Public Facilities Committee Agenda

City of Newton
In City Council

Wednesday, December 3, 2025

6:30 PM
Room 204

The Public Facilities Committee will hold this meeting as a hybrid meeting on Wednesday, December 3, 2025, at 6:30PM that the public may access in-person or virtually via Zoom. To view this meeting using Zoom use this link: https://newtonma-gov.zoom.us/j/89567033121 or call 1-646-558-8656 and use the following Meeting ID: 895 6703 3121.

Items Scheduled for Discussion:

Referred to Public Facilities and Finance Committees

#358-25 **Requesting the appropriation of $2,304,983.75 for Phase 2 of the Pump Station Rehabilitation CIP Project**
HER HONOR THE MAYOR requesting the appropriation of two million three hundred four thousand nine hundred eighty-three dollars and seventy-five cents ($2,304,983.75) from Acct #6100 – 3599 Sewer Fund Surplus – Available for Appropriation to fund Phase 2 of the Pump Station Rehabilitation CIP Project.

#103-24 **Update on Planning and Construction of Bullough's Pond Dam**
COUNCILOR ALBRIGHT on behalf of the Public Facilities Committee requesting update on planning and construction of Bullough's Pond Dam.
Public Facilities Held on 11-20-24
Public Facilities Held on 04-23-25
Public Facilities Held on 06-04-25
Public Facilities Held 8-0 on 07-23-25
Public Facilities Held 8-0 on 11-05-25

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

#418-24 **Requesting a discussion regarding Bullough's Pond Dam Rehabilitation Project**
HER HONOR THE MAYOR requesting a discussion of the Bullough's Pond Dam rehabilitation project and the preferred safety design.
Public Facilities Held on 11-20-24
Public Facilities Held on 04-23-25
Public Facilities Held on 06-04-25
Public Facilities Held 8-0 on 07-23-25
Public Facilities Held 8-0 on 11-05-25

Chair's Note: *Attached are 2 letters and 1 memo regarding item #56-25. The letter dated November 13th, 2025 from Weston & Sampson has been before the Committee and is unchanged. Please see the November 25th/26th, 2025 letter and memo for the most recent information.*

#56-25 **Request for a main drain extension at 132 Homer Street**
Betsy Harper, 19 Fairmont Ave, Newton, petitioning for a main drain extension that begins at an end of the line drain manhole near #16 & #17 Chapin Road and extends approximately 482 feet easterly to the end of Chapin Road. This will provide a means for overflow connections to the proposed on-site infiltration system that was designed for the new dwellings. The overflow connections will be provided to the dwellings along the proposed drain main extension.
PETITIONER TO PAY ENTIRE COST
https://newtonma.viewpointcloud.com/records/861204
Public Facilities Held 6-0 on 03-19-25; Public Hearing Continued
Public Facilities Held 7-0 on 05-07-25; Public Hearing Continued
Public Facilities Approved 3-2-1 on 07-28-25 (Councilors Kelley and Getz Opposed) (Councilor Laredo Abstained); Public Hearing Closed
Public Facilities Held 8-0 on 09-03-25

Respectfully submitted,
Susan Albright, Chair of the Public Facilities Committee

Ruthanne Fuller
Mayor

City of Newton, Massachusetts

Office of the Mayor

358-25

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Email
rfuller@newtonma.gov

November 24, 2025

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Dear Honorable Councilors:

I respectfully submit this docket item to your Honorable Council requesting the appropriation of $2,304,983.75 from Account #6100-3599 Sewer Fund Surplus – Available for Appropriation to fund Phase 2 of the Pump Station Rehabilitation CIP Project, which includes construction and construction oversight for essential upgrades at five City-owned pump stations serving Newton's water and sewer systems.

This capital investment has been planned for this time period and will address aging pump station infrastructure, improve system resiliency and reliability, mitigate operational risks, and extend the useful life of these critical assets.

Phase 2 construction consists of rehabilitation work at the following five pump stations:

- Quinobequin Road (structural, roofing system, building envelope, access, drainage, and site work improvements)
- Elliot Street (replacement of pump isolation valves, check valves, and fence)
- Edgewater Park (replacement of pumps, motors, valves, and addition of bypass connection)
- Manet Road (pump replacement and interior repair)
- Flowed Meadows (installation of a redundant pump, new piping, electrical upgrades, and burial of overhead electrical lines)

Attached is a memo from DPW Commissioner Shawna Sullivan on the request. She will be available at the appropriate City Council meeting(s) to answer any questions about the request.

Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller

Ruthanne Fuller
Mayor

Memo

To: Public Facilities Committee
From: Susan Albright, Chair
Re: Communication with the Bullough's Pond Association
Date: November 26, 2025

After our Nov 19th meeting I wrote to the leadership of the Bullough's Pond Association on behalf of our Committee. The letter expressed the wish of our Committee. Recently, I received a response from Laura Studen. Both letters are provided for your review.

ZUCKER LAW GROUP

Laura R. Studen
Senior Partner
lstuden@zuckerlawgroup.com

November 26, 2025

Susan Albright, Chair
Public Facilities Committee
Newton City Council
Councilor-at-large Ward 2
RE¿.BULLOUGH"S.POND.DAM

Dear Susan:

First, thank you for reaching out to me on Friday, November 21st, to have a conversation about the status of the Bullough's Pond Dam project. Yes, I did also get your letter dated November 10th in which you requested a written statement from the Bullough's Pond Association (BPA) on the deficiencies in the current proposed Plan. To be clear, I was not at the meeting on November 5th so neither was I asked, nor did I volunteer, to provide the written statement you appear to be seeking. To the extent you came away from the meeting with the impression that Kathleen Grieser, the Vice-President of the BPA, promised such a statement, the informal communication was apparently misunderstood. In any event, as you and I did discuss in our conversation let me reiterate the gist of our conversation so that there are no further misunderstandings.

The current Plan is not acceptable in many respects, all of which a number of constituents and members of the Working Group have attempted to articulate. Ultimately, we share the goal that whatever Plan is eventually adopted, it provide absolute safety for the property and persons who might experience a dam breach or overtopping as a result of a major weather event. It has taken seven years from the Notice to the City that the dam needed remediation to bring us to this point, so narratives that tend toward "chicken little, the sky is falling" are unnecessary and sound more like propaganda than factual advisories. Putting that aside, the BPA membership is confident that a Plan that provides both safety and maximum preservation of the historic site is possible, but we are not there yet. We have a Mayor Elect who will take office in a matter of several weeks, and he should not be forced to inherit a Plan that does neither. We have every confidence, however, that working with the Mayor Elect, a Plan can be shaped within in a short timeframe that will endure for the next Century, providing Newton residents with these two major goals properly engineered and funded. I believe I used the word "fair" when I suggested to you that an effort to rush the current deficient Plan through before the end of this year, is just not that. Our Mayor Elect is entitled to attend to this important project in the way he sees fit, with the support he needs from experts, community leaders, and residents. The Bullough's Pond Association stands ready to help in any way we can.

I truly hope that politics does not overtake common sense and good judgment, but that is the world in which we seem to be operating at the moment. I trust we all will rise above it.

Respectfully,

Laura R. Studen,
As President of the BPA

LRS/ls
Cc: Mayor Elect Mark Laredo (via email)
Kathleen Grieser (via email)
Board Members of the BPA

November 10th, 2025

RE: Written Statement of Questions and Concerns

Dear Ms. Studen and Ms. Grieser,

I'm writing to confirm what the City Council's Public Facilities Committee has asked you to document in order to further our work on the Bullough's Pond Dam deficiencies. At our meeting on November 5 you were asked to prepare (and you agreed to do so) a written statement containing the following:

1. What are the questions and concerns you have asked DPW about the Dam that have either been partially answered or not answered at all.
2. We understand that you have a preferred option to fix the Dam that is not one of the three options before the Committee. Please document what that option is so that it can be studied by our GEI consultant. It is my expectation that this option will be responded to and an associated cost will be prepared.

We need this information to be submitted to our Committee Clerk, Lisa Pennel (lpennel@newtonma.gov), no later than 5PM on Wednesday, November 26.

Thank you for your cooperation in studying this matter of importance to the city and especially to the Dam's downstream residents.

Sincerely,

Susan Albright, Chair
Public Facilities Committee
Newton City Council
Councilor-at-large Ward 2

Susan Albright

1000 Commonwealth Avenue ▪ Newton, MA 02459
617-796-1210 www.newtonma.gov

55 Walkers Brook Drive, Suite 100, Reading, MA 01867
Tel: 978.532.1900

November 13, 2025

Mr. Thomas J Fitzgerald
Utilities Director – Department of Public Works
City of Newton
60 Elliot Street
Newton, MA 02461

Re: Petition #56-25 Main Drain Extension on Chapin Road Lots 2 & 3 – Peer Review

Dear Mr. Fitzgerald:

Weston & Sampson is pleased to provide this peer review of the above-referenced application. The purpose of this letter report is to provide comments on proposed stormwater management associated with the project as it relates to regulatory compliance with the City of Newton stormwater regulations. Our review is based on the following documentation submitted to the City on behalf of the applicant:

- Set of five (5) engineering drawings prepared by Everett M. Brooks Company last revised August 26, 2025;
- Letter memo from Everett M. Brooks Company dated August 29, 2025;
- Set of four (4) watershed delineation plans stamped by Michael Kosmo, PE dated August 27, 2025;
- Calculation summary sheets and HydroCAD model outputs for Lot 2 stormwater practices dated July 7, 2025;
- Calculation summary sheets and HydroCAD model outputs for Lot 3 stormwater practices dated July 16, 2025;
- Memo titled "Chapin Street Storm Extension", from Group Design Build dated April 22, 2025;
- General narrative, calculation summary sheets, and HydroCAD model outputs for Chapin Street Extension from Everett M. Brooks Company last revised May 7, 2025 (narrative), July 8, 2025 (calculation summary sheets); and
- Memos prepared by the City of Newton Department of Public Works Engineering Division dated March 7, 2025, April 29, 2025, July 25, 2025, and September 3, 2025.

Regulatory Framework for Review

The following tasks were performed as part of our peer review of the documents listed above:

- Review of the proposed drainage design for compliance with the following:
    - City of Newton Stormwater Management Ordinance (last amended May 2, 2022);
    - City of Newton Stormwater Management and Erosion Control Rules & Regulations (dated April 15, 2022); and
    - Chapter 29 Article 4 of the City of Newton Ordinances.

- Review of the HydroCAD model parameters and output results.
- Verification of sizing of stormwater system components in the provided materials.

Project Overview
We understand that the applicant seeks to build two houses by extending Chapin Road. As part of this construction, the following improvements are proposed:

- Subdividing the lot at 132 Homer Street into four lots: Lot 1 (existing house), Lot 2 (south of Lot 1) Lot 3 (south of Lot 2), and an extension of the Chapin Road right-of-way (ROW) (southwest corner of the parcel),
- Construction of single-family homes on Lots 2 and 3,
- Construction of two stormwater leaching chambers for rooftop runoff on Lot 2 and one leaching chamber for rooftop runoff on Lot 3,
- Proposed grey water irrigation system for Lot 3,
- Construction of approximately 45 feet of roadway and sidewalk extending Chapin Road further east,
- Construction of a stormwater drainage and treatment system in the road extension ROW, and
- Construction of 518 feet of storm drain to connect the Chapin Road extension to the existing system. Includes construction of sump pump discharge stubs to properties that the new drain passes and four (4) catch basins.

Stormwater Management Ordinance

The purpose of this ordinance is to control the volume and rate of stormwater runoff resulting from land disturbing activities. It applies to all land-disturbing activities impacting more than 5,000 square feet (sf) of land. Permits are issued as either "minor" or "major" depending on the extent of the project. As the project proposes greater than 1,000 square feet of impervious area, it is considered a major project.

Stormwater Management and Erosion Control Rules & Regulations Review

The purpose of these regulations is to provide a set of design standards to illustrate compliance with the Stormwater Management Ordinance. Based on the materials noted above, we offer the following comments on this project's conformance with Section 5 (Design Standards):

1. *Impervious Area Delineation – Illustrate the existing and proposed impervious surface areas on the plans.*

WESTON & SAMPSON COMMENT: The plan set shows all existing and proposed impervious surfaces on the subject lot. This standard has been met.

2. *Grading Plan – Topographic contours at a 1-foot interval shall be shown on the plans. Proposed changes to grade must demonstrate that there will be no net increase in stormwater runoff to abutting properties or the City's stormwater drainage system. Ledge removal and blasting shall be avoided if possible.*

WESTON & SAMPSON COMMENT: Site plans show 1-foot contour intervals. This standard has been met; see below for information on stormwater runoff.

3. *Retaining Walls – All proposed retaining walls shall be designed so as not to block or exacerbate any existing stormwater or groundwater flow patterns to or from abutting properties as well as to or from the City's right of way.*

WESTON & SAMPSON COMMENT: No retaining walls proposed by applicant. This standard is not applicable

4. *Tree Removal – Preserving healthy trees is encouraged. The Newton Tree Preservation Ordinance requires a tree permit to be filed if a Protected Tree (6-inch or greater diameter at breast height (DBH)) is greater than 40" DBH.*

WESTON & SAMPSON COMMENT: The existing conditions plan shows 22 trees that are 6" or greater in diameter at breast height (DBH). Proposed conditions show structures, utilities or grading impacting all but two of the trees. This includes one 42-inch tree, three trees from 30 – 40 inches, and three trees from 12 – 30 inches. While the proposed site plan shows a "proposed arborvitae landscape strip" to the east and "proposed woods" to the south and east, no further information is provided as to the size, planting details, and species of trees to be furnished. We have no additional technical comment; determination of whether the proposed plan meets the intent of this standard and if a tree permit is required is left to the City.

5. *Groundwater Intrusion – Basement slabs must be at least 12 inches above the seasonal high groundwater table.*

WESTON & SAMPSON COMMENT: Both proposed single-family dwellings have slabs greater than 12" above the seasonal high groundwater table. This standard has been met.

6. *Erosion and Sedimentation Control – Applicant shall minimize disturbance of natural vegetation where possible, divert runoff around exposed soils (including material stockpiles), retain sediment within limits of work with structural measures (such as straw wattles, silt fence, stabilized construction entrances, sediment basins, catch basin silt sacks, and proper dewatering practices).*

WESTON & SAMPSON COMMENT: No information was furnished on the plan set or the narratives describing erosion control measures. Applicant should provide additional information to demonstrate compliance with this item. This standard has not been met.

7. *Retain Stormwater Volume – Retain the volume of runoff equivalent or greater than two inches times the net increase in impervious surface on the site.*

WESTON & SAMPSON COMMENT: Using the limits of impervious area shown on the plan set, 6,840 square feet of new impervious surface is proposed, requiring 1,142 cubic feet of storage. The proposed leaching chambers and permeable paver system provide 1,873 cubic feet of storage. This standard has been met.

8. *Stormwater BMP Separation to Groundwater – At least 24-inches of separation shall exist between the bottom of any stormwater management system and seasonal high groundwater.*

WESTON & SAMPSON COMMENT: The three proposed leaching gallery systems meet the minimum separation standard. The two permeable paver driveways have portions that do not meet the separation standard based on the nearest test pit (TH#1 2023); the portions at and below elevation 132 . This standard has not been met.

9. *Stormwater BMP Setbacks – Structures shall be located at least 10 feet from any building and at least 50 feet from any slope greater than 15%. Variances may be granted if an impermeable barrier is installed.*

WESTON & SAMPSON COMMENT: All three proposed infiltration structures are less than 50 feet from a slope greater than 15%. Impervious barriers have been called out on Lot 3 and the southern structure on Lot 2, however, no details were furnished as to the nature (e.g. material, dimensions, etc) of this barrier. No barrier was provided for the northern structure on Lot 2. The application materials did not request a variance for this item. However, based on the memos prepared by the Engineering Division, some deviations from strict compliance with this rule may be accepted. Considering that the proposed systems are all installed below existing grade, and the steep slopes are all on fill slopes, we believe that the proposed infiltration practices do not pose a risk of surfacing runoff on the fill slope. Leaching chambers #1 and #2 are located less than 10' from the dwelling; structures should be shifted to meet the 10-foot separation standard. This standard has not been fully met.

10. *Low Impact Development (LID) BMPs – Applicant shall propose LID BMPs unless it can be demonstrated that it is infeasible.*

WESTON & SAMPSON COMMENT: The proposed features are all infiltration-based structures which are widely accepted LID practices. This standard has been met.

11. *Soil Tests – Test pits shall be located within 25 feet of each proposed BMP and provide soil descriptions, depth to estimated seasonal high groundwater, depth to bedrock, and soil texture. If tests are conducted between June and February a calculation of seasonal high groundwater using the Frimpter Method must also be provided.*

WESTON & SAMPSON COMMENT: Soil test pit data from locations less than 25' from all infiltration BMPs were provided on the plan set. Soil horizon type, depth, Munsell color, texture descriptions were provided for each horizon. Estimated seasonal high groundwater was provided based on redoximorphic features. No bedrock was noted in any of the test pits. Frimpter method estimates of seasonal high water were not provided. However, as mentioned above regarding flexibility in review, it is our opinion that the test pits provide an accurate depiction of the seasonal high groundwater level and Frimpter estimates are not necessary. We believe that the intent of this standard has been met.

12. *Drainage Design – Calculations shall be performed for existing and proposed site conditions for the 2, 10, 25 and 100-year storm events showing no net increase in stormwater runoff rate or volume. NOAA Atlas 14 shall be used to determine rainfall amounts for each storm, except for the 100-year event which should use 8.78 inches.*

WESTON & SAMPSON COMMENT: Due to the way the model was structured, it was not possible to evaluate the project's conformance with City criteria. See below for discrepancies and deficiencies that must be addressed before additional review can be carried out:

- Confirm that the correct NOAA Atlas 14 precipitation depths were used for the selected storm events.
- A map illustrating the watershed boundaries of the HydroCAD nodes was not provided. Verification of subcatchment areas and time-of-concentration flow path lengths cannot be performed without this information.
- The Lot 2 summary table for the stormwater model presents results as a single number entry while the model does not use a summing node to accurately combine hydrographs. The revised model, if a single analysis point is to be presented for review, must use a summing node to determine peak runoff rate and total runoff volume.
- Lot 2 subcatchment 5S, 7S and 9S have times of concentration (Tc's) of 5 minutes. Actual Tc must be calculated for these nodes; times that are longer than actual will result in an artificially low runoff rate.
- The model represents that all runoff from the permeable paver driveways will infiltrate across all storm events. Lot 2's driveway has a slope of 11% and lot 3's driveway has a slope of 3.4%; it is likely that some runoff will occur from the driveway area for larger storm events. The model should be revised to provide a more accurate depiction of site performance in the post-development condition, with changes in the driveway design incorporated as needed to match model performance.
- Lot 3's model for existing conditions indicates a land use description of 1/3 acre lots with an assumed impervious coverage of 30%. Current land use conditions in the project area are undeveloped; the model must be updated to accurately reflect existing conditions, with separate areas for each land use type (woods, grass, impervious). This was done with the Lot 2 model.
- Lot 3's model shows predevelopment area greater than post-development. These areas must be equal to determine conformance with the City rules.
- Lot 3's model incorporates off-site area draining to the analysis point, while Lot 2's model does not. A model of the project area only is needed to determine compliance with stormwater rate and volume criteria.
- Lot 3's model shows a decrease in Curve Number between existing and proposed conditions. This is not accurate; impervious area will increase with the project and curve numbers should be higher in the post-development condition. The model should be revised to more accurately reflect existing and proposed conditions.
- Lot 3's model uses a single subcatchment node to represent the lot, though the Lot 2 model used multiple nodes to represent an eastern discharge point and western discharge point. The Lot 3 model should be revised to more accurately represent drainage conditions.
- The summary table of the Lot 3 model describes two discharge points, but only one was furnished in the model. The summary table and model should be revised as needed for consistency.
- While model information of the infiltration galleries and permeable paver driveways was provided for Lot 2, no information on those features was provided for Lot 3. The model should be revised to more accurately reflect site conditions.

We recommend that the applicant address these items.

13. *Infiltration System Drainage – All infiltration systems shall be designed to drain fully within 72 hours.*

WESTON & SAMPSON COMMENT: The HydroCAD model indicates all three leaching galleries are able to fully infiltrate all storm events up to a 100-year event in under 72 hours. This will be re-reviewed once a new model is developed to address the comments listed above. This standard has been met but will need to be re-reviewed if a revised model is submitted.

14. *Conformance with the Massachusetts Stormwater Management Handbook*

WESTON & SAMPSON COMMENT: This provision is not applicable as this project is for a subdivision of less than five lots; the handbook contains a provision excluding these types of projects from having to comply with its 10 standards. No Outstanding Resource Waters, Special Resource Waters, recharge areas for public water supplies, bathing beaches, cold-water fisheries or shellfish growing areas are present in the project area. We believe this standard is not applicable.

15. *Conformance with City of Newton General Construction Detail Book*

WESTON & SAMPSON COMMENT: The plan set included relevant typical details from the Newton General Construction Detail Book. This standard has been met for the materials reviewed.

16. *Conformance with Streets Design Guide*

WESTON & SAMPSON COMMENT: The proposed project includes an extension of Chapin Road approximately 45 feet in length, sufficient to provide curb cuts to the two proposed lots. The drawings reviewed did not include details of how this road extension will be constructed; applicant must furnish additional information (e.g. typical street cross section, materials proposed, etc.). This standard has not been met.

17. *Remove 90% of annual Total Suspended Solids*

WESTON & SAMPSON COMMENT: The proposed leaching chamber systems collect all runoff from rooftops and fully infiltrate the runoff up to and including the 100-year storm event. As discussed above, driveway slopes are sufficiently steep to generate some runoff during larger storm events. It does not appear that the Chapin Road extension is included in this analysis.

The calculation sheet for TSS removal does not provide an actual loading figure based on the amount of proposed impervious area. A revised calculation could show the differing treatment efficiencies for the two treatment practices and pro-rate them to determine an area-weighted TSS removal figure. This standard has not been met.

18. *Remove 60% of annual Total Phosphorous*

WESTON & SAMPSON COMMENT: The proposed leaching chamber systems collect all runoff from rooftops and fully infiltrate the runoff up to and including the 100-year storm event. As discussed above, driveway slopes are sufficiently steep to generate some runoff during larger storm events. It does not appear that the Chapin Road extension is included in this analysis.

Phosphorous load calculation was only performed for impervious surfaces, nutrients are also present on pervious surfaces. Suggested resources to find these values is Table 1-2 in Attachment 1 of Appendix F of the 2016 Massachusetts MS4 permit. <u>This standard has not been met.</u>

Section 6 of the Stormwater Management Rules and Regulations lists the application requirements and procedures for permits. As many sub-sections relate to administrative details such as a complete Stormwater Management Permit Application, requirements on sheet size, scale, title block, etc. and not technical information, not all sub-sections were reviewed as part of this effort. However, much of the information was necessary to determine compliance with Section 5 and was considered in the technical review of that part of the regulation. The following sub-sections of Section 6 were identified as relevant to the technical review:

19. *<u>The Erosion and Sediment Control Plan shall demonstrate that erosion will be minimized, and sediment contained.</u>*

<u>WESTON & SAMPSON COMMENT</u>: A site-specific erosion control plan was not furnished with the review materials that demonstrates the following:

- Estimate of total area expected to be disturbed,
- Location and design of all proposed erosion control measures,
- Pollution prevention measures to be implemented during construction,
- Location of anti-tracking areas at all construction entrances,
- Means to protect existing drainage infrastructure (e.g CB inlets) and dewatering operations (if applicable),
- Location of material stockpiles,
- Description of sequence and timing of soil-disturbing activities,
- Description of measures to control wastes (e.g. discarded building materials, concrete truck wash-out, etc.) during construction,

<u>This standard has not been met.</u>

20. *<u>Post Construction Operation and Maintenance Plan</u>*

<u>WESTON & SAMPSON COMMENT</u>: According to Engineering Division memos, the City has asked for an O&M plan for the proposed stormwater filter to be installed to treat Chapin Road Extension runoff. However, no O&M plan was provided with the application materials reviewed for the filter or the infiltration BMPs proposed on Lots 2 and 3. <u>This standard has not been met.</u>

<u>Chapin Road Storm Sewer Extension Review</u>

According to memos from the City's Engineering Division, we understand that the applicant, as part of the Certificate of Action process, agreed to install an extension of the Chapin Road storm drain to the right of way extension on the subject parcel. One sheet was reviewed that provides a plan and profile view of the storm drain extension. The following comments are offered on its layout and design:

- Provide a scaled map illustrating the existing and proposed watershed areas to the analysis points.
- Provide a discussion further describing the methodology chosen to demonstrate storm drain performance:
  - Both HydroCAD modeling and Mannings-based figures were used to demonstrate compliance. It appears that the HydroCAD model was used to generate flow rates and compare against the values determined via the Mannings equation. Provide a brief write-up confirming the rationale for the approach.
  - Provide project-specific equations, nomographs, etc. illustrating the existing and proposed pipe capacities (show the Alignment chart referenced in the memo).
  - It appears that the applicant is evaluating pipe performance based on open-channel flow using the Manning's equation. Discussion regarding the appropriateness of the approach presented (including an explanation of why the system can be modeled as open-channel flow) is requested to confirm our understanding.

Plan Set Review

Below are additional comments on the plan set that did not fall under the sections above:

- The proposed sewer services for both lots cross under the permeable paver driveways, with a portion of the pipe running through the drainage material of the stormwater practices. We recommend relocating these services to avoid infiltration areas.
- A grey water irrigation system was mentioned in the 8/29/25 memo, and described in an Engineering Division memo dated 7/25/25, but no details of it were provided on the plan set.
- Several angles to drain manhole structures are very acute. As invert elevations are similar in the structure penetrations, applicant should confirm that the layout is constructable as presented.
- At approximate station 0+50, the proposed storm drain is positioned approximately 30" from the gas line as well as of similar burial depths. At approximate station 3+75, the proposed storm drain is located approximately 32" from the center of a sanitary manhole. Alignment of storm sewer should be adjusted so that adequate separation from all existing utilities is provided.

Weston & Sampson appreciates the opportunity to present our findings. If you have any questions or require additional information, please contact me via email (schwartzj@wseinc.com) or phone (978-573-4136).

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.

Jaurice A. Schwartz

Jaurice A. Schwartz, PE, Senior Team Leader

55 Walkers Brook Drive, Suite 100, Reading, MA 01867
Tel: 978.532.1900

November 25, 2025

Mr. Thomas J. Fitzgerald
Utilities Director – Department of Public Works
City of Newton
60 Elliot Street
Newton, MA 02461

Re: Petition #56-25 Main Drain Extension on Chapin Road Lots 2 & 3 – Peer Review Response to Additional and Revised Materials

Dear Mr. Fitzgerald:

Weston & Sampson is pleased to provide this peer review of additional and revised materials, specifically related to the Chapin Road Storm Sewer Extension, provided by Everett M. Brooks Company following our November 19, 2025 meeting with the applicant and city staff. This review does not supersede or invalidate any comments included as part of the our November 13, 2025 review letter, except where as specifically stated herein. Our review is based on the following documentation:

- Previous information reviewed in our November 13, 2025 letter;
- A drawing titled "Proposed Chapin Road Drain Main Extension Watershed Map", dated 11/18/25;
- Memo titled "132 Homer Street – Chapin Road Extension, Newton, MA" by Everett M. Brooks Company, dated 11/24/25;
- Summary table and HydroCAD model results by Everett M. Brooks Company, dated 11/24/25 and 11/7/25;
- Pipe analysis for existing and proposed drainage manholes (DMHs) by Everett M. Brooks Company, dated 11/21/25;
- Letters from Chessia Consulting Services LLC dated 4/30/25 and 7/25/25; and
- Memo from the City of Newton Department of Public Works Engineering Division dated 11/14/25.

Chapin Road Storm Sewer Extension Review

Based on a meeting with the applicant and city staff on November 19, 2025, we understand the current concern of all parties is the proposed storm drain extension and its capacity to convey a 10-year storm event. The following responses are provided after reviewing the materials listed above.

WESTON & SAMPSON 11/13/25 COMMENT:

Provide a scaled map illustrating the existing and proposed watershed areas to the analysis points.

WESTON & SAMPSON 11/25/25 COMMENT:

This comment has been addressed.

WESTON & SAMPSON 11/13/25 COMMENT:

Both HydroCAD modeling and Mannings-based figures were used to demonstrate compliance. It appears that the HydroCAD model was used to generate flow rates and compare against the values determined via the Mannings equation. Provide a brief write-up confirming the rationale for the approach.

WESTON & SAMPSON 11/25/25 COMMENT:

The applicant has furnished a revised HydroCAD model which was able to be verified against the watershed map noted above. Flow rates generated using this model appear to be reasonable figures as a basis for pipe sizing. Reach nodes appear to be used to sum flows together, and the summed flows compared against the Mannings analysis. This comment has been addressed.

WESTON & SAMPSON 11/13/25 COMMENT:

Provide project-specific equations, nomographs, etc. illustrating the existing and proposed pipe capacities (show the Alignment chart referenced in the memo).

WESTON & SAMPSON 11/25/25 COMMENT:

This comment has been addressed.

WESTON & SAMPSON 11/13/25 COMMENT:

It appears that the applicant is evaluating pipe performance based on open-channel flow using the Manning's equation. Discussion regarding the appropriateness of the approach presented (including an explanation of why the system can be modeled as open-channel flow) is requested to confirm our understanding.

WESTON & SAMPSON 11/25/25 COMMENT:

See discussion above, this comment has been addressed.

We believe the applicant has demonstrated that the proposed drain can convey a 10-year storm event.

Review of Chessia Consulting Services Correspondence

Based on our November 19, 2025 meeting with the applicant and city staff, we were asked to review the letters submitted by Chessia Consulting Services, LLC. Our responses are summarized below.

April 30, 2025 Letter from Chessia Consulting Services, LLC

This letter predates many of the materials reviewed as part of our original review of 11/13/25. Additional information has been provided by the applicant since the time this letter was issued. In addition, a significant portion of the commentary pertains to the two proposed house lots. As we understand that the city's current focus is on the proposed storm drain, and that further review of the proposed house lots will occur during the Site Plan/Building Permit process, no comment is offered on these items.

July 25, 2025 Letter from Chessia Consulting Services, LLC

The introduction of this letter states that the submission provided by Everett M. Brooks Company and as reviewed by Chessia, remained incomplete and could not be fully evaluated. As with the April letter, this correspondence also discusses the proposed house lots, which we understand will be addressed during the Site Plan/Building Permit process. Since issuance of this letter, the applicant has provided supplemental materials upon which we have already provided a technical review.

We have no further technical comment at this time.

Stormwater Management and Erosion Control Rules & Regulations Review

Our November 13, 2025 letter evaluated conformance with Section 5 (Design Standards) of the Stormwater Management Ordinance. The following design standards were noted as being met (or not applicable).

- 1. Impervious Area Delineation
- 2. Grading Plan
- 3. Retaining Walls (not applicable)
- 4. Tree Removal (city to determine)
- 5. Groundwater Intrusion
- 7. Retain Stormwater Volume
- 10. Low Impact Development (LID) BMPs
- 11. Soil Tests
- 14. Conformance with the Massachusetts Stormwater Management Handbook
- 15. Conformance with City of Newton General Construction Detail Book

The following design standards were noted as not being met in our November 13, 2025 letter.

- 6. Erosion and Sedimentation Control
- 8. Stormwater BMP Separation to Groundwater
- 9. Stormwater BMP Setbacks
- 12. Drainage Design
- 13. Infiltration System Drainage
- 16. Conformance with Streets Design Guide
- 17. Remove 90% of annual Total Suspended Solids
- 18. Remove 60% of annual Total Phosphorus
- 19. The Erosion and Sediment Control Plan shall demonstrate that erosion will be minimized, and sediment contained
- 20. Post Construction Operation and Maintenance Plan

As per City of Newton memorandum dated November 14, 2025:

- Item 6 (siltation control plan) is on the Board of Survey plans.
- Item 16 (Roadway cross section detail) was included on the Board of Survey plan.
- Item 19 (Erosion control) is on the Board of Survey plans.

According to the same city memorandum dated November 14, 2025, the remaining design standard items listed above as not being met will be addressed during the Site Plan/Building permit process. We provide no further technical comment.

Weston & Sampson appreciates the opportunity to present our findings. If you have any questions or require additional information, please contact me via email (schwartzj@wseinc.com) or phone (978-573-4136).

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.

Jaurice A. Schwartz

Jaurice A. Schwartz, PE, Senior Team Leader

CITY OF NEWTON

Department of Public Works

ENGINEERING DIVISION

Memorandum

To: Councilor Susan Albright, Facilities Committee Chair.

From: Alfredo Vargas, PE City Engineer & John Daghlian, Associate City Engineer

Re: Comments to Weston & Sampson Peer Review

Date: November 26, 2025

CC: Shawna Sullivan, Commissioner
Berine McDonald, Deputy Commissioner
Frank Nichols, PE
Thomas Fitzgerald, Director of Utilities
Lisa Pennel, Committee Clerk

In reference to the above, the following are my comments for the peer review by Weston & Sampson dated November 25, 2025.

As proposed by the Motion.

Motion 1 – Review the plans submitted by the Applicant for the proposed main drain extension:

The Peer Review conducted by Weston and Sampson included the review of all documents provided by the consulting engineer, Everett M. Brooks, Co, and has found that the 12" diameter concrete drain main extension at 1.1% slope is sufficient and meets the City design standard for the 10-year event

Motion 2 – Review the memos submitted by Everett Brooks Company and Chessia Consulting Services LLC, and their addenda and amendments

The Peer Review has reviewed all documents as stated above and found no issues of concern.

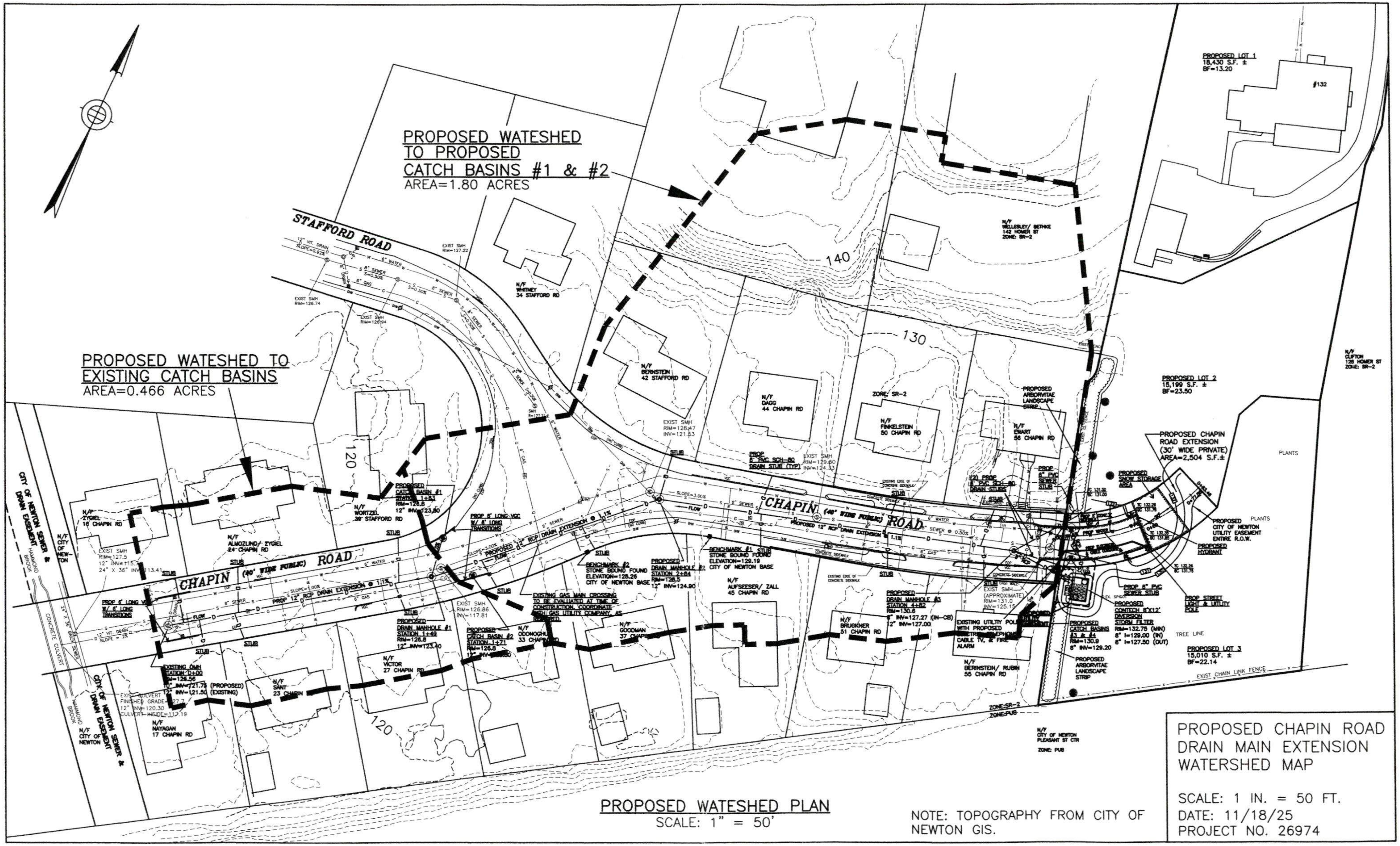
Motion 3 – Review the stormwater analysis by the proposed roadway in the subdivision and potential developments of the lots, including the viability for the lots to comply with the requirements of the City's Stormwater Ordinance.

DPW concours that several standards are met but several more standards will have to be proven at the time of final submission of plans for the two lots.

Motion 4 – Review the impact of the Applicant's proposed improvements to Chapin Road related to stormwater.

DPW believes the applicant has demonstrated that the proposed drain can convey the City's Design Standard of the 10-year storm event.

If you have any questions or concerns, please call me at 617-796-1020.



PROPOSED WATESHED
TO PROPOSED
CATCH BASINS #1 & #2
AREA=1.80 ACRES
PROPOSED WATESHED TO
EXISTING CATCH BASINS
AREA=0.466 ACRES
STAFFORD ROAD
CHAPIN ROAD
PROPOSED CHAPIN ROAD EXTENSION (30' WIDE PRIVATE) AREA=2,504 S.F.±
PROPOSED LOT 1 18,430 S.F. ± BF=13.20
PROPOSED LOT 2 15,199 S.F. ± BF=23.50
PROPOSED LOT 3 15,010 S.F. ± BF=22.14
PROPOSED WATESHED PLAN
SCALE: 1" = 50'
NOTE: TOPOGRAPHY FROM CITY OF NEWTON GIS.
PROPOSED CHAPIN ROAD
DRAIN MAIN EXTENSION
WATERSHED MAP
SCALE: 1 IN. = 50 FT.
DATE: 11/18/25
PROJECT NO. 26974

EVERETT M.

BROOKS
COMPANY

CHAPIN ROAD EXTENSION

PIPE ANALYSIS

EXISTING DMH STA 0+00

PEAK FLOW OF WATERSHED

Q(10) = 4.60 CFS

PIPE DATA

MATERIAL = 12" RCP - ROUGHNESS COEFFICIENT = 0.012

SLOPE OF PIPE = 0.02

FLOW ANALYSIS

Q(10) = 4.60 CFS
Q(full) = 5.0 CFS

Q < Q(full) O.K.

Q/Q(full) = 4.6 CFS/ 5.0 CFS = 0.92

V(full) = 5.8 FPS (see attached charts)

V/V(full) = 1.03 (see attached charts)

V = 5.8 FPS x 1.03 = 6.0 FPS

COMMONWEALTH OF MASSACHUSETTS
MICHAEL S
KOSMO
CIVIL
No. 31480
REGISTERED PROFESSIONAL ENGINEER

11/21/25

SURVEYORS & ENGINEERS
49 Lexington Street West Newton, MA 02465 (617) 527-8750 Fax: (617) 332-1578 www.everettbrooks.com

CHAPIN ROAD DMH STA 0+00

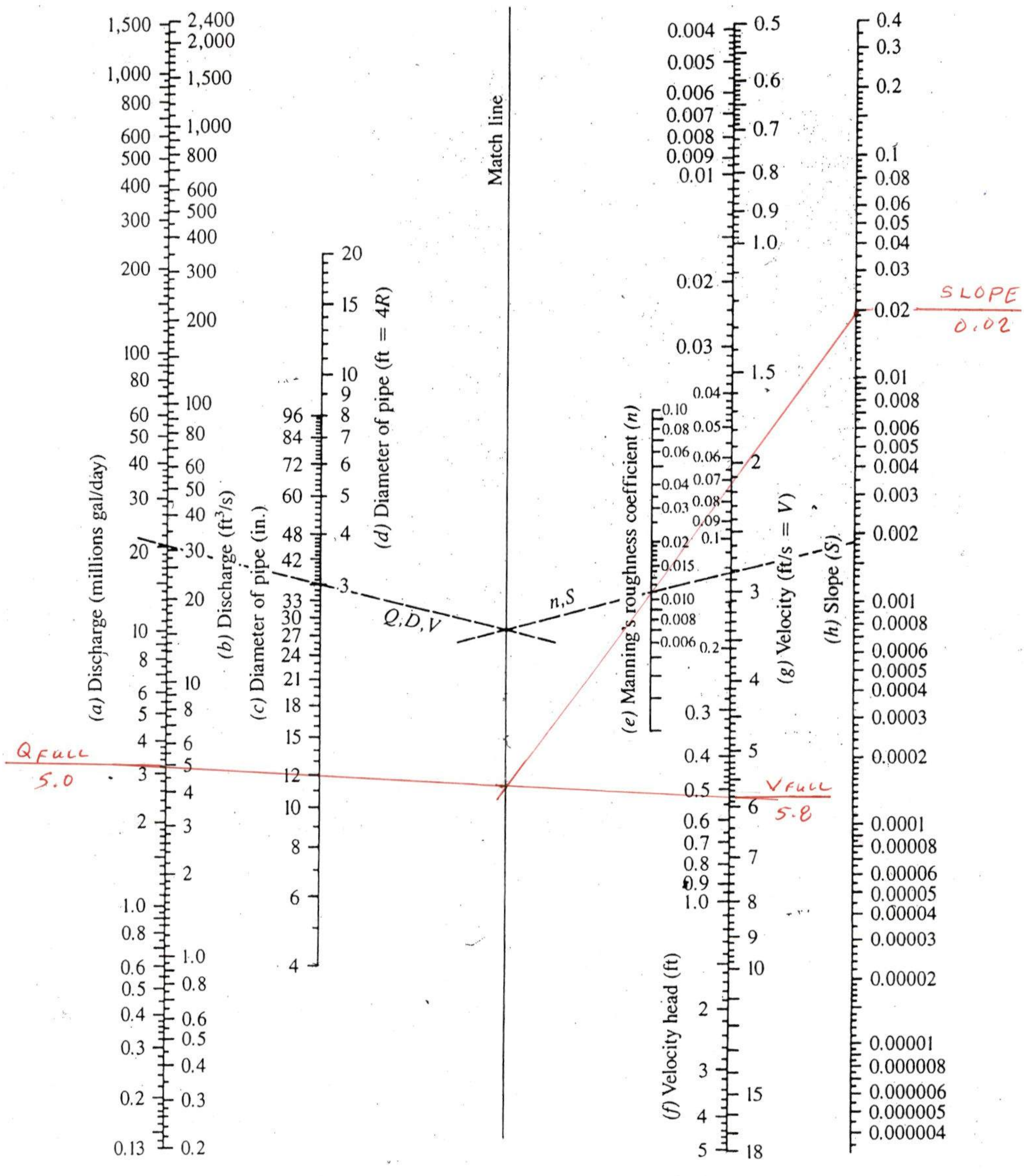
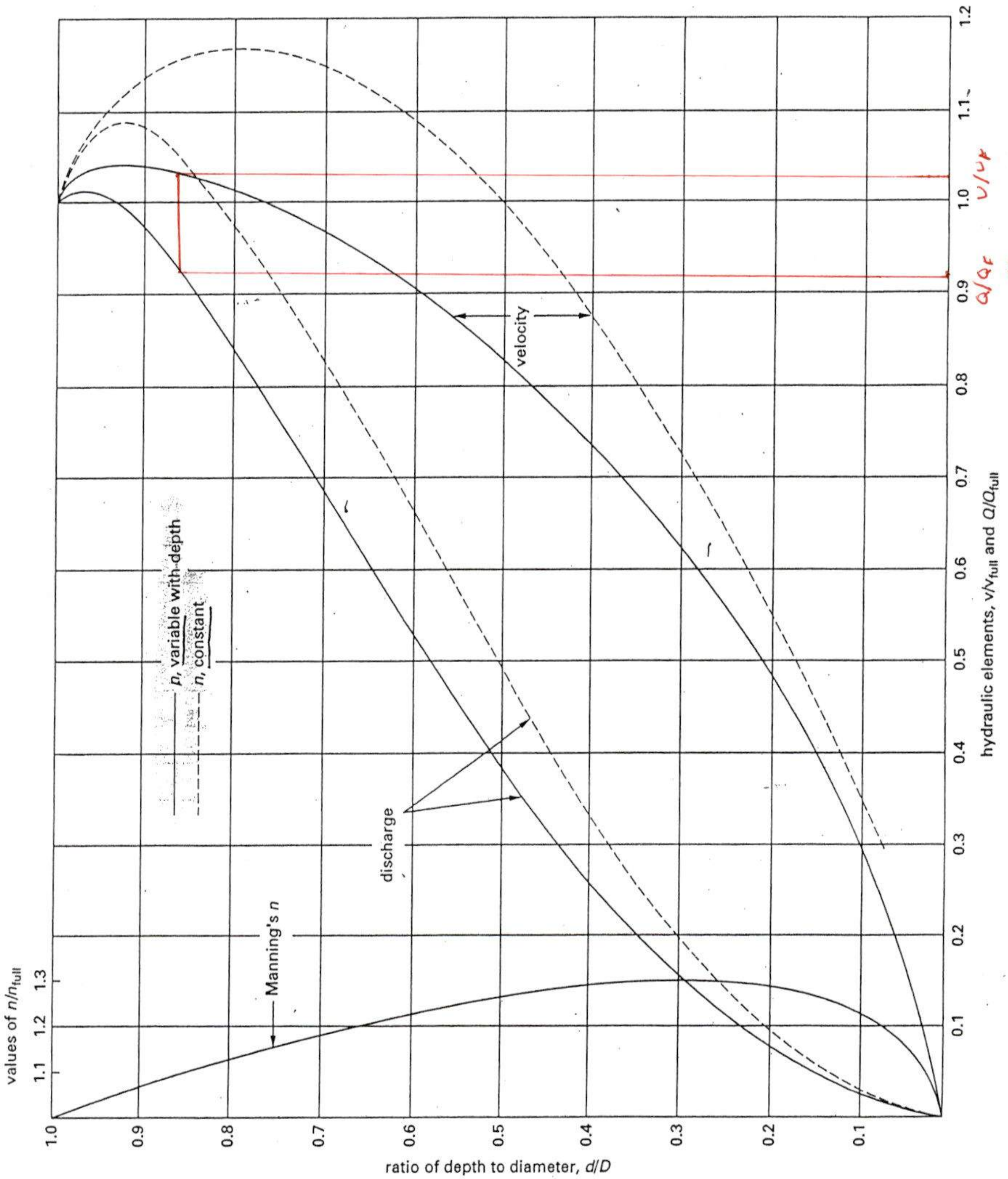


Figure 4-6 Alignment chart for flow of water in pipes flowing full (1)

APPENDIX 19.C
Circular Channel Ratios

Experiments have shown that n varies slightly with depth. This figure gives velocity and flow rate ratios for varying n (solid line) and constant n (broken line) assumptions.



CHAPIN RD DMH STA0+00

Support Material

EVERETT M·

BROOKS
COMPANY

CHAPIN ROAD EXTENSION

PIPE ANALYSIS

PROPOSED DMH #1 STA 1+49

PEAK FLOW OF WATERSHED

Q(10) = 3.54 CFS

PIPE DATA

MATERIAL = 12" RCP - ROUGHNESS COEFFICIENT = 0.012

SLOPE OF PIPE = 0.011

FLOW ANALYSIS

Q(10) = 3.54 CFS
Q(full) = 4.0 CFS

Q < Q(full) O.K.

Q/Q(full) = 3.54 CFS/ 4.0 CFS = 0.885

V(full) = 4.6 FPS (see attached charts)

V/V(full) = 1.03 (see attached charts)

V = 4.6 FPS x 1.03 = 4.7 FPS

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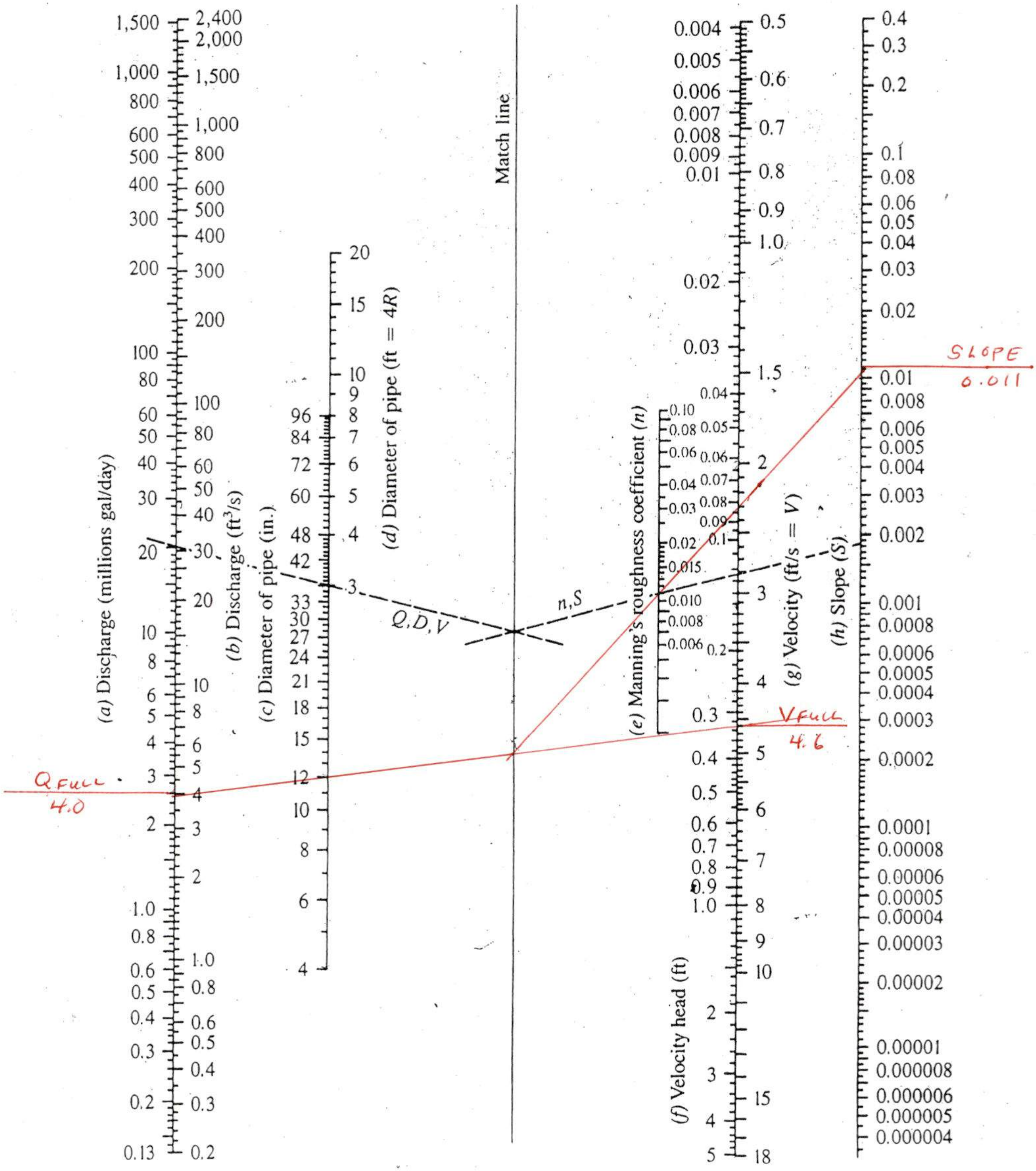
CHAPIN ROAD DMH#1 STA 1+49



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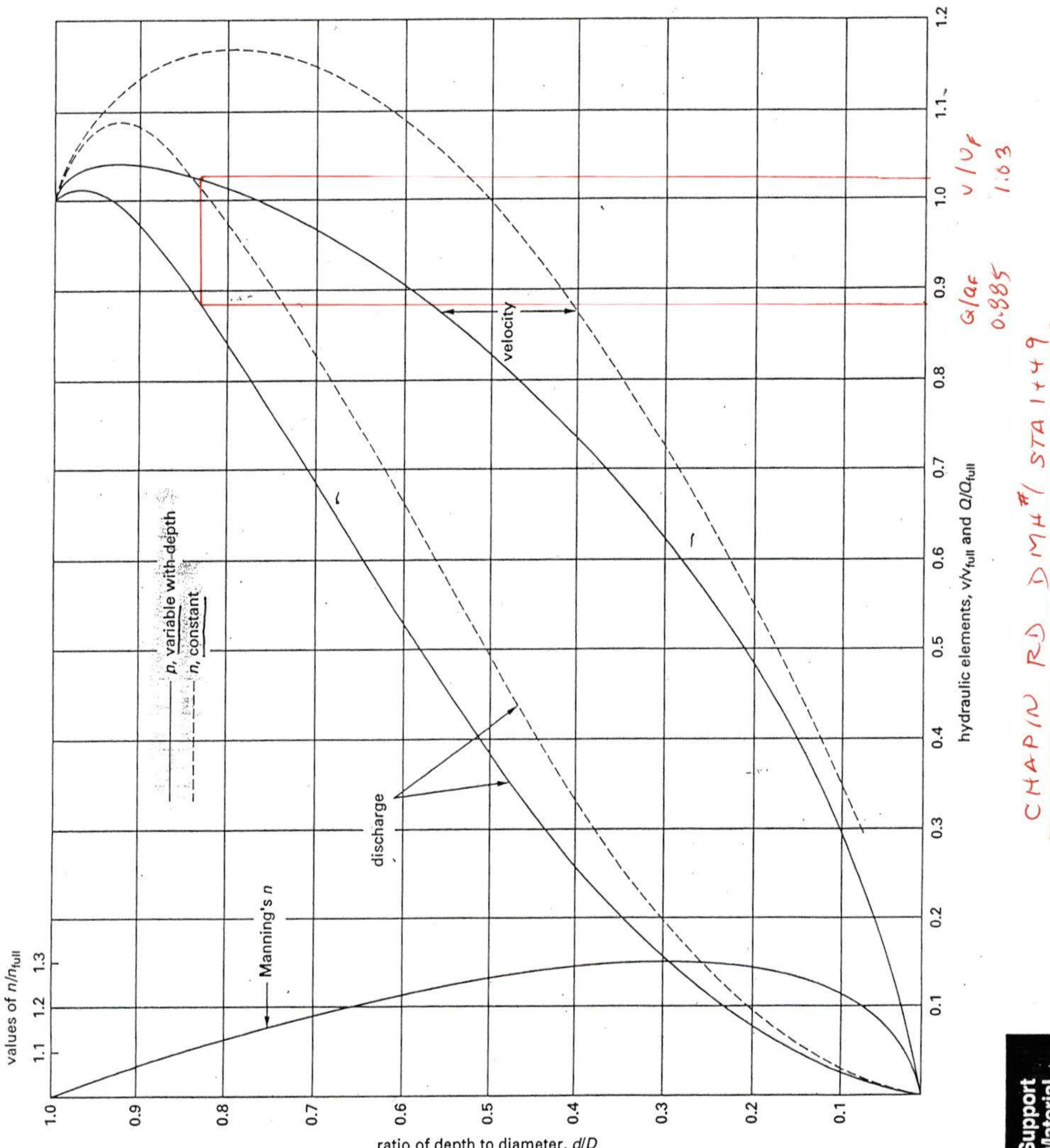

EVERETT M.

BROOKS
COMPANY

MEMO

To: Shane Mullen
Weston & Sampson

From: Michael Kosmo

Date: November 21, 2025

RE: 132 Homer Street- Chapin Road Extension
Newton, MA

Attached please find the Chapin Road Pipe Analysis, dated 11/21/25 and the Proposed Chapin Road Drain Main Extension Watershed Map, dated 11/18/25.

This information is submitted in accordance with the Weston & Sampson review dated November 13, 2025 and subsequent discussions.

As shown in the analysis, both the existing City of Newton 12" pipe and the proposed 12" drain main extension pipes have the capacity to accept both proposed surface flows and all potential sump pump connections from abutting properties. The proposed calculations shown are for the flow to proposed DMH #1 at STA 1+49 as this was the largest flow and all proposed pipes are at a constant 1.1% slope. The Manning Alignment Chart for pipes flowing full and the Hydraulic Elements Chart were used to determine pipe capacities. This office also confirmed the pipes have capacity through the use of several online Manning calculators for pipe flow. Although the Manning equation is used for open channel flow it can, and has, been used to model pipes flowing fully or partially full using the Manning and Hydraulic Elements Charts.

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EVERETT M.

BROOKS
COMPANY

In response to the comments relative to the Site Plans and Drainage Calculations for lots 2 and 3, the intent of the exercise was to show that the impervious surfaces on each lot could be infiltrated on-site and would not need to be discharged to the drain main extension. The site plans and drainage calculations submitted prove this. The designs were illustrative and were not based on actual building plans or proposed final site features. When final plans are developed for each lot, they will need to be submitted to the City for Building Permit and Site Plan Review and compliance under the Newton Stormwater Management Ordinance. The comments in the Weston & Sampson review will be addressed at the time of the Building Permit application.

Please let me know if you have any questions or need anything else.

Thank you,

Michael Kosmo

Everett M. Brooks Company, Inc
617 527-8750

DAIN | TORPY

Charles N. Le Ray
Tel. No. 617.542.4880
cleray@daintorpy.com

November 24, 2025

Via e-mail (salbright@newtonma.gov)
Newton Public Facilities Committee
Newton City Hall, Room 105
1000 Commonwealth Avenue
Newton, MA 02459
Attn: Susan Albright, Chair

Re: 132 Homer Street Subdivision / Chapin Road Main Drain Extension

Dear Chair Albright and Members of the Newton Public Facilities Committee:

This office represents Elisabeth Harper and writes regarding Ms. Harper's petition for a Main Drain Extension in Chapin Road, which we understand will be before you on December 3, 2025. As you know, on November 6, 2023 the Planning Board, acting as a Board of Survey, unanimously approved a Definitive Subdivision Plan for 132 Homer Street, Lots 2 and 3 of which will be served by an extension of Chapin Road. Ms. Harper's petition is pursuant to a condition of that subdivision approval which requires approval of a Main Drain Extension underneath Chapin Road before the applicant proceeds with any other permitting for the construction of two single-family homes on the new lots.

The proposed Main Drain Extension will benefit the City. The current lack of a city storm drain means that when Chapin Road residents eject groundwater from their basements the water may flow to the street, where it can pond or freeze. Ms. Harper has agreed to provide stubs to the main drain, facilitating tie-ins by any of the owners of the fifteen properties which abut the Main Drain Extension who wish to properly dispose of basement groundwater. The proposed project also will add two catch basins at the Chapin Road's low points to alleviate the temporary ponding. Your approval of the proposed Main Drain Extension means that the City will obtain, at the applicant's expense, a missing piece of stormwater management infrastructure.

The Main Drain Extension is but one step in the approval process before construction of the two homes may begin. The appropriate City officials will review project plans and designs as they are submitted for entitlement. The project will require the City Engineer's approval of an engineered stormwater management system to serve the two lots and the extension of Chapin Road. Such approval will then allow the owner of Lots 2 & 3 to apply for building permits. It would be inappropriate for the Public Facilities Committee (or the full City Council) to deny the proposed main drain extension based on neighbors' unsubstantiated fears about a to-be-designed stormwater management system on the two lots which will be reviewed at the appropriate time by City staff.

We understand that some Chapin Road residents have asked the City Council to rescind approval of the 132 Home Street subdivision plan. Such a request is entirely inappropriate, as only the Planning Board (acting as the Board of Survey) has authority to rescind a subdivision plan, and then only under limited circumstances. *See* G.L. c. 41, § 81W. And such a rescission at this juncture could expose the City to a damages action under G.L. c. 41, § 81DD.

There is no downside to the City in approving the proposed Main Drain Extension. If the applicant constructs the main drain and then for some reason does not complete the subdivision, the City will have received a missing piece of infrastructure at no cost and Chapin Road's drainage situation will have been improved. And when the owner of Lots 2 & 3 constructs and sells the proposed homes, the City will have housing for two more families and the associated additional property tax revenue.

At the December 3, 2025 meeting, Harper only seeks this Committee's approval of the petition for a Main Drain Extension so she can install sophisticated stormwater infrastructure for the benefit of the Chapin Road neighborhood and the City. We hope that you will vote to recommend that the City Council grant this approval.

Sincerely,

cc: Ms. Lisa Pennel (lpennel@newtonma.gov)

MEMORANDUM

TO: Newton Public Facilities Committee

RE: Proposed Chapin Road Drain Extension, #56-25

FROM: Betsy Harper, Petitioner

DATE: December 1, 2025

Scope of the Analysis done by Everett Brooks Company and Peer Review by Weston & Sampson

The petition requests approval from the City Council for a main drain extension beneath Chapin Road, as required by the Definitive Subdivision Plan for 132 Homer Street, Lots 2 & 3.[1] The original drawings, as well as updated drawings requested by a Weston & Sampson (Weston) Peer Review, positively demonstrate the capacity of the proposed pipe to accept both proposed surface flows from Chapin Road Extension and all potential sump pump connections from abutting properties. As stated in Weston's memo of 11/25/2025, this primary condition has been met.

The scope of the Weston Peer Review was expanded to include the viability for the lots to comply with the City's Stormwater Ordinance. The plans that were provided to Weston were for an illustrative stormwater management system – not plans that would be submitted for permit review. The latter is impossible to create at this time because the location and footprint of the houses, grade changes and other critical details have not yet been determined. It would have been ideal for the Peer Review to serve as a Feasibility Study of an illustrative design, not a Pass/Fail review of whether all standards of permitting were met. Only after Weston finished its work did we find out that Weston was uncomfortable making a feasibility assessment of the design elements that did not yet have permit-ready details.

A statement of the feasibility of on-site stormwater retention for a 100-year storm, as one of the standards, would have been ideal. Short of that ideal, the Peer Review was very positive, indicating that 13 of the standards have been met. The fact that Weston found no fatal flaw in the illustrative plan is more relevant than their critique of meeting

---

[1] This Definitive Subdivision Plan was unanimously approved by the Planning Board on November 6, 2023. A main drain extension was determined to be needed because to date the city had not installed one to the end of Chapin Road.

design standards for some elements that simply have not yet been created and can't be at this stage.

Discussions between Everett Brooks Company and Weston after Weston's 11/13/25 memo were focused on a request for Everett Brooks to provide more detail on the drawings for the main drain, as well as calculations for its capacity. In its 11/23/25 memo, Weston approved the pipe design and capacity. My team was not expected to provide further plans or data for the subdivision, and Weston did not review for a second time the subdivision plans prior to their 11/25/25 memo.

Weston's review of letters submitted by Chessia Consulting Services indicted that these submissions were incomplete and could not be commented on.

The Engineering Division provided a positive response (11/28/25) to Weston's 11/13/25 and 11/25/25 memos, indicating that either a standard in question had already been met on the original Board of Survey plans, or that it would be evaluated at the time of permit application.

Legal applicability of Newton's Stormwater Regulations

Andrew Lee, Assistant City Solicitor, Newton Legal Department, has already stated publicly to the Public Facilities Committee that the applicable regulations are those of the City, and not the State. His rationale is supported by the State's applicability rules of "not pertaining to a single-family house or to a housing development project comprised of detached single-family dwellings on four or fewer lots, provided that there are no stormwater discharges that may potentially affect a critical area." "Critical area" is further defined by conditions that don't apply to this subdivision.

Waiver for stormwater discharge into an off-site main drain

At the time of the approval of the Definitive Subdivision, the City Engineer (Louis Taverna) made a determination that on-site infiltration of the Chapin Road Extension private way was not practical or feasible due to the high groundwater elevation at the site. He stated that he would grant a waiver for the private way if the applicant received City Council approval to extend the main drain. The City Engineer is authorized to make this determination as stated in Section 1 (D) of the stormwater regulations.[2] The size of Lots 2 and 3 is 30,209 SF, or 0.694 acres. The full size of Chapin Road should not be

[2] Stormwater Management and Erosion Control Rules & Regulations, Section 1 AUTHORITY; (D) Waivers: "If it [the City Engineer or Commissioner of Public Works] finds that strict application of some of the requirements is unnecessary or impractical because of the size or character of the development project or because of the natural conditions of the site [a waiver may be granted]. Waivers may only be granted for projects disturbing less than 1 acre of land."

considered, as only portions of the road will be disturbed at isolated access points to enable the installation of a pipe beneath it. As a result, the development is well within the limit of 1 acre.

With the approval of the Definitive Subdivision, the Planning Board approved the design of this extension as an accepted waiver for partial stormwater management.

Members of the Engineering Division have cited many other recent examples of developments where this waiver has been granted.

Stormwater design heavily regulated by clearly articulated standards

The City's Stormwater Management and Erosion Control Rules & Regulations of 4/15/22 (22 pages) were written with the explicit purpose of expanding and codifying the details of the regulations. With the addition of this precision, these standards are not able to be ambiguously interpreted by the Engineering Division at the time of a stormwater permit application, as some neighbors allegedly fear they might be.

Standards for which data has not yet been submitted are clearly detailed in the city's regulations. For example, the requirements for phosphorous removal (items 17 and 18) and erosion and sedimentation control (item 6) were established as an original condition for the subdivision design and are non-ambiguous. Similarly, there are many examples which are straight-forward exercises, such as the requirement for conformance with the City's Streets Design (item 16) and the establishment of a Post-construction Operation and Maintenance Plan (item 20).

The requirements for approval by the Engineering Division for the remaining standards are equally specific and prescribed. With the amount of scrutiny this development has received, lax interpretation of the standards at the time of permit approval, as feared by some neighbors, is inconceivable.

My team has also designed a second set of illustrative plans with less grade fill (3' instead of 5' maximum, and less overall volume) that again demonstrates a Stormwater Management System that will satisfy all requirements, including on-site 100-year stormwater infiltration. This emphasizes the ability of several possible designs to meet the standards once the buildings have been designed. Each of the two plans affirm that the proposed development will not increase stormwater runoff to any abutting properties, including Chapin Road, in any 2, 10, 25 or 100-storm event.

Request for approval by the Public Facilities Committee

I agree that it has been a helpful exercise for my team to develop not only the design of the main drain extension, but also an illustrative design for the subdivision's potential to comply with the City's Stormwater Regulations. We share the goal of making sure that the subdivision will be able to meet all city requirements before starting expensive infrastructure construction.

At this stage my team has done all that has been asked of it – and more – to satisfy the Committee's requests. All of the 13 design elements that were able to be fully detailed in the illustrative plan were approved in Weston's Peer Review.

I ask for the Committee's vote to approve the main drain extension, which is now proven in its design and capacity. I would hope that members of the Committee now have the confidence that a Stormwater Management System design has been examined extensively and that a future design will be able to comply with the City's regulations.

The Committee should be reassured that the Engineering Division will vigorously apply the City's stormwater standards in evaluating any future Major Stormwater Permit application.

Thank you.