



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

Memorandum

To: Members of the Zoning Board of Appeals

From: Planning Division, OSPCD

Date: December 5, 2011

**RE: 343, 345, 349, & 351 SUMMER STREET – Additional Recommended Conditions
for the 12-1-11 Update to the Staff Report**

The attached email from the development team has provided additional information with regard to the comments made by the Design Review Committee in the Staff Report dated 12-1-11. Based upon this information, Planning Staff recommends that the attached five (5) additional conditions be added to the Special Permit for the project.

Please see the attached email correspondence from the development team followed by the five (5) additional conditions recommended by Staff.

Adam Duchesneau

From: Jai Singh Khalsa [jkhalsa@tkgeast.com]
Sent: Friday, December 02, 2011 2:47 PM
To: Adam Duchesneau; digirolamolegal@verizon.net; Roberto Arista
Cc: Klarens Karanxha; Jai Singh Khalsa
Subject: RE: 343, 345, 349, and 351 Summer Street - Updated Staff Report

Subsequent to the meeting, additional materials were distributed to the DRC via email and the following comments were submitted back to Planning Staff:

Responses to DRC new comments

a) Access to a trash room is clear on the second and third floors, but in looking at the first floor it seems that there is no access to a trash room. Will first floor occupants need to go down to the basement level to get rid of their trash? The trash room in the basement also seems very small to have a compactor. Please clarify the layout of the basement trash room.

A] A trash compactor that extrudes the trash into plastic liners is proposed to be used. It does fit into the room as designed.

We have used this application on other jobs with great success.

The first floor tenants will have to take the trash to the basement level.

b) Please provide clarification as to the second means of egress from the first floor. If there is a fire at the stairwell, how do Units 2 and 3 egress out to safety? Would they have to do this via the door that leads to the enclosed parking garage and is this allowable by code?

B] The garage area is 'open air' with 50% of its perimeter vented; therefore you can egress thru that area.

Also the current code allows for a '50 foot' dead end corridor; which the placement of units 2 & 3 comply.

c) A small part of the residential portion of the building overlaps into the RA zone. A drawing states that this portion of the building is 2½ stories / 39.5. Is the building height in this area in violation on this small overlap?

C] There was a previously provided analysis elevation that exhibits how the part of the building in the RA zone complies with the definition of a 2 ½ story building.

The height in this area is measured to the midpoint of the mansard as allowed by the zoning ordinance.

d) Will there be gas provided for each unit? If so, will they have 29 individual meters located around the site? If so, where will all of these meters be located? A large bank of 29 gas meters will take a lot of room and will tremendously impact the design.

D] the gas meters will go on the rear wall of the garage. These will not be visible from the neighbor's yard.

e) It appears that drawing A-101 should show an egress door for the corridor located between the parking garage and the Post portion of the building.

E] that is correct there should be an exit door between the post and the garage.

f) Where will the 29 mailboxes be located for residential units?

F]Mail boxes will be located in the front vestibule, recessed into the wall.

g) Where will electrical closets, meters, and associated infrastructure be located?

G]The electrical equipment will be located in the mechanical room of the basement, adjacent to the elevator machine room. The meters will be located on the rear wall of the garage. These will not be visible from the neighbor's yard.

h) Is it possible to have Units 13 and 14 be designated as two bedroom units with the limited window configuration? It seems it would be difficult to accommodate two bedrooms and a living room with access to light and air in these units. It also seems that more windows would be required to be added later on and this would change the elevation and what was approved. It would be beneficial to see the layout of these units.

H] These are to be labeled as one bedroom plus study, not two bedrooms; a labeling error.

Jai Singh Khalsa, NCARB | president

KDI | 17 Ivaloo St. Suite 400 Somerville MA 02143
t 617 591 8682 ext. 201 f 617 591 2086
c 617-869-8682

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From: Adam Duchesneau [mailto:aduchesneau@somervillema.gov]
Sent: Friday, December 02, 2011 1:44 PM
To: digirolamolegal@verizon.net; Roberto Arista; Jai Singh Khalsa
Subject: 343, 345, 349, and 351 Summer Street - Updated Staff Report

Roberto, Rich, and Jai,

Please find attached the UPDATED Planning Staff Report for the Special Permit with Site Plan Review Application at 343, 345, 349, and 351 Summer Street along with the Zoning Board of Appeals Agenda. This report was distributed to the Zoning Board members today, Friday, December 2, 2011, along with the updated plans for the project.

Please attend the Zoning Board of Appeals hearing at 6:00 PM on Wednesday, December 7, 2011 in the Visiting Nurse Association, 3rd Floor Community Room, 259 Lowell Street, Somerville, MA.

Please let me know if you have additional questions. Thanks.

Adam

Adam Duchesneau
Planner
Mayor's Office of Strategic Planning & Community Development
City of Somerville
93 Highland Avenue
Somerville, MA 02143

P: 617-625-6600 x2535
F: 617-625-0722
aduchesneau@somervillema.gov

343, 345, 349, & 351 Summer Street
 Additional Recommended Conditions for the 12-1-11 Update to the Staff Report
 December 5, 2011

#	Condition	Timeframe for Compliance	Verified (initial)	Notes
72	The Applicant shall submit updated project plans to Planning Staff to correct labeling and non-represented doorway errors.	BP	PIng.	
73	Gas and electrical meters for the project shall be installed on the rear wall of the garage.	CO	PIng.	
74	Gas, electrical, or other utility meters for the project shall not be visible from the street.	CO	PIng.	
75	Electrical equipment for the project shall be located in the mechanical room of the basement, adjacent to the elevator machine room.	CO	PIng.	
76	Mailboxes for the residential units shall be located in the front vestibule of the residential portion of the building, recessed into the wall.	CO	PIng.	