



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

MEMORANDUM

Planning Department

TO: Zoning Board of Appeals

FROM: Planning Staff

DATE: February 11, 2008

SUBJECT: 47 Whitman Update

At its January 9, 2008 meeting the ZBA requested additional information from City Staff regarding the proposal at 47 Whitman Street. Please find the additional information below.

Additional Comments from Fire Prevention Bureau: Steve Keenan, Deputy Chief, said "I have concerns about the location of the gas meter and electrical panel meter because it appears that the vehicle to be parked inside this garage will be quite close to the meters, particularly the gas meter. I would suggest that the plumbing inspector and wire inspector give their opinions on this proposal. If the car were to strike the gas meter it could cause a leak and/or explosion. The electric panel meter should have unobstructed access to it."

"Ms. Irina Suconick came to see me at the Fire Prevention Bureau last week concerning a proposed one car garage. I advised her to add a smoke/carbon monoxide detector in the garage space and also in the basement area..."

Comments from Inspectional Services Division: Paul Nonni, Senior Building Inspector explained that the plumbing inspector and wire inspector will review the plans after the ZBA grants a Special Permit if they choose to do so. He stated, "The condition [to attach to a Special Permit approval] should read: All code requirements shall be met prior to a Certificate of Occupancy."

The Board's concern about safety would be addressed subsequent to any zoning approval, just as safety concerns are required to be addressed for by-right situations.

Additional Comments from the Director of Traffic and Parking: The Applicant must install a loop detected (vehicle activated) flashing sign or similar pedestrian warning device, agreeable to the Director of Traffic and Parking, that alerts pedestrians on the adjacent sidewalk of vehicles entering or exiting the building's garage.

The pedestrian warning device could increase the negative aesthetic impact of the proposed garage and can be noisy.

Planning Staff still do not recommend approval of this request to alter the façade but if the Special Permit is granted, Staff recommends attaching the following conditions:

#	Condition	Timeframe for Compliance	Verified (initial)	Notes				
1	<p>Approval is for alteration of a nonconforming structure by adding a garage to the ground level. This approval is based upon the following application materials and the plans submitted by the Applicant and/or Agent:</p> <table><tr><th>Date</th><th>Submission</th></tr><tr><td>August 13, 2007</td><td>Initial application submitted to the City Clerk’s Office</td></tr></table> <p>Any changes to the approved site plan or elevations must receive ZBA approval.</p>	Date	Submission	August 13, 2007	Initial application submitted to the City Clerk’s Office	Building Permit	ISD/ Plng.	
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August 13, 2007	Initial application submitted to the City Clerk’s Office							
2	All new sidewalks will be installed by the Applicant in accordance with the specifications of the Highway Superintendent. Specifically, all driveway aprons shall be concrete;	CO	Plng.					
3	The Applicant shall consult and receive approval from Planning Staff on the design of the garage door;	CO	Plng.					
4	All code requirements shall be met prior to a Certificate of Occupancy;	CO	ISD					
5	The Applicant must install a loop detected (vehicle activated) flashing sign or similar pedestrian warning device, agreeable to the Director of Traffic and Parking, that alerts pedestrians on the adjacent sidewalk of vehicles entering or exiting the building’s garage;	CO	T&P					
6	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.	CO	Plng.					