



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

Joseph A. Curtatone
Mayor

George J. Proakis
OSPCD Executive Director

TO: Zoning Board of Appeals
FROM: Planning & Zoning Division
DATE: March 4, 2020
RE: ZBA 2018-10-R1-6/19, 10 Oak Street

This memo summarizes the revision submitted for 10 Oak Street, identifies any additional discretionary or administrative development review that is required by the Somerville Zoning Ordinance, and provides related analysis or feedback as necessary. The application was deemed complete on March 4, 2020 and is scheduled for a public hearing on March 11, 2020.

SUMMARY OF PROPOSAL

10 Oak Street, LLC is proposing to revise their Special Permit previously approved in 2018. The Applicant is in violation of Condition #1 because the house has been demolished. The original approval maintained portions of the house. The applicant is currently in violation of Condition #1. This application is to remedy this issue. If the Board chooses to act, it is recommended they do so with the following conditions which are the same as original approval but with an updated Condition #1).

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#	Condition	Timeframe for Compliance	Verified (initial)	Notes						
1	Approval is to add more than 25% of GFA, demo the building, change the structure from a gable roof to a Mansard roof, provide compact parking spaces and allow for an upward extension of the non-conforming right side yard setback.	BP/CO	ISD/ PIng.							
	<table border="1"> <thead> <tr> <th>Date (Stamp Date)</th> <th>Submission</th> </tr> </thead> <tbody> <tr> <td>January 11, 2018</td> <td>Initial application submitted to city clerk's office</td> </tr> <tr> <td>March 3, 2020</td> <td>Revised Drawings T-1, 1, Z.1, EX1.1, EX2.2, D1.1, D1.2, A0.1, A1.1, A1.3, A1.2, A2.1, & A2.2</td> </tr> </tbody> </table>				Date (Stamp Date)	Submission	January 11, 2018	Initial application submitted to city clerk's office	March 3, 2020	Revised Drawings T-1, 1, Z.1, EX1.1, EX2.2, D1.1, D1.2, A0.1, A1.1, A1.3, A1.2, A2.1, & A2.2
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ANY changes to the approved plans, other than those changes made specifically to conform with the conditions below, must first be submitted to the Planning Division to determine whether or not they are <i>de minimis</i> in nature or whether they require review by the SPGA.										
2	The Applicant shall be required to demonstrate that the project plans meet the current City of Somerville stormwater policy. Utility, grading, and drainage plans must be submitted to the Engineering Department for review and approval before a building permit will be issued.	BP	Eng/ISD							
3	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. <u>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.</u>	BP	Eng/ISD							
4	The Applicant shall present their electrical plan to lights and lines/wiring for their review and approval prior to the issuance of a Building Permit.	BP	Wiring/ ISD							
5	The Applicant shall provide the Traffic & Parking Division with a plan for construction traffic management for that division's review and approval prior to the issuance of a building permit. This plan will include delivery windows for construction equipment	BP	T&P / ISD							
6	The Applicant shall present their demolition plan to ISD for their review and approval prior to the issuance of a building permit.	BP	ISD							
Construction Impacts										
7	The Applicant shall post the name and phone number of the general contractor and all sub-contractors at the site entrance <u>where it is easily visible to people passing by.</u>	During Construction	ISD							

8	For the convenience of and respect for the neighborhood, during the construction phase, construction work shall not begin prior to 7:30am and shall finish no later than 5pm Monday through Friday. There shall be no construction or construction-related work performed on weekends or holidays.	During Construction	ISD	
9	Deliveries to the construction site shall be limited to 9am to 3pm so as not to interfere with the comings and goings of neighborhood residents during peak commute times.	During Construction	ISD/T&P	
10	Approval is subject to the Applicant's and/or successor's right, title and interest in the property.	Cont./perpetual	Plng.	Deed submitted & application formed signed
11	The Applicant shall, at their 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/ISD	
12	All construction materials and equipment shall 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 Division must be obtained.	During Construction	T&P	
Design				
13	The entire property is being overhauled inside and out, including the grounds. Therefore, the building shall be re-sided in a wood clapboard or cementitious-based material.			
14	The Applicant shall provide material samples for siding, trim, windows, and doors to Planning Staff for review and approval prior to construction and prior to the issuance of a building permit. Planning Staff shall have final determination and approval over all materials used on the exterior of 51 Cross Street. Lighting styles, location and design, along with roofing/gutter, façade, samples shall also be provided for Staff approval.	CO	ISD/Plng	
15	No vinyl material shall be used for exterior trim, siding, railings, or the like.	CO	ISD/Plng	

16	Any vents or pipes exiting the house shall be either wrapped or painted to match the color of the house portion from which they protrude. <u>Under no circumstances shall any pipes or vents evacuate onto the public way.</u>	CO	ISD/PIng	
17	All exterior lighting on the site shall be downcast and shall not, in any way, spill onto abutting properties.	Final sign off / Perpetual	Wiring Inspector	
Site				
18	All trash and recycle areas shall be screened with cedar wood lattice, similar screening or year-round plant material. Planning Staff shall approve such screening. No dumpsters shall be permitted on site after the construction period is complete.	CO/Perpetual	ISD/Planning	
19	All asphalt/bituminous material shall be removed from the site and pervious pavers shall be used in its stead.	CO	ISD/PIng	
20	All mechanical equipment shall be screened. A/C condensers shall not be located within a setback and shall not be placed in the front yard of the property. Planning staff shall review and approve all screening material.	CO	ISD/PIng	
Public Safety				
21	The Applicant and/or Owner(s) shall meet the Fire Prevention Bureau's requirements.	CO	FP	
22	Per City of Somerville regulations, no barbecues, grills, chimineas or the like shall be permitted on decks at any time. These requirements shall be clearly stated in any rental agreements or condo documents.	CO	FP/ISD	
23	All fire/smoke detectors shall be hard-wired.	CO/Perpetual	ISD	
Final Sign-Off				
25	<u>The Applicant shall contact Planning Staff at least five (5) working days in advance of a request for a final inspection</u> 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	ISD/PIng.	