



## Public Facilities Committee Report

### City of Newton In City Council

**Wednesday, July 22, 2020**

Present: Councilors Leary (Chair), Kelley, Crossley, Norton, Laredo, Danberg and Kalis

Absent: Councilor Gentile

City Staff Present: City Engineer Lou Taverna and Associate City Engineer John Daghljan

**#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**

**Action:      Public Facilities Approved Subject to Second Call 7-0**

**Note:**      Lou Taverna, City Engineer, presented the request for a main drain extension and three manholes in Verndale Road from the property at #21 Verndale Road in a northerly direction approximately 170 ft. The petitioner will pay the entire cost of the project. Mr. Taverna explained that the property is on bedrock ledge and there is little infiltration for the homeowner to have a stormwater infiltration system. The homeowner needs to install an overflow connection to the City's drain but there is currently no drain abutting his property.

John Daghljan, Associate City Engineer explained the attached Engineering Memo. Mr. Daghljan proposed the following two conditions:

1. Substitute 12" ductile iron pipe for the 12" reinforced concrete pipe.
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.

Mr. Daghljan explained that the contractor should also examine the property line so that there is no encroachment onto private property.

Committee members asked the following questions:

Q: Is this property new construction or reconstruction?

A: Mr. Daghljan explained that this is new construction on a vacant site.

Q: Will the property owners at 33-39 Verndale Street, where one of the proposed manholes will be installed in the City's easement, be notified before construction begins?

A: Mr. Daghlian explained that once the contractor is chosen by the applicant part of the condition can be that they survey the land and contact the homeowner to explain that the manhole will not be installed on their property.

Q: How will the noise levels impact the neighborhood?

A: Mr. Daghlian explained that there is a water main that has been installed so the excavation should not be that difficult. The contractor may need to hammer the area but there would be no blasting.

Q: When will this project begin?

A: Mr. Daghlian noted that construction may begin after the 20-day appeal period after the full Council vote.

Q: After the installation is complete, what is the time frame where the street needs to be reexamined?

A: Mr. Daghlian explained that the contractor will need to maintain the trench for at least one-year.

Committee members made the following comments:

The noise could impact the residents that are now working from home.

There should be tests pits done before the City Council meeting in August and there should be a meeting between the contractor, the Engineering Department, the neighborhood, and Councilors to understand the noise level and impact on the neighborhood.

Regarding the previous comment, Mr. Taverna explained that this may be a timing issue. The homeowner would need to hire the contractor, dig the test pits and have the meeting all before the August 10<sup>th</sup> City Council meeting.

The Public Hearing was opened.

Clarence Wayne, 15 Verndale Road, explained that he and his wife do work from home so noise is a concern for them. Mr. Wayne questioned if there will be blasting for any part of the construction project? Additionally, Mr. Wayne questioned if a building permit has been issued? What is the reason for this main extension?

Mr. Daghlian explained that for the main drain extension the contractor would not be allowed to do any blasting in the public way. Regarding the complete construction project, Mr. Daghlian stated that he does not know the extent of the ledge on the site so he could not comment on blasting for the complete project. A building permit has been issued for this site. Mr. Daghlian

noted that there is a policy that requires any new construction to collect the stormwater run-off from the roof and the driveway and infiltrate that on the property so that there is no surface water being directed to a neighbor or the street. Since there is ledge on the property, they are only able to get a small dry-well in the front portion of the yard. Mr. Daghlian explained that is why the applicant is applying for a main drain extension.

Jason Yuen, 26 Verndale Road, questioned how this project will affect the neighborhood and how long will this project take?

Mr. Daghlian explained that the best way to verify the effect on the neighborhood is to dig tests pits where the proposed manholes are supposed to be installed. This will give a better sense to what the soil material is underneath the asphalt and whether any material would need to be hammered out. Mr. Daghlian explained that based on a typical project this could last 10 days. The City requires a 7 am start time and a 5 pm end time during the week and from 8 am to 4 pm on the weekends.

Paul Christensen, 27 Verndale Road, explained that the drain would be placed right outside their driveway so there is a concern that they will not be able to get out of their driveway when they need to. Mr. Christensen explained that him and his wife will be teaching from home in the fall so the noise level is a concern for them.

Mr. Daghlian explained the work being done outside of Mr. Christensen's driveway should be done within a day and any damage that is done to the driveway the contractor will need to repair. The noise levels are unknown at this time because the amount of ledge in the area is unknown.

Thomas Friedman, 50 Verndale Road, expressed his concern with the deterioration of the street. Mr. Friedman questioned if the City could require the contractor to preform curb to curb paving of the street in the 170 ft area? Additionally, Mr. Friedman questioned if the Engineering Department has looked at the flooding problem in the street?

Mr. Daghlian explained that if the City had paved this street in the last five years than the contractor would be required to mill and overlay curb to curb. Since this street has not been repaired the Engineering Department does not have the authority to make the contractor pave curb line to curb line. The requirement would be to restore the trench. Mr. Daghlian explained that they will bring Mr. Friedman's concerns about flooding to the Utilities Division. Mr. Taverna explained that the City's stormwater system was installed a 100 years ago, which can cause problems throughout the City during flash floods.

The Public Hearing was closed. The Committee discussed approving the item subject to second call, pending a discussion on the findings resulting from the test pits. Councilor Kalis moved approval, subject to second call with the following conditions; 1. Substitute 12" ductile iron pipe for the 12" reinforced concrete pipe., 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. His motion carried unanimously.

**#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)

**Action:** Public Facilities Approved 7-0

**Note:** With no questions or concerns from the Committee, Councilor Crossley motioned to approve which passed unanimously.

*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**

**Action:** Public Facilities voted No Action Necessary 6-0 (Councilor Norton not voting)

**Note:** Chair Leary explained that there is a new docket item (attached) that has been docketed to replace item #61-20. The Committee voted no action necessary which passed 6-0, Councilor Norton not voting.

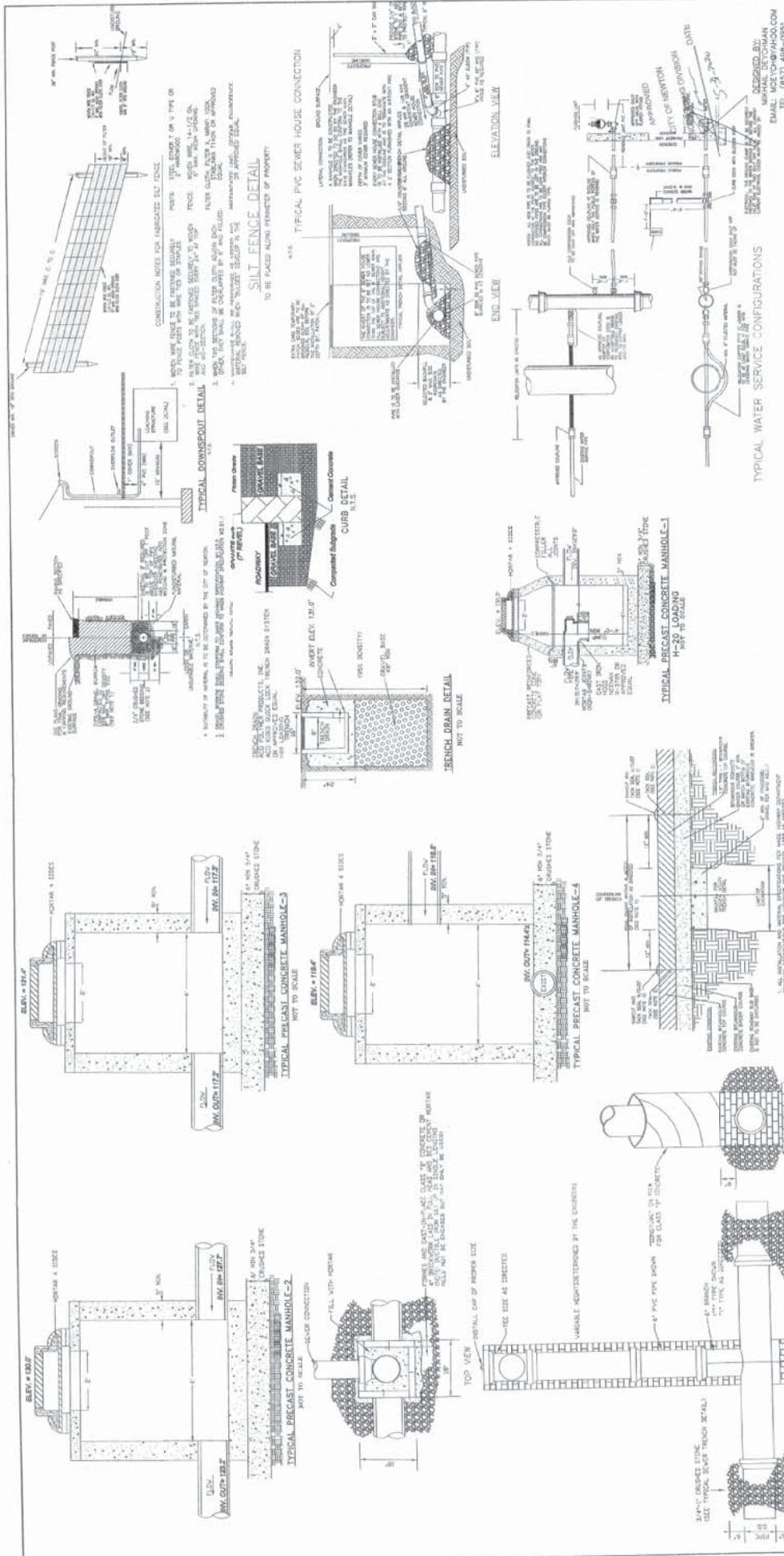
The Committee adjourned at 7:41 p.m.

**Respectfully Submitted,**

**Alison M. Leary, Chair**







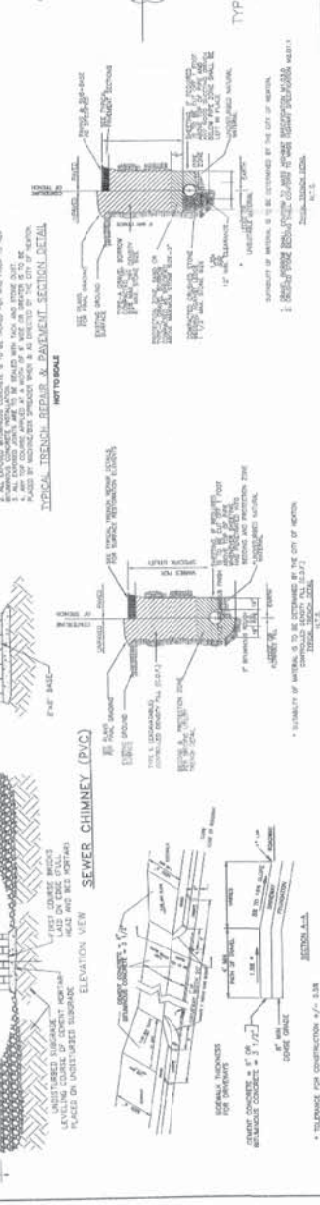
DATE	REVISION
05/27/2010	REVISION BY ENGINEERING DEPARTMENT
05/18/2010	REVISION BY ENGINEERING DEPARTMENT
05/09/2010	REVISION BY ENGINEERING DEPARTMENT
03/23/2010	REVISION BY ENGINEERING DEPARTMENT

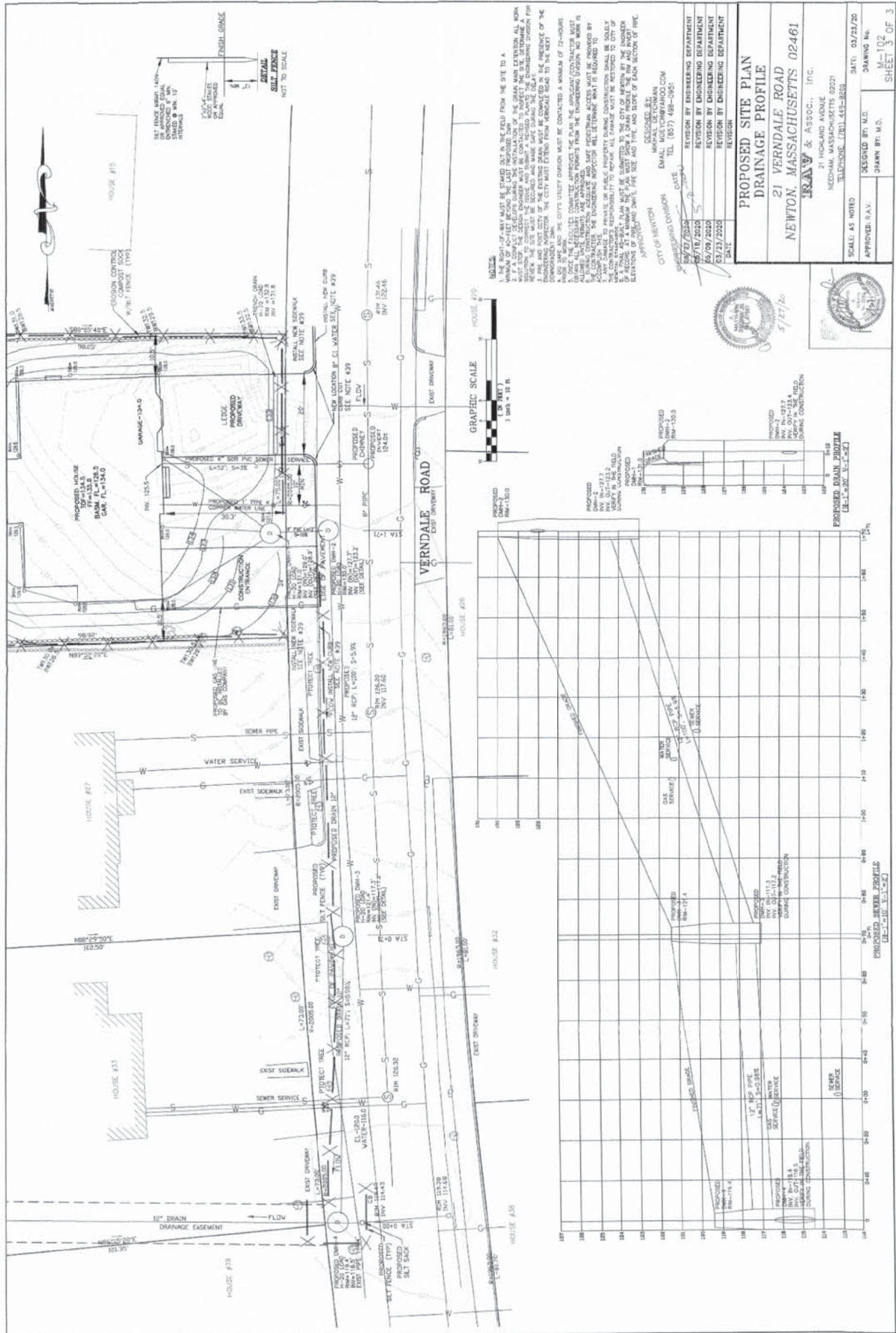
**DETAILS**

21 VERNDALE ROAD  
NEWTON, MASSACHUSETTS 02461

**RAY & Assoc., Inc.**  
11 HICKLAND AVENUE  
NEWTON, MA  
TELEPHONE: (781) 449-8800 FAX: (781) 449-8805

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





**NOTES:**

1. THE RIGHT OF WAY MUST BE STAKED OUT IN THE FIELD FROM THE SITE TO A MINIMUM OF 5 FEET FROM THE ADJACENT PROPERTIES.
2. IF A CONTRACT DEVELOPER DURING THE INSTALLATION OF THE DRAINAGE SYSTEM, ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT'S SOLUTION TO CORRECT THE SLOPE AND TO MAINTAIN THE EXISTING DRAINAGE SYSTEM.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND THE CITY ENGINEERING DEPARTMENT SHALL BE NOTIFIED IN WRITING PRIOR TO ANY WORK TO BE DONE TO THEM.
4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRAINAGE SYSTEM THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR RESTORING THE SYSTEM TO ITS ORIGINAL CONDITION.
5. ALL UTILITIES AND THE CITY ENGINEERING DEPARTMENT MUST BE CONTACTED A MINIMUM OF 72 HOURS PRIOR TO ANY WORK TO BE DONE TO THEM.
6. ONCE THE UTILITIES COMMITTEE APPROVES THE PLAN THE APPLICANT/CONTRACTOR MUST OBTAIN PERMITS FROM THE CITY ENGINEERING DEPARTMENT AND THE CITY ENGINEERING DEPARTMENT SHALL BE NOTIFIED IN WRITING PRIOR TO ANY WORK TO BE DONE TO THEM.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND THE CITY ENGINEERING DEPARTMENT SHALL BE NOTIFIED IN WRITING PRIOR TO ANY WORK TO BE DONE TO THEM.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND THE CITY ENGINEERING DEPARTMENT SHALL BE NOTIFIED IN WRITING PRIOR TO ANY WORK TO BE DONE TO THEM.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND THE CITY ENGINEERING DEPARTMENT SHALL BE NOTIFIED IN WRITING PRIOR TO ANY WORK TO BE DONE TO THEM.
10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND THE CITY ENGINEERING DEPARTMENT SHALL BE NOTIFIED IN WRITING PRIOR TO ANY WORK TO BE DONE TO THEM.

CITY OF NEWTON  
SEWER & WATER DIVISION  
DATE: 05/27/2020  
REVISION BY: ENGINEERING DEPARTMENT  
REVISION BY: ENGINEERING DEPARTMENT  
REVISION BY: ENGINEERING DEPARTMENT  
REVISION BY: ENGINEERING DEPARTMENT  
DATE: 03/21/2020

**PROPOSED SITE PLAN DRAINAGE PROFILE**  
 21 VERNDALE ROAD  
 NEWTON, MASSACHUSETTS 02461  
**RAY & ASSOC., Inc.**  
 21 HIGHLAND AVENUE  
 NEEDHAM, MASSACHUSETTS 02451  
 TELEPHONE: (781) 443-8200

SCALE: AS NOTED  
 APPROVED: R.A.V.  
 DESIGNED BY: M.D.  
 DRAWING No. M-102  
 DATE: 03/23/20  
 SHEET 3 OF 3



5/27/20

**GRAPHIC SCALE**  
 1 INCH = 10 FT.

**PROPOSED SEWER PROFILES**  
 (SECTION 10'-10" W-1'-2")

ELEVATION	STATIONING	DESCRIPTION
102.50	STATION 0	PROPOSED 12" RCP SEWER
101.50	STATION 10	PROPOSED 12" RCP SEWER
100.50	STATION 20	PROPOSED 12" RCP SEWER
99.50	STATION 30	PROPOSED 12" RCP SEWER
98.50	STATION 40	PROPOSED 12" RCP SEWER
97.50	STATION 50	PROPOSED 12" RCP SEWER
96.50	STATION 60	PROPOSED 12" RCP SEWER
95.50	STATION 70	PROPOSED 12" RCP SEWER
94.50	STATION 80	PROPOSED 12" RCP SEWER
93.50	STATION 90	PROPOSED 12" RCP SEWER
92.50	STATION 100	PROPOSED 12" RCP SEWER
91.50	STATION 110	PROPOSED 12" RCP SEWER
90.50	STATION 120	PROPOSED 12" RCP SEWER
89.50	STATION 130	PROPOSED 12" RCP SEWER
88.50	STATION 140	PROPOSED 12" RCP SEWER
87.50	STATION 150	PROPOSED 12" RCP SEWER
86.50	STATION 160	PROPOSED 12" RCP SEWER
85.50	STATION 170	PROPOSED 12" RCP SEWER
84.50	STATION 180	PROPOSED 12" RCP SEWER
83.50	STATION 190	PROPOSED 12" RCP SEWER
82.50	STATION 200	PROPOSED 12" RCP SEWER

**PROPOSED DRAIN PROFILES**  
 (SECTION 10'-10" W-1'-2")

ELEVATION	STATIONING	DESCRIPTION
100.50	STATION 0	PROPOSED 12" RCP DRAIN
99.50	STATION 10	PROPOSED 12" RCP DRAIN
98.50	STATION 20	PROPOSED 12" RCP DRAIN
97.50	STATION 30	PROPOSED 12" RCP DRAIN
96.50	STATION 40	PROPOSED 12" RCP DRAIN
95.50	STATION 50	PROPOSED 12" RCP DRAIN
94.50	STATION 60	PROPOSED 12" RCP DRAIN
93.50	STATION 70	PROPOSED 12" RCP DRAIN
92.50	STATION 80	PROPOSED 12" RCP DRAIN
91.50	STATION 90	PROPOSED 12" RCP DRAIN
90.50	STATION 100	PROPOSED 12" RCP DRAIN
89.50	STATION 110	PROPOSED 12" RCP DRAIN
88.50	STATION 120	PROPOSED 12" RCP DRAIN
87.50	STATION 130	PROPOSED 12" RCP DRAIN
86.50	STATION 140	PROPOSED 12" RCP DRAIN
85.50	STATION 150	PROPOSED 12" RCP DRAIN
84.50	STATION 160	PROPOSED 12" RCP DRAIN
83.50	STATION 170	PROPOSED 12" RCP DRAIN
82.50	STATION 180	PROPOSED 12" RCP DRAIN
81.50	STATION 190	PROPOSED 12" RCP DRAIN
80.50	STATION 200	PROPOSED 12" RCP DRAIN

**PROPOSED DRIVEWAY**  
 (SECTION 10'-10" W-1'-2")

ELEVATION	STATIONING	DESCRIPTION
100.50	STATION 0	PROPOSED DRIVEWAY
99.50	STATION 10	PROPOSED DRIVEWAY
98.50	STATION 20	PROPOSED DRIVEWAY
97.50	STATION 30	PROPOSED DRIVEWAY
96.50	STATION 40	PROPOSED DRIVEWAY
95.50	STATION 50	PROPOSED DRIVEWAY
94.50	STATION 60	PROPOSED DRIVEWAY
93.50	STATION 70	PROPOSED DRIVEWAY
92.50	STATION 80	PROPOSED DRIVEWAY
91.50	STATION 90	PROPOSED DRIVEWAY
90.50	STATION 100	PROPOSED DRIVEWAY
89.50	STATION 110	PROPOSED DRIVEWAY
88.50	STATION 120	PROPOSED DRIVEWAY
87.50	STATION 130	PROPOSED DRIVEWAY
86.50	STATION 140	PROPOSED DRIVEWAY
85.50	STATION 150	PROPOSED DRIVEWAY
84.50	STATION 160	PROPOSED DRIVEWAY
83.50	STATION 170	PROPOSED DRIVEWAY
82.50	STATION 180	PROPOSED DRIVEWAY
81.50	STATION 190	PROPOSED DRIVEWAY
80.50	STATION 200	PROPOSED DRIVEWAY

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

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

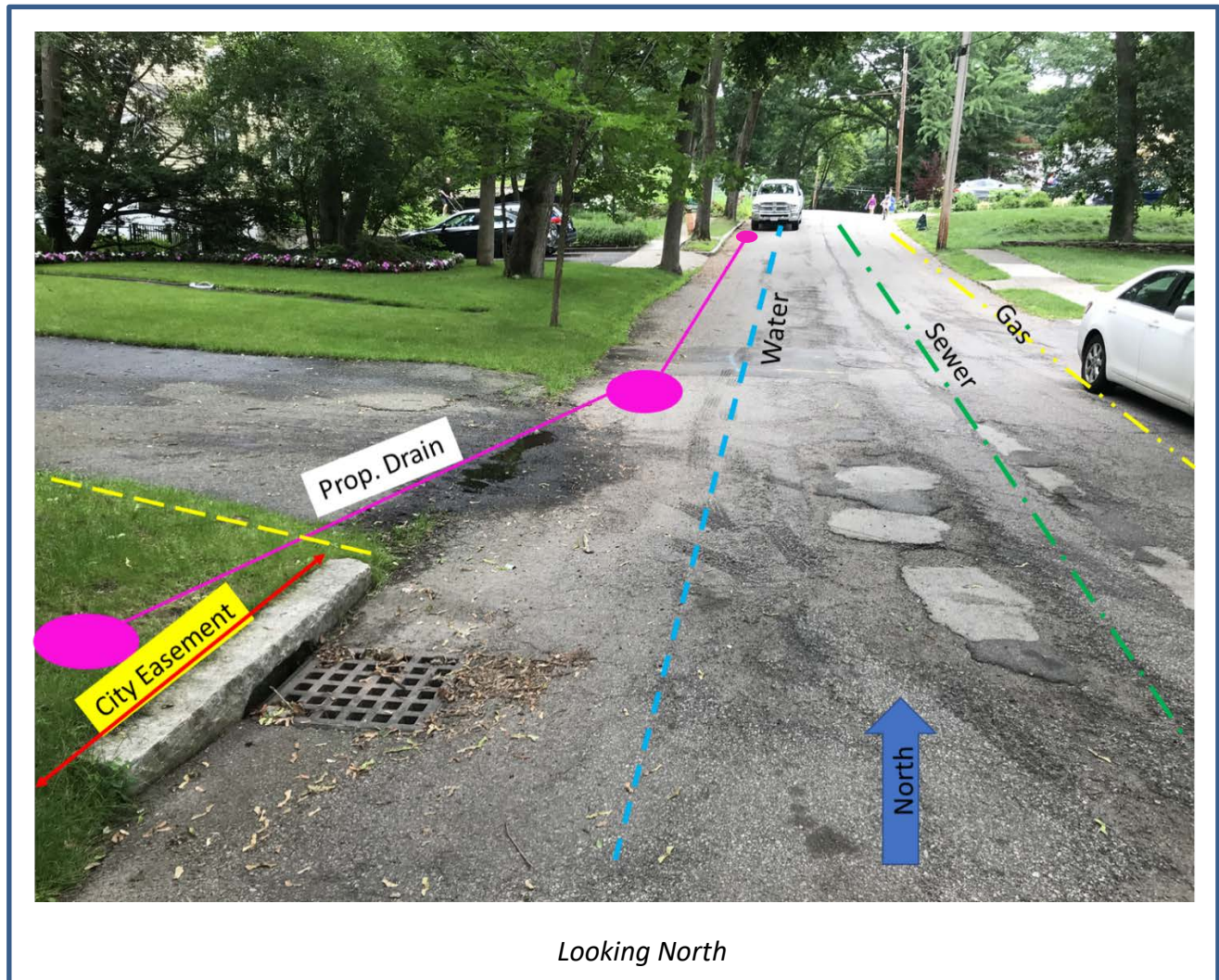
*Proposed Site Plan Drain Profile  
21 Verndale Road  
Newton, MA  
Prepared by: RAV Associates Inc.  
Dated: 3-23-'20  
Revised: 5-27-'20*

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.

**#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.