

CITY OF NEWTON
ENGINEERING DIVISION

MEMORANDUM

To: Alderman Ted Hess-Mahan, Land Use Committee Chairman

From: John Daghlian, Associate City Engineer

Re: Special Permit – 49, 55, & 71 Needham Street

Date: September 5, 2012

CC: Lou Taverna, PE City Engineer (via email)
Linda Finucane, Associate City Clerk (via email)
Eve Tapper, Chief Planner (via email)
Derek Valentine, Planner (via email)

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

Proposed Retail Development
49, 55, & 71 Needham Street
Site Plan of Land
Newton, MA
Prepared by: Tighe & Bond
Dated: August 6, 2012
Revised: 8/30/12

Executive Summary:

This development is proposed on three separate lots totaling 1.5 acres, which need to be combined if the Special Permit is approved. An *Approval Not Required (ANR)* ~ Mass. Gen. Law Ch. 41 Sec. 81P plan will be required to combine the lots into one and submitted to the Clerk of the Board of Survey for approval and must be recorded at the Middlesex Registry of Deeds. The two existing buildings are to be razed and two new buildings totaling 19,200 square feet are proposed. The wide curb cut on Needham Street (*a MassDOT controlled road*) will be closed down to two curb cuts while maintaining the driveway access from the Avalon property that abuts these properties.

Currently the existing site has poor stormwater controls for both water quality and quantity (a majority of which is uncontrolled, leaving the site) will be improved dramatically under the proposed development; as always; the key for long-term drainage improvements is proper maintenance. The engineer of record has submitted an

acceptable Stormwater Operations & Maintenance plan, which must be recorded at the Registry of Deeds once the Special Permit is approved.

Prior to final approval, the engineer of record should submit a turning template plan showing the proper maneuvering of emergency fire apparatus entering and exiting the proposed driveways.

All electric power, telecommunications services to these buildings will be placed underground off an existing utility pole within the Needham Street layout.

In regards to public benefit, the applicant is proposing to reduce the wide existing curb cuts vis-a-vis limiting them to two, while improving the sidewalks to cement concrete and adding ADA & AAB compliant pedestrian curb cuts or (a.k.a. HP ramps) at each driveway apron crossing.

As Needham Street is a state owned road, the applicants will have to apply for various permits with District VI of the MassDOT.

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 material, construction worker's vehicles, phasing of the project with anticipated completion dates and milestones, safety precautions, emergency contact personnel of contractor.
2. Stabilized driveway entrance is needed during construction, which will provide a tire wash and mud removal to ensure City streets are kept clean.

Drainage:

1. The on-site drainage systems are properly designed for the City's 100-year storm event. The system will have an overflow connection to Avalon's drainage system, the applicant and Avalon has some sort of agreement to this connection, a copy of the agreement should be filed at the Registry of Deeds and with the City in this application.
2. It is imperative to note that the ownership, operation, and maintenance of the proposed drainage system and all apparentness including but not limited to the drywells, catch basins, and pipes are the sole responsibility of the property owner(s).

3. The Operations and Maintenance (O&M) plan for Stormwater Management Facilities needs to be recorded at the Middlesex Registry of Deeds. A copy of the recording instrument shall be submitted to the Engineering Division

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. There are several monitoring wells on site, what is the status of these wells, and what is the long-term intent to maintaining these wells?
3. 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.
4. As the total site disturbance is over an acre, a Phase II General Construction (NPDES) Permit will need to be filed with DEP & EPA. A Stormwater Pollution Prevention Plan (SWPPP) will need to be developed.

Sewer:

1. A detailed profile is needed which shows the existing water main, proposed water service(s), sewer main and proposed sewer service(s) with the slopes and inverts labeled to ensure that there are no conflicts between the sewer services and the water service. The minimum slope for a service is 2.0%, with a maximum of 10%. Pipe material shall be 6" diameter SDR 35 PVC pipe within 10' of the dwelling then 4" pipe per Massachusetts State Plumbing Code. In order to verify the slopes and inverts of the proposed service connection, two manholes of the existing sanitary sewer system need to be identified on the plan with rim & invert elevations.
2. The existing water & sewer services to the building shall be cut and capped at the main and be completely removed from the site and properly back filled. The Engineering Division must inspect this work; failure to having this work inspected may result in the delay of issuance of the Utility Connection Permit.
3. With the exception of natural gas services, all utility trenches with the right of way shall be backfilled with Control Density Fill (CDF) excavatable Type I-E, detail is available in the City of Newton Construction Standards Detail Book.
4. The new sewer service and/or structures shall be pressure tested or video taped after final installation is complete. The method of final inspection shall be

determined solely by the Engineering Division. The sewer service will NOT be accepted until one of the two methods stated above is completed. A Certificate of Occupancy will not be recommended until this test is completed and a written report is received by the City Engineer. ***This note must be added to the final approved plans.***

5. An invert table detail is needed for the modification of the final connection to the existing sewer manhole; see the details available on line.

Water:

1. Fire flow testing is required for the proposed fire suppression system. The applicant must coordinate this test with both the Newton Fire Department and the Utilities Division; representatives of each department shall witness the testing, test results shall be submitted in a written report. Hydraulic calculation shall be submitted to the Newton Fire Department for approval.
2. Approval of the final configuration of the water service(s) shall be determined by the Utilities Division, the engineer of record should submit a plan to the Director of Utilities for approval.

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 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 available for an inspection of water services, sewer service, and drainage system installation. The utility is 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 the issuing a Certificate of Occupancy, 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.*
7. If a Certificate of Occupancy is requested prior to all site work being completed, the applicant will be required to post a Certified Bank Check in the amount to cover the remaining work. The City Engineer shall determine the value of the uncompleted work. *This note needs to 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.