



**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 1, 2009

**SUBJECT:** 377 Summer Street / 6 Cutter Ave Special Permit

After the Planning Board meeting of April 16, 2009 the Applicant submitted revised drawings that incorporate elements of the two site plans mentioned in the Planning Board report. If the ZBA approves the special permit with conditions, the following conditions accurately show the revised dates of the drawings.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes										
1	Approval is for 6 dwelling units (SZO §7.11.1.c) as part of a mixed use building with office and retail and for shared parking of 17 spaces (§9.13.e). This approval is based upon the following application materials and the plans submitted by the Applicant:	Prior to ZBA meeting	Plng.											
	<table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>(Jan 30, 2009)</td><td>Initial application submitted to the City Clerk's Office</td></tr><tr><td>Dec 29, 2008 (May 1, 2009)</td><td>Plans submitted to OSPCD (Site Grading Drainage and Utilities Plan: C2, C3)</td></tr><tr><td>Mar 26, 2009 (May 1, 2009)</td><td>Modified plans submitted to OSPCD (2nd-4th floor plans:3, Proposed Elevations, 5)</td></tr><tr><td>April 28, 2009 (May 1, 2009)</td><td>Modified plans submitted to OSPCD (Basement / Parking, 1<sup>st</sup> floor w/ Site Plan: 2, Proposed Elevations: 4)</td></tr></table>				Date (Stamp Date)	Submission	(Jan 30, 2009)	Initial application submitted to the City Clerk's Office	Dec 29, 2008 (May 1, 2009)	Plans submitted to OSPCD (Site Grading Drainage and Utilities Plan: C2, C3)	Mar 26, 2009 (May 1, 2009)	Modified plans submitted to OSPCD (2nd-4th floor plans:3, Proposed Elevations, 5)	April 28, 2009 (May 1, 2009)	Modified plans submitted to OSPCD (Basement / Parking, 1 <sup>st</sup> floor w/ Site Plan: 2, Proposed Elevations: 4)
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Any changes to the approved plans or use that are not <i>de</i>														



2	If the retail use that is established at this location is not a by-right use and requires a Special Permit, the Applicant shall seek this permit.	CO	ISD	
3	The Applicant shall install a code compliant fire alarm system and a fire suppression system.	CO	FP	
4	The Applicant shall provide an "Inspection and Maintenance Plan" of the drainage system to the City and to the client.	CO	Engineering	
5	Signage shall be posted specifying that a vehicle is required to "back in" to the HP parking space and thus exit the parking space in a forward movement.	CO	T&P	
6	The Applicant will provide a contribution to the City of \$2000.00 for pavement marking in the Davis Square area and also a contribution to the City of \$2000.00 for traffic and parking signs in the Davis Square area.	CO	T&P	
7	The Applicant shall supply 2 bicycle parking spaces, which can be satisfied with "U" type bicycle rack.	CO	Plng.	
8	The transformers should be located as not to decrease the landscaped area and it shall be fully screened.	Electrical permits & CO	DPW	
9	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	
10	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	
11	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	
12	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.	
13	The suspected underground fuel tanks on this site must be removed under the supervision of the Fire Prevention Bureau. Permits will be required for these removals.	CO	FP	
14	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.	Demolition Permitting	ISD	



15	<p>Because of the history of the site and the intended use, the Applicant shall, prior to issuance of any foundation permit and/or any building permit for the project, provide to the Planning Department and the Inspectional Services Division:</p> <p>a) a copy of the Response Action Outcome (RAO) Statement, signed by a Licensed Site Professional (LSP) and filed with DEP, verifying that a level of no significant risk for the proposed residential use has been achieved at the site; or</p> <p>b) if remediation has not reached the RAO stage, a statement signed by an LSP describing (i) the management of oil and hazardous materials/waste at the site, including release abatement measures intended to achieve a level of no significant risk for residential use at the site, treatment and storage on site, transportation off-site, and disposal at authorized facilities, (ii) a plan for protecting the health and safety of workers at the site, and (iii) a plan for monitoring air quality in the immediate neighborhood.</p>	Foundation Permit	Plng/ISD	
16	Notification must be made, within the time period required under applicable regulations, to the Massachusetts Department of Environmental Protection (DEP) if there is any release of oil, hazardous materials, or regulated hazardous substances at the site. The City's OSE office, Fire Department and the Board of Health shall also be notified.	CO	OSE/FP/BOH	
17	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.	

