



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov


James Freas
Acting Director

PUBLIC HEARING MEMORANDUM

Public Hearing Date: December 9, 2014
Land Use Action Date: January 6, 2015
Board of Aldermen Action Date: February 17, 2015
90-Day Expiration Date: March 2, 2015

DATE: December 5, 2014

TO: Board of Aldermen

FROM: James Freas, Acting Director of Planning and Development
Alexandra Ananth, Chief Planner for Current Planning
Daniel Sexton, Senior Planner 

SUBJECT: **Petition #366-14**, ARMAN CHITCHIAN, for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct an addition and reconfigure an existing two-family dwelling to two side-by-side attached dwellings, which will increase the Floor Area Ratio from .24 to .50, where .36 is allowed, at 143 LINCOLN STREET, Ward 5, NEWTON HIGHLANDS, on land known as SBL 52, 1, 18, containing approximately 11,775 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15(u)(2) of the City of Newton Rev Zoning Ord., 2012.

The purpose of this memorandum is to provide the Board of Aldermen and the public with technical information and planning analysis which may be useful in the special permit decision making process of the Board of Aldermen. The Planning Department's intention is to provide a balanced view of the issues with the information it has at the time of the public hearing. There may be other information presented at or after the public hearing that the Land Use Committee of the Board of Aldermen will want to consider in its discussion at a subsequent Working Session.



143 Lincoln Street

EXECUTIVE SUMMARY

The property at 143 Lincoln Street consists of 11,775 square feet of land improved with a 2½-story two-family dwelling, originally constructed in 1872. As a two-family dwelling in a single residence district, the existing structure is a legally nonconforming use. The petitioner is proposing to demolish and rebuild portions of the building, some of which were destroyed by fire in the 1960s, add an addition to the north side of the existing building, and create a two-car below grade garage. Together, the proposed additions will increase the intensity of the nonconforming use. In order to construct the proposed additions, the petitioner is seeking a special permit to increase the size of the nonconforming two-family use in a single residence district and to increase the floor area ratio (FAR) from .24 to .50, where .36 is the maximum allowed by right. If approved, the proposed additions represent a net increase of 2,801 square feet and will increase the structure from 3,038 square feet to 5,839 square feet (approximately 3,038 square feet for Unit A and 2,801 square feet for Unit B).

Due to the age of the structure and scope of the proposed project, the Newton Historical Commission (NHC) reviewed the proposal and determined the structure not preferably preserved (**ATTACHMENT A**). The petitioner is proposing to expand the footprint of the existing building by 964 square feet. The existing two-car detached garage totaling approximately 440 square feet in the northwest corner of the subject lot is proposed to be removed and replaced with an open-air carport totaling approximately 484 square feet. The increased FAR appears largely due to the proposed 2½-story addition to the north side of the existing building. The proposed site plan indicates that the proposed building lot coverage (26%) will not exceed the maximum allowed and the minimum available open space will be reduced to 56%, but will remain compliant with the requirement of the Newton Zoning Ordinance (NZO) (**ATTACHMENT B**).

The Planning Department has no particular concerns with the construction of an addition on this dwelling, as the *Newton Comprehensive Plan*, adopted 2007, encourages property owners to consider modest additions to older homes in order to preserve the existing structure. The Department does, however, have reservations about the size, bulk, and mass of the proposed addition, and its visual fit within the surrounding buildings and residential context. While the Department commends the petitioner for a design that attempts to be sympathetic towards the surrounding historic homes, it encourages the petitioner to consider changes that would add symmetry to the structure and be more in-keeping with the surrounding residential context. The Department believes that the project, with minor modifications, can be found not to be in derogation of the size, scale and design of other structures in the neighborhood, and not be more substantially detrimental than the existing nonconforming use. The Department also believes that bringing the existing structure into compliance with the building code is a benefit to the City.

I. SIGNIFICANT ISSUES FOR CONSIDERATION:

When reviewing this request, the Board should consider whether:

- The proposed additions, which will increase the intensity of an existing nonconforming two-family use, is not substantially more detrimental than the existing nonconforming use is to the neighborhood. (30-21(b))
- The proposed FAR of .50, where .36 is the maximum allowed by right and .24 is existing, is consistent with and not in derogation of the size, scale, and design of other structures in the neighborhood. (§30-15 Table A, §30-15(u)(2))
- The specific site is an appropriate location for the proposed expanded structure, which is an existing two-family. (§30-24(d)(1))
- The proposed use as developed and operated will not adversely affect the neighborhood. (§30-24(d)(2))

II. CHARACTERISTICS OF THE SITE AND NEIGHBORHOOD

A. Neighborhood and Zoning

The site is located at the corner of Lincoln Street and Mountfort Road. The land uses in the surrounding neighborhood are nearly all single- and multi-family residential (**ATTACHMENT C**). The site and surrounding residential uses are zoned Single Residence 2, but are proximate to parcels zoned Public Use and Multi-Residence 1 (**ATTACHMENT D**).

B. Site

The site consists of an 11,775 square foot lot, improved with a 2½-story two-family residential structure with a detached two-car garage. The structure, which was originally constructed in 1872, was partially destroyed during a fire in the 1960s. The fire significantly altered the look of the structure, removing much of the previous architectural detail. The site is relatively flat, with a subtle slope upwards from the property lines to the house. A driveway running along the north property line accesses the detached garage at the rear of the site. The site is partially surrounded by an existing hedge and a sight-obscuring fence that partially screen the structure. Scattered through the grassed lawn, one will find a couple mature deciduous and coniferous trees.

III. PROJECT DESCRIPTION AND ANALYSIS

A. Land Use

The site will remain a two-family dwelling, which is a nonconforming use in the single residence district. The project will, however, increase the intensity of those uses on the site by enlarging each of the existing units.

B. Building and Site Design

The petitioner is proposing to demolish and reconstruct the roof system and attic, add a 2½-story addition with a two-car below garage below grade to the rear of the existing structure, and demolish the existing detached garage and construct a new detached carport. The additions will be constructed of wood framed construction. The proposed changes will slightly increase the building's height from 31.4 feet to 31.8 feet, exclusive of the glass roofed lantern tower that will reach 35.1 feet in height. The lantern tower is considered an ornamental feature that is allowed to extend above the roof line per the NZO. As proposed, the footprint of the structure will also increase by 964 square feet due to the new rear addition.

The petitioner has proposed a design for the structure that is sympathetic towards the surrounding homes in the Newton Highlands National Register Historic District, which include a number of different architectural styles. The architectural plans for the project indicate that the petitioner is proposing to use exterior design elements and treatments from the Italianate and Second Empire styles. The existing sloped roof will be replaced with a mansard roof system. The dormers incorporated into the mansard roof system utilize window arrangements with arched and square casings. The petitioner has proposed to install window arrangements, casing designs, and placements throughout the structure that are not unified. Further, the petitioner has proposed to install a series of covered and uncovered porches, decks and balconies on the Mountfort and western sides of the structure. The details for these areas are not uniform and blur the context of the building. Together, the proposed architectural details and elements obscure the building's style and symmetry.

The petitioner's project will increase the intensity of an existing nonconforming two-family use and exceed the maximum allowable FAR. The building will increase by approximately 2,801 square feet to a .50 FAR or approximately 1,718 square feet over the maximum allowed in this Single Residence 2 district (.35). In terms of overall floor area, the structure will increase from 3,038 square feet to 5,839 square feet (approximately 3,038 square feet for Unit A and 2,801 square feet for Unit B).

Per the lot comparison table below, the subject lot (11,775 square feet) and existing house (3,457 square feet) appear to be just under the median lot size (13,800 square feet) and building size (3,741 square feet) for properties in the immediate neighborhood. With the additions, the structure will become the largest house in the immediate neighborhood. The median FAR of the surrounding residences is .27 and the proposed FAR is .50. Respectfully, the median FAR for the single-family dwellings would be .22 and the multi-family dwelling would be .29.

Comparison of Lots Surrounding 143 Lincoln Street

Parcel	Approx. Lot Size (s.f.)	Approx. Size of Buildings (s.f.)	Approx. Floor Area Ratio	Number of Units
143 Lincoln St. *	11,775 s.f.	3,038	0.24	2
151-153 Lincoln St.	19,392 s.f.	5,540 s.f.	0.29	2
18 Mountfort Rd..	5,812 s.f.	1,795 s.f.	0.31	1
157 Lincoln St.	20,595 s.f.	4,574 s.f.	0.22	1
163 Lincoln St.	24,270 s.f.	5,179 s.f.	0.21	1
166 Lincoln St.	7,079 s.f.	3,038 s.f.	0.43	1
160 Lincoln St.	16,715 s.f.	3,720 s.f.	0.22	1
154 Lincoln St.	12,296 s.f.	2,670 s.f.	0.22	1
146 Lincoln St.	13,800 s.f.	4,626 s.f.	0.34	2
138 Lincoln St.	13,800 s.f.	3,762 s.f.	0.27	2
130 Lincoln St.	6,900 s.f.	3,941 s.f.	0.57	2
125 Lincoln St.	11,250 s.f.	2,630 s.f.	0.23	1
135 Lincoln St.	14,220 s.f.	4376 s.f.	0.31	2
19 Mountfort Rd.	19,000 s.f.	4,902 s.f.	0.26	2
Median	13,800 s.f.	3,741 s.f.	0.27	50/50
143 Lincoln St. **	11,775 s.f.	5,839 s.f.	0.50	

The information presented in this table was obtained from the City of Newton's Assessor's Database, and was used to calculate the approximate floor area ratio for adjacent parcels.

* Existing conditions for 143 Lincoln Street

** Proposed conditions for 143 Lincoln Street

The Planning Department values the rehabilitation of older structures to meet the needs of modern families and to bringing those buildings into compliance with the current Building Code. The Department is, however, concerned about the bulk, mass, and visual context of the proposed structure. Even though many of the structures in the immediate neighborhood are large, none appear to exceed the maximum allowable FAR as much as proposed by the petitioner. The petitioner should consider how the size of the proposed additions can be reduced and the design of the rear addition can be subjugated to the existing structure. While the Department is supportive of the petitioner's efforts to improve the look of the structure, the proposed design and exterior details do not present a unified look for the structure and blur the visual fit of the building. The Department further believes that the mixing of historic and modern materials further distorts the character and context of the building. Knowing the historic context of the surrounding neighborhood and the concerns raised by staff, the petitioner is encouraged to seek architectural design advice from the NHC.

C. Parking

The project proposal will alter the parking configuration for the property in that two vehicles will be parked in-doors in a newly created below grade garage and two vehicles will be parked in a carport. Presently, the four vehicles parked on the site are stored in a detached two-car garage and outside on the bituminous driveway in the rear of the property. The Planning Department believes the new configuration will improve the visual appearance of the site and its relationship to the streetscape. The Department is concerned, however, about the creation of a second curb cut along Mountfort Road. The Engineering Division of Public Works has suggested that certain improvements be made to the sidewalk and curbing adjacent to the two curb cuts to facilitate pedestrian movements to and around the site. (**Attachment E**).

D. Landscape Screening

The petitioner is not proposing to remove any mature trees on the site. To improve the visual appearance of the site and supplement existing screening measures, the petitioner is proposing to install a variety of new plantings. It is not clear from the Illustrative Site Plan the locations of existing and proposed plantings. The petitioner should provide a more detailed landscape plan to better illustrates the proposed plantings. The Planning Department is also concerned about the sightlines for vehicle movements leaving the site. As such, the Department encourages the petitioner to maintain the landscaping within 10 feet of the driveways along Mountfort Road at a height not to exceed three feet, in order to maintain adequate sight lines for pedestrian and vehicular movements.

IV. TECHNICAL REVIEW

A. Technical Considerations (Chapter 30, Newton Zoning Ordinance):

The Zoning Review Memorandum (**ATTACHMENT B**) provides an analysis of the proposal with regard to zoning. Based on this review, the petitioner is seeking a Special Permit/Site Plan Approval for the following reliefs:

- §30-21(b), to extend a nonconforming two-family use in a Single residence 2 district.
- §30-15(u)(2), to exceed the allowable FAR.

B. Engineering Review

The Associate City Engineer, submitted an Engineering Review Memorandum (**ATTACHMENT E**), providing an analysis of the proposal with regard to engineering issues. According to the Associate City Engineering, the petitioner will be required to install new curbing and sidewalks to allow the creation of a second curb cut, which would be a public benefit and facilitate pedestrian movements to and

around the site. The petitioner will be required to comply with all the remaining recommendations put forth in the memorandum prior to issuance of a building permit.

V. PETITIONER'S RESPONSIBILITIES

The petitioner should consider the Planning Department's recommendations to reduce the size, bulk, and mass of the structure to improve the visual fit of the proposed additions and changes to the existing structure to be in-keeping with the surrounding neighborhood context.

ATTACHMENTS:

- ATTACHMENT A:** Newton Historical Commission Record of Action
ATTACHMENT B: Zoning Review Memorandum, dated October 30, 2014
ATTACHMENT C: Land Use Map
ATTACHMENT D: Zoning Map
ATTACHMENT E: Engineering Review Memorandum, dated November 17, 2014

NA

Project#: 11030028

Attachment A

Date Received: 3-29-11

AE

**City of Newton, Massachusetts
Department of Planning and Development
Demolition Review Ordinance - Application for Property Review**

Property Owner <i>143 LINCOLN Street Realty Trust</i>	Address of Property to be reviewed: <i>143 LINCOLN ST., NEWTON Hlds.</i>	Phone: <i>617-964-0434</i>
Primary Contact: <i>ARMAN CHITCHIAN</i>	Address: <i>79 BRANDEIS ROAD, NEWTON CTR.</i>	Phone: <i>617-513-6704</i>
Email Address	<i>Arman@HomesByArman.com</i>	

I. Type of Structure to be Demolished: (Circle)

House's Roof Garage Shed Non-Residential Building Other

If Other please describe: Addition to be built, attached to existing structure and roof.

II. Year Property Built 1910 **Section:** 52 **Block:** 001 **Lot:** 18
(Can be found in Assessors Database on City's website - www.ci.newton.ma.us)

NR

III. Description of Demolition Requested: Plan to build an Addition and attach it.

IV. Required Documentation to be Included With Application: (check items included)

- Photographs of Front, Back and Sides of affected Structure and one of front of addressed building on property for location purposes.
- Assessor's Map Showing Property Location

Incomplete applications may result in a delay in review time.

V. Suggested Additional Documentation: (check items included)

- Building Plans **11 X 17 or smaller (Elevations only), recommended**
- Historical Information Site Plan Product/Material Information
- Photos of neighborhood (recommended for full demos) Sketches

Home Owner Signature: *Arman Chitchian, Trustee 143 Lincoln St. RT*

PLEASE NOTE: Once the completed application is received, the Historic Preservation Planner has 15 days to determine whether the structure is considered to be historically significant. If you should have questions, please contact the Planning & Development Department at (617) 796-1120.

This application is only for Demolition Review from the Newton Historical Commission. Following this review, an application for Plan Examination and Building Permit must be completed and submitted to Inspectional Services for a building permit.



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

Telephone (617)-796-1120

Telefax (617) 796-1142

E-mail blever@newtonma.gov

Setti D. Warren Mayor

Newton Historical Commission Demolition Review Decision

Date: 4/29/11 Zoning & Dev. Review Project# 11030008

Address of structure: 143 Lincoln Street

Type of building: House

If partial demolition, feature to be demolished is Rear facade

The building or structure:

- is/is not in a National Register or local historic district not visible from a public way.
is/is not on the National Register or eligible for listing.
is/is not importantly associated with historic person(s), events, or architectural or social history
is/is not historically or architecturally important for period, style, architect, builder, or context.
is/is not located within 150 feet of a historic district and contextually similar.

is NOT HISTORIC as defined by the Newton Demolition Delay Ordinance. Demolition is not delayed and no further review is required.

is HISTORIC as defined by the Newton Demolition Delay Ordinance (See below).

The Newton Historical Commission staff:

APPROVES the proposed project based upon materials submitted see below for conditions (if any). Demolition is not delayed, further staff review may be required.

Table with 3 empty rows for conditions.

DOES NOT APPROVE and the project requires Newton Historical Commission review (See below).

The Newton Historical Commission finds the building or structure:

is NOT PREFERABLY PRESERVED Demolition is not delayed and no further review is required.

is PREFERABLY PRESERVED - (SEE BELOW).

One year delay of Demolition:

is in effect until

has been waived - see attached for conditions

Determination made by: Brian Lever, NHC

Please Note: if demolition does not occur within two years of the date of expiration of the demolition delay, the demolition will require a resubmittal to the Historical Commission for review and may result in another demolition delay.



Setti D. Warren
Mayor

CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development
Candace Havens, Director

Telephone
(617)-796-1120
Telefax
(617) 796-1142

RECORD OF ACTION:

DATE: April 28, 2011

SUBJECT: 143 Lincoln Street

At a scheduled meeting and public hearing on April 28, 2011 the Newton Historical Commission, by vote of 4-1,

RESOLVED to find the residence at 143 Lincoln Street not preferably preserved.

Voting in the Affirmative:

Donald Lang, Chair

David Morton, Member

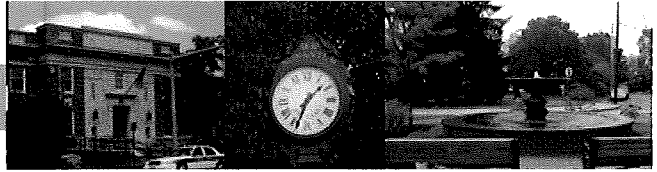
Nancy Grissom, Member

William Roesner, Member

Zack Blake, Member



Brian Lever, Commission Staff



1.22 mi

Scale 1" = 52.86 ft

[Print Property Record Card](#) | [View Sketch](#)

Property SBL 52001 0018

Address 143 LINCOLN ST

Owner CHITCHIAN KIRK TR
143 LINCOLN STREET REALTY TRUST

Basic Information

Property SBL	52001 0018
Address	143 LINCOLN ST
Tax Bill Number	2104240
Land Use *	104
Land Use Description *	TWO FAMILY
Lot Size	12,000 sq ft
Frontage	80 ft
Zoning **	SR2
Map ID	117NE
FY 2011	\$688,100

* The land use and description listed here are for Assessing Department purposes based on historical records in the Assessing Department. For an official ruling on the legal use of the property pursuant to the state building code and/or Newton Zoning Ordinances, contact the Inspectional Services Department.

** For reference purposes only. Please check with Engineering Department for official zoning designation.

Ownership

Current Owners CHITCHIAN KIRK TR
143 LINCOLN STREET REALTY TRUST

Mailing Address 79 BRANDEIS RD
NEWTON CENTRE, MA 02459

Latest Sale Date 8/1/2000
Latest Sale Price \$1
Latest Legal Reference 031682/0084

Prior Owners
Prior Sale Date
Prior Sale Price
Prior Legal Reference

Assessment History

FY 2011 \$688,100
FY 2010 \$702,100
FY 2009 \$739,000
FY 2008 \$739,000
FY 2007 \$747,200
FY 2006 \$725,400

[Start New Search](#)



Setti D. Warren
Mayor

Attachment B

City of Newton, Massachusetts

Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: October 30, 2014

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Alexandra Ananth, Chief Planner for Current Planning

Cc: Charles DeMarco, architect representing applicant
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to extend a nonconforming two-family dwelling and to exceed allowed FAR

Applicant: Arman Chitchian	
Site: 143 Lincoln Street	SBL: 52001 001B
Zoning: SR2	Lot Area: 11,775 square feet
Current use: Two-family dwelling	Proposed use: Two attached dwellings

BACKGROUND:

The property at 143 Lincoln Street consists of an 11,775 square foot lot improved with a two-family dwelling. The original house was constructed c. 1872. A fire in the 1960's destroyed the third floor and the original roof. The applicant proposes to construct an addition to the north side of the building, thereby increasing the intensity of the nonconforming use of the two-family dwelling in a single residence district. The addition will increase the FAR to .50, from .24, where .36 is allowed by right.

The following review is based on plans and materials submitted to date as noted below.

- Revised architectural plans, by Charles DeMarco, Architect, unsigned and unstamped, dated 10/18/11 showing revised front setback and roofline
- Architectural plans, by Charles DeMarco, Architect, unsigned and unstamped, dated 8/18/11, revised 10/9/14
- Revised plot plan, signed and stamped by Stephen P. Des Roche, Surveyor, and Shawn R. Hardy, Engineer, dated 11/15/11 showing correct front and rear setback distances, revised 10/10/14
- Revised plot plan, signed and stamped by Stephen P. Des Roche, Surveyor, and Shawn R. Hardy, Engineer, dated 9/28/11, revised 10/11/14
- Plot plan, signed and stamped by Stephen P. Des Roche, Surveyor, and Shawn R. Hardy, Engineer, dated 9/22/11
- Zoning review checklist, signed and stamped by Charles DeMarco, Architect, dated 9/29/11

ADMINISTRATIVE DETERMINATIONS:

1. The property is located in the SR2 zone and must comply with the dimensional standards of Section 30-15, Table 1 for a pre-1953 lot (see chart below).

SR2 Zone	Required/Allowed	Existing	Proposed
Lot Size	10,000 square feet	11,775 feet	No change
Frontage	80 square feet	138 feet	No change
Setbacks			
• Front	21.55 feet*	25 feet	21.9 feet
• Side	7.5 feet	57.9 feet	34.5 feet
• Rear	15 feet	20.6 feet	15 feet
FAR	.36	.24	.50
Building Height	36 feet	31.4 feet	35.1 feet
Maximum Stories	2.5	2.5	2.5
Max. Lot Coverage	30%	14%	26%
Min. Open Space	50%	86%	56%

* Per the front setback averaging provision of 30-15(d).

2. The applicant proposes to increase the intensity of the nonconforming two-family dwelling use in a single family zoning district with a large addition. To construct the project as proposed, the applicant must obtain a special permit from the Board of Aldermen per Section 30-21(b).
3. The proposed structure has a Floor Area Ratio of .50 where a maximum of .36 is allowed in the zone. To construct the project as proposed, the applicant must obtain a special permit from the Board of Aldermen per Section 30-15(u)(2).
4. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Use</i>	<i>Action Required</i>
§30-21(b)	To extend a nonconforming two-family use in the SR3 district	S.P. per §30-24
§30-15(u)(2)	Allow an FAR of .50 where .36 is allowed	S.P. per §30-24








Land Use Map 143 Lincoln Street

*City of Newton,
Massachusetts*

ATTACHMENT C

Legend

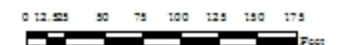
Land Use

-  Single Family Residential
-  Multi-Family Residential
-  Open Space
-  Nonprofit Organizations
-  Vacant Land
-  Property Boundaries
-  Building Outlines

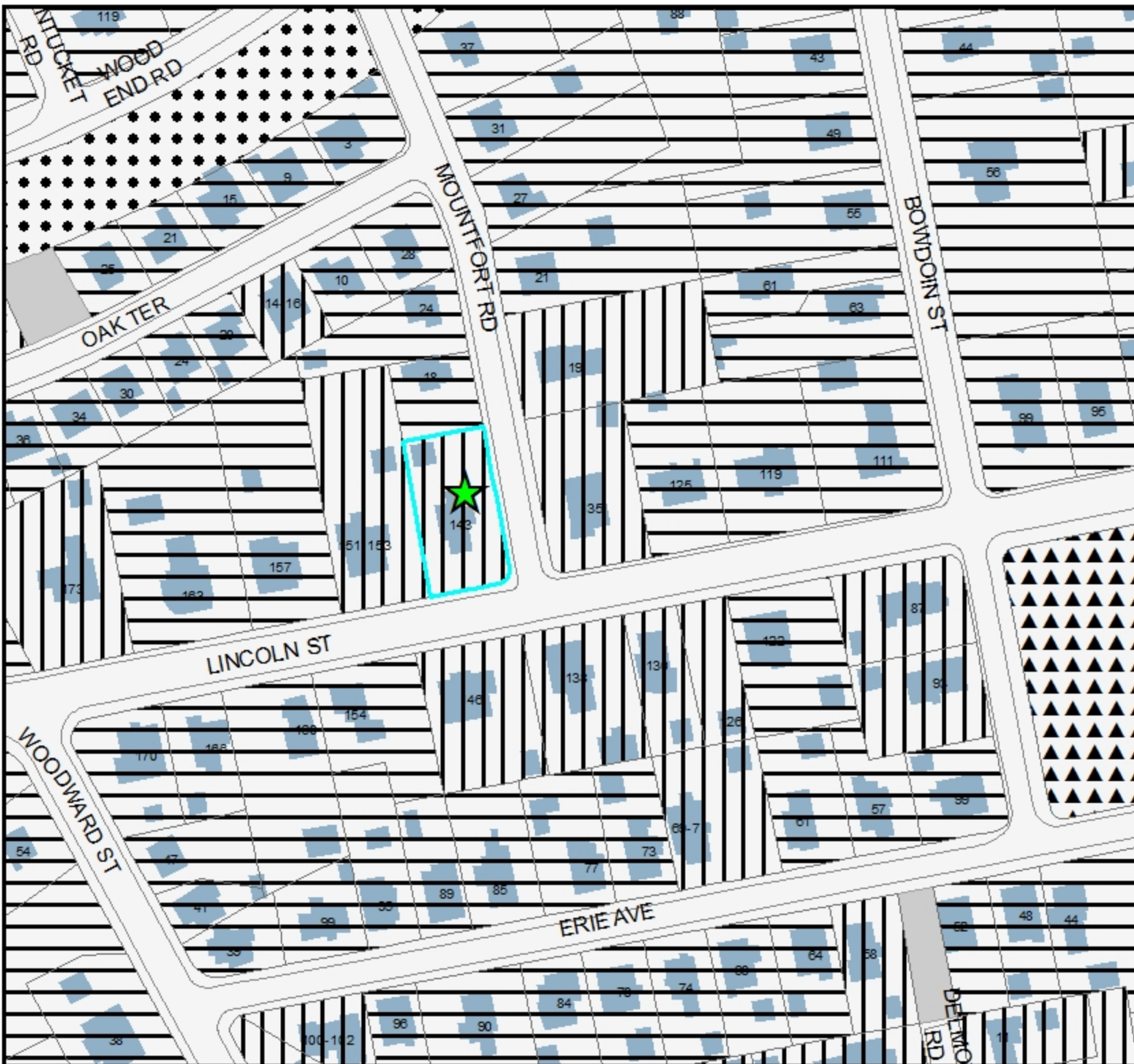


The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS
Mayor - Seth D. Warren
GIS Administrator - Douglas Greenfield



Map Date: December 01, 2014



Zoning Map 143 Lincoln Street

City of Newton,
Massachusetts

ATTACHMENT D

Legend

- Single Residence 2
- Multi-Residence 1
- Public Use
- Property Boundaries
- Building Outlines

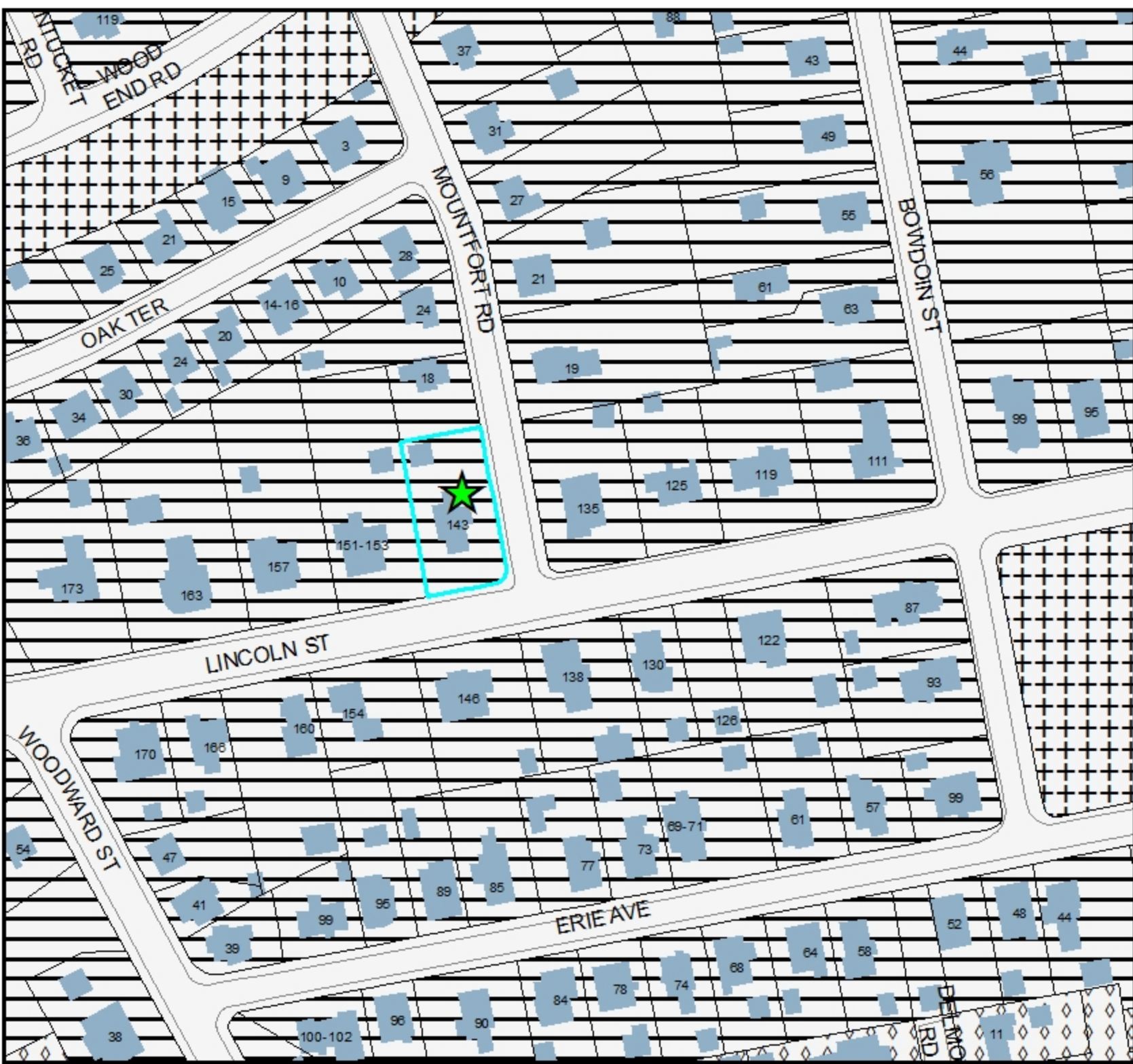


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CITY OF NEWTON, MASSACHUSETTS
Mayor - Seth D. Warren
GIS Administrator - Douglas Greenfield

0 12.5 25 50 75 100 125 150 175 Feet

Map Date: December 01, 2014



**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 – 143 Lincoln Street

Date: November 17, 2014

CC: Lou Taverna, PE City Engineer
Linda Finucane, Associate City Clerk
Alexandria Ananth, Chief Planner
Dan Sexton, Sr. Planner

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

*Site Plan Showing Proposed Addition
At
143 Lincoln Street
Newton, MA
Prepared by: Neponset Valley Survey Associates, Inc.
Dated: October 10, 2014*

Executive Summary:

This is an existing residential home in which an addition is proposed along with a garage under that will require a new curb cut along Mountfort Road, the demolition of the existing garage and replacing it with a car port. Based on the City records the water service to this dwelling was installed in 1925 which is 89 years old. Since the dwelling will be undergoing a major construction the water and sanitary sewer services shall be updated. In concert with the new curb cut, granite curbing and cement concrete sidewalk will be required to allow two curb cuts on one lot; this would be a public benefit and it

would upgrade the existing sidewalk and match the existing conditions along the frontage of this property. A safety fence will be required along the top of the two retaining walls of the garage under.



Drainage:

1. The drainage analysis is deigned properly for the City of Newton’s 100-year storm event of 6-inches over a 24-hour period; however there is an error on the summary sheet for the Pre & Post conditions.
2. The detail of the Cultec unit needs filter fabric - 3” layer of peastone on top of the system, and then covered over with filter fabric.
3. An Operations and Maintenance (O&M) plan for Stormwater Management Facilities needs to drafted and submitted for review. Once approved the O&M must be adopted by applicant, 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.

4. It is imperative to note that the ownership, operation, and maintenance of the proposed drainage system and all appurtenances including but not limited to the drywells, catch basins, and pipes are the sole responsibility of the property owner(s).

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. 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.

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. The crown of the service connection & the sewer man need to match.
2. The existing water & sewer services to the building shall be cut and capped at the main and be completely removed from the main and the site then 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. Use City of Newton Details in lieu of the details submitted they are in PDF format on the City's website.
4. With the exception of natural gas service(s), 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.
5. All new sewer service and/or structures shall be pressure tested or video taped after final installation is complete. Method of final inspection shall be determined

solely by the construction inspector from the City Engineering Division. All sewer manholes shall be vacuum tested in accordance to the City's Construction Standards & Specifications. The sewer service will NOT be accepted until one of the two methods stated above is completed. All testing MUST be witnessed by a representative of the Engineering Division. 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.***

6. All sewer manholes shall be vacuum tested in accordance to the City's Construction Standards & Specifications. The sewer service will NOT be accepted until one of the two methods stated above is completed. All testing MUST be witnessed by a representative of the Engineering Division. A Certificate of Occupancy will not be recommended until this test is completed and a written report is received by the City Engineer.

Water:

1. All water connections shall be chlorinated & pressure tested in accordance to AWWA and the City of Newton Construction Standards and Specifications prior to opening the connection to existing pipes.
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. 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. *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 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. *This note must be incorporated onto the site plan.*
7. If a Certificate of Occupancy is requested prior to all site work being completed. *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.