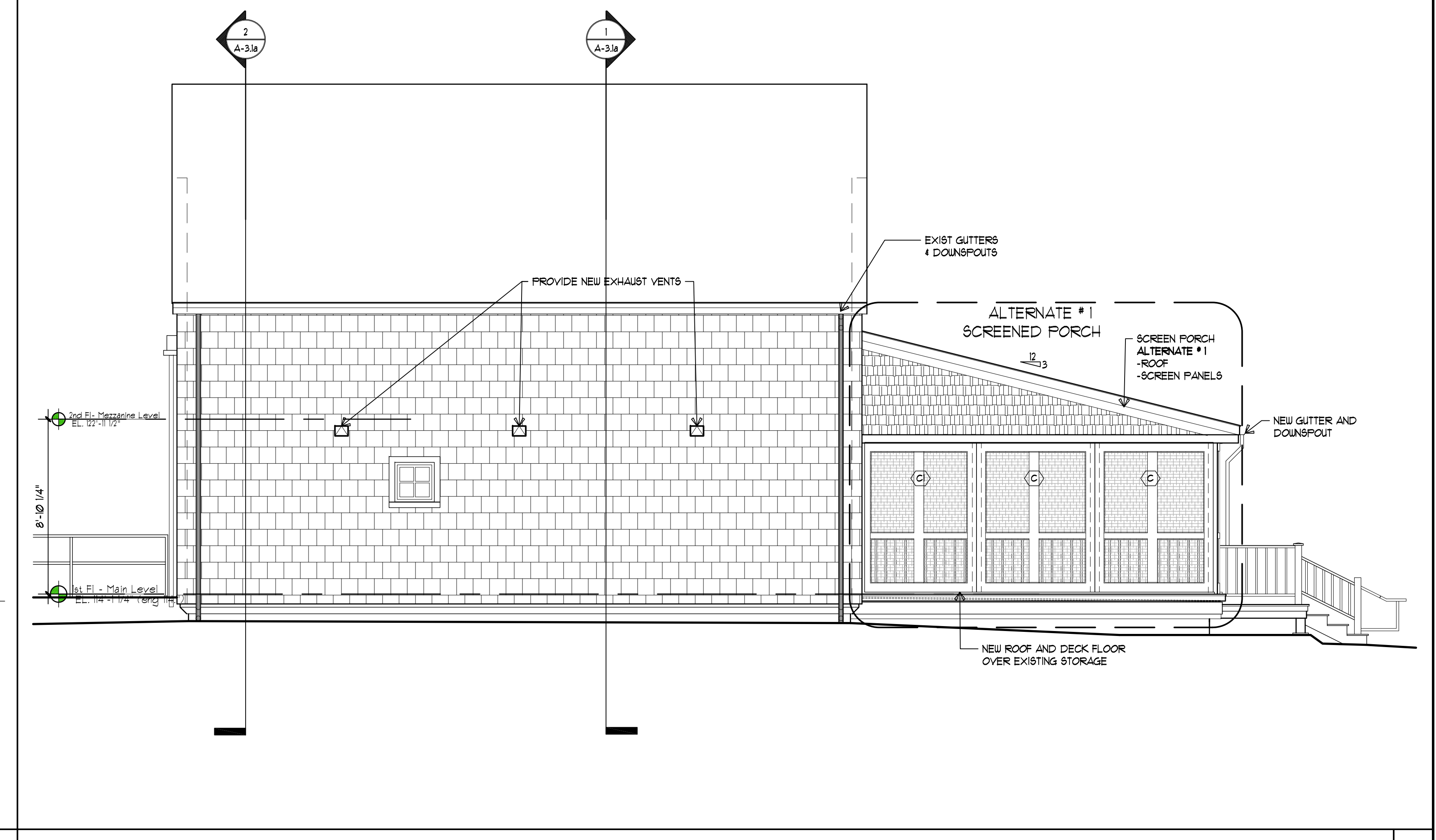
SCALE: 3/4" = 1'-0" SECTION @ SCREEN PORCH 2



SCALE: 1/4" = 1'-0" SOUTH ELEVATION 1



SCALE: 1/4" = 1'-0" WEST ELEVATION 3



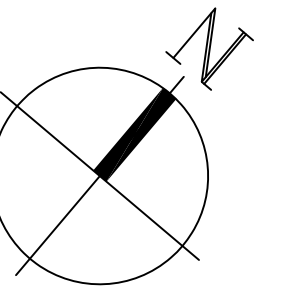
SCALE: 1/4" = 1'-0" NORTH ELEVATION 4

#41-10(2)

Revisions

No.	Date	Description	By

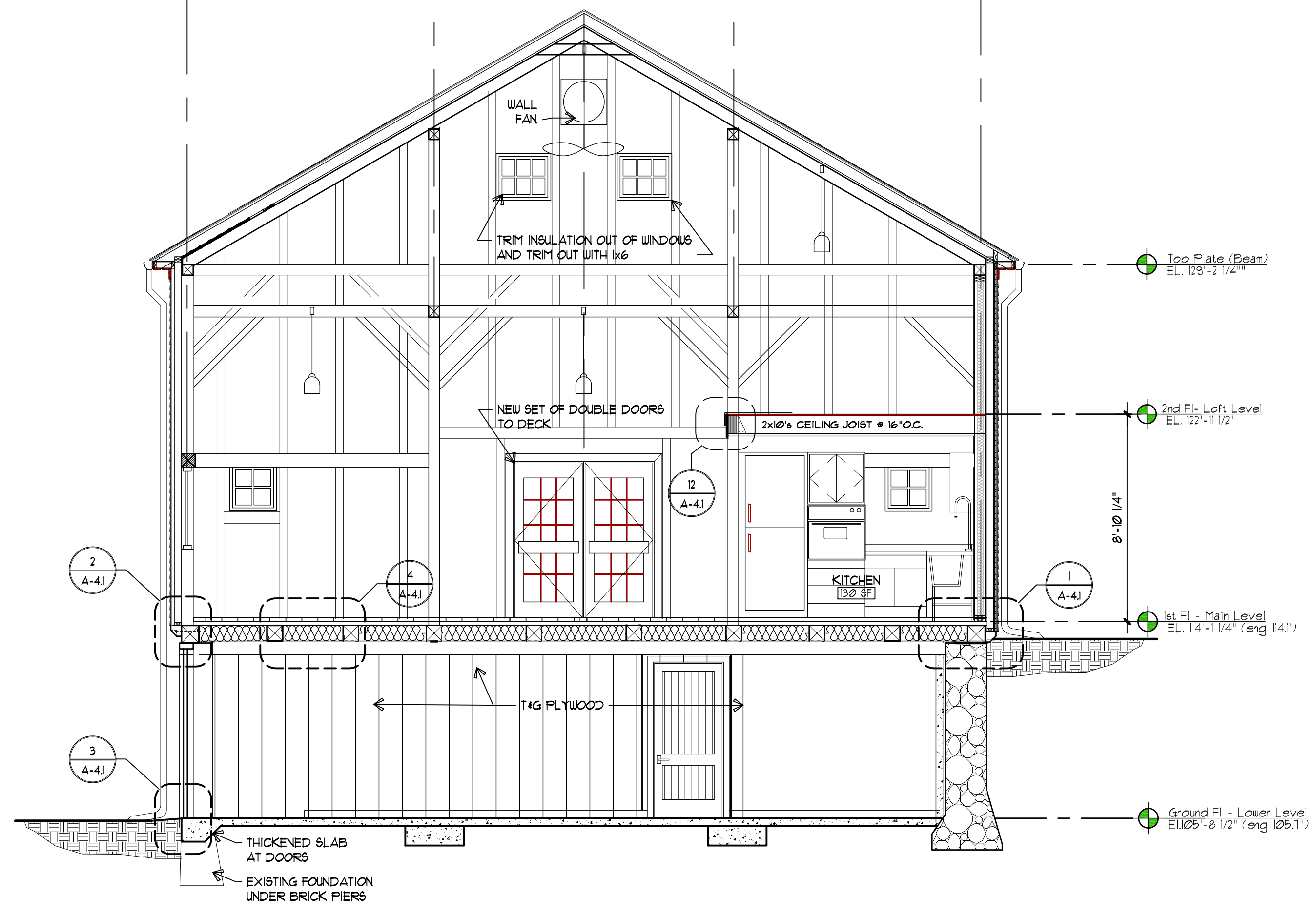
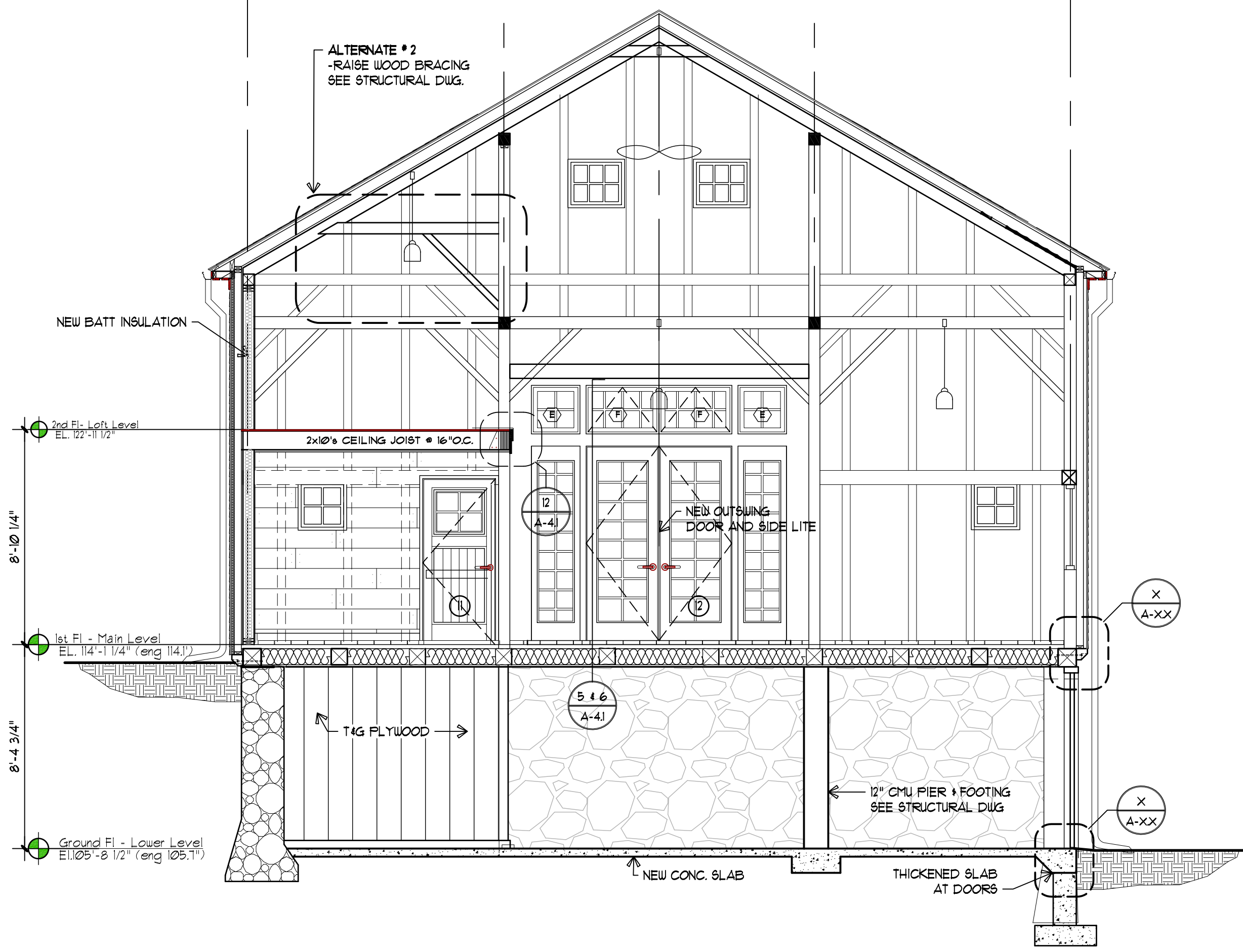
CSS ARCHITECTS INC.
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Wakefield, MA 01880
css@cssarchitects.com



Title :
BUILDING SECTIONS

Scale: 1/4" = 1'-0"
Date: Jan 31, 2012
Drawn: WH
Checked: KMS/JJS
CSS Project No: 1094

A3.1

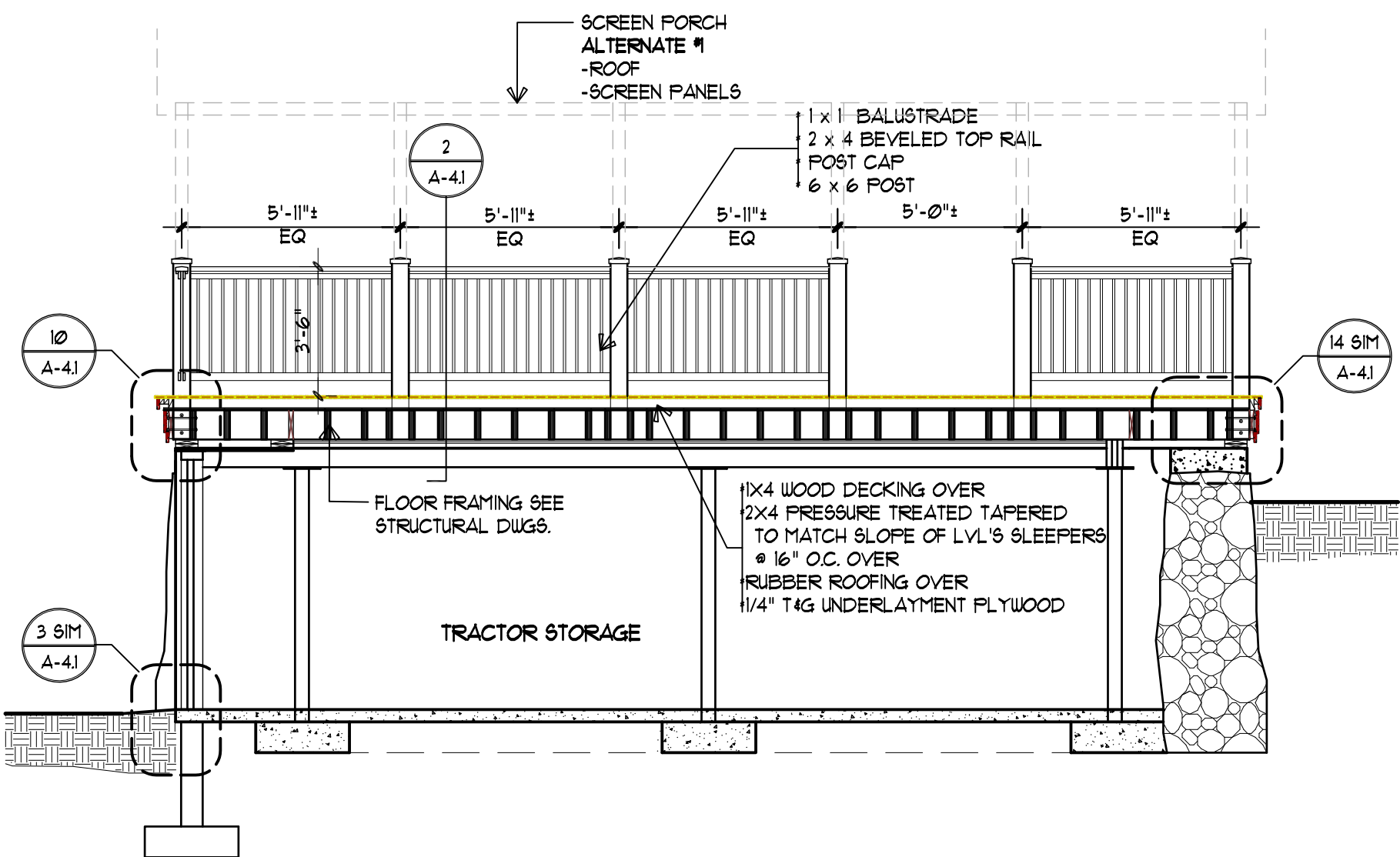


SCALE: 1/4" = 1'-0"

BUILDING SECTION 2

SCALE: 1/4" = 1'-0"

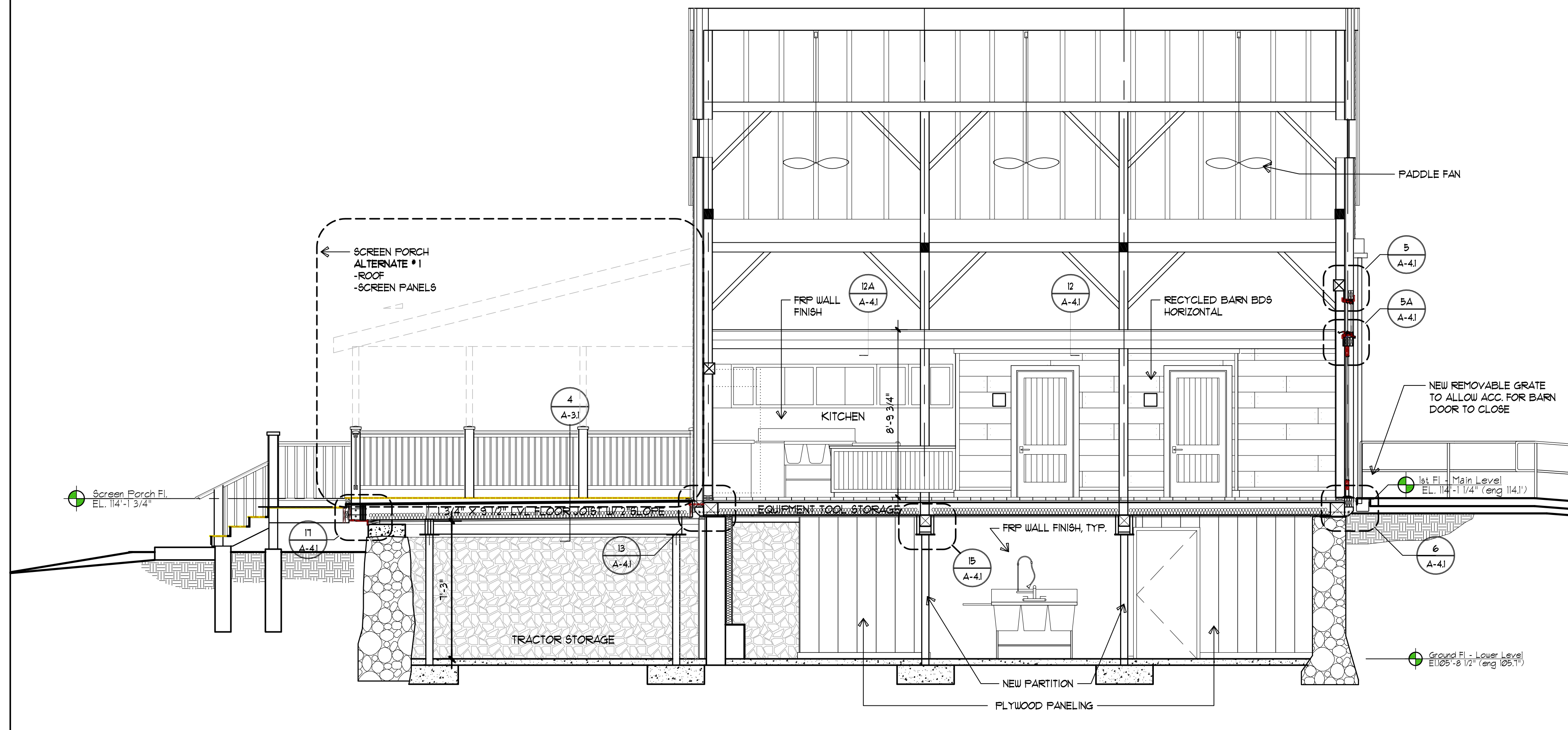
BUILDING SECTION 1



SECTION THROUGH DECK

4

SCALE: 1/4" = 1'-0"



BUILDING SECTION

3

Sullivan Shawna

Subject: Public Facilities Committee Request from 11/7 hearing
Date sent: Thu, 15 Nov 2012 16:58:01 -0500
From: "Lucas, Marc" <Marc.Lucas@nstar.com>
To: <ssullivan@newtonma.gov>

Hello Shawna:

I was forwarded your email from one of my colleagues who was notified that during a hearing for a grant of location request for an NSTAR oil return line, Alderman Albright requested a plan to address undergrounding all wires and related equipment on Dedham Street, Needham Street and Winchester Street. She also requested a cost estimate for the project.

I would like to respond to her request, but NSTAR has no plans to place the existing distribution infrastructure along Dedham Street, Needham Street and Winchester Street underground. We also do not designate sections of our existing infrastructure for relocation underground since the above-ground facilities in place are fully capable of delivering electricity to the customers in the area. There is not an operational need to redesign the infrastructure. However, if the City, on its own initiative, desires to undergo an "undergrounding" project for the utilities in the area, there is a process in place for that outlined by Chapter 166: Section 22 of Massachusetts General Law.

As you can imagine, there is a significant cost associated with placing infrastructure underground and there has been an ongoing debate (especially now with the flooding which occurred in the Mid-Atlantic states) whether there are any tangible benefits (.e.g. reduced outages) to this undertaking other than, possibly, aesthetics. As a result, the statute establishes a process by which the City must vote on whether the customers in Newton will bear the cost of "undergrounding". The process is also in place to insure that non-Newton customers do not bear this cost of relocating this equipment.

Moreover, the statute insures that all customers potentially bearing the cost have an opportunity to speak to the matter before the surcharge is applied. The surcharge for funding underground construction is 7% of the customers ' bill and that cost would be per utility (phone, cable, electric) in addition to whatever the City's cost would be to place their infrastructure underground (fire line, etc.)

Unfortunately, we cannot simply relocate our infrastructure each time we conduct underground construction. That would circumvent the process outlined in the statute and, more than likely, raise a number of concerns from ratepayers and property owners alike who would have to bear this cost. Generally the cost of "undergrounding" is \$1 million per mile. The cost of undergrounding the length of this 2.35 mile project is approximately, \$2.35 million. That is just a rough estimate without any field analysis. Again this is just NSTAR's cost, not the other utilities of the costs to the private property owners for installing conduit on their property. It is a significant undertaking and one that shouldn't be attempted outside of the established guidelines.

I appreciate the inquiry and I am available for Alderman Albright or any Alderman who wants to discuss this matter further. I have discussed this matter in the past on several occasions and I also met with the Newton Undergrounding Task Force several years ago on this topic. Feel free to forward my contact info. I have been to enough Committee meetings to know how long they are. I do not want to clog the docket with this topic, since it is unrelated to the grant of location sought for the oil return line. However, I do want to make sure that every question raised is answered so that there are no lingering questions.

Thanks,

Marc

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public hearing was closed, as no one else wished to speak. There was a motion to approve the item, which carried unanimously.

#355-12 NATIONAL GRID requesting a grant of location to install and maintain 110' ± of 4" gas main in WINSTON ROAD from the existing 4" gas main at 46 Winston Road westerly to 38 Winston Road. (Ward 5) 10/10/12 @ 1:47 PM]

ACTION: **APPROVED 7-0**

NOTE: Dennis Regan, National Grid Permit Representative, presented the petition to install a new gas main in Winston Road to provide gas service to 38 Winston Road. The public hearing was opened and no one spoke for or against the petition. The Department of Public Works has recommended approval of the petition. Ald. Gentile moved approval of the petition, which carried by a vote of seven in favor and none opposed.

#356-12 NSTAR ELECTRIC petitioning for a grant of location to install 12,432' ± of supplemental 8" diameter steel cooling circulation pipeline and a 4" conduit in the same trench in DEDHAM STREET from the Boston town line near the intersection of Spiers Road and Dedham Street to the intersection of Dedham, Winchester and Needham Streets. The project also includes the installation of eleven street rated hand-holes (3' x 3' x 3') in Dedham Street to facilitate the installation of fiber optic cable as shown on the plan and profile drawings. The pipeline and conduit will continue down Needham Street (state road) to the Elliot Street Substation. NStar is requesting the grant of location in order to address the need to provide additional electric transmission reliability and capacity to address current and future demand supply at the existing Elliot Street Substation #292 in Newton. (Ward 5 & 8) [10-18-12 @ 4:34 PM]

ACTION: **HELD 6-0 (Danberg not voting)**

NOTE: Beverly Schultz, NStar Project Manager, presented the petition to install 12,432' of pipeline and conduit in Dedham Street. The project would begin at the Boston city line and continue down the length of Dedham Street to Needham Street to Easy Street to the Elliot Street Substation. Needham Street is State owned and Easy Street is a private way; therefore, the Board of Aldermen does not need to approve a grant of location for either of those streets.

The project would provide additional electric transmission reliability and capacity to address demand now and in the future at the Elliot Street Substation. There are a number of projects planned within the City that would create demand on the substation, which include Chestnut Hill Square, the new Boston College Dining Hall, and projects at the Chestnut Hill Mall.

There are existing 115kV pipe like cables, which run between the West Roxbury Baker Street Substation and the Elliot Street Substation in Newton. In order to provide additional transmission and capacity NStar is petitioning for modifications to the existing cables by installing a supplemental 8" diameter steel cooling circulation pipeline parallel to the existing 115kV cables. The projects also requires the installation of a 4" PVC conduit for fiber optic communication cable in the same trench as the proposed pipeline from Pole 117/44 in Dedham Street to the intersection of Dedham Street,

Winchester Street, and Needham Street. This portion of the project includes eleven hand-holes to facilitate the installation of the fiber optic cable. The fiber optic cable will provide NStar with the ability to identify the location of a fault in the line.

Once the project is complete it will increase the cooling capacity of the existing pipe cable in Dedham Street, thereby increasing the electric rating, supply capacity, and reliability of the line. The completed project will improve the ability of the transmission system to reliably supply the Elliot Street Substation, minimize outages, and improve service.

If approved, the project would begin in the spring of 2013 and be completed by December 1, 2013. It is expected that the crews would trench between 100' and 200' per day. NStar will meet all of the street opening permit requirements during the project. There will be two to three crews working in sections, all excavation equipment will be removed every day, all trenches will be backfilled with flowable fill and paved. There will be a police detail in order to maintain two lanes of traffic on Dedham Street. Residents of Dedham Street would have access to their driveways every night. The trench for the installation will be approximately 2' wide except where joint welding is necessary and located along one side or the other of Dedham Street.

The public hearing was opened and Marian Kowolski, 300 Dedham Street, asked whether there were any environmental risks or health risks if the cooling pipe were to leak. The pipe contains dialectic fluid, which is not considered hazardous to people's health. The risks are very minimal as the pipe has an alarm system and NStar has protocol in place to deal with a leak, which includes freezing the pipeline as soon as the leak is detected. The pipe is also very thick and welded at the joints and it is very rare that this type of pipe leaks.

Ben Blout, 360 Dedham Street, asked that the City consider restricting the hours of operation, as Dedham Street is very busy during the morning and evening commutes. Mr. Blout is also concerned that Dedham Street has already been torn up a number a times and poorly patched, especially by the Chabad Lubavitch. Ald. Albright requested that the Department of Public Works inspect the roadway patches. NStar would be required to permanently pave over the trench, instead of patching the trench. The attached memo from Associate City Engineer John Daghlian provides the conditions and special provisions to be included in the street opening permit.

Mr. Blout suggested that NStar might want to consider undergrounding the overhead wires on Dedham Street while they had the street open. Jeff Rickman, 116 High Street, added that NStar might want to put additional PVC piping for undergrounding in the future.

Ms. Schultz explained that she does not have expertise in the area of distribution of electricity or undergrounding but did know that the conduit for electrical distribution could not be installed in the same trench as the pipe and fiber optic cable. There needs to be at least 4' of separation between transmission lines and distribution lines. In addition, a sizable duct bank would be required to underground Dedham Street, as well as coordination with the other utilities on the utility poles. City Engineer Lou Taverna added that there are a number of City utilities within Dedham Street and any conduit would need to be separated from those utilities by 4', as well. The installation of conduit for

undergrounding purposes would require a separate trench, likely on the opposite side of the street from proposed project.

Aleksander Chudnovsky, 5 Long Meadow Road, asked if NStar could provide cost data on undergrounding Dedham Street. Ms. Schultz explained that she does not have any cost data and would have to provide it at a later date. It was pointed out that undergrounding is very expensive and would be a cost to all Newton NStar customers.

Ald. Albright requested a plan for a potential undergrounding project for Dedham Street. Ms. Schultz explained that a plan like that could potentially take over a year to develop a plan and coordinate with the other utilities.

The following information was requested from NStar:

- Materials contained in dialectic fluid
- Specific number of crews working on the project
- Is it feasible to underground Dedham Street
- Cost of undergrounding Dedham Street

Ald. Lappin moved hold in order to obtain the requested information, which carried unanimously.

#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]

ACTION: **APPROVED 7-0**

NOTE: The request to authorize a 99-year lease of an abandoned MBTA rail bed was held on October 3, 2012 for responses to five questions raised during that discussion. The attached letter from Chief Operating Officer Robert Rooney provides answers and further information on the City's liability if hazardous materials are found during construction of the proposed rail trail.

The City can purchase a higher amount of insurance through the State's Brownfields Program and receive a grant for 50% of the premium but the coverage cannot be extended beyond five years. Assistant City Solicitor Bob Waddick has requested quotes for \$5 million and \$10 million in coverage. He expects that the costs will be proportionate to the \$3 million policy that was quoted at \$41,035, which would cost the City \$22,159 with the matching funds from the State. The Mayor's request for funds to purchase the \$3 million policy is awaiting discussion in the Finance Committee.

The Committee discussed whether there should be a recommendation to the Finance Committee to request the purchase of a larger insurance policy. The majority of Committee members felt that it was advisable to request the larger policy, as there would be less risk for the City. Although the project does not require a large amount of digging or construction, if any contamination