

**CITY OF NEWTON
ENGINEERING DIVISION**

MEMORANDUM

To: Alderman Ted Hess-Mahan, Land Use Committee Chairman

From: John Daghlian, Associate City Engineer

Re: Special Permit – #38 Beechcroft Road

Date: July 15, 2013

CC: Lou Taverna, PE City Engineer
Linda Finucane, Associate City Clerk
Alexandria Ananth, Chief Planner
Daniel Sexton, Planner

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

*Topographic Site Plan
Newton, MA
Showing Proposed Conditions at
#38 Beechcroft Road
Prepared by: VTP Associates, Inc.
Dated: July 1, 2013*

Executive Summary:

The existing detached garage is to be razed, a new three stall attached garage, front porch, and rear addition is proposed to the existing single-family dwelling. Based on the site plan it appears that an old lot line is being eliminated that existed from Beechcroft Road to the rear of the property, in order to legally do this an Approval Not Required (ANR) Plan is needed in accordance to Massachusetts General Laws Ch. 41 Section 81P. This plan must be filed with the City Engineer for approval.

As a result of the increase of impervious surfaces being added, the engineer of record has designed an on-site collection & infiltration system to adequately contain the City's 100-years storm event of 6.6 inches over a 24-hour period.

The proposed reconfigured driveway will require the modification of the existing sidewalks & granite curbing. Beechcroft Road was paved in 2008, if the modification of

the driveway apron and curbing occur this calendar year, which is within the DPW's 5-year moratorium of "no street is permitted unless the road is milled 25-feet on either side of the modification from curb line to curb line and paved 1-1/2" of Type I-1 asphalt."

Drainage:

1. An Operations and Maintenance (O&M) plan for Stormwater Management Facilities needs to be drafted and submitted for review. Once approved the O&M must be adopted by applicant, 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, and pipes are the sole responsibility of the homeowners.

General:

1. As of January 1, 2009, 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 the drainage system installation. The system 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 and Sidewalk Crossing 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 Permit 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. *This note must be incorporated onto the site plan.*

7. If a Certificate of Occupancy is requested prior to all site work being completed.

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.