



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

**Case #:** ZBA 2013-17  
**Date:** March 14, 2013  
**Recommendation:** Conditional Approval

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**PLANNING STAFF REPORT**

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**Site:** 50 Inner Belt Road

**Applicant Name:** InterNAP Network Services  
**Applicant Address:** 70 Inner Belt Road Somerville, MA 02143  
**Property Owner Name:** Penna Realty Associates, LLC  
**Property Owner Address:** 228 Andover Street Wilmington, MA 01887  
**Agent Name:** Vanasse Hangen Brustlin, Inc.  
**Agent Address:** 101 Walnut Street Watertown, MA 02471  
**Alderman:** Maureen Cuff-Bastardi

Legal Notice: Owner, Penna Realty Associates, and applicant, InterNAP Network Services, seek a special permit with site plan review for an addition of a loading dock and door. This will alter previously approved façade under ZBA 2008-21. IA Zone. Ward 1.

Zoning District/Ward: IA/Ward 1

Zoning Approval Sought: Special Permit with Site Plan Review under SZO § 7.11.15.1c

Date of Application: February 11, 2013

Dates of Public Hearing: Zoning Board – March 20, 2013

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**I. PROJECT DESCRIPTION**

1. Subject Property: The property is a 45,637 sf structure currently used as a Data Center. It is located in the Inner Belt neighborhood which is zoned Industrial A. The Data Center employs less than 8 full time employees and operates on a 24 hour basis every day of the year.

There has been one previous zoning approval for this site. As described in the Planning Board report dated May 15, 2008, the property is a 100,000 square foot lot on which sat a 45,600 square foot building. The prior use was for religious assembly. In July 2008 the ZBA issued a Special Permit with Site Plan



Review (ZBA 2008-21) for the use as a data center, §7.11.15.c, of 45,637 gsf and for the construction of a 7,072 sf generator building.

2. Proposal: Applicant InterNAP Network Services proposes the removal of an existing double door at grade to accommodate the addition of a loading dock. This includes one loading dock door (approximately 7' tall by 18' long) and an additional door to the south face of the existing building. The new loading dock will be 3' above grade (the existing floor height of the data center). The dock is needed due to internal reconfiguration to expand capacity.

3. Nature of Application: Due to the fact that a certificate of occupancy has been issued for this site, a revision to SPSR is not possible (SZO § 5.3.8). A change to the approved façade requires a new special permit with site plan review. There are two existing loading docks on the north side of the building. Industrial uses are allowed 2 loading docks for buildings between 10,001-50,000 nsf (ZBA § 9.7). The data center is 45,637 nsf and there will be one loading door in excess of the minimum required which is allowed.

Due to the new loading dock there will be a loss of 3 parking spaces (84 to 81). The property will still be in compliance of the required 11 parking spaces as 81 will still be available onsite. There are currently 6 bicycle parking spaces (Page 5 Site Photos). One space is required (1 per 5,000 nsf).

Exterior lighting will not be altered.

4. Surrounding Neighborhood: The surrounding neighborhood is light industrial use. Train tracks run along the north edge of the property.

5. Impacts of Proposal: The addition of the loading dock will have no adverse affects on the neighborhood because of its industrial use. The loading dock will be on two sides of the property and not disrupt the façade pattern that was approved as part of the 2008 proposal.

6. Green Building Practices: None

7. Comments:

*Fire Prevention:* Fire Prevention has been contacted but has not provided comments.

*Ward Alderman:* Alderwoman Cuff-Bastardi has been contacted but has not provided comments.

## **II. FINDINGS FOR SPECIAL PERMIT with SITE PLAN REVIEW (SZO § 7.11.15.1c):**

In order to grant a special permit with site plan review, the SPGA must make certain findings and determinations as outlined in §5.2.5 of the SZO. The following findings relate to the proposed change to the previously approved plans. This section of the report goes through §5.2.5 in detail.

1. Information Supplied: The Staff finds that the information provided by the Applicant conforms to the requirements of §5.2.3 of the SZO and allows for a comprehensive analysis of the project.

2. Purpose of District: The Applicant has to ensure that the project "is consistent with the intent of the specific zoning district as specified in Article 6".

The proposal of the additional loading dock and man door is consistent with the purpose of the district. Zone IA's purpose is to establish and preserve areas for industrial uses as well as supporting uses.

3. Site and Area Compatibility: The Applicant has to ensure that the project "(i)s designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the surrounding area, and that the scale, massing and detailing of the buildings are compatible with those prevalent in the surrounding area".

4. Functional Design: The project must meet "accepted standards and criteria for the functional design of facilities, structures, and site construction."

There will still be adequate parking on site with a working layout.

5. Lighting: With respect to lighting, the Applicant must ensure that "all exterior spaces and interior public and semi-public spaces shall be adequately lit and designed as much as possible to allow for surveillance by neighbors and passersby."

There will be no changed to the exterior lighting.

6. Emergency Access: The Applicant must ensure that "there is easy access to buildings, and the grounds adjoining them, for operations by fire, police, medical and other emergency personnel and equipment."

Emergency access and egress to the building will not change.

### III. RECOMMENDATION

#### Special Permit with Site Plan Review under §5.2

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 PERMIT with SITE PLAN REVIEW**.

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						
1	Approval is for the SPSR for the addition of a loading dock door and man door. This approval is based upon the following application materials and the plans submitted by the Applicant:	CO / BP	ISD/Plng.							
	<table border="1"> <thead> <tr> <th>Date (Stamp Date)</th> <th>Submission</th> </tr> </thead> <tbody> <tr> <td>2-19-13</td> <td>Initial application submitted to the City Clerk's Office</td> </tr> <tr> <td>1-8-13 (3-11-13)</td> <td>Plans submitted to OSPCD (A2.0 Plans, C-1 Layout &amp; Materials Plans, C-2 Grading &amp; Drainage Plan, C-3 Utility Plan, C-4 Planting Plan)</td> </tr> </tbody> </table>				Date (Stamp Date)	Submission	2-19-13	Initial application submitted to the City Clerk's Office	1-8-13 (3-11-13)	Plans submitted to OSPCD (A2.0 Plans, C-1 Layout & Materials Plans, C-2 Grading & Drainage Plan, C-3 Utility Plan, C-4 Planting Plan)
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Any changes to the approved (elevations) that are not <i>de minimis</i> must receive SPGA approval.										
2	All new construction should match existing material and color scheme.	BP	Plng.							
3	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							
4	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							
5	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.							

