



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

Case #: ZBA 2014-56 (re-opened)
Date: ~~October 7, 2015~~ October 21, 2015
Recommendation: ~~Denial~~
Conditional Approval

PLANNING STAFF REPORT

Site: 204 Morrison Avenue

Applicant & Owner Name: Ronald & Linde Dynneson

Applicant & Owner Address: 221 Morrison Avenue, Somerville, MA 02144

Alderman: Rebekah L. Gerwitz

Legal Notice: Applicants and Owners, Ronald and Linde Dynneson, seek a revision, SZO §5.3.8 to case ZBA 2014-56 to increase the amount of impervious area originally approved for the project. The original approval was for a Special Permit with Design Review under SZO §7.11.3.g for a change in use to a Historic Bed and Breakfast. The Applicants also received a Special Permit under SZO §4.4.1 to alter a non-conforming structure, which included the addition of dormers and an enlargement of the existing rear addition. RA zone. Ward 6.

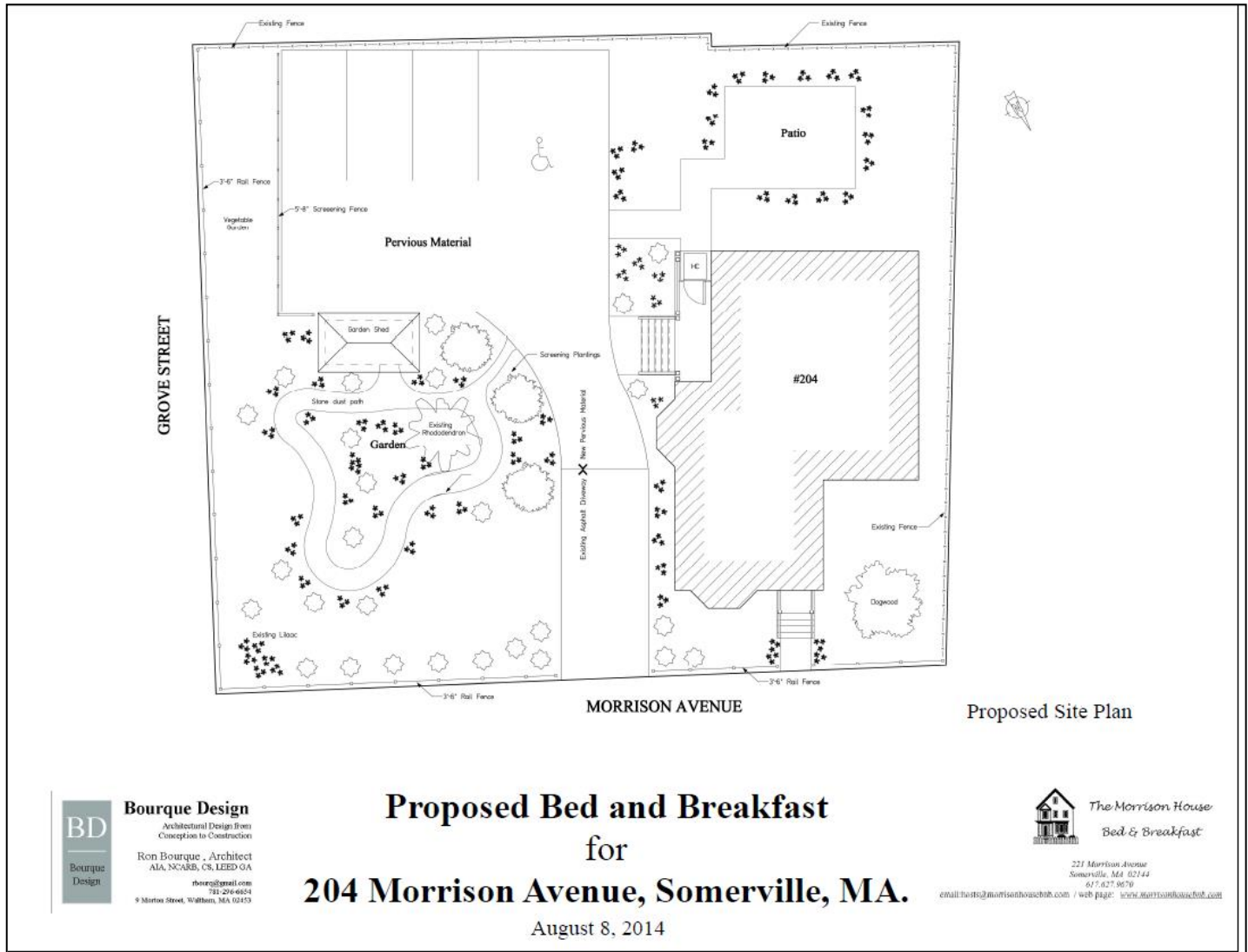
Dates of Public Hearing: **Wednesday, October 7, 2015**

I. PROJECT DESCRIPTION

Subject Property: The subject parcel is 9,115 square feet and is comprised of a 2 ½ story dwelling that is currently undergoing renovations, including a rear addition. This property was designated as a single-structure Local Historic District (LHD) in 2014 in order to be converted into a bed and breakfast under Somerville's Historic Bed & Breakfast ordinance. In 2014 the ZBA approved the changes to the structure and lot as shown in **Fig. 1** below. ~~The original ZBA approval is attached as is the Staff report for the 2014 ZBA case hearing. The Historic Preservation Commission (HPC) also approved the proposed site plans and building changes in 2014 as part of case HPC 2015.060.~~ The 2014 ZBA approval was provided to the ZBA as part of their packet for the October 7, 2015 hearing.

The Applicant is now seeking to have the 2014 ZBA decision amended as it pertains to the amount of pervious and impervious area covering the property.

Fig. 1 - 2014 Approved site plans



Proposal: The Applicants propose to amend their site plans such that the pervious area for parking and a portion of the driveway through to the front line of the side stairs be changed to impervious area. A drywell would be installed in the parking area. (The Applicants initially proposed that pavers be used on a smaller area of the driveway. See **Fig. 2** below. After consultation with the HPC, the Applicants came up with their current proposal (see *Historic Preservation Commission* and corresponding **Fig. 3** below).

Revised Proposal: Since the October 7, 2015, ZBA hearing, the Applicants have submitted a new proposal to address the concerns of Planning Staff and the ZBA. See **Fig. A** immediately below this explanatory text. The Applicants propose to increase the pervious paver area to coincide with the ZBA's

request on October 7, 2015, to be flush with the rear line of the porch stairs located on the right side of the driveway. This will "square off" the paver area and will be completed forthwith. The Applicants propose to pave the handicapped parking space and the walkway from this space to the handicapped entry and to the patio with asphalt. This will be done forthwith.

The Applicants propose to leave the remaining 3 parking spaces and the patio area as gravel until spring, 2016. In the spring, the Applicants propose to complete the patio area with pavers as originally approved by under the 2014 Special Permit. The Applicants propose to either leave the remaining 3 parking spaces as gravel after Spring, 2016 or cover the spaces with pavers.

Fig. A – This image immediately below reflects the proposed changes to the pervious and impervious areas of the parcel submitted by the Applicants on October 13, 2015.

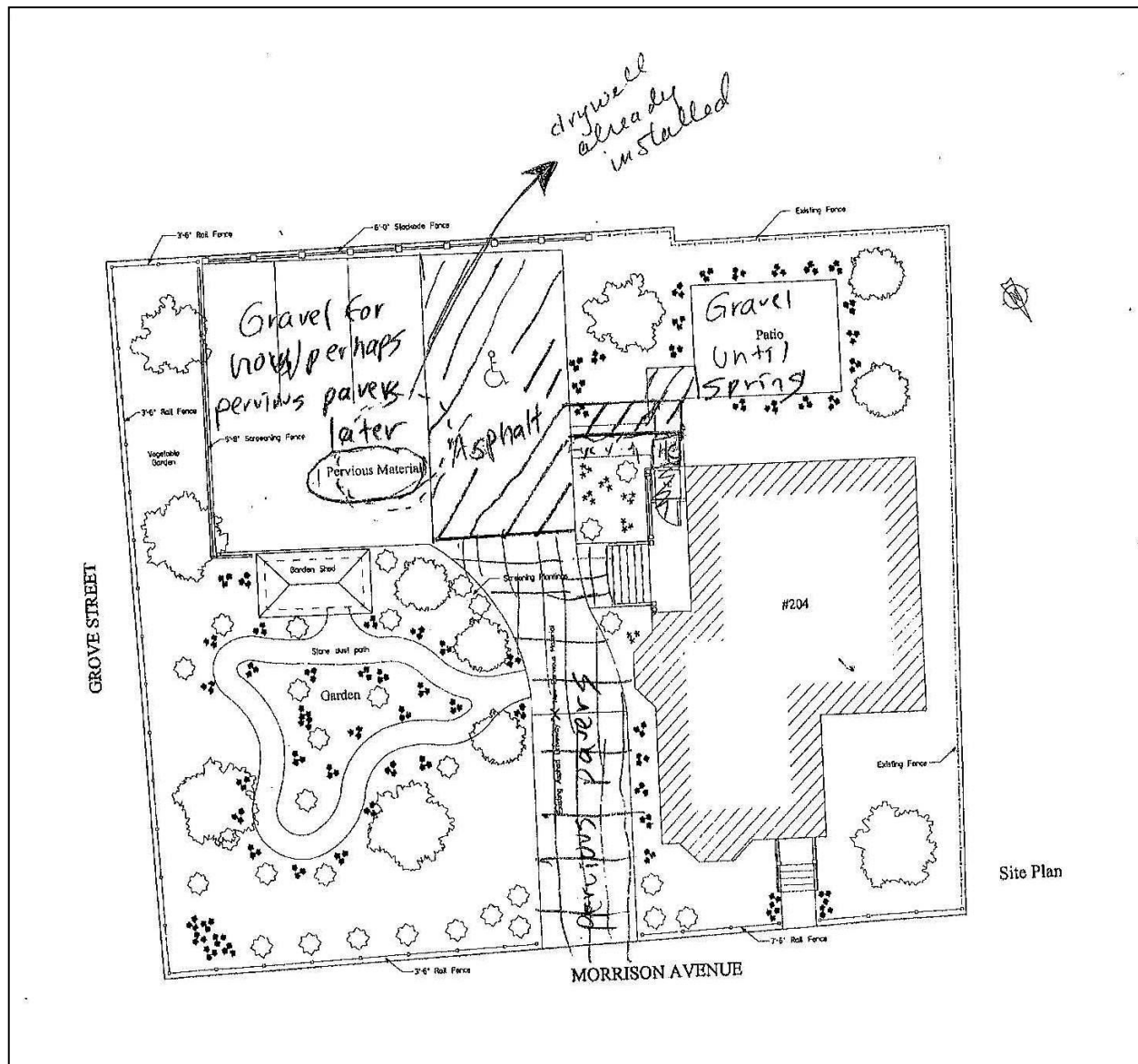
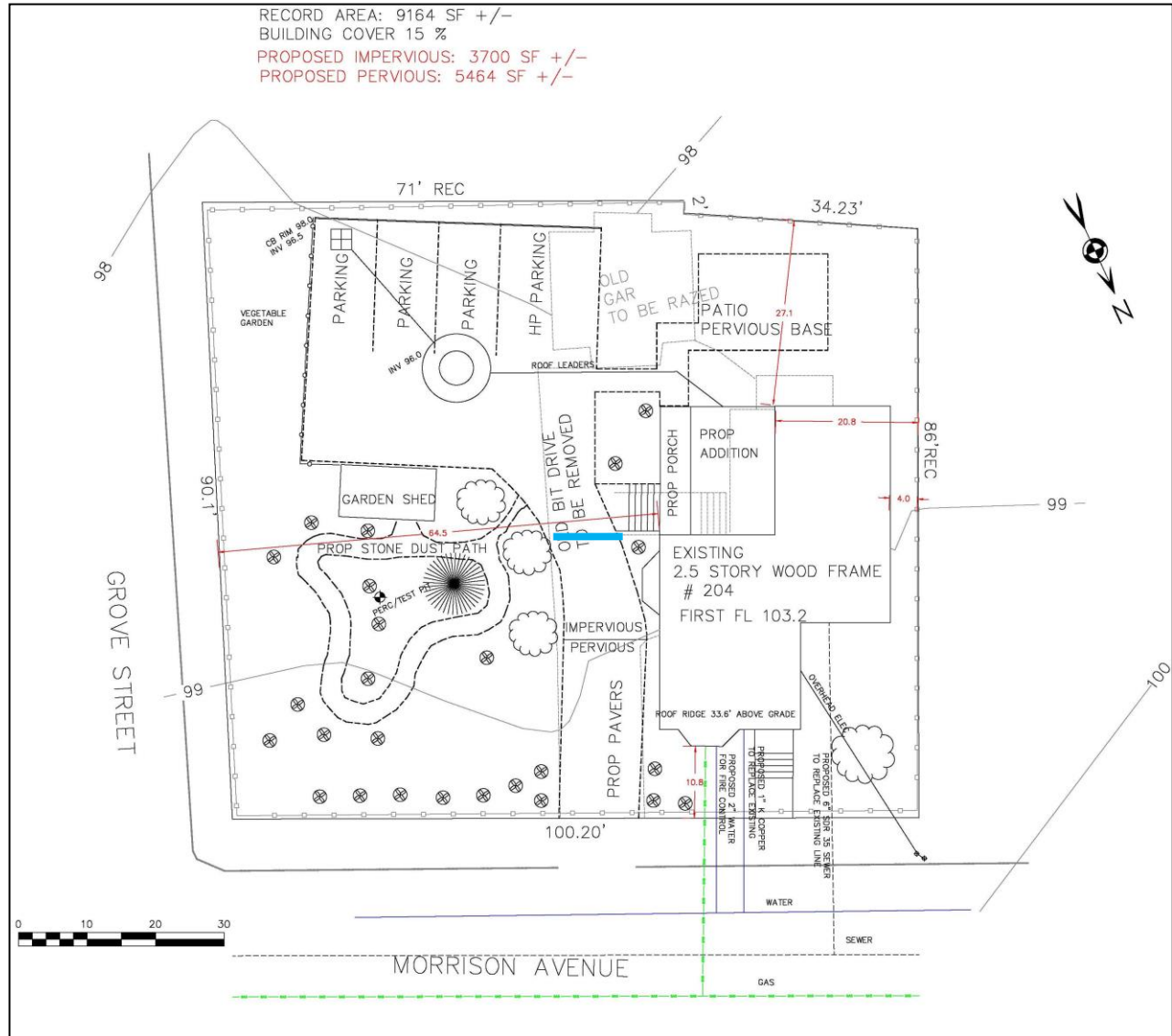


Fig. B – This image below represents the changes to the pervious/impervious areas of the parcel that were submitted to the ZBA for consideration during the October 7, 2015 hearing. These changes were previously agreed to by the Historic Preservation Commission (HPC) at their meeting on September 15, 2015.

The purpose of this image is to provide the ZBA with reference to the plan considered during the October 7, 2015 ZBA hearing.



II. FINDINGS FOR REVISION TO A SPECIAL PERMIT with SITE PLAN REVIEW (SZO 7.11.13.g & §4.4.1) UNDER SZO 5.3.8:

In order to grant a special permit with site plan review, the SPGA must make certain findings and determinations as outlined in §5.3.8 of the SZO. This section of the report goes through §5.3.8 in detail.

IV. Information Supplied: *The information supplied is sufficient to evaluate the proposal.*

- Staff finds that the information supplied is sufficient to evaluate the proposal.
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.”*
- A revision to a special permit is allowed if the final signoff and certificates of occupancy have not yet been issued which is the case for this project. Changes that are not *de minimis* must go back to the special permit granting authority for approval. Staff deems this revision to be greater than the *de minimis* requirements under §5.3.8 and the request is before the ZBA for a public hearing. ~~The driveway and parking area changes are substantial in nature and the site improvement work contributed to the overall support for the redevelopment of this property into an historic B&B.~~
 - Staff has determined that this October 13, 2015 revision to the pervious and impervious areas of the parcel to be substantial in nature and this site improvement work contributes to the overall support for the redevelopment of this property into an historic B&B.
3. *Consistency with Purposes:* *The Applicant has to ensure that the project “is consistent with (1) the general purposes of this Ordinance as set forth in Article 1, and (2) the purposes, provisions, and specific objectives applicable to the requested special permit which may be set forth elsewhere in this Ordinance, such as, but not limited to, those purposes at the beginning of the various Articles.”*
- ~~The revision is not consistent with the City’s comprehensive plan, SomerVision. One of the plan’s policies is to protect neighbors from the adverse environmental impacts of decisions made by individual property owners. An action step is to reduce impervious surfaces and meet the pervious requirement. The request is counter to this goal.~~
 - The October 13, 2015 revised plan shown in **Fig. A** is consistent with the City’s comprehensive plan, SomerVision. As one of the plan’s policies is to protect neighbors from the adverse environmental impacts of decisions made by individual property owners, the Applicant’s new proposal to keep the three parking spaces covered with pervious material and increase the use of pavers up the driveway helps meet this goal.
4. *Site and Area Compatibility:* *The Applicant has to ensure that the project “(i)s designed in a manner that is compatible with the characteristics of the built and unbuilt surrounding area, including land uses.”*
- ~~The asphalt driveway will continue to allow storm water to runoff of the site into a proposed drywell and the City’s combined sewer system instead of allowing for the preferable natural percolation of storm water into the ground. Other negative impacts of asphalt are the contribution to the heat island effect and the aesthetic of pavement, particularly on the site of an historic property used for an historic B&B.~~
 - The October 13, 2015 revised plan shown in **Fig. A** will increase the ability for storm water to naturally percolate into the ground. With only using asphalt for the handicapped parking space and the walkway to the handicapped entrance and patio, the heat island effect

introduced in the prior set of plans will be diminished. The October 13, 2015 revised plan is more in keeping with a site housing an historic B&B.

- The Applicant installed a drywell without the required permits, reviews and inspections from the Engineering Department. While the intent of this drywell is to mitigate storm water impact, it is necessary that the Engineering Department review the drywell proposal, inspect the installation and determine the efficacy of its placement and construction to handle storm water volumes. After Staff spoke with Engineering, including the director, it was confirmed the Applicants must comply with the initial determinations in the 2014 ZBA decision which includes meeting with the Engineering Director to discuss the project, obtain the appropriate permits, inspections, and sign-offs. This requirement is underscored again in the Conditions section of this Staff Report.

III. RECOMMENDATION

Revision of Special Permit under SZO §5.3.8

Based on the October 13, 2015 materials submitted by the Applicants, the Planning Staff **RECOMMENDS CONDITIONAL APPROVAL** of the requested amendments to the 2014 SPECIAL PERMIT with SITE PLAN REVIEW and SPECIAL PERMIT approved by the ZBA under SZO 7.11.13.g & §4.4.1.

IV. CONDITIONS

New and updated conditions are **highlighted in yellow**. All previously approved conditions from the original Special Permit are listed below and still stand.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes												
1	Applicants and Owners, Ronald and Linde Dynneson, seek a revision, SZO §5.3.8 to case ZBA 2014-56 to increase the amount of impervious area originally approved for the project. The original approval was for a Special Permit with Design Review under SZO §7.11.3.g for a change in use to a Historic Bed and Breakfast. The Applicants also received a Special Permit under SZO §4.4.1 to alter a non-conforming structure, which included the addition of dormers and an enlargement of the existing rear addition. RA zone. Ward 6.	CO / BP	ISD/PIng.													
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Any changes to the approved site plan, elevations, & use that are not <i>de minimis</i> must receive SPGA approval.																
Use																
2	The Historic B&B use is contingent upon completion of the historic designation process, a vote of the Board of Alderman.	CO	PIng.													
Pre-Construction																
3	The Applicant will be required to demonstrate that the updated project plans meet the current City of Somerville storm water policy. Full site and civil plans must be submitted to the Engineering Department for review and approval.	Prior to CO	Eng.													
Construction Impacts																

4	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	
5	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				
6	New siding type and color, roofing, trim, and materials of the dormers and rear addition shall match or be complimentary to the existing historic structure.	BP	Plng.	
7	An exterior light and electrical receptacle is required for the first (or all) level of the porch and an electrical receptacle is required for the second level (if there is no access to the ground).	Final sign off	Wiring Inspector	
Site				
8	Utility cords and equipment affixed to the historic building shall be painted to match the exterior or screened from view.	CO	Plng.	
9	The Applicant will accommodate bike parking in shed.	CO	Plng.	
Traffic & Parking				
10	The fencing that surrounds the parking area shall incorporate climbing vegetation to further mitigate view of vehicles.	In perpetuity	Plng./ISD	
Miscellaneous				
11	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				
12	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP	
13	The Applicant shall suppress the building with sprinklers.	CO	FP	
14	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.	CO	Plng.	
Additional Conditions				
15	The Applicant shall convert the gravel parking area to pavers no later than June 1, 2016.	June 1, 2016	Plng. & ISD	
16	The Applicant shall meet with engineering staff and resolve all issues surrounding the non-permitted and non-inspected drywell.	CO	Eng., ISD, & Plng.	
17	The handicapped parking space and the path from this space to the handicapped entrance and to the patio will be paved forthwith.	CO	ISD & Plng.	

18	The Applicant shall meet with the Director of Engineering to discuss the storm water mitigation plan. Applicant shall obtain the proper permits, reviews and inspections required by Engineering.	Co	Eng., ISD, & Plng.	
Final Sign-Off				
18	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.	
19	As part of the Bed & Breakfast use, an on-site innkeeper/operator shall be present overnight and for breakfast (at a minimum) every day. The Applicant will submit letter notifying Staff of innkeeper prior to final Certificate of Occupancy.			



204 Morrison Avenue is the dashed outline. Other identified parcels note the current Morrison Avenue Local Historic District.