

Response to Question # 14B

2011 OCT -4 PM 3:02

Revision to Special Permit Supporting Statements

ZBA # 2010-42 --- 25 Hamlet Street

Applicant: LaRosa Development Corporation
Lot: Somerville Assessor's Map 72, Block B, Lot No. 30

In accordance with Section 5.3.8 of the Somerville Zoning Ordinance, Applicant seeks a minor revision to ZBA Decision # 2010-42 issued on September 15, 2010 with regard to 25 Hamlet Street (referred to as the "Premises") by amending Condition 5 of the decision regarding the installation of pavers in the rear parking area. Unfortunately, pavers were not noted on the approved site plan and overlooked during the construction.

Nevertheless, Applicant as a developer, addressed those concerns and goals of Condition 5. The purpose of Condition 5 (as stated therein) was to "reduce the impact ... of asphalt in the rear yard" as it relates to surface water. Applicant has addressed this concern and goal in its construction of quality infiltration system at the Premises over the past year.

The water table at the property is very high and surface and underground water are an important concern at the Premises for any owner or inhabitant ... particularly as this related to flooding. The water table generally rises to a height right below the surface of the basement floor of both units. To assist with, and prevent basement flooding, it was necessary for Applicant to install a four (4") inch perforated pipe along the basement perimeter of both Unit 1 and Unit 2 and to install a sump pump in each basement to divert the underground and surface collected by these perforated pipes and prevent flooding. Water collected by these 2 sump pumps is properly diverted to Owner's Underground Leaching Tank located at the front of the Premises and shown on the enclosed Plan.

To further control surface water, Applicant properly pitched the driveway and installed a 2' x 2' Catch Basin at the Premises (also shown on the enclosed Plan) leading to the Underground Leaching Tank. To control surface water, the driveway is pitched toward its center. The driveway is further pitched so that water travels from the rear toward the front (or toward Hamlet Street) where it is captured by the aforementioned Catch Basin located on the Premises and finally to the Underground Leaching Tank. Surface water is thus properly captured and diverted underground as raised by Condition 5.

Also, as a further effort at controlling surface and rain water, the Building's roof down-spouts and roof water are diverted into an underground 6" piping system which also leads to the Underground Leaching Tank. Also, as to alleviate surface water from the adjacent uphill property, Owner installed a 4 inch perforated pipe (approximately 1 foot below the surface) along the left border of the property to properly collect and divert downhill surface and underground water.

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In accordance with my conversation with Applicant's engineer Design Consultants, the infiltration system is sized for the asphalt driveway constructed at the Premises

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In short, Applicant used his experience as a developer to pay close attention to surface water *and flooding* issues and cerebrally addressed these concerns ... and Condition 5's concern and Somerville's concerns regarding surface water to ensure it is properly discharged underground.

At the same time, installation of a permeable surface in the rear would not help the situation ... and at the same time would likely contribute to flooding ... particularly given the high water. To install a permeable surface in the rear of the Premises just feet from the building's edge would not further control surface water (which is already diverted underground) but rather would likely lead to basement flooding. The water table is already very high ... just below the basement slab to add further surface water to these basements areas by adding a very close permeable surface, rather than diverting the water underground (as Owner has already done) would not be advisable

Owner has take significant steps to divert, control and properly dispose of surface water keeping in mind Somerville's, and this Board's concern and desire to properly dispose of surface water underground. A permeable surface in the rear paring area would not likely further assist these efforts beyond Applicant's current improvements, but would likely lead to basement flooding ... as such it is requested that Condition 5 be removed and the Board allow Applicant to install an asphalt driveway with its current improvements as to water infiltration. Applicant's requested revision is otherwise in accord with the use and development of the Premises described in ZBA Decision # 2010-42 and therefore comports with Section 5.3.8 of the Somerville Zoning Ordinance.

Finally, another concern with regard to Applicant's requested revision is with regard to the ascetic value of pavers versus asphalt. However given that pavers were only to be installed in the rear, which is completely surround by fencing, there is no loss in ascetic value to the neighborhood. The pavers area would not be visible from Hamlet Street ... Moreover, Applicant has completed significant landscaping to the Premises and provided a quality ascetic value to the neighborhood ... as seen on the enclosed photos.

As shown on the enclosed Plan, other than the driveway, virtually all other exterior surfaces at the Premises are permeable (i.e. grass, pavers). As such, the alteration of 4 parking spaces will not provide a noticeable loss of permeable surface ... but rather assist with regard to potential ... and troublesome flooding.

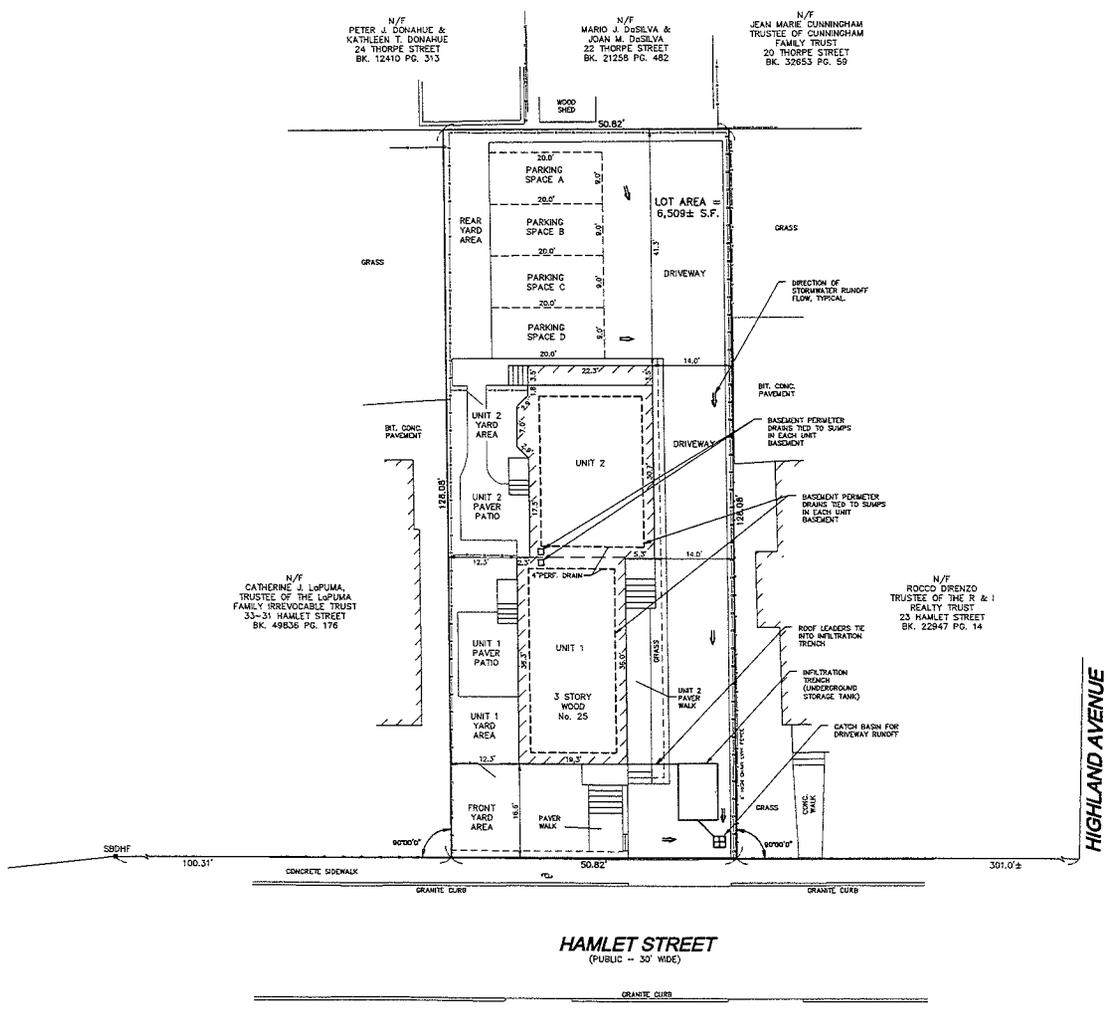
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SOMERVILLE, MA
REVISION OF PLAN NO. 1401 OF 1979

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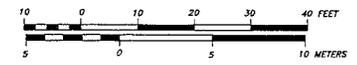
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PLAN REFERENCES:
L.C.C. 7274A

LOCUS TITLE INFORMATION
25 HAMLET STREET

OWNER: LAROSA DEVELOPMENT CORPORATION
DEED REFERENCE: BK. 55881 PG. 59
ASSESSORS: MAP 72, BLOCK B, LOT 30



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Consulting Engineers and Surveyors

GRANDS SPALDING BUILDING
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SCALE:					
HORIZ: 1" = 10'					
VERT:					
	NO.	DATE	BY	REVISIONS	

FIELD: SG
CALCS: BB
CHECKED: --
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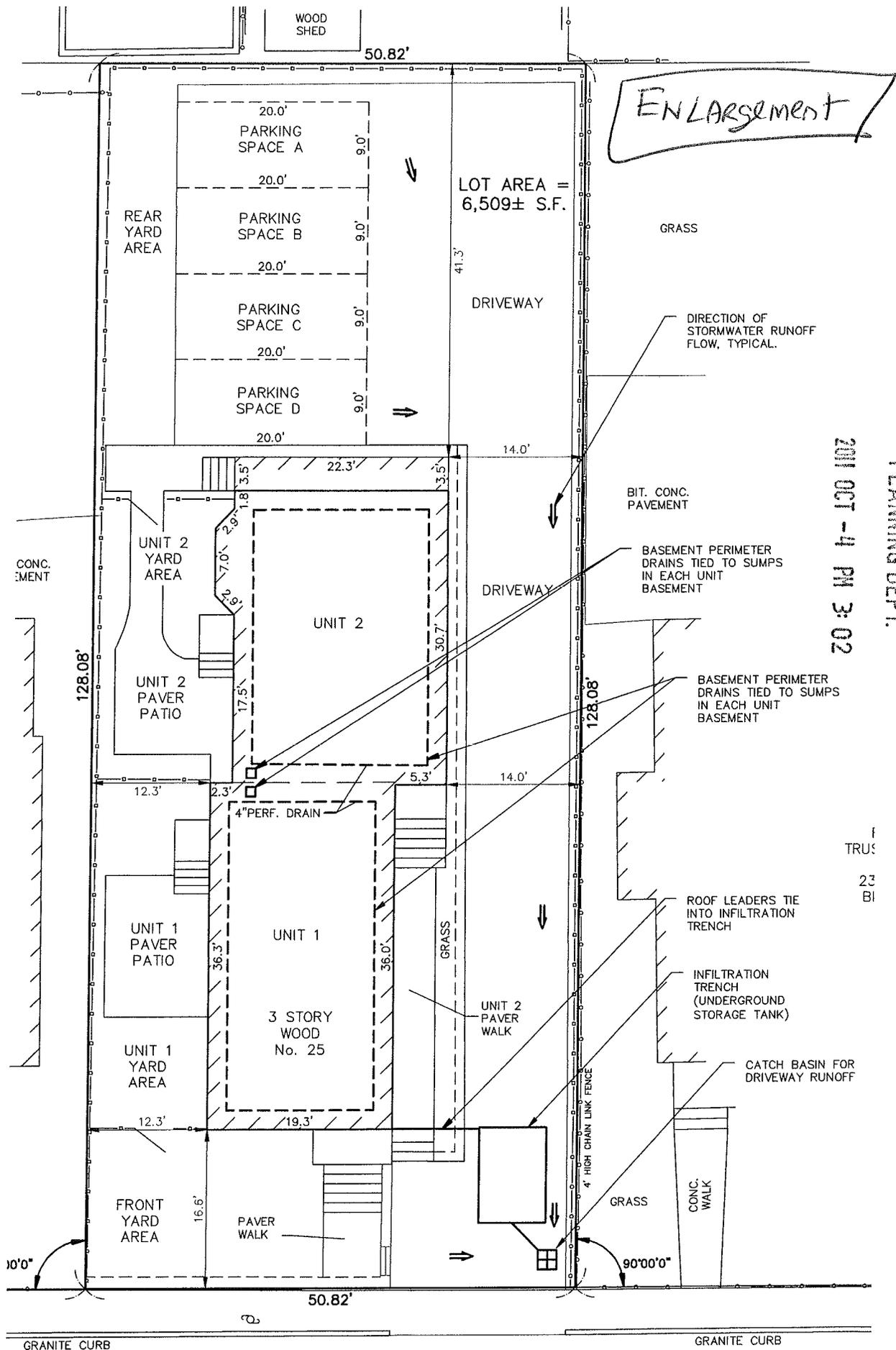
DRAINAGE AS-BUILT PLAN

THE 25 HAMLET STREET
CONDOMINIUM

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
SURVEYED FOR
LaROSA DEVELOPMENT CORPORATION

PROJECT NO.
2010-020
DATE: SEP 19, 2011
SHEET NO.
1 OF 1

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HAMLET STREET
(PUBLIC - 30' WIDE)



