



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

*PLANNING DIVISION*

Memorandum

**TO:** Zoning Board of Appeals  
**FROM:** Christopher DiIorio  
**DATE:** November 13, 2009  
**SUBJECT:** 163 HUDSON STREET

Planning Staff has worked with the applicant to revise the conditions in this report since the ZBA hearing on November 4, 2009 at the request of the neighbors.

Condition 2: added, "to the neighbors\* and Planning Staff"

Condition 7: added, "forwarded to the neighbors\*"

Condition 8: added, "two working days"

Condition 15: replaced "regular" with "timely"

Condition 18: added, "The applicant shall show the owner of 165 Hudson Street the fence proposal"

Staff has also includes a footnote to the conditions that states, "The "neighbors" shall include only those individuals that have previously been on the Planning Staff's email list."

#	Condition	Timeframe for Compliance	Verified (initial)	Notes						
1	Approval is for the construction of a 1,100nsf addition. This approval is based upon the following application materials and the plans submitted by the Applicant and/or the Agent:	Building Permit	Plng.							
	<table><tr><th>Date (OSPCD)</th><th>Submission</th></tr><tr><td>9/15/08</td><td>Initial application and plot plan submitted to the City Clerk's Office</td></tr><tr><td>11/4/09 (11/4/09)</td><td>Site plans, floor plans and elevations</td></tr></table>	Date (OSPCD)	Submission	9/15/08	Initial application and plot plan submitted to the City Clerk's Office	11/4/09 (11/4/09)	Site plans, floor plans and elevations			
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	Any changes to the approved site plan or elevations that are not <i>de minimis</i> must receive ZBA approval.									

2	The applicant shall submit a landscaping plan to the neighbors* and Planning Staff, to be approved by Planning Staff, that depicts the location of existing trees with 6" caliper or greater.	Building Permit	Plng./ ISD	
3	The applicant shall replace any of the trees with 6" caliper or greater that are removed during construction with the same or better quality tree of 6" caliper or greater.	CO	Plng./ ISD	
4	Landscaping shall be installed and maintained in compliance with the American Nurserymen's Association.	Continued	Plng./ ISD	
5	Siding materials shall be wood or fiber cement clapboard and shall be applied to the existing and proposed structure.	CO	Plng.	
6	Sprinklers shall be installed throughout the structure if required by building code.	CO	Fire	
7	The applicant shall provide a "Drainage Plan" and an "Inspection and Maintenance Plan" for the drainage system. This report shall be prepared and stamped by a registered professional civil engineer, forwarded to the neighbors*, and approved by the Engineering Staff and/or city consultant.	Building Permit	Eng.	
8	The applicant shall notify the neighbors* by email two working days in advance when the applicant's civil engineer will be onsite.	Building Permit	Plng./ ISD	
9	The applicant shall employ a licensed exterminator to undertake appropriate rodent control measures onsite.	Building Permit	ISD	
10	The applicant shall contact the Somerville Health Department and request that the appropriate rodent control measures are undertaken in the immediate neighborhood surrounding the construction site.	Building Permit	ISD/ Health Dept.	
11	All construction materials, dumpsters and equipment shall be stored onsite.	During construction	ISD	
12	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.	CO	DPW/ ISD	
13	All new sidewalks shall be installed by the applicant in accordance with the specifications of the Highway Superintendent. Specifically, all driveway aprons shall be concrete subject to DPW approval	CO	DPW/ ISD	
14	The Applicant shall contact Planning Staff at least five working days in advance of a request for a final sign-off on the building permit to ensure the proposal was constructed in accordance with the plans and information submitted and the conditions attached to this approval.	Final Signoff	Plng./ ISD	
15	The applicant shall ensure the removal of waste dumpsters on a timely basis.	During construction	ISD	

16	The applicant shall comply with applicable State and Federal regulations regarding air quality including without limitation continuous dust control during excavation and construction.	During construction	Plng./ OSE	
17	The applicant shall meet with the abutter at 165 Hudson Street to discuss the trees between 163 and 165 Hudson Street. A landscaping plan shall be submitted to Planning Staff for approval.	Building Permit	Plng.	
18	The applicant shall install a wood fence at the rear yard between 163 and 165 Hudson Streets subject to Planning Staff approval. The applicant shall show the owner of 165 Hudson Street the fence proposal.	CO	Plng.	
19	No roof deck shall be installed on the structure.	Continued	ISD	
* The "neighbors" shall include only those individuals that have previously been on the email list that is in possession of the Planning Staff.				