

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

PLANNING DIVISION

August 28, 2012

Brown Fenollosa Architects Inc.
197 Broadway
Arlington, MA

Dear Mr. Brown:

Your application for a *de minimis* revision to your approved plans at 44 Park St, case number ZBA 2011-83, has been accepted.

The approved revisions are as follows and are shown on the plans SK-23R dated 8/6/12, and A2.0, A2.1, A2.2, A2.3 all dated 7/12/12 with an alteration date of 7/21/12

1. Reduction in the size of the entry canopy along the rear façade to be over main entry door only and associated changes to windows at that elevation.
2. Information about the play area build-out.
3. Transformer/concrete pad and utility hookups at side of building.
4. Eliminate some screening vegetation at property line as there is a stockade fence at that border.
5. 'Teardrop' turn around at side drive to be edged with concrete pavers and mulched.
6. Signage change – lowered logo (figures only) and vinyl banner at 90 degrees to building.
7. Commitment letter outlining the site planting and fencing for the Fall.

As required by SZO §5.3.8, Staff finds that:

1. Changes would not contravene the legal notice, any finding, or condition of the SPGA in the original approval.
2. Changes would not detrimentally impact matters of substance identified in meeting minutes of original hearings.
3. Changes would not alter the character of the development.
4. Changes would be so insignificant as not to be noticeable to persons generally familiar with the original approval.

Additionally Staff find that the changes do not have a significant negative design impact on the property as seen from the public way or adjacent neighboring properties.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
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Based upon the staff report, decision, and audiotape of the meeting to understand what was discussed and how the project was presented, here were the key issues in the case.

- a. There was general discussion and understanding of the upgrades being done to the facade and the need to upgrade the building.
- b. The legal ad noted new windows, doors and a canopy on the site, as well as site improvements.
- c. Concerns expressed by the neighbors were generally limited to issues about the lease arrangement between the owner and applicant, not the plan itself.
- d. Concerns expressed by the ZBA surrounded the site design for parking circulation, pedestrian circulation and ADA accessibility to the entry door.

Regarding the building: The changes that you are proposing to the building will:

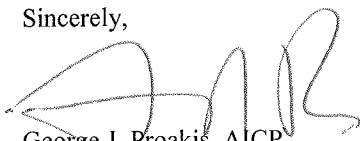
- a. Remove a decorative wood feature applied to the building
- b. Shorten the canopy
- c. Group the windows differently

These changes are at the back of the building where they impact your children, teachers & visitors, but not the public at large. They were not issues raised specifically at the hearing by the staff, neighbors, or ZBA. Therefore, they may be deemed de minimis, approved by staff, and do not need to go back to the ZBA. But, in order for staff to feel comfortable with the final design of these elements, we reviewed the paint color scheme for the siding and retained elements of the site plan, particularly vehicle and pedestrian circulation that was extensively discussed at the meeting. The following items have been retained to keep the intent of the decision in tact.

- a. A different texture and color for the pedestrian connection from the front of the building to the sidewalk remains.
- b. The center 'teardrop island' in the parking lot will remain with pavers and vegetative material that meets the Fire Department's requirement.
- d. A wood fence and gate between play area and HVAC equipment on the side of the building will exist.
- e. The overgrowth by the fence along the entire right side of entry driveway will be removed and replaced with vegetation (vines and stones).
- f. Feedback from the neighbor about proposed vegetation screening along the southeast property line will be submitted.
- g. The berm along the rear of the paved parking area is installed so that vehicles can not leave the paved area.
- h. Loam and seed the dirt area behind the rear of the parking area. (Received letter of commitment for appropriate growing season.

Please bring the attached stamped plans to Inspectional Services so that they may proceed with your application. If you have not done so already, 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 revised plans and the conditions attached to the approval.

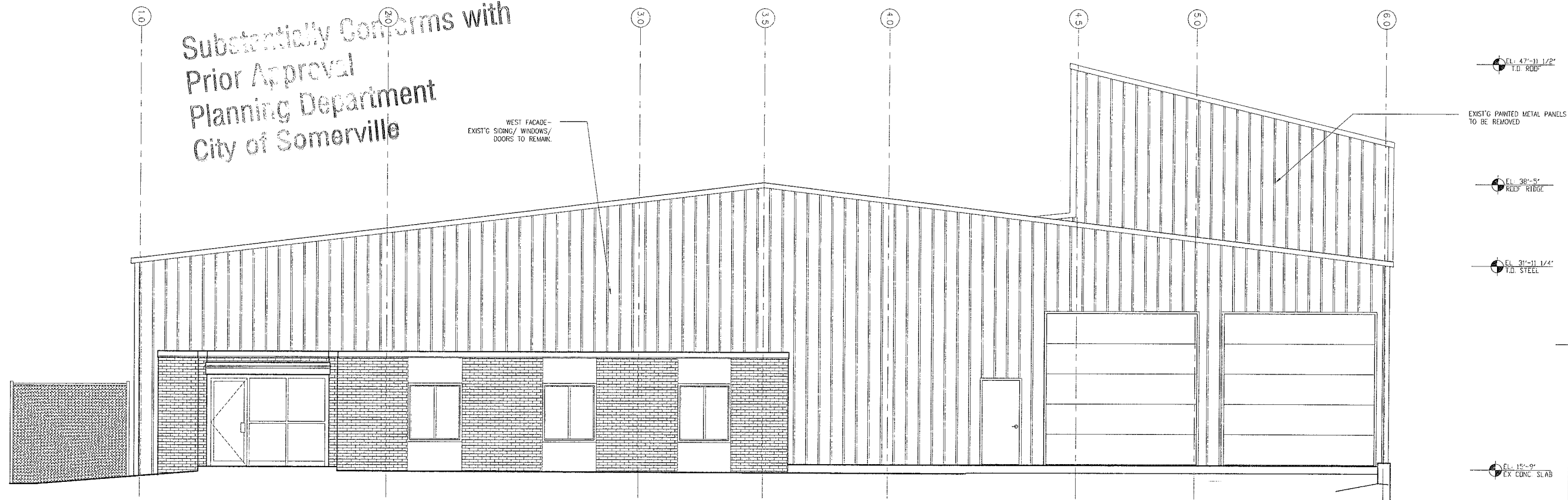
Sincerely,



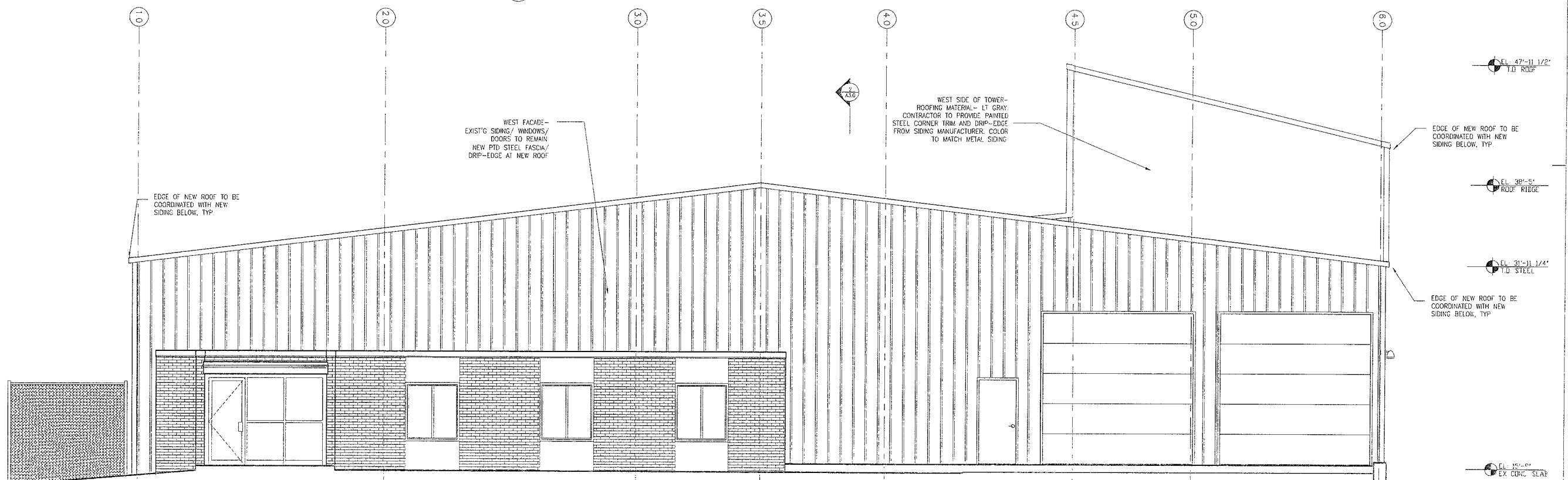
George J. Proakis, AICP
Director of Planning

CC: Inspectional Services Division

Substantially Conforms with
Prior Approval
Planning Department
City of Somerville



1 EXIST'G WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

BIGELOW CO-OP DAYCARE
44 PARK ST., SOMERVILLE MA 02143
BROWN FENOLLOSA ARCHITECTS INC
197 Broadway Arlington MA 02474
P 781.641.9500 info@brownfenollosa.com

Structural Engineer:
Webb Structural Services
670 Main Street
Reading MA 01867
p_781.779.1330
Civil Engineer:
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p_617.776.3350
MEP, Sprinkler, Fire Engineer:
Shekar & Assoc, Inc
775 Pleasant St., #14
East Weymouth, MA 02189
p_781.337.8347

Rev.	Date	Remarks
ALTERNATE SCHEMATIC	07.21.11	
NEIGHBOR MTG	08.24.11	
PROGRESS SET	10.06.11	
SPECIAL PERMIT APP	11.01.11	
DD / PRICING	11.02.11	
DD / REV 1	12.12.11	
DD / REV 2	1.5.12	
PERMIT DWGS / REV 3	1.11.12	
REV 4	4.17.12	
REV 5	4.24.12	
PLANNING SUBMITTAL	7.12.12	

EXIST'G AND
PROPOSED ELEVATIONS
Date: 7.12.12
Scale: AS NOTED
Project Number: BIG
Drawn by: ZB,JF,BW,PC

A2.0

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EXIST'G SIDING-
SINGLE PLY PAINTED METAL
PANELS TO BE REMOVED THIS
ENTIRE FACADE

(4) EXIST'G WINDOWS TO BE
REMOVED

NO WORK THIS
PORTION OF
FACADE

1 EXIST'G SOUTH ELEVATION
SCALE 1/4" = 1'-0"

EL. 47'-11 1/2"
T.O. ROOF

EL. 38'-5"
ROOF RIDGE

EL. 31'-11 1/4"
T.O. STEEL

EL. 15'-9"
EX CONC SLAB

34'-0"

25'-0"

NEW MEMBRANE ROOF- N.I.C.

NEW PTD METAL FASCIA/
DRIP-EDGE- N.I.C.
CONTRACTOR TO COORDINATE
INSTALL AND FINISH W/
SIDING

UPPER SIDING-
CORRUGATED METAL WALL PANELS,
KYNAR 500 "PACIFIC BLUE" COLOR.
CONTRACTOR TO PROVIDE PAINTED
STEEL CORNER TRIM AND DRIP-EDGE
FROM SIDING MANUFACTURER, COLOR
TO MATCH FIELD.

(6) EXTERIOR LIGHTING- WALL
MOUNTED, DIRECTIONAL DOWNLIGHT.
REFER TO RCP FOR DETAILS

WINDOWS-
FELLA IMPERVA FIBERGLASS FIXED/
CASEMENT WINDOW UNIT, LOW-E,
INSULATED GLAZING, PAINTED WOOD
CASING

NEW MEMBRANE ROOF- N.I.C.

NEW PTD METAL FASCIA/
DRIP-EDGE- N.I.C.
CONTRACTOR TO COORDINATE
INSTALL AND FINISH W/
SIDING

SIGNAGE- GRAPHICS/ LOGO
PAINTED ONTO METAL PANEL
AND MOUNTED TO SIDING
WITH CONCEALED FASTENERS

SIGNAGE- FIGURES CUT OUT
AND MOUNTED ON METAL
SIDING AS INDIVIDUAL PIECES.
BANNER WHICH SAYS,
"BIGELOW CO-OP DAYCARE
CENTER" MOUNTED AT 90
DEGREES TO BLDG.

ENTRY CANOPY-
PAINTED STEEL
CHANNEL AT
PERIMETER.
PAINTED STEEL
RECTANGULAR
COLUMNS, ALUM.
DRIP-EDGE.

CONTRACTOR TO INSPECT EXIST'G
FOUNDATION WALL AND PARGE/
FILL/ REPAIR ANY CRACKS AS
REQ'D. PAINTED FINISH.

LOWER SIDING-
PTD HARD-PANEL WITH BATTEN
AT SEAMS. REFER TO WALL
SECTION FOR DETAILS

2 PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"

EL. 47'-11 1/2"
T.O. ROOF

EL. 38'-5"
ROOF RIDGE

EL. 31'-11 1/4"
T.O. STEEL

EL. 25'-8 3/4"
CEILING @ MAIN ENTRY

EL. 16'-0"
FIN. FLOOR

EL. 15'-9"
EX CONC SLAB

EL. 14'-6"
T.O. SIDEWALK

33'-5"

23'-11"

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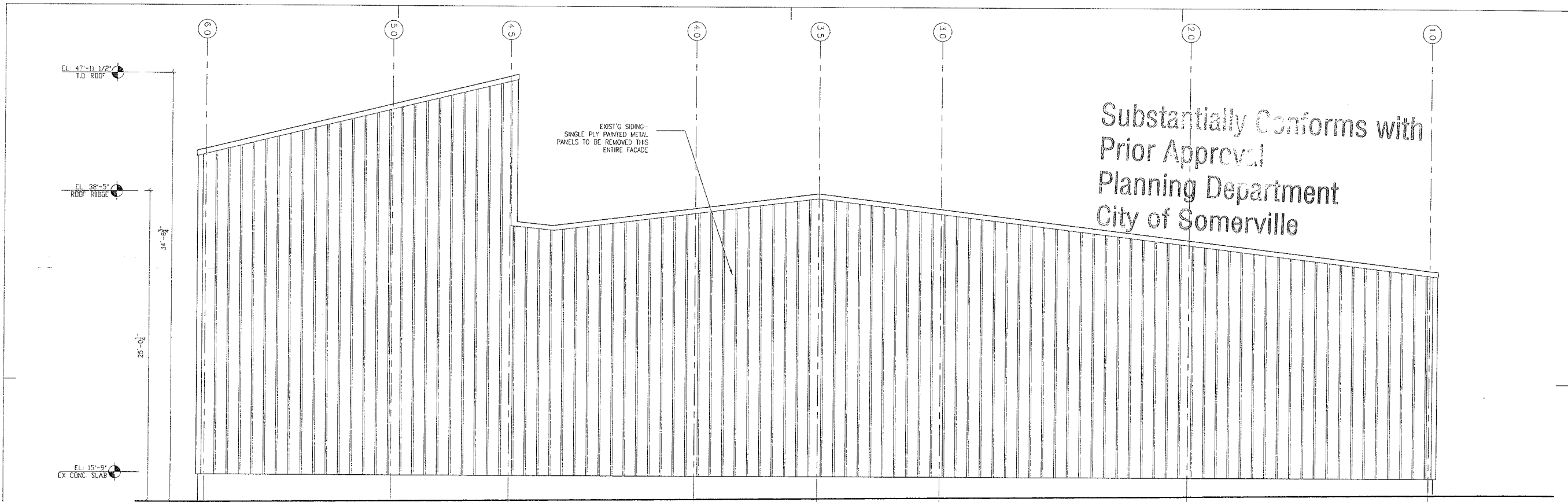
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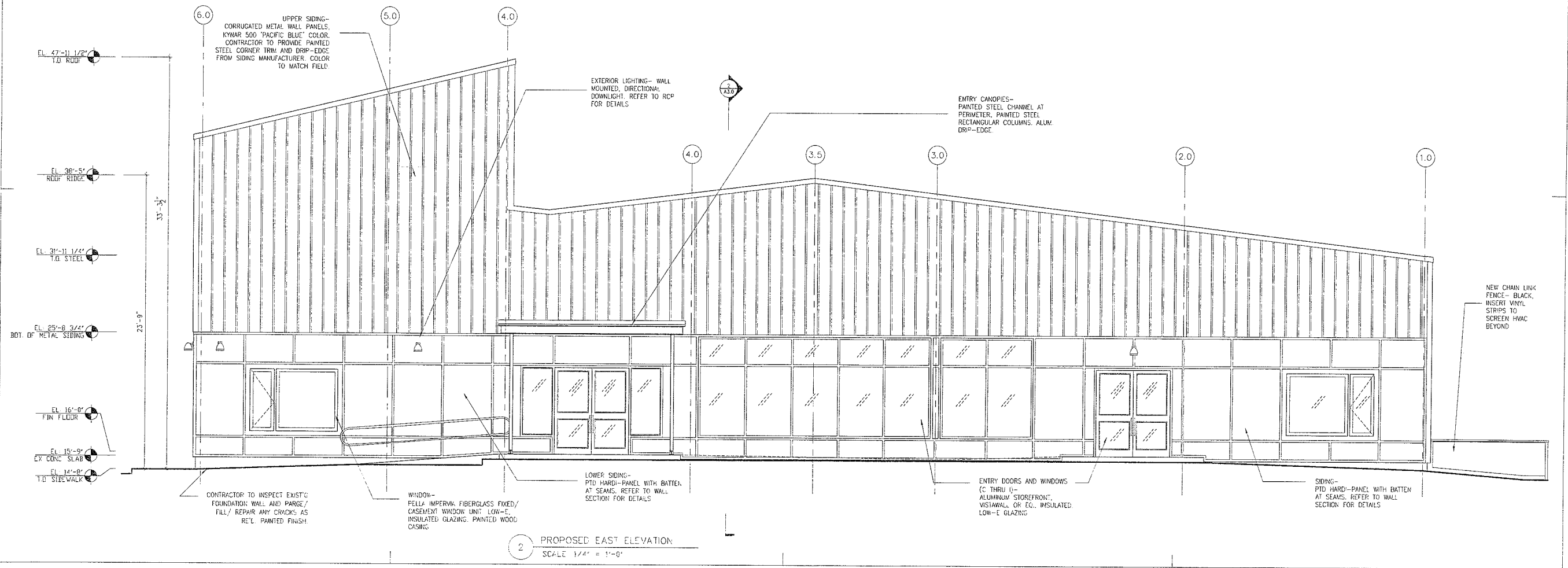
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Drawn by: ZB, JF, BW, PC

A2.1



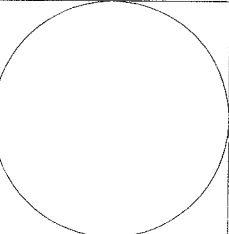
1 EXIST'G EAST ELEVATION
SCALE 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE 1/4" = 1'-0"

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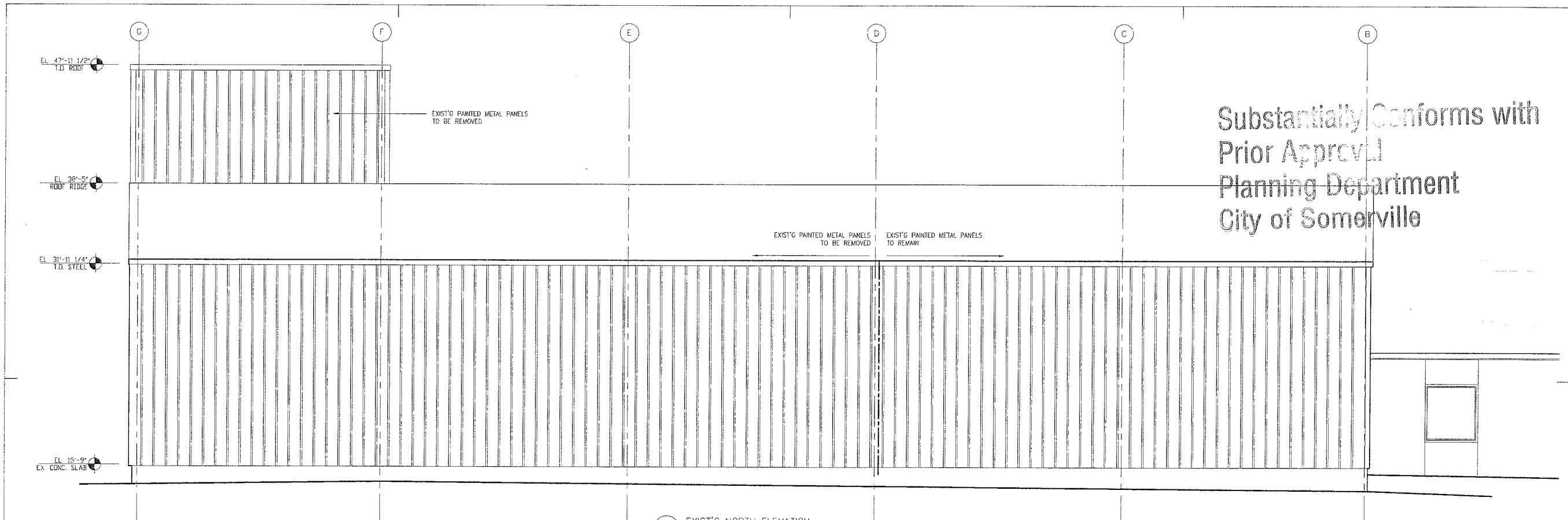
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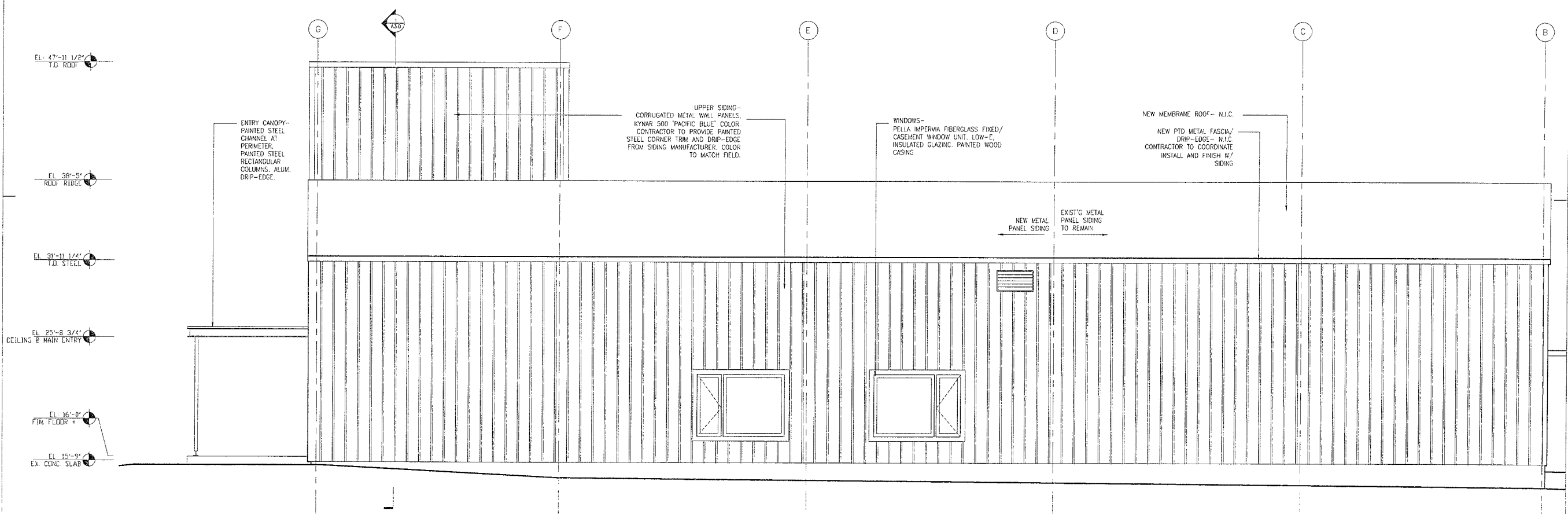
EXIST'G AND PROPOSED ELEVATIONS

Date: 7.12.12
Scale: AS NOTED
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Drawn by: ZB, JF, BW, PC

A2.2



1 EXIST'G NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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A2.3