



**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:** 260 Beacon Street – Update Conditions

The Applicant and Agent for the 260 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 17 residential units in a new mixed-use building with ~2,900 sf of commercial space, 24 parking spaces, and a shared driveway with 266 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><br/><u>Sept 10, 2014</u></td> <td>Modified plans submitted to OSPCD (Z2-3 zoning compliance, A1.1 parking floor plan, A1.2 1<sup>st</sup> fl plan, A1.3 2<sup>nd</sup> &amp; 3<sup>rd</sup> fl plan, A2.1-2.2 elevations, A1.0 combined site plan, A1.01 color rendered elevation)</td> </tr> <tr> <td>Feb 10, 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><br><u>Sept 10, 2014</u> | Modified plans submitted to OSPCD (Z2-3 zoning compliance, A1.1 parking floor plan, A1.2 1 <sup>st</sup> fl plan, A1.3 2 <sup>nd</sup> & 3 <sup>rd</sup> fl plan, A2.1-2.2 elevations, A1.0 combined site plan, A1.01 color rendered elevation) | Feb 10, 2014 | Plot Plan | CO / BP | ISD/PIng. |  |
| Date (Stamp Date)                           | Submission  |                          |                    |               |  |   |   |              |           |         |           |  |
| June 26, 2014                               | Initial application submitted to the City Clerk's Office  |                          |                    |               |  |   |   |              |           |         |           |  |
| <u>Aug 15, 2014</u><br><u>Sept 10, 2014</u> | Modified plans submitted to OSPCD (Z2-3 zoning compliance, A1.1 parking floor plan, A1.2 1 <sup>st</sup> fl plan, A1.3 2 <sup>nd</sup> & 3 <sup>rd</sup> fl plan, A2.1-2.2 elevations, A1.0 combined site plan, A1.01 color rendered elevation)   |                          |                    |               |  |   |   |              |           |         |           |  |
| Feb 10, 2014                                | Plot Plan   |                          |                    |               |  |   |   |              |           |         |           |  |



|                                   |   |                       |         |  |
|-----------------------------------|---|-----------------------|---------|--|
| 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.  |                       |         |  |
| <b>Affordable Housing/Linkage</b> |   |                       |         |  |
| 3                                 | Affordable Housing Implementation Plan (AHIP) should be approved by the OSPCD Housing Division and executed prior to issuance of Building Permit. Two affordable units shall be provided on-site and a fractional payout is required.   | BP                    | Housing |  |
| 4                                 | Written certification of the creation of the two affordable housing units and fractional payment required, or alternative methods of compliance, must be obtained from the OSPCD Housing Division before the issuance of a Certificate of Occupancy (C.O.). No C.O. shall be issued until the OSPCD Housing Division has confirmed that the Affordable Housing Restriction has been approved and recorded and the developer has provided the promised affordable units on-site. | CO                    | Housing |  |
| 5                                 | No Certificate of Occupancy shall be issued until the OSPCD Housing Division has confirmed that: (for Condominium Projects) the Condominium Documents have been approved and the Developer has agreed to a form of Deed Rider for the Affordable Unit(s), or (for Rental Projects) the Developer has agreed to and executed a Memorandum of Understanding for Monitoring of the Affordable Unit(s).   | CO                    | Housing |  |
| <b>Pre-Construction</b>           |   |                       |         |  |
| 6                                 | The Applicant must contact the Engineering Department to obtain a street address prior to a building permit being issued.   | BP                    | Eng     |  |
| 7                                 | 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.<br><br>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.    |  |
| 8                                 | 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.    |  |
| 9                                 | 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     |  |

|                             |   |                                    |                    |  |
|-----------------------------|---|------------------------------------|--------------------|--|
| 10                          | 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                |  |
| <b>Construction Impacts</b> |   |                                    |                    |  |
| 11                          | 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                |  |
| 12                          | 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                |  |
| 13                          | <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>       |  |
| 14                          | <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>       |  |
| 15                          | <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>         |  |
| <b>Design</b>               |   |                                    |                    |  |
| 16                          | 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.              |  |
| 17                          | An electrical receptacle is required for the second level porches.  | Final sign off                     | Wiring Inspector   |  |
| 18                          | Applicant will make best efforts to allow the middle portion of the second floor front balcony to be open to residents.   | BP                                 | Plng.              |  |
| 19                          | The sidewalk and plaza shall be made of different materials to provide a visual distinction between the spaces.   | CO                                 | Plng.              |  |
| 20                          | Retail signage shall be reviewed and approved by Planning Staff. Applicant shall make best efforts to keep the signage in conformance with the signage location, size and technology shown on the elevations.   | BP for signage                     | Plng.              |  |
| 21                          | <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> |  |
| <b>Site</b>                 |   |                                    |                    |  |

|                      |   |                              |                     |  |
|----------------------|---|------------------------------|---------------------|--|
| 22                   | 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. /<br>ISD      |  |
| 23                   | <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.</u> There shall be a minimum of one tree for each 1,000 sf of required landscaped area under SZO §10.3.  | CO                           | Plng.               |  |
| 24                   | <u>Applicant shall make best efforts to preserve the mature trees in the rear yard.</u>   | CO                           | Plng.               |  |
| 25                   | 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<br>of Utilities | Wiring<br>Inspector |  |
| 26                   | 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.               |  |
| <b>Miscellaneous</b> |   |                              |                     |  |
| 27                   | 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                 |  |
| 28                   | The Owner/Applicant is required to hire a private company to remove trash and recycling on a regular basis.   | Cont.                        | ISD                 |  |
| <b>Public Safety</b> |   |                              |                     |  |
| 29                   | The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.  | CO                           | FP                  |  |
| 30                   | Any transformers should be located as not to impact the landscaped area, and shall be fully screened.   | Electrical<br>permits<br>&CO | Plng.               |  |
| 31                   | <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. | CO                           | Plng.               |  |

|                       |  |                   |          |  |
|-----------------------|--|-------------------|----------|--|
| 32                    | <p>Because of the history of the site and the intended use, the Applicant shall, prior to issuance of any foundation permit and/or any building permit for the project, provide to the Planning Department and the Inspectional Services Division:</p> <p>a) a copy of the Response Action Outcome (RAO) Statement, signed by a Licensed Site Professional (LSP) and filed with DEP, verifying that a level of no significant risk for the proposed residential use has been achieved at the site; or</p> <p>b) if remediation has not reached the RAO stage, a statement signed by an LSP describing (i) the management of oil and hazardous materials/waste at the site, including release abatement measures intended to achieve a level of no significant risk for residential use at the site, treatment and storage on site, transportation off-site, and disposal at authorized facilities, (ii) a plan for protecting the health and safety of workers at the site, and (iii) a plan for monitoring air quality in the immediate neighborhood.</p> | Foundation Permit | Plng/ISD |  |
| <b>Final Sign-Off</b> |  |                   |          |  |
| 33                    | <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    | Plng.    |  |