



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

Case No: PB#118

Address: 246 Third Street

Owner: TRW, Inc., 1900 Richmond Road, Cleveland, OH 44124

Applicant: Worthington Place Associates, LP,
MB Management, 70 Lincoln Street, Boston, MA 02111

Application Date: August 28, 1996

Public Hearing: September 24, 1996

Planning Board Decision: September 24, 1996

Date of Filing Decision: October 22, 1996

Application: Special Permit to allow accessory parking for
multifamily housing in the Industry A-1 District. The housing is
located at 195 Binney Street.

Decision: GRANTED with conditions.

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts
General Laws, Chapter 40A, and shall be filed within twenty (20) days
after the filing of the above referenced decision with the City Clerk.

Copies of the complete decision and final plans, if applicable, are on file
with the Office of the Community Development Department and the City
Clerk.

Elizabeth J. Malenfant
Authorized Representative to the Planning Board

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COMMUNITY DEVELOPMENT DEPARTMENT

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Application Date: August 28, 1996

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Application: Special Permit to allow accessory parking for multifamily housing in the Industry A-1 District. The housing is located at 195 Binney Street.

Application

1. Completed application dated August 28, 1996, with ownership form, plans showing the existing parking layout, proposed parking layout, photographs of the existing site, and text supporting the special permit.

Public Hearing

At an advertised public hearing held on September 24, 1996, Steve Rioff, representing the applicant, presented the proposal requesting the use of the existing parking lot at 246 Third Street as an accessory parking lot for the residential development at 195 Binney Street. The development at Binney Street has been granted a use variance by the Board of Zoning Appeal.

There was discussion regarding the current condition of the parking lot, which is nonconforming with regard to many of its dimensional aspects, and the proposed landscaping plan. The Board expressed concern over the amount and location of the landscaping and safety issues on the lot and how changes in the design would impact on the number of parking spaces in the lot. The developer was concerned that any change in the

lot would require compliance with the current regulations and result is loss of spaces.

Issues outstanding with the neighborhood were discussed. In response to their concerns the parking spaces will be assigned and charged to the occupants accordingly. There will be 188 units of housing, and 110 spaces on the site itself, with these 78 spaces across the street at 246 Binney Street.

The ownership of Rogers Street is still being researched. It is a private way with the abutters controlling 18 feet into the way. The zoning analysis for the site includes this 18 feet into Rogers Street. The street is proposed to be landscaped, to have parking and to have a taxi drop off space. Because of past use, the public may have a right to use the street, thus limiting its conversion to private use by this project.

There was discussion of the uses abutting the parking lot. The Board was concerned that the screening and landscaping is not adequate.

The lighting, when designed, will be of a residential character to relate to that use of the lot, which is different from an employee parking lot.

There were no statements from the public either in support or opposition to the special permit.

Findings

The Planning Board considered the site plan and information presented by the developer and the architect at the public hearing and found the following: The site is currently used as a parking lot for employees; the lot layout and design will not substantially change; the lot will be modified in such a way as to mitigate the open lot character of the parking through screening, landscaping and fencing while preserving the sense of security by allowing open visual access from the street into the site; use of the lot by residents will minimize spill over parking by those residents onto neighborhood streets.

Decision

The Planning Board GRANTS the special permit to allow the 78 accessory parking spaces for residential use at 195 Binney Street, with the condition that the landscaping plan be reviewed and approved by the

Community Development Department Staff before the issuance of a Certificate of Occupancy by the Superintendent of Buildings.

Voting to GRANT the special permit were H. Salemme, S. Lewis, A. Cohn, H. Russell, W. Tibbs, C. Mieth, and P. Dietrich, constituting two-thirds or more of the membership of the Planning Board.

For the Planning Board

Paul Dietrich (fm)

Paul Dietrich, Chair

A copy of this decision shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the above decision filed with the Office of the City Clerk on October 22, 1996, by Elizabeth J. Malenfant, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have likewise been filed with the City Clerk on such date.

Twenty (20) days have elapsed since the filing of this decision.

No appeal has been filed.

DATE:

City Clerk
City of Cambridge