

1  
2 PLANNING BOARD FOR THE CITY OF CAMBRIDGE

3 GENERAL HEARING

4 Tuesday, February 11, 2014

5 7:00 p.m.

6 in

7 City Hall Annex

8 344 Broadway

9 Cambridge, Massachusetts

10 Hugh Russell, Chair

11 H. Theodore Cohen, Vice Chair

12 Pamela Winters, Member

13 Steven Winter, Member

14 Steven Cohen, Member

15  
16 Brian Murphy, Assistant City Manager for  
17 Community Development

18 **Community Development Staff:**

19 Liza Paden

Jeff Roberts

Roger Boothe

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Manager for Community Development 3

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Adoption of the Meeting Transcript(s)

**PUBLIC HEARINGS**

(Continued) PB#285, 10 Essex Street, Special Permit to construct 46 residential units with ground floor retail pursuant to the Central Square Overlay District (Article 20.300), Bulk Control Plane Waiver (Section 20.304.2.3), Reduction of Required Parking (Sections 20.304.6 and 6.35.1), Waiver of Building Height (Section 20.304.4.2.2(a)), Waiver of the Setback Requirement (Section 304.4), Green Roof Special Permit (Section 22.30) and Reduction of Short Term Bicycle Parking, (Section 6.108). The applicant is 3MJ Associates, LLC. This hearing was opened on 12/3/13.

**NOTE:** The Chun, et al Zoning Petition has been refiled by the City Council and a new public hearing will be scheduled. No discussion will take place during the 2/11/14 Planning Board Meeting.

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**I N D E X**

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PB#286, 75 New Street, Special Permit to construct 93 residential units at 75 New Street pursuant to the Project Review Special Permit (Section 19.23), Special Permit for Multifamily housing in the Industry A-1 District (Section 4.26.3), Reduction of the Side and Rear Yard Setbacks (Section 5.34.2(b)), Setback Reduction of On-Grade Parking and for On-Grade Parking within 10 feet of the building (Section 6.44.1(a)), (b), and (g) and 10.45) and Waiver of Parking Screening Requirements (Section 6.47.8). The applicant is Abodez Acorn 75 New Street, LLC

**GENERAL BUSINESS**

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**P R O C E E D I N G S**

1  
2 HUGH RUSSELL: Good evening. This  
3 is a meeting of the Cambridge Planning Board.  
4 And I guess we should have an announcement  
5 about what's going to happen this evening  
6 first from someone who knows.

7 BRIAN MURPHY: Sure.

8 Just to let people know, unfortunately  
9 because of unexpected conflicts we will not  
10 have full quorums for either the 10 Essex  
11 Street hearing or the 75 New Street hearing.  
12 Because of that, each Petitioner has decided  
13 that they would want to exercise their legal  
14 right to go before a full hearing of the  
15 Board. So both of those hearings are going  
16 to be postponed unfortunately.

17 The 10 Essex Street hearing will be  
18 next week, February 18th, and 75 New Street  
19 will be March 4th.

1           And, again, my apologies for the lack  
2           of notice. This was -- happened very late  
3           and I'm sorry for all involved. And we will  
4           reschedule.

5           JAMES WILLIAMSON: Who is it that  
6           can't be here?

7           STEVEN WINTER: That's not relevant.

8           JAMES WILLIAMSON: Of course it is.  
9           It's a public body.

10          LIZA PADEN: The people who aren't  
11          here --

12          HUGH RUSSELL: Are the ones that  
13          can't be here.

14          LIZA PADEN: -- are the members who  
15          can't be here.

16          STEVEN WINTER: I'm sorry, the  
17          second date was March 18th?

18          BRIAN MURPHY: Sure. If you like, I  
19          can just --

1           LIZA PADEN: We're going to send out  
2           more -- I'll send out notice.

3           BRIAN MURPHY: Just for the people  
4           who are here, 10 Essex Street will be  
5           February 18th, a week from today. And 75 New  
6           Street will be March 4th.

7           STEVEN WINTER: Thank you.

8           BRIAN MURPHY: And I think  
9           unfortunately based on the New Street  
10          hearing, if I were to predict March snow, I  
11          would say March 4th is a good bet since that  
12          will be the fourth time that has been  
13          scheduled.

14          PAMELA WINTERS: Okay.

15          HUGH RUSSELL: Well, we can do a few  
16          things tonight.

17          LIZA PADEN: Yes.

18          HUGH RUSSELL: And does that  
19          constitute your update?

1                   BRIAN MURPHY: I can give you  
2 another update, also. On February 18th we'll  
3 have 10 Essex Street. As well as for general  
4 business, the Norris Street cooling tower  
5 design change, a BZA sign variance request,  
6 and PUD procedure amendment proposals and  
7 basement height proposals.

8                   For March 4th we'll have the Chun  
9 Petition, 75 New Street, as well as the  
10 courthouse. And March 18th we will have 15  
11 Richdale Avenue on as well for public  
12 hearing.

13                   HUGH RUSSELL: Liza forwarded a  
14 letter on 40 Norris Street that was addressed  
15 to the Mayor. I think you did. I got it.  
16 Yes.

17                   And I was just wondering, I assume that  
18 went to the Inspectional Services  
19 Department --

1 LIZA PADEN: Yes.

2 JAMES WILLIAMSON: I don't  
3 understand not being willing to say who is  
4 not here. What is it, a big secret?

5 HUGH RUSSELL: James --

6 JAMES WILLIAMSON: I'm sorry, but  
7 this is a public --

8 HUGH RUSSELL: James, you're out of  
9 order.

10 JAMES WILLIAMSON: -- body and no  
11 one is willing to say who's not here.

12 HUGH RUSSELL: James, you're out of  
13 order.

14 JAMES WILLIAMSON: Yeah, I know for  
15 a reason.

16 HUGH RUSSELL: Okay.

17 LIZA PADEN: Yes. The e-mail that  
18 you got, the letter that you got was also  
19 sent to Inspectional Services. So there's a



1 discussion going on between Inspectional  
2 Services and myself to clarify exactly what  
3 has been reviewed by ISD, the inspector's  
4 review, both for the gross floor area and  
5 where the gross floor area of the units and  
6 not the units and that sort of thing. I'm  
7 hoping all those questions will be in a  
8 coherent statement for next Tuesday.

9 HUGH RUSSELL: Great, that's what I  
10 was hoping.

11 LIZA PADEN: Yes.

12 HUGH RUSSELL: So that -- because  
13 that's not really on our plate but where  
14 people are obviously concerned about that.

15 LIZA PADEN: Right.

16 HUGH RUSSELL: So, and next is the  
17 BZA cases.

18 LIZA PADEN: Okay, so there is one  
19 applicant who is here for 286 Concord Avenue

1 and this -- right? 286 Concord Avenue. And  
2 this is a telecommunications antenna which  
3 has bounced back and forth between the BZA  
4 and staff review as well as Historical  
5 Commission review, and they've been asked to  
6 come back to the Planning Board to show you  
7 what the proposal is. And I will let Susan  
8 Roberts explain what the situation is.

9 ATTORNEY SUSAN ROBERTS: Hello. My  
10 name is Susan Roberts and I've got some  
11 things to give you that we filed with the  
12 Planning Board today, including a cover  
13 letter and --

14 HUGH RUSSELL: This is the one we  
15 looked at before and we didn't like?

16 ATTORNEY SUSAN ROBERTS: Yeah.

17 DAVID FORD: You've never seen this  
18 before. This is brand new.

19 HUGH RUSSELL: Right, but the case

1 has been before us.

2 DAVID FORD: Right, exactly, yes.

3 We'll explain how we got back here.

4 BRIAN MURPHY: While we're getting  
5 set up, just to let people know who are  
6 coming in late, 10 Essex Street hearing has  
7 been postponed as has the 75 New Street  
8 hearing.

9 ATTORNEY SUSAN ROBERTS: Perhaps  
10 I'll give you a minute or two to look at the  
11 cover letter which explains why we're here  
12 somewhat, and then photo sims that my  
13 colleague David passed out to you.

14 Once, again, because I think the mic  
15 wasn't on when I said it before, my name is  
16 Susan Roberts. I'm an attorney for AT&T and  
17 I'm here with David Ford from Centerline  
18 Communications. As you know, we have been to  
19 the Planning Board before. We filed an

1 application for a Special Permit back in July  
2 or July 31st actually, and we were here at  
3 the Board in August. We've also reviewed the  
4 designs with planning staff. We have had two  
5 meetings with the BZA. And the BZA also has  
6 not liked what we have proposed.

7 We have gone back to the drawing board  
8 significantly and what we have come up with  
9 is a design that we think and hope everyone  
10 will feel is pleasing and quite in character  
11 with the neighborhood.

12 So what we've done just to sort of run  
13 through a little bit -- and by the way, why  
14 we're here is hopefully to get your  
15 recommendation to the Board of Zoning Appeal  
16 because we have a hearing before them on  
17 February 27th. So our hope was to get a  
18 sense of your opinion of the design that  
19 hopefully will be positive and that you could

1 transmit a recommendation to the Board that  
2 is, you know, I don't know, a recommendation  
3 that's positive with an explanation of why  
4 hopefully you like this.

5 You may recall that we originally filed  
6 a design that showed 12 antennas. In order  
7 to reduce the scope, the size, the bulk of  
8 our facility design, we've now reduced the  
9 antenna count to six. So we've got, you  
10 know, we've significantly reduced them.  
11 We've also reduced them in height. Our  
12 normal antennas are eight feet. These are  
13 four feet. And what we've also done is we've  
14 taken careful note of what is on other  
15 rooftops in the neighborhood in terms of  
16 chimneys and so forth. And so our  
17 presentation tonight is to not only show you  
18 our design for this particular house, but  
19 also to show you other houses in the

1 neighborhood with similar looking chimneys as  
2 well as a facility that Verizon has around  
3 the corner on Walden Street about less than a  
4 third of a mile away, that looks very similar  
5 to this with the faux chimneys.

6 So I'm going to give this over to  
7 David. He's gonna run you through the  
8 previous design so you would be able to see  
9 like where we started, where we've been, and  
10 now where we are in the case.

11 DAVID FORD: Thank you.

12 So as we explained, we don't expect you  
13 guys to remember every design we've taken  
14 forth since seeing you guys in August, but  
15 this is -- there's been four designs. The  
16 fourth is in front of you right now. I'm  
17 going to start with the first one.

18 This was the one that was seen back in  
19 August by the Board. And I believe the

1 consensus was that the Board was split. Half  
2 of you kind of liked it and half of you  
3 didn't want anything to do with it. And we  
4 took that recommendation to the BZA who then  
5 told us to push back and redesign.

6 So the physical design is a 10-foot  
7 tall rooftop penthouse, there's two of them,  
8 there's going to be four chimneys eight-foot  
9 tall that Susan explained. And this was our  
10 first design here. So just basically crude  
11 rooftop penthouse as you can see in these  
12 photo sims. No windows on the penthouse,  
13 it's just straight facade.

14 This is design No. 2. Same style  
15 penthouse, same 10 feet, but we added windows  
16 to the front of it and kind of  
17 characteristics -- styling characteristics to  
18 make it blend a little more after we got  
19 comments from the BZA. So this is No. 2.

1           You guys have not seen this design. It's  
2           still very similar to design No. 1.

3                   ATTORNEY SUSAN ROBERTS: Can you see  
4           them? Do you want us to pass them?

5                   STEVEN COHEN: We're good.

6                   H. THEODORE COHEN: Are 1, 2 and 3  
7           off the table now?

8                   ATTORNEY SUSAN ROBERTS: Off the  
9           table.

10                  DAVID FORD: Yes, yes.

11                  No. 4 is what we're bringing back to  
12           the BZA on 2/27.

13                  PAMELA WINTERS: Oh, okay.

14                  DAVID FORD: So this is No. 3.

15                  HUGH RUSSELL: But there's 4A, 4B,  
16           4C.

17                  DAVID FORD: Right, exactly. We'll  
18           get to that.

19                  So this is No. 3. We dropped antenna



1 height from eight feet to six feet which  
2 created the penthouse to drop from 10 feet to  
3 eight feet. This is an eight-foot penthouse.  
4 We made it a more of an octagon  
5 characteristic to blend even more, add in  
6 more windows in all four sides, trying to  
7 make the character to blend with the  
8 building. I personally like this one, but  
9 again, the BZA told us to revise, come back.  
10 They said that adding another six feet and  
11 width of these wide penthouses has created  
12 too much of an obstruction on top of the  
13 building. This is No. 3.

14 And this is No. 4 what you have in  
15 front of you.

16 And so again, we dropped the antenna  
17 count -- our antenna size rather from eight  
18 to six and now down to four. And this allows  
19 us to have six-foot instead of the originally

1           10, down to eight, and now we're down to six  
2           foot. And instead of a faux penthouse, we're  
3           doing individual chimneys. And it's worth  
4           noting that this rooftop right now as it is  
5           has two existing chimneys on the rooftop.  
6           They're actually black due to the tarring  
7           that's around them. There's two existing  
8           chimneys. The landlord has agreed to allow  
9           us, since they serve no purpose to the  
10          building anymore, they allowed us to remove  
11          the chimneys and replace those chimneys with  
12          faux chimneys. So then what we're going to  
13          do is the two existing chimneys that are  
14          black currently on the roof, the plan is to  
15          remove those so they're no longer visible  
16          from the ground and replace them with faux  
17          chimneys, and that's why we gave you guys the  
18          color options.

19                    So we have red or painted to match

1 brick. We have black because black's  
2 existing. And we also have the grey here,  
3 the building facade and that's what's shown  
4 right there.

5 ATTORNEY SUSAN ROBERTS: If I might  
6 just add, a clarification, we are removing  
7 one chimney, the other where it is still part  
8 of the heating system, so we're cutting it  
9 down to two feet so it won't be visible.

10 DAVID FORD: It won't be visible.

11 ATTORNEY SUSAN ROBERTS: So that's,  
12 so it's essentially like we're cutting it,  
13 we're removing it, but we're actually  
14 technically not.

15 The other thing I wanted to add is that  
16 there's associated equipment with these  
17 antennas called remote radio head units.  
18 They're gonna be 27 of these, but we have  
19 convinced our RF engineers that they belong

1 in the basement. So they won't be seen from  
2 the roof.

3 DAVID FORD: Which is not easy to  
4 do.

5 ATTORNEY SUSAN ROBERTS: Yes. We  
6 have done a lot of persuading internally to  
7 come up with this design. So hopefully if  
8 you have comments or questions, we would  
9 welcome them and hopefully you will like our  
10 plan.

11 DAVID FORD: And as Susan pointed  
12 out earlier, just to reference this real  
13 quick, all the existing chimneys in the  
14 neighborhood, just to point out a few -- so  
15 we have, let's see, one right here which is  
16 right next-door. There's one on the photo  
17 location 1, and then this one here. And  
18 these were also taken around the  
19 neighborhood. Chimneys here, chimneys there.

1 And the photo simulations that are in front  
2 of you you could see the chimneys as well.

3 ATTORNEY SUSAN ROBERTS: So there  
4 are flat roofs with chimneys, which is kind  
5 of unusual. Of course there are a lot of  
6 pitched roofs, but there are a number of flat  
7 roof multi-family buildings.

8 PAMELA WINTERS: What color are  
9 those chimneys?

10 DAVID FORD: Those are -- they're  
11 red or matched brick.

12 ATTORNEY SUSAN ROBERTS: Most of  
13 them in the neighborhood are brick.

14 DAVID FORD: The only ones -- the  
15 only black ones we've seen are on this  
16 rooftop --

17 PAMELA WINTERS: That particular  
18 rooftop.

19 DAVID FORD: -- which is why we gave

1           you the black option.

2                   PAMELA WINTERS: Yes, thank you.

3                   STEVEN COHEN: So there's a  
4           reference to a proposed condenser?

5                   DAVID FORD: Yes.

6                   STEVEN COHEN: Is that part of your  
7           application?

8                   DAVID FORD: Yes, it is. We have  
9           the two proposed. And I'm going to put these  
10          back up here. I believe you can see just the  
11          tip of the condensers.

12                  STEVEN COHEN: What are the  
13          condensers for?

14                  DAVID FORD: To cool the equipment.

15                  STEVEN COHEN: Is that standard?

16                  DAVID FORD: Yes, standard. Every  
17          single site has that, yes.

18                         So if you look at the photo 3C, you see  
19          it a proposed condenser type 2 just sticking

1 over the roof line maybe less than a foot.  
2 You can barely see them, it's beige. As you  
3 can see, right next to that is the, is a  
4 chimney.

5 STEVEN COHEN: And the code requires  
6 a guardrail?

7 DAVID FORD: Right, yes. It's due  
8 to the accessing the roof that's attached  
9 there. We actually have similar guardrails  
10 that was approved by the BZA at 289 Brookline  
11 Street that was before this Board as well.

12 STEVEN COHEN: I'd certainly hate  
13 for you folks to do anything that would  
14 compromise the beauty and the architectural  
15 integrity of this building.

16 ATTORNEY SUSAN ROBERTS: Thank you.

17 DAVID FORD: And one thing to note  
18 real quick, as Suzie mentioned, 0.3 miles  
19 down the road as we continue down Walden is

1 Masse's Hardware.

2 ATTORNEY SUSAN ROBERTS: Right.

3 DAVID FORD: And she has pictures.

4 ATTORNEY SUSAN ROBERTS: I have  
5 pictures. They're not good. I took them  
6 myself.

7 DAVID FORD: It's the existing of  
8 the site. On the rooftop they have two faux  
9 chimneys, exactly like what we're proposing.  
10 It's only 0.3 miles away.

11 Very similar looking building, 286  
12 Concord Ave.

13 HUGH RUSSELL: So, I think these are  
14 just fine.

15 PAMELA WINTERS: I would have to  
16 second that. That would be my first choice  
17 in terms of color.

18 DAVID FORD: Is brick?

19 PAMELA WINTERS: Yeah.



1 HUGH RUSSELL: Scale is appropriate.

2 STEVEN COHEN: Yeah, it looks fine.

3 You know, to spend more of the city's time  
4 reviewing this matter, I think it's fine.

5 Unfortunately we have a track record where  
6 the BZA doesn't pay much attention to what we  
7 say in these matters, but nevertheless, we  
8 think it's fine.

9 HUGH RUSSELL: We recommend that  
10 they approve this?

11 STEVEN COHEN: So moved.

12 PAMELA WINTERS: In the brick color.

13 DAVID FORD: Okay.

14 H. THEODORE COHEN: Do we really  
15 care about the color?

16 PAMELA WINTERS: I do.

17 H. THEODORE COHEN: I'm just  
18 suggesting if the ZBA doesn't like brick and  
19 want to go to black, do they have to come

1 back to us?

2 STEVEN COHEN: No.

3 PAMELA WINTERS: No.

4 H. THEODORE COHEN: Whatever color  
5 the ZBA settles upon, although our preference  
6 is --

7 PAMELA WINTERS: Is brick.

8 STEVEN COHEN: It would be nice to  
9 have the brick color.

10 H. THEODORE COHEN: I just don't  
11 want to do this again.

12 ATTORNEY SUSAN ROBERTS: I  
13 appreciate your time. We appreciate your  
14 time. We understand that these are --

15 STEVEN WINTER: Talking about  
16 telephone infrastructure.

17 I wanted to make a -- I wanted to send  
18 a point to the BZA that I think is important,  
19 and if my colleagues agree, I think it may be

1 helpful to you when you go there, and that is  
2 that in creating the sense of place, and I  
3 know that's a plan, but in creating a sense  
4 of what Cambridge is and where we live, the  
5 devil is in the details. It's in all the  
6 little details that we see. And this detail  
7 is something that you've, you've spoken with  
8 the engineers. The functionality of the  
9 infrastructure has not been changed in any  
10 way. And it has a pleasing design. So those  
11 are the two things that we're -- that we want  
12 to come together. So the functionality is  
13 not hindered and the design is pleasing.

14 ATTORNEY SUSAN ROBERTS: If I just  
15 might comment on that. We actually are  
16 suffering some loss of, you know, the optimal  
17 facility that we would want there with the  
18 antennas. There's just no question about  
19 that. But the question, you know, for our

1 internal review was how much loss can you  
2 withstand, and we've pushed them to withstand  
3 as much as, you know, they could. And that's  
4 why we got this design. So....

5 STEVEN WINTER: Thank you for that.  
6 That's terrific.

7 ATTORNEY SUSAN ROBERTS: Thanks.

8 STEVEN COHEN: I have one comment  
9 also. I think it's one of your competitors,  
10 apparently had taken a practice of hiring an  
11 architectural consultant as you put these  
12 things together. And, you know, compared to  
13 legal fees, hourly rates, you know,  
14 architectural rates are really pretty small.  
15 It might pay going through this, you know,  
16 process, which I'm sure is miserable for you  
17 guys, and isn't really wonderful for us  
18 either, it might pay to buy an hour or two of  
19 architectural time as you put these things

1 together to make sure that it works from that  
2 design perspective as well as from a  
3 technical perspective for you.

4 DAVID FORD: Just to comment on  
5 that, our firm does use Dewberry in Boston.  
6 We call them our architectural and  
7 engineering firm and they're actually one in  
8 the same.

9 STEVEN COHEN: Well, you know,  
10 engineers think differently than architects.

11 PAMELA WINTERS: They do.

12 ATTORNEY SUSAN ROBERTS: Thank you  
13 for your time.

14 HUGH RUSSELL: Okay. Thank you for  
15 your presentation. Do you want to take all  
16 these papers?

17 PAMELA WINTERS: Do you want the  
18 paperwork? You can bring it to the BZA.

19 ATTORNEY SUSAN ROBERTS: Sure.

1 PAMELA WINTERS: That would be  
2 great.

3 HUGH RUSSELL: Okay. Are we -- is  
4 there anything else on the BZA? We should go  
5 on to the garage.

6 LIZA PADEN: This is the parking  
7 garage that is replacing the surface lot at  
8 150 CambridgePark Drive. And this was the  
9 garage that was reviewed during the Special  
10 Permit process for 130 Cambridge Park Drive.  
11 I believe you received a development  
12 consultation form from me about the  
13 development, design development that was part  
14 of the residential portion of 130  
15 CambridgePark Drive. But Roger and I looked  
16 at the changes proposed for the parking  
17 garage and felt that based on the discussion  
18 the Planning Board had during the public  
19 hearings, that we wanted to have Mr. McKinnon

1 bring it back to you and show you the  
2 changes. Probably the way to characterize  
3 this garage was this was the one with the  
4 green fins on it which some people liked them  
5 and some people didn't like them. So  
6 Mr. McKinnon's here and you have an architect  
7 now?

8 RICHARD McKINNON: Yes, I've  
9 graduated from the Roger Boothe school of  
10 architecture. I've had 30 years of practice  
11 by the way.

12 Excuse me for going ahead without Jim  
13 Batchelor. We expected to be on about 8:30  
14 or so. Jim's on his way over, but I think we  
15 can probably start it. It's fairly straight  
16 forward. As you probably remember when we  
17 were up here, our neighbor -- no, that's Jim  
18 Rafferty. I was talking about Jim Batchelor,  
19 he's from Arrowstreet, the architect.

1 PAMELA WINTERS: Oh, all right.

2 Wrong one.

3 RICHARD McKINNON: As you probably  
4 recall, our neighbor Hanover, was -- objected  
5 to the previous garage design that we had and  
6 as a result of their objections, they wind up  
7 appealing the permits. And as you know,  
8 along with me and the land owners, we're all  
9 defendants in this. I have to say in  
10 Hanover's defense, that they've agreed to  
11 withdraw the appeal and stop the litigation  
12 regardless of your decision tonight. But I  
13 still would hope that you'd go ahead and  
14 approve this because we think it's a better  
15 garage and we know it's very much what they  
16 want. They've invested \$150 million there  
17 next-door. And just very briefly let me just  
18 go through the pages.

19 The first page is the new garage that's



1           been designed by Arrowstreet. It's  
2           substantially more expensive than the fins.  
3           I guess we'll call them fins on the next  
4           page. But that's the prior garage design  
5           that we had.

6                        Here it is, looking at it as you come  
7           through the garage, walking passed the  
8           residential building. And then one of the  
9           discussions we had with Roger, and Roger may  
10          want to speak to it himself, was one of the  
11          materials we're going to -- we were going to  
12          use was hardie board. And I think Roger felt  
13          that hardie board just haven't had a lot of  
14          experience in the weather for a long period  
15          of time up here. So he asked us to look at a  
16          couple of others that were more durable. And  
17          one of the ones that we've come up with as an  
18          alternative, is Equitone. So if Roger and  
19          the Board feel that that's a step we ought to

1 take, then we would be prepared to take.

2 STEVEN COHEN: Equitone?

3 RICHARD McKINNON: Equitone.

4 STEVEN COHEN: What is it?

5 RICHARD McKINNON: It's a harder,  
6 denser fiber board. It's stronger than  
7 hardie board. Yeah, it's just -- it's got  
8 better, better performance in the field, you  
9 know? We just haven't been able to find a  
10 lot of pictures to be honest with you of  
11 hardie board in the New England winter for a  
12 long period of time. We've used it in other  
13 projects with sort of fingers crossed. This  
14 one is substantially strong -- substantially  
15 more expensive, too, I might add. But that's  
16 really the entire presentation.

17 We very much would like the Board's  
18 consideration and would ask that you approve  
19 the change in the design.

1 Roger?

2 ROGER BOOTHE: As Rich pointed out,  
3 I was concerned about the hardie board  
4 particularly because it's in fairly  
5 vulnerable strips. I mean, we have seen it  
6 used where it's replicated and sort of  
7 clapboard type structure where the ends are  
8 tucked in to a more of a system. So I  
9 definitely feel that having this more durable  
10 material, it makes sense. And I do think  
11 this is a good change from the fins. The  
12 Board went back and forth about that and I  
13 think it was, you know, we were looking for  
14 something sort of experimental. But this is  
15 a pretty straight forward scheme in my view,  
16 so I think this is a reasonable change.

17 H. THEODORE COHEN: I just have a  
18 question. The pictures on page 4 here --

19 RICHARD McKINNON: Yes.

1 H. THEODORE COHEN: -- they just --  
2 they don't relate to this proposed garage.  
3 They're just examples of the material?

4 CLAES ANDREASEN: Correct.

5 RICHARD McKINNON: Excuse me, can  
6 you say that again?

7 H. THEODORE COHEN: These pictures  
8 on page 4 --

9 RICHARD McKINNON: These are the  
10 alternative, the Equitone that, you know,  
11 we'd be prepare to use. These were drawn  
12 with hardie board originally.

13 H. THEODORE COHEN: Right.

14 RICHARD McKINNON: And Roger asked  
15 us to look at the other materials.

16 H. THEODORE COHEN: And so on the  
17 proposal is the white and the grey both the  
18 same material just different size and  
19 different color?

1                   RICHARD McKINNON: No, it's  
2                   actually -- Claes, do you want to speak to  
3                   that?

4                   This is Claes Andreasen from  
5                   Arrowstreet.

6                   CLAES ANDREASEN: So in general the  
7                   concrete garage, exactly the same plan in  
8                   essence. But what we propose is a series of  
9                   screens or shades in a way out of the  
10                  Equitone material that form the vertical band  
11                  across the facade. The tan and then the  
12                  darker color or the precast concrete and by  
13                  texture.

14                  STEVEN COHEN: So what's the  
15                  residential portion? I've been assuming that  
16                  that's hardie board on the residential  
17                  building. That's still hardie board.

18                  CLAES ANDREASEN: The residential  
19                  building is primarily hardie board.

1 STEVEN COHEN: Yeah.

2 CLAES ANDREASEN: This application  
3 on the garage is a sort of non-traditional  
4 application for hardie in which pieces that  
5 may not want to be exposed more and that was  
6 the basis for Roger's questions about it.  
7 Yeah, exactly. We sort of want to protect  
8 all the edges in hardie because it's more  
9 like wood in a way.

10 RICHARD McKINNON: That's the way we  
11 were using it.

12 CLAES ANDREASEN: The other is quite  
13 different.

14 STEVEN COHEN: Gotcha.

15 HUGH RUSSELL: So one of the things  
16 that's annoying about a precast parking  
17 garage is the portion of the open area. The  
18 spandrel has to be high enough to keep people  
19 safe, and then the bottom of it has to be a

1 beam to carry it, things, so you end up with  
2 openings that are, I don't know, maybe four  
3 feet tall more or less.

4 CLAES ANDREASEN: It's in the  
5 neighborhood of three and a half to four feet  
6 tall.

7 HUGH RUSSELL: Yes.

8 And so I find myself asking if the,  
9 this big, this big square that's in the  
10 middle of that, should that be the same light  
11 color or should it be a darker color to give  
12 another layer of kind of scale to the  
13 building? In my own way I just colored it  
14 up. I only have a pencil, but that's the  
15 color.

16 RICHARD McKINNON: I see.

17 HUGH RUSSELL: But that might be too  
18 dark.

19 PAMELA WINTERS: So here are the

1 colors.

2 STEVEN COHEN: It's just a contrast.

3 HUGH RUSSELL: This is paint.

4 PAMELA WINTERS: Oh.

5 CLAES ANDREASEN: Yeah, it is paint.

6 HUGH RUSSELL: It's paint.

7 So I'd like you to consider that.

8 RICHARD McKINNON: We would.

9 HUGH RUSSELL: I'm not saying that I  
10 have to do it to get my vote, but think about  
11 it.

12 H. THEODORE COHEN: Are you  
13 suggesting it on this facade, too?

14 HUGH RUSSELL: Oh, yeah.

15 JOHN HAWKINSON: Which one was it?

16 HUGH RUSSELL: I colored it in  
17 pencil. Maybe it could be a little lighter.  
18 But so that you have the white that's used in  
19 strip form.



1                   CLAES ANDREASEN: And in a way what  
2                   we've tried to do is create this sort of  
3                   effect and --

4                   ROGER BOOTHE: We think this helps.

5                   RICHARD McKINNON: We can go over  
6                   and have a follow-up administrative session  
7                   with Roger?

8                   HUGH RUSSELL: (Inaudible)

9                   RICHARD McKINNON: The answer is  
10                  yes. To be honest with you, we'd very much  
11                  would like to deliver this to Hanover because  
12                  there are a lot of law bills and lawsuits  
13                  behind all of this and get on with this. So  
14                  yes, the answer is yes. So....

15                  STEVEN COHEN: You know, I'm curious  
16                  why doesn't this satisfy them?

17                  PAMELA WINTERS: Yes, and why --

18                  STEVEN COHEN: And what was  
19                  objectionable that this fixes?

1 HUGH RUSSELL: It's more expensive.

2 RICHARD McKINNON: Because we  
3 obviously were kind of captivated ourselves  
4 with this. But they just felt that they were  
5 not going to wear well over time, that they  
6 looked cheap, and it looked like a cheap fix  
7 for a garage, and they wanted something more  
8 traditional.

9 STEVEN COHEN: And that's legal  
10 grounds for appeal?

11 RICHARD McKINNON: No, it isn't. In  
12 fact, they never showed up at the appeal, you  
13 know.

14 STEVEN COHEN: But that's what it  
15 was about?

16 RICHARD McKINNON: The actual  
17 grounds for appeal never really make it to an  
18 appeal in my experience in the last 30 years.  
19 Right, Mr. Assistant City Manager?

1           Anyway, the answer is yes, we'd be  
2           happy to make that change.

3           HUGH RUSSELL: So, our -- it's the  
4           nature of our proceeding just advising the  
5           staff what we think?

6           LIZA PADEN: Yes, please.

7           HUGH RUSSELL: Because the  
8           responsibility is in the staff's hands.

9           So are there any other thoughts?

10          PAMELA WINTERS: I like your  
11          thought, Hugh.

12          H. THEODORE COHEN: Well, I like the  
13          green banners but I think this is very  
14          handsome.

15          RICHARD McKINNON: Thank you very  
16          much. On both counts by the way. We like  
17          the banners, too.

18          PAMELA WINTERS: I liked the  
19          banners.



1 sites, yeah.

2 HUGH RUSSELL: Okay.

3 STEVEN COHEN: Looks good.

4 HUGH RUSSELL: Thank you very much.

5 RICHARD McKINNON: Thank you very,  
6 very much. We're very happy to be done with  
7 this.

8 Thank you.

9 STEVEN WINTER: Thank you,  
10 Mr. Batchelor, for coming in. We appreciate  
11 it.

12 JAMES BATCHELOR: Thanks for coming  
13 everyone.

14 Roger.

15 HUGH RUSSELL: Is there any more  
16 business before the Board tonight?

17 BRIAN MURPHY: Liza, we don't have  
18 anything else, right?

19 LIZA PADEN: That's all I have.

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HUGH RUSSELL: Okay, then we are  
adjourned.

(Whereupon, at 7:35 p.m., the  
Planning Board Adjourned.)

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