



# Newton Cemetery & Arboretum

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## THE KNOLL DEVELOPMENT NEIGHBORHOOD PRESENTATION

SEPTEMBER 22, 2022



# PRESENTATION AGENDA

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- Introductions
- Meeting Objectives
- Neighbor Responses
- Cemetery & Arboretum Goals
- Project Overview
  - Project Site & Scope
  - Neighborhood Considerations
  - Anticipated Project Schedule
  - Compliance
  - Contractor's Responsibility
  - Project Webpage
- Summary
- Community Resource
- Questions



# NEWTON CEMETERY CORPORATION

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- Private, **non-profit organization** serving the needs of **all faiths for Newton** and the Boston area
- The corporation is governed by volunteer Trustees, who are **Newton residents** with expertise that benefit the Cemetery & Arboretum
- The Board of Trustees are responsible for the overall management of the corporation to ensure the organization will be **financially sustainable in perpetuity** (following the final sales of burial products)

# PROJECT TEAM

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## Owner:

Newton Cemetery Corporation

- Board of Trustees
- Planning Committee
- Staff

## Landscape Architect:

IBI Group Boston & Consultants

## Owner's Representative:

Anser Advisory

## Contractors:

Macura Excavating - Sitework

Doug Curtiss Landscape - Landscape



# MEETING OBJECTIVES

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## Three meeting objectives:

1. Reintroduce the proposed Knoll Development Project
2. Respond to previous neighbor questions
3. Gather & listen to new neighbor questions



# NEIGHBOR RESPONSES

We have categorized the neighbor questions into the following five topics. Responses to these questions will be addressed throughout the presentation.

- Tree removals
- New tree plantings
- Perimeter enhancements
- Ledge removal
- Air quality control and noise mitigation



# CEMETERY & ARBORETUM GOALS

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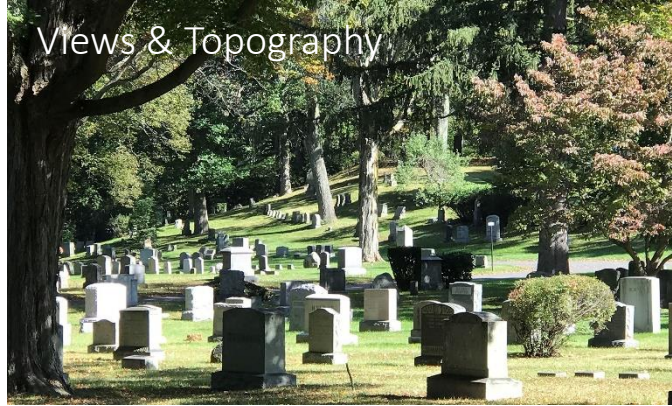
- Develop land for **future burial and operations space**
- Expand the environmental benefits of the accredited arboretum
- Expand the **“garden cemetery”** while providing opportunities for a **variety of burial and memorialization options for the community**
- Prepare for transition from an **active cemetery to a cultural institution**
- Provide **long-term community benefits and resources**, including improved landscapes and expanded walking paths

# GARDEN CEMETERY & ARBORETUM : QUALITIES

Curvilinear Roadways



Views & Topography



Historic  
Monuments



Mature Trees



Water Features



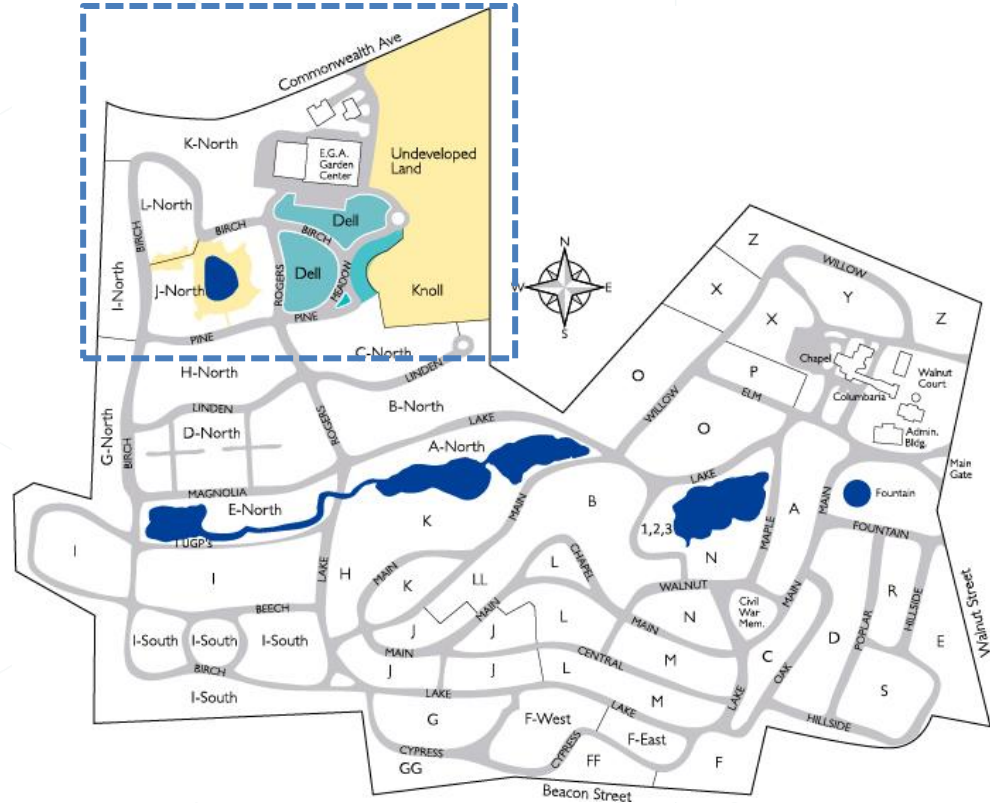
A scenic landscape featuring a stone bridge over a stream, a large tree with pink blossoms, and a cemetery in the background. The scene is set in a lush green area with a clear blue sky. The text "PROJECT OVERVIEW" is centered in the middle of the image.

## PROJECT OVERVIEW

# PROJECT SITE

The **Project site** is comprised of two parcels owned by the Cemetery **within the existing boundaries** of the property:

- **Undeveloped Land** – Location of the proposed expansion. Total area is approx. seven acres. Adjacent to the recently developed “Dell”
- **J North** - Existing burial space, area is approx. 2.5 acres



## PROJECT SITE

**Undeveloped Land** – The proposed expansion will develop approx. **4.5 acres for burial space**, which includes **screen plantings** along the eastern property line. The remaining acreage, approx. 2 acres, will continue to be Cemetery **operations space**.

**Existing J North** – Approximately **.5 acre** will be developed within the existing interment space.



# PROJECT SCOPE: THE KNOLL

## Major Scope of Work:

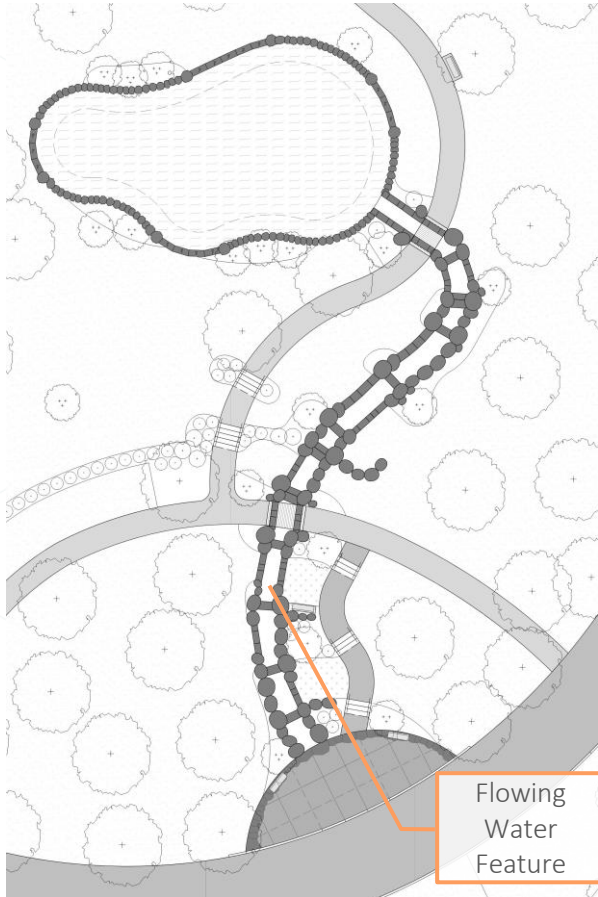
- Tree removals
- Extensive new tree plantings
- **Limited** ledge removal
- Earthwork, soil processing, and rock crushing
- Landform shaping for burial space
- New roadways and paths
- Construction of water features
- Screen planting at limits of development
- New terrace for community gatherings and burial ceremonies



# EXISTING CONDITIONS

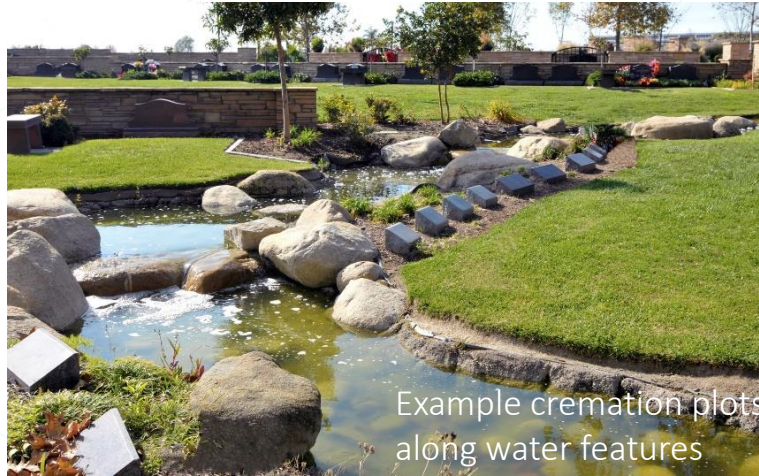
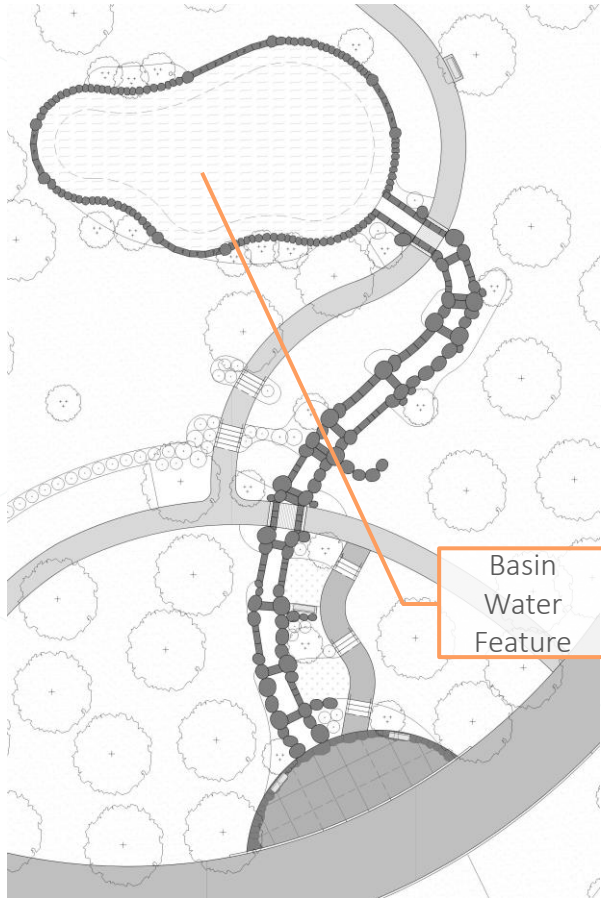


# DESIGN: AESTHETIC QUALITIES



Example flowing water features

# DESIGN: AESTHETIC QUALITIES



Example vegetation

# DESIGN: RENDERING

Newton Cemetery  
& Arboretum



View across the basin feature looking up at The Knoll



# DESIGN: RENDERING



View from the pathway looking up at The Knoll

# PERIMETER ENHANCEMENTS

- Established a **baseline for tree removals** through the permitting process and continue to explore the plans to retain more existing trees
- **Retain and protect existing healthy trees** along the eastern property line, where possible
- Screen plantings to **enhance privacy** for neighbors
- Planting over **630 trees** to enhance the arboretum and urban forest, offer greater resiliency to climate change, and provide native habitat for birds
- Stormwater system to **retain and manage runoff on Cemetery property**
- Lower grade at operations space to **reduce visibility and sound transmission**



# SCREEN PLANTINGS: SEASONAL EXAMPLES



Screen Plantings in Summer



Evergreens in Winter



Screen Plantings in Winter



Screen Plantings in Fall

# SCREEN PLANTINGS: GROWTH



Top Image: Planted – 2014  
Bottom Image: Successful Screening – 2021



Top Image: Planted – 2012  
Bottom Image: Successful Screening – 2022

# SCREEN PLANTINGS: SPECIES

The screen plantings will be a mix of deciduous (shade) and evergreen trees

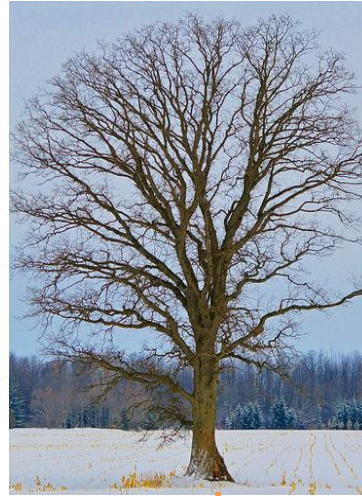
Summer



Fall



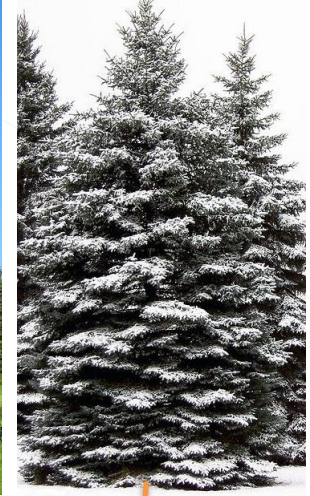
Winter



Summer



Winter



Deciduous Trees  
(shed their leaves seasonally)

Evergreens Trees  
(year-round foliage)

# RATE OF GROWTH

At the time of planting, the trees will be the following sizes:

- Shade trees – 10-14 feet tall
- Evergreen trees – 8-10 feet tall

Screen planting  
tree sizes at  
planting



# SCREEN PLANTINGS: SPECIES



# OTHER PROJECT PLANTINGS

In addition to the screen plantings, the project will be planting a combination of thousands of:

- **Ornamental trees;** including flowering dogwoods, birches, magnolias, and cherry trees
- **Shrubs** consisting of 22 different varieties
- **Groundcovers, perennials, and grasses**



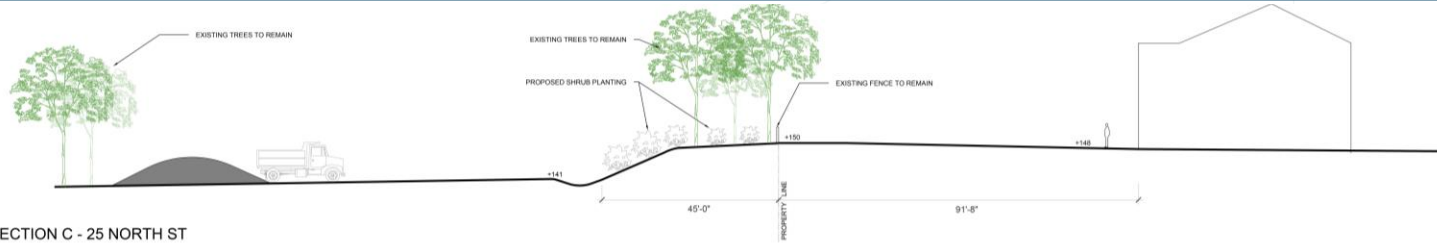


# PERIMETER ENHANCEMENTS

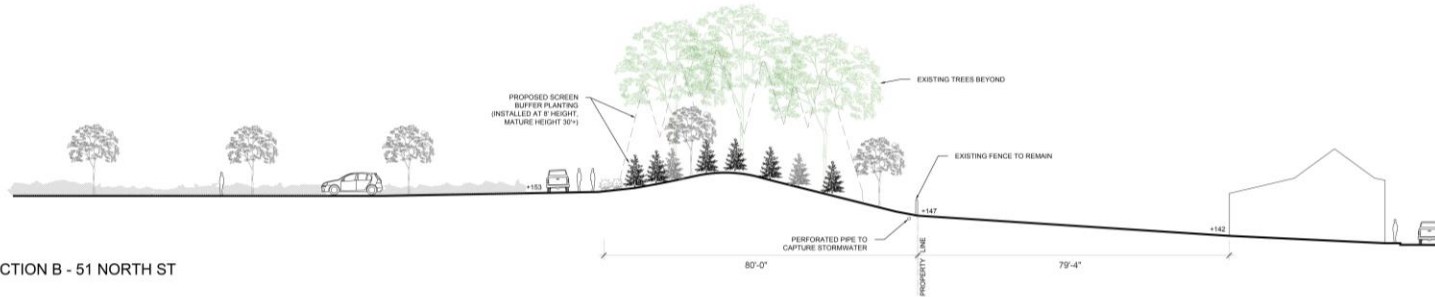
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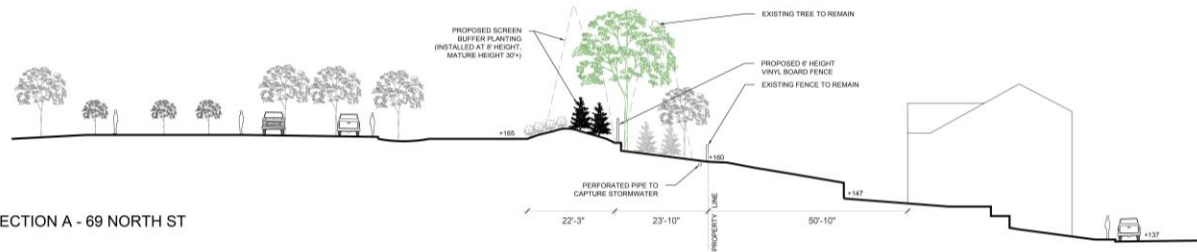
# PERIMETER ENHANCEMENTS



SECTION C - 25 NORTH ST

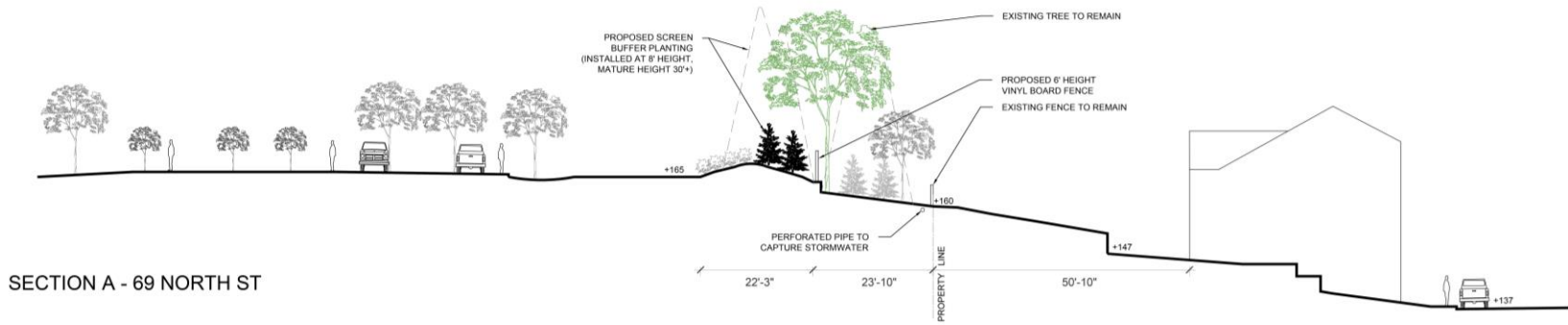


SECTION B - 51 NORTH ST



SECTION A - 69 NORTH ST

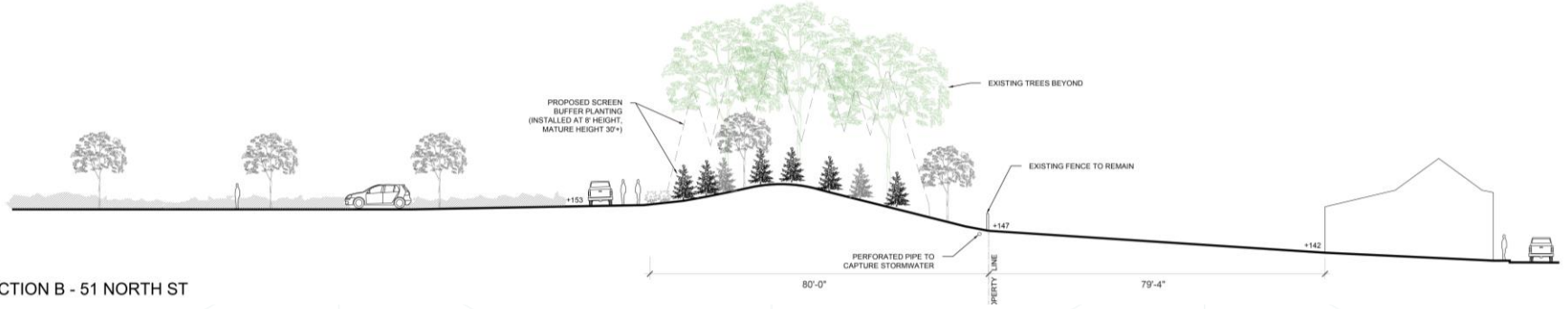
# PERIMETER ENHANCEMENTS



SECTION A - 69 NORTH ST



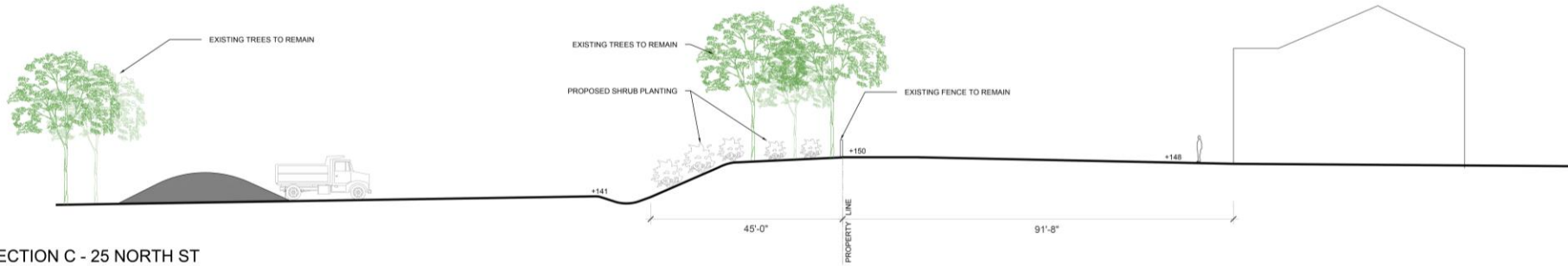
# PERIMETER ENHANCEMENTS



SECTION B - 51 NORTH ST



# PERIMETER ENHANCEMENTS



SECTION C - 25 NORTH ST



# ANTICIPATED PROJECT SCHEDULE

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Construction  
Project Plantings

Oct. 2022 – Nov. 2023  
Spring 2024

## Fall/Winter 2022 Construction Activities:

- Mobilization
- Construction fence and scrim installation
- Erosion controls installation
- Tree removals
- Site preparation
- Ledge survey
- Earthwork, soil processing, and rock crushing



# NEIGHBORHOOD CONSIDERATIONS

We will manage & control construction activities to reduce the impact to the North St neighbors:

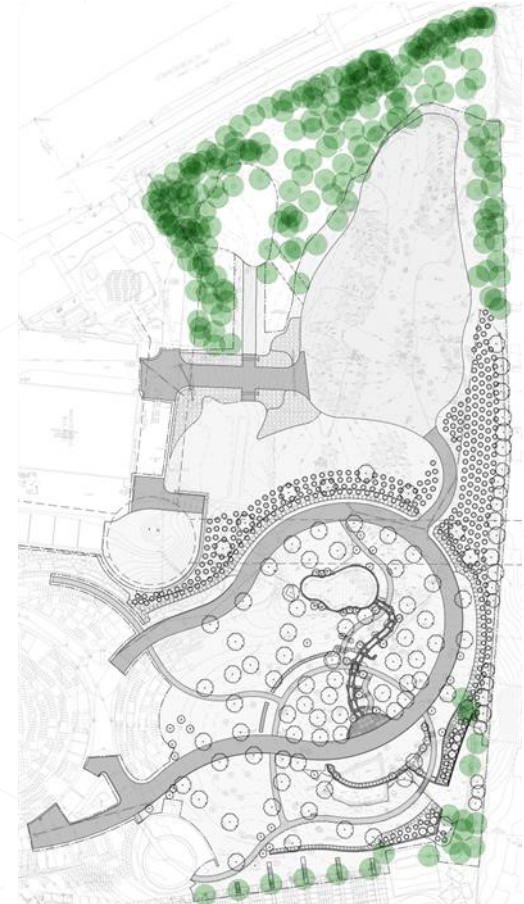
- Tree removal
- Limited ledge removal
- Earthwork, soil processing, and rock crushing
- Dust
- Soil Erosion

NC&A has developed a project webpage to provide monthly updates on anticipated construction activities

Typical work hours will be: 7 AM – 5 PM

All work will be performed in compliance with Newton Noise Ordinance. (Weekdays: 7 AM – 7 PM, Saturdays: 8 AM – 7 PM)

Questions and concerns – contact Melissa immediately



# NEIGHBORHOOD CONSIDERATIONS

We will manage & control construction activities to reduce their impact, including:

- Where possible, we will schedule the initial earthwork activities during colder months (when windows are closed)

We will perform the following precautionary procedures:

- Optional pre-construction surveys of North St. properties to establish baseline records of existing conditions prior to the start of construction
- Air quality testing will be performed during earthwork construction activities to track and document air quality
- Install privacy screening on the existing property fence to reduce visibility and provide dust control



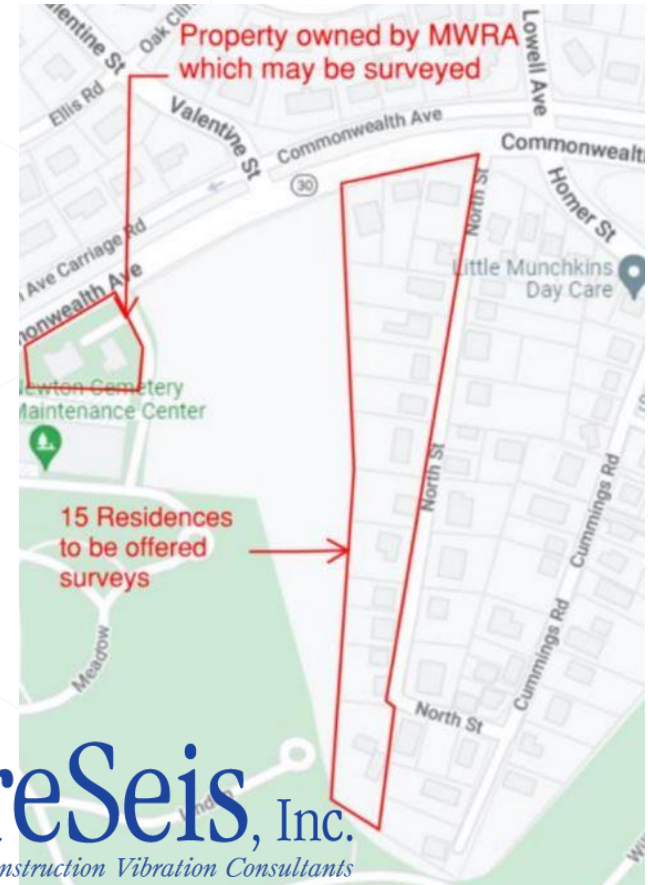
Proposed Green Privacy Screen



# NEIGHBORHOOD CONSIDERATIONS

PreSeis, Inc. has been engaged to perform the pre-construction surveys of properties directly adjacent to the project, at no cost to the Owner

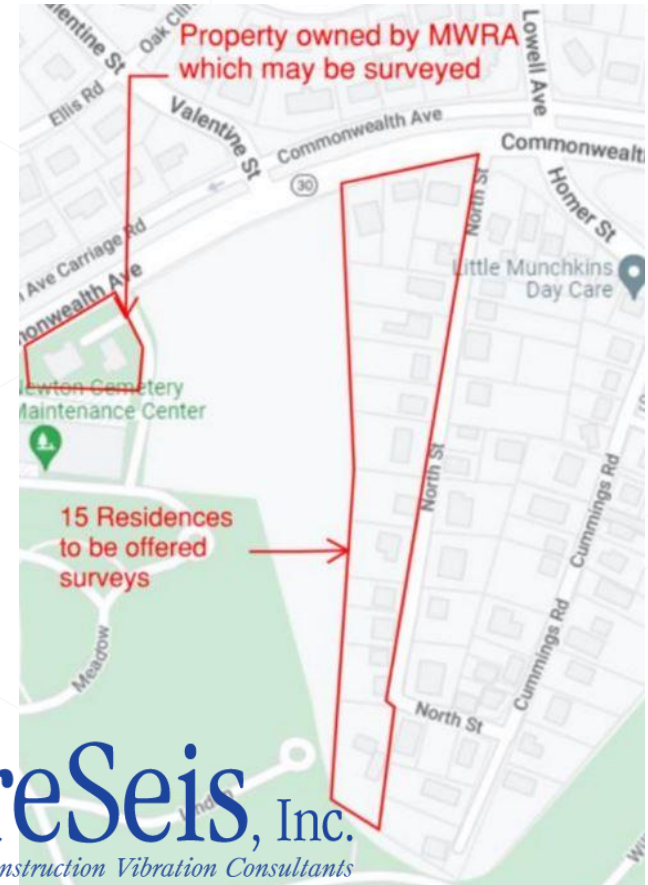
- Pre-construction surveys are a routine procedure often affiliated with most construction projects
- The surveys are performed in advance to document baseline pre-existing conditions
- Depending on the property dimensions, the surveys generally take 45-60 mins and included interior and exterior visual walk-thru of each designated property
- The survey will focus on walls, ceilings, floors, foundations, etc.



# NEIGHBORHOOD CONSIDERATIONS

## Pre-construction survey process:

- Receive notifications in the mail from PreSeis, Inc. with instructions on how to schedule the survey
- Contact PreSeis for scheduling and questions
- A targeted schedule will be established in the next several weeks based on the responses received
- All documentation gathered from the survey will remain private



# COMPLIANCE

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## Project Permitting

The project is undergoing City of Newton and Commonwealth required permitting.

## Code Requirements

The project has been designed and will be constructed in compliance with the applicable codes.



# CONTRACTOR'S RESPONSIBILITIES

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## Contractor Responsibilities

The contractors will be responsible for compliance with all City of Newton ordinances.

## Anser Site Representative

Anser will have a representative on-site to observe the construction activities to ensure they are in accordance with city ordinances and the contract documents.

## Construction Documents

A set of construction documents will be available by appointment at the Site Representative's office after the start of construction.



# PROJECT WEBPAGE



## The Knoll Development

### Project Overview

The non-profit Newton Cemetery & Arboretum is comprised of approximately 96 acres of land, 89 of which are currently established for interment and operations space. The Cemetery completed a Master Plan in 2013 and is embarking on its second phase. The purpose of the second phase is to plan the development of its remaining acreage to increase grave space and solidify its financial stability as it looks forward to transitioning to an arboretum.

The parcel that is the location of the second phase abuts Commonwealth Avenue, the residential neighborhood on North Street, existing cemetery plots, the Cemetery's maintenance facility, and MWRA property. It is currently a combination of wooded, rolling terrain with rock outcroppings, and cleared space used for ongoing cemetery operations.

The Knoll Development is designed to improve and expand Newton Cemetery's available interment space by approximately 4.5 acres to meet the demand for its services, and, as the last remaining areas are developed and eventually sold, to ensure the organization will be in a solid position as it slowly transitions from an active cemetery to a cultural institution.

Once complete, The Knoll will offer the community an expanded selection of interment products set within a beautiful Garden Cemetery landscape which will include multiple water features, curvilinear pathways, rock outcroppings, and gathering space.

[Project Overview](#)

[Timeline & Schedule](#)

[FAQs](#)

[Tree Work Insights](#)

[Project Updates](#)



MORE QUESTIONS?

[Email us](#)

Project webpage is live!

### Monthly Updates

Anser will work closely with the Contractors and Newton Cemetery to keep the project webpage updated monthly with notifications and construction look-ahead schedules

### Notification Emails

Anser will distribute email notifications with project updates to interested neighbors

# S U M M A R Y

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- Develop land for **future burial and operations space**
- Expand the environmental benefits of the Arboretum
- Expand the **“garden cemetery”** while providing opportunities for a **variety of burial and memorialization options for the community**
- Prepare for transition from an **active cemetery to a cultural institution**
- Provide **long-term community benefits and resources**, including improved landscapes and expanded walking paths

# COMMUNITY RESOURCE

- NC&A is an accredited **Level II Arboretum**, with over 100+ species collection and dedicated arboriculture staff
- Provides **variety of burial space** for City of Newton residents and the surrounding community
- Provides **open space and botanic gardens** that are visited by the public daily
- Improves **species diversity and tree health** through the implementation of NC&A's Horticultural Master Plan, including a **50 tree/yr planting plan** with goals of preserving and increasing the urban forest
- Provides robust **education and public programs**, including walking and bird watching tours
- Grows and **donates plants** for Newton Community Pride in the greenhouse



A scenic landscape featuring a stone bridge over a stream in the foreground. A large, mature tree stands prominently on the right side. In the background, a cemetery with several tombstones is visible on a grassy slope. The scene is bathed in soft, natural light, suggesting a peaceful, rural setting.

# QUESTIONS