



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

MICHAEL F. GLAVIN
 EXECUTIVE DIRECTOR

PLANNING DIVISION

TO: Zoning Board of Appeals
FROM: Planning Staff
DATE: September 17, 2014
RE: 266 Beacon Street – Update Conditions

The Applicant and Agent for the 266 Beacon Street application have been working with abutters to address concerns that have been raised since the neighborhood meeting. The following list of conditions includes seven additional conditions or changes to previous recommended conditions in an effort to address the abutters concerns. The additional conditions are underlined.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes								
1	<p>Approval is to establish 7 residential units in a new structure that is 4 stories and 46', 11 parking spaces with 50% compact, and a shared driveway with 260 Beacon Street. This approval is based upon the following application materials and the plans submitted by the Applicant:</p> <table border="1"> <thead> <tr> <th>Date (Stamp Date)</th> <th>Submission</th> </tr> </thead> <tbody> <tr> <td>June 26, 2014</td> <td>Initial application submitted to the City Clerk's Office</td> </tr> <tr> <td><u>Aug 15, 2014</u> <u>Sept 10, 2014</u></td> <td>Modified plans submitted to OSPCD (Z1-3 zoning compliance, A1.0 combined site plan, A1.1 parking floor plan, A1.01 color rendered elevation A1.2 1st fl plan, A1.3 2nd& 3rd fl plan, A1.4 4th fl plan, A2.1-2.2 elevations,)</td> </tr> <tr> <td>April 14, 2014</td> <td>Plot Plan</td> </tr> </tbody> </table> <p>Any changes to the approved site plan, elevations or use that are not <i>de minimis</i> must receive SPGA approval.</p>	Date (Stamp Date)	Submission	June 26, 2014	Initial application submitted to the City Clerk's Office	<u>Aug 15, 2014</u> <u>Sept 10, 2014</u>	Modified plans submitted to OSPCD (Z1-3 zoning compliance, A1.0 combined site plan, A1.1 parking floor plan, A1.01 color rendered elevation A1.2 1 st fl plan, A1.3 2 nd & 3 rd fl plan, A1.4 4 th fl plan, A2.1-2.2 elevations,)	April 14, 2014	Plot Plan	CO / BP	ISD/PIng.	
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2	A binding agreement regarding use and maintenance of the shared drive that satisfactory to the City must be executed and filed with the Registry of Deeds.	CO	Plng.	
Pre-Construction				
3	The Applicant must contact the Engineering Department to obtain a street address prior to a building permit being issued.	BP	Eng.	
4	Full site/civil plans, prepared by a Massachusetts registered PE, in conformance with the City's site plan review checklist must be submitted to Engineering. Conformance with the City's Stormwater Management Policy must be adhered to. The design engineer must demonstrate that the City system downstream of the proposed sewer connections is capable of handling increased sewer flows.	BP	Eng.	
5	New sanitary connection flows over 2,000 GPD require a 4:1 removal of infiltration and/or inflow by the Applicant. This will be achieved by submitting a mitigation payment to the City based on the cost per gallon of I/I to be removed from the sewer system. The Applicant shall work with Engineering to meet this condition before a certificate of occupancy is issued.	CO	Eng.	
6	The Applicant shall develop a demolition plan in consultation with the City of Somerville Inspectional Services Division. Full compliance with proper demolition procedures shall be required, including timely advance notification to abutters of demolition date and timing, good rodent control measures (i.e. rodent baiting), minimization of dust, noise, odor, and debris outfall, and sensitivity to existing landscaping on adjacent sites.	Demolition Permitting	ISD	
7	The Applicant must contact the Engineering Department to coordinate the timeline for cutting or opening the street and/or sidewalk for utility connections or other construction. There is a moratorium on opening streets from November 1st to April 1st and there is a list of streets that have additional opening restrictions.	BP	Eng	
Construction Impacts				
8	The Applicant shall at his expense replace any existing equipment (including, but not limited to street sign poles, signs, traffic signal poles, traffic signal equipment, wheel chair ramps, granite curbing, etc) and the entire sidewalk immediately abutting the subject property if damaged as a result of construction activity. All new sidewalks and driveways must be constructed to DPW standard.	CO	DPW	
9	All construction materials and equipment must be stored onsite. If occupancy of the street layout is required, such occupancy must be in conformance with the requirements of the Manual on Uniform Traffic Control Devices and the prior approval of the Traffic and Parking Department must be obtained.	During Construction	T&P	
10	<u>The applicant shall post the name and phone number of the general contractor at the site entrance where it is visible to people passing by.</u>	<u>During Construction</u>	<u>Plng.</u>	

11	<u>The Applicant shall conduct a survey of foundations and buildings adjacent to the site prior to construction and shall address concerns about impact to these structures from project construction.</u>	<u>Prior to BP and prior to CO</u>	<u>Plng.</u>	
12	<u>During construction of the exterior of the building, construction hours shall be limited to 7:30am to 6pm Monday through Friday and 7:30am-1pm on Saturdays.</u>	<u>During Construction</u>	<u>ISD</u>	
Design				
13	Applicant shall provide final material samples for siding, trim, windows, and doors (to the Design Review Committee for review and comment and) to Planning Staff for review and approval prior to construction.	BP	Plng.	
14	An electrical receptacle is required for the second level porches.	Final sign off	Wiring Inspector	
15	<u>The rooftop mechanical equipment shall be visually and acoustically screened and shall comply with the City's noise regulations. The design of the screening shall be supplied to the direct abutters and to Planning Staff for review and approval. The abutters shall provide timely feedback to Planning Staff for consideration in the review of the screening.</u>	<u>CO and Continuous</u>	<u>ISD / Plng.</u>	
Site				
16	Landscaping should be installed and maintained in compliance with the American Nurserymen's Association Standards. The living wall shall be maintained so that it covered with living vegetation.	Perpetual	Plng. / ISD	
17	<u>A landscape plan shall be submitted to the direct abutters and to Planning Staff for review and approval. The abutters shall provide timely feedback to Planning Staff for consideration in the review of the plan. There shall be a minimum of one tree for each 1,000 sf of required landscaped area under SZO §10.3.</u>	CO	Plng.	
18	<u>Applicant shall make best efforts to preserve the mature trees in the rear yard.</u>	CO	Plng.	
19	The electric, telephone, cable TV and other such lines and equipment shall be placed underground from the source or connection. The utilities plan shall be supplied to the Wiring Inspector before installation.	Installation of Utilities	Wiring Inspector	
20	All new sidewalks will be installed by the Applicant in accordance with the specifications of the Highway Superintendent. Specifically, all driveway aprons shall be concrete;	CO	Plng.	
Miscellaneous				
21	The Applicant, its successors and/or assigns, shall be responsible for maintenance of both the building and all on-site amenities, including landscaping, fencing, lighting, parking areas and storm water systems, ensuring they are clean, well kept and in good and safe working order.	Cont.	ISD	
22	The Owner/Applicant is required to hire a private company to remove trash and recycling on a regular basis.	Cont.	ISD	
Public Safety				
23	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP	
24	Any transformers should be located as not to impact the landscaped area, and shall be fully screened.	Electrical permits & CO		

25	<p><u>A lighting plan shall be submitted to the direct abutters and to Planning Staff for review and approval. The abutters shall provide timely feedback to Planning Staff for consideration in the review of the plan.</u> To the extent possible, all exterior lighting must be confined to the subject property, cast light downward and must not intrude, interfere or spill onto neighboring properties.</p>	CO	Png.	
Final Sign-Off				
26	<p>The Applicant shall contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the plans and information submitted and the conditions attached to this approval.</p>	Final sign off	Png.	