

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: April 6, 2017

CC: Barney Heath, Director of Planning
Lou Taverna, PE City Engineer
Shawna Sullivan, Associate City Clerk
Alexandria Ananth, Chief Planner
Neil Cronin, Sr. Planner
Nadia Khan, Committee 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: January 4, 2017*

Executive Summary:

A 3 story edifice is proposed to be built on a lot of approximately 13,000 square feet that is currently a parking lot. The site 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.

The site plan does *not* show the pedestrian curb cut (a.k.a. HP ramp) and marked cross walk that provides pedestrian and wheel chair access from the City owned footpath that connects (Cypress Street & Herrick Road) which numerous pedestrian utilize to get to the MBTA *Newton Centre* Greenline stop at Union Street. Clarification is needed how the crosswalk, pedestrian ramp and proposed driveway will function.



Existing public path and pedestrian curb cut & cross walk

The site plan also does *not show* the parallel parking stalls along Herrick Road; I have serious concerns about safe egress from the proposed driveway which is only 12' wide onto Herrick Road. Sight distance seems to be an issue with the existing parking along Herrick Road and the proposed location of the driveway. Furthermore, the engineer of record needs to demonstrate that emergency apparatus can safely maneuver vehicles into and out of the site. Finally with the proposed driveway that is juxtaposed to an existing street light on Herrick Road, the light maybe compromised with vehicles entering and existing the site.



Existing parallel metered parking along Herrick Road

Municipal water & sanitary sewer mains from Union Street need to be extended to provide utility serves for this development. If this permit is approved the applicant shall apply for a water & sewer main extension with the Public Facilities Committee. 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.

Site Access:

1. 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.

2. 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.
3. 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.
4. The site is very tight and does not seem to have adequate snow storage areas, the applicant needs address this.
5. 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.
6. 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. On site soil evaluation needs to be performed to obtain the seasonal high groundwater elevation, percolation rate in accordance to Title V. This information needs to be submitted. A drainage report was submitted; however, a pre & post construction summary of flow rate and volume is needed.
2. 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.
3. The two proposed infiltration systems shall have an impervious barrier installed from the top of the system and extended to the bottom of the system (i.e. excavation).

4. To enhance the capture of stormwater runoff, the two driveway aprons shall have trench drains (with gas trap outlets) across the entire width rather than a single catch basin that may not capture all the runoff from the site.

Construction Management:

1. A Construction Management Plan is needed for this project prior to filing for a Building Permit. It needs to identify staging of materials, where construction employee parking will be provided, delivery of materials, etc.
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:

- 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. To confirm the design assumptions of the 2" 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.
2. The water meter shall be located in a heated room within the garage.
3. The final configuration of the water and sewer systems will have to be approved by the Director of Utilities.
4. 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.