



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

Memorandum

To: ZBA Members

From: Planning Staff

Date: July 3, 2008

RE: 308 BEACON STREET

Discussions between the Applicant and the neighbors have yielded supplemental conditions (16-31) that both parties have requested be added to the conditional approval. The Planning Staff recommends approval of the revised plans and adoption of the conditions as amended below.

(Revised Conditions as of July 3, 2008)

#	Condition	Timeframe for Compliance	Verified (initial)	Notes						
1	Approval is for the alteration of a non-conforming structure at 308 Beacon Street and to build six (6) studio units, in two, three-story residential buildings, on the lot. This approval is based upon the following application materials and the plans submitted by the applicant and/or contractor:		Plng.							
	<table><tr><th>Date</th><th>Submission</th></tr><tr><td>January 7, 2008</td><td>Initial application submitted to the City Clerk’s Office</td></tr><tr><td>June 13, 2008</td><td>Revised plans submitted to OSPCD (V1.0, Z1.0, V1.1, V1.2, A1.0, A1.1, A1.2, A2.0, A2.1, A2.2, A2.3, A2.4)</td></tr></table>				Date	Submission	January 7, 2008	Initial application submitted to the City Clerk’s Office	June 13, 2008	Revised plans submitted to OSPCD (V1.0, Z1.0, V1.1, V1.2, A1.0, A1.1, A1.2, A2.0, A2.1, A2.2, A2.3, A2.4)
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Any changes to the approved site plan or elevations that are not de minimis must receive ZBA approval.										
2	Landscaping shall be installed and maintained in compliance with the American Nurserymen’s Association.	Perpetual	Plng. / ISD							
3	Applicant must design and construct each unit as a studio as defined by the SZO, or a parking variance will be required.	Building Permit	ISD							
4	Applicant will submit a detailed landscaping plan	Building	Plng.							

	depicting the components of the landscaping to be approved by the Planning Staff.	Permit		
5	The applicant shall provide a fire alarm detection system and automatic fire suppression system compliant with all applicable codes, standards, laws, etc.	CO	FP	
6	Any transformers shall be located as not to impact the building or landscaped area, and shall be fully screened.	Electrical permits & CO	PIng.	
7	Applicant will supply one bicycle parking space, which can be satisfied with a "U" type bicycle rack.	CO	PIng.	
8	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 storm water systems, ensuring they are clean, well kept and in good and safe working order.	Cont.	ISD	
9	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	
10	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	
11	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 & Construction	OSE/ISD	
12	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/OSE	
13	Before demolition/building permits are issued, soil tests must be conducted. If soil contamination is observed by soil test results, the Applicant shall, prior to issuance of any foundation permit and/or any building permit for the project, provide to the Planning and the Inspectional Services Divisions: 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	Demolition /Building Permitting	ISD/PIng.	

	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.			
14	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	
15	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.	
16	A lattice-style fence with gates and plantings shall be constructed along the west property line boundary with 312 Beacon Street, starting from the end of the existing stockade fence up to Beacon Street	CO	Plng.	
17	Parking shall be screened from Harris Street by an 18' landscape fence, which shall be positioned starting at the west end of the lot line fronting Harris Street. Ivy or other climbing plant shall be planted to grow on the Harris Street side of the fence.	CO	Plng.	
18	A landscape fence shall be constructed along the east property line	CO	Plng.	
19	The third level deck of 308 Beacon Street shall have no permanent roof	CO	Plng.	
20	Exterior siding materials shall consist of wood products or hardiplank	CO	Plng.	
21	Refuse shall be stored in the basement trash rooms, which shall be accessed for collection through exterior areaways.	Cont.	ISD	
22	Foundations and deep retaining walls, if any, adjacent to interior lot boundary lines shall be constructed to protect abutters' foundations. Existing foundation conditions shall be documented and monitored as construction proceeds.	During construction	ISD	
23	The finished buildings will be Energy Star Compliant	CO	ISD	
24	Municipal utilities for both buildings shall be accessed from Beacon Street.	CO	ISD	
25	AC compressors shall be located on the roof and screened with widow's walk style fencing.	CO	Plng.	

26	During Construction temporary fire and intrusion detection devices shall be installed, the site shall be secured with a lockable fence and lit at night, temporary protection shall be placed on top of dumpsters and debris when high winds are forecast, and debris removal shall occur at regular intervals not to exceed one week.	During Construction	ISD	
27	Access to Harris Street by emergency vehicles shall be maintained at all times. Construction equipment, materials, personnel or vehicles must be used, placed or operated in such a manner that the street is not blocked.	During Construction	ISD	
28	Neighbors and abutters access to their driveways and the streets shall be maintained at all times and shall not be blocked by construction equipment, materials, personnel or vehicles.	During construction	ISD	
29	A construction schedule shall be submitted detailing the planned phasing of construction, staging proposal, movement of construction equipment and rodent control measures. Schedule updates shall be provided two-weeks prior to the start of noisy, dusty or equipment intensive operations.	Building permit and during construction	ISD	
30	All fencing shall be made of wood	CO	Plng.	
31	Landscaping shall not include the following trees: Walnuts (Walnut trees) Cashews (Cashew trees) Pecans (Pecan trees) Pine nuts (Pine trees), Hazelnuts (Hazelnut shrub) Hickory nuts (Hickory trees) Beech nut (Beech trees) Butternut (Butternut trees) Chestnut (Chestnut trees) Ginko nut (Ginko trees) Macadamia nuts (Macadamia trees) Almonds (Almond trees) Pistachios (Pistachio trees) Brazil nuts (Brazil nut trees) Lichee nut Pili nut Shea nut	CO	Plng.	