

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 – 1314 Washington Street

Date: July 1, 2022

CC: Barney Heath, Director of Planning
Jennifer Caira, Deputy Director of Planner
Katie Whewell, Chief Planner
Lou Taverna, PE City Engineer
Jennifer Breslouf, Committee Clerk

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

*Special Permit/Zoning Change Plans
1314 Washington Street
Prepared by: Bohler Engineering
Dated: May 2, 2022*

Executive Summary:

This project entails the redevelopment of the existing building which is currently a bank and adding a five-story addition to the rear of the structure. The site currently comprises of three lots, if the special permit is approved an Approval Not Required (ANR) plan will be needed in accordance to Massachusetts General Laws Chapter 41 Section 81P requiring the separate lots be combined into one lot.

The property has frontage along Washington Street, Highland Avenue and Davis Street, the one of the existing curb cuts (driveway aprons) along Davis Street will be closed off and remodeled as ADA compliant sidewalks. The second curb cut on Davis Street will provide access to the underground parking lot. The existing curb cut on Highland Street will serve as a secondary ramp down to the residential parking below grade. In concert with the sidewalk repairs the applicant wishes to remove an existing metal guard rail, this

office has no records of who installed this guard rail. If it was installed by the previous owner as a barrier to separate the parked cars and the sidewalk, then I would recommend that an ornamental wrought iron fence be installed in lieu of the guard rail. If the guard rail was installed per the City Police Department's requirement as a safety barrier for vehicles parked in the lot from vehicles that travel northerly on Highland Avenue, then the applicant should replace the guard rail for public safety. I recommend that the applicant meet with the Police Department for input.

The site is essentially all impervious with roof and paved parking lot, only a small area of vegetation exists.



View of parking lot Highland Avenue towards the left & Davis Street at the rear of the photo.

The site generally slopes from a high point near Davis Street at elevation 59-feet towards the rear of the building at elevation approximately 55-feet. The only stormwater system is a catch basin it is unclear if this is functioning.

The engineer of record has designed a storm water collection system to enhance stormwater quality from the site for a 100-year storm, however; the City standard is 8.78 inch not 8.73-inches over a 24-hour period. The design shows reduced rate of runoff from the site but need to include a computation for volume. The designed system has an overflow connection to the City drainage system connecting at a catch basin, this is not allowed any overflow must be made to the closest drain manhole. The proposed operations and maintenance plan is appropriate for the design intent if this permit is approved the O&M shall be recorded at the Registry of Deeds.

Water and sanitary sewer services are being upgrade to current standards as well.

All sidewalks and curbing shall be updated in accordance with the City Ordinance B-42.

Construction Management:

1. A construction management plan is needed for this project. At a minimum, it must address the following: staging site for construction equipment, construction materials, parking of construction worker's vehicles, phasing of the project with anticipated completion dates and milestones, safety precautions, emergency contact personnel of contractor. It shall also address any anticipated dewatering during construction, site safety & stability, and impact to abutting properties.

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, and pipes are the sole responsibility of the property owner(s).
2. When a connection to the City's drainage system is proposed, prior to approval of the Building Permit a Closed Circuit Television (CCTV) inspection shall be performed and witnessed by the Engineering Division, the applicant shall retain a contractor that specializes in CCTV inspection. The applicant shall contact the Engineering Division 48 hours in advance to schedule an appointment. At the end of the inspection the video or CD shall be given to the inspector. Furthermore, upon completion of the connection to the drainage system a Post – Construction video inspection shall also take place and witnessed as described above. This is required regardless of the connection point, the intent is to ensure that there are no downstream blockages or damaged pipe so that the contractor of record is not held accountable for preexisting conditions.

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. 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.
2. Washington Street was reconstructed last year and is under a moratorium. Any utility work within the street will require full restoration in accordance with the DPW Restoration Policy.
3. 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.
4. All new sewer service and/or structures shall be pressure tested or videotaped 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.***
5. 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. A detailed profile will be needed for the proposed sewer connection.

Infiltration & Inflow:

Will be addressed via a separate memo.

Water:

1. 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. 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.
 3. 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, improvements and limits of restoration work. The plan shall also include profiles of the various new utilities, indicating rim & invert elevations, slopes of pipes, pipe material, and swing ties from permanent building corners. ***This note must be incorporated onto the final contract plans.***

7. All site work including trench restoration must be completed before a Certificate of Occupancy is issued. *This note must be incorporated onto the site plan.*
8. If any changes from the original approved design plan that are required due to unforeseen site conditions, the engineer of record shall submit a revised design & stamped and submitted for review and approval prior to continuing construction.

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.