

CITY OF NEWTON  
Department of Public Works  
ENGINEERING DIVISION

MEMORANDUM

To: Council Mark Laredo, Land Use Committee Chairman

From: John Daghlian, Associate City Engineer

Re: Special Permit – *The Street Redevelopment*

Date: September 8, 2016

CC: Lou Taverna, PE City Engineer  
Nadia Khan, Committee Clerk  
Barney Heath, Director of Planning  
Alexandria Ananth, Chief Planner  
Neil Cronin, Sr. Planner

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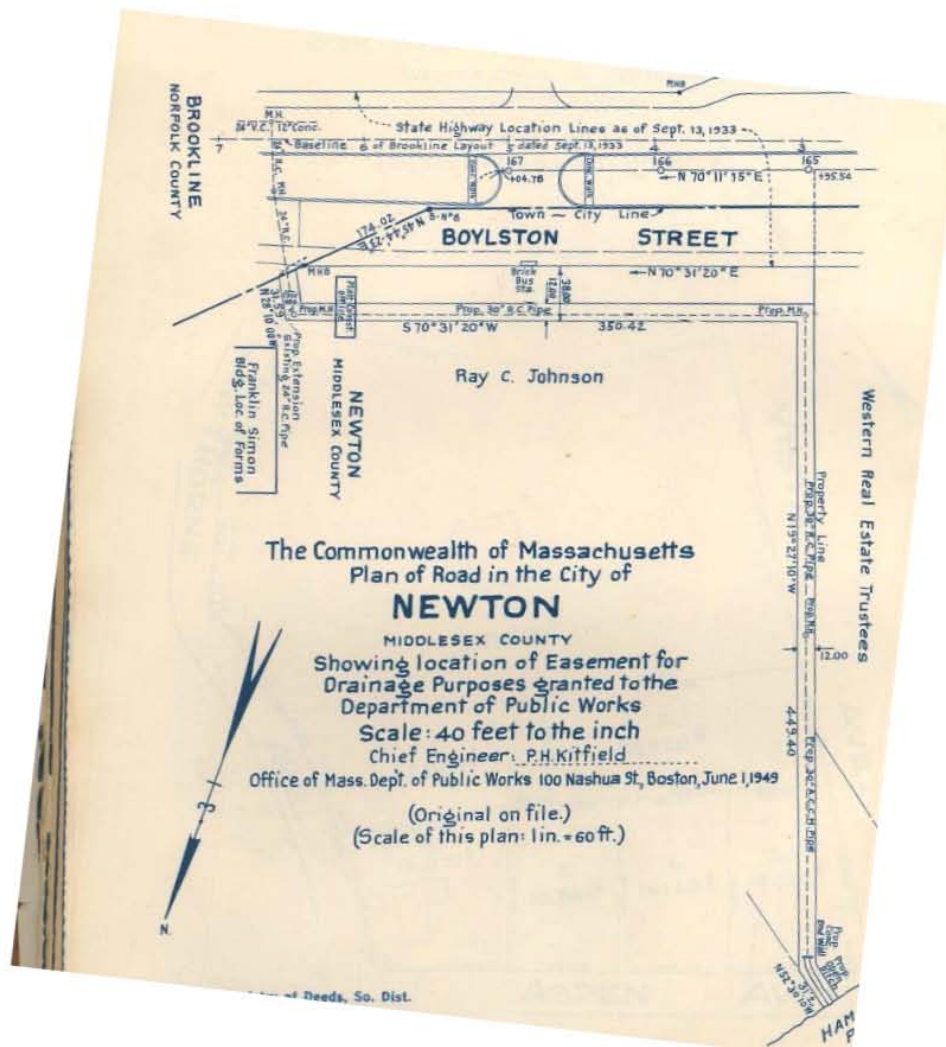
In reference to the above site, I have the following comments for a plan entitled:

*Village of Chestnut Hill, MA  
The Street Redevelopment  
Permitting Plans  
Dated: June 10, 2016  
Revised: August 25, 2016  
Prepared by: Tighe & Bond*

*Executive Summary:*

This project entails the redevelopment of a 6.08 acre site across the currently developed sites of #27 & 55 Boylston Street. The proposed work at #27 includes the demolition of an existing building, construction of three new buildings, including a two-story underground parking garage beneath the footprint of the proposed building adjacent to Frontage Road. The work at #55 involves building infills, as well as stormwater management system.

Two of the proposed buildings near Hammond Pond are to be sited juxtaposed to a MassDOT drainage easement that contains a 30" diameter corrugated steel pipe and outfall. This pipe collects a large portion of runoff off Rte. 9 from the Brookline/Newton corporate limits down to the low point of the site; (see photo below). Portions of the proposed buildings will overhang the drain pipe, and the docks & boardwalk will be built directly over this easement and pipe; this is a concern as it will limit MassDOT from future access and maintenance. As a courtesy the applicant should contact MassDOT District 6 who has jurisdiction over the easement for review and comment. This office should be copied in all correspondence to MassDOT. A site section should be developed that shows the two proposed buildings, the docks, boardwalk, the easement, and the existing 30" corrugated metal drain pipe; and how access for maintenance will be addressed.



Dewatering during construction is a concern given the fact that [2 stories below grade are to be excavated], and construction next to Hammond Pond, and former underground streams within the project limits, dewatering not been addressed in this filing.

Clarification is needed as to the anticipated dewatering methodology, treatment, and discharge points during construction, and after the underground structures are completed.

The engineer of record has designed stormwater collection systems that include: green roof, construction of a rain garden adjacent to Hammond Pond (*A Great Pond*), and overall enhancements to stormwater quality, and reduction of flows to Hammond Pond. The design addresses the stormwater standards for redeveloped sites per the Department of Environment Protection.

As the total site disturbance is over an acre, a Phase II General Construction (NPDES) Permit will need to be filed with DEP & EPA. A Stormwater Pollution Prevention Plan (SWPPP) will need to be developed.

The Operations and Maintenance (O&M) plan for Stormwater Management Facilities appears to be acceptable. 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. Typically the DPW does not give credit for permeable pavers, however; since the applicant has incorporated vacuum sweeping (2-4 times) annually, the DPW will accept the design intent of the overall drainage system.

Sheet C-102 Existing Conditions plan indicates a 36" diameter drain pipe beneath the parking lot and part of an existing infiltration system between two manholes, however; the outlet from the manhole just fades, there is no indication of the size of the outlet pipe or where it discharges, and this needs clarification.

Has a 21E investigation & report been performed on the site? If so, copies of the report should be submitted the Newton Board of Health and the Engineering Division. Are there any existing underground oil or fuel tanks that are to be removed, or if they have been removed evidence should be submitted to the Newton Fire Department, and Newton Board of Health.

The plans do not indicate where fire suppression and domestic services will be provided to the two buildings.

This concludes my review, when 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 complete and consistent plans.

Recommendations:

1. Clarification is need on the site utilities plans, due to various CAD layers showing it is difficult to interrupt the intended design and how it connects to existing site and municipal utilities.
2. Prior to and demolition & construction the applicant shall have the 30” CMP culvert inspected via a Closed Circuit Television Inspection (CCTV). The Engineering & Utilities Division and MassDOT shall be given 48 hours prior notice to the date of the CCTV inspection to arrange an Inspector to witness the inspection.
3. 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).
4. Snow storage areas need to be identified on the site plan.
5. The applicant will have to apply for a Special Permit with the City Council, a Building Permit with the Inspectional Services Department.
6. The applicant’s contractor shall apply with the DPW for Utilities Connection permits.
7. The contractor needs to notify the Engineering Division 48-hours in advance and schedule an appointment to have the drainage system & all utilities inspected. The system & utility must be fully exposed for the inspector. ***This note must be incorporated onto the final contract plans.***
8. All siltation control systems shall be installed and inspected by the Conservation Commission Agent(s) prior to any construction. ***This note must be incorporated onto the final contract plans.***
9. Prior to a request for a Certificate of Compliance 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.***
10. All site work must be completed before requesting a Certificate of Occupancy.

If you have any questions or concerns please feel free to contact me @ 617-796-1023.

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.