



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

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION

TO: Planning Board
FROM: Planning Staff
DATE: December 5, 2019
RE: 346 Somerville Avenue

Please see the new plans for 346 Somerville Avenue dated December 3, 2019. The project updates include:

- The proposal shows an updated cornice line around the building.
- The Applicant has agreed to build the project to LEED Silver certifiable standards.
- The Green Score for the project is .86, the requirement is .2.

Planning Staff will have an update for you at the next meeting regarding our Citywide parking policy.

Updated conditions are below.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes																
1	<p>Approval is for the following: SPSR; parking relief for 67 spaces; provision of 18 affordable units across the project along with a fractional payment of 0.8; establishment of residential and commercial uses.</p> <table border="1" data-bbox="248 430 886 1346"> <thead> <tr> <th data-bbox="248 430 566 464">Date</th> <th data-bbox="566 430 886 464">Submission</th> </tr> </thead> <tbody> <tr> <td data-bbox="248 464 566 564">February 19, 2019</td> <td data-bbox="566 464 886 564">Initial application submitted to the City Clerk's Office</td> </tr> <tr> <td data-bbox="248 564 566 665">August 27, 2019</td> <td data-bbox="566 564 886 665">Updated plans submitted to OSPCD</td> </tr> <tr> <td data-bbox="248 665 566 766">September 17, 2019</td> <td data-bbox="566 665 886 766">Amended plan set submitted to OSPCD</td> </tr> <tr> <td data-bbox="248 766 566 867">September 26, 2019</td> <td data-bbox="566 766 886 867">Amended tables submitted to OSPCD; additional bike spaces added.</td> </tr> <tr> <td data-bbox="248 867 566 1144">December 3, 2019</td> <td data-bbox="566 867 886 1144">Plans submitted to OPSCD (A-000, A-020, A-021, A-023, A-024, NP Excerpt, A-100, A-101, A-102, A-103, A-104, A-105, A-106, A-108, A-300, A-301, A-600, AA-1, AV-3, AV-4, AV-5, AV-6, AV-7, AV-8, AV-9, AV-10, AV-11)</td> </tr> <tr> <td data-bbox="248 1144 566 1245">June 12, 2018</td> <td data-bbox="566 1144 886 1245">Plans submitted to OPSCD (Plot Plan)</td> </tr> <tr> <td data-bbox="248 1245 566 1346">April 16, 2019</td> <td data-bbox="566 1245 886 1346">Plans submitted to OPSCD (Landscape Plan)</td> </tr> </tbody> </table> <p>Any changes to the approved elevations that are not <i>de minimis</i> must receive SPGA approval.</p>	Date	Submission	February 19, 2019	Initial application submitted to the City Clerk's Office	August 27, 2019	Updated plans submitted to OSPCD	September 17, 2019	Amended plan set submitted to OSPCD	September 26, 2019	Amended tables submitted to OSPCD; additional bike spaces added.	December 3, 2019	Plans submitted to OPSCD (A-000, A-020, A-021, A-023, A-024, NP Excerpt, A-100, A-101, A-102, A-103, A-104, A-105, A-106, A-108, A-300, A-301, A-600, AA-1, AV-3, AV-4, AV-5, AV-6, AV-7, AV-8, AV-9, AV-10, AV-11)	June 12, 2018	Plans submitted to OPSCD (Plot Plan)	April 16, 2019	Plans submitted to OPSCD (Landscape Plan)	BP/CO	ISD/ Plng.	
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Affordable Housing																				
1	Affordable Housing Implementation Plan (AHIP) shall be approved by the OSPCD Housing Division and executed prior to issuance of Building Permit. Affordable units shall be provided on-site.	BP	Housing																	
2	Written certification of the creation of affordable housing units, any 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																	

3	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	
4	The OSPCD Housing Division shall determine which units shall be inclusionary and at what rate.	CO	Housing	
Construction Impacts				
5	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. This information shall be posted to be easily readable from the public sidewalk along Prospect Street.	During Construction	ISD	
6	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	
7	Construction shall occur from 7:30am – 5:00pm Monday-Friday ONLY. There shall be no construction or construction-related work allowed on the weekends or holidays or after hours. This includes deliveries and finish work.	During Construction	ISD	
8	There shall be no idling of construction vehicles on the site or on surrounding streets.	During construction	ISD/T&P	
9	No parking of construction-related vehicles, including personal vehicles, shall be permitted on Somerville Avenue, Hawkins or Lake Streets unless otherwise authorized by the Parking Division.	During construction	ISD/T&P	
10	Dumpsters shall not be allowed on Somerville Avenue, Hawkins or Lake Street.	Pre- and during construction	ISD/T&P	
Design				
11	Applicant shall provide material samples for siding, trim, windows, and doors to Planning Staff for review and approval prior to the issuance of a building permit.	BP	Plng./ISD	
12	Applicant shall make silicon molds of key architectural trim components as directed by the Planner/Preservation Planner so that casts can be made of these components for installation on the Somerville Avenue façade of the new building	CO	Plng./ISD	
Site				

13	Roughly 7,000+/- square feet on the Lake Street side of the property shall become a publicly-accessible park. The type of park (city-owned, POPS, or other) shall be determined between the City Legal, Public Space & Urban Forestry, and regulatory Planning departments and the Applicant. Under all circumstances, the park shall be 100% publically-accessible and cannot be closed to the public for the sole use of building residents, tenants, or private events. The Applicant and the City shall enter into a legal agreement of terms including, but not limited to access, maintenance, liability, design, construction, materials, etc. Park design shall include public input. Legal, regulatory planning, and public space planning/landscape planners shall all be involved. Park shall be completed in order for CO to be granted.	CO	Plng/Le gal/ISD	
14	All bituminous material and/or cement shall be removed from the site and be replaced with pervious pavers, pea stone or similar. All materials to be used shall be submitted to Planning Staff for their review and approval prior to ordering/installation.	Prior to ordering/inst allation / CO	Plng./IS D	
15	Transformers shall be located inside the building or shall be vaulted. Location of transformers shall be shown on updated construction/site plans submitted to ISD.	BP and CO	Plng/IS D	
16	Garbage and recycling locations shall be clearly indicated on site plans. Storage areas shall be inside of the structure or shall be fully screened from view from both the public way and abutters by an appropriate material reviewed and approved by staff. The location shall not impact any parking, landscaping, or egress.	BP	Plng.	
Engineering				
17	The Applicant must contact the Engineering Department to obtain addresses for all units prior to a building permit being issued.	BP	Eng	
18	The proposed basement finished floor elevation shall not be less than is 1 foot above the Seasonal High Ground Water elevation. The seasonal high ground water elevation shall be determined by a Massachusetts certified soil evaluator and stated on a signed soil test pit log.	BP	Eng.	
19	The Applicant shall complete the Site Plan Review Checklist and supply the information to the Engineering Office. The plans must comply with the City's Stormwater Management Policy.	BP	Eng.	
20	The applicant must comply with the: "Policy for new connections to and modifications to existing connections to the municipal sewer and drainage system stormwater management and infiltration/inflow mitigation." The Applicant shall work with Engineering to meet this condition and provide the required fees/mitigation.	CO	Eng.	
21	The Applicant shall submit a proposed drainage report, stamped by a registered PE in Massachusetts that demonstrates compliance with the City's stormwater policy.	BP	Eng.	
22	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 1 st to April 1 st and there is a list of streets that have additional opening restrictions.	BP	Eng	

23	The Applicant shall work with the Director of Engineering and perform any necessary mitigation, replacement or repair of water mains serving the site.	BP	Director of Engineering	
24	The Applicant shall work with the Director of Engineering to perform any and all investigations, mitigation, replacement, repair, or similar to any and all infrastructure items or systems that fall under the purview of the Engineering Department and are impacted by the project at 346 Somerville Avenue	CO	Director of Engineering	
Miscellaneous				
25	Granting of the applied for use or alteration does <u>not</u> include the provision for short term rental uses, such as AirBnB, VRBO, or the like. Separate approvals are needed for the aforementioned uses.	Perpetual	ISD / Plng.	
26	Trash and recycling shall be stored in or under the building.	Perpetual	ISD	
27	Trash shall be picked up by a private contractor.	Perpetual	ISD	
28	Snow removal shall be undertaken by a private contractor and all shoveled/plowed snow shall be removed from the site.	Perpetual	ISD	
29	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	
30	Gas and electric meters shall not be on the front of the structure. Gas and electric meters may be located on the side of the structure but shall be screened from the street by a hardy, staff approved evergreen planting. Utilities shall not be located adjacent to windows and shall not impact any parking, landscaping, or egress. The provisions of this condition may be waived by staff if the applicant submits a letter from the utility, signed by a utility representative, on utility letterhead, indicating that there is no feasible alternative to placing meters in violation of this condition.	CO	ISD	
31	Electrical conduits on the exterior facades of buildings shall be painted to match the wall material to which they are attached. Conduits are not allowed on the front of any structure.	CO	Plng.	
32	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.	Perpetual	ISD	
33	Notification must be made, within the time period required under applicable regulations, to the Massachusetts Department of Environmental Protection (DEP) if there is any release of oil, hazardous materials, or regulated hazardous substances at the site. The City's OSE office, Fire Department and the Board of Health shall also be notified.	At time of release	OSE/FP/BOH	

34	Any suspected or identified underground fuel tanks on this site must be removed under the supervision of the Fire Prevention Bureau. Permits will be required for these removals.	CO	FP	
35	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/ISD	
36	A Green Line payment of \$2.40 per gross square foot is required due to the proximity of the property to the future Gilman Square Green Line "T" stop.	CO	Director of Mobility/ Plng/ISD	
37	All brick used on all exterior facades of the building area required to be full brick, <i>not</i> think brick.	CO	Plng/ISD	
Public Safety				
38	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP	
39	Per Somerville fire safety regulations, grills, barbecues, chimineas and the like are NOT permitted on decks or porches. This shall be written into condo/rental documents. Proof thereof shall be provided to Planning Staff prior to the issuance of a CO.	CO/Perpetua l	FP/ISD	
40	Outdoor lighting shall comply with the City of Somerville Dark Sky Policy.	CO	Plng.	
41	Indicators shall be installed alerting pedestrians and occupants of the below-building parking area of vehicles entering and existing the site. The indicators installed shall be reviewed by Planning Staff and Traffic & Parking prior to acquisition and installation.	CO	Plng/ISD/ T&P	
42	The applicant shall work with the Director of Mobility (formerly Transportation and Infrastructure) to determine an appropriate warning mechanism to alert approaching pedestrians that vehicles are exiting the loading bay along Somerville Avenue.	CO	Mobility/ Plng/ISD	
43	The applicant shall work with the Director of Mobility (formerly Transportation and Infrastructure) and the Streetscape and Public Space Planner to install a complaint and possibly vaulted sidewalk along the Somerville Avenue and Lake Street frontages of the building	CO	Mobility. Plng/ISD/ Engineeri ng	
44	The applicant shall coordinate the planting of four (4) new street trees, at the Applicants expense, along Somerville Avenue under the direction of the City Arborist	CO	City Arborist/P lng/ISD	
45	The applicant shall coordinate with the Director of Mobility to develop and implement a mobility management plan for residents and commercial tenants of the building in accordance with the Mobility Division's policy for mobility management plans.	CO	Mobility/ Plng/ISD	
Traffic & Parking				

46	<p>This property and all associated addresses are ineligible for Resident Parking Permits (RPP). Any property owner, lessee, renter, or tenant of the property and all associated addresses shall not apply for any Resident Parking Permits from the Somerville Parking Department.</p> <p>This property and all associated address are ineligible for Resident Parking Permits (RPP). Any property owner, lessee, renter, or tenant of the property and all associated addresses shall not apply for any Resident Parking Permits from the Somerville Parking Department. Disabled persons with a handicapped plate or handicapped placard from the Commonwealth of Massachusetts Registry of Motor Vehicles, or other duly authorized agency acting under the authority of the Commonwealth, or residents of an Affordable Dwelling Unit (ADU), with written verification from the Housing Division, may apply to the Traffic Commission for a waiver of this restriction. If the City adopts a more stringent policy, this condition will remain.</p>	BP	Traffic Commission/ISD/T &P	
47	The Property Owner shall inform future buyers, lessees, renters, or tenants that the property and all associated addresses are ineligible for Residential Parking Permits. Notification must be provided using the RPP Restriction Disclosure form.	Pre-marketing of units/Perpetual	ISD/T&P	
48	The Property Owner shall complete and file a RPP Restriction Acknowledgement form as an appendix to a certified copy of this Decision with the Middlesex County Registry of Deeds prior to the issuance of a building permit.	BP	ISD/T&P	
49	The Property Owner shall provide a list of all addresses associated with the property to the Traffic Commission prior to the issuance of any Certificate of Occupancy for the building.	CO	ISD	
Final Sign-Off				
50	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	Zoning Review Planner	
51	The building shall be LEED Silver certifiable. Applicant shall submit signed affidavit by architect showing which points the project could achieve.	CO	Plng	