

CITY OF NEWTON  
IN BOARD OF ALDERMEN  
PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, JUNE 6, 2012

Present: Ald. Salvucci (Chairman), Lennon, Gentile, Crossley, Danberg, Laredo and Lappin  
Absent: Ald. Albright

*Public Hearing*

#149-12     JANE MADDOX petitioning for a sewer main extension to be constructed in DUFFIELD ROAD from an existing sewer manhole located in Duffield Road 195'+ southerly to a proposed sewer manhole in Duffield Road. (Ward 4) [05-15-12 @ 4:22 PM]

**PETITIONER TO PAY ENTIRE COST**

**ACTION:     APPROVED 7-0**

**NOTE:**     The petitioner's engineer, Joe Porter, presented the request to extend a sewer main further along Duffield Road to 25 Duffield Road. The petitioner's septic system is failing and the property owner would like to convert to sewer. The petitioner will pay the entire cost of the sewer extension.

The petitioner's contractor, Neil Johnson of Grafton, is trying to reach the property owner of 24 Duffield Road to determine if they would like to connect to the sewer extension or pay for the stubbing of a service line to their property line. The City Engineer Lou Taverna pointed out that if the stub is installed, it would allow 24 Duffield Road to be connected in the future without tearing up the roadway.

The public hearing was opened and no one spoke for or against the petition. The attached Engineering Division memo provides further details and conditions for the sewer main extension. Ald. Crossley moved approval of the item with an emergency preamble, as the septic system is failing. Both the motion and emergency preamble were approved by a unanimous vote.

*Public Hearing*

#126-12     HIS HONOR THE MAYOR requesting that a portion of CHRISTINA STREET be laid out, graded, and accepted as a PUBLIC WAY from Needham Street to the property line at 90 Christina Street, (a distance of 1,020') to be the width of 40'. (Ward 8) [04-30-12 @ 5:09 PM]

**ACTION:     APPROVED 7-0**

**NOTE:**     A small portion of Christina Street from Needham Street to 90 Christina Street (1,091') is currently not laid out as a public way. Over the years, abutters have petitioned the City to accept this portion of Christina Street as a public way. If Christina Street is accepted, the roadway will not be altered and no buildings will be disturbed due to the acceptance as a public way, as the roadway is already laid out to City standards. In addition, this portion of Christina Street was recently repaved at the cost of the abutters. There was some concern from an abutter

that their property would be impacted because of the acceptance. However, Assistant City Solicitor Robert Waddick recently met with the property owner's attorney and they reached an agreement to include language in the Board Order that specifically states that "provided, however, that the right to slope or bank on adjoining land shall not adversely impact buildings, structures, or driveways, in existence as of the date of this Order. The draft Board Order for the street acceptance is attached.

If and when the State reconstructs Needham Street, the intersection of Christina and Needham Streets will be adjusted. Christina Street could also be used as a detour to Winchester Street when Needham Street is being reconstructed.

The public hearing was opened and Jennifer Williams, 8 Bernard Street, stated that she is concerned that Christina Street will be used as a detour during Needham Street reconstruction. Christina Street is already heavily travelled and drivers tend to speed. City Engineer Lou Taverna stated that the City does not anticipate any increase in traffic on Christina Street due to its acceptance as a public way. The only case where traffic volumes on Christina Street may increase is if the State decides to use the road as a detour to Winchester Street. Pat Soloney, representative for 300 Needham Street voiced his support of the project.

Ald. Lappin is thrilled that the City will now be maintaining Christina Street and moved approval of the item. The motion for approval carried unanimously.

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#144-05(3) COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of one hundred thirty-four thousand dollars (\$134,000) to the Department of Public Works for specifications and construction to restore the City-owned Civil War Monument located in Newton Cemetery, as described in the proposal submitted by the Department of Public Works Engineering Division and the Planning and Development Department. [04/30/12 @ 11:53 AM]

**ACTION:** **APPROVED 7-0**

**NOTE:** Frank Nichols of the Public Works Department presented the request to appropriate \$134,000 from the Community Preservation Act funds. The funds will be used to restore the City's Civil War Monument erected in 1864. The monument has deteriorated and if it is not restored in the very near future, there is a risk that substantial damage will occur to the monument.

A contractor, who specializes in this type of restoration, will be hired to dismantle the monument, build a retaining wall behind the monument, refurbish the monument and put it back in place. The entire project is expected to take between three and six weeks to complete. Mr. Nichols will provide project management for the project. Preservation Planner Brian Lever has also been involved in the work and the Historical Commission has approved the project.

Leslie Burg, Chair of the Community Preservation Committee, stated that the Community Preservation Committee unanimously recommended funding both the design and restoration of the monument. The budget for the project also includes funding for the project

management provided by Mr. Nichols. With that, Ald. Danberg moved approval, which carried unanimously.

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#160-12 HIS HONOR THE MAYOR requesting authorization to appropriate the sum of four million two hundred thirty-nine thousand eight hundred seventy-eight dollars (\$4,239,878) from bonded indebtedness for the purpose of funding Phase 1 (Project Area 1) of the proposed 11-year Underground Infrastructure Strategic Improvement Plan as prepared by the Utilities Division. [05/14/12 @4:05 PM]

**ACTION:** **APPROVED 7-0**

**NOTE:** Utilities Director Fred Russell presented the request to borrow \$4,239,878 to continue the City's long range plans related to the removal of infiltration and inflow from the City's sewer system in Project Area I. Area I encompasses portions of Newtonville and West Newton and the sewers in these areas are believed to be the largest contributors to the City's infiltration and inflow problem. The work will include cleaning, relining, and/or replacement of approximately 20 miles of sewer main. A map and a work plan for Phase I of the project are attached.

The City's sewer system consists of about 300 miles of sewer pipe. Much of the system is over 90 years old and deteriorating resulting in infiltration from groundwater. Inflow from Storm water also enters the City sewer system from sump pumps, drains and roof leaders. Removal of the water will result in a reduction in the sewer assessments by the Massachusetts Water Resource Authority (MWRA). The City will not see the reduction in the assessment for three years, as the MWRA bases its assessments on a three-year average to mitigate the impact of a year with heavy rainfall.

The inspection report for Area I is due in August and the actual construction for the area is expected to begin in February 2013. Mr. Russell explained that the winter is the opportune time for this type of construction, as the sewer flow is at its lowest and weather does not impact this type of construction. Once the project is complete, the contractor will do a flow evaluation of Area I to determine the reduction of inflow and infiltration. The request also includes funding for the assessment of Area II (West Newton and Auburndale), which will occur simultaneously with the construction.

Some Committee members felt that the City's 11-year approach to improve the sewer system was not aggressive enough, as the City stands to see a substantial payback once all of the areas are complete. If possible, the City should consider ramping up the plan to complete it faster to benefit from the savings sooner. Three questions concerning the sewer rates were asked related to how much of the Fiscal Year 3.9% increase to the sewer rates is dedicated to the project, what percentage of the increase in the sewer rates can be attributed to the project and what type of an impact a slightly larger increase to the rates would have on the timeframe. The responses to the questions will be provided for the Finance Committee discussion.

The Committee inquired if there were any grants or low interest loans available for this work. Mr. Russell responded that Newton has exhausted all the interest free loans and grants

offered by the MWRA. Newton is addressing its inflow and infiltration issues at a faster pace than other communities and will see savings faster.

Mr. Russell provided a brief update on the City's goal of removing illegal sewer connections from private properties. Sixty letters were sent out to properties with illegal connections and 30% of those connections have been removed. The letter stated that the property owner had a year to address the removal of the illegal connection. Mr. Russell has and continues to work with a number of the property owners. Mr. Russell will be sending a second letter to the property owners who did not acknowledge the initial letter. In addition, the City's Environmental Engineer will begin following up with property owners to remove the illegal connections. Mr. Russell hopes to address all the illegal connections over the next couple of years. Ald. Crossley moved approval, which carried unanimously.

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#133-12 **HIS HONOR THE MAYOR** requesting authorization to transfer the sum of sixty-seven thousand one hundred thirty-six dollars (\$67,136) from the Water Enterprise Funds to the Mass Water Resource Authority Assessment as follows:

- \$40,000 from Work by Other Departments
- \$20,000 from Hydrants & Hydrant Parts
- \$7,136 from Current Year Reserve [04/30/12 @ 5:08 PM]

**ACTION:** **APPROVED 7-0**

**NOTE:** The City received the preliminary water and sewer assessments from the Mass Water Resource Authority for the treatment of water and sewerage for Fiscal Year 2012 in February 2011. The finalized FY12 water and sewer assessment were received by the City in June 2011. In most cases the final assessments are less than the preliminary assessments; however, this past year the final water assessment was \$67,136 more than the preliminary assessment. The final sewer assessment was significantly lower than the preliminary assessment; therefore there is no net increase to the water and sewer assessments.

The Public Works Department identified the need for more funds to address the difference between the preliminary and final assessment but decided to wait to address the need until the end of FY 12 to possibly identify accounts within the water budget with an excess of funds that could be used to address the increase in the water assessment. The above accounts included in the docket item have a surplus and it makes sense to use those accounts to pay the additional cost of the MWRA water assessment. Ald. Laredo move approval of the item, which carried unanimously.

All other items before the Committee will be held without discussion.

Respectfully submitted,

Anthony J. Salvucci, Chairman

**CITY OF NEWTON**  
ENGINEERING DIVISION

MEMORANDUM

To: Ald. Anthony Salvucci, Facilities Committee Chair.

From: John Daghlian, Associate City Engineer

Re: #25 Duffield Road ~ Sanitary Sewer Main Extension

Date: May 18, 2012

CC: Lou Taverna, PE City Engineer (via email)  
Shawna Sullivan, Associate City Clerk (via email)  
Anne Phelps, Environmental Planner (via email)

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

*Topographic Site Plan  
Showing Proposed Conditions at  
#25 Duffield Road  
Prepared By: VTP Associates, Inc.  
Dated: May 4, 2012*

Executive Summary:

The applicant is requesting a sanitary sewer main extension to be allowed so that the existing failing septic system at #25 Duffield Road can be abandoned in accordance with *Title V*. The plan indicates that an 8" [PVC SDR-35] pipe shall be installed from the existing 10" City owned sewer main that goes through the causeway located at the base of Duffield Road and extend approximately 195' southerly to new manhole.

Provisions should be made to allow #24 Duffield to be connected to this main via stubbing a service connection to the property line, this would allow for future connection without tearing out the road. The only other house that would benefit from this sewer main extension would have been #21, however; due to the topography of the road the only way to incorporate this would be if the proposed sewer main is lowered by 4.5'.

Due to the proximity of the Charles River and associated wetlands, the applicants will have to file with the Conservation Commission as the alignment falls within its jurisdiction.

Conditions & Special Provisions:

1. The on-site septic system shall be abandoned in accordance to Title V and the Newton Health Department requirements. Inspections for the abandonment shall be coordinated with the Health Department.
2. If any service connections (water, gas) are disturbed by the contractor of record during construction, they shall be updated and replaced to the City's current Construction Standards.
3. All downstream catch basins shall be temporarily retrofitted with an approved type of siltation control devices, details of this shall be submitted to the City Engineer. The contractor of record shall maintain these catch basins throughout the construction process, and ensure that street and property flooding does not occur during construction.
4. The contractor of record shall contact the Newton Police Department and arrange for Police Detail to help residents navigate around the construction equipment and since the street has underground nature gas main, the Police Officer can contact emergency response personnel.
5. Upon final installation & testing of the sewer system an As Built, drawing [plan & profile] indicating rim, invert elevations, and slopes shall be submitted in digital and hard copy format to the City Engineer.
6. The proposed main, manholes, and service connections shall be pressure tested in accordance to the City's Construction Standards. A representative of the Engineering Division shall witness the testing, 48-hours prior notification shall be given prior to the inspection.
7. The test results shall be submitted in type written report format to the City Engineer.
8. The applicant's contractor shall apply for a Utility Connection and Street Permit with the DPW prior to any construction.
9. The contractor of record shall obtain a Street Opening, Sidewalk Crossing Permits with the DPW prior to construction.

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

CITY OF NEWTON

IN BOARD OF ALDERMEN

2012

**PUBLIC WAY LAYOUT: CHRISTINA STREET (PORTION)**

WHEREAS, in the opinion of the Board of Aldermen of the City of Newton, the public necessity and convenience require that the following way should be laid out, graded and accepted:

**CHRISTINA STREET**, from Needham Street easterly a distance of approximately one thousand twenty (1,020) feet to the boundary of the existing public way portion of Christina Street shown as “CHRISTINA STREET 1931 LAYOUT” on a plan entitled “CITY OF NEWTON MASSACHUSETTS, CHRISTINA STREET LAYOUT AND ACCEPTANCE PLAN” dated February 13, 2012, by Louis M. Taverna, P.E., City Engineer, as Plan No. T44-38907; and

WHEREAS, said Board has appointed a time for a public hearing and has caused a notice thereof and of its intention in the matter to be given and said hearing has been held, it is therefore

ORDERED, that a portion of Christina Street is hereby laid out and accepted as a public street or way of the City of Newton, as shown on said plan; and it is further

ORDERED, that an easement for all public way purposes in the following described parcel of land with right to slope or bank on land adjoining for support of street, be and the same are hereby taken, provided, however, that the right to slope or bank on adjoining land shall not adversely impact buildings, structures, or driveways, in existence as of the date of this Order.

DESCRIPTION OF LAND TAKEN

1. Said easement parcel is shown as “PARCEL A” on the plan described above, which plan is to be recorded at the Middlesex South Registry of Deeds with a copy of this order.

So far as is known to the Board, the owners of parcels over which an easement in said land is taken for the purpose of a public street or way are set out below. The Lot Numbers, as shown in the records of the Newton Assessors; the street addresses; and the references to the parcels as they appear in the records of the Middlesex South Registry of Deeds, are also included below.

<u>LOT NUMBERS</u>	<u>OWNERS/STREET ADDRESSES</u>	<u>DEED REFERENCES</u>
83030 0007	Citizens for Affordable Housing in Newton Development Organization, Inc. 90 Christina Street	Book 41617 Page 62
83030 0007A	Fiona Tam 90-94 Christina Street, Unit 92A	Book 41625 Page 187
83030 0007B	George J. Cooke and Ruth E. Rosenblatt 90-94 Christina Street, Unit 92B	Book 41105 Page 492
83030 0007C	Zoya Komarovsky and Eugene Komarovsky 90-94 Christina Street, Unit 94A	Book 41216 Page 69
83030 0007D	Yuk Ling Tam 90-94 Christina Street, Unit 94B	Book 41624 Page 526
83030 0009	NRC, Inc. 56 Christina Street	Book 13004 Page 208
83030 0011	300 Needham Street LLC 300 Needham Street	Book 45475 Page 416
83031 0025	Angela C. Maffeo, Trustee of the John Capobianco Trust 25-27 Christina Street	Book 14243 Page 402
83031 0026	BHX, LLC, Trustee of 320 Needham Realty Trust 320 Needham Street	Book 31271 Page 299 Book 31271 Page 301

The monetary damages which are hereby awarded to the persons whose property has been taken as a result of this order are NONE.



There shall be no expense to the City of Newton in connection with the layout and acceptance of the portion of Christina Street hereunder and there shall be no betterment assessments to the abutters.

In accordance with General Laws Chapter 79, Section 1, it is further

ORDERED, that the trees upon and structures affixed to said affected land, if any, are taken.

Under Suspension of Rules

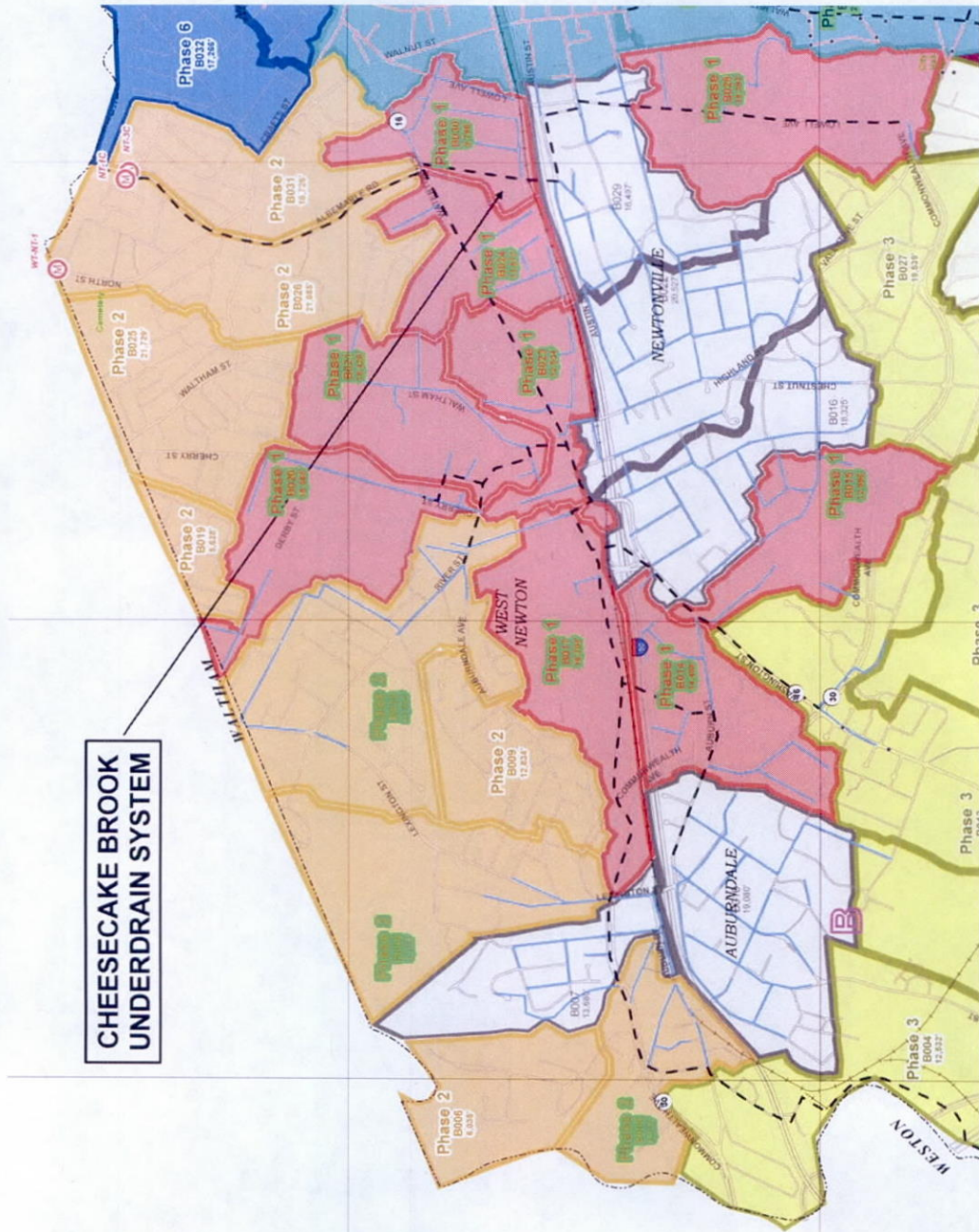
Readings Waived and APPROVED Unanimously

(SGD) DAVID A. OLSON  
City Clerk

(SGD) SETTI D. WARREN  
Mayor

Date: \_\_\_\_\_

# Investing in the Future



**Inflow & Infiltration removal in  
Newtonville, West Newton and Auburndale**

## Phase 1 (Project Areas 1 and 2) of the proposed 11-year Underground Infrastructure Strategic Improvement Plan update:

### Work currently on-going (Funding of \$537,250 through MWRA I/I Phase 7 Financial Assistance Program)

- Project Area 1 Inspection and Assessment
  - TV Inspection- **Complete** (~110,000 linear feet)
  - Flow Isolation- **Complete**
  - Manhole Inspection- **Complete**
  - Heavy Cleaning- **Complete**
  - TV video and field data review is ongoing
  - Project Report to be completed August 2012

### FY2013 CIP Funding (\$4,239,878)

- Project Area 1 Design completed December 2012
- Project Area 1 Construction to start February 2013
- Project Area 2 Inspection and Assessment to start March 2013
- Project Area 2 Heavy Cleaning completed June 2013
- Smoke/Dye Testing (Project 1, 2, & 3 areas) completed August – December 2012
- Project Area 1 Post Construction Flow Evaluation completed June 2014