

CITY OF NEWTON
Department of Public Works
ENGINEERING DIVISION

MEMORANDUM

To: Council Rick Lipof, Land Use Committee Chairman

From: John Daghlian, Associate City Engineer

Re: Special Permit – Union Twist Dispensary 1158 Beacon Street

Date: June 14, 2021

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

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

Union Twist Dispensary 1158 Beacon Street
Permitting Plans
Prepared by: Fuss & O’Neil
Dated: April 16, 2021

Executive Summary:

The application entails the demolition of an existing one-story building that had a restaurant & dry cleaner and the erection of a new one-story building marijuana dispensary. The site has approximately 100-feet of frontage along Beacon Street to the north, commercial properties along the south, east & west. The property is essentially flat having a high point at elevation 109-feet near the front of the lot and slopes towards Beacon Street at elevation 108-feet, and towards the rear at a low point of 106-feet. The site is essentially all impervious (roof and asphalt and a narrow “grassy” area along the east side of the existing building. Stormwater is collected via a catch basin that receives driveway and roof runoff and discharges to a dry well with essentially no stormwater quality treatment.

The design incorporates a reduction of impervious surfaces, adds new landscaped areas, and a stormwater collection system with on-site infiltration consistent with the DEP Stormwater Regulations and the DPW Policy. This will enhance the overall water quality and quantity from the site. I am however recommending that a trench drain be installed at the back edge of the driveway apron to capture any runoff heading towards Beacon Street.

The proposed Operations and Maintenance plan for the long term and during construction phase is acceptable for the design intent and if this project is approved it needs to be recorded at the Middlesex Registry of Deed with a copy of the recoding instrument submitted to DPW. The only exception I have is with snow storage plan, it shows stockpiling of snow in front of the dumpster. No snow dumping sign should also be installed at the two sediment forebays.

The one of the two existing driveway aprons will be closed off and remodeled as a sidewalk. The apron on the western side of the lot will be widened to 22-feet (the plan has it labeled as 28-feet), however; the Engineering Division measures driveway openings from the inside face of the two corner blocks not the outer ends. To accommodate pedestrian access an existing fire hydrant must be relocated to provide ADA access requirements.

The material layout indicates concrete curbing throughout the parking lot, although DPW does not dictate on site materials, I do recommend that granite curb be installed in lieu of the concrete curb as road salt and snowplows will eventually damage it. A gabion retaining wall is proposed to facilitate the grade change between the sidewalk and proposed sediment forebay.

After the completion of all utility installation and completion of new sidewalk installation the entire frontage of the property shall be paved curb line to curb line as Beacon Street was paved in 2017.

Construction Management:

1. A construction management plan is needed for this project. At a minimum, it must address the following: staging site for construction materials and equipment, parking for construction workers vehicles, phasing of the project with anticipated completion dates and milestones, safety precautions, emergency contact personnel of the general contractor. It shall also address anticipated dewatering during construction, site safety & stability, siltation & dust control and noise impact to abutters.
2. Catch basins within and downstream of the construction zone will be required to have siltation control installed for the duration of the project and must be identified on the site plan.

Drainage:

1. Prior to final approval of the proposed overflow connection to the City's drainage system, pre & post Closed Circuit Television (CCTV) inspection will be required from the upstream and downstream drain manholes & witnessed by the Engineering Division, video copies shall be provided for review. Additionally, the engineer of record needs to submit hydraulic calculation to ensure that there is adequate capacity in the City's drainpipe in Walnut Street from the point of connection to the next downstream manhole.
2. 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, trench drains, and pipe(s) are the sole responsibility of the property owner(s).

Environmental:

1. A monitoring well was encountered during a site visit what is the status of this well?
2. Has a 21E Investigation and report been performed on the site, if so, copies of the report should be submitted to the Newton Board of Health and Engineering Division.
3. Are there any existing underground oil or fuel tanks? Have they been removed, if they have been, evidence of the proper removal should be submitted to the Newton Fire Department and the Board of Health.

Sanitary Sewer & Domestic Water Service(s):

1. Existing water and sewer services to building(s) shall cut and capped at the respective mains and completely removed from the main(s) and its entire length and properly backfilled. The Engineering Division must inspect and approve this work, failure to having this work inspected will result in delay of issuance of the new Utility Connection or issuance of a Certificate of Occupancy.
2. All new sewer service(s) shall be pressure tested in accordance with the City Construction Specifications & Standards and inspected via Closed Circuit Television CCTV inspection after installation is completed. A copy of the video inspection and written report shall be submitted to the City Engineer or his representative. The sewer service will NOT be accepted until the two methods of inspection are completed AND witnessed

by a representative of the Engineering Division. A Certificate of Occupancy will not be recommended until these tests are completed to the satisfaction of the City Engineer.

3. All sanitary sewer manhole(s) shall be vacuum tested in accordance with the City's Construction Standards & Specifications, the sewer service and manhole will NOT be accepted until the manhole(s) pass the testing requirements. 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 to the satisfaction of the City Engineer and a written report of the test results is submitted to the City Engineer.
4. With the exception of natural gas service(s), all utility trenches within the right of way shall be backfilled with Control Density Fill (CDF) Excavatable Type I-E up to within 18-inches of the asphalt binder level, after which Dense Grade Gravel compacted to 95 % Proctor Testing shall be placed over the CDF. Details of this requirement is the Engineering Division website "Standard Construction Details".
5. Fire Flow testing is required for the proposed fire suppression system. The applicant must coordinate the fire flow test with both the Newton Fire Department and the Utilities Division, representative of each department shall witness the testing. Test results shall be submitted in a written report along with hydraulic calculations that demonstrate the required size of the fire suppression system, these calculations shall be submitted to the Newton Fire Department for approval, and copies give to the Engineering Division.
6. For water quality issues a fire hydrant will be required at the end of the proposed water main/service. This hydrant will be utilized for flushing out the main as required.
7. All water services shall be chlorinated, and pressure tested in accordance to the AWWA and the City Construction Standards & Specifications prior to coming online. These tests MUST be witnessed by a representative of the Engineering Division.
8. Approval of the final configurations of the water service(s) shall be determined by the Utilities Division, the engineer of record shall submit a plan to the Director of Utilities for approval.

Infiltration & Inflow:

- Will be addressed via a separate memo.

General:

1. 5 Year Moratorium – if at time of construction the roadway is under a 5-year moratorium, the roadway must be milled and paved gutter-to-gutter for a distance of 25 feet in each direction from the outermost trenches.
2. All trench excavation shall comply with Massachusetts General Law Chapter 82A, Trench Excavation Safety Requirements, and OSHA Standards to protect the general public from unauthorized access to unattended trenches or excavations. Trench Excavation Permit is required prior to any construction. This applies to all trenches on public and private property. *This note shall be incorporated onto the final plans.*
3. All tree removal shall comply with the City’s Tree Ordinance.
4. The contractor of record 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 services 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 Engineer’s Inspector has given their approval. *This note shall be incorporated onto the final plans.*
5. The applicant shall apply for a Building Permit with the Inspectional Services Department prior to ANY construction.
6. Before requesting a Certificate of Occupancy, an As Built plan shall be submitted to the Engineering Division in both digital and paper format. The plan shall show all utilities and final grades, any easements and improvements and limits of restoration. The plan shall include profiles of the various new utilities including but not limited to rim & invert elevations (City of Newton Datum), slopes of pipes, pipe materials, and swing ties from permanent building corners. The as built shall be stamped by both a Massachusetts Registered Professional Engineer and Registered Professional Land Surveyor. Once the As built plan is received the Engineering Division shall perform a final site inspection and then make a determination to issue a Certificate of Occupancy. *This note shall be incorporated onto the final plans.*
7. All site work including trench restoration, sidewalk, curb, apron and loam border (where applicable) shall be completed before a Certificate of Occupancy is issued. *This note shall be incorporated onto the final plans.*

8. The contractor of record shall contact the Newton Police Department 48-hours in advanced and arrange for Police Detail to help residents and commuters navigate around the construction zone.
9. If any changes from the final approved design plan that are required due to unforeseen site conditions, the contractor of record shall contact the design engineer of record and submit revised design and stamped full scale plans for review and approval prior to continuing with construction.
10. Pedestrian access along Beacon Street shall be accommodated by contractor of record in accordance with the DPW requirements and satisfaction of the City Engineer.
11. *The engineer of record shall add the following attestation to the plans when applying for a building permit:*

I certify that the construction so shown was inspected prior to backfill and that all work conforms with the Approved Plan and meets or exceeds the City of Newton Construction Standards.

Signature

Note: If the plans are updated it is the responsibility of the applicant to provide all City Departments [ISD, Conservation Commission, Planning 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 at 617-796-1023.