

CITY OF NEWTON  
IN BOARD OF ALDERMEN  
PUBLIC FACILITIES COMMITTEE AGENDA

WEDNESDAY, JANUARY 6, 2010

**7:45 p.m.**  
**ROOM 209**

**ITEMS TO BE DISCUSSED:**

**PUBLIC HEARING ASSIGNED FOR JANUARY 6, 2010:**

#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]

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#424-09      HIS HONOR THE MAYOR requesting that the budget for the Newton North High School construction project be amended by transferring from hard costs (construction) to soft costs the sum of Two million two hundred thirty-two thousand five hundred dollars (\$2,232,500) to focus resources on project oversight by the Project Manager and the Design team, as follows:

Project Manager .....	\$596,000
Building System Commissioning .....	\$40,000
Architectural Expenses .....	\$570,000
Consultant Expenses/testing .....	\$326,500
Furnishings.....	<u>\$700,000</u>
	\$2,232,500

[12/15/09 @ 4:04 PM]

Re-appointment by His Honor the Mayor

#415-09      LAWRENCE KAUFMAN, 134 Spiers Road, Newton Centre, re-appointed as a member of the Newton Citizens Commission on Energy for a term to expire on December 1, 2012 (60 days 2/19/10). [12/04/09 @ 2:05 PM]

Re-appointment by His Honor the Mayor

#416-09      IRA KREPCHIN, 63 Craftsland Road, Newton Centre, re-appointed as a member of the Newton Citizens Commission on Energy for a term to expire on December 1, 2012 (60 days 2/19/10). [12/04/09 @ 2:05 PM]

Re-appointment by His Honor the Mayor

#417-09      HALINA BROWN, Ph.D., 56 Cloverdale Road, Newton Centre, re-appointed as a member of the Newton Citizens Commission on Energy for a term to expire on December 1, 2012 (60 days 2/19/10). [12/04/09 @ 2:05 PM]

**ITEMS NOT YET SCHEDULED FOR DISCUSSION:**

#418-09 ALD. ALBRIGHT requesting discussion with NStar Electric Company regarding standards for installing underground conduits and the possibility of providing additional conduit for future undergrounding projects.

**REFERRED TO FINANCE AND APPROPRIATE COMMITTEES**

#376-09 HIS HONOR THE MAYOR submitting the FY11-15 Capital Improvement Program, totaling \$140,377,285 and the FY10 Supplemental Capital budget, which require Board of Aldermen approval to finance new capital projects over the next five years.

#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]

**RECOMMITTED TO FINANCE AND PUBLIC FACILITIES ON 02/17/09**

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

#13-09 HIS HONOR THE MAYOR requesting authorization to appropriate and expend three hundred eighty-five thousand dollars (\$385,000) from bonded indebtedness to the Public Works Department for the purpose of replacing both the salt shed and the Quonset hut at Crafts Street. [12/30/08 @ 5:04 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]

#368-08 ALD. LINSKY requesting approval of the Board of Aldermen of the design for improvements affecting the area where Walnut Street, Lowell Avenue and Watertown Street intersect including a traffic island, curb extensions and the dead ending of Lowell Avenue. [10/14/08 @ 12:53 PM]  
**B) HELD 6-0 LOWELL AVENUE CLOSURE AT WATERTOWN STREET FOR TRIAL OF ONE-WAY ON LOWELL AVE. FROM WALNUT ST. TO WATERTOWN ST.**

**REFERRED TO PROG. & SERV. AND PUBLIC FACILITIES COMMITTEES**

#271-08 ALD. JOHNSON proposing a RESOLUTION to His Honor the Mayor requesting that he work with the Board of Aldermen, the Parks and Recreation Department, and the Department of Public Works in order to determine the most effective and efficient way to organize the work of managing our public resources. [07/17/08 @ 9:53 AM]

#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]

**REFERRED TO COMM. PRESERV, PUB. FAC. & FINANCE COMMITTEES**

#147-08 COMMUNITY PRESERVATION COMMITTEE recommending that the sum of \$359,400, including \$2,000 for legal costs, be appropriated from the FY'08 Community Preservation Fund's historic resources and general reserves, for a project to rehabilitate and expand storage space for the research library and archives at the Newton History Museum, to preserve the existing collections, and enhance public access to the collections. [04/01/08 @ 4:10 PM]  
**COMMUNITY PRESERVATION APPROVED 6-0 on 4-29-08**

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

#89-08 ALD. PARKER requesting the following:  
A) review of the maintenance practices for buildings, parks and other properties owned by the City (including School Department facilities and grounds)  
B) development of a comprehensive maintenance plan that includes regular schedules for preventive maintenance for each specific site or facility  
C) a RESOLUTION requesting that implementation of said maintenance plan be funded using operating budget funds. [02/13/08 @ 12:07 PM]

**ITEM RECOMMITTED TO PUBLIC FACILITIES AND FINANCE ON 6/19/08**  
**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

- #11-08 HIS HONOR THE MAYOR requesting an appropriation in the amount of \$1,200,000 from bonded indebtedness for the purpose of funding the installation of four modular classrooms. [01/02/08 @ 4:53 P.M.]  
**B) \$1,225,000 from bonded indebtedness**  
*NOTE: Letter received from Mayor on 1/4/08 requesting that appropriation amount be amended to \$1.3 million. Letters received 5/7 and 5/21 requesting that the funding source to capital stabilization for costs incurred for design work and the remaining \$1,225,000 from bonded indebtedness be voted no action necessary. Part A) \$75,000 from Capital Stabilization approved on 6/19/08.*
- #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]
- #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]

**REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES**

- #76-07 HIS HONOR THE MAYOR requesting an appropriation in the amount of \$300,000 from Free Cash for the purpose of conducting a study of the municipal buildings throughout the city. [02-27-07 @ 4:16 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]
- #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

PETITION FOR GRANT OF LOCATION

To the Petitioner:

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

**Grant of Location Process:**

1. Applicant submits completed Petition Form and required materials to Clerk of the Board's Office
2. Engineering Division of Public Works conducts preliminary review and provides written comments (estimated timeframe two weeks)
3. If there is no conflict, the Public Works Department files Petition Form with the Clerk of the Board. Petitioner has the right to file contested petition form to the Clerk of the Board
4. Board of Aldermen schedules petition for a public hearing before the Public Facilities Committee of the Board of Aldermen
5. Public Facilities Committee recommendations are forwarded to the Board of Aldermen for a final decision

09 NOV 10 PM 12:24  
CITY CLERK  
NEWTON, MA 02159

**Questions may be directed to:**

Shawna Sullivan, Committee Clerk, 796-1213  
John Daghlian, City Engineer, 796-1029

**I. IDENTIFICATION (Please Type or Print Clearly)**

Company Name NSTAR ELECTRIC

Address 200 CALVARY STREET

WALTHAM, MA 02453

Phone Number 617-369-6421

Fax Number 617-369-6328

Contact Person Maureen Carroll

Title RIGHT OF WAY AGENT

Signature Maureen Carroll  
Person filing application

Date 11/3/09

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

**II. DESCRIPTION OF PROJECT: to be completed by petitioner**

#397-09

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

Homer Street - Install one (1) New Pot 233/4-1X  
Northeasterly Side

B. Attach a sketch to provide a visual description of the project. If plans are attached, provide:  
Title of Plan Homer Street Date of Plan 10-13-09

**III. PUBLIC WORKS DEPARTMENT REVIEW**

Date received by Public Works Department \_\_\_\_\_

Check One:

Minor Project

Major Projects

Lateral

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

Plans Submitted:

Certified Plot Plan

Stamped Plans

DATE AND COMMENTS:  
11/16/09

No adverse conditions

RECOMMENDATIONS:

Concrete sidewalk panel(s)  
shall be replaced in kind if  
broken to City of Newton Specifications.

L. J. O'Shea  
L. J. O'Shea

**IV. RECOMMENDATION TO PUBLIC FACILITIES COMMITTEE:**

[Signature]  
Commissioner, Public Works

11/16/09  
Date

PETITION FOR GRANT OF LOCATION

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5. Public Facilities Committee recommendations are forwarded to the Board of Aldermen for final decision

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Shawna Sullivan, Committee Clerk, 796-1213  
John Daghlian, City Engineer, 796-1029

09 NOV 10 PM 12:24  
CITY CLERK  
NEWTON, MA 02459

**I. IDENTIFICATION (Please Type or Print Clearly)**

Company Name NSTAR ELECTRIC

Address 200 CALVARY STREET  
WALTHAM, MA 02453

Phone Number 617-369-6421

Fax Number 617-369-6328

Contact Person Maureen Carroll

Title RIGHT OF WAY AGENT

Signature Maureen Carroll  
Person filing application

Date 11/3/09

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



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#397-09

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

Homer Street - Install one (1) New Pot 233/4-1X  
Northeastern Side

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

Title of Plan Homer Street Date of Plan 10-13-09

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Minor Project

Major Projects

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DATE AND COMMENTS:

11/16/09

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shall be replaced in kind if  
broken to City of Newton Specifications.

*L. Laroma G. J. O'Shea*

**IV. RECOMMENDATION TO PUBLIC FACILITIES COMMITTEE:**

*[Signature]*

Commissioner, Public Works

11/16/09

Date



One NSTAR Way  
Westwood, Massachusetts 02090

#397-09

November 3, 2009

Board of Aldermen  
City Hall  
Newton, MA 02159

RE: **Homer Street**  
**Newton, MA**  
**W.O. #1733356**

09 NOV 10 PM 12: 24  
CITY CLERK  
NEWTON, MA 02159

Dear Members of the Board:

The enclosed petition and plan is being presented by the NSTAR Electric Company for the purpose of obtaining a Grant of Location to install one (1) new pole (233/4-1X), Homer Street, Newton

This work is necessary per the City request overhead service is removed due to dead tree located @ Homer and Grafton Street.

If you have any further questions, contact Maureen Carroll @ (617)369-6421.  
Your prompt attention to this matter would be greatly appreciated.

Very truly yours,

William D. Lemos  
Rights & Permits, Supervisor

WDL/aw  
Attachments

ORDER FOR LOCATION FOR POLES

#397-09

City of NEWTON, Massachusetts, \_\_\_\_\_, 2009

IN Board of Aldermen

WHEREAS, **NSTAR ELECTRIC COMPANY** has petitioned for permission to erect or construct a line for the transmission of electricity for lighting, heating or power upon, along and across the public way or ways of the City hereinafter specified, and notice has been given and a hearing held on said petition as provided by law.

It is ORDERED that **NSTAR ELECTRIC COMPANY** be and hereby is granted permission to erect or construct, and a location for, such a line of wires, poles and such other fixtures as may be necessary to sustain or protect the wires of the line upon, along and across the following way or ways of said City:

**Homer Street - Northeasterly side opposite Grafton Street**

Install one (1) New Pole 233/4-1X

WO. #1733356

09 NOV 10 PM 12:24  
CITY CLERK  
NEWTON, MA 02189

All construction work under this Order shall be in accordance with the following conditions: Poles shall be of sound timber and located as shown on a plan made by A. DeBenedictis dated **October 13, 2009** on file with said petition. There may be attached to said poles by said Company **BOSTON EDISON COMPANY** wires and cables necessary for the conduct of its business. All such wires and cables shall be placed at a height of not less than twenty feet from the ground.

A true record.

Attest: \_\_\_\_\_  
City Clerk

Approved \_\_\_\_\_ 2009  
\_\_\_\_\_  
Mayor

**CERTIFICATE**

I hereby certify that the foregoing Order was adopted after due notice and public hearing as prescribed by Section 22 of Chapter 166 of the General Laws (Ter. Ed.) and any additions thereto or amendments thereof, to wit:--after written notice of the time and place of the hearing mailed at least seven days prior to the date of the hearing by the Selectmen to all owners of real estate abutting upon that part of the way or ways upon, along or across which the line is to be constructed under said Order as determined by the last preceding assessment for taxation and a public hearing held on the \_\_\_\_\_ day of \_\_\_\_\_ at Board of Aldermen in said City.

\_\_\_\_\_  
City Clerk

**CERTIFICATE**

I hereby certify that the foregoing are true copies of the Order of the Board of Aldermen of the City of NEWTON, Massachusetts, duly adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2009 and recorded with the records of location Orders of Said City. Book \_\_\_\_\_, Page \_\_\_\_\_, and of the certificate of notice of hearing thereon required by Section 22 of Chapter 166 of the General Laws (Ter. Ed.), and any additions thereto or amendments thereof, as the same appear of record.

Attest: \_\_\_\_\_

PF/K



David B. Cohen  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#424-09

Telephone  
(617) 796-1100

Telefax  
(617) 796-1113

TDD  
(617) 796-1089

E-mail  
dcohen@newtonma.gov

December 15, 2009

09 DEC 15 PM 4: 04  
CITY CLERK  
NEWTON, MA. 02159

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

Ladies and Gentlemen:

I write to request that your Honorable Board amend the budget for the Newton North High School construction project. As I indicated in my earlier communication, we have saved millions of dollars in construction cost by focusing resources on project oversight by the Project Manager and the Design team. I am therefore requesting that \$2,232,500 be transferred from hard costs (construction) to soft costs, as follows:

FROM: CONSTRUCTION (NNNS-1-530225)  
NNNS-1-510220  
NNNS-1-530219  
NNNS-1-530202  
NNNS-1-5301  
NNNS-1-58516

2,232,500

Project Manager	\$596,000
Building System Commissioning	\$40,000
Architectural Expenses	\$570,000
Consultant Expenses/testing	\$326,500
Furnishings	\$700,000
Total	\$2,232,500

Thank you for your consideration of this matter.

Very truly yours,

David B. Cohen  
Mayor

DBC: srb

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.ci.newton.ma.us



DEDICATED TO COMMUNITY EXCELLENCE