



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: March 13, 2009
SUBJECT: 369-371 BEACON STREET HOTEL

Conditions of Approval have been altered to address comments made at the ZBA hearing on January 6, 2010 by Alderman Heuston and members of the Board and to address concerns from neighbors of the proposal.

Condition 4: Has been altered to address a concern from a neighbor at 757 Somerville Avenue. Though this property is beyond the area usually required for inspection in conditions of this type, the applicant has agreed to inspect the property and repair any damages resulting from construction.

Condition 8: Has been altered to address concerns from the Board about access to the public plaza.

Condition 21-23: Have been altered and included to address traffic issues raised by Alderman Heuston. Traffic and Parking had discussions with Alderman Heuston regarding the proposed hotel. It was agreed that the mitigation payment required in condition 21 should be raised from \$3000 to \$5000 to provide Traffic and Parking with sufficient funds to complete the street striping proposal from the Hotel site to Somerville Avenue. The applicant would be responsible for obtaining any required permits and approvals and for funding the construction of the pick-up and drop-off areas. The bump-out depicted for Oxford Street on the Signing and Striping Plan would be constructed by the City as part of the Beacon Street corridor improvement project.

Recommended improvements that were discussed from the Traffic Impact and Access Study have either already been incorporated into the design of the Signing and Striping Plan, are currently being pursued by Traffic and Parking, or would be addressed in the future with the Beacon Street improvement project.

Condition 24: Has been included to address the proposed kitchenettes.



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The complete updated table of conditions is attached.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes												
1	Approval is for the construction of a 19,318 nsf, 35 room hotel and restaurant. This approval is based upon the following application materials and the plans submitted by the Applicant and/or its Agent: <table><tr><th>Date</th><th>Submission</th></tr><tr><td>11/3/08</td><td>Initial application submitted to the City Clerks Office</td></tr><tr><td>1/22/09 (12/15/09)</td><td>A4 - Shadow Study</td></tr><tr><td>3/30/09 (12/15/09)</td><td>Proposed Beacon Street Signing and Striping Plan (Pickup/Dropoff)</td></tr><tr><td>8/3/09 (12/15/09)</td><td>Plans submitted to OSPCD (A0-A3)</td></tr><tr><td>12/15/09 (12/15/09)</td><td>Elevation</td></tr></table>	Date	Submission	11/3/08	Initial application submitted to the City Clerks Office	1/22/09 (12/15/09)	A4 - Shadow Study	3/30/09 (12/15/09)	Proposed Beacon Street Signing and Striping Plan (Pickup/Dropoff)	8/3/09 (12/15/09)	Plans submitted to OSPCD (A0-A3)	12/15/09 (12/15/09)	Elevation		Plng.	
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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 install signage to be approved by Planning Staff that clearly demarcates the below grade parking access area and the pick up and drop off area, including a time limitation.	CO	Plng													
3	All new utility lines shall be placed underground in accordance with the SZO and the policies of the Superintendent of Lights and Lines.	CO	ISD													
4	The applicant shall establish the existing foundation conditions of structures abutting the subject property, if desired by the abutting owners, and at 757 Somerville Avenue. The applicant shall repair any damage as a result of hotel construction.	CO	ISD													
5	All deliveries shall be made to the loading dock below street grade and shall not occur between the hours of 7pm and 7am Monday thru Friday or between the hours of 7pm and 9am on Saturday and Sunday.	Perpetual	ISD													
6	Delivery trucks shall be limited to mid-sized vehicles and shall at no time occupy the pick up and drop off area.	Perpetual	ISD													
7	The seating area for the restaurant shall be closed to the general public from 11pm to 6am.	Perpetual	ISD													
8	Public access to the landscaped plaza area directly from the sidewalk shall be maintained. The plaza shall have direct handicapped access from the public way.	Perpetual	ISD													
9	The Applicant shall develop a demolition plan in	Demolition	ISD													

	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.	Permitting		
10	Landscaping shall be installed and maintained in compliance with the American Nurserymen's Association.	Perpetual	Plng. / ISD	
11	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 and approved by the Engineering Staff and/or city consultant.	Building Permit	Eng.	
12	The Applicant, 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 any storm water systems, ensuring they are clean, well kept and in good and safe working order.	Perpetual	ISD	
13	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 of concrete subject to DPW approval.	CO	DPW	
14	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 Constructio n	T&P	
15	To the maximum extent feasible applicant will utilize strategies during demolition and construction to mitigate dust and control air quality, to minimize noise and to implement a waste recycling program for the removed debris.	During Demolition & Constructio n	OSE/ISD	
16	The underground fuel tanks on this site must be removed under the supervision of the Fire Prevention Bureau and in accordance with DEP regulations. Permits will be required for these removals. If any unanticipated tanks are found during excavation, all work on-site must immediately cease and the Somerville Fire Department must be contacted.	CO	FP	
17	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 and the Board of Health shall also be notified.	CO	OSE /BOH	
18	The applicant shall submit an exterior site lighting plan to be approved by Planning Staff that demonstrates sufficient lighting for public surveillance. The exterior lighting	CO	Plng.	

	intensity shall have little to no effect on the properties surrounding the facility.			
19	The applicant/developer shall implement green management practices for the hotel. The applicant/developer shall meet with Planning Staff prior to filing with ISD for a building permit and prior to filing with ISD for a final sign off to identify and discuss the sustainable practices to be implemented. Staff approval of these measures is required.	PB	Plng.	
20	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.	
21	The applicant shall provide a cash payment of \$5000 to Traffic and Parking for installation of pavement markings and signs, and shall supply a multi-space parking meter kiosk to be approved by Traffic and Parking.	CO	T&P	
22	The applicant shall provide the funding for a taxi stand on Somerville Avenue that is satisfactory to Traffic and Parking.	CO	T&P	
23	The applicant shall be responsible for obtaining any required permits and approvals and for funding the construction of the pick-up and drop-off areas. Construction of the pick-up and drop-off area is subject to DPW approval.	CO	DPW	
24	There shall be no cook tops, stoves or conventional ovens installed in the units.	CO	ISD	