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PUBLIC HEARING/WORKING SESSION MEMORANDUM

DATE: August 30, 2019
MEETING DATE: September 5, 2019
TO: Land Use Committee of the City Council
FROM: Barney S. Heath, Director of Planning and Development
Jennifer Caira, Chief Planner for Current Planning
Michael Gleba, Senior Planner
CC: Petitioner

In response to questions raised at the City Council public hearing, the Planning Department is providing the following information for the upcoming public hearing/working session. This information is supplemental to staff analysis previously provided at the Land Use Committee public hearing.

PETITION #338-18(2)

22 Beecher Place

Request for SPECIAL PERMIT/SITE PLAN APPROVAL to amend Special Permit Council Order #338-18 to allow modifications to the site plan for driveway and patio spaces not shown on the approved site plan.

The Land Use Committee (the "Committee") opened the public hearing on July 23, 2019. This memo reflects revised plans and additional information received by the Planning Department as of August 30, 2019.

Background

The property at 22 Beecher Place consists of a 10,146 square foot lot in a Multi-Residence 1 (MR1) district improved with a 2 ½ story, two-family dwelling currently under construction. The petitioner received a by-right Building Permit for the project in 2017 and was subsequently granted Special Permit #338-18 to increase the floor area ratio (FAR) by 0.01 over the maximum 0.48 allowed.

When the petitioner requested certificates of occupancy for the property, a site visit revealed several differences from the site plan approved as part of the special permit, including additional and relocated parking and patio areas and the construction of substantial stone walls and other masonry/stonework in an area that was to be left unpaved per the approved plans. The present petition seeks to amend the approved plans to reflect these as-built conditions.

The Planning Department expressed concerns regarding the increased amount of impervious area and

the Associate City Engineer's initial memorandum raised several questions and concerns.

Update

In response to discussions at the July 23rd public hearing, the petitioner met with Planning Department and Engineering Division staff, and Engineering Division reviewed additional documentation submitted by the petitioner: (a) a plan entitled "Pre-Development & As Built Plan of Land- 22 Beecher Place," dated July 26, 2019 and (b) a revised Stormwater Management Report dated July 26, 2019. Addressing previously identified concerns, the memorandum states that the "updated plans & drainage report are acceptable, the insignificant increase of runoff towards Beecher Place will not impact the City drainage system." The memorandum also noted that the petitioner will need to update the project's Operations and Maintenance (O&M) Plan to require bi-annual sweeping of the driveway to help ensure the long-term operations and functionality of the infiltration systems.

Planning staff recommends that the petitioner to be prepared to discuss the Engineering Division's memorandum and related issues at the upcoming hearing.

ATTACHMENTS:

Attachment A Engineering Division Memorandum, dated August 8, 2019

ATTACHMENT A

CITY OF NEWTON Department of Public Works ENGINEERING DIVISION

MEMORANDUM

To: Council Gregory Schwartz, Land Use Committee Chairman

From: John Daghlian, Associate City Engineer

Re: Special Permit – 22 Beecher Place

Date: August 8, 2019

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

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

*Pre-Development & As Built Plan of Land
22 Beecher Place
Dated: July 26, 2019
Prepared By: Field Resources Inc.
&
Stormwater Management Report
Revised July 26, 2019*

Executive Summary:

The updated plans & drainage report are acceptable, the insignificant increase of runoff towards Beecher Place will not impact the City drainage system. However, the Operations and Maintenance (O&M) Plan needs to be updated to reflect bi-annual sweeping of the driveway which is critical for the long-term operations and functionality of the infiltration systems, once this is added it will be acceptable. It must be 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.

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 property owner(s).

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.