



Ruthanne Fuller  
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Barney S. Heath  
Director

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**INTER-OFFICE CORRESPONDENCE**

**DATE:** December 14, 2018

**TO:** John Lojek, Commissioner of Inspectional Services

**FROM:** Barney S. Heath, Director of of Planning and Development  
Jennifer Caira, Chief Planner for Current Planning  
Neil Cronin, Senior Planner

**SUBJECT:** **Administrative Site Plan Review – §6.3.4.A.3 and §7.5  
1440-1450 Washington Street**

**CC:** Mayor Ruthanne Fuller  
Jonathan Yeo, Chief Operating Officer  
Ward 3 Councilor Barbara Brousal-Glaser  
Ward 3 Councilor Andrea Kelly  
Ward 3 Councilor Jim Cote  
Law Department

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In accordance with §6.3.4.A.3 and §7.5 of the Newton Zoning Ordinance (“Ordinance”), which requires Administrative Site Plan Review for day care centers, the Planning Department and other City departments have reviewed the plans to establish a day care center at 1440-1450 Washington Street, submitted on October 16, 2018. The petitioner is proposing to operate a day care center with a maximum of 45 children and six staff members.



**1440-1450 Washington Street**

## **Background**

The subject property consists of two lots totaling approximately 41,051 square feet of land in the Multi Residence 1 (MR-1) zone in West Newton. The site is improved with a church structure associated with the Lincoln Baptist Church that was constructed circa 1920. The church is served by 15 surface parking stalls split amongst the church parcel and adjacent vacant lot. For the purposes of zoning, the two lots are considered one. The MR-1 zone occupies the immediate area along the southern side of Washington Street, but farther south and to the west lie the Single Residence 2 and Single Residence 3 zones, respectively. These zones contain predominantly single and multi-family uses, but they also contain nonprofit and institutional uses as well (**Attachments A and B**). On the northern side of Washington Street exist a Manufacturing zone and a Business 2 zone that contain commercial uses, helping to comprise the Washington Street Corridor.

## **Project Overview**

The petitioner is proposing to utilize the rear portion of the church to establish a day care center with a maximum of 45 children and six staff members. The petitioner will renovate the interior of the structure but is not proposing to alter the site. The day care center will operate from 7:00 am to 6:30 pm Monday through Friday.

## **Technical Considerations**

In accordance with §7.5 of the Ordinance, the plans are to be reviewed for compliance with the dimensional standards of institutions stated in §3.2.8 and for compliance with the parking requirements of §6.3.4.A.3. In addition, the Director of Planning and Development may consider the application in light of the *Site Plan Review Criteria* listed in §7.5.2. Based upon this review, the petitioner is seeking an administrative site plan review for a day care center under M.G.L. 40A §3, known as the Dover Amendment.

### **I. COMPLIANCE WITH SECTION §3.2.8 (DIMENSIONAL REQUIREMENTS)**

The petitioner is not proposing to make any changes to the existing building or to the site; therefore, any portion of the building or site that does not conform to zoning is considered legal nonconforming.

### **II. COMPLIANCE WITH SECTION §5.1 (PARKING)**

The petitioner submitted a site plan indicating that there are 15 parking stalls on site. The Ordinance requires that a day care center provide one parking stall per every five children *plus* one stall per employee. Given the petitioner's operation, the day care center requires 15 parking stalls. Additionally, the church use requires one stall per every three seats *plus* one stall per three employees *plus* one stall per every 45 square feet used for meeting function purposes. The petitioner did not provide a parking calculation for the church use, but the parking demand for the church use is considered legal nonconforming regarding the number and the design of the parking stalls. The petitioner provided a memorandum stating that the church use and the day care center will not coincide (**Attachment C**). Nevertheless,

the introduction of the day care center increases the parking requirement for the property by 15 stalls. Because the petitioner is proposing to utilize the stalls on site, rather than create the 15 stalls required for the day care center, the petitioner requires a waiver from the parking requirement of 15 stalls from the Commissioner of Inspectional Services. For a complete analysis of this petition concerning zoning, please see the Zoning Review Memorandum, dated November 24, 2018 (**Attachment D**).

In addition to the parking requirements of §5.1, the Ordinance requires that a parking facility accessory to a day care center located within a residential district be screened with a dense year-round vegetative buffer of at least four feet wide and six feet high. The petitioner is not proposing to screen the existing parking facility, requiring a waiver from the Commissioner of Inspectional Services.

Akin to the buffer required of accessory parking facilities, outdoor play areas must also be screened. The play area is enclosed with a four-foot tall chain link fence and the petitioner is proposing to screen the play area from Perkins Street and from the eastern boundary, but not the southern boundary. The northern boundary is partially enclosed by the exterior wall of the church and some mature hedges that are not shown on the plan. The southern boundary does contain some mature trees, as well as a six-foot tall stockade fence but this boundary is not entirely screened. Therefore, a waiver is required from the Commissioner of Inspectional Services.

### **III. SITE PLAN REVIEW CRITERIA**

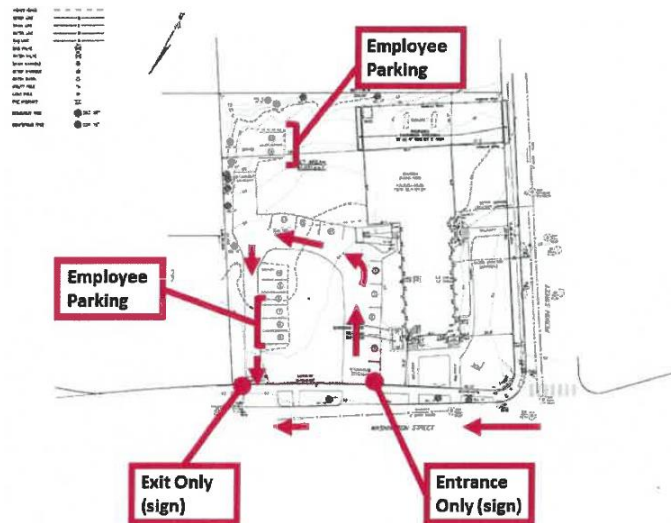
Per the Zoning Ordinance, the Director of Planning and Development may consider this project in light of the following criteria.

1. Convenience and safety of vehicular and pedestrian movement within the site and in relation to the adjacent streets, properties or improvements, including regulation of the number, design and location of access driveways and the location and design of handicapped parking. The sharing of access driveways by adjoining sites is to be encouraged wherever feasible.

The site is located on a heavily trafficked, one-way portion of Washington Street near the on-ramp to Interstate 90 eastbound. When accessing the site from the west, there is a traffic signal at the intersection of Washington and Perkins Streets which should reduce vehicle speeds to allow for vehicles to enter and exit the site at a comfortable speed. To access the site from the east by car, requires vehicles to travel through West Newton Square and on the bridge over Interstate 90, before taking a left turn at the traffic signal onto Washington Street. This stretch of road is difficult to navigate and can result in dangerous maneuvers if a vehicle is in the incorrect lane.



Due to the site's location, the petitioner is proposing to utilize the two curb cuts from Washington Street to facilitate a one-way traffic pattern through the site. Vehicles will enter the site at the westernmost curb cut before parking in one of the designated stalls; the stalls closest to the church will be reserved for parents, while staff parking will be located farthest from the entrance. After dropping off or picking up their children, parents will use the loop to exit the site at the easternmost curb cut and take a right turn out of the site onto Washington Street. The petitioner's consultant states this easternmost curb cut will provide additional site distance for a safer maneuver onto Washington Street. The petitioner proposes to install a sign stating that a left turn out of the site onto Washington Street is prohibited. An "Entrance Only" sign at the westernmost curb cut will be installed.



In addition to the site circulation changes, the petitioner is proposing to implement a Transportation Demand Management (TDM) Plan to decrease vehicle trips to the site (**Attachment E**). The plan calls for encouraging ridesharing/carpooling amongst parents, displaying information regarding MBTA schedules and fares, and for appointing a TDM Coordinator to be the contact person for these initiatives. The Planning Department is supportive of the proposed one-way circulation and is supportive of the initiatives, including the assignment of a TDM Coordinator, but staff suggests the following be added to the TDM Plan:

- Require a staff member to be outside during drop-off and pickup to receive the children and to manage traffic. This staff member will also ensure parents are entering and exiting the site correctly and are not parking on adjacent streets.
- Distribute the TDM Plan to parents at any events associated with the day care center such as open houses, orientations, and parent/teacher conferences.
- Explicitly state that the only entrance for drop-off and pick up is from Washington Street, and that no one may enter the building from the Perkins Street entrance.
- Compile a listserv of abutters along Washington and Perkins Street and provide the listserv with the contact information of the TDM Coordinator to address issues that may arise from day care center operation.

The Planning Department suggests that the petitioner should also advise the members of the Lincoln Baptist Church congregation of the changes to the circulation pattern because the proposed pattern is different from the pattern presently in effect. Staff feels it is not appropriate to have two different traffic patterns for the two different uses.

## 2. Adequacy for the methods for disposal of sewage, refuse and other waste and of methods of regulating surface water.

The petitioner is not proposing any utility connections and is not proposing additional impervious surface that would require a drainage analysis from the Engineering Division of Public Works. Associate City Engineer, John Daghlian, reviewed the petition and encourages the petitioner to update the water service to the structure and to pave the gravel area near the eastern boundary which accommodates five surface parking stalls (**Attachment F**). The Planning Department understands Mr. Daghlian's recommendations, but staff is not requiring the petitioner to pursue the improvements because the petitioner is not proposing any changes to the site or building.

The site plan indicates that an enclosed dumpster will be located towards the front of the structure. The Planning Department suggests the petitioner consider relocating this dumpster towards the side of the structure behind the parking stalls labeled as stalls "11", "12", and "13".

3. Provision of off-street loading and unloading of vehicles incidental to the servicing of the building and related uses on the site.

Due to the nature of the church and the day care center, staff does not have any concerns regarding loading.

4. Screening of parking areas and structures on the site from adjoining premises or from the street by walls, fences, plantings or other means. Location of parking between any existing or proposed structures and the street shall be discouraged.

The petitioner is not proposing any changes to the existing parking areas or structure. As such, staff is not requiring the petitioner to install any screening.

5. Avoidance of Topographical Changes; tree and soil removal shall be minimized, and any topographic changes shall be in keeping with the appearance of neighboring developed areas;

The petitioner is not proposing any changes to the grading on site.

6. Location of utility service lines underground wherever possible. Consideration of site design, including the location and configuration of structures and the relationship of the site's structures to nearby structures in terms of major design elements including scale, materials, color, roof and cornice lines.

The petitioner is neither proposing any significant changes to utilities on site nor is the petitioner altering the site design.

7. Avoidance of the removal or disruption of historic resources on or off site. Historical resources as used herein includes designated historical structures or sites, historical architectural elements or archaeological sites.

The site is not located within a Local Historic District, which would require that proposed alterations to either the site or structure be reviewed and approved by a Local Historic District Commission. However, the structure is greater than 50 years old and therefore any work that alters more than 50% of any one façade is subject to review and approval from the Newton Historical Commission (NHC). Because the petitioner is not proposing any work that meets this threshold, NHC review is not required.

**III. CONCLUSIONS AND RECOMMENDATIONS**

The petitioner is proposing to establish a day care center within the church structure at 1440-1450 Washington Street. The day care center will operate from 7:00 am to 6:30 pm Monday through Friday, with up to 45 children and six staff members. The proposed day care center requires 15 parking stalls per the Ordinance. To establish the day care center as proposed, the petitioner requires a waiver of 15 parking stalls, a waiver of the vegetative buffer required of parking facilities accessory to day care centers in a residential zone, and a waiver of the vegetative buffer required of the outdoor play area.

The Planning Department held a neighborhood meeting on November 26, 2018 on site to discuss the application. Additionally, the Planning Department received input from neighbors in the form of emails and telephone conversations. Comments received concerned screening the parking areas and the play area from the adjacent properties. The Planning Department believes that since the petitioner is not proposing to alter the site or the building, such improvements not required. Staff suggests the petitioner relocate the proposed hedge along Perkins Street to within the play area rather than within the right of way.

After review, the Planning Department believes that the proposed day care center meets the criteria under §6.3.4.A.3 and §7.5 and supports the waiver of the 15 parking stalls for the day care center, supports the waiver of the buffer required of the parking facility, as well as the waiver of the buffer require of the outdoor play area. In addition to the recommendations above regarding the TDM Plan, the Planning Department has the following recommendations:

- Remove the shed from the play area.
- Relocate the dumpster to the side of the church, behind stalls “11”, “12”, and “13”.
- Relocate the hedge along Perkins Street to within the property line.
- All landscaping, existing and proposed, be maintained in good condition and, if diseased or dying shall be replaced by the day care center operator with new plant material of a similar size.

**ATTACHMENTS:**

- Attachment A:** Zoning Map  
**Attachment B:** Land Use Map  
**Attachment C:** Shared Parking Plan, dated October 2018  
**Attachment D:** Zoning Review Memorandum, dated November 24, 2018  
**Attachment E:** Transportation Demand Management Plan, dated September 2018  
**Attachment F:** Engineering Review Memorandum, dated October 23, 2018

**MATERIALS REVIEWED:**










- General Permit Application and Administrative Site Plan Review Application, received October 16, 2018.
- Project Summary, prepared by petitioner’s attorney
- Shared Parking Plan, dated October 2, 2018
- Transportation Demand Management Plan, dated September 2018
- Architectural Plans consisting of four sheets, prepared by JC Architect, dated March 29, 2018 Revised November 2, 2018 and November 6, 2018
- Site plans consisting of two sheets, prepared by VTP Associates, dated April 16, 2018 and July 27, 2018.

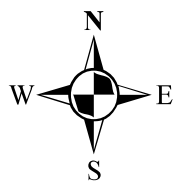


**Attachment A  
Zoning Map  
Washington St., 1440-1450**

*City of Newton,  
Massachusetts*

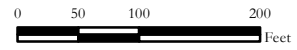
**Legend**

-  Single Residence 2
-  Single Residence 3
-  Multi-Residence 1
-  Business 2
-  Manufacturing
-  Public Use
-  Building Outlines
-  Surface Water
-  Property Boundaries



The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS  
Mayor - Ruthanne Fuller



Map Date: November 23, 2018





**Attachment B  
Zoning Map  
Washington St., 1440-1450**

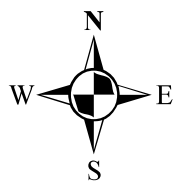
*City of Newton,  
Massachusetts*



**Legend**

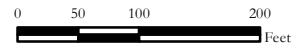
**Land Use**

- Single Family Residential
- Multi-Family Residential
- Commercial
- Mixed Use
- Private Educational
- Nonprofit Organizations
- Building Outlines
- Surface Water
- Property Boundaries



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CITY OF NEWTON, MASSACHUSETTS  
Mayor - Ruthanne Fuller



October, 2018

Shared Parking Plan – 1440-1450 Washington Street, Newton

**Parties**

Happy Munchkins Daycare (HMD)

Lincoln Park Baptist Church (LPBC)

**Objective**

To agree upon a methodology for sharing the parking located at 1440-1450 Washington Street in such a manner that the church and daycare will be able to operate at the site simultaneously.

**Parties Expectation**

The parties agree that during the week (Monday – Friday), HMD will have the exclusive use of the parking lot from 7:00 am until 7:00 pm. LPBC will have exclusive use of the parking lot after 7:00 pm and on weekends.

**Funeral Service Protocol**

When the LPBC schedules a funeral service (“an event”), it will inform HMD of the hours of same no less than 24 hours in advance. During the hours of the event, HMD parking will be limited to the five spaces immediately adjacent to the building. Since the events typically occur at 10:00 am, the expectation is that there will not be a conflict between drop off and pick up and event parking.

**Pastors and Maintenance Personnel**

Pastors visiting the office, tradesmen, inspectors, estimators and Church members coordinating maintenance, inspections, or emergency repairs will be permitted to park on the premises anytime. During peak drop off and pickup times, the HMD staff may direct Pastors, tradesmen, inspectors, estimators, and Church members to specific locations to minimize parking conflict with HMD clients.



Ruthanne Fuller  
Mayor

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**Barney S. Heath**  
Director

## ZONING REVIEW MEMORANDUM

### Administrative Site Plan Review

Date: November 19, 2018

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Lincoln Park Baptist Church, Applicant  
Katherine Adams, Attorney  
Barney S. Heath, Director of Planning and Development  
Ouida Young, Associate City Solicitor

**RE: Site Plan Review to locate a day care center at 1440-1450 Washington Street**

Applicant: Lincoln Park Baptist Church	
<b>Site:</b> 1440-1450 Washington Street	<b>SBL:</b> 32014 0013 and 32014 0014
<b>Zoning:</b> MR1	<b>Lot Area:</b> 41,051 square feet
<b>Current use:</b> Church	<b>Proposed use:</b> Church and day care center

#### **BACKGROUND:**

The property at 1440-1450 Washington Street consists of two lots totaling 41,051 square feet in a Multi- Residence 1 zone at the corner of Washington and Perkins Streets. It is improved with the church structure, which was constructed circa 1920, and 15 surface parking stalls.

The petitioner proposes to locate a for-profit day care center for up to 45 children within the church on weekdays in a space previously occupied by a day care from 1994 to 2010.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Katherine Adams, Attorney, dated 10/7/2018
- Topographic Site Plan, signed and stamped by Joseph R. Porter, surveyor, dated 4/16/2018
- Floor Plan, prepared by JCarchitect, architect, dated 3/29/2018

## **ADMINISTRATIVE DETERMINATIONS:**

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1. The proposed day care center is subject to the administrative site plan review procedure per Section 7.5 and the standards for day care centers found in Section 6.3.4.3 of the Newton Zoning Ordinance. These procedures govern the review of uses protected under MGL Chapter 40A, section 3, also known as the "Dover Amendment".
2. The subject site is located in the Multi Residence 1 zoning district and must comply with the dimensional standards of Section 3.1.6 for Single Use Institutions. As no changes are proposed to the footprint of the building, there are no issues with regard to dimensional controls for the building.
3. There are 15 parking stalls on the property, and no changes to the parking configuration or count are proposed.

The applicant is proposing up to 45 children and six staff members for the day care facility. Section 5.1.4 of the Ordinance requires that a day care center provide one on-site parking stall per each five students for drop-off, and one stall per each employee. Per the Ordinance, the applicant is required to provide nine stalls for drop-off and six stalls for employees, for a total of 15 stalls. The existing 15 parking stalls are located along the paved drive loop from Washington Street, with seven paved parallel stalls along the drive and an additional eight stalls located off the drive in gravel areas, six in the front and two additional at the rear of the property.

The drive will be a one-way loop, entering at the first driveway opening heading eastbound on Washington Street and exiting at the second driveway opening. This reverses the current circulation pattern, but offers better access to the main entrance door.

The petitioner states that the church will not need any parking during the week leaving all of the onsite parking available to the day care during their proposed hours of operation. In the event of a funeral, the Church will limit the number of stalls available to the day care to five. While no parking calculation has been provided for the church, the existing parking is legally nonconforming with regard to design and number of stalls. However, the introduction of the day care use expands the parking requirement by 15 stalls per section 5.1.4. While the uses are not proposed to operate concurrently, the petitioner is required to provide parking for both uses. As there are only 15 stalls on the property, a waiver of 15 stalls for the day care use is required per sections 5.1.4, 5.1.13 and 6.3.4.B.3.b and c by either special permit or a Dover waiver.

4. Per section 6.3.4.B.3.a requires that a dense year-round vegetative buffer per section 5.1.9 must be provided around the outdoor play area. To the extent that the property does not meet the perimeter landscaping requirements found in section 5.1.9, a Dover waiver from section 6.3.4.B.3.a is required.
5. Per section 6.3.4.B.3.b requires that a dense year-round vegetative buffer per section 5.1.9 must be provided around the parking area as the property is located in a residentially-zoned district. To the extent that the property does not meet the perimeter landscaping requirements found in section 5.1.9, a Dover waiver from section 6.3.4.B.3.b is required.

### Administrative Site Plan Review

Ordinance		Action Required
§7.5 §6.3.4.3	Administrative Site Plan Review for a day care use	A.S.P.R. per §7.4.5
§5.1.4 §5.1.13 §6.3.4.B.3.b	Request to waive 15 parking stalls	Dover Waiver or S.P. per §7.3.3
§6.3.4.B.3.a §5.1.9	Request to waive perimeter landscaping requirements of an outdoor play area	Dover Waiver or S.P. per §7.3.3
§6.3.4.B.3.b §5.1.9	Request to waive perimeter landscaping requirements of a parking facility associated with a day care center in a residential zone	Dover Waiver or S.P. per §7.3.3

September, 2018

Transportation Demand Management Plan (TDM)  
Proposed 45-Child Day Care Center (Happy Munchkins Daycare, LLC)  
1450 Washington Street  
West Newton, MA

This proposed Transportation Demand Management Plan (TDM) provides that the proposed 45-child day care center at 1450 Washington Street, at the site of the Lincoln Park Baptist Church in West Newton, will include provisions to encourage carpooling, ridesharing, and MBTA usage and otherwise reduce the number of single-occupancy vehicles (SOVs) travelling to and from the site during peak hours. In addition, several site and circulation improvements to improve safety are proposed under this plan and are discussed at the end of this report

To achieve these objectives, Happy Munchkins Daycare (HMD), operator of the center, proposes the following measures:

Happy Munchkins Daycare will assign a TDM Coordinator who will be the contact and staff person responsible for implementing each of the following measures:

1. To maintain an updated on-site kiosk and/or bulletin board with information related to prospective ridesharing or carpooling arrangements for parents and staff.
2. To maintain and update the HMD website with a separate, easy-to-locate web page that will allow parents to post and seek out potential ridesharing and carpooling opportunities.
3. To promote the ridesharing and carpooling program in the HMD marketing literature and through announcements of day care activities sent to parents of the general day care population.
4. To include an invitation of solicitation for parents to consider ridesharing and carpooling as part of the official course registration application used to enroll children.
5. To provide on-site, readily-available MBTA commuter rail and bus schedules and monthly pass information for employees and parents.
6. The coordinator will provide a parking and access plan to all employees and parents that will identify at a minimum the following:
  - a. That all parental and employee vehicular access will occur along Washington Street headed eastbound using the first, furthest west site driveway as the point of entrance. This driveway will be designated for one-way traffic flow and all vehicles will exit at the second, or most easterly site driveway along Washington Street. Signage will be installed at both driveway entrances (along with pavement markings in the driveway) designating either "Entrance Only" or "Exit Only" as needed.



- b. The location of the 9 designated parental parking spaces for drop off and pick up of children. All parents will enter the building to sign in and sign out children. Live parking or the creation of a drop-off/pick up lane in the site driveway will be prohibited.
  - c. The designated locations for employee parking, shown as spaces 5-8 and 14-15 on the VTP site plan.
  - d. That the TDM Coordinator will be on site and available to assist with the drop off and pick up of children as well as to monitor adherence with the these parking policies and procedures in both the morning and afternoon peak hours on a continuing basis
7. The TDM Coordinator will work cooperatively with the Lincoln Park Baptist Church and its staff on parking arrangements for funerals and site access by other church personnel during the hours of operation of the day care facility. A copy of the agreement between HMD and Lincoln Park Baptist Church regarding this matter is attached to this report.
  8. The TDM coordinator will further maintain an ongoing record of successful ridesharing and carpool matches and record all other outreach efforts to demonstrate compliance with the TDM plan.

**Site Plan Improvements and Operations**

Happy Munchkins Daycare proposes to operate Monday through Friday from 7:00AM to 6:30 PM with a maximum of 45 children and 6 employees at any one time. The children will range in age from 4 months to 6 years of age. It is anticipated that the peak drop-off in the morning will occur between 8:00 and 8:45 AM and the the peak pick up will occur between 6:00 and 6:30 PM.

The site plan prepared by VTP Associates depicts the site circulation and proposed parking areas for the facility. A total of 15 parking spaces are shown on the plan, of which 9 spaces are set aside for parents for drop-off and pick up and 6 spaces are set aside for employee parking. The drop-off and pick up spaces for parents are located closest to the entrance to the building for convenience purposes. Since parental drop-off and pick up is staggered, it is fully expected that 9 parking spaces will be more than adequate to accommodate any peak period demand. This is coupled with the potential local walk in traffic and the TDM measures for carpooling and ridesharing resulting in fewer vehicle trips to the site. All parental drop-offs and pick ups occur will have parents escorting the children in and out of the building. The site driveway will not be used as a live parking area for drop-off and pick up purposes thereby eliminating any possibility that site traffic will back up onto Washington Street and create an unsafe situation.

There are several new site improvemernts incorporated into this plan and depicted on the VTP plan. They are:

1. The site driveway will become a one way loop entering (only) at the first driveway headed eastbound on Washington Street and exiting (only) at the second driveway. This reverses the

previous circulation pattern and allows for closer access to the main entrance door and improves and increases the site distance for drivers exiting onto Washington Street. Pavement markings and arrows on the driveway will identify this circulation pattern.

2. The 6 employee parking spaces (#'s 5-8 and #14-15 on the site plan) will be clearly identified by signage.
3. New signage will be posted at the first site entrance driveway described above designating "Entrance Only" and additional signage at the second driveway designating "Exit Only".



**Site Driveway Entrance (from Washington Street) Also Depicting Drop-Off and Pick-Up Parking Spaces**



**New Site Exit at Washington Street for Increased Site Distance (Site Entrance Driveway also shown)**



**Building Entrance and Parent Drop-Off and Pick-Up Spaces**



**Parking Spaces #5-10 on Site Plan for Employee and Drop-Off and Pick-Up Parking**



CITY OF NEWTON  
Department of Public Works  
ENGINEERING DIVISION

MEMORANDUM

To: Barney Heath, Director of Planning

From: John Daghlian, Associate City Engineer

Re: Administrative Site Plan Review – 1440-1450 Washington Street

Date: October 23, 2018

CC: Lou Taverna, P.E., City Engineer  
Shawna Sullivan, Associate City Clerk  
Jennifer Ciara, 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:

*Topographic Site Plan  
Showing Proposed Conditions at  
1440-1450 Washington Street  
Newton, MA  
Prepared by: VTP Associates Inc.  
Dated: July 27, 2018*

Executive Summary:

The applicant seeks to operate a daycare center for up to 45 children within the church building, our water service records date back to the mid 1800's I strongly recommend that the water service be updated to provide a new water service for the users of the daycare.

The applicant should verify requirements by the Fire Department for any fire suppression system that the Department may require for the change in use of the facility.

The five parking stalls on the existing gravel area (see below) may be problematic during the winter as the surface is uneven and snow plowing will damage the gravel surface. Additionally during freeze-thaw cycle's ice may develop in this area since the gravel is so



densely compacted. It would be better to pave this area to provide a durable surface for parking with the addition of some on site drainage improvements.



This concludes my review, if you have any questions please feel free to call me.