

**CITY OF NEWTON
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION**

MEMORANDUM

To: Alderman Mark Laredo, Land Use Committee Chairman

From: John Daghljan, Associate City Engineer

Re: Special Permit – #49 Crafts Street

Date: February 24, 2015

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:

*Proposed Addition
49 Crafts Street
Newton, MA*

Prepared by: Essex Engineering & Survey Inc.

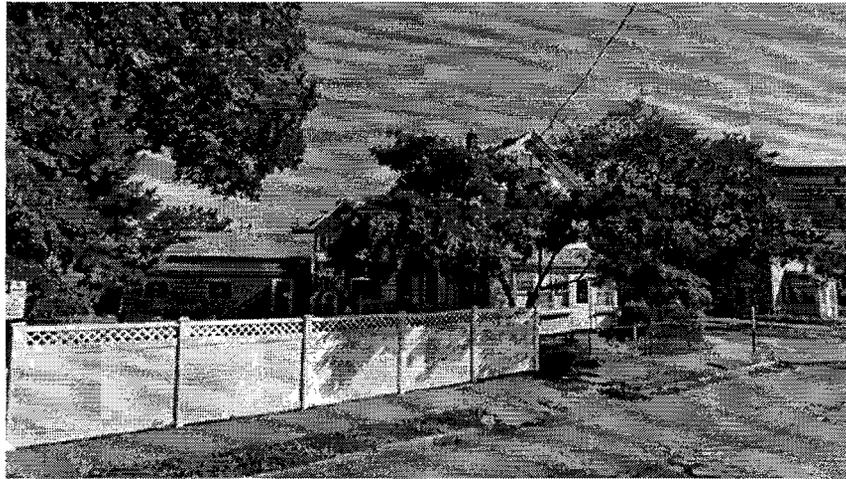
Dated: April 28, 2014

Revised: October 17, 2014

Executive Summary:

The owner of the existing dwelling at the corner of Crafts & Lincoln Streets is proposing to add an addition to the dwelling; based on the submitted plans the net increase of impervious surface is 165 square feet well below the DPW threshold of 400 square feet which triggers on site infiltration of surface runoff. However; the DPW encourages all homeowners to utilize rain barrels to capture additional runoff and to utilize the beneficial rain water for lawns and gardens.

It is unclear if the dwelling is to be gutted, if so, the water and sanitary sewer services that date to 1891AD must be updated.



Finally, if the Special Permit is approved; the existing abandoned driveway apron along the Crafts Street frontage needs to be removed and remodeled as an ADA compliant sidewalk with proper cross slope.

As an informational fact this property has a City drainage easement that crosses along the southern corner of the property, as shown on the City's GIS maps.



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 applicant will have to apply for Street Opening, Sidewalk Crossing permits with the Department of Public Works prior to any construction. *This note must be incorporated onto the site plan.*
4. The applicant will have to apply for a Building Permits with the Department of Inspectional Service prior to any construction.
5. 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.*
6. 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.