



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

*PLANNING DIVISION*

**STAFF**

GEORGE PROAKIS, *PLANNING DIRECTOR*

LORI MASSA, *SENIOR PLANNER*

ADAM DUCHESNEAU, *PLANNER*

DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

**Case #:** ZBA 2011-39

**Date:** June 2, 2011

**Recommendation:** Conditional Approval

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**PLANNING STAFF REPORT**

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**Site: 21 Third Avenue**

**Applicant and Property Owner Name:**

Inner Belt Industrial Center Realty Trust, Devens H. Hamlen Trustee

**Applicant and Property Owner Address:**

c/o Hamlen & Co., Inc., 54 Canal Street, Boston, MA 02114

**Agent Name:** Charles J. McKenzie

**Agent Address:** c/o Hamlen & Co., Inc., 54 Canal Street, Boston, MA 02114

**Alderman:** Bill Roche

Legal Notice: Applicant and Owner, Inner Belt Industrial Center Realty Trust, Devens H. Hamlen Trustee, seeks a Special Permit with Site Plan Review per SZO Section 7.11.11.12.2.b to establish a bus and taxi rental, storage and servicing use greater than 5,000 square feet in an IA zoning district. IA zone. Ward 1.

Zoning District/Ward: IA Zone / Ward 1

Zoning Approval Sought: Special Permit with Site Plan Review under SZO §7.11.11.12.2.b

Date of Application: May 11, 2011

Dates of Public Meeting • Hearing: Zoning Board of Appeals **6/8/11**

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**I. PROJECT DESCRIPTION**

1. Subject Property: The subject property is an approximately 100,000 square foot lot with a 30,750 square foot, one story building on it near the intersection of Inner Belt Road and Third Avenue. The existing building contains 7,826 square feet of office space, 20,284 square feet of parking garage/warehouse space, and two mechanics bays totaling 2,640 square feet. The current use is a yard and storage facilities for a construction company such as a general contractor or landscape contractor. The site was previous used by Verizon (1972 – 2005) and is currently being used by Triumvirate Environmental (2006 – present), an environmental consulting and services firm that specializes in



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hazardous waste management for biotechnology companies. The new occupant of the building will be Partners Healthcare System, Inc. (PHCS), a medical care corporation.

2. Proposal: The Applicant is proposing to make numerous upgrades to the existing building and some site upgrades in order to make the property ready to allow a “bus and taxi rental, storage and servicing” use (Somerville Zoning Ordinance (SZO) §7.11.11.12.2.b) to be situated at the site. In essence, PHCS will be relocating their operations from 121 Inner Belt Road to 21 Third Avenue. The use would include the operation, storage, and dispatch of buses and vans for PHCS, including some accessory vehicle repair and washing (not open to the public) on-site. The current fleet of approximately 75 vehicles is comprised of 34 shuttle buses and 41 vans that serve the transportation needs of PHCS facilities. The facility would be open Monday through Friday from 4:00 AM to midnight and Saturday from 8:00 AM to 7:00 PM. Approximately 119 drivers would be divided among several shifts throughout the day and will park their personal vehicles on-site while they are on shift. An additional 3-5 employees will be located within the building providing dispatch, administrative, and maintenance/cleaning services. The vehicles would leave between 4:45 AM and 8:00 AM on a staggered basis and the vehicles would return between 3:30 PM and 9:00 PM.

3. Nature of Application: This is a property within an IA Industrial District. Since the Applicant is seeking to establish a bus and taxi rental, storage and servicing use greater than 5,000 square feet in an IA zoning district, this requires a special permit with site plan review under SZO §7.11.11.12.2.b.

4. Surrounding Neighborhood: This area is zoned as an IA Industrial District. The neighborhood contains other light industrial uses such as warehouses, factories, buildings for manufacturing, and general office space. Most of the structures in the area are between 1 and 3 stories with flat roofs. There are also two railroad right-of-ways that run through the area (one immediately to the north of the property) and Interstate 93 is just to the east.

5. Impacts of Proposal: There shall be minimal impacts to surrounding area as a result of this new use and there are not any new anticipated negative impacts. The site is currently being used by Triumvirate Environmental, an environmental consulting and services firm that specializes in hazardous waste management for biotechnology companies. Triumvirate is vacating the subject property because they are moving their operations to 191 Inner Belt Road. The use proposed by the Applicant is similar in nature to Triumvirate’s existing use, as well as the other historical uses at the site, including Verizon. The proposed use is also comparable to the abutting use by United Parcel Service and other fleet vehicle operations in the area. The Applicant has stated that the only emissions of the use would be from vehicles entering and exiting the site. Additionally, the Applicant stated that the property has a proper oil, gas, and water separator servicing the garage which will capture any material from entering the public sewer/storm drain system. The separator was inspected and approved by the Massachusetts Water Resources Authority in 2005-2006. The noise and vibrations that the proposed use would generate from vehicles traveling to and from the site is also very similar to the existing use at the property, as well as those in the surrounding area.

The Inner Belt & Brickbottom Districts have long been characterized by isolation - bounded by freeways, railways and a large-scale engine maintenance terminal. However, the Green Line extension project with a proposed station stop located in the northwest corner of this area, along with the potential future “Urban Ring” bus rapid transit route, offers new opportunities to improve access and potentially transform the area into a dynamic transit oriented community. The Green Line extension project also proposes a vehicle maintenance facility yard to be located somewhere in the Inner Belt/Brickbottom area. The ongoing Inner Belt Planning Study will lead to the development of a comprehensive Area Plan that will lay out a plan for future development including preferred land use alternatives, recommended transportation and

infrastructure improvements, roadway alignment, and streetscape design. While this type of proposed use is not what OSPCD expects for the long-term in the Inner Belt area, Staff feels it is valid to approve this use at this point in time as it will take time for the market to fill up the Inner Belt area. This proposed use can work as a compatible neighbor until such time as the MBTA and Community Path expansion spur redevelopment of this site and adjacent sites with new more intense commercial and mixed-use development.

6. Green Building Practices: The Applicant has indicated that various upgrades to the building's electrical and plumbing supply are aimed to improve service, safety and energy conservation. The Applicant submitted a work list and improvement memo for the site laying out these items which includes replacing the broken natural gas fired heaters with new ones, replacing corroded roof ducts, replacing air filters, insulating domestic hot and cold water piping, and testing the floor drains serving the vehicle storage bays to ensure that they are clear and in fact lead to the exterior interceptor.

7. Comments:

*Fire Prevention*: Have been notified but have not provided comments at this time.

*Ward Alderman*: Alderman Roche has been notified but has not provided comments at this time.

*Historic Preservation*: Have been notified but have not provided comments at this time.

*Traffic & Parking*: Submitted in an email to Planning Staff that stated "The applicant seeks to establish a bus and taxi rental, storage and servicing use in an IA zoning district. The applicant has hired a professional Traffic/Transportation Consulting Firm, Fort Hill Infrastructure to prepare a Traffic Memorandum. This consulting firm has submitted a well prepared professional report. In essence the applicant will be relocating their facilities from 121 Inner Belt Road to 21 Third Avenue. Third Avenue and Inner Belt Drive are located within the same business park. The vehicles (buses and vans) of the applicant will be housed inside the existing building and/or securely fenced yard of 21 Third Avenue. The submitted Traffic Memorandum clearly demonstrates that the change of location will not only have no adverse impact in the business park but will render an improvement for this neighborhood in terms of reduced vehicle miles traveled. Traffic and Parking concurs with this analysis. Traffic and Parking has no objection to this application."

*Lights & Lines*: Have been notified but have not provided comments at this time.

*Housing*: Have been notified but have not provided comments at this time.

*Conservation Commission*: Have been notified but have not provided comments at this time.

*Engineering*: Have been notified but have not provided comments at this time.



Existing Conditions



Existing Conditions

## II. FINDINGS FOR SPECIAL PERMIT with SITE PLAN REVIEW (SZO §5.2):

In order to grant a special permit with site plan review, the SPGA must make certain findings and determinations as outlined in §5.2.5 of the SZO. This section of the report goes through §5.2.5 in detail.

1. Information Supplied: The Staff finds that the information provided by the Applicant conforms to the requirements of §5.2.3 of the SZO and allows for a comprehensive analysis of the project.

2. Compliance with Standards: The Applicant must comply “with such criteria or standards as may be set forth in this Ordinance which refer to the granting of the requested special permit with site plan review.”

In considering a special permit under §7.11.11.12.2.b of the SZO, Staff find that the use proposed would not be substantially more detrimental to the neighborhood than the existing use.

3. Purpose of District: The Applicant has to ensure that the project "is consistent with the intent of the specific zoning district as specified in Article 6”.

The proposal is consistent with the purpose of the district, 6.1.8. IA - Industrial Districts which is, “To establish and preserve areas for industrial and related uses which are not incompatible with commercial uses; uses which are most appropriately located as neighbors of industrial uses including living and studio space for artists; and uses which are necessary to service the immediate needs of industrial establishments in those areas, and accessory uses to industrial uses such as day care centers, cafeterias, health facilities, and the like.”

4. Site and Area Compatibility: The Applicant has to ensure that the project “(i)s designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the surrounding area, and that the scale, massing and detailing of the buildings are compatible with those prevalent in the surrounding area”.

The proposed use would be compatible with the surrounding commercial and industrial uses. The changes to the exterior of the building would include the repair of the wall on the east elevation where the canopy was removed, the replacing of three doors and frames that are rusted, the painting of all eight exterior personal doors and the overhead doors, replacing corroded roof ducts, priming and painting all window security grilles, and replacing the roof covering the office area. The site changes would include the repair of all paved surfaces at the site, seal coating and repairing the parking lot and driveways, the removal of skids and all drums, and the replacing of the fencing and barbed wire on the north side of the property.

Staff feels that this project can coexist with an improved Inner Belt area, but the hope is that the use will transition at some point in the future. In the long-term, the Green Line extension project, along with the potential future “Urban Ring” bus rapid transit route and the expansion of the Community Path will offer new opportunities to improve access and potentially transform the area into a dynamic transit oriented community. The ongoing Inner Belt Planning Study will create a clear vision for the area together with appropriate land use policies and targeted public investment to help to reduce barriers in the area, improve roadway connections, and increase the area’s economic viability.

5. Functional Design: The project must meet “accepted standards and criteria for the functional design of facilities, structures, and site construction.”

The site would meet standards for a functional design. The parking spaces will be reorganized to allow for storage of all vehicles inside, at the rear, and on the east side of the building. There will still be ample room on both sides of the building for vehicles to enter and exit the site and to maneuver to the rear of the property.

6. Impact on Public Systems: The project will “not create adverse impacts on the public services and facilities serving the development, such as the sanitary sewer system, the storm drainage system, the public water supply, the recreational system, the street system for vehicular traffic, and the sidewalks and footpaths for pedestrian traffic.”

The renovated structure will not have an adverse impact on the public services and facilities serving the development. The proposed bus and taxi rental, storage and servicing use is likely similar to that of the existing office, yard and storage facilities use in terms of vehicular and pedestrian trips to the site. There are already public utilities serving the subject property and there will be no need to increase their capacity to serve the new use. The Applicant stated that the property has a proper oil, gas, and water separator servicing the garage which will capture any material from entering the public sewer/storm drain system. The separator was inspected and approved by the Massachusetts Water Resources Authority in 2005-2006. Furthermore, the Applicant also indicated that various upgrades to the building’s electrical and plumbing supply are aimed to improve service, safety and energy conservation. The Applicant submitted a work list and improvement memo for the site laying out these items which includes replacing the broken natural gas fired heaters with new ones, replacing corroded roof ducts, replacing air filters, insulating domestic hot and cold water piping, and testing the floor drains serving the vehicle storage bays to ensure that they are clear and in fact lead to the exterior interceptor.

7. Environmental Impacts: “The proposed use, structure or activity will not constitute an adverse impact on the surrounding area resulting from: 1) excessive noise, level of illumination, glare, dust, smoke, or vibration which are higher than levels now experienced from uses permitted in the surrounding area; 2) emission of noxious or hazardous materials or substances; 3) pollution of water ways or ground water; or 4) transmission of signals that interfere with radio or television reception.”

The proposed use of the site is consistent with industrial uses that are already occurring in the surrounding area. The Applicant stated that the property has a proper oil, gas, and water separator servicing the garage which will capture any material from entering the public sewer/storm drain system. Excessive noise, level of illumination, glare, dust, smoke, and vibration are not anticipated to be higher than levels now emitted.

8. Consistency with Purposes: “Is consistent with: 1) the purposes of this Ordinance, particularly those set forth in Article 1 and Article 5; and 2) the purposes, provisions, and specific objectives applicable to the requested special permit with site plan review which may be set forth elsewhere in this Ordinance, such as, but not limited to, those at the beginning of the various sections.”

The proposal is consistent with the general purposes of the Ordinance as set forth under §1.2, which includes, but is not limited to conserving “the value of land and buildings; to adequately protect the natural environment; and to encourage the most appropriate use of land throughout the City.”

9. Preservation of Landform and Open Space: The Applicant has to ensure that “the existing land form is preserved in its natural state, insofar as practicable, by minimizing grading and the erosion or stripping of steep slopes, and by maintaining man-made features that enhance the land form, such as stone walls, with minimal alteration or disruption. In addition, all open spaces should be designed and planted to enhance the attractiveness of the neighborhood. Whenever possible, the development parcel should be laid out so that some of the landscaped areas are visible to the neighborhood.”

There is currently minimal landscaping on the site, along the lines of 4.56 percent of the total lot area. Most of this landscaping is concentrated along Third Avenue at the front of the site. The Applicant is not proposing to make any additions or reductions with regard to the amount of landscaping at the site.

10. Relation of Buildings to Environment: The Applicant must ensure that “buildings are: 1) located harmoniously with the land form, vegetation and other natural features of the site; 2) compatible in scale, design and use with those buildings and designs which are visually related to the development site; 3) effectively located for solar and wind orientation for energy conservation; and 4) advantageously located for views from the building while minimizing the intrusion on views from other buildings.”

The existing building will be reused and the Applicant is proposing no external changes to the existing structure with regard to height, form, or scale. The only alterations to the existing structure the Applicant is proposing are replacements, upgrades, and repairs of existing features of the building. These would include the repair of the wall on the east elevation where the canopy was removed, the replacing of three doors and frames that are rusted, the painting of all eight exterior personal doors and the overhead doors, replacing corroded roof ducts, priming and painting all window security grilles, and replacing the roof covering the office area.

11. Stormwater Drainage: The Applicant must demonstrate that “special attention has been given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Storm water shall be removed from all roofs, canopies, and powered area, and routed through a well-engineered system designed with appropriate storm water management techniques. Skimming devices, oil, and grease traps, and similar facilities at the collection or discharge points for paved surface runoff should be used, to retain oils, greases, and particles. Surface water on all paved areas shall be collected and/or routed so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved area. In larger developments, where practical, the routing of runoff through sheet flow, swales or other means increasing filtration and percolation is strongly encouraged, as is use of retention or detention ponds. In instances of below grade parking (such as garages) or low lying areas prone to flooding, installation of pumps or other devices to prevent backflow through drains or catch basins may be required.”

The Applicant is not proposing to make any changes with regard to site surface drainage or the removal of surface water. The property contains a grease/oil trap as well as a proper oil, gas, and water separator servicing the garage which will capture any material from entering the public sewer/storm drain system. No adverse stormwater drainage impacts are anticipated from the proposal.

12. Historic or Architectural Significance: The project must be designed “with respect to Somerville’s heritage, any action detrimental to historic structures and their architectural elements shall be discouraged insofar as is practicable, whether those structures exist on the development parcel or on adjacent properties. If there is any removal, substantial alteration or other action detrimental to buildings of historic or architectural significance, these should be minimized and new uses or the erection of new buildings should be compatible with the buildings or places of historic or architectural significance on the development parcel or on adjacent properties.”

The existing structure is not of historical significance and the proposed renovations to the structure and the site improvements will not be a detriment to the surrounding neighborhood.

13. Enhancement of Appearance: The Applicant must demonstrate that “the natural character and appearance of the City is enhanced. Awareness of the existence of a development, particularly a non

residential development or a higher density residential development, should be minimized by screening views of the development from nearby streets, residential neighborhoods of City property by the effective use of existing land forms, or alteration thereto, such as berms, and by existing vegetation or supplemental planting.”

The Applicant is proposing to make numerous upgrades to the existing structure and the on-site conditions which will help to improve the property. The changes to the exterior of the building would include the repair of the wall on the east elevation where the canopy was removed, the replacing of three doors and frames that are rusted, the painting of all eight exterior personal doors and the overhead doors, replacing corroded roof ducts, priming and painting all window security grilles, and replacing the roof covering the office area. The site changes would include the repair of all paved surfaces at the site, seal coating and repairing the parking lot and driveways, the removal of skids and all drums, and replacing the fencing and barbed wire on the north side of the property.

14. Lighting: With respect to lighting, the Applicant must ensure that “all exterior spaces and interior public and semi-public spaces shall be adequately lit and designed as much as possible to allow for surveillance by neighbors and passersby.”

Lighting at the site is currently adequate with ten exterior light poles at the site. However, Staff has included a condition that, to the extent possible, all exterior lighting must be confined to the subject property, cast light downward and must not intrude, interfere or spill onto neighboring properties or the night sky.

15. Emergency Access: The Applicant must ensure that “there is easy access to buildings, and the grounds adjoining them, for operations by fire, police, medical and other emergency personnel and equipment.”

There is sufficient access for emergency vehicles from paved areas on all four sides of the building of the building. Staff has not received any comments or concerns from Fire Prevention at this time.

16. Location of Access: The Applicant must ensure that “the location of intersections of access drives with the City arterial or collector streets minimizes traffic congestion.”

PHCS will be relocating their facilities from 121 Inner Belt Road to 21 Third Avenue. Third Avenue and Inner Belt Drive are located within the same business park. The vehicles (buses and vans) of PHCS will be housed inside the existing building and/or the securely fenced yard of 21 Third Avenue. The submitted Traffic Memorandum clearly demonstrates that the change of location will not only have no adverse impact in the business park, but will render an improvement for this neighborhood in terms of reduced vehicle miles traveled. Traffic and Parking concurs with this analysis. Traffic and Parking has no objection to this application. The site has two curb cuts and access points for vehicles along Third Avenue. These two access points could both be used to reach the rear area of the property where the majority of the PHCS vehicles will be stored.

17. Utility Service: The Applicant must ensure that “electric, telephone, cable TV and other such lines and equipment are placed underground from the source or connection, or are effectively screened from public view.”

The Applicant is not proposing to install any new utilities at the subject property.



18. Prevention of Adverse Impacts: The Applicant must demonstrate that “provisions have been made to prevent or minimize any detrimental effect on adjoining premises, and the general neighborhood, including, (1) minimizing any adverse impact from new hard surface ground cover, or machinery which emits heat, vapor, light or fumes; and (2) preventing adverse impacts to light, air and noise, wind and temperature levels in the immediate vicinity of the proposed development;”

There is currently minimal landscaping on the site, along the lines of 4.56 percent of the total lot area. Most of this landscaping is concentrated along Third Avenue at the front of the site. The Applicant is not proposing to make any additions or reductions with regard to the amount of landscaping at the site. The proposed use will not include machinery which emits heat, vapor, light or fumes in excess of what is already occurring in the area. Excessive noise, level of illumination, glare, dust, smoke, and vibration are not anticipated to be higher than levels now emitted and will be typical of the other industrial uses currently in the neighborhood.

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 sign design for the building was not submitted as part of this application. Any proposed sign must comply with the SZO regulations.

20. Screening of Service Facilities: The Applicant must ensure that “exposed transformers and other machinery, storage, service and truck loading areas, dumpsters, utility buildings, and similar structures shall be effectively screened by plantings or other screening methods so that they are not directly visible from either the proposed development or the surrounding properties.”

The site plan does not contain a dumpster or transformer. Planning Staff recommends including conditions to require these utilities to be screened if they are located outside the building and has included conditions pertaining to these items.

21. Screening of Parking: Vehicles parked on the site will either be located inside the existing structure, behind the existing structure, or on the east side of the building according to the proposed parking plan. The existing building, along with the close proximity of the structures on the lots to either side of the subject property, will act to shield these vehicles from the Third Avenue right-of-way. Additionally, the rear of the property backs up onto the railroad right-of-way and this portion of the rail tracks are elevated by a large berm. This berm would block all views of the rear parking area from the north.

### III. RECOMMENDATION

#### Special Permit with Site Plan Review under §7.11.11.12.2.b

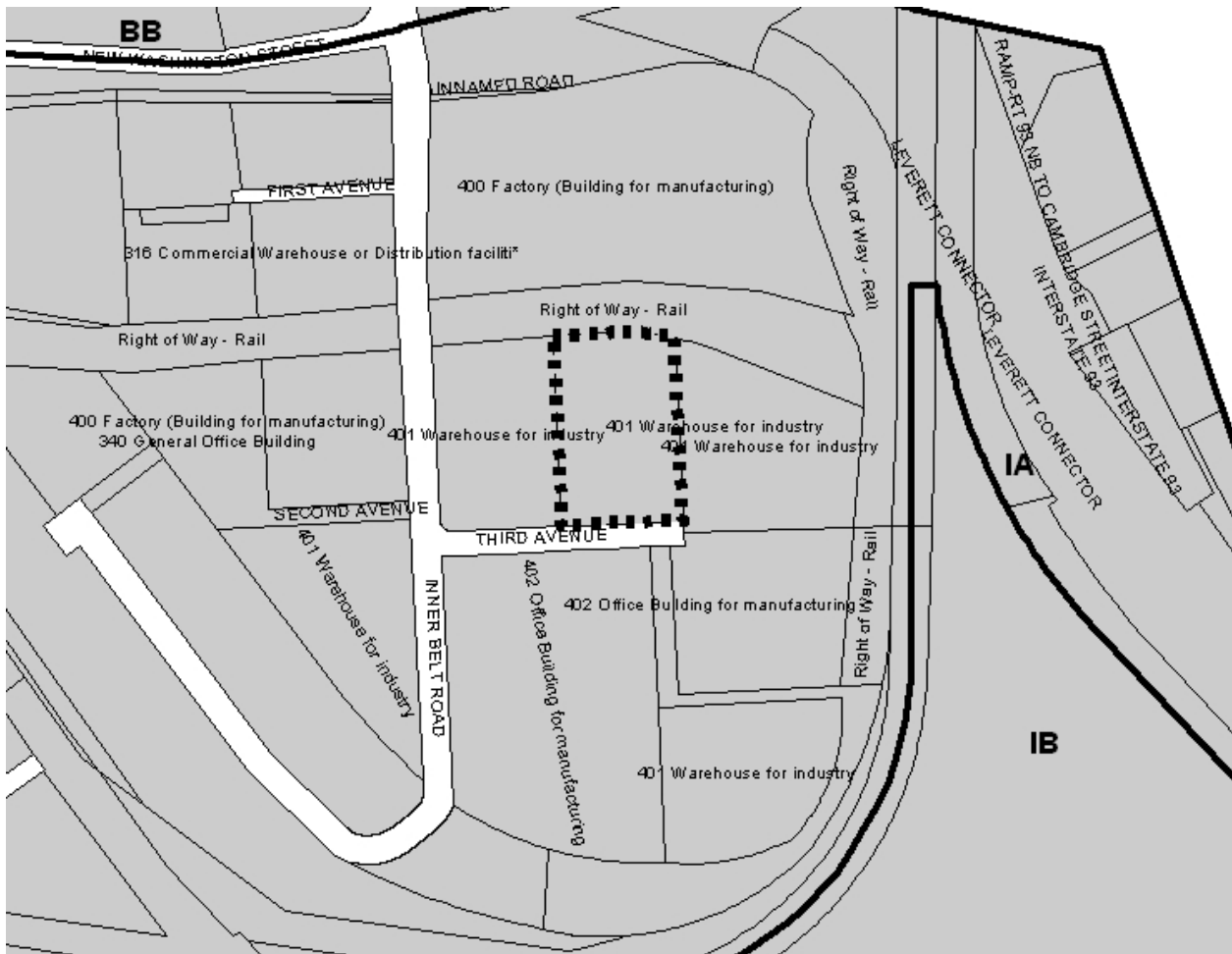
Based on the above findings and subject to the following conditions, the Planning Staff recommends **CONDITIONAL APPROVAL** of the requested **SPECIAL PERMIT with SITE PLAN REVIEW**.

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	<p>Approval is to establish a bus and taxi rental, storage and servicing use greater than 5,000 square feet in an IA zoning district. This approval is based upon the following application materials and the plans submitted by the Applicant:</p> <table border="1"> <thead> <tr> <th>Date (Stamp Date)</th> <th>Submission</th> </tr> </thead> <tbody> <tr> <td>(May 11, 2011)</td> <td>Initial application submitted to the City Clerk's Office</td> </tr> <tr> <td>December 21, 2004 (May 19, 2011)</td> <td>Plot Plan</td> </tr> <tr> <td>June 2, 2011 (June 2, 2011)</td> <td>Partners Bus Facility Parking Plan</td> </tr> </tbody> </table> <p>Any changes to the approved site plan or use that are not <i>de minimis</i> must receive SPGA approval.</p>	Date (Stamp Date)	Submission	(May 11, 2011)	Initial application submitted to the City Clerk's Office	December 21, 2004 (May 19, 2011)	Plot Plan	June 2, 2011 (June 2, 2011)	Partners Bus Facility Parking Plan	CO / BP	Plng.	
Date (Stamp Date)	Submission											
(May 11, 2011)	Initial application submitted to the City Clerk's Office											
December 21, 2004 (May 19, 2011)	Plot Plan											
June 2, 2011 (June 2, 2011)	Partners Bus Facility Parking Plan											
2	The property shall get final approval for fire protection systems.	CO	FP									
3	The Applicant shall complete the 36 items listed in the Landlord Work List and Improvement Memorandum that was submitted to Planning Staff with a stamp date of May 31, 2011.	CO	Plng.									
4	To the extent possible, all exterior lighting must be confined to the subject property, cast light downward and must not intrude, interfere or spill onto neighboring properties or the night sky.	CO	Plng.									
5	Any transformers should be located as not to impact the landscaped area and shall be fully screened. Transformer screening shall be indicated on an updated site plan or landscape plan and submitted to Planning Staff for review and approval.	CO	Plng.									
6	If a dumpster is required and it is to be located outside of the existing structure, the Applicant will screen the dumpster with fencing or landscaping that blocks any view of the dumpster itself. Dumpster screening shall be indicated on an updated site plan or landscape plan and submitted to Planning Staff for review and approval.	CO	Plng.									
7	The Applicant shall use either 'inverted-u' or 'post and ring' style bicycle racks in the secured bicycle parking area.	CO	Plng.									

8	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.	Cont.	ISD	
9	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.	



21 Third Avenue

2011 MAY 31 AM 8:56

Inner Belt Industrial Center Realty Trust  
Memo to accompany special permit application for  
21 Third Avenue, Somerville, MA  
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Landlord's work list and improvement memo

Site

1. Remove skids and all drums.
2. Repair all paved surfaces including the area around the abandoned hydraulic lift
3. Seal coat and repair parking lot and driveways.
4. Replace fencing and barbed wire on the north side of the property.
5. Replace roof, covering the office area.

Envelope

6. Where CMU is cracked at the rear of the higher service bay clean out cracks and caulk
7. Caulk all expansion Joints.
8. Repair the exterior wall on the East elevation where canopy was removed.
9. Replace 3 Doors/Frames that are rusted.
10. Paint all eight exterior personal doors.
11. Paint the overhead doors.
12. Prepare, prime and paint all window security grilles.

HVAC

13. Landlord will replace broken natural gas fired heaters with new and deliver others in good working order
14. Repair or replace the two existing upblast fans and interlock them with the carbon monoxide detection systems. Provide a manual summer switch to remove heat from the Vehicle bays.
15. Replace corroded roof ducts
16. Clean HVAC ducts
17. Demonstrate that the CO exhaust system in the service bay works.
18. Replace air filters.
19. Test and balance the two HVAC systems to demonstrate that there is proper outside air being delivered.

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Memo to accompany special permit application for  
21 Third Avenue, Somerville, MA  
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Landlord's work list and improvement memo-Continued

Plumbing

27. Paint gas piping on roof
28. Add hot water recirculation system to conserve water.
29. Test the floor drains serving vehicle storage bays to ensure that they are clear and in fact lead to the exterior interceptor.
30. Insulate domestic hot and cold water piping

Electrical

31. Determine the capacity in amperes and the voltage of the incoming electrical service.
32. Replace the Federal Pacific gear and other mislabeled panels with new, properly sized and labeled gear.
33. Close all electrical distribution panels, junction boxes and raceways.
34. Relamp all interior and exterior fixtures for a uniform look.
35. Demonstrate that all existing battery operated fixtures function.
36. Test the fire alarm