

CITY OF NEWTON  
Department of Public Works  
ENGINEERING DIVISION

MEMORANDUM

To: Council Gregory Schwartz, Land Use Committee Chairman

From: John Daghljan, Associate City Engineer

Re: Special Permit ~ 24 - 26 Elliot Street

Date: May 30, 2018

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

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

*24 Elliot Street  
Proposed Site Plan  
Prepared by Verne T. Porter, Jr. PLS  
Dated February 14, 2018*

*Executive Summary:*

The existing site is a former restaurant & commercial establishment, the site is entirely all impervious and has no stormwater controls, the runoff from the site essentially sheet flows uncontrolled to Elliot Street and into the City's drainage system. Although the proposed plan shows some modest landscaping islands, there is not stormwater management proposed. As a public benefit the site should have at a minimum a trench drain installed along the proposed driveway apron which is greater than the [City's maximum of 22' wide] to collect and infiltrate on site via underground chambers. This would improve stormwater runoff quality to the City's system and recharge the groundwater in accordance to DEP & DPW Stormwater Policy.



If the interior of the building(s) are to be renovated more than 50%, then both the water and sanitary sewer services must be updated in accordance to the DPW Policy. The existing water & sewer services are 65 years old.

Finally, if this Permit is approved the sidewalk and curbing along the entire frontage of Elliot Street should be reconstructed to current standards as it does not comply with AAB and current City Standards.

Environmental:

1. 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.
2. Are there any existing underground oil or fuel tanks, are they to be removed, if they have been evidence should be submitted to the Newton Fire Department, and Newton Board of Health.

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. All tree removal shall comply with the City's Tree Ordinance.
3. The contractor is responsible for contacting the Engineering Division and scheduling an appointment 48 hours prior to the date when the utilities will be made available for an inspection of water services, sewer service, and drainage system installation. The utility in question shall be fully exposed for the inspector to view; backfilling shall only take place when the City's Inspector has given their approval. *This note should be incorporated onto the plans*
4. The applicant will have to apply for Street Opening, Sidewalk Crossing, and Utilities Connecting permits with the Department of Public Works prior to any construction. *This note must be incorporated onto the site plan.*
5. The applicant will have to apply for a Building Permits with the Department of Inspectional Service prior to any construction.
6. 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.***
7. 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.*

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.