

Caitlin Cameron - Review Comment for 169 Newbury St

From: David Margolis-Pineo
To: Barbara Barhydt; Caitlin Cameron
Date: 2/17/2016 2:44 PM
Subject: Review Comment for 169 Newbury St
CC: DEVELOPMENT REVIEW GROUP

February 17, 2016

Memo To: Caitlin Cameron
 Barbara Barhydt
 From: David Margolis-Pineo
 Re: 169 Newbury St – Luminato Condominiums

The Department of Public Services has the following review comments on the above proposed project.

1. The Subdivision Recording Plat must be stamped and signed by Registered Professional Land Surveyor.
2. All requested easements must be recorded before issuance of a building permit.
3. A temporary construction easement will be required from the City to construct this project due to the encroachment of Franklin St.
4. It is understood that all roof and site drainage will be directed to proposed catchbasin #2 in Newbury St. or to the ground and not the sanitary sewer system. Please confirm that this is the case. Please note that N-12 is not permitted within the street right of way. Please consult Chapter Two of the City's Technical Manual for acceptable pipe material options.
5. The applicant is showing a brick driveway apron within the street right of way on Newbury St. This is a deviation of the City's material policy which calls for an asphalt apron. This department is supportive of a waiver request however the applicant will need Council approval and signoff on maintenance agreement of the drive apron within the road right of way.
6. The applicant is requesting to install a hard canopy projecting approximately three feet into the street right of way over the sidewalk on Newbury St. This department is supportive of an easement to allow this permanent canopy with the understanding that the minimum clearance from the sidewalk to the underside of the canopy be raised from the proposed 8'-2" to 8'-6".
7. An oil/grit separator will be required within the parking garage on both levels. Modifying the proposed catchbasin to include a three foot sump and down turned 90 degree bend to allow for one foot of oil capture is acceptable. Please show detail and indicate oil/grit locations on plans. Please keep the sanitary lateral connections downstream of the oil/grit separators and change the designation of the line from SD leading to the City's sanitary sewer.
8. Since the sewer systems are separated, a backflow preventer on the sanitary lateral is not required by the city. If the applicant wishes to install one, please place the backflow preventer on the applicant's property.

We have no further comments at this time.