

**CITY of NEWTON**  
**ENGINEERING DIVISION**

MEMORANDUM

To: Alderman Mark Laredo, Land Use Committee Chairman

From: John Daghlian, Associate City Engineer

Re: Special Permit – 58 Ferncroft Road

Date: February 21, 2014

CC: Lou Taverna, PE City Engineer  
Linda Finucane, Associate City Clerk  
Alexandria Ananth, Chief Planner  
Dan Sexton, Sr. Planner

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

*Sussman Residence*  
*58 Ferncroft Road*  
*Newton, MA*  
*Prepared by: Peter Sachs*  
*Dated: 12-27-'13*

*Executive Summary:*

The existing single-family dwelling is proposing an addition and expansion of the garage and living spaces; a breakdown from the engineer of the net increase of impervious surface is needed to determine if on-site drainage improvement are warranted. Furthermore, the survey plan has an error in the title that states: “*Plot plan of Proposed Addition 256 Hollis St. Holliston, MA*”, this needs to be corrected.

It appears that most of the interior will be gutted for the addition and expansion, if any of the following thresholds are triggered, then the sewer service will have to be upgraded.

1. When a dwelling or structure (built prior to 1970) is renovated, gutted more than 50% then new water and sewer services must be updated.

2. Updated shall mean that the sewer service is installed to the City's Standard minimum standard of 6" SDR 35 PVC pipe; and the water service shall be a minimum of 1" Type K copper. Installed from the respective mains to the dwelling or structure.
3. If an existing sanitary sewer service is less than 20 years old, and is SDR 35 PVC or better (per City Engineer) then per Section 29-62 of the City Ordinances the sewer line may be tested (Closed Circuit Television- CCTV) and witnessed by the Engineering Division to verify (to the Commissioner of Public Works) its ability to be reused without replacement.

General:

1. As of January 1, 2009, 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. The applicant will have to apply for a Building Permits with the Department of Inspectional Service prior to any construction.
3. 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. *This note must be incorporated onto the site plan.*
4. All site work 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.