

CITY OF NEWTON
IN BOARD OF ALDERMEN
PUBLIC FACILITIES COMMITTEE AGENDA

WEDNESDAY, MARCH 23, 2011

7:45 PM
Room 209

Chairman's Note: The Committee will meet jointly with the Public Safety and Transportation Committee to receive an update on fire station renovations from the Commissioner of Public Buildings.

ITEMS SCHEDULED FOR DISCUSSION:

Public hearing assigned for March 23, 2011:

- #77-11 DAN MATLOFF, 21 Studio Road, Auburndale petitioning for construction of a common sewer in WOODLAND ROAD and STUDIO ROAD from an existing sewer main in Woodland Road northwesterly 59' ± thence turning westerly 20' ± to a proposed sewer manhole in Studio Road (Ward 4). [02-25-11 @ 11:22 PM]
- #385-07 ALD. SCHNIPPER AND GENTILE updating the Public Facilities Committee on the progress of the Newton North High School Project. [11/21/07 @ 10:23 AM]

ITEMS NOT YET SCHEDULED FOR DISCUSSION:

Public hearing to be reassigned for April 6, 2011

- #214-10(4) COMMISSIONER OF PUBLIC WORKS requesting abandonment of the 80' building setback line along Boylston Street (Route 9) located on the property at 200 – 230 Boylston Street (Chestnut Hill Square) established by Board Order #100483, dated December 3, 1951, as it conflicts with proposed building locations shown on plans related to Special Permit Board Order #214-10 dated 12/06/10. [12-10-10 @ 1:17 PM]

REFERRED TO PUBLIC FACILITIES & FINANCE COMMITTEES

- #89-11 FINANCE COMMITTEE recommending that **Sec. 29-72(b) Same— Assessments upon owners of estates passed by new sewers.** of the City of Newton Rev Ordinances, 2007, be amended to increase the fixed uniform rates assessed upon owners of all estates passed by new sewers to rates that

Public hearing to be assigned for April 6, 2011

- #86-11 COMCAST OF NEWTON ENGLAND petition for a Grant of Location to install approximately 180' of conduit, southeasterly, from a new service vault located behind the sidewalk in front of 181 Wells Avenue in order to provide Comcast service to 189 Wells Avenue. [03-10-11 @ 10:44 AM]
more accurately represent the estimated average cost of installing such sewers. [03-07-11 @ 9:30 AM]

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 Kathleen Cahill, 617-796-1125, via email at KCahill@newtonma.gov or via TDD/TTY at (617) 796-1089 at least two days in advance of the meeting date.

- #55-11 ALD. FULLER, CROSSLEY, ALBRIGHT, DANBERG, FREEDMAN, HESS-MAHAN recommending that Section 29-67A of the City of Newton Revised Ordinances 2007 regarding sewer clean-out fees be updated either to increase the fee from \$25 during normal hours (\$75 during overtime hours) to a fee more closely representing the full cost of service of cleaning a privately-owned building sewer lateral or, alternatively, eliminating the service. [02/14/11 @ 5:25 PM]
- #40-11 ALD. ALBRIGHT AND CROSSLEY requesting discussion regarding the possibility of changes to Newton's trash program to charge for the removal of white and bulky goods. [01/21/11 @ 1:42 PM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #60-11 HIS HONOR THE MAYOR requesting the budget for the Newton North High School construction project be amended by transferring funds from the owner's contingency line item to the construction manager at risk line item for the purpose of funding additional costs related to the demolition phase of the project. [02/10/11 @ 9:18 AM]

Public hearing reassigned for April 6, 2011:

- #214-10(4) COMMISSIONER OF PUBLIC WORKS requesting abandonment of the 80' building setback line along Boylston Street (Route 9) located on the property at 200 – 230 Boylston Street (Chestnut Hill Square) established by Board Order #100483, dated December 3, 1951, as it conflicts with proposed building locations shown on plans related to Special Permit Board Order #214-10 dated 12/06/10. [12-10-10 @ 1:17 PM]
- #214-10(3) COMMISSIONER OF PUBLIC WORKS, in accordance with Massachusetts General Law Ch. 40, Sec. 15, requesting abandonment of certain City water and drain utility easements located on the property at 200 – 230 Boylston Street (Chestnut Hill Square) as well as relocation of water and drain utilities, utility lines and acceptance of related water and drain utility easements. [12-10-10 @ 1:17 PM]
- #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, PUBLIC FACIL. AND FINANCE COMMITTEES

- #367-10 HIS HONOR THE MAYOR requesting authorization to appropriate an amount not to exceed five million dollars (\$5,000,000) from bonded indebtedness for the following:
(A) installation of up to six modular classrooms at five elementary schools as well as the addition of permanent classrooms and renovations to the core of F.A. Day Middle School. [11/29/10 @ 3:23 PM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#311-10(2) HIS HONOR THE MAYOR requesting an appropriation in the amount of three million three hundred thirty-five thousand dollars (\$3,035,000) from bonded indebtedness for the purpose of funding the FY 2011 Capital Improvement Plan projects as follows: [11/29/ 10 @ 3:23 PM]

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

REFERRED TO PUBLIC FACILITIES, PROG&SERV AND FINANCE COMMITTEES

#312-10 ALD. LENNON, LAPPIN, SCHNIPPER, SANGIOLO requesting a discussion with the School Committee on its plans to address space needs in the Newton public schools. [10-27-10 @11:07 AM]

REFERRED TO FINANCE AND APPROPRIATE COMMITTEES

#311-10 HIS HONOR THE MAYOR submitting the FY'12-FY'16 Capital Improvement Program, totaling \$174,246,135 pursuant to section 5-3 of the Newton City Charter and the FY'11 Supplemental Capital budget which require Board of Aldermen approval to finance new capital projects over the next several years. [10/18/10 @5:24PM]

#245-10 ALD. SCHNIPPER 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]

#192-10 POST AUDIT & OVERSIGHT COMMITTEE requesting review of **Section 26-30 Licenses for café furniture on sidewalks** with the Commissioner of Public Works and the role of the Board of License Commission. [06/22/10 @ 2:08 PM]

#116-10 ALD. CROSSLEY AND HESS-MAHAN requesting discussion regarding status of ESCO weatherization audit focusing on building envelope retrofits proposed for Phase II and Phase III and coordinating those efforts to inform decision making on related capital expenditures. [04/13/10 @ 7:24 PM]

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#53-10 ALD. FULLER, SCHNIPPER, CROSSLEY & BAKER requesting a Resolution to His Honor the Mayor requesting the implementation of new parking meter payment methods and/or parking meter systems to eliminate the sole use of coins. [02/09/10 @ 12:43 PM]

(B) Resolution to His Honor the Mayor requesting the implementation of new parking meter payment methods and/or parking meter systems to eliminate the sole use of coins –HELD 7-0 on 03/03/10

- #22-10 ALD. YATES & DANBERG requesting a report from current and former members of the Design Review Committee on the treatment of the members of the committee relevant to the Newton North High School Project. [01/04/10 @8:16 PM]
- #397-09 NSTAR ELECTRIC petitioning for a grant of location to install a new pole (233/4-1X on the northeasterly side of HOMER STREET opposite Grafton Street. (Ward 6) [11-10-09 @ 12:24 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]
- #126-09 ALD. LAPPIN requesting an update on the status of repairs and rental of the Kennard Estate. [04/17/09 @ 2:49 PM]
- #111-09 ALD. ALBRIGHT AND MANSFIELD requesting discussion of recent information (made available to the Land Use Committee) from NStar related to double poles, focusing on the 350 double poles waiting only for removal of wires or streetlights by the City of Newton.

REFERRED TO PS&T, PUBLIC FACILITIES AND FINANCE COMMITTEES

- #60-09 ALD. SANGIOLO, GENTILE AND HARNEY requesting the installation of traffic islands on CONCORD STREET to be funded with the Cabot, Cabot and Forbes Traffic Mitigation Fund for Lower Falls (Ward 4). [02/03/09 @1:01 PM]

REFERRED TO PUBLIC FACILITIES AND PROGRAMS & SERVICES

- #8-09 ALD. HESS-MAHAN LINSKY, ALBRIGHT, FREEDMAN, MANSFIELD, JOHNSON, HARNEY & VANCE proposing an ordinance requiring that the installation of synthetic in-filled turf athletic fields on city-owned property shall use sustainable, recyclable, lead-free, non-toxic products to the maximum extent feasible. [12/30/08 @9:55 AM]
- #457-08 ALD. LAPPIN AND SALVUCCI requesting discussion with NStar regarding the timely repair of City streetlights and the development of a standard response timeframe. [11/20/08 @ 12:51 PM]
- #208-08 ALD. GENTILE, SANGIOLO, SALVUCCI AND SCHNIPPER requesting a discussion on establishing a permanent Building Committee in the City of Newton. [05/16/08 @11:47 AM]

- #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]
- 54-07 ALD. SANGIOLO requesting discussion with the School Department and the Public Buildings Department about giving the School Department increased control over maintenance of school building facilities thereby allowing the School Department to have direct authority to deploy/hire staff to make necessary repairs to their school facilities. [02/09/07 @ 1:46 PM]
- #224-06(2) ALD. LINSKY, ALBRIGHT & JOHNSON, BAKER & SCHNIPPER requesting further deliberation on the conditions set forth in the Site Plan Approval Board Order relating to the Newton North High School project, considering possible expansion and modification of the conditions.
- #155-06(2) ALD. BLAZAR on behalf of James A. Blackburn, 105 Wood End Road, Newton Highlands petitioning for laying out, grading and acceptance of WOOD END ROAD as a public way from the intersection of Mountfort Road westerly to the intersection of Nantucket Road, a distance of approximately 360 feet to the width of 45 feet. [05/18/10 @ 11:52 AM]
- #152-06 PS&T COMMITTEE requesting discussion re Road Classification Design Types (as outlined by the Planning and Development Department) for future use as an overall management tool for the City.
- #386-04 ALD. SANGIOLO, HESS-MAHAN, JOHNSON, AND DANBERG proposing an ordinance to require that designers selected have LEED certification and include high performance/life cycle analysis for all municipal construction projects in the City of Newton.
- #321-04(2) ALD. JOHNSON requesting a RESOLUTION to His Honor the Mayor requesting that he expeditiously as possible find funding to create traffic calming measures on Mill Street as requested by the Traffic Council.

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

#309-01 ALD. PARKER requesting increase in the income eligibility level of the 30% water/sewer discount for low-income senior citizens.

Respectfully submitted,

Sydra Schnipper, Chairman

City of Newton



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
OFFICE OF THE CITY ENGINEER
1000 Commonwealth Avenue
Newton Centre, MA 02459-1449

Setti D. Warren
Mayor

February 28, 2011

11 FEB 28 P 3:52
CITY CLERK
NEWTON, MA, 02159

To: City Clerk

From: Lou Taverna, City Engineer

Subject: Petitions to Extend the Public Sewer Main
Woodland Road

The Department Public Works has received petitions from the owners on Studio Road to connect to the City's sewer main. The houses on Studio Road, including one owned by Lasell College, currently are on septic systems, located in the rear yards. The owners recognizes that, should they ever wish to sell the houses, the septic systems would probably not pass a Title 5 inspection, and they would be forced to reconstruct the septic system, or connect to the City's sewer system.

The proposed sewer extension on Studio Road must connect to an existing sewer main on Woodland Road. The existing sewer main on Woodland Road needs to be extended to Studio Road, to receive the future Studio Road sewer. See attached plan.

The Studio Road sewer extension design is in the concept stage, along with sewer extensions on other roads in this area, including Aspen Ave and Hawthorne Ave. Funding for construction for these sewer extensions has not yet been determined. However, Woodland Road is scheduled for full depth reconstruction this construction season. The sewer extension on Woodland Road to Studio Road needs to be installed as part of the reconstruction of Woodland Road. This will avoid the dig-up of Woodland Road after it is reconstructed. The estimated cost of the sewer extension for Woodland Road is \$48,000. No sewer assessments shall be made as part of this sewer extension, as the properties by which the sewer extension passes are already on City sewer.

Public Works will present the Studio Road, Aspen Ave and Hawthorne Ave sewer extensions to the Board of Aldermen at a later date, since the design is not yet complete. When the design is complete, we would petition the Board of Aldermen to assess sewer betterments on properties on these roads, per ordinance section 29-71 and 29-72.

cc: D. Turocy, Commissioner
R. Ferrara
F. Russell
T. Jerdee



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
OFFICE OF THE CITY ENGINEER
1000 Commonwealth Avenue
Newton Centre, MA 02459-1449

Setti D. Warren
Mayor

January 19, 2011

To: Residents of Studio Road, #21, 29, 35, 47, and 67

Subject: Proposed Sewer Extension on Studio Road

Dear Residents,

It is our understanding that your properties are served by individual septic systems or cesspools, as there is currently no public sewer main in Studio Road. The City recently received a petition from the residents of Aspen Avenue and Hawthorne Avenue requesting a sewer extension be constructed on these roads for the purpose of disconnecting from their individual septic systems or cesspools and connecting to the City's public sewer main. However we have not received a petition from you to extend the sewer onto Studio Road.

As you may know, the City is planning to reconstruct Woodland Road this spring and summer season. Should you wish to petition the City for a sewer extension on Studio Road, the extension would have to begin at a sewer manhole on Woodland Road, near #256, and extend to Studio Road. This section of sewer main would need to be installed as part of the Woodland Road reconstruction project.


The purpose of the letter is to ask you if you desire a public sewer main on Studio Road, so you would have the ability to abandon your septic systems, and connect to the public sewer. As you may know, on a purchase and sale of your property, you are required by law to have your septic system inspected and tested. Should it fail, you are required to either correct the system to current standards (possibly installing a new system), or connect to a public sewer main if available.

There are owner costs associated with your potential request. You would be assessed a sewer betterment charge, per City Ordinance. This charge is based on lot frontage and lot area, according to a formula in the ordinance, and could run from \$2000 to \$4000 per lot. You would have to adjust your basement plumbing, and pay to run a new sewer service pipe from your house to the new sewer main. Also, you would begin to incur sewer charges on your water/sewer bill when you connect, the cost of which is based on 100% of your water consumption, with the unit cost established by the Board of Aldermen, and revised annually.

For the City, there is a construction economy of scale to construct the Studio Road sewer along with the Aspen Avenue and Hawthorne Avenue sewers. Please let me know your intentions by signing the attached sewer petition and returning it to me as soon as possible. If yes, the matter will be taken before the Board of Aldermen. Should all of you *not* want to connect, thank you for your time, and we will proceed without the Studio Road sewer extension.

Note that this proposed sewer construction is based entirely on the availability of City funds to perform the work. The betterment charge supplements the city funding of the project.

Should you have further questions, please contact the undersigned. Please respond back to me by February 4. E-mail is fine.

Sincerely,

Louis M. Taverna, P.E.
City Engineer

cc: D. Turocy, Commissioner of Public Works
Alderman L. Gentile
Alderman A. Sangiolo
Alderman J. Harney



City of Newton

PETITION FOR DRAIN AND SEWER

1/30 2011

To The Board of Aldermen:

The undersigned believing that the public convenience and the public health requires it, respectfully petition that a main drain and common sewer be constructed in

Studio Road Street

Insert street or way, or private lands, give names of owners.

from Woodland

to Aspen (or shorter distance)

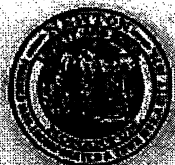
in that part of Newton called Auburndale

Do not write here. Blinding margin!

Signatures of petitioners here:	ADDRESSES
	Dan Matlock, 21 Studio Rd

In Board of Aldermen, _____
Referred to Committee on Public Works

Clerk.



City of Newton

PETITION FOR DRAIN AND SEWER

February 12 2011

To THE BOARD OF ALDERMEN:

The undersigned believing that the public convenience and the public health require it, respectfully petition that a main drain and common sewer be constructed in

Studio Road

Street

Insert street or way, or private lands, give names of owners.

from

to

in that part of Newton called Auburndale

Do not write here. Binding margin!

Signatures of petitioners here:	ADDRESSES
Catherine M. Kosa	35 Studio Rd. (617 332-8064)

In Board of Aldermen,
Referred to Committee on Public Works

Clerk.