



CITY OF CAMBRIDGE, MASSACHUSETTS

P L A N N I N G B O A R D

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, May 24, 2016 at 9:00 p.m. in the City Hall Annex, Second Floor, 344 Broadway, Cambridge, Massachusetts on a City Council Zoning Petition to amend the Zoning Ordinance by creating a new Section 5.55 Special Provisions for Rainwater Separation in Residential Buildings to read as follows:

“In an effort to further the City’s storm-water management, modifications to the applicable dimensional requirements of this Article. 5000, in particular regarding FAR and height limitations, may be authorized by Special Permit from the Board of Zoning Appeal for eliminating rain-water from sewer lines.

- On residential buildings with a flat (concave) roof, on which a drain pipe collects water from the roof and combines it with household waste-water, discharging into a single overflow pipe to the municipal sewer line
- Provided that the resulting construction authorized by the Special Permit entirely eliminate rain water entry from the concerned roof into said sewer line
- And that said rain water is either recycled or led down to the ground to follow its natural path

A Special Permit may allow the construction of a partial additional level within the following limitations

- Additional height not to exceed 10 feet above the existing roof line of the building
- Footprint to be no closer than 3 feet from either long edge or rear side of the building, and no less than 6 feet from front/street-side of building
- Side walls shall be mostly translucent above 4 feet from existing FAR of the building
- This addition may not become an independent or separate dwelling from the floor below the roof.

Furthermore, in enhancing sustainable development and alternative energy sources (Article 22), additional positive consideration will be given to “sensibly green” projects that improve the (a) use of passive solar heating, convective cooling, seasonal shading with natural plants, (b) harvesting and/or using rainwater at the roof level or floors below, (c) planting flowering bushes and vegetation attractive to pollinating insects at the roof level, (d) maximizing the use of natural light, and (e) harmonization of the new roof profile with surrounding buildings.”

Copies of the full petition are on file in the Office of the City Clerk, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway, and online at www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments.

Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 or lpaden@cambridgema.gov.

The City of Cambridge does not discriminate on the basis of disability. The City of Cambridge will provide reasonable accommodations to people with disabilities upon request. Please make requests for alternative formats at least two weeks in advance by contacting Liza Paden, Planning Board staff, at 617/349-4647, lpaden@cambridgema.gov.