

CITY OF NEWTON
Department of Public Works
ENGINEERING DIVISION

MEMORANDUM

To: Council Marc Laredo, Land Use Committee Chairman

From: John Daghlia, Associate City Engineer

Re: Special Permit – 170-172 Sumner Street

Date: July 28, 2017

CC: Lou Taverna, PE City Engineer
Nadia Khan, Committee Clerk
Jennifer Steel, Sr. Environmental Planner
Neil Cronin, Sr. 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
#170-172 Sumner Street
Prepared By; VTP Associates, Inc.
Dated: January 31, 2016
Revised: May 23, 2017*

Executive Summary:

The existing two-family unit sited on a 12,023 square foot (0.27 acre) lot has submitted a permit to add a 3-story addition to the rear of the existing dwelling (see photo next page).

The proposed addition is to be placed on exiting area that is currently impervious (paved parking lot). Based on the calculation provided by the engineer of record and the current Stormwater Policy no stormwater runoff collection system is required; however, DPW encourages recycling of runoff and utilized for lawns and garden, I strongly encourage that the applicant utilize rain barrels to capture and re-use the rain water on site.



Rear elevation of existing 2 family unit

The site is traversed by Hammond Brook, a portion of the addition and site grading is within the 30-foot Flood Plain (set by City Ordinance) therefore; before the Special Permit is approved, the applicant needs to file with the Conservation Commission to ensure that if the plans are altered by requirements of the Commission, they are reflected on the Special Permit plan set for consistency.

A proposed retaining wall is to be constructed along the southern property line, the walls height averages 2-feet, details of the wall construction and materials will be needed for evaluation, is a fence to be installed above the wall to act as a buffer between the two properties?

If the existing units are to be renovated or gutted, then the water and sewer service(s) that date back to 1960 will need to be upgraded to current standards.

As a public benefit the applicant shall update the existing driveway apron and sidewalks since the driveway will be updated.



Construction Management:

1. A construction management plan is needed for this project. At a minimum, it must address the following: staging site for construction equipment, construction materials, parking of construction worker's vehicles, phasing of the project with anticipated completion dates and milestones, safety precautions, emergency contact personnel of contractor. It shall also address any anticipated dewatering during construction, site safety & stability, and impact to abutting properties.
2. Stabilized driveway entrances are needed during construction which will provide a tire wash and mud removal to ensure City streets are kept clean.

General:

1. 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. Any tree removal shall comply with the City's Tree Ordinance.
 3. The applicant will have to apply for Sidewalk Crossing permit with the Department of Public Works prior to any construction. *This note must be incorporated onto the site plan.*
 4. The applicant will have to apply for a Building Permits with the Department of Inspectional Service prior to any construction.
 5. 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.*
 6. All site work including trench restoration must be completed before a Certificate of Occupancy is issued. *This note must be incorporated onto the final contract plans.*

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.