

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 – 37-39 North Gate Park

Date: November 30, 2016

CC: Lou Taverna, PE City Engineer
Nadia Khan, Committee Clerk
Alexandria Ananth, Chief Planner
Michael Gleba, Sr. Planner

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

*37-39 North Gate Park
Newton, MA
Prepared by: Verne T. Porter, Jr., PLS
Dated: October 28, 2016*

Executive Summary:

This application entails a modest addition (single story) to a two-family home on a relatively flat site having a total of 8,018 square feet (0.18 acre). The current City Policy for stormwater mitigation indicates that any increase greater than 4% requires a stormwater collection and on-site infiltration system. The plan indicates that the total increase is 6.3%. Given this slight increase, the Engineering Division would allow the applicant to utilize rain barrels to collect the runoff from the new roof area and to utilize the collected water for paintings and lawn areas; or if the engineer of record designs a simple collection system that has a leaching bed with perforated pipe and crushed stone, ten feet away from any property line would also be acceptable.

If the dwelling is to be renovated or gutted by more than 50% interior space the water service needs to be updated according to the Utilities & Engineering Division policy; regardless, based on our records the water service was installed in 1929.

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 & Trenching permits 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 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.