

343-351 Summer Street, Somerville, MA

ZBA Decision Checklist

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Black = no BP submittano BP submittal required

<u>CONDITION #</u>	<u>DESCRIPTION</u>	<u>TIMEFRAME FOR COMPLIANCE</u>	<u>STATUS</u>	<u>NOTES</u>
1	Application and plans	Building permit	submitted	under review for zoning compliance
2	Applicant to protect and not disturb any tree on Summer Street	During Construction	no BP submittal required	
3	Applicant to replace existing equipment if damaged	During Construction	no BP submittal required	
4	All construction materials must be stored on site	During Construction	no BP submittal required	
5	Applicant shall undertake appropriate rodent control	During Construction	no BP submittal required	
6	Survey of foundations and buildings	Prior to BP	submitted	survey completed and obtained by staff, review ongoing
7	Applicant to identify on site PM	Prior to BP	approved	
8	Temporary parking plan for Post	Prior to BP	in process	Bob Hardie working with Hans Jensen
9	Project must be designed to have only (1) electrical service	Prior to BP	submitted	on application set - to be reviewed by J. Power
10	Applicant to replace entire sidewalk along property frontage	Prior to CO	no BP submittal required	
11	Trash and recycling for Post shall be inside of the structure	Continuous	approved	on submitted drawings - approved
12	Location and design of transformer subject to approval of Plng.	Prior to CO	submitted	on application set - to be reviewed by planning
13	All site lighting to be downward directed	Prior to CO	submitted	on application set - to be reviewed by planning
14	No roof deck or general roof access permitted	Continuous	approved	on submitted drawings - approved
15	Gate system at VFW parking lot to be approved by Planning	Prior to CO	no BP submittal required	
16	Landscaping shall require final review by OSPCD	Prior to CO	in process	landscape team meeting required
17	Applicant to install 8' high acoustic fence along rear of property	Prior to CO	no BP submittal required	
18	Sound mitigation on fence at rear property line	Prior to CO	no BP submittal required	
19	Applicant to provide snow removal between parking lot and Summer St	Continuous	no BP submittal required	
20	Utility units shall be set back at least 10 feet from all side of bldg.	Prior to CO	submitted	on application set - to be reviewed by planning
21	Applicant to submit on the design and materials for louvers on Post	Prior to BP	approved	design approved by DRC
22	Post to be designed with sound resistant wall system in function hall	Prior to BP	approved	on drawings - approved
23	Applicant to setback the entire front wall of post by 2'-0"	Prior to BP	submitted	planning to verify
24	Applicant to present material and color samples of exterior to DRC	Prior to BP	approved	design approved by DRC
25	Separate fire alarm and sprinkler systems are required	Prior to CO	submitted	on application set - to be reviewed by fire department
26	Class 1 standpipe system to be installed in residential building	Prior to CO	submitted	on application set - to be reviewed by fire department
27	8'-0" of clearance to be maintained at rear for Fire Dep't. access	Prior to CO	no BP submittal required	
28	Any fencing that prevents access to rear of building to have a gate	Prior to CO	no BP submittal required	
29	Signage to be posted to along residential driveway to keep clear for emergency vehicles	Prior to CO	no BP submittal required	
30	Applicant to provide notificaion from MBTA that the project does not pose issue with vent shaft	Prior to BP	submitted	submitted - to be reviewed by planning & legal
31	Applicant to complete AHIP. (4) affordable units shall be provided	Prior to CO	no BP submittal required	
32	Written cert. of creation of affordable housing must be obtained from Housing Department	Prior to CO	no BP submittal required	
33	Units 13 and 14 may not be affordable units	Prior to CO	no BP submittal required	
34	Bike racks to be provided adjacent to shaft and approved by Planning Dept.	Prior to CO	no BP submittal required	

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35	Snow storage shall be limited to storage area only	Continuous	no BP submittal required	
36	One (1) parking spot to be designated for a car share. Applicant to provide MBTA pass/ car share to buyers	Continuous	no BP submittal required	
37	Various parking requirements	Continuous	submitted	under review
38	Bike parking to be provided for each unit owner in front of each unit owners assigned parking space	Continuous	submitted	under review
39	Nangle Assoc. to be retained to monitor on site enviuronmental work	Prior to BP	complete	
40	Applicant to develop work plan for environmental work per Nangles reccomendations	Prior to BP	complete	
41	Applicant to complet all work plan tasks identified in #40 above	Prior to BP	not complete	letter for Nangle identifies work to be complete
42	Nangle to monitor all on site tetsing. Applicant to show how testing remains compliant with work plan	Prior to BP	complete	complete - but subject to condition of item 41 and 43
43	Notification to DEP of any release of haz mat or haz substances on site	Prior to CO	not complete	letter for Nangle identifies work to be complete
44	Submit to planning staff a submittal for LEED certification	Prior to CO	submitted	on application set - to be reviewed by planning
45	A drainage report to be preapred and submitted to City Engineer	Prior to BP	submitted	on application set - to be reviewed by engineering
46	Applicant to complete soil testing for infiltration storm drainage	Prior to BP	submitted	on application set - to be reviewed by engineering
47	Lot drainage to be reviewed by MBTA Engineers	Prior to BP	submitted	letter submitted - to be reviewed by planning & legal
48	Applicant, successors responsible for maintenance of both buildings, etc.	Continuous	no BP submittal required	
49	Post use restricted to members and guests of members. Second floor shall be private members quarters	Continuous	no BP submittal required	
50	Sponsored events are allowed in 1st floor hall but all events to be sponsored by Post or members	Continuous	no BP submittal required	
51	No events past 1:00 AM on Fri, Sat and Sun and 12:00 AM Mon-Thursday	Continuous	no BP submittal required	
52	One event in the Post hall at any given time	Continuous	no BP submittal required	
53	Occupant load of hall shall not exceed the seated capacity of the largest room in current Post	Continuous	no BP submittal required	
54	VFW to make best efforts to maintain 50/50 split between comm. Service and Post events	Continuous	no BP submittal required	
55	VFM to make best efforts to adhere to 2009 avg number of guests	Continuous	no BP submittal required	
56	Amplified performance music within Post to be ancillary to other events	Continuous	no BP submittal required	
57	Acoustical engineer shall design the wall systems of the Post to ensure compliance with noise ordinance	Prior to BP	submitted	on application set - to be reviewed by planning
58	There shall be no amplification on the second floor of the building	Continuous	no BP submittal required	
59	Security cameras to be installed in VFW Post parking lots and entry areas	Continuous	no BP submittal required	
60	Alcohol with the Post building shall remain in locked cabinets when bar is unattended	Continuous	no BP submittal required	
61	Post shall secure the required license for any commercial parking in the lot	Continuous	no BP submittal required	
62	Commerical parking area shall only operate between the hours of 6:00 AM and 6:00 PM	Continuous	no BP submittal required	
63	When events are expected to have more than 100 patrons, police details are required	Continuous	no BP submittal required	

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64	The first floor windows at the Post portion of the building shall not be operable	Continuous	submitted	on application set - to be reviewed by planning
65	Applicant to work with owner at 343 Summer to provide legal access from rear door to Summer St.	Continuous	in process	easement sketch submitted - to be reviewed then needs to be filed
66	Post shall inform patrons that loitering in parking lot is prohibited	Continuous	no BP submittal required	
67	Courtyard area shall be a passive landscaped area	Continuous	in process	landscape team meeting required
68	Construction to commence within two years of the end of the appeal period		no BP submittal required	
69	Applciant shall establish adequate parking for 371 Summer Street	Continuous	no BP submittal required	
70	343,345, 349 and 351 Summer Street to be permanently merged for zoning	Prior to BP	not submitted	lot merger plan required to be submitted for planning staff approval
71	Applicant to contact planning staff 5 days in advance of ISD final inspection	Prior to CO	no BP submittal required	
72	Applicant to submit updated project plans	Prior to BP	complete	plans are submitted
73	Gas and elecric meters for the project shall be installed in the rear wall of the garage	Prior to CO	submitted	on application set - to be reviewed by engineering
74	Gas, electrical or other utility meters not visible from the street	Prior to CO	submitted	on application set - to be reviewed by planning
75	Electrical equipment for the project shall be located in the basement	Prior to CO	submitted	on application set - to be reviewed by J. Power
76	Mail boxes for the residential units shall be located in the front vestibule of the residential portion of the building	Prior to CO	submitted	on application set - to be reviewed by planning