



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

Memorandum

To: ZBA Members

From: Planning Staff

Date: June 18, 2008

RE: 221 BEACON STREET

After discussions with the Durell Garden Coordinator, Staff is requesting condition 20 be added. Alderman Heuston is requesting the conditions 21-25 be added.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes						
1	Approval is for the construction of an eight unit condominium development. This approval is based upon the following application materials and the plans submitted by the Applicant and/or its contractor:		Plng.							
	<table><tr><th>Date</th><th>Submission</th></tr><tr><td>February 26, 2008</td><td>Initial site plan submitted to the City Clerk’s Office</td></tr><tr><td>June 3, 2008</td><td>Modified floor and elevation plans submitted to OSPCD (A0, A1, A2, A3, A4, SK-C1)</td></tr></table>				Date	Submission	February 26, 2008	Initial site plan submitted to the City Clerk’s Office	June 3, 2008	Modified floor and elevation plans submitted to OSPCD (A0, A1, A2, A3, A4, SK-C1)
	Date				Submission					
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Any changes to the approved site plan or elevations must receive ZBA approval.										
2	The applicant’s consultant must generate a drainage report showing how the drainage design meets the city's zoning regulations with respect to storm drainage. Also, an "Inspection and Maintenance" plan for the drainage system must be included in the report. The report must be prepared and stamped by a registered professional civil engineer.	CO	Eng.							
3	Applicant shall screen any outdoor dumpster with wood fencing that blocks any view of the dumpster itself.	CO	Plng.							
4	Any exposed transformers should be located in areas that are not visible from the street and surrounding	Electrical permits &	Plng.							

	structures, and so as to allow for full screening.	CO		
5	Any fencing installed shall not be chain link.	CO	Plng.	
6	A code compliant fire alarm and sprinkler system shall be installed.	CO	FP	
7	The building shall be painted with historically appropriate colors.	CO	Plng.	
8	Applicant shall supply four bicycle parking spaces, which can be satisfied with two u-type bicycle racks. This rack should be located within the structure.	CO	Plng.	
9	The warning flasher indicated as L1 on the signal and detection system plan (SK-C1) should be located closer to the front edge of the property.	CO	Plng.	
10	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	
11	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 meet DPW standards.	CO	DPW	
12	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	
13	The applicant shall provide notice of intent to strictly comply with applicable State and Federal regulations regarding air quality including without limitation continuous dust control during demolition and construction.	CO	Plng/OSE	
14	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	
15	The applicant shall develop a demolition plan in consultation with the City of Somerville Inspectional Services Department. 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	

16	<p>Because of the history of the site and the intended residential 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 Department:</p> <ul style="list-style-type: none"> 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 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. 	Building Permits	ISD/Plng.	
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 discovery of hazardous materials, or regulated hazardous substances at the site. The City's OSE office and the Board of Health shall also be notified.	CO	Housing	
18	To the maximum extent feasible applicant will utilize strategies during construction to mitigate dust and control air quality, to minimize noise and to implement a waste recycling program for the removed debris.	During Construction	OSE/ISD	
19	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.	
20	The applicant shall make best efforts to erect barriers to protect the garden during the building demolition	Demolition Permit	ISD	
21	Baiting for rodents shall be done not only prior to demolition, but throughout the entire course of the project until CFOs are acquired. Applicant will submit a baiting plan and schedule to BOH	During Construction	ISD/BOH	
22	The Applicant shall consult with direct abutters regarding the type of material to be used in fencing around the property.	CO	Plng.	

23	The Developer will make every effort to retain mature trees on the site.	Building Permit	Plng.	
24	The Developer will contact direct abutters at MBL 45-G-7 and MBL 45-G-7A to inspect the foundation to their properties prior to demolition and after demolition to insure no damage is incurred	Demolition Permit	ISD	
25	The Developer will send a communication to every direct abutter describing the manner in which water will be contained on the site. Evidence of this will be submitted to Planning Staff.	Building Permit	Plng.	