



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

PLANNING DIVISION

TO: Zoning Board of Appeals

FROM: Lori Massa, Planner

DATE: May 29, 2009

SUBJECT: *Revised Plans for 126 Orchard Street*

After the Planning Board meeting on May 7, 2009, the Applicant revised his plans to reduce the length of the rear portion of the proposal and redesign the parking area to address concern regarding a significant tree in the rear yard. The addition is now eight feet shorter than was originally proposed. One of the cars that was in a carport is now in the same location but not covered with the building. The pavement material for this parking space as well as the carport adjacent to it is porous pavers. The corner of the building will be cantilevered to protect the roots of the tree. A column would still come down to the ground so that there would be a visual end to the building but it would not penetrate the ground. The Applicant has added lattice on one side of the carports to hide an offset column. Also, the height of the addition is raised slightly to make the 3rd floor more useful and make up for the loss of square footage. Finally, the carport openings are now nine feet wide, which were previously smaller and a concern of Traffic and Parking. The parking spaces continue to be dimensionally conforming.

Additionally, Fire Prevention comments have been received and are as follows: "...This change in use group classification will require a sprinkler system as well as a code compliant fire alarm system."

The plans that the Planning Board reviewed are in your packets and are stamped April 27, 2009.

The following conditions have updated plan dates to reflect the changes.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes
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1	Approval is for the construction of a 3,700± s.f. addition and alterations to a nonconforming structure. This approval is based upon the following application materials and the plans submitted by the Applicant:	BP/CO	Plng.									
	<table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>(April 9, 2009)</td><td>Initial application submitted to the City Clerk’s Office</td></tr><tr><td>January 12, 2009 (April 27, 2009)</td><td>Plans submitted to OSPCD (plot plan)</td></tr><tr><td>May 26, 2009 (May 29, 2009)</td><td>Revised plans submitted to OSPCD (floor plans, elevations, site plan)</td></tr></table>				Date (Stamp Date)	Submission	(April 9, 2009)	Initial application submitted to the City Clerk’s Office	January 12, 2009 (April 27, 2009)	Plans submitted to OSPCD (plot plan)	May 26, 2009 (May 29, 2009)	Revised plans submitted to OSPCD (floor plans, elevations, site plan)
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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 landscaped area shall cover at least 25% of the site as verified by a final landscaping plan to be submitted for staff approval prior to seeking final sign-offs. The two mature trees shown in the site plan shall be retained.	Final sign-off/ Perpetual	Plng. / ISD									
3	Front yard setback shall be 15’.	Shown on revised plans										
4	The Applicant or Owner shall meet the Fire Prevention Bureau’s requirements.	CO	FP									
5	The Applicant shall at his expense replace any existing equipment 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									
6	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									
7	The applicant shall develop a demolition plan in consultation with the City of Somerville Inspectional Services Division. Full compliance with proper demolition procedures shall be required, including timely advance notification to abutters of demolition date and timing, good rodent control measures (i.e. rodent baiting), minimization of dust, noise, odor, and debris outfall, and sensitivity to existing landscaping on adjacent sites;	Demolition Permitting	ISD									
8	The Applicant shall install proper signage: R1-2 (Yield) coupled with a R1-2a (To oncoming traffic).	CO	T&P									
9	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 sign off	Plng.									

