



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Case #: ZBA 2015-49-R2-10/18
Date: November 7, 2018
Recommendation: Conditional Approval

PLANNING STAFF REPORT

Site: 161 Linwood Street

Applicant Name: Phil Naffah, Harvey Signs
Applicant Address: 30 Osgood Street, Methuen, MA 01844
Owner Name: Herbert Chambers
Owner Address: 259 McGrath Highway, Somerville MA 02143
Alderman: J.T. Scott

Legal Notice: Applicant, Phil Naffah, Harvey Signs, and Owner, Herbert Chambers, seeks a Revision to a previously approved Special Permit (ZBA 2015-49) for signage. IA Zone. Ward 2.

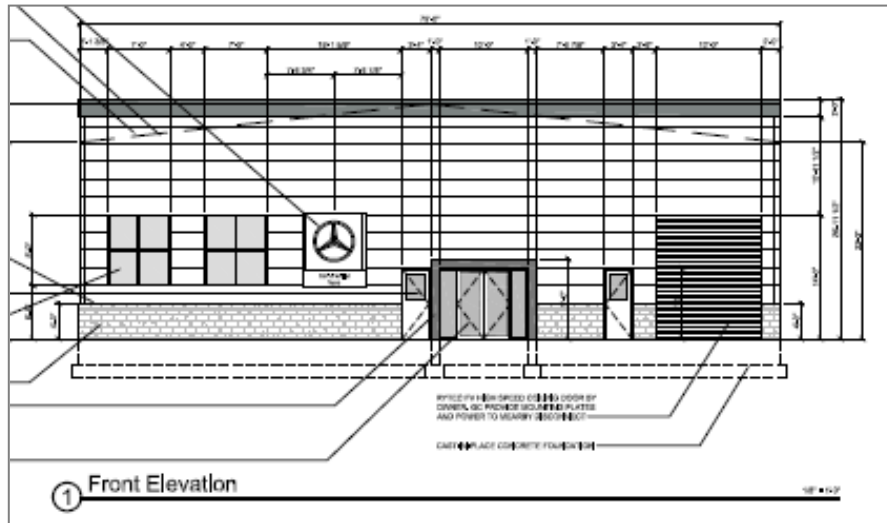
Dates of Public Hearing: Zoning Board of Appeals – November 7, 2018

I. PROJECT DESCRIPTION

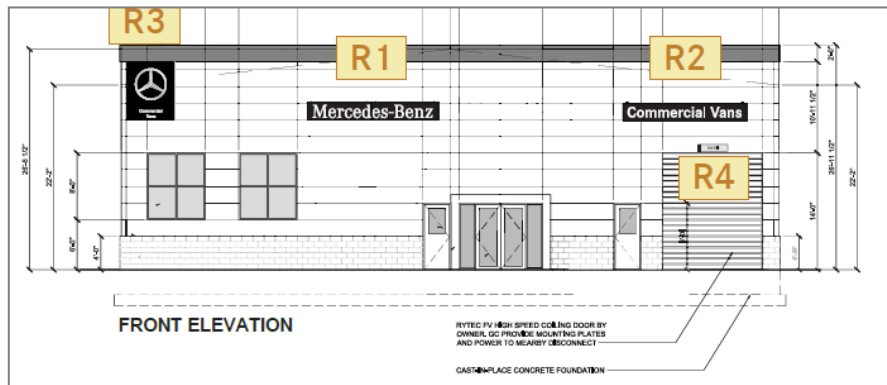
1. Subject Property: The subject site is the location of a Mercedes-Benz motor vehicle sales and service center that had been previously approved by the Zoning Board of Appeals in December of 2015 (ZBA 2015-49) and subsequently revised in July 2017 (ZBA 2015-49-R1-0717) for various site changes including parking space dimensions, the dumpster location, and fence height.



- 2. Proposal: The current proposal is to alter the previously approved signage.



Previously approved signage



Proposed signage

- 3. Green Building Practices: The application does not list any green building practices.
- 4. Comments:

Ward Alderman: Alderman Scott has indicated to Planning Staff that he supports the proposal.

II. FINDINGS FOR REVISIONS to SPECIAL PERMIT WITH SITE PLAN REVIEW (SZO §5.3.8):

Revisions that are not de minimis shall be subject to the full notice and hearing provisions of §5.3.2 of this Ordinance, but shall not be subject to review by additional boards, departments, city agencies or commissions except as requested by the SPGA or upon the recommendation of the Planning Director. Applicable findings shall be made in accordance with the type of permit(s) being revised.

The findings made under the previous Special Permit with Site Plan Review approved by ZBA in December of 2015 (ZBA 2015-49) are not applicable to this proposal for signage, with the exception of finding #19, which is as follows:

19. Signage: The Applicant must ensure that “the size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall reflect the scale and character of the proposed buildings.”

The signage is reflective of the scale and character of the existing building and proposed alterations.

Planning Staff finds that the proposed signage plan is also reflective of the scale and character of the existing building and proposed alterations.

III. RECOMMENDATION

Special Permit under §5.3.8

Based on the materials submitted by the Applicant, the above findings and subject to the following conditions, the Planning Staff recommends **CONDITIONAL APPROVAL** of the requested **SPECIAL PERMIT**.

The recommendation is based upon a technical analysis by Planning Staff of the application material based upon the required findings of the Somerville Zoning Ordinance, and is based only upon information submitted prior to the public hearing. This report may be revised or updated with new recommendations, findings and/or conditions based upon additional information provided to the Planning Staff during the public hearing process.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes						
1	Approval is for the modification of previously approved signage. This approval is based upon the following application materials and the plans submitted by the Applicant:	BP/CO	ISD/Plng.							
	<table border="1"> <thead> <tr> <th>Date (Stamp Date)</th> <th>Submission</th> </tr> </thead> <tbody> <tr> <td>October 17, 2018</td> <td>Initial application submitted to the City Clerk’s Office</td> </tr> <tr> <td>August 21, 2018</td> <td>Plans submitted to OSPCD (site plan, rendering, sign family, and elevation)</td> </tr> </tbody> </table>				Date (Stamp Date)	Submission	October 17, 2018	Initial application submitted to the City Clerk’s Office	August 21, 2018	Plans submitted to OSPCD (site plan, rendering, sign family, and elevation)
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Any changes to the approved elevations that are not <i>de minimis</i> must receive SPGA approval.										
Signage										
2	Signs R1, R2, and R4 must be individual channel letters and symbols that are halo lit.	CO/Cont.	Plng.							
3	Sign R3 must be a halo lit box and may not be internally illuminated.	CO/Cont.	Plng.							
Final Sign-Off										

3	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.	Final sign off	Plng.	
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