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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION

TO: Zoning Board of Appeals
FROM: Planning Staff
DATE: August 14, 2014
RE: 3 Cameron Avenue

The Applicant submitted a landscape plan on August 13, 2014. An additional street tree is proposed along Cameron Avenue. However, this tree would be crowded by two existing mature street trees in front of 3 and 5 Cameron Avenue. A condition of this report is that the Applicant will work with the Superintendent of Highways to provide a street tree in the vicinity of the project.

Staff asked for additional changes to the architectural plans in the case of a conditional approval.
- Maintain a higher foundation line of the house. This is in order to maintain a typical Somerville 2 ½ story home which has a 3 or 4' foundation. This design will lessen the appearance of the height of the structure.
- Remove the basement windows on the front elevation and relocate on other facades. Windows on the front façade will make the structure appear like a 3 ½ story home which is not allowed in the district.
- Label all materials including proposed siding of the building.
- Screen below the front porch.
- On the left elevation, window types 2 & 4 should be aligned. On the same elevation, window types 7, 7, & 4 should be aligned vertically.

The drawings were not edited to reflect the requested changes, they are proposed as conditions below.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes
1	Approval is for a Special Permit per SZO §4.4.1 to alter a nonconforming structure to add rear decks, increase the height of the structure, and window alterations and §9.13 for parking relief. This approval is based upon the following application materials and the plans submitted by the Applicant: 	Date (Stamp Date)	Submission
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June 12, 2014	Initial application submitted to the City Clerk's Office
June 11, 2014	Modified plans submitted to OSPCD (A0.0 Cover, EC1.0 Existing Basement Plan, S1.0, Foundation Plan & Detail, A1.0 Proposed Plans, A1.1 Proposed Plans & Door Schedule, A2.0 Proposed Elevations & Window Schedule, A2.1 Proposed Elevations,)
June 12, 2014	Modified plans submitted to OSPCD (Plot Plan)
August 13, 2014	Modified plans submitted to OSPCD (Landscaped Plan) | Any changes to the approved plan or elevations that are not *de minimis* must receive SPGA approval.	BP/CO	ISD/ Plng.	
Pre-Construction				
2	The Applicant will be required to demonstrate that the updated project plans meet the current City of Somerville stormwater policy. Utility, grading, and drainage plans/reports must be submitted to the Engineering Department for review and approval.	BP	Eng.	
Construction Impacts				
3	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	
4	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	
Design				

5	The Applicant shall reside the home with wood shingles/ siding or fiber cement siding. Final materials samples for siding, trim, windows, and doors shall be submitted to Planning Staff for review and approval prior to construction. No vinyl siding shall be permitted.	BP	Plng	
6	A foundation line of 3-4' shall be designed. Applicant will submit elevations to Planning Staff for review and approval.	BP	Plng.	
7	There shall be no basement windows on the front elevation. Revised elevations incorporating basement windows shall be submitted to Planning Staff for review and approval.	BP	Plng.	
8	Applicant shall screen underneath the porch with lattice or similar materials.	BP	Plng.	
9	On the left elevation, window types 2 & 4 should be aligned. On the same elevation, window types 7, 7, & 4 shall be aligned vertically.	BP	Plng	
10	The ceiling height of the basement shall not be more 5' above the average finished grade abutting the building.	CO	Plng	
Site				
11	Landscaping should be installed and maintained in compliance with the American Nurserymen's Association Standards.	Perpetual	Plng. / ISD	
12	The Applicant shall work with the Director of Highways to install a street tree in the vicinity of the project.	CO	Dir of Hwy/ Plng	
Miscellaneous				
13	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	
Public Safety				
14	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP	
Final Sign-Off				
15	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.	