

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 – 432 Dedham Street

Date: October 15, 2020

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

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

432 Dedham Street
Prepared by: Spruhan Engineering, PC
Dated: 6-10-'20
Revised: 9-14-'20

Executive Summary:

This special permit entails the subdivision of an existing parcel of land having 66,503 square feet [1.52 acres] and over 207-feet of frontage along Dedham Street towards the south into three lots. The site has residential homes along the north, east and western property lines. The topography of the land is relatively flat having a high point near Dedham Street at elevation 180-feet then gently slopes to the north at elevation 175-feet over a 325 distance. The proposed design has two new lots along Dedham Street while maintaining the rear dwelling on a sperate lot; a new common driveway will provide access for the three dwellings, and the old driveway apron will be closed.



Looking southerly towards Dedham Street where the two new dwelling are proposed

If the special permit is approved an Approval Not Required [ANR] plan will be required in accordance with Massachusetts General Laws Chapter 41 Section 81P requiring the single lot be subdivided into 3 separate lots. This can be completed prior to applying for a Building Permit.

The engineer of record has designed a stormwater collection system to capture runoff from the impervious surfaces of the two new lots but not the existing dwelling as nothing is proposed to this dwelling. The soil testing revealed relatively shallow groundwater mottling (a type of mottle associated with wetness in soil); thus, has designed shallow widespread infiltration systems.

As recommended the proposed Versa-Lok landscape walls have been pulled back a foot off the property lines to keep the walls on the applicant's property and ease of maintenance.

New municipal utilities will be provided for the three dwellings if the existing dwelling is to be gutted or renovated by more than 50% the sanitary sewer connection must also be updated to current standard as it dates to 1951.

An existing overhead electric service that provides power to #450 Dedham Street should be re-routed from pole #49 to 117A/1 as it transverses proposed lot # 3.

Construction Management:

1. A construction management plan is needed for this project. At a minimum, it must address the following: staging site for construction materials and equipment, parking for construction workers vehicles, phasing of the project with anticipated completion dates and milestones, safety precautions, emergency contact personnel of the general

contractor. It shall also address anticipated dewatering during construction, site safety & stability, siltation & dust control, and noise impact to abutters.

2. Catch basins within and downstream of the construction zone will be required to have siltation control installed for the duration of the project and must be identified on the site plan.

Drainage:

1. The updated Operations and Maintenance (O&M) plan for the long-term maintenance of the proposed stormwater management facilities is acceptable. The O&M must be adopted by the applicant/property owner, incorporated into the deeds; and recorded at the Middlesex Registry of Deeds. A copy of the recording instrument shall be submitted to the Engineering Division.
2. It is imperative to note that the ownership, operation, and maintenance of the proposed drainage system and all appurtenances including but not limited to the drywells, catch basins, trench drains, and pipe(s) are the sole responsibility of the property owner(s).

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.
9. *The engineer of record shall add the following attestation to the plans when applying for a building permit:*

I certify that the construction so shown was inspected prior to backfill and that all work conforms with the Approved Plan and meets or exceeds the City of Newton Construction Standards.

Signature

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.