



June 22, 2022

Ref: 15548.00

Mr. John Daghlian
Associate City Engineer
City of Newton
1000 Commonwealth Ave
Newton, MA 02459

Re: Special Permit – Elderly Housing with Services
Crafts Street & Court Street, Newton, MA
Response to Engineering Division Comments

Co-Applicants: SRG HoldCo Investments, LLC
500 Stevens Avenue
Solana Beach, CA 92075

Crafts Development, LLC
275 Grove Street
Suite 2-150
Newton, MA 02466

Dear Mr. Daghlian:

On behalf of the Co-Applicants, VHB has received comments issued by the City of Newton Department of Public Works Engineering Division regarding the application for Special Permit for the above-referenced project. We appreciate the effort associated with this review and offer the following responses. City of Newton Engineering comments are presented below in *italics*, followed by VHB's responses in **bold** type.

Please note that in general, we take no exception to the comments provided and will incorporate the requested content into the project plans and specifications. In order to finalize the utility plan and address comments such as refining the relocated culvert routing, additional field verification is being pursued to verify detailed horizontal and vertical information of existing record utilities. We respectfully suggest that revised site plans be resubmitted to the Engineering Division once this verification has been completed in order to provide a thorough and complete response to the comments included herein. In the meantime, this response to comments letter has been prepared as acknowledgement of the project incorporating the specific comments provided by the Engineering Division:

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

RESPONSE: Noted, a construction management plan (CMP) shall be provided. This CMP will be refined and finalized in coordination with the appropriate city departments prior to the start of construction.

2. *Stabilized driveway construction entrance(s) will be required for the duration of the construction which will provide a truck wash to prevent tracking of mud and silt onto City streets.*

RESPONSE: Noted, stabilized construction exits shall be provided at egress points of the site and maintained throughout the duration of construction. A truck wash would be unusual and only used if conditions are such that it is necessary to prevent tracking of dirt off site. A Site Preparation and Erosion Control Plan will be added to the plan set and submitted to the Engineering Division.

3. *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.*

RESPONSE: Noted, this will be included on the Site Preparation and Erosion Control Plan.

4. *As the site disturbance will be greater than 1 -acre a Stormwater Pollution Prevention Plan (SWPPP) will be required prior to any construction, in addition to a NPDES Construction General Permit.*

RESPONSE: Noted, a SWPPP shall be prepared and a Notice of Intent (NOI) filed with the EPA in accordance with the 2022 NPDES Construction General Permit (CGP) prior to earth-disturbing activities.

Drainage:

1. *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).*

RESPONSE: Noted. To clarify, the existing City water, sewer and drain lines located in easements will remain the responsibility of the City.

Environmental:

1. *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.*

RESPONSE: Multiple Phase 1 investigations have been performed. A summary memorandum of this work will be submitted.



2. *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.*

RESPONSE: No USTs have been documented and none have been discovered on the property.

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.*

RESPONSE: Noted, abandonment of existing water/sewer services shall be documented as noted on the project plans.

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.*

RESPONSE: Noted, pressure testing and CCTV requirements will be incorporated into the project plans/specifications and performed as stated.

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.*

RESPONSE: Noted, pressure testing requirements will be incorporated into the project plans/specifications and performed as stated.

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".*

RESPONSE: Noted, detail shall be incorporated into the project plans.

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.*



RESPONSE: Noted, hydrant flow test shall be scheduled and coordinated with the City as stated.

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.*

RESPONSE: Noted.

7. *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.*

RESPONSE: Noted, chlorination and pressure testing inspection requirements will be incorporated into the project plans/specifications and performed as stated.

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.*

RESPONSE: Noted, the project team is performing additional field verification of existing record utilities to verify proposed drainage and utility designs. Upon confirmation of this information, and refinement of the building MEP design, VHB will submit revised site plans for review with the Utilities Division for final approval.

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.*

RESPONSE: Noted. Per the City of Newton Public Works Roadway Construction Database, our understanding is that pavement mill & overlays have been performed on the sections of Crafts Street and Court Street which abut the project within the last 5-years, and shall be milled & 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.*

RESPONSE: Noted, requirement will be incorporated into the final plans.

3. *All tree removal shall comply with the City's Tree Ordinance.*

RESPONSE: Noted, will comply.

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.

RESPONSE: Noted, requirement will be incorporated into the final plans.

- 5. The applicant shall apply for a Building Permit with the Inspectional Services Department prior to ANY construction.*

RESPONSE: Noted, will comply.

- 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.*

RESPONSE: Noted, requirement will be incorporated into 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.*

RESPONSE: Noted, requirement will be incorporated into 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.*

RESPONSE: Noted, will comply.

- 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.*

RESPONSE: Noted, will comply.



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10. *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

RESPONSE: Noted.

Thank you again for your time and consideration. We look forward to ongoing coordination of the proposed project with you as noted. If there are any additional questions/comments in the meantime, please feel free to contact me at jkoetteritz@vhb.com or 617-607-0094.

Sincerely,

VHB

A handwritten signature in blue ink, appearing to read "Jeffrey Koetteritz".

Jeffrey Koetteritz, P.E.
Project Manager