

CITY OF NEWTON
Department of Public Works
ENGINEERING DIVISION

MEMORANDUM

To: Council Gregory Schwartz, Land Use Committee Chairman

From: John Daghlian, Associate City Engineer

Re: Special Permit – JCC Greater Boston Facility Renovation

Date: March 23, 2018

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

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

*JCC Greater Boston
Facility Renovation
Phase 1
Prepared By: Stantec
Dated: 2-21-'18*

Executive Summary:

The JCC is proposing to construct a 2,200 square foot addition to the existing building on their campus. The location of the proposed addition is on the rear of the building, this area has a gravel driveway and grassy slope. The engineer has designed a storm water collection system that will capture and infiltrate the runoff from *new* impervious surfaces. The system is design in accordance to the Department of Environmental Protection Regulations & DPW Stormwater Policy for the 100-years storm event.

The proposed Operation and Maintenance plan is acceptable for the design intent; it will be the obligation of the JCC to ensure that the proposed maintenance program is adhered to ensure proper long-term performance.

In regards to the proposed infiltration pipe system, the entire surface is covered with filter fabric, in addition it should have a 3” thick layer of Peastone, and then covered again with filter fabric; this will ensure proper protection of the infiltration system from fines and silts from entering the system. Additionally the proposed catch basin is very close to three existing drain pipes that traverse the proposed location, the pipes should be inspected via a close circuit television (CCTV) so ensure pre & post construction functionality. The catch basin location should be adjusted to avoid conflicts between the three pipes.

Finally the applicant will have to coordinate with the Newton Fire Department & ISD for fire suppression system for the new addition.

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 write report. Hydraulic calculation shall be submitted to the Newton Fire Department & ISD for approval.

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 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 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.