



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION

PLANNING BOARD MEMBERS

KEVIN PRIOR, *CHAIRMAN*
JOSEPH FAVALORO, *CLERK*
DOROTHY A. KELLY GAY
JAMES KIRYLO
MICHAEL A. CAPUANO, ESQ.
JERRY AMARAL, (ALT.)

Case #: PB 2014-25
Site: 61 Medford Street
Date of Decision: September 18, 2014
Decision: Petition Approved with Conditions
Date Filed with City Clerk: September 26, 2014

PLANNING BOARD DECISION

Applicant Name:	Biogen Idec, Inc.
Applicant Address:	14 Cambridge Center, Cambridge, MA 02142
Property Owner Name:	Atlantic Mansfield, Somerville Realty, LLC c/o Atlantic Mgmt. Corp.
Property Owner Address:	205 Newbury Street, Framingham, MA 01701
Agent Name:	Kris Salamon, Vanderweil P&IDC
Agent Address:	25 Birch Street, Milford, MA 01757

Legal Notice: Applicant, Matthew Kochaba, and Owner, Tim Coskren, seek a Special Permit with Site Review to establish an approx. 100,000 square foot office use per SZO §7.13.A. TOD-100 Zone. Ward 2.

<u>Zoning District/Ward:</u>	TOD-100 zone/Ward 2
<u>Zoning Approval Sought:</u>	§7.13.A
<u>Date of Application:</u>	August 9, 2014
<u>Date(s) of Public Hearing:</u>	September 18, 2014
<u>Date of Decision:</u>	September 18, 2014
<u>Vote:</u>	5-0

Appeal #PB 2014-25 was opened before the Planning Board at Somerville City Hall on September 18, 2014. Notice of the Public Hearing was given to persons affected and was published and posted, all as required by M.G.L. c. 40A, sec. 11 and the Somerville Zoning Ordinance. After one hearing of deliberation, the Planning Board took a vote.



DESCRIPTION:

The proposal is for an expansion of office space on the first floor of 9,770 gross square feet. The floor was previously a daycare. The office space will have open office, private offices, and conference rooms. There are no proposed alterations to the exterior of the building.

FINDINGS FOR SPECIAL PERMIT (SZO §7.13.A):

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 §5.2.5 in detail.

1. Information Supplied:

The Board 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.”*

In accordance with SZO Section 7.13.A office uses over 15,000 net square feet require a special permit. Although this use is established, any additional square footage over the threshold requires a special permit. In addition, §15 Linkage of the SZO requires a Project Mitigation Contribution. Commercial uses over 30,000 square feet required this contribution. The expansion of the office use, approximately 10,000 square feet will be subject to this requirement.

In considering a special permit under §7.13.A of the SZO, the Board finds that the use proposed would not be substantially more detrimental to the neighborhood than the existing use.

6.5.G TOD All new developments shall meet 18 development standards. There are no applicable standards since this is an existing building.

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 proposal is consistent with the general purposes of the Ordinance as set forth under §1.2, which includes, but is not limited to promoting the health, safety, and welfare of the inhabitants of the City of Somerville.

The proposal is consistent with the purpose of the district, which is, “to encourage mixed-use transit-oriented development with well-designed pedestrian access near transit connections and commercial squares... Therefore, the TODs are designed to be responsive to changing market conditions while maintaining high standards for building design and construction.”

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”.*

The property is located in the southernmost part of Somerville and near the Cambridge line. There is a cluster of old warehouse/industrial buildings. The property is southeast of Boynton Yards and southwest of the Inner Belt and Brickbottom neighborhood. The area has little neighborhood definition. The largest neighborhood destination is Twin City Plaza, just south of the site, which is partially in Cambridge. There is a small residential pocket of multi-family homes west of the site.



There are little to no impacts of the proposal, there will be no changes to the exterior of the building. The use is changing from a daycare to office. Since no changes have been made to the exterior of the property the TOD design guidelines (SZO Section 6.5.H) are not described in this report.

21. Housing Impact: Will not create adverse impacts on the stock of existing affordable housing.

This proposal will not impact housing in Somerville.

22. SomerVision Plan: Complies with the applicable goals, policies and actions of the SomerVision plan, including the following, as appropriate: Preserve and enhance the character of Somerville’s neighborhoods, transform key opportunity areas, preserve and expand an integrated, balanced mix of safe, affordable and environmentally sound rental and homeownership units for households of all sizes and types from diverse social and economic groups; and, make Somerville a regional employment center with a mix of diverse and high-quality jobs. The areas in the SomerVision map that are designated as enhance and transform should most significantly contribute towards the SomerVision goals that are outlined in the table below. The areas marked as conserve are not expected to greatly increase the figures in the table since these areas are not intended for large scale change.

<u>SomerVision Summary</u>	<i>Existing</i>	<i>Proposed</i>
<i>Commercial Sq. Ft.:</i>	0	9,770
<i>Estimated Employment:</i>	Unknown	58 (workstations provided in new plan)

The project complies with the SomerVision because it expands a commercial use in an existing building.



DECISION:

Present and sitting were Members Kevin Prior, Joseph Favaloro, James Kirylo, Michael Capuano and Gerard Amaral with Dorothy Kelly Gay absent. Upon making the above findings, Kevin Prior made a motion to approve the request for a Special Permit. Michael Capuano seconded the motion. Wherefore the Planning Board voted **5-0** to **APPROVE** the request. In addition the following conditions were attached:

#	Condition	Timeframe for Compliance	Verified (initial)	Notes						
1	Approval is to establish an additional 10,000 square feet of office use. 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>August 9, 2014</td> <td>Initial application submitted to the City Clerk's Office</td> </tr> <tr> <td>October 4, 2014</td> <td>Modified plans submitted to OSPCD (Cover, A00-10 Code Compl., A02-0 Demo Plan, A04-01 Construction Plan, A08-11 Furn Plan)</td> </tr> </tbody> </table>				Date (Stamp Date)	Submission	August 9, 2014	Initial application submitted to the City Clerk's Office	October 4, 2014	Modified plans submitted to OSPCD (Cover, A00-10 Code Compl., A02-0 Demo Plan, A04-01 Construction Plan, A08-11 Furn Plan)
	Date (Stamp Date)				Submission					
August 9, 2014	Initial application submitted to the City Clerk's Office									
October 4, 2014	Modified plans submitted to OSPCD (Cover, A00-10 Code Compl., A02-0 Demo Plan, A04-01 Construction Plan, A08-11 Furn Plan)									
Any changes to the approved use that are not <i>de minimis</i> must receive SPGA approval.										
Affordable Housing/Linkage										
2	Linkage payments will be required to be paid to the Somerville Housing Trust Fund before a CO is issued.	CO	Housing							
Miscellaneous										
3	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.	Cont.	ISD							
Public Safety										
4	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP							
Final Sign-Off										
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.							



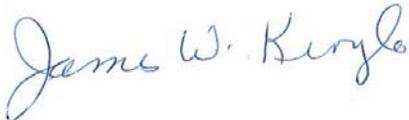
Attest, by the Planning Board:



Kevin Prior, Chairman



Joseph Favaloro



James Kirylo



Michael A. Capuano, Esq.



Gerard Amaral

Copies of this decision are filed in the Somerville City Clerk's office.
Copies of all plans referred to in this decision and a detailed record of the
SPGA proceedings are filed in the Somerville Planning Dept.



CLERK'S CERTIFICATE

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 3.2.10.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on _____ in the Office of the City Clerk, and twenty days have elapsed, and

FOR VARIANCE(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ any appeals that were filed have been finally dismissed or denied.

FOR SPECIAL PERMIT(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or
_____ there has been an appeal filed.

Signed _____ City Clerk Date _____

