

CITY OF NEWTON

IN BOARD OF ALDERMEN

PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, JUNE 8, 2005

Present: Ald. Salvucci (Chairman), Gerst, Albright, Stewart, Yates, Mansfield and Lappin

Absent: Ald. Schnipper

City Personnel: A. Nicholas Parnell (Commissioner of Public Buildings), Arthur Cabral ((Budget and Project Specialist; Public Buildings Department), Lou Taverna (City Engineer) and Shawna Sullivan (Committee Clerk)

#172-05 KEYSPAN ENERGY DELIVERY petitioning for a grant of location to install and maintain 502' ± of 4", 6", 8", & 12" gas main in CARTHAY CIRCLE from the existing 12" gas main in Walnut Street @ Carthay Circle East to the proposed district regulator in Carthay Circle.

ACTION: **APPROVED 5-0-1 (Yates abstaining; Mansfield not voting)**

NOTE: Fran O'Leary, Keyspan Permit Representative, presented the petition to the Committee. Keyspan needs to improve the pressure in the area. In order to create necessary pressure, new pipe and a regulator need to be installed in the public way of Carthay Circle. The City Engineer and Commissioner of Public Works recommend approval of the petition with the standard conditions on the street opening permit.

The Chairman opened the public hearing and Lisa Molodec, 6 Carthay Circle, spoke on the petition. She provided the Committee with signatures of residents of Carthay Circle who are opposed to the petition (attached). She is concerned about Keyspan bringing a gas line onto a small street. There is already parking issues on the street, which will be aggravated by the opening of the street. She also stated that there are safety concerns in the winter, as the street is not properly plowed making it difficult to reach the gas line if there is an emergency. She also questioned why Carthay Circle had been chosen as the site of the regulator.

Mr. O'Leary responded that the work would take about three weeks to complete and there will be a police detail at all times to deal with any traffic issues. Keyspan will backfill and clean up everyday allowing residents access to their driveways and sidewalks. The new line is pre-fab and will be 8' to 12' underground making it unlikely that a leak will occur. In the event of a leak, the gas company has all of the necessary equipment to deal with it including snow removal equipment. The Carthay Circle site will have the greatest effect in the pressure for the surrounding area.

Chippa Martin, 6 Carthay Circle, asked if it were possible to determine where the regulator would be placed in the sidewalk. The plan does not indicate what house the regulator will be in front of and what houses the pipe passes. She also asked if there would be anything above ground where the regulator is placed in the sidewalk.

Mr. O'Leary explained that the length of pipe is going from Walnut Street 200' down Carthay Circle and the regulator will be placed at the end of the pipe creating a loop. There will be a 3' manhole, which will be flush to the sidewalk, located in the sidewalk.

The Chairman closed the public hearing and Ald. Stewart asked how Keyspan knows that the pressure needs to be increased and whether it is because of increased gas consumption. Mr. O'Leary responded that Keyspan has controls throughout the City to monitor pressure. Keyspan is trying to be proactive and would not be doing this project unless it was necessary. The project will cost Keyspan about \$265,000 to complete and has nothing do with growth or demand. Ald. Gerst asked if there was an increase in danger. Mr. O'Leary stated that he has worked for Keyspan for forty years and has never seen a regulator fail. Ald. Lappin asked for a revised plan showing the lot lines and house numbers. The City Engineer agreed to supply the Committee and abutters with a plot plan showing the lot lines and numbers.

Ald. Lappin moved approval of the item, which carried by a vote of five in favor and one abstention.

#153-05 VERIZON NEW ENGLAND, INC. petitioning for a grant of location to install a pole on AMHERST STREET on the northerly side 60' ± easterly from existing Pole #826-4.

ACTION: **APPROVED 6-0 (Mansfield not voting)**

NOTE: This item was discussed at the previous meeting (report attached) and the public hearing was left open. Gary Savignano, Verizon Manager of Rights and Ways, stated that he has been back out to the site and spoken with the two property owners and a site for the pole has been agreed upon. The owners of 31 and 27 Hartman Road were both present and stated that they are happy with the proposed location. Ald. Yates moved approval, which carried unanimously.

#173-05 BOSTON EDISON CO. & VERIZON NEW ENGLAND, INC. petitioning for a grant of location to transfer ownership of Pole 31/16 located on the northwesterly side of WATERTOWN STREET approximately 40' southwest of Adams Street, from solely owned by Verizon to jointly owned by Boston Edison Company and Verizon New England, Inc.

ACTION: **APPROVED 6-0 (Mansfield not voting)**

NOTE: Gary Savignano, Verizon Manager of Rights and Ways, presented the petition to the Committee. The transfer of ownership needs Board of Aldermen approval. The Committee had no problems with the petition and approved it without discussion.

Public Hearing Assigned for June 8, 2005

#171-05 RUBEN & CARLOTA FAGUNDA, 32-36 Hurley Place, petitioning for a common sewer to be constructed in HAGEN ROAD from a proposed sewer manhole in Hagen Road 117' ± northerly through a proposed 20' wide easement in Hurley Road to a proposed sewer manhole to be located in the easement to service 24-26 and 32-36 Hurley Road.

ACTION: **HELD 7-0**

NOTE: Attorney Rosenberg presented the petition for a sewer to be constructed in Hagen and Hurley Road. The sewer will provide service to 24-26 and 32-36 Hurley Road and the petitioners will be paying the entire cost. The sewer line will require an easement, the removal of one City tree and one tree on private property. The Committee asked if the City's arborist had

been consulted and if all the preparation work required for an easement has been done. Attorney Rosenberg responded that he is working with the City's Law Department regarding the easement and will set up an appointment with the City's arborist. The Committee was not willing to approve the petition until the easement was ready and the arborist has been consulted. Therefore, the Committee opted to hold the item.

Public Hearing Assigned for June 8, 2005

#174-05 BOSTON EDISON CO. petitioning for a grant of location to install pole 137/5A in the westerly side of ELM STREET approximately 70' south of Webster Street.

ACTION: **HELD 7-0**

NOTE: The item was held, as the representative for NStar was not present for the discussion.

#176-05 ALD. YATES offering a resolution to the Design Review Committee asking that a site plan of Newton High School and visual depictions of the exterior appearance of Newton High School be include in the informational packet to be provided to designers applying for the contract to design Newton North High School.

ACTION: **NO ACTION NECESSARY 7-0**

NOTE: Commissioner Parnell was present for discussion of this item. He explained that the site plan for the old high school would be available on the City's web site and to all architects applying for the project. Therefore, Ald. Yates moved the item no action necessary, which carried unanimously.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#180-05 HIS HONOR THE MAYOR requesting that the sum of \$24,462 be appropriated from the Capital Stabilization Fund for the purpose of funding the replacement of the boiler at the Elliot Street DPW Operations Center building.

ACTION: **APPROVED 6-0 (Mansfield not voting)**

NOTE: Arthur Cabral and Nick Parnell presented the item to the Committee. The 26-year old boiler in the Elliot Street DPW building broke this past winter and it was replaced. The Public Buildings Department now needs the requested funds to pay for the boiler replacement. The Committee asked if there was a warranty with the new boiler. Arthur Cabral responded that the new boiler has a five-year warranty but typically, boilers last for many years. Ald. Yates moved approval of the item, which carried.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#181-05 HIS HONOR THE MAYOR requesting that the sum of \$90,000 be appropriated from the Lottery Receipts fund for the purpose of funding several environmental clean up and compliance projects:

- A) Cabot School Environmental Compliance.....\$11,575
- B) Elliot St. Garage Envir. Compliance.....\$25,450
- C) Horace Mann School Envir. Compliance.....\$43,275
- D) NSHS Football Stadium.....\$ 9,700
- TOTAL.....\$90,000**

ACTION: **APPROVED 6-0 (Mansfield not voting)**

NOTE: Arthur Cabral and Nick Parnell presented the item to the Committee. The funds are to continue several environmental clean up and compliance projects that are ongoing. Mr. Cabral updated the Committee on the progress at each of the sites. He expects to close out the Elliot Street and Cabot School sites in the next year. The funds for Newton South Football Stadium will be used for filing paperwork, additional testing and compliance fees. Ald. Stewart asked what the danger of the contaminated dirt is to students and anyone using the field. Mr. Cabral explained that the City cannot build anything on the site including stands and there are activity use limitations. He has spoken about working with the Department of Public Works to remove the dirt and use it as fill under roadways. Commissioner Parnell added that field reclamation is planned but not funded. The Horace Mann School site compliance will be completed in two to three years. It is a difficult and costly clean up because the contaminant is oil. Ald. Yates moved approval, which carried unanimously.

#178-04(2) ALD. LAPPIN requesting an update on progress and implementation of the construction information database.

ACTION: HELD 6-1 (Stewart opposed)

NOTE: Commissioner Parnell joined the Committee for the discussion of this item. This item was previously discussed and held until the database was populated. Ald. Lappin asked that the item be discussed, as she believes that there has been no progress with the database. The Commissioner provided the Committee with a memo that was attached to the agenda. The memo states that the Public Building Department does not have the work force or resources to create and maintain the database. He also stated that there have been many changes in construction and design in the past few years making some of the construction and design problems encountered a number of years ago irrelevant. There is also concern that a database that related to current public building projects would create legal issues.

Ald. Lappin pointed out that when she spoke to the Commissioner about the idea of a database he was very enthusiastic. The Commissioner responded that after he reflected on the idea he determined it was not a great idea. Ald. Lappin then asked if it was possible to do at least the Tier One projects. The Commissioner stated that there are still some outstanding issues regarding that project and he is not comfortable publicizing any problems or issues. The Commissioner went on to say that there are a number of oversights built in to the process for Newton North High School and that there are probably two additional levels of review.

Ald. Albright suggested that the Committee hold an executive session with the Law Department and Commissioner Parnell in order to discuss the legal issues surrounding the open public building projects, such as Newton South High School. The Committee opted to hold the item for discussion and possible executive session on June 22, 2005.

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#212-05 HIS HONOR THE MAYOR requesting an appropriation in the amount of \$39,500 from the Capital Stabilization Fund for the purpose of making emergency repairs to the chiller at the Main Library.

NOTE: In accordance with Sec. 2-9 of the City Charter, the Mayor has declared this to be an emergency measure, necessary to protect the health and safety of the people and property of the City of Newton.

ACTION: APPROVED 6-0 (Mansfield not voting)

NOTE: Commissioner Parnell and Arthur Cabral presented the item to the Committee. The requested funds are needed to repair the interior chiller at the library. The Commissioner stated that the repairs are not related to the exterior coil problem that occurred last year. One of the gaskets blew and fell into the chiller unit breaking a bearing. The repair should be completed within the next week. The entire unit will be overhauled and the bearing will be replaced.

Ald. Stewart asked if the regular maintenance of the system should have prevented the problem. The Commissioner responded that the unit has been regularly maintained for the past 14 years and no amount of maintenance could have prevented the problem, as it was internal. However, sensors will be installed to detect problems when the unit is shut down for the winter. With that explanation, Ald. Yates moved approval of the item, which carried unanimously.

Respectfully submitted,

Sydra Schnipper, Chairman