



Public Facilities Committee Agenda

City of Newton In City Council

Wednesday, July 22, 2020

The Public Facilities Committee will hold this meeting as a virtual meeting on Wednesday, July 22, 2020 at 7:00 pm. To view this meeting use this link at the above date and time:

<https://us02web.zoom.us/j/81146123468>

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 811 4612 3468

Item Scheduled for Discussion:

Public Hearing

#305-20

Request for a main drain extension at 21 Verndale Road

JEET SHAHANI, 21 Verndale Road, Newton, petitioning for a main drain extension and three manholes in VERNDALE ROAD from the property at #21 Verndale Road in a northerly direction a distance of 170'±.

PETITIONER TO PAY ENTIRE COST

#293-20

Reappointment of Jonathan Kantar to the Citizens Commission on Energy

HER HONOR THE MAYOR reappointing Jonathan Kantar, 672 Chestnut Street, Waban, as a member of the CITIZENS COMMISSION ON ENERGY for a term to expire June 15, 2023. (60 days: 08/21/2020)

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

It is the Chairs intent to entertain a motion of No Action Necessary on the following item:

#61-20

Discussion to limit or prohibit the installation of fossil fuel infrastructure

COUNCILORS CROSSLEY, KELLEY, LEARY, NORTON, ALBRIGHT, GREENBERG, AUCHINCLOSS, MARKIEWICZ, NOEL, DANBERG, KALIS, DOWNS & HUMPHREY

requesting a discussion with the Sustainability Team to create an ordinance to limit or prohibit the installation of fossil fuel infrastructure in new construction and substantially renovated buildings, as well as to clarify the Council's authority to prohibit the extension of gas.

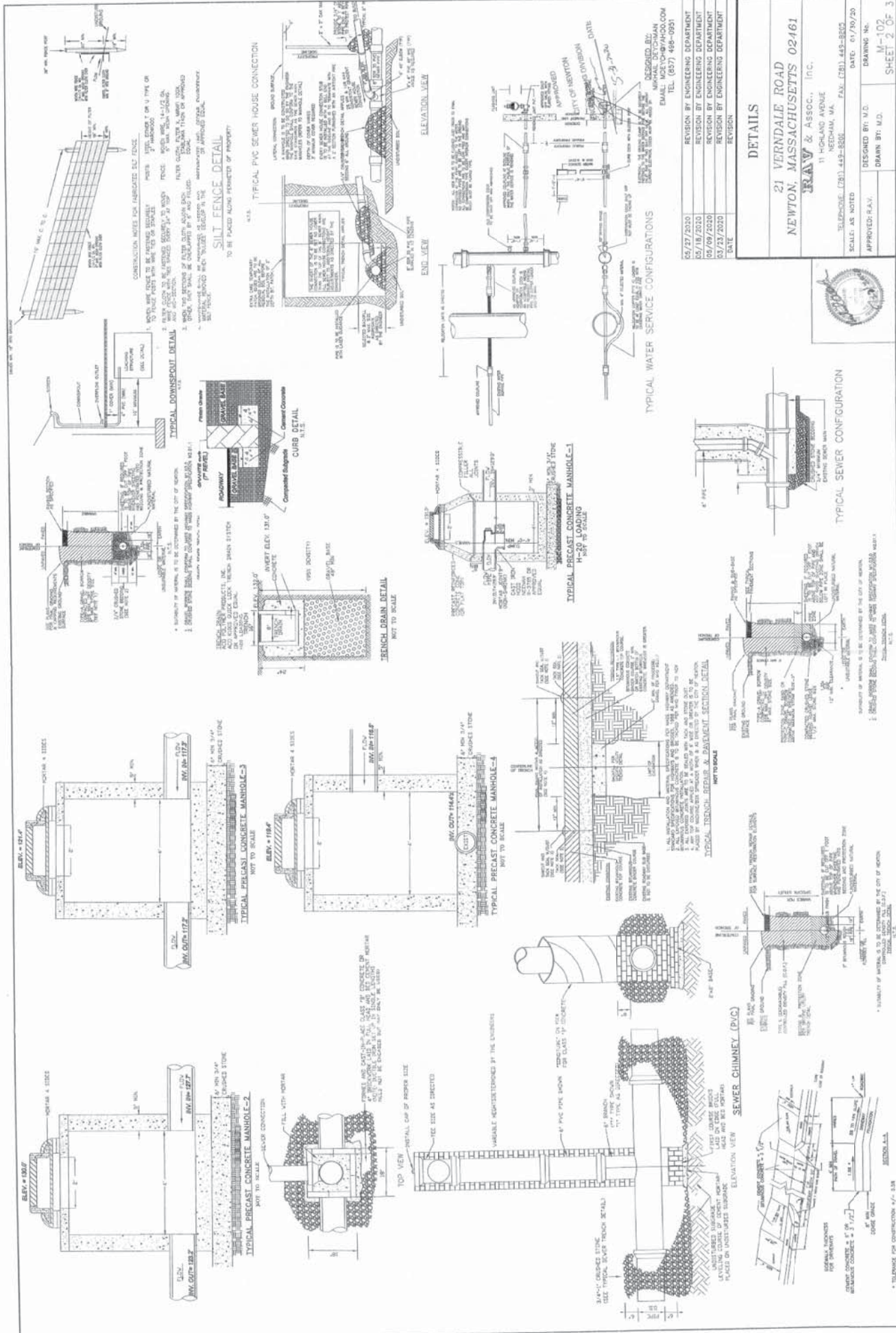
Public Facilities Held 8-0 on 04/22/2020

Public Facilities Held 8-0 on 05/13/2020

Public Facilities Held 6-0 (Councilors Norton and Gentile not voting) on 06/17/2020

Respectfully submitted,

Alison M. Leary, Chair



05/27/2020	REVISION BY ENGINEERING DEPARTMENT
05/18/2020	REVISION BY ENGINEERING DEPARTMENT
05/09/2020	REVISION BY ENGINEERING DEPARTMENT
03/23/2020	REVISION BY ENGINEERING DEPARTMENT
DATE	REVISION

DESIGNED BY: M.D.
DRAWN BY: M.D.

APPROVED: R.A.V.

SCALE: AS NOTED

DATE: 01/10/20

DRAWING NO. M-102

SHEET 2 OF 3

DETAILS

21 VERDALE ROAD
NEWTON, MASSACHUSETTS 02461

RAV & Assoc., Inc.
11 HICKLAND BOULEVARD
NEEDHAM, MA
TELEPHONE: (781) 449-8800 FAX: (781) 449-8805



TYPICAL SEWER CONFIGURATION

SEWER MANHOLE
SEWER PIPE
SEWER HOUSE

TYPICAL TRENCH REPAIR & PAVEMENT SECTION DETAIL

1. TYPICAL TRENCH REPAIR & PAVEMENT SECTION DETAIL SHALL BE AS SHOWN IN THE CITY OF NEWTON.

TYPICAL PRECAST CONCRETE MANHOLE-1

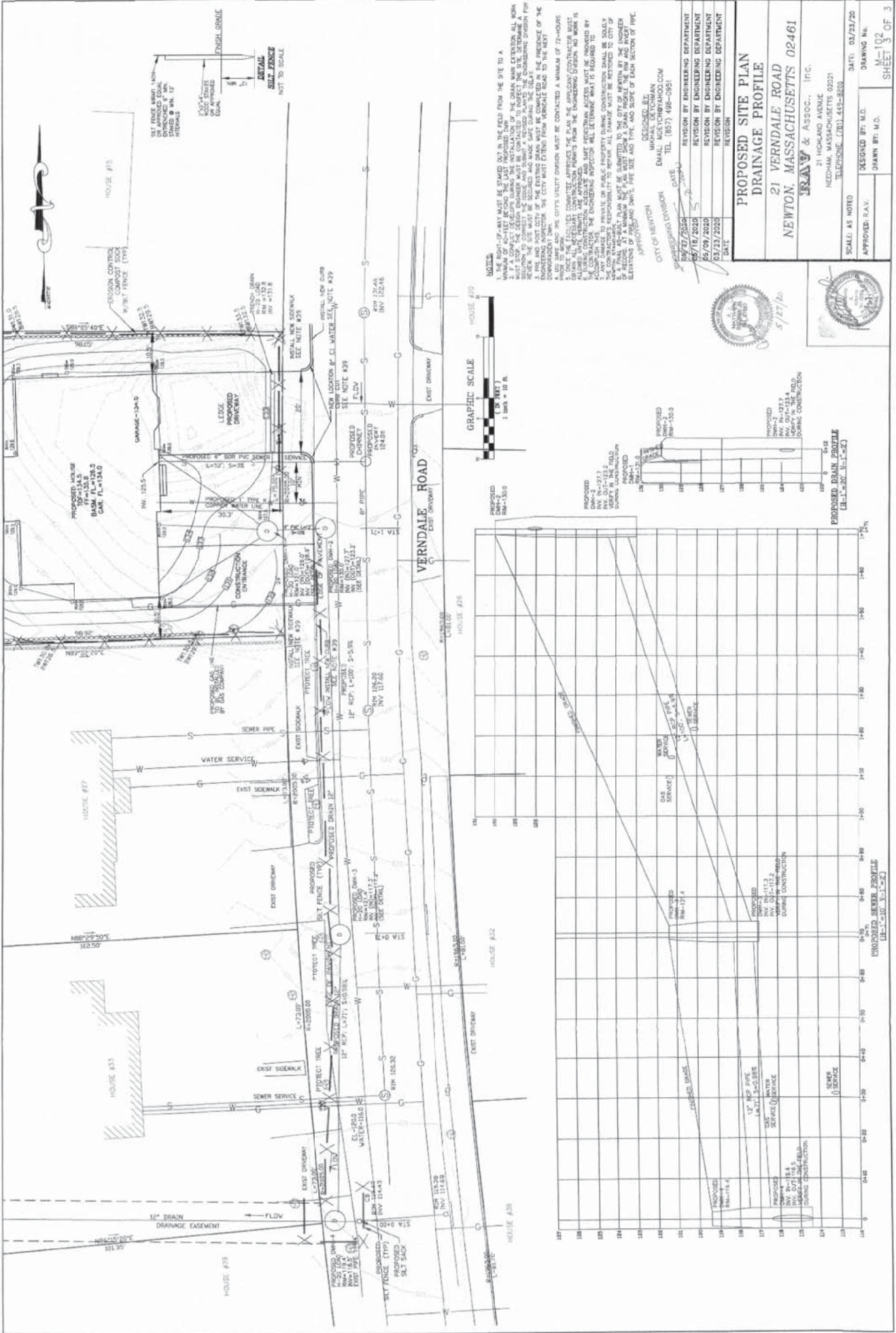
1. TYPICAL PRECAST CONCRETE MANHOLE-1 SHALL BE AS SHOWN IN THE CITY OF NEWTON.

TYPICAL PRECAST CONCRETE MANHOLE-2

1. TYPICAL PRECAST CONCRETE MANHOLE-2 SHALL BE AS SHOWN IN THE CITY OF NEWTON.

TYPICAL PRECAST CONCRETE MANHOLE-3

1. TYPICAL PRECAST CONCRETE MANHOLE-3 SHALL BE AS SHOWN IN THE CITY OF NEWTON.



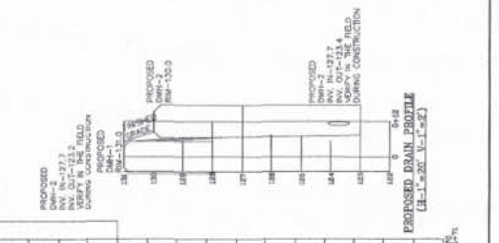
NOTES:
 1. THE RIGHT OF WAY MUST BE STAKED OUT IN THE FIELD FROM THE SITE TO A MINIMUM OF 10 FEET FROM THE PROPERTY BOUNDARIES.
 2. IF A CONFLICT DEVELOPS DURING THE INSTALLATION OF THE DRAINAGE SYSTEM, THE ENGINEER SHALL BE RESPONSIBLE FOR RESOLVING THE CONFLICT. THE SOLUTION TO CORRECT THE CONFLICT AND TO MAINTAIN THE EXISTING DESIGN FOR THE DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE ENGINEER.
 3. THE CITY OF NEWTON HAS REVIEWED THIS PLAN AND APPROVES THE PROPOSED DRAINAGE SYSTEM. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
 4. ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO A MINIMUM OF 72-HOUR STORAGE CAPACITY.
 5. ONCE THE DRAINAGE SYSTEM IS APPROVED, THE APPLICANT/CONTRACTOR MUST MAINTAIN THE SYSTEM IN GOOD ORDER AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NEWTON AND THE STATE OF MASSACHUSETTS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NEWTON AND THE STATE OF MASSACHUSETTS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NEWTON AND THE STATE OF MASSACHUSETTS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NEWTON AND THE STATE OF MASSACHUSETTS.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NEWTON AND THE STATE OF MASSACHUSETTS.

REVISION BY ENGINEERING DEPARTMENT	DATE
REVISION BY ENGINEERING DEPARTMENT	DATE
REVISION BY ENGINEERING DEPARTMENT	DATE
REVISION BY ENGINEERING DEPARTMENT	DATE

**PROPOSED SITE PLAN
DRAINAGE PROFILE**
 21 VERDALE ROAD
 NEWTON, MASSACHUSETTS 02461

RAY & ASSOC., Inc.
 21 HIGHLAND AVENUE
 NEEDHAM, MASSACHUSETTS 02221
 TELEPHONE: (781) 443-8200

DESIGNED BY: M.D.
 DRAWING NO.: M-102
 SHEET 3 OF 3



PROPOSED SEWER PROFILES
 (10'-1'-10" V, 1"-2")

STATION	ELEVATION	DESCRIPTION
10+00	111.3	PROPOSED MANHOLE
10+10	111.3	PROPOSED CATCH BASIN
10+20	112.3	PROPOSED MANHOLE
10+30	112.3	PROPOSED CATCH BASIN
10+40	113.3	PROPOSED MANHOLE
10+50	113.3	PROPOSED CATCH BASIN
10+60	114.3	PROPOSED MANHOLE
10+70	114.3	PROPOSED CATCH BASIN
10+80	115.3	PROPOSED MANHOLE
10+90	115.3	PROPOSED CATCH BASIN

CITY OF NEWTON
Department of Public Works
ENGINEERING DIVISION

Memorandum

To: Councilor Alison Leary, Facilities Committee Chair.
From: John Daghlian, Associate City Engineer
Re: Drain Main Extension Request 21 Verndale Road
Date: July 8, 2020
CC: Jim McGonagle, Commissioner
Shawna Sullivan, Chief of Staff
Lou Taverna, PE City Engineer
Ted Jerdee, Director of Utilities
Doug Valovcin, Deputy Director
Cassidy Flynn, Committee Clerk

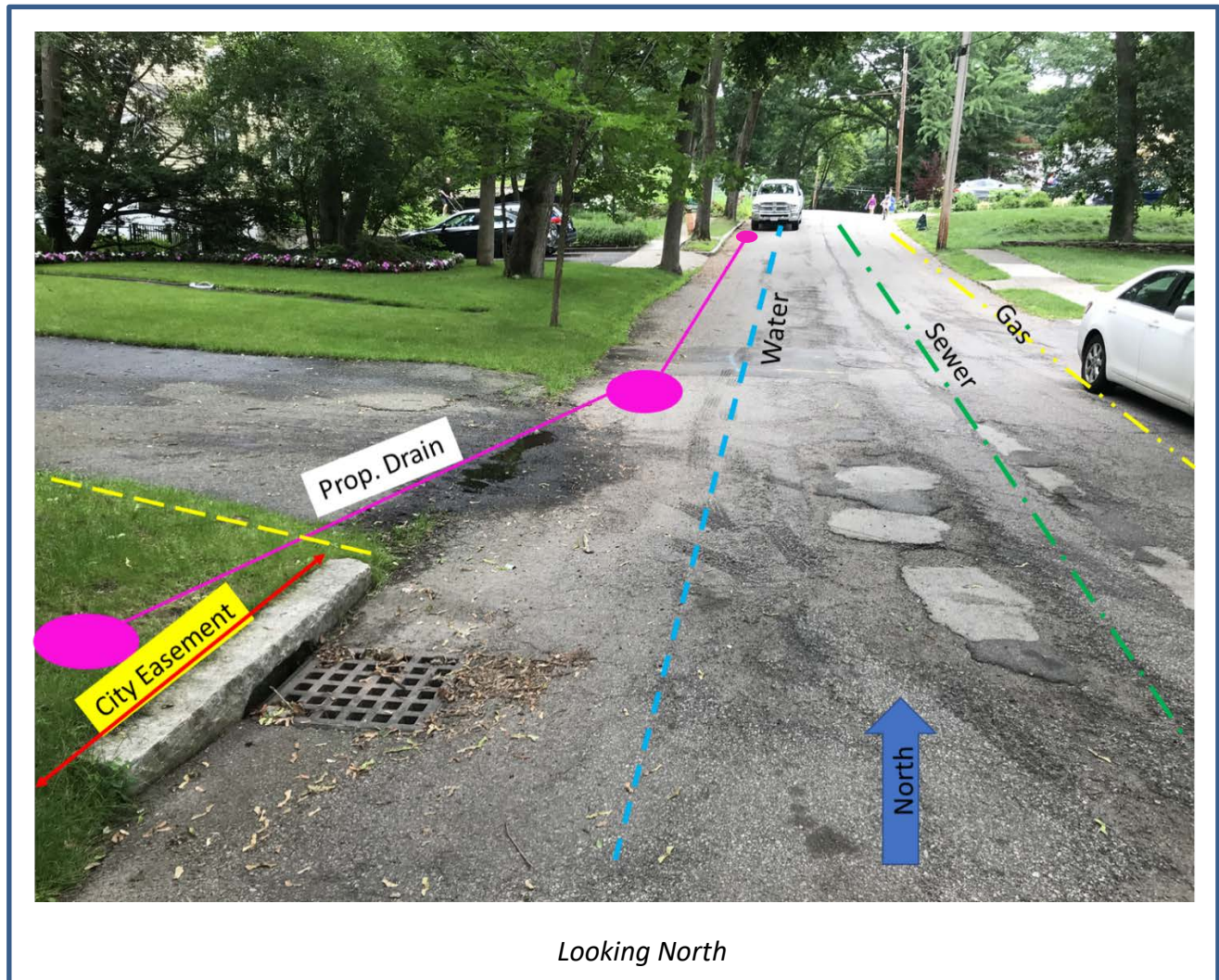
In reference to the above location, the following are my comments for a plan entitled:

*Proposed Site Plan Drain Profile
21 Verndale Road
Newton, MA
Prepared by: RAV Associates Inc.
Dated: 3-23-'20
Revised: 5-27-'20*

Executive Summary:

This drain main extension is being requested by the applicant who is paying 100% of the installation cost. The need for the drain main extension is precipitated from the fact that the building site has ledge and very limited on-site infiltration capability; therefore, an overflow connection is needed. It has been the policy of the DPW that applicants install an on-site drainage system to infiltrate to the maximum extent practicable and if necessary an over flow connection is allowed to the City's drainage system; in this case the closest system is 170 feet

downstream. The design entails installing approximately 170-feet of 12" diameter reinforced concrete pipe along the westerly gutter line of Verndale Road. The proposed drainpipe will have 3 new drain manholes installed to address grade changes and flow direction. Prior to any construction the engineer of record shall stake out the limits of the right of way to ensure that there is no encroachment of drainpipe on private property.



Proposed Council Conditions:

Based on a site visit today my only concern is that there are a couple of mature street trees along the proposed alignment that may have roots under the roadway (see photo above). To minimize impact to the tree roots I am proposing the following two Council conditions:

1. Substitute 12" ductile iron pipe for the 12" reinforced concrete pipe. This pipe has a smaller overall pipe diameter than reinforced concrete which would require a narrower trench.
2. The contractor shall contact the City's Tree Arborist prior to excavation to have him assess the trees and any impact that the alignment may have on the root system.

Street Permit Opening Requirements:

1. Finalized utility connection plan reflecting the above changes that meets the minimal design standards of the City of Newton must be submitted for approval by the contractor of record with appropriate Bonds & Insurance. The Engineering Division makes no representations and assumes no responsibility for the design(s) in terms of suitability for the particular site conditions or of the functionality or performance of any items constructed in accordance with the design(s). The City of Newton assumes no liabilities for design assumption, errors, or omissions by the Engineer of Record.
2. If any sump pump is connected to this overflow connection and the dwelling is heated via an oil heat system, an MDC oil separator will be required prior to the final overflow connection.
3. Upon completion of the drain main the trench shall be patched per the Street Opening requirements.
4. If any service connections are disturbed by the contractor of record during construction, they shall be updated and replaced to the City's current Construction Standards.
5. All downstream catch basins shall be retrofitted with an approved type of siltation control devices, details of this shall be submitted to the City Engineer. The contractor of record shall maintain these catch basins throughout the construction process and ensure that street and property flooding does not occur during construction.
6. Upon final installation & inspection an As Built drawing [plan & profile] indicating rim, invert elevations, and slopes shall be submitted in digital and hard copy format to the City Engineer, stamped by the Engineer of Record.
7. A representative of the Engineering Division shall witness the construction, 48-hours prior notification shall be given to the inspector to coordinate on-site inspections.
8. The contractor of record shall obtain a Trench, Street Opening, Sidewalk Crossing, and Utility Connection Permits with the DPW prior to construction.

9. Pre & post construction Closed Circuit Television (CCTV) inspection shall be performed by the applicant by a specialty contractor approved for this type of inspection, and witnessed by the Engineering Division, copies of the inspection shall be submitted for review by the City Engineer.

10. The contractor of record shall engage the Newton Police Department for Police details during construction.

If you have any questions or concerns, please call me at 617-796-1023.

Final Label Report

SBL	Owner	Number	Street	Unit
83008 0002	TRACHTENBERG BARBARA	49	DEDHAM ST	
83007 0001	ABBLETT MITCHELL	61	DEDHAM ST	
83008 0005	INTERVALE HOMES LLC		VERNDALE RD	
83008 0003	MCGOVERN JOYCE M	9	VERNDALE RD	
83008 0004	WAYNE CLARENCE E	15	VERNDALE RD	
83007 0016	DADLANI KAMLESH M	20	VERNDALE RD	
83007 0015	YUEN JASON	26	VERNDALE RD	
83008 0006	CHRISTENSEN PAUL T	27	VERNDALE RD	
83007 0014	BUCCELLA PETER J	32	VERNDALE RD	
83008 0007	AGRESS JASON G	33	VERNDALE RD	
83007 0013	SHKOLNIK IGAL & ARIELLA I	38	VERNDALE RD	
83008 0008	DARTT DARLENE A TR	39	VERNDALE RD	
83007 0012	GERMAIN PAUL A	44	VERNDALE RD	
83008 0009	LIGHTMAN RUSSELL H & NANCY E	45	VERNDALE RD	
83007 0011	MULLIN ROSEMARIE	50	VERNDALE RD	
83008 0010	MARCUS LOUIS A	53	VERNDALE RD	
83007 0010	GONZALEZ ADRIAN	60	VERNDALE RD	
83008 0012	ZHANG RAYMOND	61	VERNDALE RD	
83007 0009	KOHRMAN ALLAN S	66	VERNDALE RD	



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

293-20

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rfuller@newtonma.gov

May 6, 2020

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

RECEIVED
2020 JUN 10 PM 3:31
CITY CLERK
NEWTON, MA. 02459

To the Honorable City Councilors:

I am pleased to reappoint Jonathan Kantar of 672 Chestnut Street, Waban as a member of the Citizens Commission on Energy. His term of office shall expire on June 15, 2023 and his appointment is subject to your confirmation.


Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Jonathan A. Kantar

672 Chestnut Street
 Newton, MA 02468


Professional Experience**Eplus Solutions LLC, Founder 2016 - present**

Manage and direct energy positive homes development. Most recent project, in collaboration with the Boston Planning and Development Agency and the Department of Neighborhood Development, consists of 4 E+ housing units in Fort Hill, Boston.

Sage Builders LLC, Principal 2012 – present

Responsibilities include all aspects of sales, production, and management. Building on the foundation established by Sage Builders LLP, multi-award winning Sage Builders LLC is a recognized leader in sustainable design and construction. Projects include renovations, additions and new home construction.

Sage Builders LLP, Principal and Managing Partner 2000 - 2012

Responsibilities included general management, sales and marketing, estimating, employee management and development, business planning and financial management, and client relations. A multi-award winning residential design-build company, Sage Builders LLP specialized in sustainable renovations and additions.

KMC Construction, Inc., President 1992 - present

Founded and managed residential and light commercial-construction company operating in the metropolitan Boston area. Responsible for and organized all aspects of the company, including execution of the work.

The Boston Company, Associate 1989 - 1992

As a member of the elite real estate investment group within The Boston Company, worked in small teams to identify, evaluate, and develop various real estate investment vehicles for major pension funds. Responsibilities included market and investment analysis and various types of financial analysis.

The Beacon Companies, Project Manager and Analyst 1986 - 1989

Provided financial analysis on investment opportunities; developed cash flow projection models and valuations for development projects. Provided development project management on the South Station, Boston inter-modal transportation center. Responsible for overseeing code compliance issues and development and construction of the retail program at South Station.

Community Leadership

Member (appointed), Governor's Zero Net Energy Buildings Advisory Council
 Planner/Presenter, BuildingEnergy, the leading annual U.S. energy conference for design and construction, other industry forums, and public and private speaking engagements
 Member (appointed), Newton Citizens' Commission on Energy
 Member (appointed), Newton Design Review Committee
 Board Member, Historic Newton
 Chair, Newton High Performance Buildings Coalition
 Former Chair, Remodeling Council, Builders Association of Greater Boston

Education

BA, History, Magna Cum Laude, The University of Michigan
 MA Certificate, Sustainable Design and Construction, Boston Architectural Center

#294-20

Discussion to require or encourage the use of efficient electric technology

COUNCILORS CROSSLEY, KELLEY, LEARY, NORTON, ALBRIGHT, GREENBERG, AUCHINCLOSS, MARKIEWICZ, NOEL, DANBERG, KALIS, DOWNS, LAREDO & HUMPHREY requesting a discussion with the Sustainability Team to consider creating an ordinance that may require and/or encourage the use of efficient electric technology for heating, cooling, hot water, cooking and other appliances in new and substantially renovated buildings.