



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Case #: PB 2013-06
Date: March 14, 2013
Recommendation: Conditional Approval

PLANNING STAFF REPORT

Site: 205 Broadway

Applicant Name: BB Broadway LLC
Applicant Address: 112 Wethersfield Street, Rowley, MA 01969
Property Owner Name: Maurice Haddad
Property Owner Address: 640 Revere Beach Boulevard, Revere, MA 02151
Agent Name: Adam Dash, Esq.
Agent Address: 48 Grove Street, Suite 304, Somerville, MA 02144
Alderman: Maureen Cuff-Bastardi

Legal Notice: Applicant, BB Broadway LLC, and Owner, Maurice Haddad, seek Site Plan Approval (SZO §5.4 & 6.1.22.D.2) to construct a two-story retail building, for reduced number of parking spaces under §9.17 and Special Permit for signage under §6.1.22.5.a.

Zoning District/Ward: CCD55 / 1

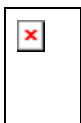
Zoning Approval Sought: Site Plan Approval and Special Permit

Date of Application: Feb 19, 2013

Dates of Public Hearing: Planning Board March 21, 2013

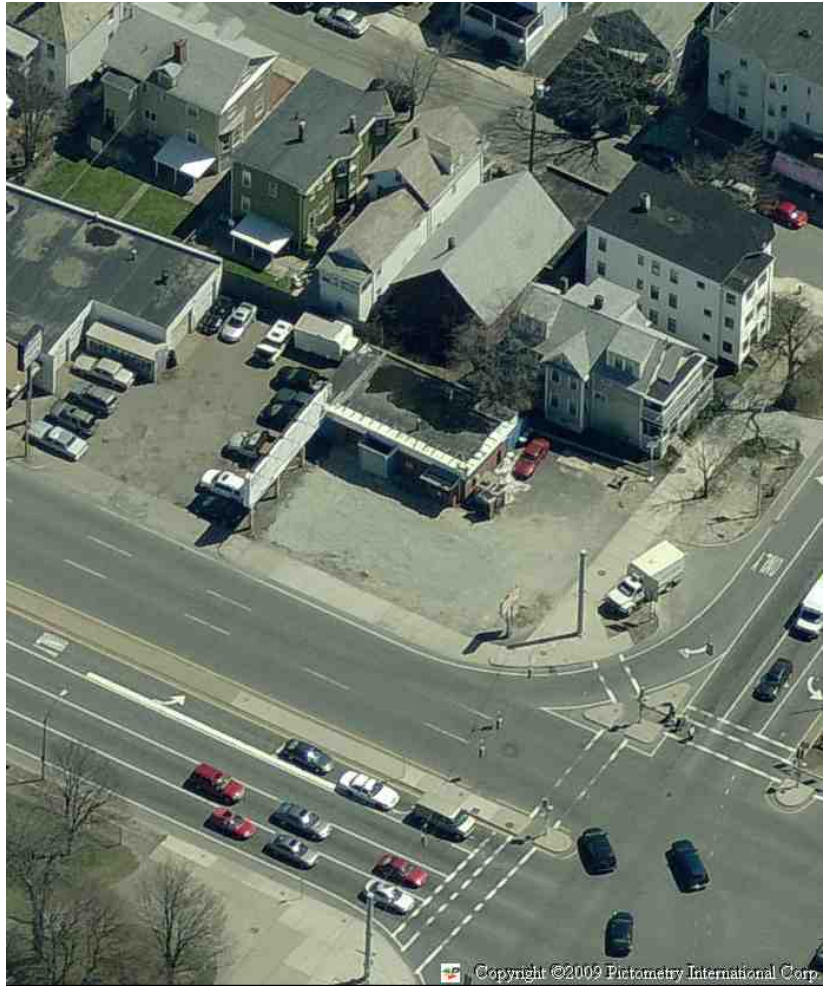
I. PROJECT DESCRIPTION

1. Subject Property: The subject property is a 7,382 square foot parcel at the corner of Broadway and McGrath Highway. It was last used as a gas station several years ago. The structures and fuel tanks have been removed. The pylon sign and billboard onsite still exist. There is no curb for the length of the parcel along McGrath Highway and another curb cut on Broadway.



In 2003 the owner of the property applied to rebuild the billboard on the site. The application was denied by the Zoning Board of appeals because the Applicant supplied insufficient information about state regulations about billboards within 300 feet of public park and the time extensions have not helped to gain additional information. A description of the billboard from 2003 is that it is located at the north end of the property, it was constructed over forty years ago, the size is forty-eight feet (48') wide by twelve feet (12') high, it stands twenty-two feet (22') off of the ground and it is in disrepair.

2. Proposal: The proposal is to install a two-story retail building of 7,036 square feet to be leased by Mattress SuperStore. The Mattress Store will sell bedroom sets, furniture, mattresses, futons, sofas and the like. The store is anticipated to be open Monday through Saturday from 10am to 9pm and on Sunday from noon to 5pm. There will be two sales representatives on site – the store owner and employee.



Site & Landscaping

There will be 709 square feet of landscaping around the parking lot in the back of the property. Details about the proposed landscaping have not yet been submitted. A new fence is proposed along the north and east side of the site.

Sidewalk Depth

The building will sit on or close to the property line along Broadway and for 40.5 feet along of McGrath Highway. The landscape strip between the sidewalk and street is quite large. The Broadway Streetscape improvements will stop just shy of this property.

Parking & Traffic

There will be a total of 6 parking spaces onsite in a parking lot behind the building. The spaces will be accessible via a 16 foot 9 inch curb cut on McGrath Highway and the curb along the rest of the parcel will be replaced. There will be a bicycle rack for 5 bikes as in the landscaped area along the sidewalk.

The applicants have submitted a study evaluating the impact of the proposed development on traffic and access in the area including traffic volumes, crash information, parking counts, and intersection capacity analysis. The study concludes that the additional vehicle-trips that will be generated at the project site are low and will not change the level of service for any of the three signalized intersections within the study area. The parking demand for the proposed use, the on-street spaces that are available in the immediate vicinity, the 25 parking spaces near Foss Park, and the bus lines that run close to the site all support the proposal that 6 parking spaces is sufficient to satisfy the parking demand for the retail store. The report also states that the Applicant will provide discounted transit passes and bike racks to further reduce the potential for community impacts. The Traffic and Parking Department's comments in the Comments Section below include a detailed response to the study.

Building Design

The building is fairly simple in its design as a two story brick building with storefront system windows along both stories. There is an entrance to the store along the sidewalk on Broadway and a second entrance in the back that is accessible from the parking lot. Above the Broadway entrance on the second floor will be rectangular design in the brick to give this portion of the building some interest. The building will curve at the corner of Broadway and McGrath Highway. The materials of the building will be hand-laid brick, arriscraft masonry band for the parapet and precast concrete for the lintel and sills.

Signage and Lighting

The pylon sign on the site will be removed. The billboard is proposed as signage for the store. The signage on the building will be the name of the store on three sides of the building above the first floor windows. The signs will be individual painted letters with gooseneck lights above. Awnings will flank the windows.

Trash/Utilities

There will be a dumpster in the northeast corner of the site next to the driveway. The dumpster will be screened by a fence. The mechanical equipment for the building will be located on the roof.

3. Nature of Application:

Uses

Under SZO section 6.1.22.D.2, all new development for a by-right use requires Site Plan Approval under section 5.4. The retail use falls under Use Cluster C, §7.13.C, Medium Retail and Service, which are establishments of 1,500 to 10,000 square feet. The total square footage of this use on a lot is allowed by-right up to 5,000 square feet.

The use of these spaces may be any use allowed in this Use Cluster or another Use Cluster that is allowed by-right at this size, although if changing to a different Use Cluster the parking requirements would need to be evaluated and therefore may require zoning approval to be established.

Dimensional Requirements

The proposal complies with the dimensional requirements of the zoning district. The maximum ground coverage is 80% and the proposed building covers 52% of the lot. The proposal meets the minimum landscaped area with 11% of the site landscaped along the rear parking lot. The maximum gross floor area ratio is 3.0 and the proposed building as a FAR of 1.0. The height of the building will be 33 feet 8 inches. The site does not abut a residential district so setbacks from these districts do not apply.

Requirements	CCD-55	Proposal
Min Lot Size	NA	7,384 sf
Min Lot Area/Dwelling Unit	600 sf	N/A
Max Ground Coverage	80%	52%
Min Landscaped Area % of lot	10%	11%
Floor Area Ratio (based on gsf)	3.0	1.0
Max Height	55'	33.7'
Max Height Abutting RA/RB/RC	35'	NA
Min Front Yard	NA	0'
Min Side Yard	NA	0'
Min Rear Yard Abutting RA/RB/RC	20' (10' exclusively landscaped)	NA – rear yard is ~44 ft 9 in
Min Frontage	30'	~170'

Affordable Housing/Linkage

The proposal does not include residential units and therefore the requirement for providing affordable housing is not applicable. Linkage is also not applicable because the building is less than 30,000 square feet, which is the threshold for linkage payments.

Parking & Loading Requirements

The Applicant is seeking a Special Permit under SZO §9.17.2. A to provide less than the required number of parking spaces. The minimum parking requirements may be reduced by the SPGA for a Development upon submission by the Applicant of a TDM Plan demonstrating that such reduction will not have adverse community impacts. When the use of an existing lot or structure with such reduced spaces allowed by the SPGA is changed to another use listed in Table 7.13, the new use shall provide all the required off-street parking in accordance with the provisions of this ordinance, unless SPGA approval is obtained as described in this section for the new use.

The breakdown of the required parking spaces is as follows:

Use cluster C – Small Retail and Service, 1 per 800 nsf
 $7,036 \text{ sf} / 800 = 8.8 \text{ or } 9 \text{ spaces}$

A loading dock is not required because the retail spaces is less than 5,000 sf. One bicycle parking space is required and five will be provided.

Signage

Sign replacement of the same size within the same sign footprint and using the same sign technology shall be permitted by right. Any other change in signage shall require a Special Permit (§6.1.22.D.5.b). The signs on the building will be new signs.

Section 12.7 explains the regulations related to nonconforming signs that advertise or promote the sale of goods and services not sold, provided, or manufactured upon the same premises upon which the sign is located. Nonconforming signs of this nature should be removed within 120 days of the effective date of this Article or within 120 days of the date on which the sign first becomes a subject of this section,

whichever comes later. The billboard is not registered with the State's Office of Outdoor Advertising. The billboard should be removed per §12.7.3.

4. Surrounding Neighborhood: The immediate area has many commercial uses, including two other gas stations, an auto repair shop, and a Dunkin Donuts, as well as other commercial buildings along Broadway. Somerville's largest municipal park, Foss Park, is directly across McGrath Highway from the site. There are several residential buildings behind the gas station along Kensington Avenue.

5. Impacts of Proposal: The proposed structure will be a great improvement to the site. This corner is a gateway to East Somerville and the gas station did not adequately define the space and serve as an attractive entrance to the portion of Broadway. A larger, multi-tenanted building would be an even more desirable form on this block; however, land acquisition would be necessary to build a more substantial development and the surrounding parcels are not for sale at this time.

The development will improve the streetscape by providing an attractive building that creates a street wall where there is currently a void where the gas station pumps were located and vacant lot exists today. This site will be the first redevelopment in the area and it will hopefully be a catalyst along with the City's work to revitalize the neighborhood.

The retail component of the building will ensure that the ground floor is active and interesting for pedestrians. The retail use will not generate a lot of traffic and the parking information submitted supports the proposal to provide six parking spaces onsite.

The signage on the building is compatible with other signs in the area. Using the billboard for on-premises signed is not compatible with pedestrian oriented signs that are encouraged in the district. The bill board should be removed – it does not comply with the SZO and it is an eyesore. Ten years ago the owner was seeking to rebuild the deteriorating sign and the request was denied by the Zoning Board of Appeal. The billboard should not be allowed to function as signage for the store.

6. Green Building Practices: The building will comply with the Stretch Energy Code.

7. Comments:

Fire Prevention: Has reviewed the plans and will be submitting comments.

Traffic & Parking: The applicant proposes to construct a two-story mattress store with approximately 3,520 sq ft of ground level retail space and approximately 3,386 sq ft of storage space on the second floor. The project would include 6 off street parking spaces. The project will be located at the intersection of McGrath Highway (Rte 28) and Broadway.

The applicant has hired a professional Transportation Firm, Fort Hill Infrastructure to prepare a Traffic and Parking Memorandum. Fort Hill Infrastructure has submitted a well prepared Traffic and Parking Memorandum.

The submitted Memorandum has reviewed accident crash data, intersection capacity and on street parking availability for the immediate vicinity of the proposed development. The signalized intersections reviewed were Broadway/McGrath (MassDOT intersection), Broadway at Garfield Ave and Broadway at Cross St. The unsignalized intersections reviewed were Blakeley Ave at Kensington Ave and Blakeley Ave at Garfield Ave.

To access the quality of traffic flow at the above listed intersections an intersection capacity analysis was conducted utilizing traffic engineering standards for the proposed build scenario in 2018 and the no build scenario in 2018. The analysis concluded that the overall Level of Service at all the intersections for the 2018 Build and no Build scenarios remained basically the same.

The proposed development is expected to increase traffic to/from this location by an additional 1 vehicle trip (into the site) during the morning weekday peak hours, 3 vehicle trips (1 into the site and 2 exiting the site) during the afternoon weekday peak hours and 7 vehicle trips during the Saturday peak hours (4 into the site and 3 exiting the site). This trip generation was calculated from the Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition, 2012). This manual is the transportation and traffic engineering industry standard. The number of increase trips calculated for this proposed development will have a minor impact on existing traffic flow, traffic queues and traffic delays.

A Parking Utilization Review was also conducted. This parking study indicated that there was available on street parking spaces available to generally accommodate the parking requirements associated with the proposed development even with only providing 6 of the required 9 off street parking spaces. However an increase in vehicle congestion, delay and queues is still possible with vehicles circulating the area seeking the available parking spaces.

A review of the crash data indicated that all of the reviewed intersections were below the MassDOT state wide average except for one intersection. The intersection of Broadway at Garfield Ave was above this average.

The lack of all the required off street parking spaces and the higher than average crash rate for the Garfield Ave/Broadway intersection is of concern to Traffic and Parking.

As previously stated the proposed development will be providing 6 of the required 9 off street parking spaces as proscribed the Somerville Zoning Ordinance. The lack of providing all the required off street parking spaces could have an impact on the intersection of Garfield Ave/Broadway. Traffic mitigation to offset this lack of parking spaces and minor increase in vehicle delay, vehicle queues and vehicle congestion at this intersection can be provided by the developer by having Broadway repainted with thermoplastic from Garfield Ave thru Cross St (including both sides of each intersection).

Provided the above Traffic Mitigation is incorporated, Traffic and Parking has no objections to the application.

Wiring Inspection: The utilities will be required to be located underground. A transformer may be required for the site depending on the level of service required. If a transformer is required, the location needs to be carefully considered because the area in the back of the lot may not be acceptable for NStar.

Lights and Lines: Lights and Lines has reviewed the plan and did not have comments at this time.

Engineering: The Applicant will be required to demonstrate that the project meets the current City of Somerville stormwater policy. Application will be required to provide this office with a copy of an Operation and Maintenance plan for any stormwater control devices utilized on the property.

Design Review Committee: At the applicant's first public meeting before the DRC (February, 28, 2012), the Committee recommended:

Adjustments to the original proposed design including the addition of dark colored awnings over each window for all facades and the relocation of the proposed signage to the brick area of the building between the lower and upper windows (coinciding with the location of a "sign band area" of a traditional shop front) and lit by dark-colored goose-neck light fixtures that were suggested by East Somerville Main Streets are supported and recommended by the Committee. Of the brick samples that were presented the Committee recommends using the darker brick that included slight variations in color, from brick-to-brick. The Committee recommends creating an area or pattern of recessed brick or variation in brick color above the Broadway oriented entrance of the building to draw attention to the entrance and continue the window pattern across that area of façade.

Example articulation using brick color variation or recess:



Ward Alderman: Has been contacted but has not yet provided comments.

II. FINDINGS FOR SPECIAL PERMIT (SZO §5.1, §6.1.22.5.a & 9.17):

In order to grant a special permit, the SPGA must make certain findings and determinations as outlined in §5.1.4 of the SZO. This section of the report goes through §5.1.4 in detail.

1. Information Supplied: The Staff finds that the information provided by the Applicant conforms to the requirements of §5.1.2 of the SZO and allows for a 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."

Parking

The parking design standard in the CCD (§6.1.22.G) states that parking and loading areas shall be hidden from view from public ways. They may be located at the side or rear of a lot or in concealed structures shall be suitably screened both visually and acoustically from the street and abutters (sufficient to conform to the City's Noise Ordinance during operation). Any views into parking structures shall be minimized through use of landscaping or architectural treatment.

The proposed parking spaces are located in the rear of the lot behind the building and there are landscaped area to buffer the parking lot from the neighbors and the street.

Signage

The proposed signage on the building complies with the standards of the Ordinance; however, the billboard does not comply under §12.7. This section explains the regulations related to nonconforming

signs that advertise or promote the sale of goods and services not sold, provided, or manufactured upon the same premises upon which the sign is located. Nonconforming signs of this nature should be removed within 120 days of the effective date of this Article or within 120 days of the date on which the sign first becomes a subject of this section, whichever comes later. The billboard is not registered with the State's Office of Outdoor Advertising. The billboard should be removed per §12.7.3.

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 is consistent with the general purposes of the Ordinance as set forth under §1.2, which includes, but is not limited to providing for and maintain the uniquely integrated structure of uses in the City and conserving the value of land and buildings.

The proposal is also consistent with purpose of the district as a commercial infill development that contributes to the retail mix on the street. A larger, multi-tenanted building would be an even more desirable form on this block; however, land acquisition would be necessary to build a more substantial development and the surrounding parcels are not for sale at this time.

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."

The proposed sign, excluding the billboard, complies with the design guidelines for signage. Parking design was addressed in finding 2 above.

The signage respects the building's context in terms of the style of the building and location in the typical sign band on the building. The signage on the building is oriented to pedestrians. The billboard sign was designed to be oriented to vehicles and does not comply with this guideline. The signage on the building is subordinate to the overall building design and the billboard is very large and overwhelms the site. The signage on the building does not have excessive wording and the gooseneck lighting add interest and character to the retail environment. Awnings are used to create pleasant shaded spaces in front of a building.

5. Vehicular and pedestrian circulation: The circulation patterns for motor vehicles and pedestrians which would result from the use or structure will not result in conditions that create traffic congestion or the potential for traffic accidents on the site or in the surrounding area.

The Applicant submitted a traffic and parking report with the application that states that the proposed building with six parking spaces will not result in conditions that create traffic congestion or increase the potential for traffic accidents onsite.

The lack of providing all the required off street parking spaces could have an impact on the intersection of Garfield Ave/Broadway. A proposed condition is for traffic mitigation to offset this lack of parking spaces and minor increase in vehicle delay, vehicle queues and vehicle congestion at this intersection. The mitigation is repainting Broadway with thermoplastic from Garfield Avenue through Cross Street on both sides of the intersection.

III. FINDINGS FOR SITE PLAN APPROVAL (SZO §5.4):

In order to grant a site plan approval, the SPGA must make certain findings and determinations as outlined in §5.4.4 and 5.4.6 of the SZO. This section of the report goes through §5.4.4 and 5.4.6 in detail.

1. *The Planning Board “shall approve a submission in the form submitted or with reasonable conditions pertaining to the purpose of this Section 5.4 unless the Planning Board finds that:*
 1. *The submission is incomplete;*
 2. *The imposition of reasonable conditions would not ensure that the project would conform to the standards and criteria set forth in Section 5.4.6; and*
 3. *The project does not comply with other specifically applicable requirements of this Ordinance.”*

The Applicant has provided a complete application, reasonable conditions can be placed on the proposal to ensure that the project conforms to the standards and criteria set forth in Section 5.4.6, and the project complies with applicable requirements of the Somerville Zoning Ordinance.

2. *The development complies with all standards set forth for the overlay district in which it is located.*

The subject property is not located within an overlay district.

3. *“The development shall be integrated into the existing terrain and surrounding landscape. Building sites shall, to the extent feasible: minimize use of wetlands, steep slopes, floodplains, hilltops; preserve natural or historic features; maximize open space retention; preserve scenic views from publicly accessible locations; minimize tree, vegetation and soil removal, blasting and grade changes; screen objectionable features from neighboring properties and roadways.”*

There are no wetlands, floodplains or hilltops located onsite. The site is relatively flat. The building will appropriately sit along the front and side property lines to create continue the street wall that exists along Broadway and act as a gateway to East Somerville.

4. *“The development shall be served with adequate water supply and sewage disposal systems. For structures to be served by sewage disposal systems, the applicant shall document the status of Department of Environmental Management (DEM) and/or other sewage permits.”*

The Applicant is working with Department of Public Works and the DEM to ensure that adequate water supply and sewage disposal systems are satisfactory to these departments.

5. *“The development shall incorporate measures that are adequate to prevent pollution of surface and groundwater, to minimize erosion and sedimentation, and to prevent changes in groundwater levels, increased rates of runoff and minimize potential for flooding. Drainage shall be designed so that groundwater recharge is maximized, and at the project boundaries the runoff shall not be increased in amount or velocity.”*

The proposal will have to conform to the requirements of the City’s Engineering Department for stormwater management.

6. *“To the extent feasible, development shall minimize demands placed on municipal services and infrastructure.”*

The proposal will not place exceptional demands on municipal services and infrastructure.

7. *“The development shall provide for safe vehicular and pedestrian movement within the site and to adjacent ways, including sidewalks, crosswalks and the like.”*

The Applicant submitted a traffic and parking report with the application that states that the proposed building with six parking spaces will not result in conditions that create traffic congestion or increase the potential for traffic accidents onsite.

The lack of providing all the required off street parking spaces could have an impact on the intersection of Garfield Ave/Broadway. A proposed condition is for traffic mitigation to offset this lack of parking spaces and minor increase in vehicle delay, vehicle queues and vehicle congestion at this intersection. The mitigation is repainting Broadway with thermoplastic from Garfield Avenue through Cross Street on both sides of the intersection.

8. *“Building design and landscaping shall be in harmony with the prevailing character and scale of buildings in the neighborhood through the use of appropriate building materials, screening, and other architectural techniques.”*

The building and site is in harmony with the character and scale of the surrounding area and uses building materials that are appropriate for the neighborhood and proposed use. The building complies with the design standards and the design guidelines in SZO section 6.1.22.

The building is pedestrian oriented with retail on the ground floor and a storefront system that provides views into the building. Gooseneck lighting is common in the area and will provide light along the sidewalk but should not create glare onto neighboring sights. The building completes the streetwall on the primary street of Broadway and turns the corner to McGrath Highway, which is along a primary street. The building provides access directly off of Broadway which encourages pedestrians to enter the building. The hand-laid brick, arriscraft masonry, and precast lintels and sill are a high quality, durable building materials. All sides of the building will be constructed of the same material. The southeast elevation will not contain windows because this side abuts a house.

9. *“Electric, telephone, cable TV and other such utilities shall be underground except where this cannot be accomplished because it is physically or environmentally infeasible, in which case such utilities shall be screened.”*

The utilities for the building will be required to be located underground.

10. *“Exposed storage areas, machinery, service areas, truck loading areas, utility buildings and structures and other unsightly uses shall be set back and/or screened to protect neighbors from objectionable features.”*

The dumpster at the back of the site will be screened. Other equipment on the rooftop of the building must comply with the zoning requirements to set equipment back behind a 45 degree plane from the edge of the roof so that is less visible than it would otherwise be at the roof's edge.

10. *“To the extent feasible, proposed projects shall be designed in such a way as to minimize shadows on neighboring properties.”*

A shadow analysis was submitted with the application. The morning shadows will be cast on McGrath Highway. In the afternoon shadows will be cast on neighboring properties; however, regardless of where the building is located on this small lot, it would cast a shadow because of the solar orientation of the site.

11. “There shall be no unreasonable glare onto public roads and other public ways into the night sky, or onto neighboring properties from lighting or reflection.”

The gooseneck lighting along the building will cast light downward. A condition of approval is that light cannot spill over onto neighboring properties.

12. “The site plan shall comply with all zoning requirements.”

The site and building comply with the zoning requirements. The maximum ground coverage is 80% and the proposed building covers 52% of the lot. The proposal meets the minimum landscaped area with 11% of the site landscaped along the rear parking lot. The maximum gross floor area ratio is 3.0 and the proposed building as a FAR of 1.0. The height of the building will be 33 feet 8 inches. The site does not abut a residential district so setbacks from these districts do not apply.

IV. RECOMMENDATION**Site Plan Approval and Special Permit**

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 AND SITE PLAN APPROVAL**.

The recommendation is 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						
Application and Plans										
1	Approval is to construct a two story, ~7,036 sf building with Use Cluster for Medium Retail and Service §7.13.C. with a reduced number of parking spaces (6) and signage on the building. This approval is based upon the following application materials and the plans submitted by the Applicant:	BP/CO	Plng.							
	<table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>February 19, 2013</td><td>Initial application submitted to the City Clerk’s Office</td></tr><tr><td>3/11/13</td><td>Modified plans submitted to OSPCD (A1.1 Proposed Site Plan, A1.2 1st floor plan, A1.3 2nd floor plan, A2.1-2.2 Elevations)</td></tr></table>				Date (Stamp Date)	Submission	February 19, 2013	Initial application submitted to the City Clerk’s Office	3/11/13	Modified plans submitted to OSPCD (A1.1 Proposed Site Plan, A1.2 1st floor plan, A1.3 2 nd floor plan, A2.1-2.2 Elevations)
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3/11/13	Modified plans submitted to OSPCD (A1.1 Proposed Site Plan, A1.2 1st floor plan, A1.3 2 nd floor plan, A2.1-2.2 Elevations)									
Any changes to the approved site plan or elevations that are not <i>de minimis</i> must receive SPGA approval.										
2	The Applicant shall not use the billboard as signage for the use of 205 Broadway. The Applicant should consider removing the billboard from the site.	Perpetual	ISD/ Plng.							
3	The Applicant will be required to demonstrate that the project meets the current City of Somerville stormwater policy. Application will be required to provide a copy of an O&M plan for any stormwater control devices utilized on the property for the City Engineer’s review and approval.	BP	Engineer							
Construction Impacts										
4	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 any other portion of the sidewalk that was not proposed to be replace immediately abutting the subject property if damaged as a result of construction activity.	CO	DPW							

5	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	
6	The Applicant shall “repaint” all pavement markings from Garfield Ave thru Cross St (including both sides of each intersection) with thermoplastic upon completion of the project and prior to the issuance of the certificate of occupancy.	CO	T&P	
Design				
7	Landscaping should be installed and maintained in compliance with the American Nurserymen’s Association Standards.	Perpetual	Plng. / ISD	
8	The material of the signage on the building shall be painted as indicated on the elevations.	BP for signs	Plng/ ISD	
9	Signage footprint beyond that which is shown on the elevations shall require a Special Permit.	BP for signs	Plng/ ISD	
10	The commercial windows shall not be blocked by interior storage, non-artistic displays or greater than 30% internally mounted signage per SZO Section 6.1.22.H.4.	Perpetual	Plng/ ISD	
11	The design and material of the fence along the property line and screening the dumpster shall be submitted to Planning Staff for review and approval.	Perpetual	Plng.	
Traffic and Parking				
12	The Applicant will supply 5 bicycle parking spaces on site, which can be satisfied with U type bicycle racks.	CO	Plng.	
13	The Applicant will provide discounted transit passes to employees and bike racks to further reduce the potential for community impacts.	CO	Plng.	
Public Safety				
14	A code compliant fire alarm and suppression system shall be installed.	CO	FP	
15	To the extent possible, all exterior lighting must be confined to the subject property, cast light downward and must not intrude, interfere or spill onto neighboring properties. A lighting plan shall be submitted to Planning Staff for review and approval.	Cont.	ISD.	
16	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, Fire Department and the Board of Health shall also be notified.	Demolition /Building Permitting	ISD	
Final Sign-off				
17	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.	

