

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: July 10, 2019

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

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

*As Built Plan of Land  
22 Beecher Place  
Dated: December 28, 2018*

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*Certified Plot Plan Showing Existing & Proposed  
22 Beecher Place  
Newton, MA  
Prepared By: Field Resources Inc.  
October 20, 2017*

*Executive Summary:*

The plans submitted are at a reduced scale and difficult to read. This property received approval for a by-right Building Permit on December 15, 2017 based on a site plan prepared by J.M. Grenier Associates Inc. dated October 20, 2017. Comparing to what was approved, and a site visit today; the developer has increased the impervious surface of the driveway and added a hardscape patio at the rear of the lot, (see following photos).

Extra Impervious surface



Approx. Limit of original approved Building Permit

A critical part of the stormwater management system is the asphalt berm this type is known as “bread loaf” which reflects the profile of a loaf of bread. This acts as the “back stop” to trap stormwater runoff on this site and directs it towards the trench drain.

The long-term integrity and performance are critical to prevent stormwater from migrating off site, the problem with this type of curbing is that snowplows can very easily shear off the berm as it is placed on top of the asphalt surface and not locked in like granite curbing.



*This hardscaped patio was permitted as grassy lawn*



*This area drain was not accounted for in the original drainage calculations*



*This portion of the driveway is uncontrolled runoff towards Beecher Place*

The as built plan does not completely reflect the improvements made on the site, it does not show the patio or the area drain in this space; it also does not indicate if the proposed Stormtec chambers#2 originally designed on the Building Permit, nor the inspection ports. The engineer needs to update and verify the location and installation of these features. The front portion of the driveway has been graded so that flows uncontrolled to Beecher Place, the break point is the red line on the photo. The drainage calculation also supports this finding, it also indicates that there is a net reduction to the abutter to the north and west (provided that the asphalt berm remains intact).

The design engineer needs to submit an Operations and Maintenance (O&M) plan for Stormwater Management Facilities for review and approval. 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. 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).

*General:*

1. 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, improvements and limits of restoration work. The plan shall also include profiles of the various new utilities, indicating rim & invert elevations, slopes of pipes, pipe material, and swing ties from permanent building corners. ***This note must be incorporated onto the final contract plans.***

2. All site work including trench restoration must be completed before a Certificate of Occupancy is issued. *This note must be incorporated onto the site plan.*
3. If any changes from the original approved design plan that are required due to unforeseen site conditions, the engineer of record shall submit a revised design & stamped and submitted for review and approval prior to continuing construction.

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.