

**CITY OF NEWTON
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION**

MEMORANDUM

To: Alderman Mark Laredo, Land Use Committee Chairman

From: John Daghlian, Associate City Engineer

Re: Special Permit – 39 Herrick Road

Date: December 4, 2014

CC: Lou Taverna, PE City Engineer
Linda Finucane, Associate City Clerk
Ouida Young, Associate City Solicitor
Alexandria Ananth, Chief Planner
Dan Sexton, Sr. Planner
Shawna Sullivan, PFC Clerk

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

*Topographic Site Plan
Showing Proposed conditions at
Herrick Road
Newton, MA
Prepared by: VTP Associates, Inc.
Dated: November 12, 2008
Revised: October 28, 2009
December 8, 2009*

Executive Summary:

A 2-1/2 story edifice is proposed to be built on a lot of approximately 13,000 square feet. The lot is bound on the north by City of Newton property [the former Health Department building], on the east by a multi-story residential building, on the south by the MBTA Greenline & a City owned 10' wide foot path, and on the west by a municipal parking lot.

The lot is almost entirely paved as a parking lot and has a gentle slope from elevation 72 at the southeast corner at Herrick Road and slopes to elevation 70' at the northeast corner of the lot near the Health Department lot. At the time of this review no drainage report was provided.

Herrick Road paved in 2011 construction season, the applicant shall be responsible to mill curb to curb and pave with Type I-1 bituminous concrete the section of Herrick Road from where the water main is extended up to the MBTA Bridge upon complete installation, testing and approval of all utilities in accordance to the City of Newton Construction Standards and Specifications.

Site Access:

1. The applicant has proposed a **Red & Green** traffic control device and associated Stop bar [Note: the word "**BAR**" does not need to be stenciled onto the pavement as indicated on the site plan, just the word **STOP**], at both ends of the proposed driveway along the northwesterly property line. This will allow safe passage upon entering and exiting the underground garage.
2. According to the site *Section B-B* the area that is [cross hatched] will be covered over with what is assumed to be a reinforced concrete deck then loam and seed will be placed over this area. Due to the vertical grade change an 8' high non-climbable fence will be needed along the entire property line that divides the City of Newton property and the applicant's property. Maintenance of the fence shall be the responsibility of the applicant. The proposed driveway ramp to the underground parking garage will traverse a portion of the City owned property at #1294 Centre Street (former Health Department building) this will require a License Agreement and or Access Easement with the City.
3. A generic sketch of the proposed retaining wall has been provided. A Registered Structural Engineer shall submit a complete design prior to the building Permit being issued. Any wall greater than 4 –feet shall have a non-climbable safety fence installed on top of the wall. Details of the fence will be needed.
4. According to the City records the existing public pedestrian footpath is 10-feet wide, however between the chain link fence of the MBTA and the chain link along this property the pathway varies between 3' – 5'. According to the architectural plans the front entrance of the building will be directly connected to this pathway, accordingly the pathway should be widened to the maximum extent and reconstructed with cement concrete as a public benefit. This footpath shall remain open during construction.
5. A fire truck turning template plan is needed for the proposed conditions.

6. The Commissioner of Public Works has no objection to the proposed 3' wide landscaping bed provided that the applicant obtains all legal requirements of the Law Department, maintains the planting so that they do not interfere with safe pedestrian access, the plantings shall be small low plants so that no one can hide behind the plantings, the new 7' wide path shall be reconstructed of cement concrete, and that it is cleared of snow, maintained, and the path be properly illuminated for safe pedestrian passage. The Commissioner is requiring a detailed landscape plan of specific plantings, lighting scheme once plans are finalized for review and approval.
7. The engineer of record & contractor will need to make provision to properly shore and brace the footpath during construction to ensure that the public can safely use the pathway while the foundation for the proposed building is being excavated and the site is under construction. The applicant may have to provide a protective covered scaffolding system that will be determined by the Inspectional Services Department. As an alternative the footpath can be temporarily closed to install the water main while allowing the public to use the applicant's property within a dedicated zone with proper barricades to have access from the municipal parking lot and Herrick Road and the MBTA stop. Liability issues need to be reviewed by the Law Department prior to any closure or relocation of the pathway.
8. As a public benefit the applicant is asked to improve the existing walkway (southeast corner) parallel to the last parking stall that abuts their property by making the walkway ADA accessible. This will provide a mid-point for HP access off the footpath rather than having to go to either end.
9. Based on the proposed and existing grades a safety fence or rail shall be installed along the entire length of the proposed walkway along the access driveway to the underground garage.
10. The truck access to the proposed dumpster location needs to be modified by pulling the paved area southeasterly approximately 15' to accommodate the loading and unloading of the dumpster.
11. Granite curbing should be installed along the proposed 3' wide walkway to protect pedestrian when they are walking on this path.
12. Snow storage areas need to be identified on the plan.
13. Currently the municipal parking lot and this private lot are interconnected, what will be the status of this interconnection after construction, motorists will utilize this as a cut through to avoid going out to Cypress & Centre Streets.
14. The proposed walkway along the northeast and along the proposed driveway do not connect to any other walk ways, this needs to be developed so that there is safe contiguous walking paths.

Drainage:

1. Updated drainage analysis is needed for the City of Newton's 100-year storm event. On site soil evaluation needs to be performed to obtain the seasonal high groundwater elevation, percolation rate in accordance to Title V.
2. I am concerned about the proposed infiltration systems that are proposed below the garage floor, this is not a typical installation, and how would the system be accessed for cleaning and removal of debris?
3. An Operations and Maintenance (O&M) plan for Stormwater Management Facilities is acceptable. This needs to be incorporated into the deeds; and recorded at the Middlesex Registry of Deeds. A copy of the recording instrument shall be submitted to the Engineering Division. It is imperative to note that the ownership, operation, and maintenance of the proposed drainage system and all apparenthness including but not limited to the drywells, catch basins, and pipes are the sole responsibility of the Homeowners Association or owner of the property.

Construction Management:

1. A Construction Management Plan is needed for this project prior to filing for a Building Permit.
2. Stabilized driveway entrances are needed during construction which will provide a tire wash and mud removal to ensure City streets are kept clean.

Environmental:

1. With the removal of the power plant building that supplies heat to the existing apartment building the applicant needs to work with the Fire Department to ensure that the existing oil tank(s) are removed in accordance to local, state and federal laws.
2. There is a monitoring well on the site but is not shown on the site plan, what is the status of this well?

Water & Sewer:

1. In 2003 the applicant obtained permission from the Board of Aldermen to extend both the water main and sanitary sewer mains within Herrick Road; however neither utility has been installed to date. The applicant should check with the

Clerk of the Public Facilities to ensure that the approval for the extensions has not expired.

2. To confirm the design assumptions of the 4" fire line, 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 write report. Hydraulic calculation shall be submitted to the Newton Fire Department for approval.
3. The water meter shall be located in a heated room within the garage.
4. The applicant has the proposed water main extension off Herrick Road be extended through the property and connect to the existing main in the municipal parking lot, thus creating a looped system. This will be a public benefit which would improve water quality and reinforce the water pressure.
5. The sanitary sewer service will need a grease trap for the restaurant prior to the final connection of the main.
6. The final configuration of the water and sewer systems will have to be approved by the Director of Utilities.
7. All water and sewer construction shall be pressure tested and vacuum tested in accordance to the City of Newton Construction Standards. All testing must be witnessed by a representative of the Engineering Division.

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. 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 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.

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.
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.
7. All site work must be completed prior to applying for a Certificate of Occupancy.

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.