

CITY OF NEWTON
Department of Public Works
ENGINEERING DIVISION

MEMORANDUM

To: Council Rick Lipof, Land Use Committee Chairman

From: John Daghljan, Associate City Engineer

Re: Special Permit – 1089 Washington Street

Date: January 21, 2020

CC: Barney Heath, Director of Planning
Jennifer Caira, Chief Planner
Lou Taverna, PE City Engineer
Nadia Khan, Committee Clerk
Katie Whewell, Sr. Planner

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

*Ascend Mass Dispensary
1089 Washington Street
Permitting Plans
Prepared by: Fuss & O'Neil
Dated: August 1, 2019
Revised: December 19, 2019*

Executive Summary:

The revised plan entails the demolition of a portion of the building at the rear of the lot, approximately a (45' x 65') space will be removed to allow for the expansion of additional parking stalls. The existing Washington Street driveway apron that is 26 feet wide is being reduced to 20 -feet wide which will accommodate two-way (*in and out*) passage into the parking lot.

The existing driveway onto Cross Street is to be gated off as "*Emergency Access Only*" with an ornamental gate.

The plan also indicates that the sidewalk along the frontage of the property on Cross Street will be replaced to current standards to include new pedestrian curb cuts on both east and west sides of Cross Street. The improvements also extend the replacement of sidewalk up to the southwest (left) corner of the building; DPW requests that the sidewalk along the entire frontage of the building on Washington Street be upgraded to facilitate the expected heavy foot traffic and the replacement of the damaged sidewalk that is not in compliance, approximately 85-feet of additional sidewalks should be replaced, as required by the new Ordinance; see photo below.



Based upon DPW's request, the enhancements to the site includes a new *rain garden* to collect and treat runoff from the parking lot with appropriate plantings that will improve stormwater *quality and quantity* of runoff from the site. The rain garden does have an overflow connection to the City's drainage system via a HDPE pipe which shall be a ductile iron pipe, additionally calculations are needed to demonstrate the treatment and capacity of the rain garden; these may be submitted at the Building Permit phase should this Special Permit receive approval. In concert with the proposed overflow connection, a *Pre & Post* Closed Circuit Television [CCTV] inspection must be performed and witnessed by the Engineering Division, 48 hours prior notice shall be given for each inspection. Washington Street is a reinforced cement concrete roadway, restoration of any trench on the street shall be to the original design of two-way reinforced cement concrete slabs, depending on the limit of the trench work either a 1/3 or half, or entire slab maybe required; this shall be determined once the Utility Connection Permit is submitted.

Finally, with the proposed improvements it would be beneficial for the abutter at # 24-26 Cross Street to have the overhead electrical service that provide power to the applicants site which are located along the common property line to be buried underground.



Infiltration & Inflow:

- In accordance to the City Ordinance number B-45 Chapter 29 and Title V flow rate of 110 gallons per day per bedroom an assessment at the 4:1 reduction and a \$22.02 [Transmission & Treatment] cost to the City equates to:

Retail Store Square Footage	Flow Rate per 1,000 SF	Total Daily Flow GPD	Treatment Transsmission Cost	Reduction Ratio	Assessment
4,973	50	99.46	\$ 22.02	4	\$ 8,760.44

Environmental:

1. Has a 21E investigation & report been performed on the site, if so, copies of the report should be submitted the Newton Board of Health and the Engineering Division.
2. Are there any existing underground oil or fuel tanks, are they to be removed, if they have been evidence should be submitted to the Newton Fire Department, and Newton Board of Health.

Sewer:

1. The City's Water & Sewer policy for buildings that are gutted requires that both the water and sanitary sewer services be updated to current standards. Based on a site visit on August 7th the building has been completely been gutted. Therefore, the existing water & sewer services to the building shall be cut and capped at the main and be completely removed from the main and the site then properly back filled. The Engineering Division must inspect this work; failure to having this work inspected may result in the delay of issuance of the Utility Connection Permit.
2. With the exception of natural gas service(s), all utility trenches with the right of way shall be backfilled with Control Density Fill (CDF) Excavatable Type I-E, detail is available in the City of Newton Construction Standards Detail Book.
3. All new sewer service shall be pressure tested and videotaped after final installation is complete. The sewer service will NOT be accepted until it is tested and passed. All testing MUST be witnessed by a representative of the Engineering Division. A Certificate of Occupancy will not be recommended until this test is completed and a written report is received by the City Engineer. ***This note must be added to the final approved plans.***
4. All sewer manholes shall be vacuum tested in accordance to the City's Construction Standards & Specifications. The sewer service will NOT be accepted until testing is completed. All testing MUST be witnessed by a representative of the Engineering Division. A Certificate of Occupancy will not be recommended until this test is completed and a written report is received by the City Engineer.

Water:

1. Fire flow testing is required for the fire suppression system to meet current Fire Department Codes. The applicant must coordinate this test with both the Newton Fire Department and the Utilities Division; representatives of each department shall witness the testing; test results shall be submitted in a write report. Hydraulic calculation shall be submitted to the Newton Fire Department for approval.
2. All water connections shall be chlorinated & pressure tested in accordance to AWWA and the City of Newton Construction Standards and Specifications prior to opening the connection to existing pipes.
3. Approval of the final configuration of the water service(s) shall be determined by the Utilities Division, the engineer of record should submit a plan to the Director of Utilities for approval

General:

1. All trench excavation contractors shall comply with Massachusetts General Laws Chapter 82A, Trench Excavation Safety Requirements, to protect the general public from unauthorized access to unattended trenches. Trench Excavation Permit required. This applies to all trenches on public and private property. *This note shall be incorporated onto the plans*
2. All tree removal shall comply with the City's Tree Ordinance.
3. The contractor 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 service, 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's Inspector has given their approval. *This note should be incorporated onto the plans*
4. The applicant will have to apply for Street Opening, Sidewalk Crossing, and Utilities Connecting permits with the Department of Public Works prior to any construction. *This note must be incorporated onto the site plan.*
5. The applicant will have to apply for a Building Permits with the Department of Inspectional Service prior to any construction.
6. Prior to Occupancy Permit being issued, an As-Built Plan shall be submitted to the Engineering Division in both digital format and in hard copy. The plan should

show all utilities and final grades, any easements and final grading, improvements and limits of restoration work. The plan shall also include profiles of the various new utilities, indicating rim & invert elevations, slopes of pipes, pipe material, and swing ties from permanent building corners. ***This note must be incorporated onto the final contract plans.***

7. All site work including trench restoration must be completed before a Certificate of Occupancy is issued. *This note must be incorporated onto the site plan.*
8. The contractor of record shall contact the Newton Police Department 48 hours in advance and arrange for Police detail to help residents & commuters navigate around the construction activity.
9. If any changes from the original approved design plan that are required due to unforeseen site conditions, the engineer of record shall submit a revised design & stamped and submitted for review and approval prior to continuing construction.

Note: If the plans are updated it is the responsibility of the Applicant to provide all City Departments [Conservation Commission, ISD, 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 @ 617-796-1023.