

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 – 50 Highland Avenue

Date: October 8, 2021

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

---

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

Proposed Conditions Site Plan  
50 Highland Avenue  
Prepared by: Verne T. Porter Jr. PLS  
Dated: September 9, 2021

*Executive Summary:*

This application entails a renovation to an existing single-family dwelling and conversion to a multi-family dwelling and by constructing a new separate building with two units. The existing single car garage is to be razed to make room for the new construction. The site is very flat a highpoint around the immediate perimeter of the existing dwelling is at elevation +64 feet and gentle slopes towards the north to Highland Avenue, and the south, west, and east toward residential home. Currently the runoff from the peastone driveway and roof simply sheet off to the road or the lawn areas with no treatment nor control. The engineer of record has designed a stormwater collection and infiltration system consistent with DPW Stormwater Policy to capture and infiltrate runoff from the proposed development, this will enhance both stormwater quantity and quality for the site.



*Existing peastone driveway & single car garage*

*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. The Operations and Maintenance (O&M) plan for the long-term maintenance of the proposed stormwater management facilities is acceptable for the design. Should the Special Permit application be approved the O&M must be adopted by the applicant/property owner, 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.
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).

Domestic Water:

1. All water services shall be chlorinated, and pressure tested in accordance with the AWWA and the City Construction Standards & Specifications prior to coming online. These tests MUST be witnessed by a representative of the Engineering Division.
2. 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.

General:

The following statement shall be on the As Built plan.

*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.