



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION STAFF

GEORGE PROAKIS, *DIRECTOR OF PLANNING*
SARAH LEWIS, *SENIOR PLANNER*
SARAH WHITE, *PLANNER & PRESERVATION PLANNER*
ALEX MELLO, *PLANNER*
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

Case #: ZBA 2017-06
Date: February 1, 2017

Recommendation: Conditional Approval

PLANNING STAFF REPORT

Site: 419 Broadway

Applicant Name: Thomas Sullivan & Maria del Carmen Sullivan

Applicant Address: 419 Broadway, Somerville, MA 02145

Owner Name: Thomas Sullivan & Maria del Carmen Sullivan

Owner Address: 419 Broadway, Somerville, MA 02145

Alderman: Mark Niedergang



Legal Notice: Applicants and Owners, Thomas Sullivan & Maria del Carmen Sullivan, seek special permits under §4.4.1* of the SZO to extend existing non-conformities, §7.11 to increase the number of units on the property, and parking relief under §9.13. RC zone. Ward 5.

Dates of Public Hearings: February 1, 2017

* It has since been determined that there are no dimensional non-conformities being extended on the existing structure. Further, the proposed new structure conforms to all required dimensions. The principal relief needed is under §7.11 to increase the number of units and §9.13 for parking relief.

I. PROJECT DESCRIPTION

1. **Subject Property:** The subject property is a two-family Mansard residential structure located in the RC zone. It is historically known as the Edward Foote house and was built c.1865. It is a single-building local historic district (LHD). The property contains 4,090 square feet and sits on a 12,632 square foot lot

in Winter Hill.

2. **Proposal:** The proposal is multi-faceted. The Applicant proposed to convert the historic structure at 419 Broadway into a single-family residence. An existing annex attached to the rear of this structure will be removed. A second principal structure containing four (4) units is proposed for the rear of the property. This new structure will be sighted lower than the existing structure due, in part to the downward slope of the property as it nears the back of the lot. The design goal for the structure is for it to echo the look of historic barns, the likes of which used to reside on this property. The existing structure will be refreshed, new landscaping added throughout the property, a fence installed along the right side yard lot line to help shield the parking and the new structure from the public way, the goal of which is to have the historic residence remain the primary focus of the property.

The unit and bedroom counts for this **proposal** area as follows:

Historic house (to be converted from a two-family to a single family): 3 bdr.

<u>New, multi-unit structure:</u>	Unit 1:	2 bdr.
	Unit 2:	2 bdr.
	Unit 3:	2 bdr.
	Unit 4:	3 bdr.

3. **Green Building Practices:** The application states that the project will not exceed stretch code.

4. **Comments:**

Historic Preservation Commission: Plans were initially submitted to the Historic Preservation Commission (HPC) in August, 2016, since which time the Applicants, their Agent and Architect have worked with the Commission and Planning Staff adjusting the proposal from both historic compatibility and zoning perspectives. The HPC approved the version of the plans that accompany this staff report. The Certificate of Appropriateness issued for this project by the HPC is attached to this staff report.

Ward Alderman: Mark Niedergang is aware of this project.

II. FINDINGS FOR SPECIAL PERMIT SZO (§4.4.1 & 9.13)

In order to grant a special permit, the SPGA must make certain findings and determinations as outlined in §5.1 of the SZO. This section of the report goes through the special permit findings in detail.

1. Information Supplied:

Regarding SZO §7.11.1.c

Staff finds that the information provided by the Applicant conforms to the requirements of §5.1 and §7.11.1.c of the SZO and allows for a comprehensive analysis of the project with respect to the required Special Permits.

Regarding SZO §9.13

Staff finds that the information provided by the Applicant conforms to the requirements of §5.1 and SZO §9.13 and allows for comprehensive analysis of the project with respect to the required Special Permits.

2. **Compliance with Standards:** *The Applicant must comply "with such criteria or standards as may be set forth in this Ordinance which refer to the granting of the requested special permit."*

Regarding SZO §7.11.1.c SZO §9.13

As noted earlier in this report, the Applicant proposes to increase the number of units on the property from two (2) to five (5). To achieve this, the Applicant proposes to convert the current 2-family into a single-family dwelling unit. A second principal structure of four (4) units is proposed for the rear of the lot. There is no dimensional relief needed for this structure, either, due to how it will be situated on the lot.

Though multiple units are allowed in the RC zone, in order to increase the number of units currently on the property, a Special Permit is needed. Staff finds that the proposal complies with the principles set forth in Article 1, §1.2 of the SZO.

Regarding SZO §9.13

Due to the change in bedroom count this project requires the Applicant to request a special permit for parking relief. The parking formula and the associated variables for this project, are as follows:

$$(new\ parking\ requirement - old\ parking\ requirement) \times .5 = new\ spaces\ required^*$$

Existing Conditions

Unit 1: 3 bdr. = 2.0 spaces
Unit 2: 3 bdr. = 2.0 spaces

Proposed Conditions

single-family 3 bdr. = 2.0 spaces

Multi-unit

Unit 1: 2 bdr. = 1.5 spaces
Unit 2: 2 bdr. = 1.5 spaces
Unit 3: 2 bdr. = 1.5 spaces
Unit 4: 3 bdr. = 2.0 spaces

Total existing req'd pking: 4.0 spaces

Total new req'd pking: = 6.5 spaces

Plugging the above numbers into the formula results as follows:

$$(6.5 - 4.0) = 2.5$$

$$2.5 \times .5 = 1.25\ new\ spaces\ required$$

**when the resulting number is < 1 or a negative number, no additional parking is required*

The Applicant proposes providing six (6) total spaces, two of which are standard spaces and four (4) of which are compact. These two spaces fulfill the 1.25 new space requirement.

3. **Consistency with Purposes:** *The Applicant has to ensure that the project "is consistent with (1) the general purposes of this Ordinance as set forth in Article 1, and (2) the purposes, provisions, and specific objectives applicable to the requested special permit which may be set forth elsewhere in this Ordinance, such as, but not limited to, those purposes at the beginning of the various Articles."*

The proposal to construct a second principal structure and to increase the number of units on the property from two (2) to five (5) is consistent with the purposes of the RC district which is "...to

establish and preserve a district for multi-family residential and other compatible uses which are of particular use and convenience to the residents of the district.”

4. Site and Area Compatibility: *The Applicant has to ensure that the project "(i)s designed in a manner that is compatible with the characteristics of the built and unbuilt surrounding area, including land uses."*

This property is located on the upper portion of Broadway. The surrounding neighborhood presents a variety of housing styles, massing and designs overlooking a busy thoroughfare. Two-, three-, and multi-family housing can be found among large, multi-floor apartment and condo buildings. Nearby styles include gambrel, gable-roofed, flat-roofed multi-unit, wood-framed and brick veneered structures from a variety of eras. The property in question is one of the older structures on this part of Broadway.

The proposed 4-unit structure will be minimally-visible from the public right-of-way as it will sit at the rear of the property in a location whose grade is much lower than that found at the front of the property. The proposed structure has been designed to reflect one of many historic barn/carriage house styles that would have existed in the City. Staff finds that the proposed design, massing and style of the new structure are not inconsistent with the varied built environment in the surrounding neighborhood and will not be a detriment thereto.

The lot in question, at over 12,000 square feet, is exceptionally large for Somerville. Staff finds that the proposed plan utilizes the property in such a way that permits the Applicant to realize the benefit of owning a property in a zone that allows for multiple units/principal structures while simultaneously providing residents of the property with significant outdoor space and green/landscaped areas. Despite the inclusion of another structure on the property, Staff finds that there is sufficient opportunity for stormwater to percolate through the parcel given the amount of green/open space provided.

5. Housing Impact: *Will not create adverse impacts on the stock of existing affordable housing.*

The proposal will not add to the existing stock of affordable housing.

6. SomerVision:

This property will contribute to SomerVision metrics by adding three (3) new residential units to the City's housing stock.

III. RECOMMENDATION

Special Permit under SZO §9.13 and SZO §7.11.1.c

Based on the materials submitted by the Applicant, the above findings and subject to the following conditions, the Planning Staff recommends **CONDITIONAL APPROVAL** of the requested **SPECIAL PERMITS**.

The recommendations are based upon a technical analysis by Planning Staff of the application material based upon the required findings of the Somerville Zoning Ordinance, and is based only upon information submitted prior to the public hearing. This report may be revised or updated with new recommendations, findings and/or conditions based upon additional information provided to the Planning Staff during the public hearing process.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes				
1	Approval is for the construction of a 6-unit residential building and relief from providing four parking spaces.	BP/CO	ISD/Plng.					
	<table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>December 29, 2016</td><td>Initial application submitted to the City Clerk's Office</td></tr></table>				Date (Stamp Date)	Submission	December 29, 2016	Initial application submitted to the City Clerk's Office
	Date (Stamp Date)				Submission			
December 29, 2016	Initial application submitted to the City Clerk's Office							
Any changes to the approved site plan or elevations that are not <i>de minimis</i> must receive SPGA approval. Whether or not a change is <i>de minimis</i> in nature must be determined by the Planning Office.								
Pre-Construction								
2	The Applicant shall be required to demonstrate that the updated project plans meet the current City of Somerville stormwater policy. Utility, grading, and drainage report and plans stamped by a registered PE in Massachusetts must be submitted to the Engineering Department for review and approval.	BP	Eng.					
3	The Applicant shall submit a proposed grading and drainage plan, stamped by a registered PE in Massachusetts that demonstrates compliance with the City's stormwater policy.	BP	Eng.					
4	The proposed basement finished floor elevation shall not be less than is 1 foot above the Seasonal High Ground Water elevation. The seasonal high ground water elevation shall be determined by a Massachusetts certified soil evaluator and stated on a signed soil test pit log.	BP	Eng.					
5	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, and sensitivity to existing landscaping on adjacent sites.	Demolition Permitting	ISD					
6	New sanitary connection flows over 2,000 GPD require a 4:1 removal of infiltration and/or inflow by the Applicant. This will be achieved by submitting a mitigation payment to the City based on the cost per gallon of I/I to be removed from the sewer system. The Applicant shall work with Engineering to meet this condition before a certificate of occupancy is issued.	CO	Eng.					
7	Applicant shall provide final material samples for siding, trim, windows, and doors to Planning Staff for review and approval prior to construction.	BP	Plng					
8	The Applicant shall contact the Engineering Department to coordinate the timeline for cutting or opening the street and/or sidewalk for utility connections or other construction. There is a moratorium on opening streets from November 1st to April 1st and there is a list of streets that have additional opening restrictions.	BP	Eng					

9	The Applicant shall contact the Engineering Department to obtain new street addresses for all of the units on the property.	BP	Eng	
10	The Applicant shall submit a construction traffic management plan to the Traffic & Parking Division for their review and approval prior to the issuance of a building permit.	BP	T&P	
Construction Impacts				
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 DPW standard.	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	Construction and related construction activities shall take place between 7:30am and 5:00pm Monday through Friday. There shall be no construction or construction-related work taking place on weekends.	During Construction	ISD	
Electrical				
14	All electrical plans must be submitted to the Electrical Inspector and approved by him prior to any electrical work being done on the site.	Final sign off	Electrical Inspector	
15	All power and other utilities, including telephone, cable, and other such lines, shall be placed underground.	Final sign off	Electrical Inspector	
16	Any above-ground located electrical equipment, including, but not limited to AC condensers, electrical and water meters, transformers, and the like, shall not be placed at the front of the property in any way. All such equipment shall be completely screened from the view of the street and abutting properties.	Final sign off	Electrical Inspector/Planning/ISD	
17	Any transformers shall be located so as not to impact the historic building or landscaped area, and shall be fully screened.	Electrical permits & CO	Electrical Inspector/Planning/ISD	
Site				
18	Landscaping shall be installed and maintained in compliance with the American Nurserymen's Association Standards;	Perpetual	Plng. / ISD	
19	All materials to be used in landscaping shall be submitted to Planning Staff for their review and approval prior to the issuance of a building permit	BP	Plng/ISD	
20	Vegetative screening shall be installed along the abutment of the parking area with the patio area of the new principal structure. Design, flora options and location of plantings shall all be submitted to Planning Staff for their review and approval prior to the issuance of a building permit.	BP	Plng/ISD	

21	A 6-foot wood fence shall be installed along the property line at the right elevation of the property. All materials shall be submitted for review and approval by Planning Staff prior to installation. The fence shall gradually scale from 4 feet to 6 feet starting at the abutment of the Applicant's property with the City sidewalk.	CO	Plng/ISD	
22	There shall be a minimum of two trees as required under SZO §10.3.	CO	Plng.	
23	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	
Public Safety				
24	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP	
25	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.	
26	All smoke detectors shall be hard-wired.	CO	Fire Prevention / ISD	
27	The building shall be sprinkled.	CO	Fire Prevention/ ISD	
Miscellaneous				
28	Because this property is a Local Historic District (LHD), all requirements of the Somerville Historic Preservation Commission (HPC) shall apply and all work shall be required to be done to the Secretary of the Interior's Standards.	CO	Plng/ISD	
Final Sign-Off				
29	The Applicant shall contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services 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.	



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

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

December 28, 2016

Thomas & Maria del Carmen Sullivan
419 Broadway
Somerville, MA 02144

Re: HPC 2016.056

Certificate of Appropriateness

Mr. & Ms. Sullivan,

The Historic Preservation Commission (HPC) received your application (dated July 27, 2016) for a Historic District Property Certificate. After a review of the application, Staff made a determination that the alteration of the siding; and the removal of part of the rear ell and construction of a new building on the lot is within the jurisdiction of the Commission and is subject to their review. Therefore, the alterations were reviewed by the HPC at their public hearing on Tuesday, December 20, 2016. In accordance with the application for alterations to 419 Broadway and the Historic District Ordinance, the HPC grants a **Certificate of Appropriateness**ⁱ to the Applicants, Thomas & Maria del Carmen Sullivan, Owners.

This **Certificate of Appropriateness** is contingent upon the following conditions:

1. All appropriate building permits shall be obtained prior to the start of any work.
2. If changes are necessary to the proposed work for which this Certificate of Appropriateness was issued, a new proposal shall be submitted to Historic Staff prior to commencing the work.
3. Asbestos shingle siding shall be replaced with cedar clapboards with exposure to match the original if found beneath the shingles.
4. The original porch balusters shall be replicated and the porch shall be restored.
5. The rearmost 1 story ell may be demolished.
6. The parking area may be revised to match the plans noted below.
7. A new building shall be constructed behind the existing house per plans by Peter Quinn Architects dated December 14, 2016 with the following alterations;
 - a. The roof peak shall be no higher than that of the rear ell if at all possible and
 - b. The site plan shall be altered to include vegetative screening between the parking area and the new construction to the largest extent possible and



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722
www.somervillema.gov

- c. A fence shall be installed along the lot line between 415 and 419 Broadway to add additional screening of the new construction.
8. This project shall also be subject to terms and conditions set by the Zoning Board of Appeals.
9. Historic Staff shall issue a sign-off upon completion of the project that it was executed in accordance with this Certificate and approved plans.

This Certificate is granted upon the condition that the work authorized herein is commenced within one year after the date of issue. If the work authorized by this Certificate is not commenced within one year after the date of issue, or if work is suspended in significant part for a period of one year after it has begun, this Certificate shall expire.

Please take this letter to Somerville Inspectional Services located at DPW, 1 Franey Road when you apply for your Building Permit.

Sincerely,

Kristenna P. Chase
Preservation Planner
Mayor's Office of Strategic Planning & Community Development
City Hall
93 Highland Avenue
Somerville, MA 02143

Cc: Paul Nonni, Sr. Building Inspector, Inspectional Services Division.
George Proakis, Director, Planning Division
Hans Jensen, Zoning Review Planner
John Long, City Clerk

ⁱ This Certificate of Appropriateness is in accordance with the Somerville Historic District Ordinance Section 6.d.1, *Commission Powers and Duties*, which states, "[i]f the Commission determines that the construction or alteration for which an application for a certificate of appropriateness has been filed will be appropriate for or compatible with the preservation and protection of the historic district, the Commission shall cause a certificate of appropriateness to be issued to the Applicant."

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

28 December 2016

George Proakis – Director
Planning Department
City of Somerville
93 Highland Ave
Somerville, MA 02143

Re: 419 Broadway ZBA Application Accessibility Narrative

Dear Board members,

Regarding the ZBA Application for 419 Broadway, the design is exempt from MAAB, because no elevator is provided and the ground floor units are multilevel units.

Thank you,

Peter Quinn AIA
Peter Quinn Architects LLC

