



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Case #: ZBA 2018-69

Date: June 6, 2018

Recommendation: Conditional Approval

PLANNING STAFF REPORT

Site: 40 College Avenue

Applicant Name: City of Somerville

Applicant Address: 93 Highland Avenue, Somerville, MA 02143

Property Owner Name: City of Somerville

Property Owner Address: 93 Highland Avenue, Somerville, MA 02143

Agent Name: Rob King/Robert Cassano – Capital Projects

Agent Address: City of Somerville

Alderman: Lance Davis



Legal Notice: Applicant and Owner, City of Somerville, seeks Special Permits and Special Permit with Site Plan Review (SPSR) to construct an addition to the Somerville West Branch Library under §4.4.1 of the SZO and Variance/Special Permit* for parking under §5.5 and Article 9 of the SZO. CBD zone. Ward 6.

Dates of Public Hearing: Zoning Board of Appeals – June 6, 2018

Since this legal ad was run, it has been determined that this project only needs a Special Permit for parking relief, not a variance. Due to the nature of the proposal, an SPSR is needed but the only dimensional relief needed is for one parking space.

I. PROJECT DESCRIPTION

1. **Subject Property:** The locus is the home of the Somerville West Branch Library. The parcel is located on College Avenue across from where Morrison Avenue terminates at College. The 17,900 square-foot lot is located in the CBD zoning district. The 7,535 square-foot building was built as a library in 1909 and has been used as such since that time. The parcel also presents a driveway along the left

elevation leading to one staff parking space and once handicapped parking space. The remainder of the property is largely covered by landscaping and is bordered by a fence.

2. Proposal: The Applicant proposes creating an addition at the right rear corner (northeast corner) of the building in order to create a handicapped-accessible entrance and lobby along with meeting/reading space, restrooms and an elevator. This addition will increase the usable square footage from 7,535 square feet to 8,345 square feet for a net total of 810 square feet.

The new addition will be one story. In terms of mass, form, size, volume, and location the addition will remain subservient to the original library building. The new addition will be a flat-roofed structure clad in pre-patinated copper on the right and rear elevations with glass windows running under the roofline. The front elevation will be glass from grade to just under the roofline with centered glass doors. The left rear portion of the addition will be the same with glass doors leading from the rear seating/meeting area into the addition.

The same number of parking spaces will remain on the site as exist currently (1 standard space and 1 handicapped). The parcel will be re-landscaped. The bituminous driveway will be removed and pervious pavers installed in its stead. Outdoor meeting/seating areas will be created: one at the rear of the building and the other along either side of the current main walkway into the Library from College Avenue. A handicapped ramp will lead from the public sidewalk along College Avenue to the entry of the new addition.

3. Green Building Practices: The application states the following: *“Where appropriate, the project will utilize LEED approved materials. With respect to the landscape, permeable pavers will be utilized in the parking and garden area to mitigate stormwater; all planting will be drought tolerant species; irrigation system will be designed as an efficient system for plan[t] establishment.”*

4. Comments:

Ward Alderman:

Alderman Lance Davis has been involved with this project since for at least the last two years when a previous, larger addition was initially proposed. The Alderman has arranged neighborhood meetings and tours of the site throughout this time period.

Historic Preservation Commission (HPC):

This property is a single-property Local Historic District (LHD). Because of this, the Somerville Historic Preservation Commission (HPC) has purview over all exterior changes to the building that are visible from a public way. Given that this property is also a *public* property and all sides of the building can be viewed by the public at any time, this means that the HPC has purview over all exterior changes to this structure, including signage. In addition, the HPC also has purview over the materials used for all hardscaping on the property, shape, massing, style, form and materials used for additions.

The HPC has no purview over use, lighting, landscaping (vegetation), parking, or similar.

At their regular meeting on May 15, 2018, the HPC approved a Certificate of Appropriateness for the exterior changes to the building as-presented to the ZBA. In addition, the HPC also approved all of the hardscaping proposed to the ZBA. The HPC will review signage at a later date once a final proposal has been created.

Massachusetts Historical Commission (MHC):

The Massachusetts Historical Commission (MHC) holds a preservation restriction on interior and exterior components of this building. The MHC must also sign-off on the proposal for this property. An initial, informal review from the MHC has indicated that they are in favor of the proposal thus far.

II. FINDINGS FOR SPECIAL PERMIT with SITE PLAN REVIEW (SZO §5.2) and FINDINGS FOR SPECIAL PERMITS (SZO §4.4.1, Article 9)

In order to grant a special permit, the SPGA must make certain findings and determinations as outlined in §5.1.4 of the Somerville Zoning Ordinance (SZO). Also, 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. This section of the report goes through §5.1.4 and 5.2.5 in detail.

1. Information Supplied:

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. 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 with site plan review.”*

Nature of Application:**Article 9 of the SZO**

Section 9.4.2 of the SZO states that when there is an increase in the net floor area of a property, whether by addition to the exterior of the building or by internal reconstruction, and that building does not have sufficient off-street parking or loading, full compliance with this Article for the increase in net floor area shall be a condition of the issuance of a building permit for the construction of such increase of net floor area.

The Somerville West Branch Library is an institutional use in the CBD zone. Section 9.5.5e of the SZO states that when the net floor area of a public library, art gallery, museum and other non-recreational public facilities is increase, one parking space for each 600 square feet of floor area added that is open to the public is required. The total net floor area increase of the library is 810 square feet. This results in 1.3 spaces of relief. As the .3 is less than 1, the total number of spaces of relief needed is rounded down to 1.0 space.

Section 9.13a of the SZO allows a Special Permit Granting Authority (SPGA), in this case, the ZBA, to grant relief from parking requirements when six (6) or fewer spaces of relief are needed. As stated above, the total number of spaces of relief needed for this project is 1.0.

In order to grant the parking relief, the following criteria must be assessed:

1. Increase in traffic volumes

Granting relief for 1.0 parking space should not create any undue increase in traffic volumes.

2. Increased traffic congestion or queueing of vehicles

As staff noted earlier, there may be times when programming or events at the library may result in larger numbers of patrons at a time than normal. On-the-whole, however, relieving the library from providing one additional on-site space should not create an up-tick in traffic congestion or vehicular queueing.

3. Change in the types of traffic

There will be more construction-type traffic during the construction phase of the project. This, however, will be relegated to the construction period of the project.

4. Change in traffic patterns and access to the site

The traffic pattern in the area will not change and access to the site will remain the same as today.

5. Reduction in on-street parking

It is possible that granting relief for 1.0 parking space will create an increase in on-street parking. However, this area is highly accessible from the Red Line, bus lines, bike, and by foot as well.

6. Unsafe conflict of motor vehicle and pedestrian traffic

The relationship between entering/exiting motor vehicle traffic and pedestrians will remain as it is today.

Staff recommends that the ZBA provide relief for 1.0 parking space.

§4.4.1 of the SZO

This portion of the SZO states that “[l]awfully existing nonconforming structures other than one- and two-family dwellings may be enlarged, extended, renovated or altered only by special permit authorized by the SPGA in accordance with the procedures of Article 5. The SPGA must find that such extension, enlargement, renovation or alteration is not substantially more detrimental to the neighborhood than the existing nonconforming building. In making the finding that the enlargement, extension, renovation or alteration will not be substantially more detrimental, the SPGA may consider, without limitation, impacts upon the following: traffic volumes, traffic congestion, adequacy of municipal water supply and sewer capacity, noise, odor, scale, on-street parking, shading, visual effects and neighborhood character.”

The only manner in which the existing library structure is non-conforming is with regarding to parking, which will be subsequently addressed in this report. Both the existing building and the proposed addition, separately and together conform to all dimensional requirements including setbacks, height, FAR, landscaping, and pervious area. The proposed addition will increase the GFA by less than 25%, so no Special Permit is needed.

The description of the proposed addition and changes to the parcel are described earlier in this staff report. The proposed addition enables the West Branch Library to meet legal thresholds for making the building accessible to handicapped patrons. The inclusion of the ADA-compliant entry and lobby, installation of restrooms, and an elevator for patrons to access all floors serve to meet the needs of both the handicapped and able-bodied public. The inclusion of a small space that can be used for meetings, classes, a reading room or similar is a modest proposal that will allow the library staff to further meet their programmatic needs.

Overall, Staff finds that the proposal is subservient to the existing library structure in terms of form, massing, volume, and its location on the property. The proposed enlargement of the building respects all dimensional setbacks while providing useful space for patrons and staff. The restrained size of the addition coupled with its location on the site, allow it to have a minimal visual impact on the neighborhood from the public way.

Staff also makes findings regarding the following:

Traffic volumes

The West Branch Library has served this section of the community at this location for over 100 years. During that time, this area has undergone many changes in terms of residential and commercial development and the transition from non-vehicular to vehicular traffic. This area is very well served by public transportation routes and, in the heart of a busy urban neighborhood, is also easily accessible by bike and foot. While there exists the potential for some up-tick in traffic volumes during times when major special programming is held at the Library, given the limited number of persons that the building can hold, large increases in traffic volumes are not anticipated.

Traffic congestion

With the exception of the times noted directly above, an uptick in traffic congestion is not anticipated.

Adequacy of municipal water supply and sewer capacity

As with all projects of this nature, the Applicant is required to submit their engineering plans to the Engineering Department for their review and approval (or modification). While any increase in the number of bathrooms can add some additional burden to municipal systems, the number of restrooms being added to this building is not anticipated to create any undue stress on city systems. As these restrooms do not contain bathing/showering facilities which can add quite a burden to a municipal water supply and sewer capacity, the inclusion of purely restroom facilities does not place the same stress on these systems.

Noise, odor

The neighborhood can anticipate additional noise and odor that goes hand-in-hand with large construction projects such as this. In a densely-built urban environment, this may be particularly noticeable. However, this uptick in any noises and/or odors will be temporary in nature and is expected to last only the duration of the construction portion of the project.

There will be, at times, day and evening programs that will occur in the current building and new addition of the library. As all good neighbors do, the Library will be expected to contain any noises and odors created by such programming.

Scale

Please refer to Staff's discussion of the scale of the addition earlier in this report. In sum, Staff finds that the scale of addition makes it subservient to the existing structure and the proposed height and volume significantly smaller than that of the main library building.

On-street parking

The proposal maintains the current number of on-site parking spaces. Library patrons will continue to access this facility as they do currently: via public transportation, bike, motor vehicle or on foot.

Shading

A shadow study is included in the plan set for the library. It is Staff's opinion that the new addition will create minimal shading on to abutting properties.

Visual effects and neighborhood character

Please see Staff's description earlier in this report of the visual impacts of this proposal. This area contains a mix of apartment buildings, churches, one-, two-, three- and multi-family homes and is a short walk to Davis Square, a hub of commercial activity. Staff finds that the proposed addition will add to this eclectic neighborhood character without intruding on the established streetscape.

3. 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 West Branch Library carries a pre-existing institutional use in the CBD. Though the purpose of the library is not to encourage retail use, it does encourage pedestrian traffic due to its location and purpose as an institution. Therefore, staff finds that the proposal is in keeping with the purpose of the CBD which is to: "[t]o preserve and enhance central business areas for retail, business services, housing, and office uses and to promote a strong pedestrian character and scale in those areas. A primary goal for the districts is to provide environments that are safe for and conducive to a high volume of pedestrian traffic, with a strong connection to retail and pedestrian accessible street level uses."

4. 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".*

Surrounding Neighborhood: As noted earlier, the surrounding neighborhood is a mixture of residential properties (two-, three-, and multi-family), churches, apartment buildings and the nearby commercial area of Davis Square. The addition's modest size and rear-parcel location do not conflict with the scale and character of surrounding structures or the neighborhood streetscape.

Impacts of Proposal (Design and Compatibility): The proposed design and layout of the new building contrasts with that of the main library structure. However, since this building is a Local Historic District (LHD) and the Somerville HPC looks to the Secretary of the Interior's Standards for guidance regarding new additions to historic structures. The modern design of this addition clearly allows it to "read" as new when compared against the classical revival style of the existing library building. While the design may be different from that of residential properties in the area, there are other institutional properties in the area, including some of the nearby churches that also differ in design style from the residential neighborhoods flanking them.

5. Applications for Special Permits with Site Plan Review in Business Zones should follow the design guidelines under SZO §5.2.4A. This section of the SZO states: "The following guidelines are intended to promote certain urban design principles and physical building characteristics within business districts. These guidelines are not intended to discourage innovative architectural design solutions. Rather, they provide general standards for the massing, siting and articulation of buildings for developers and architects to work from. They also provide parameters for dialogue between the Applicant and SPGA on design issues. The guidelines are particularly applicable to smaller and infill sites within a streetscape, while for larger buildings on highly visible sites (especially those directly facing on major squares) they are intended as a beginning basis upon which the SPGA will judge proposals." The design guidelines for business zones are as follows:

1. ***Maintain a strong building presence along the primary street edge, continuing the established streetwall across the front of the site so as to retain the streetscape continuity; however, yards and setbacks as required by [Article 8](#) shall be maintained.***

The main library building remains in its current location with no change in setbacks. The addition is designed to be subservient to the existing historic library building and to not overwhelm it visually. The new addition complies with all setbacks for the CBD.

2. ***Differentiate building entrances from the rest of the primary street elevation, preferably by recessing the entry from the plane of the streetwall or by some other articulation of the elevation at the entrance.***

The entire addition is recessed from the primary façade of the main library building. Further recessing of the entry doors on the addition is not necessary.

3. ***Make use of the typical bay widths, rhythms and dimensions prevalent in buildings adjacent to the site, especially in new construction or substantial redevelopment.***

The windows on the existing library building will be restored as a part of this project. The new addition is designed to be stylistically different from the existing library building as per the Secretary of the Interior's Standards. The bay rhythm, though different from that of the existing building, works in harmony with the overall style of the new addition.

4. ***Clearly define these bay widths, rhythms and dimensions, making them understandable through material patterns, articulations and modulations of the facades, mullion design and treatment, etc.***

This is defined in the addition through the ribbon band of small windows that present under the roofline on the right elevation of the addition and in the same location on the rear elevation.

5. ***Provide roof types and slopes similar to those of existing buildings in the area***

The hip roof of the historic library building will remain. The flat roof proposed for the new addition is seen throughout the surrounding neighborhood on existing older and new structures from smaller residential to larger commercial buildings.

6. ***Use materials and colors consistent with those dominant in the area or, in the case of a rehabilitation or addition, consistent with the architectural style and period of the existing building. Use of brick masonry is encouraged, but not considered mandatory.***

The used of patinated copper with which the addition will be skinned, is consistent with material during which the main library was constructed. Copper roofing, coping, capping and the like were common applications on larger structures during the early part of the 20th century.

7. ***When parking lots are provided between buildings, abutting the primary street and breaking the streetwall, provide a strong design element to continue the streetwall definition across the site, such as a low brick wall, iron works or railing, trees, etc.***

n/a

8. ***Locate transformers, heating and cooling systems, antennae, and the like, so they are not visible from the street; this may be accomplished, for example, by placing them behind the building, within enclosures, behind screening, etc.***

Mechanicals will be screened and placed on the roof, within walls, or behind the building as required.

9. Sites and buildings should comply with any guidelines set forth in Article 6 of this Ordinance for the specific base or overlay zoning district(s) the site is located within.

There is no overlay zoning in this district. The proposal complies with all dimensional requirements of the CBD.

6. Functional Design: *The project must meet “accepted standards and criteria for the functional design of facilities, structures, and site construction.”*

The site includes one handicapped space and one standard parking space, the same as current conditions. The property will be accessed by vehicles through the driveway on the left elevation. The project will provide improved access to the building from the public way for handicapped patrons. The project will also improve the ability of these patrons to circulate throughout the library facility through re-configuration of the interior space and the construction of a new elevator.

7. Impact on Public Systems: *The project will “not create adverse impacts on the public services and facilities serving the development, such as the sanitary sewer system, the storm drainage system, the public water supply, the recreational system, the street system for vehicular traffic, and the sidewalks and footpaths for pedestrian traffic.”*

All bituminous material will be removed from the site and replaced with pervious pavers. This, in addition to re-landscaping the parcel and incorporating updated drainage mechanisms, the proposal is designed to allow for the maximum amount of stormwater possible to drain through the parcel and not into the municipal sewer system.

Staff finds no negative impact on the recreational system as a result of this project.

Staff has addressed the issue of traffic and sewer systems in other portions of this staff report and refers you to those sections again.

8. Environmental Impacts: *“The proposed use, structure or activity will not constitute an adverse impact on the surrounding area resulting from: 1) excessive noise, level of illumination, glare, dust, smoke, or vibration which are higher than levels now experienced from uses permitted in the surrounding area; 2) emission of noxious or hazardous materials or substances; 3) pollution of water ways or ground water; or 4) transmission of signals that interfere with radio or television reception.”*

The proposed residential use will not adversely impact the environment. No new noise, glare, smoke, vibration, nor emissions of noxious materials, nor pollution of waterways or ground water, nor transmission of signals that interfere with radio or television reception are anticipated as part of the proposal.

Typical construction noise for a project this size can be expected. That said, from a noise perspective, the ZBA should note that the property is just a few blocks from the heart of Davis Square, the Red Line Station, and is situated along the busy thoroughfare of College Avenue.

If any environmental issues arise during this project, oversight and enforcement of such issues rests with the Commonwealth of Massachusetts and not with the City of Somerville.

9. Consistency with Purposes: *“Is consistent with: 1) the purposes of this Ordinance,*

particularly those set forth in Article 1 and Article 5; and 2) the purposes, provisions, and specific objectives applicable to the requested special permit with site plan review which may be set forth elsewhere in this Ordinance, such as, but not limited to, those at the beginning of the various sections.”

Staff finds that the proposal is consistent with the general purposes of the Ordinance as set forth under §1.2, which includes, but is not limited to promote the health, safety, and welfare of the inhabitants of the City of Somerville; to provide for and maintain the uniquely integrated structure of uses in the City; to protect health; to secure safety from fire, panic and other dangers; to provide adequate light and air; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to conserve the value of land and buildings; to adequately protect the natural environment; to encourage the most appropriate use of land throughout the City; to protect and promote a housing stock that can accommodate the diverse household sizes and life stages of Somerville residents at all income levels, paying particular attention to providing housing affordable to individuals and families with low and moderate incomes; and to preserve and increase the amenities of the municipality.

10. Preservation of Landform and Open Space: *The Applicant has to ensure that “the existing land form is preserved in its natural state, insofar as practicable, by minimizing grading and the erosion or stripping of steep slopes, and by maintaining man-made features that enhance the land form, such as stone walls, with minimal alteration or disruption. In addition, all open spaces should be designed and planted to enhance the attractiveness of the neighborhood. Whenever possible, the development parcel should be laid out so that some of the landscaped areas are visible to the neighborhood.”*

Currently the site presents 55% landscaped area. This will be reduced to 28% landscaped area. However, in the CBD zone, only 10% landscaped area is required. The reduction in landscaped area comes from three major factors: the footprint of the addition, the construction of the handicapped ramp, and the creation of the hardscaped seating areas at the rear and front of the building. Staff finds that the vegetation proposed for the site is well-suited for an urban environment and for the environmental changes being experienced due to global warming (drought tolerance). Though the overall amount of green space is being reduced, the inclusion of the exterior seating/meeting areas does provide the opportunity for the public to use more of the site than current conditions.

11. Relation of Buildings to Environment: *The Applicant must ensure that “buildings are: 1) located harmoniously with the land form, vegetation and other natural features of the site; 2) compatible in scale, design and use with those buildings and designs which are visually related to the development site; 3) effectively located for solar and wind orientation for energy conservation; and 4) advantageously located for views from the building while minimizing the intrusion on views from other buildings.”*

1) located harmoniously with the land form, vegetation and other natural features of the site

This parcel is largely flat and the location, style and form of the addition takes this topography into consideration along with the extant library building and key landscaping features.

2) compatible in scale, design and use with those buildings and designs which are visually related to the development site;

Please see Staff’s earlier comments regarding the relationship of this addition to the surrounding neighborhood as well as to the existing library building.

3) *effectively located for solar and wind orientation for energy conservation*

The addition is located at the rear right elevation corner of the building. It may be possible in the future for solar collectors to be utilized here or perhaps on a location on the main library building roof.

4) *advantageously located for views from the building while minimizing the intrusion on views from other buildings*

The views from this addition are to the re-landscaped front entry area seen from the new lobby and to the rear outside seating/meeting area seen from the meeting/reading room of the addition. The addition has been re-designed at a height of one story, yet shorter than the height of the existing library building. This addition will be visible from several abutting properties but, through the public process, care has been taken to minimize the visual impact from these abutting parcels will still providing meaningful space for the library to meeting handicapped and further programmatic needs.

12. Stormwater Drainage: *The Applicant must demonstrate that “special attention has been given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Storm water shall be removed from all roofs, canopies, and paved area, and routed through a well-engineered system designed with appropriate storm water management techniques. Skimming devices, oil, and grease traps, and similar facilities at the collection or discharge points for paved surface runoff should be used, to retain oils, greases, and particles. Surface water on all paved areas shall be collected and/or routed so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved area. In larger developments, where practical, the routing of runoff through sheet flow, swales or other means increasing filtration and percolation is strongly encouraged, as is use of retention or detention ponds. In instances of below grade parking (such as garages) or low lying areas prone to flooding, installation of pumps or other devices to prevent backflow through drains or catch basins may be required.”*

The proposed project must meet the Engineering Department’s requirements for a project of this scale. All related materials can be found through a link on the City’s website. The project provides substantial means of stormwater mitigation on-site.

13. Historic or Architectural Significance: *The project must be designed “with respect to Somerville’s heritage, any action detrimental to historic structures and their architectural elements shall be discouraged insofar as is practicable, whether those structures exist on the development parcel or on adjacent properties. If there is any removal, substantial alteration or other action detrimental to buildings of historic or architectural significance, these should be minimized and new uses or the erection of new buildings should be compatible with the buildings or places of historic or architectural significance on the development parcel or on adjacent properties.”*

Please see information regarding the HPC approvals received for this project in the “Comments” section earlier in this report.

14. Enhancement of Appearance: *The Applicant must demonstrate that “the natural character and appearance of the City is enhanced. Awareness of the existence of a development, particularly a non residential development or a higher density residential development, should be minimized by screening views of the development from nearby streets, residential neighborhoods of City property by the effective use of existing land forms, or alteration thereto, such as berms, and by existing vegetation or supplemental planting.”*

The overall appearance of the site will be improved. The landscaping will be overhauled as a result of the project, thereby eliminating the current over-grown look of the property. The existing windows will be restored, a new seamed zinc or copper roof installed, the exterior re-pointed as-needed as well as cleaned according to preservation standards. The new addition will be subservient to the existing building but will provide a fresh, visual experience that provides a stylistic contrast to the style of the existing library structure.

15. 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.”*

Staff has included a condition that all exterior lighting must be confined to the subject property, cast light downward and must not intrude, interfere or spill onto neighboring properties.

16. 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 personnel will have access to site via the existing driveway and from the front entry of the building as they do currently. The inclusion of the addition and associated ramp provides emergency crews with another means of access.

17. Location of Access: *The Applicant must ensure that “the location of intersections of access drives with the City arterial or collector streets minimizes traffic congestion.”*

Vehicular access will remain as it does under existing conditions.

18. Utility Service: *The Applicant must ensure that “electric, telephone, cable TV and other such lines and equipment are placed underground from the source or connection, or are effectively screened from public view.”*

The Applicant is required to present their electrical/utility plan to Lights & Lines and the Electrical inspector.

19. Prevention of Adverse Impacts: *The Applicant must demonstrate that “provisions have been made to prevent or minimize any detrimental effect on adjoining premises, and the general neighborhood, including, (1) minimizing any adverse impact from new hard surface ground cover, or machinery which emits heat, vapor, light or fumes; and (2) preventing adverse impacts to light, air and noise, wind and temperature levels in the immediate vicinity of the proposed development.”*

Minimal negative impacts are anticipated as a result of the proposed project. The site will be improved through landscaping and pervious material and the overall use of the site enhanced due to the proposed addition. Furthermore, there will not be machinery that emits heat, vapor, light or fumes beyond those of a typical, small institutional use.

20. Signage: *The Applicant must ensure that “the size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall reflect the scale and character of the proposed buildings.”*

The Historic Preservation Commission (HPC) must approve all exterior signage at the site because it is a Local Historic District (LHD). This will occur at a later date once signage plans have been finalized by the Applicant. The Applicant will need to balance zoning regulations regarding signage as well as HPC requirements of same.

21. Screening of Service Facilities: *The Applicant must ensure that “exposed transformers and other machinery, storage, service and truck loading areas, dumpsters, utility buildings, and similar structures shall be effectively screened by plantings or other screening methods so that they are not directly visible from either the proposed development or the surrounding properties.”*

Trash and recycling will be handled in a similar fashion as today.

22. Screening of Parking: *The Applicant must ensure that “the parking areas should be screened or partitioned off from the street by permanent structures except in the cases where the entrance to the parking area is directly off the street.”*

The parking conditions will not change in that they will be located at the rear of the existing building. One standard and one handicapped space will be provided just as today.

23. SomerVision Plan:

The proposed project will enhance the community’s experience at this public library branch by providing improved facilities, handicapped accessibility, and the ability to provide meeting space and programming for the community.

21. Impact on Affordable Housing: *In conjunction with its decision to grant or deny a special permit for a structure of four or more units of housing, the SPGA shall make a finding and determination as to how implementation of the project would increase, decrease, or leave unchanged the number of units of rental and home ownership housing that are affordable to households with low or moderate incomes, as defined by HUD, for different sized households and units.*

The proposal will have no impact on affordable housing.

III. RECOMMENDATION

SPECIAL PERMIT with SITE PLAN REVIEW and SPECIAL PERMITS (SZO §4.4.1 and §9.13)

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 and SPECIAL PERMIT**.

This 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.

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#	Condition	Timeframe for Compliance	Verified (initial)	Notes				
1	Approval is for the construction of an addition to the West Branch Library, including a handicapped ramp, new hardscaping, landscaping, and one space of parking relief.	CO / BP	ISD/Plng.					
	<table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>May 8, 2018</td><td>Initial application submitted to the City Clerk's Office</td></tr></table>				Date (Stamp Date)	Submission	May 8, 2018	Initial application submitted to the City Clerk's Office
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May 8, 2018	Initial application submitted to the City Clerk's Office							
Any changes to the approved site plan or elevations/use that are not <i>de minimis</i> must receive SPGA approval.								
Pre-Construction								
2	The Applicant must contact the Engineering Department to obtain street addresses prior to a building permit being issued.	BP	Eng					
3	The Applicant shall complete the Site Plan Review Checklist and supply the information to the Engineering Office. The plans must comply with the City's Stormwater Management Policy.	BP	Eng.					
4	New sanitary connection flows over 2,000 GPD require a removal of infiltration and/or inflow by the Applicant. This will be achieved by submitting a mitigation payment, established by the City Engineers Office, to the City based on the cost per gallon of I/I to be removed from the sewer system and a removal ratio of 4:1. If a different ratio of removal or mitigation payment amount is adopted by the Board of Aldermen prior to the Applicant receiving a Certificate of Occupancy, payment will be adjusted to the BOA rate. The Applicant shall work with Engineering and meet this condition before a certificate of occupancy is issued.	CO	Eng.					
5	The Applicant shall submit a proposed drainage report to the City's Engineering department, (stamped by a registered PE if requested by the City Engineer) that demonstrates compliance with the City's stormwater policy.	BP	Eng.					
6	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					

7	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	
Construction Impacts				
8	The applicant shall post the name and phone number of the general contractor at the site entrance where it is visible to people passing by.	During Construction	Plng.	
9	Approval is subject to the Applicant's and/or successor's right, title and interest in the property.	Cont.	Plng.	Deed submitted & application formed signed
10	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	
11	All construction materials and equipment shall 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	
Design				
12	Applicant shall provide final material samples for siding, trim, windows, and doors and the like to Planning Staff for their review and approval prior to construction.	BP	Plng.	
13	Any rooftop mechanical equipment shall be screened so as it is not visible at ground level.	CO	Plng.	
Site				
14	Landscaping should be installed and maintained in compliance with the American Nurserymen's Association Standards;	Perpetual	Plng. / ISD	
15	The Applicant shall submit a landscaping plan to Planning Staff for their review and approval prior to installation.	Prior to installation	Plng/ISD	
16	All new sidewalks shall be installed by the Applicant in accordance with the specifications of the Highway Superintendent. Specifically, all driveway aprons shall be concrete;	CO	Plng.	
Miscellaneous				
17	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.	Perpetual	ISD	

18	There shall be no loitering by project workers on the project site. All personnel shall be respectful of abutting properties and shall not leave equipment or vehicles idling, shall not play loud music at the site, shall not engage in loud conversation prior to or after permitted working hours.	During construction	ISD	
19	All construction waste shall be stored neatly on-site and carted away on a regular basis.	During construction	ISD	
20	Food waste shall be removed from the site daily.	During construction	ISD	
21	Rodent baiting shall be performed as-necessary	During construction	ISD	
Public Safety				
22	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP	
23	The Applicant shall submit a construction traffic management plan to the Traffic and Parking division for their review and approval. Plan should include delivery locations, delivery windows, anticipated number of vehicles, parking proposals and the like. Traffic and Parking shall be responsible for reviewing (if necessary, amending), and signing off on the plan.	BP	T&P	
24	Any transformers shall be fully screened and installed in a location approved by Lights and Lines	Electrical permits & CO	Lights and Lines	
25	All exterior lighting shall be confined to the subject property, cast light downward and must not intrude, interfere or spill onto neighboring properties.	CO	Plng.	
Final Sign-Off				
26	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.	