

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: September 18, 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

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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: August 25, 2020

Executive Summary:

The engineer of record has updated the plans and drainage report and responded to the concerns of my July 13<sup>th</sup> memorandum to my satisfaction.

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%).

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.

Drainage:

1. The updated Operations & Maintenance is approved; it must be registered at the Middlesex Registry of Deeds; proof of the recording instrument shall be submitted to the Engineering Division.
2. 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:

Has 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.