CITY OF NEWTON
Department of Public Works
ENGINEERING DIVISION

MEMORANDUM

To: Council Rick Lipof, Land Use Committee Chairman

From: John Daghlian, Associate City Engineer

Re: Special Permit – 1158 Beacon Street

Date: July 13, 2020

CC: Barney Heath, Director of Planning
Neil Cronin, Chief Planner
Lou Taverna, PE City Engineer
Nadia Khan, Committee Clerk
Katie Whewell, Sr. Planner
Michael Gleba, Sr. Planner

In reference to the above site, I have the following comments for a plan entitled:

Union Twist Dispensary
1158 Beacon Street
Prepared by: Fuss & O'Neill
Dated: October 23, 2019
Revised: May 6, 2020

Executive Summary:

The applicant proposes to use 2,290 square feet of interior space for a marijuana retailer. Approximately 400 square feet of the building is to be removed and to be converted to additional parking in the rear of the site. The property has 100 -feet of frontage on Beacon Street to the north, and commercial properties along the east, west and south property lines.

The topography of the site has a high point of 109-ft., near the northwest and slopes in two directions one towards Beacon Street at 108 ft., and to the rear (south) at a low point elevation of 106-feet.

The site improvements also include removal of approximately 1,200 square feet of asphalt at the rear (southern) portion of the parking lot and installing a sediment forebay and infiltration basin to capture and treat stormwater runoff from the rear portion of the roof and parking lot; this will improve stormwater quality coming off the site and reduce quantity. This system will have an overflow pipe connected to the City's drainage system on Beacon Street. The design methodology for the sizing of this system is acceptable, however; the design storm for the City is 8.78 -inches or rain [not 8.62-inches] the analysis will have to be recalculated.

The drainage system for the front portion for the parking lot includes new deep sump catch basin, area drain, and pipes that ultimately connect to the City's drainage system in Beacon Street with modifications. To enhance water quality from this system; I will require that the two solid pipes discharging from the new [catch basins & area drain] to the new manhole be converted to perforated pipe encased in crushed stone to allow for infiltration before the final connection to the City system, this is a standard policy to infiltrate to the maximum practicable extent then allow for the overflow connection. Finally, the drainage calculations need to be computed for both ***volume*** and rate of runoff for the 100-year storm of 8.78 inches over a 24-hour period.

Prior to final approval [Building permit] of the overflow connection, the engineer of record needs to submit hydraulic calculation to ensure that there is adequate capacity in the City's drainpipe in Beacon Street from the point of connection to the next downstream manhole. Additionally, a Closed-Circuit Television (CCTV) inspection will be required for Pre & Post Construction and must be witnessed by the Engineering Division, video copies shall be provided for review.

In accordance to Chapter 29 Sections 157-166: Updates to building sewer, water service pipes will be required if *Substantially remodeled or rehabilitated*: When a dwelling or building is (1) renovated and/or gutted more than fifty percent (50%).

The site plan shows some curb installation and modification along the easterly driveway apron and grass strip, the plan does not show the water meter pit that is near this driveway apron and within the grass strip, the meter pit (see attached) should be located on final construction plans to avoid any damage to the unit. Beacon Street was paved in 2018, any excavation within the roadway will require compliance with the DPW Pavement Restoration Policy for 5 Year Moratorium Streets, which includes milling and paving curb line to curb line for the limits of construction.

Water Meter Pit within grass strip along driveway

Drainage:

1. A test pit and percolation test will be required within 25-feet of the proposed infiltration basin, this must be performed by the engineer of record, witnessed by the Engineering Division, and completed before applying for a Building permit. The soil logs shall be submitted with the Building permit.

2. The proposed Operations & Maintenance [O&M] plan for the proposed system is acceptable, however the plan did not include a parking lot sweeping schedule, this needs to be added. The plan identifies snow storage area, however; it is directly in front of the infiltration basin, signage is needed within this are to indicate *no dumping of snow within the infiltration basin*. Once the final O&M is submitted and approved; it must be registered at the Middlesex Registry of Deeds, proof of the recording instrument shall be submitted to the Engineering Division.

3. It is imperative to note that the ownership, operation, and maintenance of on-site drainage system and all appurtenances including but not limited to infiltration basins,

catch basins, trench drains, and pipe(s) are the sole responsibility of the property owner(s).

Infiltration & Inflow:

Will be addressed via a separate memo.

General:

1. All trench excavation shall comply with Massachusetts General Law Chapter 82A, Trench Excavation Safety Requirements, and OSHA Standards to protect the general public from unauthorized access to unattended trenches or excavations. Trench Excavation Permit is required prior to any construction. This applies to all trenches on public and private property. *This note shall be incorporated onto the final plans.*

2. All tree removal shall comply with the City's Tree Ordinance.

3. The contractor of record is responsible for contacting the Engineering Division and scheduling an appointment 48-hours prior to the date when the utilities will be made available for an inspection of water services, sewer services and drainage system installation. The utility in question shall be fully exposed for the Inspector to view, backfilling shall only take place when the City Engineer's Inspector has given their approval. *This note shall be incorporated onto the final plans.*

4. The applicant shall apply for a Building Permit with the Inspectional Services Department prior to ANY construction.

5. Before requesting a Certificate of Occupancy, an As Built plan shall be submitted to the Engineering Division in both digital and paper format. The plan shall show all utilities and final grades, any easements and improvements and limits of restoration. The plan shall include profiles of the various new utilities including but not limited to rim & invert elevations (City of Newton Datum), slopes of pipes, pipe materials, and swing ties from permanent building corners. The as built shall be stamped by both a Massachusetts Registered Professional Engineer and Registered Professional Land Surveyor. Once the As built plan is received the Engineering Division shall perform a final site inspection and then make a determination to issue a Certificate of Occupancy. *This note shall be incorporated onto the final plans.*

6. All site work including trench restoration, sidewalk, curb ,apron and loam border (where applicable) shall be completed before a Certificate of Occupancy is issued. *This note shall be incorporated onto the final plans.*

7. The contractor of record shall contact the Newton Police Department 48-hours in advanced and arrange for Police Detail to help residents and commuters navigate around the construction zone.

8. If any changes from the final approved design plan that are required due to unforeseen site conditions, the contractor of record shall contact the design engineer of record and submit revised design and stamped full scale plans for review and approval prior to continuing with construction.

   Note: If the plans are updated it is the responsibility of the applicant to provide all City Departments [ISD, Conservation Commission, Planning and Engineering] involved in the permitting and approval process with complete and consistent plans.

   If you have any questions or concerns, please feel free to contact me at 617-796-1023.