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PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, February 16, 2010

7:30 p.m.

in

Second Floor Meeting Room, 344 Broadway
City Hall Annex -- McCusker Building
Cambridge, Massachusetts

- Hugh Russell, Chair
- Thomas Anninger, Vice Chair
- William Tibbs, Member
- Pamela Winters, Member
- Patricia Singer, Member
- Ahmed Nur, Member
- Steven Winter, Member
- Charles Studen, Member

Beth Rubenstein, Assistant City Manager
for Community Development

Community Development Staff:

- Liza Paden
- Les Barber
- Roger Booth
- Susan Glazer
- Stuart Dash

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CASEPAGE

Update by Beth Rubenstein

PUBLIC HEARINGS

PB#239, 2419 Massachusetts Avenue

PB#244, 181 Walden Street

GENERAL BUSINESS

1. PB#198, Discovery Park
2. PB#175
3. Board of Zoning Appeal Cases
4. Other

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P R O C E E D I N G S

HUGH RUSSELL: This is the meeting of the Cambridge Planning Board. And tonight we have two public hearings on the agenda, and it's general business items, so let's get started. We'll get a report from Beth.

BETH RUBENSTEIN: Thank you. I'm going to mention the upcoming meeting dates. We're busy in March.

On the 2nd we have a public hearing on a 5.28 conversion project, and then a couple of items of general business. Some time extensions and a little bit more comprehensive permit, BZA case that you'll want to look at. And we also hope on March 2nd to give the Planning Board an update on some of the general planning work the department's been doing on Charles River which we talked about probably a year ago. We'll give you a sense of where we're at. And that will be Roger, Iram and Stuart.

1 THOMAS ANNINGER: Is that the
2 playground, the park?

3 BETH RUBENSTEIN: No. We've been
4 doing some kind of more general comprehensive
5 looking at the issue of the City's
6 relationship to the river and whether there
7 are things we can do, whether through City
8 actions or things we can accomplish through
9 permits, and thinking about roads in a
10 different way, whether we can enhance that
11 relationship.

12 And then on March 16th, we also, it
13 looks like we'll have a couple of public
14 hearings. One on 22 Water Street which is a
15 project whose permit has expired, and they
16 have a few modifications they want to bring
17 to you. So that's a Major Amendment which is
18 pretty close to I guess a new public hearing
19 and a new permit.

20 And we expect the folks from One Canal
21 Park to be back for their second hearing on

1 Board case 239, 2419 Mass. Avenue. And we
2 have before us a Major Amendment for adding
3 approximately 3,000 square feet to the
4 project that's already approved. So, we'll
5 start with a presentation.

6 PAUL OGNI BEME: Thank you. Paul
7 Ogni beme from Urban Spaces. We're here
8 tonight as a follow up from our previous
9 meeting. We were approved, of course, by the
10 Planning Board for the Special Permit, and it
11 was the recommendation of the Planning Board
12 to subdivide the parcel into two pieces for
13 ease of administration. We did go to the
14 Zoning Board and received a Variance to
15 subdivide the parcels. As such, we're
16 allowed to put on additional square footage
17 onto the parcel which will remain at our
18 property, splitting off in the parcel, which
19 will remain the property of the seller. And
20 we've tonight proposed, using the additional
21 square footage of approximately 3500 square

1 feet, in a way that we'll present to you this
2 evening.

3 So we really wanted to just thank you
4 for the recommendation and for your
5 assistance because we, you know, went through
6 that process very readily and everyone liked
7 the idea of splitting the parcels. So that
8 was a great recommendation of the Board.

9 Perhaps the most important thing to
10 note is that the 3500 square feet that we're
11 going to be adding to the building is all
12 going to be interior to the existing building
13 envelope. There will be some additional roof
14 decks and things, but it will not be an
15 expansion of the building envelope per se.
16 And we'll go through it right here.

17 So again, Planning Board approval on
18 October 26th. The BZA approval on December
19 17th, and tonight the request for 3458 square
20 feet additional use as follows:

21 The chart describes approximately 100

1 square feet to 150 square feet on each floor.
2 Of course the garage being where we're going
3 to use most of the square footage, about 1238
4 square feet. And the fourth floor, mostly
5 through decks, using the balance about 1830
6 square feet.

7 So if we proceed to the next slide.
8 This is just to give you perspective again.
9 The area on the left is the parcel which now
10 is going to be sold to us as a subdivided
11 stand-alone parcel. The area on the right is
12 going to remain part of the seller's
13 property. He uses it as business use.

14 In the next slide, this is when we were
15 originally talking about this. We had
16 proposed a condominium arrangement with
17 condominium 1 and condominium 2. That is no
18 longer the case, no longer necessary,
19 stand-alone parcels are now in existence.

20 On the next slide we are showing the
21 original site plan. And I'd like to just

1 compare and contrast that for you tonight
2 with the slightly revised site plan. It's
3 separate from the 3458 square feet but
4 nevertheless an amendment because we're
5 changing some of the dynamics of the site
6 plan. Specifically there are three things:

7 The first thing, and we can maybe flip
8 back and forth between the slides to show
9 you, but the main entry path into the
10 building, you can see now it wanders a little
11 about and turns from the existing parcel into
12 the building, where in the prior version it
13 was a straight shot. We did this for two
14 reasons primarily:

15 One, was to provide more length for
16 handicap accessible ramp. And the second to
17 just have a more pleasant transition of the
18 park into the building.

19 The second item that's changing is that
20 we've moved one -- or better defined perhaps
21 one of the egress paths on the side of the

1 building. So you can see now we have a
2 little bit of an egress path heading out of
3 the building into the edge of the lot,
4 whereas before it was just kind of undefined.
5 So we wanted to bring that to your attention.

6 And then third, just as a general
7 comment, we shifted around some of the
8 plantings and landscape design. We got a
9 professional landscape designer in to
10 supplement the efforts that we did in-house.
11 As such, they've made some recommendations
12 and modifications to the plan.

13 So now we get into the meat of the
14 square footage. We've tried to grey out the
15 areas within the original plan that are being
16 modified. These modifications are purely
17 related to raising the ceiling height by
18 digging a little deeper into the ground and
19 creating area that is greater than seven feet
20 tall, probably eight to nine feet tall, thus
21 qualifying the space as gross floor area.

1 Whereas previously with the ceiling height
2 below seven feet, it did not count for GFA
3 and now it does. You can see in the area
4 we're really just adding nicer amenity space
5 primarily; fitness center, some additional
6 hallway space to lead to the fitness center.
7 And then of course in the back left of the
8 building we're having a little different
9 entry point into the building. That's the
10 lower level. And on that level we use,
11 again, about 1238 square feet.

12 On the first, second and third floor,
13 they're very similar changes. There are two
14 primary areas where we're changing. The
15 first is, at the top of the page, we're
16 adding three bay windows which were -- or
17 two, excuse me. Two balconies which used to
18 be balconies are now bay windows. So that
19 adds a little bit of GFA. And then kind of
20 in the middle toward the elevator, we're
21 extending the lobby a little bit into what

1 used to be the exterior of the building, and
2 that is just a slight bump-out to create a
3 little more generous walkway. On that floor
4 it totals 107 square feet.

5 Similarly on the floor above, 141
6 square feet. Same idea. Two bays and a
7 little elevator lobby bump out. And then on
8 the third floor, again, identical 141 square
9 feet of the same kind. And on the fourth
10 floor it becomes a little more substantive,
11 1831 square feet in a few different ways.

12 One is, of course, the same elevator
13 bump out. But then we've also expanded the
14 roof decks. And you can see the three roof
15 decks there that are being highlighted; 700,
16 700, and 222 square feet.

17 In addition we added a balcony or we
18 enlarged a balcony at the very front of the
19 building. You can see the -- actually,
20 that's a new balcony there and this is the
21 enlarged balcony. The light grey was the

1 original and the dark grey is the additional
2 proposed.

3 Between those efforts we have 1500
4 square feet of common roof deck, 222 square
5 feet of private deck, 83 feet related to the
6 floor and 26 feet of additional balcony.

7 The next slide just gives you a
8 perspective of where those new roof decks are
9 relative to the property. And then we move
10 into the next set of changes, which is
11 unrelated to the square footage, but we
12 wanted to bring it to your attention.

13 We know, of course, that any time we
14 change elevations, we want to bring it to
15 your attention in advance. So we've done
16 this here. Essentially what we've done is
17 through the design, development process,
18 created a much more well-defined and
19 developed exterior as it related to the
20 interior as we began to form it. So as
21 working progressed, we noticed some of these

1 things needed to be modified. We tried to
2 keep the spirit of the building. I think
3 there was some generous remarks about the
4 exterior facade and we tried to keep that
5 spirit alive in this set of drawings. But by
6 in large you can see there's some windows
7 being shifted, some windows being added, some
8 more detail being added like balcony railings
9 which didn't exist previously. In addition
10 we've made a modification from stucco and
11 siding, composite siding to just composite
12 siding for the most part. The reason we did
13 that is because after speaking with our
14 engineers and the general contractor, we
15 found that the warranty of putting two
16 different kind of substrates provided by two
17 different manufacturers together just created
18 problems. What was going to be difficult to
19 warranty for water leakage, and we think that
20 we don't really lose anything from an
21 aesthetic point of view by having all one

1 substrate.

2 The other elevations reflect similar
3 types modifications. But again trying to
4 keep with the spirit of the original plan.

5 That leads us to the elevation from
6 courtyard. The modification here that we
7 like to just point out is that we decided
8 that -- and it's a little deceiving because
9 of the vantage point, but in the foreground
10 is open space parking area, paved parking
11 area. In the background is the new garage
12 door that we've added. You'll notice in the
13 previous submission we didn't have a garage
14 door. We've decided that it makes sense to
15 enclose the parking lot inside, connect it
16 from the outside, and that was the method to
17 do so. But, again, this is -- there's a very
18 big distance between here and the edge of our
19 lot line, all outdoor parking lot in between.

20 And that really is the conclusion of
21 the slides.

1 HUGH RUSSELL: Okay, thank you.

2 PAUL OGNI BEME: Thank you.

3 HUGH RUSSELL: So the next step in
4 the public hearing is questions by the
5 Planning Board. Do people have questions
6 they want to ask?

7 Bill.

8 WILLIAM TIBBS: Are there any
9 windows in the fitness area in the basement?

10 PAUL OGNI BEME: I don't believe so.
11 No, there are no windows in the fitness area.

12 WILLIAM TIBBS: So it would be
13 mechanically ventilated?

14 PAUL OGNI BEME: Yes.

15 HUGH RUSSELL: Any other questions?

16 PATRICIA SINGER: Would you go back
17 to the walkway that you added in the back of
18 the building?

19 PAUL OGNI BEME: Yes, that would be
20 on the modified site plan, the walkway there.
21 Okay, is that the slide?

1 PATRICIA SINGER: Yes, please. And
2 that is between the two buildings that were
3 on Mass. Ave. and your property, that
4 walkway?

5 PAUL OGNI BEME: Let's see. Perhaps
6 the best way to get perspective is to go to
7 the -- let's go to the slide called property
8 split. I think it's the third or fourth
9 slide. Can you point out, Jeff, where the
10 walkway is?

11 PATRICIA SINGER: Is that new
12 walkway --

13 JEFF HIRSCH: Well, there's the main
14 entrance -- the one in the back is actually
15 down along this line here.

16 PATRICIA SINGER: So that was area
17 that we had requested be landscaped for the
18 privacy of the buildings behind?

19 PAUL OGNI BEME: Yes, and it still is
20 landscaped. And we had met actually
21 extensively with the abutters, and they are

1 in agreement with the plan. They're
2 comfortable with it. We've made good
3 decisions together to work together to put a
4 fence that we both agree on and the landscape
5 in a way that we can both agree. And I think
6 we're in good shape there in terms of
7 neighborhood relations. It is still going to
8 be well landscaped. There just needs to be
9 an access point out the building.

10 PATRICIA SINGER: I was going to say
11 I assume you added that for safety purposes?

12 PAUL OGNI BEME: Absolutely.

13 PHIL TERZIS: For building code.

14 PATRICIA SINGER: That's what I
15 thought. I wanted to get it on the record.

16 The garage door, can you show me on
17 this one is it where the little blue car is?

18 JEFF HIRSCH: Well, there's two
19 garage doors. There's the main entrance off
20 on the Fair Oaks and Cam which is right here.
21 And there's also a garage door right here.

1 That's the one we saw in the elevation.

2 PATRICIA SINGER: Okay, thank you.

3 JEFF HIRSCH: And that's this one
4 right here.

5 PATRICIA SINGER: Thank you very
6 much.

7 HUGH RUSSELL: Steve.

8 STEVEN WINTER: Could you curtail
9 the public process by which you engaged the
10 two abutting properties on Mass. Avenue?

11 PAUL OGNI BEME: Certainly.

12 So prior to the October 26th meeting
13 when we were ultimately approved for the
14 Special Permit, we had I'd say three meetings
15 with the direct abutters. In addition we had
16 probably three meetings with the general
17 neighborhood association. At those meetings
18 we outlined our plans, got feedback when we
19 could, and had no real formal objections.
20 There were a few people that came to the
21 Planning Board meeting that evening to

1 discuss, but ultimately we felt that everyone
2 was satisfied with the process, and, of
3 course, there was no appeals and no requests
4 for any additional information or concessions
5 or anything post the 10/26 meeting.

6 Subsequent to that we had of course the
7 public process through the Variance getting
8 the BZ getting the subdivision Variance.

9 And, again, as recently as last week we ended
10 up meeting with the abutters to create a
11 working relationship together. So I think
12 we've, we intend to have very good relations
13 with the neighbors, especially the people
14 that are most affected in the condominium
15 building adjacent to the parking lot. And I
16 think we're off to a good start.

17 STEVEN WINTER: Thank you.

18 HUGH RUSSELL: Ahmed.

19 AHMED NUR: I guess the first
20 question that I have is the egress you called
21 the pathway that is highlighted on the belly

1 of the building that's going to the parking
2 lot. What is the final finish on that? You
3 mentioned that the parking lot is paved
4 asphalt?

5 PAUL OGNI BEME: I'll defer to our
6 project architects.

7 PHIL TERZIS: We actually don't know
8 yet. We're open to suggestions. It
9 originally was going to be pavers and then we
10 were talking --

11 AHMED NUR: Can you come to the mic?

12 PHIL TERZIS: We had originally
13 thought that it might be asphalt, but then
14 we're looking at pavers. We haven't really
15 decided yet what that's going to be.

16 Probably it might come down to the wire.

17 AHMED NUR: Maybe you can answer
18 this other question. I have to ask, you
19 mentioned that there's bay windows defined on
20 bump outs on the first floor, second floor
21 and an elevator; balconies and elevators

1 coming out. Are they projecting out from the
2 original plan?

3 PHIL TERZIS: Yes.

4 AHMED NUR: What is the dimension?

5 PHIL TERZIS: Where we have the bay
6 windows, now actually have balconies, if you
7 look further to the right of the plan,
8 there's a balcony there. Those bay windows
9 have taken place of balconies.

10 AHMED NUR: And my question would
11 be, I can't -- what's the bearing, what
12 street, are we looking at the residential on
13 Cam Street?

14 PHIL TERZIS: That's Fair Oaks.

15 AHMED NUR: All right.

16 PHIL TERZIS: Yeah.

17 AHMED NUR: Not a problem. I need
18 some information as far as elevation. How
19 far the bump out, elevation of these and with
20 respect to the neighborhood?

21 PHIL TERZIS: They're -- typically

1 the bay windows are 18 inches deep, but
2 they're set within the setback line, the
3 five-foot landscape setback line. And we
4 have elevations of them further if you go to
5 Fair Oaks. If you see those two bay windows
6 there, they're full height glass. And then
7 with a cable rail in front of them so that
8 the doors can be open and it's like a French
9 balcony.

10 AHMED NUR: Okay. Along Fair Oaks?

11 PHIL TERZIS: They're along Fair
12 Oaks. And if you go to the other elevations,
13 Cameron and Mass. Ave, we have a few more
14 that have always been in the plans. Those
15 are actually balconies. There's one on Mass.
16 Ave. that's always been somewhat in the
17 plans, but now we've redeveloped it a little
18 bit more.

19 AHMED NUR: And the last question I
20 have is you mentioned you might need to
21 excavate further down and remove obviously

1 soil to gain the elevation, the ceiling
2 height elevations that you proposed?

3 PHIL TERZIS: Yes.

4 AHMED NUR: I know that -- I'm not
5 sure if it was October 26th, but the last
6 meeting that I was involved that there was an
7 issue with some sort of a contamination in
8 the area. And I remember clearly that you
9 mentioned that one of the reasons why you
10 don't want to do foundation -- rather garage
11 underground is due to the disturbance of that
12 soil. And now that you've decided to do
13 that, what are you using to examine the soil
14 in terms of geotech engineers and what not?

15 PAUL OGNI BEME: Yes, so we have done
16 extensive testing. We've used the engineer
17 who actually presented at the meeting last
18 time, and he has helped us determine, along
19 with soil sampling, that this additional
20 approximately 18 inches of excavation will
21 have no effect on the disturbance of the

1 soil. All of the soil, it's kind of
2 important perhaps to understand, all the soil
3 is not contaminated per se. There's -- and
4 maybe, Jeff, if you want to speak to the
5 contamination issue, we should -- I know
6 contamination is a concern and it's a scary
7 word even. So I think it's important to
8 understand exactly what we have going on and
9 how we're going to deal with that. And Jeff
10 can talk about that.

11 JEFF HIRSCH: Maybe we can look at
12 the site over here. And as we've described
13 last time, approximately 50, maybe 60 years
14 ago there was a spillage of PC, that's
15 perchloroethylene. It's what they use for
16 dry cleaning. And it took place back in
17 here. It used to be a dry cleaner. And a
18 plume developed that sort of took over a good
19 section of this whole area. Some over by
20 Trolley Square, some across by Mass. Ave. Our
21 section is right in here where we've been

1 affected. We've taken approximately 25
2 borings throughout the -- our entire site to
3 try to isolate as much as we can as to how
4 far it's gone in, what the locations are, and
5 obviously what the percentage of contaminants
6 are. Out of the 25 borings that we've taken,
7 only five show signs of PCE. And only one of
8 them was above the limits that are
9 established by the DEP and the DPH.

10 We both are geotechnical engineering as
11 an LSP and our environmental scientist as
12 LSPs who will be part of the monitoring and
13 remediation process when we're excavating and
14 when we're doing demolition for these areas
15 over here so that we properly categorize and
16 remove the soils that are existing.

17 AHMED NUR: Okay. The abbreviations
18 for the departments that you mentioned EPA
19 did you say?

20 JEFF HIRSCH: DEP, Department of
21 Environmental Protection and DPH which is

1 Department of Public Health. The LSP is the
2 licensed site professional.

3 AHMED NUR: Okay.

4 And in conclusion, I guess, this would
5 be for staff afterwards. I'm not sure how we
6 handle in terms of these findings with
7 respect to guaranteeing or rather granting
8 this proposal, but what does the City of
9 Cambridge do to authorize or investigate
10 these findings?

11 BETH RUBENSTEIN: We don't generally
12 carry out any investigations and we count on
13 the property owner to basically comply with
14 state law as they've described.

15 AHMED NUR: Okay. I'm all set.

16 Thank you.

17 HUGH RUSSELL: Does that answer all
18 your questions?

19 AHMED NUR: Yes, thank you.

20 HUGH RUSSELL: Anyone else have any
21 questions?

1 The next stage of the public hearing is
2 public testimony. And is there anyone who
3 wishes to be heard on this case? Sure.
4 Would you like to come forward? Give your
5 name and address and use the microphone.
6 We'd ask you to confine your remarks to three
7 minutes if you can.

8 KEVIN YEARWOOD: My name is Kevin
9 Yearwood. I live at 15 Cameron Avenue,
10 Cambri dge.

11 If you'll notice, it's the corner unit
12 on Fair Oaks and Cameron Avenue. And let me
13 say that I am opposed to this construction.
14 If I had known about what was going to
15 happen, I would have been more at the
16 meetings. I did not. I'm opposed to
17 providing them with their permit that they
18 seek. I'm losing all privacy that I have.
19 I'm on a corner lot. I have a four-foot high
20 chain link fence, but now putting on roofs
21 and putting on all that's going on here, I

1 will have no privacy in my yard and I'm gonna
2 lose the sun. I'm very opposed to what's
3 going on here.

4 Thank you.

5 HUGH RUSSELL: Okay. Thank you.

6 Does anyone else wish to speak?

7 (No response).

8 HUGH RUSSELL: So, shall we close
9 the hearing to oral testimony?

10 (Board Members: Yes.)

11 HUGH RUSSELL: Discussion?

12 THOMAS ANNINGER: I knew the answer
13 to this but I can't remember it, why do you
14 get more square footage when you subdivide?

15 PAUL OGNI BEME: The parcel which is
16 remaining with the seller is overbuilt
17 currently, grandfathered, but overbuilt. So
18 when you are combining the two parcels
19 together, parcel A let's call it, our parcel
20 essentially needs to subsidize parcel B
21 causing a reduction in parcel A. When

1 they're split, parcel A stands alone, no more
2 subsidy, higher footage allowed.

3 THOMAS ANNINGER: I see.

4 I guess the other question, I'd like to
5 see again what you can show us about the
6 decks and how they relate to the street and
7 to the neighbors.

8 PAUL OGNI BEME: Excellent. Okay, so
9 actually why don't we start with the first
10 floor. You want to see just the decks?

11 THOMAS ANNINGER: Just the decks.

12 PHIL TERZIS: The roof decks?

13 THOMAS ANNINGER: Just the roof
14 decks.

15 PHIL TERZIS: I'll give you a view
16 of Cameron. It's a better way to visualize
17 it.

18 Yes, these are the -- this is the view
19 along Cameron Ave. The main entry of the
20 building is there. These are the roof decks
21 that we're talking about. We're trying to

1 keep them pull back to the edge of the
2 building so people across the street or down
3 the street don't feel like, you know, there's
4 someone gonna spit on them when they walk by.
5 So, they're entered off of the fourth floor.
6 They're on the roof of the third floor. So
7 from the buildings on Mass. Ave. the
8 condominium buildings over here, they would
9 be largely out of view and out of earshot.
10 We thought it was the most unobtrusive place
11 to put the decks.

12 CHARLES STUDEN: They were setback
13 12 and a half feet if I'm reading it --

14 PHIL TERZIS: There they are on the
15 roof plan here.

16 CHARLES STUDEN: What is the
17 distance from the edge of the balcony to the
18 edge of the roof, the roof deck?

19 PHIL TERZIS: Go back to the other
20 slide I guess.

21 JEFF HIRSCH: It's 12 and a half

1 from the building.

2 PHIL TERZIS: From the property
3 line, 12 and a half feet.

4 JEFF HIRSCH: It's hard to see.

5 THOMAS ANNINGER: And how do they
6 relate to that street that we see at the top?
7 I can't read it.

8 PHIL TERZIS: Fair Oaks Street.

9 THOMAS ANNINGER: Fair Oaks. Where
10 is Cameron?

11 PHIL TERZIS: Cameron is right here.

12 THOMAS ANNINGER: And where is the
13 building of the gentleman that just spoke?

14 PHIL TERZIS: I believe that's here.

15 THOMAS ANNINGER: Right there.

16 PAMELA WINTERS: Where is it? In
17 the corner?

18 KEVIN YEARWOOD: That's it, yes.

19 HUGH RUSSELL: Charles?

20 CHARLES STUDEN: In terms of these
21 roof decks, I think that the 12 and a half

1 foot setback is substantial and will achieve
2 what you're trying to achieve which is
3 protect the privacy of the people up on the
4 deck, but also the people on the street.
5 That's a very substantial distance actually.
6 I think that the changes in general
7 that you're proposing as a result of this
8 subdivision of the parcel, the additional
9 3500 square feet have improved the project.
10 I like what it's done to the elevations. In
11 particular I like French balconies. And I
12 had given the elevation a little bit more of
13 a dimensional relief that I found quite
14 appealing. And also I think there's an
15 advantage in having the fitness room in the
16 garage as an amenity for people who are
17 living in the building. And it seems like a
18 perfect place to put something like that.
19 So, I'm very much in favor of what you're
20 proposing here.

21 HUGH RUSSELL: Steve.

1 STEVEN WINTER: Thank you,

2 Mr. Chair.

3 I want to concur with my colleague
4 Charles who just spoke. I think that this --
5 the additional square footage has been put in
6 very neatly, it's very nice. And I also -- I
7 think that the 12-foot setback on the decks
8 may not be something that the consequences of
9 that may not be fully understood by the
10 neighbors or maybe you can do some work with
11 that to really demonstrate how that's going
12 to work out so that there's not an unknown
13 factor from those people across the street,
14 so they really know what that will look like.
15 And I -- there was something else that I
16 wanted to say that I -- oh, I really like the
17 addition to the -- the entrance on the bike
18 path. I think that that makes that really
19 nice. And I also think that the balconies
20 are going to be nice and will add a lot of
21 life to that -- what will be a very active

1 public space in front there. I think it will
2 all work together very nicely, very well. I
3 like that. And I -- and oh, this is what I
4 wanted to say. I walked around that
5 neighborhood several times, all the way back
6 up to the square and -- it's a wonderful
7 neighborhood and it's a very, very delicate
8 residential echo system. And I think that
9 this building slips in nicely. I don't think
10 it's making a big splash. So I think that
11 we're really on the right track here, but I
12 did want to emphasize that that neighborhood
13 is a treasure. It's a real treasure. And
14 it's very, very delicate right now.

15 HUGH RUSSELL: Thank you.

16 Anyone else who wants to be heard?

17 Ahmed.

18 AHMED NUR: For recommendations I
19 could wait later, but I was asked for input
20 put in terms of what that walkway, whether it
21 should be asphalt or pavers or any other

1 finishes. And I personally would not like to
2 see an asphalt after all that gardening and
3 all that work. You know what happens between
4 contraction and expansion in the cracks.

5 Thank you.

6 HUGH RUSSELL: It's kind of a funny
7 situation where Harvard Yard is paved almost
8 entirely in asphalt and it works well there,
9 and in part because it's asphalt and grass
10 and there's similar in color and texture. I
11 think it actually enhances the open space
12 feel. My own feeling is that this is going
13 to be pretty hard to see and it doesn't make
14 a lot of difference, but it probably would
15 look a little nicer if it had some kind of
16 grid or texture to it. I mean, it could even
17 be concrete scored, that would work out with
18 that.

19 My other comment would be on the new
20 decks. There's no indication of any green
21 roof or how that might be handled. And if

1 Oaktree Development is still developed, I'm
2 sure they're going to be on your case to do
3 that. I think that's another opportunity to
4 provide some substantive screening on the
5 Fair Oaks side so that rather than being wide
6 open, you know, there's a visual barrier
7 there. I don't think it detracts from the
8 deck, it probably enhances the deck, but it
9 does put a layer of something in there which
10 would be desirable.

11 I agree with Charles, this is an
12 enhancement to the design of the building. I
13 was very afraid at the public hearing you
14 were going to put a bunch of units in the
15 parking lot. And I guess your choice there
16 to enhance the building is a very good
17 choice. So procedurally the same criteria
18 have to apply to a Major Amendment as to the
19 original permit, but I frankly don't want to
20 go through them all myself because it seems
21 to me that we can essentially say we haven't

1 changed our mind about the basic building.
2 The findings have been made that cover the
3 basic building are still true. And we can
4 take Charles' words and words of other Board
5 members saying that the changes themselves
6 are within the spirit of the building and add
7 improvements to the plan.

8 Can somebody put together a motion to
9 grant the Major Amendment? If it seems the
10 will of the Board.

11 THOMAS ANNINGER: I don't think much
12 more needs to be said. I don't have the
13 requirements in front of me, but I think
14 you've managed to skate by them gracefully.
15 So I would move that we approve the increased
16 square footage as being improvements to the
17 original project, but that do not change it
18 in any substantive nature. And, therefore,
19 our original approval stands with such
20 modifications as being simply as I said,
21 improvements on what we originally saw and

1 therefore we are -- we're ready to move for
2 your request favorably.

3 PATRICIA SINGER: Second.

4 HUGH RUSSELL: Any discussion on the
5 motion?

6 (No response.)

7 HUGH RUSSELL: All those in favor?

8 (Show of hands.)

9 (Russell, Anninger, Tibbs, Studen,
10 Winters, Winter, Nur, Singer.)

11 PAUL OGNI BEME: Thank you very much
12 and we'll keep in mind the comments about the
13 green roof and the pavement, the walkway.

14

15

16

17

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21

1 HUGH RUSSELL: Okay, this is a
2 public hearing, Planning Board case 244, 181
3 Walden Street also known as Lincoln Way. And
4 we'll start out with a presentation by the
5 Housing Authority and there will be questions
6 by the Planning Board and there will be
7 public testimony and the Planning Board will
8 discuss. And whenever you speak, please give
9 your name to the stenographer and spell your
10 name. If it seems slightly challenging, she
11 wants to get it absolutely right.

12 TERRY DUMAS: Thank you. Pleasure
13 to be here tonight. My name is Terry Dumas
14 and I'm the Director of Planning and
15 Development at Cambridge Housing. And it's
16 D-u-m-a-s. And I'm very happy to be here
17 tonight. We were here just two weeks ago
18 talking about Jackson Gardens, and this is
19 sort of the other side of the coin. Both
20 Jackson Gardens and Lincoln Way are linked
21 together because they're funded with federal

1 stimulus money and they're funded as a
2 package and we're happy to be here tonight
3 with a very, very different development but
4 sort of part of that same development. I'm
5 here tonight with Kyle Sullivan,
6 S-u-l-l-i-v-a-n and Steve Baker from Baker
7 Wohl Architects, W-o-h-l. Baker Wohl
8 Architects. And very much like Jackson
9 Gardens that was built as part of a package
10 originally with Lincoln Way. Lincoln Way,
11 state public housing just after the war came
12 online in 1950 as veteran's housing and it's
13 60 apartments. And like Jackson Gardens it
14 has -- very much the systems have outlived
15 their useful life. So we're here tonight to
16 present to you a new plan for the new Lincoln
17 Way, which is proposed as demolition of those
18 60 units and new construction of 70 units on
19 the same site. So I'm not going to take up a
20 lot of time with background information. I'm
21 going to turn it over to the architects so

1 they can get into the site design and the
2 relief we're seeking from the Planning Board.
3 But I want to take a moment to tell you a
4 little bit about the process of what we've
5 been going through during the course of the
6 year because we do have quite a few residents
7 from Lincoln Way. A number of folks from the
8 resident council from Lincoln Way, and also
9 from the alliance of Cambridge tenants.

10 We started about, I would say, in
11 earnest last January with resident meetings.
12 First monthly and then every two weeks at
13 Lincoln Way to go through a design process.
14 And Steve will talk a little bit about some
15 of the decision points in that, but suffice
16 it to say, the new plan that we've come up
17 with, we think that both the Housing
18 Authority's really happy about and you'll
19 hear more from the residents later. But it's
20 designed for current family living which
21 we're very, very enthusiastic about. And in

1 Steve Baker our architect and he'll give you
2 some background information and tell you
3 about the new plan.

4 STEPHEN BAKER: Is it all right?
5 I'm sure you can hear me if I stand over here
6 but we're okay without the microphone?

7 BETH RUBENSTEIN: You can take the
8 mic with you.

9 STEPHEN BAKER: Good evening. Steve
10 Baker. Baker Wohl Architects, 163 Lincoln
11 Street, Boston Mass.

12 So Terry already introduced the project
13 but let me first say by summarizing the
14 relief that we're seeking from the Board
15 tonight.

16 First, we do require a multi-family
17 permit -- multi-family housing permit because
18 we are in excess of 12 apartments. And in
19 fact, the development -- proposed development
20 is 70 apartments.

21 The second piece of relief we seek is a

1 Special Permit to reduce the parking ratio
2 from one to one which is the Zoning
3 requirement to a ratio of 0.86. Six spaces
4 for seven units. In other words, we're
5 seeking a total of 60 parking spaces on the
6 site.

7 We start by just telling you a little
8 bit about the context. Start over here.
9 Lincoln Way is located on Walden Street.
10 Walden is here. And Mass. Ave. and Porter
11 Square up here. And you then have Alewife
12 over Rindge. And so this red, Rindge is a
13 quarter mile radius. So essentially this is
14 a five-minute walk. You can see we're
15 directly across the street from the Raymond
16 Street playground, here, Rindge Field and
17 other playing recreational facilities are
18 here. They're under the -- they're under the
19 underpass at the railway right of way and
20 Dennehey Park is also within that five-minute
21 walk. It's a neighborhood that's

1 transitional from two-story, two-and-a-half,
2 and three-story houses here over to higher
3 density housing on this side. So it's a --
4 it is a transitional neighborhood. And in
5 fact the site itself is transitional. It's
6 bisected from C-1 which is low density
7 multi-family to C-2 higher density family
8 housing. That district line runs through the
9 site. So we have part of the site in each.

10 And in more immediate context map here
11 of the proposed site, and you can see the
12 scale of the immediate surrounding which as
13 Terry already said, is a neighborhood of
14 two-and-a-half-story and triple decker homes.
15 Primarily condominiums, some multi-family,
16 two and three families. And then this is
17 Walden Park which is a high rise or a
18 mid-rise, and Walden Square which is just off
19 the context here, which is again highly
20 density housing.

21 So some photos which may be a little

1 hard for you to see back there. This is
2 Walden Street here. It shows the context.
3 And our site is actually the gap here. But
4 you can see on this side it's all triple
5 deckers, and that's these here. And then on
6 the other side of this site is two-and-a-half
7 story, two-story houses.

8 Just very briefly about the existing
9 development. I think Terry already described
10 it some, 60 units. It was post-war, and it
11 was built in sort of a garden style. They're
12 all townhouse type units, apartments. So
13 every unit has a front door and a back door.
14 And one of the things we did hear from the
15 residents as we started the design, they did
16 like the row house or townhouse unit. So as
17 we proceeded, that was one thing we sought to
18 protect and keep in the proposed design.

19 This is the current site plan. Walden
20 Street here. Raymond is just off the top of
21 the page here. And Wood Street is here. So

1 the entrances to the site are from Sheridan,
2 Sheridan was a through street that was
3 discontinued when this development was built
4 in 1949. And so, one of the concerns, the
5 problems with the existing site is that it is
6 somewhat discontinuous with the surrounding
7 fabric. Another concern with the site as you
8 can see, it's built in that so-called city in
9 a park concept, and so it lacks defined
10 space. And so there's a lack of defensible
11 space. There's also some concerns with the
12 fact that the parking is remote. There's a
13 parking lot back here, here and here. And
14 it's difficult for a lot of residents,
15 especially residents -- this is a family
16 development, residents with small children,
17 strollers, it's a challenge. The units
18 themselves are very small. About -- a little
19 under 700 square feet for two bedrooms, and
20 about 900 square feet for three bedrooms,
21 both on two levels. For the architects in

1 the room would recognize that's a fairly
2 tight, fairly small unit. And they're quite
3 obsolete. So the decision was made to
4 demolish and start anew rather than to try
5 and address some of these conditions with the
6 existing site. We felt it was not cost
7 effective to address those conditions. A
8 design overview -- can you all see this from
9 here? Or would it be better higher? Higher?

10 WILLIAM TIBBS: Can you put the
11 other one up, too?

12 STEPHEN BAKER: I'll put this back
13 here.

14 WILLIAM TIBBS: Thanks.

15 STEPHEN BAKER: So, the proposed
16 design, as I mentioned, is 70 apartments.
17 Primarily row houses. And so what you'll see
18 here is typically front door, back door. So
19 this is a row house apartment two-and-a-half
20 stories typically. So you have living,
21 dining, kitchen on the first floor. Bedroom,

1 bath, bedroom on the second floor. And then
2 in most of the row houses you have a third
3 bedroom on the third floor. Another bath and
4 then an eve. A slope and eve which acts as a
5 storage -- a storage for the unit. And I'll
6 show you that a little bit more in a moment.

7 So as I mentioned, parking for 60 cars,
8 70 spaces and 60 parking spaces throughout
9 the site. And we have adaptable and
10 accessible units at the corners. So these
11 are flats that are accessible or adaptable.
12 And then there's duplex apartments above.
13 The basic design is three stories in the
14 front at the corners and two-and-a-half
15 stories in the back.

16 I'll speak to the site plan for a
17 moment. Two organizing features for the site
18 plan. The site design. The first was one of
19 the things we heard or two of the things we
20 heard from the residents was that they really
21 wanted some kind of defensible space,

1 private, semi-private space that they could
2 use and share. One of the problems we heard
3 about this site is that folks did not feel
4 comfortable letting their smaller children be
5 outside unattended because they could wander
6 off. It's not clearly defined. And so the
7 first defining feature of the design was to
8 create a series of semi-enclosed courtyards
9 here, here. Here, here. And these are
10 fenced, are gated so that the residents of
11 this building share that outdoor space. And
12 it's a place intended to be where small
13 children can play unattended and the parents
14 and other family members have the outside
15 decks to use. But so, we're essentially
16 creating a series of courtyards for use.

17 The other defining site feature was
18 that the residents of Lincoln Way really felt
19 strongly that Lincoln Way should continue to
20 be a community of its own. And so we thought
21 through of the design in addition to creating

1 these smaller communities to also maintain a
2 sense of a larger sense of development. And
3 one of the chief ways to do that is creating
4 this pedestrian spine that works its way all
5 the way down from Walden Street right on down
6 through the site. And this is essentially
7 intended to be the specific path that people
8 can meet and join on.

9 In terms of vehicular circulation, we
10 are not proposing to enter off of Walden
11 Street. We are continuing to enter from
12 Sheridan in both directions and we're
13 proposing a loop driveway through the site
14 that goes from here, will come through to
15 Sheridan again and here. Now, in this case
16 this driveway is two way down to here. So
17 that if you come in off of Sheridan, you can
18 either go out this way or you can actually go
19 back and go back out to Raymond. This is a
20 one way drive. So if you come in off of
21 Wood, you'll come out here. And the logical

1 exit point would be back to Raymond. Now the
2 reason this is two way, because in
3 conversations with the residents and the
4 neighbors, the abutters, we do understand
5 that Wood Street is overburdened for traffic
6 from the Friend School at certain times of
7 the day. The Friend School is located right
8 here. And so this traffic pattern which was
9 worked out in consultation with the neighbors
10 as well as with the Traffic and Parking
11 Department, is believed to best suit the
12 current situation in terms of not adding
13 additional burden to Wood Street. Now, we
14 did do a traffic analysis that suggests that
15 the peak hour of additional trips on Wood
16 Street is one to two vehicles. And the peak
17 contribution to Raymond Street is three or
18 four vehicles. So it's not a significant
19 impact in terms of traffic.

20 You see here these terra-cotta places
21 are raised crossing tables and so these are

1 essentially berms in the road for pedestrian
2 crossing, and they're specifically intended
3 to slow the traffic down. And at these
4 points, to create clearly a sense that these
5 are a driveway and it's not a public right of
6 way. We don't want people to use this as a
7 cut-through from Raymond over to Wood. And I
8 should mention that this is a raised crossing
9 with bollards and so vehicles cannot go
10 through here. Pedestrians and bicycles can
11 cross, but this would prevent any sort of
12 cut-through through traffic.

13 Moving on to the building design and
14 massing. So, this is an aerial view of the
15 proposed development taken sort of from
16 Walden Street. And so you can see, get a
17 sense of the semi-enclosed courtyards that I
18 was talking about. And as I mentioned, the
19 massing is three stories in front. And then
20 the roofs are generally sloping just to the
21 back. So that in the back you have a lower

1 roof, two-and-a-half stories. And this
2 massing is designed to sort of blend in with
3 the existing context, and you can see the
4 surrounding, especially on Walden Street that
5 the context, the roof lines do, are very much
6 similar to what is there, which is two,
7 two-and-a-half, three-story housing.

8 Moving on to elevation materials. This
9 is a perspective a photo montage with the
10 rendering of the proposed building. This is
11 the building at Walden Street. So you're
12 looking essentially from here into the site.
13 And this is the neighboring house at 183
14 Walden. Again, see the three stories in
15 terms of materials? We've been lucky with
16 this economy that with the construction
17 prices down, we're able to use some materials
18 that are not particularly found in public
19 housing and affordable housing. And I've
20 brought a couple of those. We're proposing a
21 precast concrete vernier system at the ground

1 floor. And then that jumps up at the corners
2 of the buildings. It's all three stories.
3 And that's precast concrete vernier. And
4 there's a sample of the split face version
5 down there.

6 Above that material is a green --
7 proposed green-ribbed siding. And this is
8 steel. So pretty heavy duty stuff. And then
9 blended with the steel is -- the grey
10 material that you see here is this zinc, this
11 is a zinc alloy siding tile. And both of
12 these materials are intended to be of scale
13 that will blend well with the neighboring
14 buildings which is primarily siding of some
15 kind or another. I think you can see in
16 these that the scaling of that material fits
17 in well with those.

18 The use of the two materials, it's
19 intended to provide a modulation to the
20 elevations that reflect the massing of what
21 is adjacent. And I'll put this back up for

1 a moment to show -- I realize it's small, but
2 we couldn't really do the whole street
3 montage without it being a block long. So
4 these are the existing structures. And here
5 is the proposed Walden Street elevation. And
6 I hope you would agree that the massing and
7 the use of the materials very much reflects
8 and blends in with what the surrounding
9 adjacent properties are doing.

10 One more, a minor detail because we
11 recognize that these are somewhat hard.
12 They're intentionally durable, something that
13 would be of high quality and long lasting,
14 but they're pretty tough. So one small
15 detail that we added, every unit has a
16 recessed front entrance so that you stand out
17 of the rain when you're putting your
18 groceries down, getting your keys. And you
19 may be able to see, those are warmer, those
20 recesses will be finished in a natural
21 finished wood, so that it provides more sense

1 of home within that larger context. A couple
2 other design features moving from outside
3 then to the back. This is a rendering of one
4 of the courtyards. And as I started, I
5 mentioned that every apartment -- well, all
6 of the row house apartments will have a
7 private deck directly on to the common green
8 space. And so you can see that there will be
9 cedar dividing partitions between them. So,
10 this is a living/dining area here. Step out
11 on the deck and then onto the green space.
12 Bedrooms above. And then in this case you
13 can see that sort of two-and-a-half story.
14 Here's a three-story piece and then it steps
15 down to the two-and-a-half story there. So
16 you have -- it gives you a sense of the
17 massing within the courtyards and what those
18 spaces are like.

19 One of the charges we were given by our
20 client early on, actually right from the
21 start, was that this development should be a

1 model of sustainable design. And we have
2 pursued that with some vigor and we're
3 excited about it. And this development will
4 be a model. And as we mentioned when we were
5 here for two weeks ago for Jackson Gardens,
6 it's many of the same features here at
7 Lincoln Way. We're pursuing green
8 communities criteria, which is sort of like
9 LEED for homes. And I think many people are
10 familiar with LEED than they are with green
11 communities. But if this were a LEED
12 project, if we were seeking certification,
13 this would be a high silver or probably low
14 gold. So it's relatively resource
15 sufficient. I mentioned you can see some
16 relatively large windows, extremely energy
17 efficient windows. High insulation values
18 throughout. High energy efficiency systems.
19 And you might have noticed on this rendering,
20 we're putting potable tags on the roof to
21 generate electricity. We're using low water

1 use. Plumbing fixtures and irrigation.
2 Ground water recharge and low impact
3 development. Sustainable design, civil
4 engineering features.

5 Oh, and one more thing, in terms of the
6 interiors, and this is a real sacrifice for
7 CHA. For those of you who are familiar with
8 CHA, they put vinyl everywhere inside. And
9 we are not using any vinyl or any other VOC
10 emitting materials inside. So, it's all
11 natural indoor air qualities. Everything
12 will be certified. We're excited about that.
13 But we understand that CHA has got to get
14 beyond that BCT.

15 I want to briefly mention some
16 landscape features. The key landscape design
17 feature is these green spaces that are
18 intended primarily for passive use, small
19 children use. So these are relatively level
20 lawn type spaces and they will be bordered by
21 some flowering shrubs, especially around the

1 perimeters. As well as there will be
2 foundati on planting around the peri meters of
3 all of the exteriors of the bui l di ngs. And
4 all of the plantings are native to New
5 Engl and, so they' re bei ng sel ected both
6 because they' re a native species, low water
7 use, and plantings that are proven to be
8 hardy in what can be a rel ati vel y i ntensely
9 used area.

10 So fi nal ly as Terry mentioned a l i t t l e
11 bit about the process, I want to close wi th
12 that. We started meeting wi th the resi dents
13 back in, I thi nk the fi rst week of February,
14 a l i t t l e over a year ago. We had about a
15 dozen meeti ngs wi th the resi dents. And so
16 much of what you see here tonight are
17 features that they speci fi cal ly requested.
18 We' ve al so hel d about ten meeti ngs wi th
19 members of the communi ty, the nei ghborhood
20 associ ati on, as well as i mmedi ate abutters
21 about some of their concerns. And I believe

1 that we have incorporated every specific
2 request that the neighborhood has asked of
3 us. And those include things like making the
4 building setbacks a little greater. We
5 actually redesigned the site to provide -- so
6 that these courtyards face out towards the
7 neighbors. So the neighbors have good, a
8 nice view of the green space. We pushed the
9 buildings further from the setbacks and
10 lowered the buildings. And the traffic
11 change that I mentioned, this two-dimensional
12 traffic was to address specifically the
13 concerns from our neighbors on Wood Street.

14 So I think CHA has aimed to be an
15 extremely good neighbor. Not only a
16 responsible landlord for its residents, in
17 listening to what its residents want but also
18 to what its neighbors have asked for.

19 So with that I would ask -- oh, one
20 more thing, and I'm sure Terry would have
21 mentioned it if I didn't. We mentioned it at

1 Jackson Gardens. This project along with
2 Jackson Gardens was only ten in the country
3 to receive a \$10 million HUD stimulus grant.
4 So they gave out \$100 million in \$10 million
5 increments. We're very proud that this
6 project won one. And it's made a big
7 difference in being able to do much of what
8 you see. Of course, the one string that came
9 with that grant is that we're on a very tight
10 timeline. And so the hope is that we start
11 construction. We need to have a GMP in place
12 by mid-April and we intend to start
13 construction probably in mid to late May.
14 And the project will be done in two phases.

15 The first phase will be the upper part.
16 We sort of drew a line here. This will be
17 done first. And then the second phase will
18 be the lower part of the site. And the
19 purpose -- the reason for that is because the
20 60 families at Lincoln Way cannot all be
21 accommodated simultaneously in the

1 neighborhood in other properties. The
2 authority has done everything it can do to
3 make sure that those families are
4 accommodated. And so as part of that we
5 decided to leave about half of the families
6 in place and do it in two phases.

7 And, Terry, I'll turn it back over to
8 you in case I missed anything.

9 TERRY DUMAS: I don't think so.

10 STEPHEN BAKER: Thank you.

11 HUGH RUSSELL: You're complete?

12 STEPHEN BAKER: Yes, thank you.

13 HUGH RUSSELL: Are there questions
14 from the Planning Board?

15 Charles.

16 CHARLES STUDEN: Yes, I had a
17 question about the competition with HUD.
18 Congratulations. I think this is really
19 fantastic that you were able to get this \$10
20 million. I was interested briefly, if you
21 could, what was it about this particular

1 project and the way you approached it and
2 what you did that led them to give you the
3 \$10 million as opposed to other competitors?
4 What did they say to you?

5 TERRY DUMAS: Well, there were a
6 whole host of criteria. But primarily in
7 this case I think it was some of the
8 sustainable features and the quality of the
9 final apartments for family living. The
10 square footages, the amenities that were
11 going to be provided here. And then the
12 long-term durability. So HUD looked at it
13 not only what the upfront cost is but we need
14 to space projections about what the operating
15 cost and utility cost would be on moving
16 forward. So I think that had a lot to do
17 with it. And also our commitment and ability
18 to be able to move forward on this expedited
19 schedule.

20 In addition to that we also, as part of
21 this, got both for Jackson Gardens and

1 Lincoln Way together as a package a
2 commitment from both the city of affordable
3 housing trust for \$7 million and also from
4 the state, from the state department of
5 housing and community development for seven
6 million. So they matched. And those two \$7
7 million commitments were conditioned on the
8 10 million from HUD. So, I think the fact
9 that this leveraged so much local and state
10 money compared to other proposals that came
11 in for the HUD stimulus was really very, very
12 important part of it.

13 CHARLES STUDEN: Yes, and very
14 exciting. Did they comment at all about the
15 process, the process that you went through in
16 terms of, you know, coming up with the site
17 plan that you did, the kind of unit mix and
18 so on, was that part of what you presented to
19 them?

20 TERRY DUMAS: That was part of what
21 we presented to HUD, yes. How much weight

1 they gave that, we don't really know. They
2 assigned points for that, yes.

3 CHARLES STUDEN: I think that's part
4 of it, people who are living in this
5 development and who are living adjacent to it
6 need to be part of the process, and it sounds
7 like you did a very good job in that regard
8 and I think this is wonderful.

9 TERRY DUMAS: Thank you.

10 HUGH RUSSELL: Are there other
11 general questions?

12 (No response).

13 HUGH RUSSELL: Then the next stage
14 is testimony from the public.

15 LIZA PADEN: We have a sign-up sheet
16 which nobody signed up.

17 HUGH RUSSELL: Okay. So that
18 doesn't mean you can't speak. And so what
19 happens at public testimony is that I'll call
20 on people if they raise their hands, ask you
21 to come up, speak from the microphone. Give

1 your name and address and spell your last
2 name so the person who's transcribing will
3 get it correctly. So who would like to
4 speak?

5 HUGH RUSSELL: James.

6 JAMES WILLIAMSON: My name is James
7 Williamson and I live at 1000 Jackson Place,
8 which is public housing, the public housing
9 development around the corner kind of from
10 Lincoln Way. And I happen to be a board
11 member of a newly established organization of
12 tenants and residents in public housing all
13 with Section 8 vouchers recognized by the
14 housing authority.

15 ACT, it's called ACT, the Alliance of
16 Cambridge Tenants. ACT hadn't taken a formal
17 position one way or the other but I think it
18 would be fair to say there's broad support
19 for the way this project has been moving
20 forward. The answer to the question I think
21 about why this went through is sitting right

1 here, in my judgment, Terry Dumas would leave
2 public hearings on other matters to go back
3 and continue working at the Housing Authority
4 office until late into the night. And so I'm
5 aware of a lot of work that went into this, a
6 lot of overtime to get a proposal in that
7 would pull together all the different pieces
8 of the funding and satisfy HUD in that way in
9 addition to some of the other ways that you
10 alluded to. So I think Terry Dumas in
11 particular deserves a lot of credit for the
12 work that she does. And I'm basically just
13 speaking to commend her. I find her work at
14 the Housing Authority exemplary and I wish
15 that some of the other people were as
16 commendable in the way they go about things
17 in some of the other divisions of the Housing
18 Authority. And this has been very good. I
19 did go to one meeting of Lincoln Way, a
20 residents meeting. There are residents and
21 members of the tenant council who can speak

1 more appropriately from their point of view
2 about their perspectives. So I sort of this
3 is just kind of an endorsement in a general
4 way.

5 My own personal view is although I'm
6 happy about some of the things that I've
7 heard described about the nature of the
8 project, my own aesthetic feeling is not one
9 of tremendous excitement I have to say, but I
10 don't think that, you know, it's possible to
11 do just anything with the money that's
12 available. And so I think it's really more
13 up to the people that are going to end up
14 living there to comment and the neighbors to
15 comment on some of the aesthetic aspects.

16 So thank you.

17 HUGH RUSSELL: Thank you.

18 LIZA PADEN: Hugh, I'm going to pass
19 the microphone to the back row for somebody.

20 HUGH RUSSELL: Okay.

21 VICTORIA BERGLAND: Thank you. My

1 name is Victoria Berglund. I live on Lincoln
2 Way. I'm a resident of Lincoln Way. I'm
3 also one of the officers of the resident
4 council and I support CHA in this project.
5 We've been involved since -- it's been over
6 about a year now. There's another resident
7 here.

8 LIZA PADEN: We'll ask other people
9 to stand.

10 EVA CAPO: Hi, my name is Eva Capo,
11 C-a-p-o. I've lived in Lincoln Way 20 years
12 and we're very excited about this project.
13 And compared to what we have now, this is
14 gonna be a dream come true. I commend
15 housing for their meetings with us, letting
16 us give our inputs -- input about different
17 things that we'd like to see happen, and it's
18 gonna be a wonderful place to live.

19 Thank you.

20 HUGH RUSSELL: Thank you.

21 Anyone else who wishes to speak?

1 There's a woman in the back row.

2 MARTHA SCANLON: Hi , I'm a neighbor.
3 Martha Scanlon, S-c-a-n-l-o-n, 41 Sheridan
4 Street. And I do want to thank the Housing
5 Authority and the architect for the many
6 meetings and all the time so that us
7 neighbors could bother you with difficult
8 questions. And honestly I have to say it's a
9 big change to the neighborhood. And there
10 will continue to be through the construction
11 little issues, little issues to work out, but
12 I do trust that they will work with us,
13 because it's happened so far. So, I guess
14 that's all I have to say, to let you know
15 that many neighbors have attended many
16 meetings and that's where we stand.

17 HUGH RUSSELL: Thank you very much.

18 I think that completes it unless
19 somebody else has any second or third
20 thoughts. So shall we close the hearing for
21 oral testimony and leave it open for written?

1 (Board Members in agreement.)

2 HUGH RUSSELL: We can go to our own
3 del i berati ons.

4 I have one questi on in whi ch I woul d
5 l i ke to ask. The corrugated si di ng i s that
6 bei ng appl i ed hori zontal l y, verti cal l y or
7 both?

8 STEPHEN BAKER: Hori zontal l y.

9 HUGH RUSSELL: Thank you.

10 Charl es.

11 CHARLES STUDEN: I actual l y -- I
12 have a questi on or a comment about the si te
13 plan whi ch I actual l y l i ke very much in many
14 respects, in parti cul ar, the way that you
15 group the townhouses around these pri vate
16 spaces that wi ll be used for young chi ldren
17 and that can be overseen by the peopl e who
18 l i ve in the uni ts. I thi nk thi s i s very,
19 very ni ce. And I al so l i ke the pedestri an
20 path that cuts through the proj ect from
21 Wal den Street. The onl y thi ng that I wonder

1 about, it seems like there's a fair amount of
2 the site that's being devoted to driveways
3 and parking areas more than in the earlier
4 site plan in fact. I don't know if a
5 comparison was made. And I find that a
6 little bit troubling. And in particular I
7 find it troubling on the -- in I believe is
8 north up on this site plan?

9 STEPHEN BAKER: It is.

10 CHARLES STUDEN: It's to the west,
11 the western side of the site, west of
12 Sheridan Street. That driveway that goes
13 along the back side, I keep looking at that
14 and I keep thinking gee, what if you didn't
15 have that? And the buildings were grouped in
16 the same way that you grouped the others,
17 invert the U with a green space on the back
18 side and put the parking that you've lost on
19 Sheridan Street with that bollard crossing
20 closed off so you can't go through, and you
21 eliminate that? Now it may be related to, I

1 don't know, security or fire protection or
2 whatever, but it seems to me that it might be
3 worth looking at that if it's not too late.
4 I know you're on a time schedule here to get
5 this thing done. And part of that, of
6 course, is the building foundations although
7 this is the second phase of the project so
8 it's later. I don't know if that might
9 eliminate, again, I'm thinking cost because
10 it would be less expensive, and also includes
11 the amount of permeable amount of open space
12 on the site. But otherwise I think it's a
13 very handsome site plan in so many respects.
14 And while we don't have the specifics of the
15 landscaping, I like the approach that you've
16 taken using the native kinds of materials
17 that don't require a lot of maintenance and
18 are tough in this climate that we live in.
19 So that's it.

20 Thanks.

21 HUGH RUSSELL: Pam and then Ahmed

1 and then Steve and Bill.

2 PAMELA WINTERS: Okay. I just
3 wanted to make a couple of comments.

4 I really like this project a lot. I
5 like the thoughtfulness that went into it and
6 the creativity. And your design, which
7 really incorporates the human element. I
8 think it's great. I like your use of
9 materials and also the trees and vegetation
10 that you're planning to put in that are
11 native species. I drive by this place almost
12 every day, and it really does look very
13 tired, and I think this will really improve
14 the neighborhood and be a real asset for the
15 city. And I really like your consideration
16 of your green elements and your green quality
17 that you're putting into the building. So,
18 overall I think it's terrific.

19 Thank you.

20 HUGH RUSSELL: I think it was Ahmed
21 next.

1 AHMED NUR: I guess the question
2 that I have is in the traffic analysis. I
3 didn't really see the Friend School which is
4 right around the corner. What is the
5 duration of that construction? You said you
6 would start it in April and how long will it
7 take? And how does the construction vehicles
8 go around the school in terms of in and out?
9 That's one question I have, and I have a
10 couple more.

11 STEPHEN BAKER: We're anticipating
12 construction to start in late May and Phase 1
13 we expect will go about 14 months. So we
14 expect to finish Phase 1 probably in July of
15 2011. And then about a month of switch and
16 changeover and start Phase 2 in August of
17 2011 and continue through essentially around
18 August or July of 2012. We have had meetings
19 with the Friend School about their academic
20 calendar. And in particular, we're working
21 to try and make sure that we perform the

1 noisi est work for this site outside of their
2 -- at times when their school is not in
3 sessi on, and that primarily would be the
4 demoliti on acti vi ty. So those -- that issue
5 was consi dered. And I thi nk you asked about
6 constructi on traffi c and vehi cl es?

7 AHMED NUR: Just wi th respect to the
8 Fri end School. I thi nk you al so answered
9 that wi th the route that you were going to
10 take i f i t was near the school. I just
11 wanted to know, you know, drop off times,
12 coordi nati ng wi th the school. I thi nk you
13 menti oned that.

14 The second questi on that I had was the
15 corrugated metal for the sidi ng. What
16 el evati on does i t start on, i t looks l i ke 10
17 feet.

18 STEPHEN BAKER: I t vari es sl i ghtl y,
19 but i t' s typi call y ni ne feet above grade.

20 AHMED NUR: You' re sayi ng i t' s a
21 green bui l di ng. Have you studi ed thi s

1 conductivity with extreme weathers, hot or
2 cold, and how would that would relate to the
3 interior? For example, I'm looking about the
4 living room areas and insulation and what
5 not.

6 STEPHEN BAKER: Well, yes, the
7 thermal envelope has been studied and we're
8 continuing to work on it. That, that
9 corrugated material is actually held off the
10 face of the building with spacers. So
11 there's an air space behind that corrugated
12 material to allow air and water to circulate.
13 Then there's the thermal envelope behind in
14 -- the -- our value of the whole system is in
15 excess at what is required by code.

16 AHMED NUR: Okay. Thank you.

17 HUGH RUSSELL: Steve.

18 STEVEN WINTER: Actually Bill was up
19 before me.

20 WILLIAM TIBBS: I can wait. I'll go
21 by the Chair's order.

1 STEVEN WINTER: I wanted to
2 compliment the proponent and the traffic
3 parking and transportation for coming to
4 agreement on these -- on the transportation
5 issues before coming to the Planning Board.
6 I think you really have everything set up the
7 way it ought to be set up. And that's much
8 appreciated. I do want to remind the
9 proponent that Sue Clippinger's letter
10 indicates that she wants to continue to work
11 with the proponent on the Sheridan Street, I
12 believe, if I'm saying this correctly, to
13 make the -- so that it's not, so that it's
14 not a through street. And it seems like
15 that's been worked out nicely, and I
16 appreciate that also.

17 The proponent must be justifiably proud
18 of the process. This is a great process. As
19 we know in Cambridge, public processes can be
20 painful. However, at the end we always get
21 something much, much better if everyone has a

1 chance to say what's on their mind. And if
2 everyone has a voice, a seat at the table, we
3 always get a better product and this is
4 clearly a real good example of that.

5 And I also wanted to note that the
6 federal funding package that the Housing
7 Authority put together is spectacular. It's
8 terrific. And the feds don't fund those
9 things with that amount of money unless the
10 proponent has proven the project management
11 skills and organizational leadership skills
12 which clearly are all set. So I just have so
13 many good things to say about the way this is
14 designed and the process and the way it
15 looks. I think it's a terrific project.

16 HUGH RUSSELL: Bill.

17 WILLIAM TIBBS: I just want to, as I
18 look over the criteria, I just wanted to for
19 the record mention a few things so that it is
20 on the record.

21 One is how is, how is it serviced in

1 terms of trash removal and stuff like that?

2 STEPHEN BAKER: Well, I may have
3 failed to mention, there are out-building
4 accessory buildings for trash, and Terry's
5 going to point them out. There's typically
6 one or two in those courtyards. So the
7 residents put their trash inside those
8 enclosed buildings, and which was
9 intentionally designed so that we don't have
10 open barrels or any litter or places for
11 vermin. And then there are barrels inside
12 those wheel barrels, inside those trash
13 buildings, and the CHA maintenance people on
14 trash day will put them out at the curb for
15 city pickup.

16 WILLIAM TIBBS: Let's see, and
17 there's a community room in the project?

18 STEPHEN BAKER: Yes, there is a
19 community room right in the center and
20 Terry's pointing it out right there at the
21 ground floor. And that's also where the

1 maintenance and -- or the management office
2 is and the resident council. The resident
3 council will have their own office space,
4 too.

5 WILLIAM TIBBS: And the overall open
6 space is about the same as it was even though
7 you have obviously redefined it and
8 reorganized it?

9 STEPHEN BAKER: It is less than it
10 was, primarily as Charles mentioned, we do
11 have more paving. We have 60 cars where we
12 had 41 before as well as driveways,
13 significantly more driveway. So, the open
14 space is reduced from what was when the
15 original design. However, I think much of
16 the actual usable recreation space is
17 equivalent to what was there. It's better
18 organized.

19 WILLIAM TIBBS: That's the criteria.
20 And I have a couple of things that are
21 just general questions that I have. How are

1 you dealing with visitor parking particularly
2 since there's a reduction in parking, or is
3 that going to go in the residential streets?

4 STEPHEN BAKER: There's been some
5 discussion, I don't know that it is entirely
6 resolved. At present CHA has stickers,
7 resident stickers which are free. So any
8 resident of Lincoln Way can apply and get a
9 sticker that allows them to park in the
10 parking lots. And cars without stickers are
11 towed. There has been some discussion with
12 the new design about providing maybe a few
13 sort of designated visitor spaces. I think
14 -- I know that CHA has some concern about
15 that and who would police that and what would
16 keep somebody from parking there permanently.
17 There has been discussion with the residents
18 around that issue but there is no resolution
19 at this time.

20 WILLIAM TIBBS: Okay.

21 Is this space between north/south

1 orientation or I'll just say left/right then?

2 STEPHEN BAKER: We're referring to
3 plan north is up. It's almost at a 45-degree
4 angle.

5 WILLIAM TIBBS: I just wanted to
6 give you a reference on either the west side
7 or the left side. The parking area there, as
8 I look at that, it brings to mind something
9 that's vaguely similar at Auburn Court in
10 Central Square area and Cambridge Court, and
11 that turned out to be not the nicest parking
12 where you have -- the parking gets there and
13 then a back edge that's a fence and you're
14 not quite sure what's happening on the other
15 side. So I want to draw attention to that,
16 that that could be something that's either
17 nice or something that could really feel a
18 little cold and not very warm. So I just
19 wanted to alert you to that.

20 And also the edges on the decks. As I
21 looked at the floor plan, it looks like some

1 had steps down and some don't; is that
2 correct? And are they not all going to have
3 any barrier or a fence? I just see myself
4 having a good time having a party and just
5 rolling back and just falling off. You know,
6 as I'm having all my little neighborhood
7 gatherings around me, a barbecue or
8 something.

9 STEPHEN BAKER: That issue, we're
10 having -- we're still having discussions
11 internally with the design team. We might
12 add some kind of rail. We don't want to add
13 a full guardrail because we don't want it to
14 be enclosed. We very well may add some rail
15 because we share some of those concerns.

16 WILLIAM TIBBS: And just an
17 architectural comment I'll make. The
18 materials are fairly cold and so I think the,
19 I think the -- particularly the way the wood
20 works in the back and the wood works in the
21 front, it begins to warm it up, but that's

1 just my concern that there is even that, some
2 of the renderings imply a certain warmth,
3 particularly as the concrete goes up because
4 it's a lighter color. And even though it's a
5 cool color, but the -- if, is that color of
6 the steel?

7 STEPHEN BAKER: Yes, that's the
8 Ryan's zinc. It's a zinc alloy, yes.

9 TERRY DUMAS: The green.

10 STEPHEN BAKER: That's the proposed
11 color right now. That's what we are
12 proposing.

13 WILLIAM TIBBS: So whatever you can
14 do with how it's trimmed and the colors you
15 use, that's just my concern, it might have a
16 coolness. As you look at stuff in the
17 neighborhood, it might indeed stick out a
18 little more than the architecture. The
19 architecture in the sense makes it stick out
20 somewhat because it's new and different and
21 modern. But that's just a concern I have.

1 And the other concern I have is that
2 since the windows are so large, what's your
3 thoughts on window treatment? And is there
4 going to be consistency there? Because
5 there's -- that can really wreck the exterior
6 of the building to have all sorts of window
7 types.

8 STEPHEN BAKER: That's a very good
9 question and thank you for raising it because
10 I should have mentioned it.

11 They are large windows, and what we've
12 agreed with the authority is that we are
13 going to have horizontal mini blinds that
14 will be on the larger fixed glass, will be
15 permanently fixed in place. So residents can
16 open and close them, but can't lift them.
17 And so that will provide a consistency of
18 view. And then there will be a second blind
19 on the operable sash that residents will be
20 able to open and lower.

21 WILLIAM TIBBS: Those are all my

1 questi ons. Thanks.

2 HUGH RUSSELL: Okay. Patri ci a.

3 PATRI CIA SINGER: I have three
4 questi ons to ask.

5 The fi rst one is an understandi ng of
6 the regul ati ons. At one poi nt the si de
7 setback is fi ve feet. And in the Table of
8 Requi rement it requi res 18.6 feet and yet
9 there' s no vari ance bei ng requested.

10 STEPHEN BAKER: Let me grab my
11 di mensi onal form.

12 Okay. I' m referri ng to the di mensi onal
13 form. The front yard setback is at Walden
14 Street -- because thi s lot has mul ti ple
15 street frontages, there' s a front and there
16 are si des. There is no rear yard.

17 PATRI CIA SINGER: Okay.

18 STEPHEN BAKER: So the front setback
19 is 10 feet. That' s the mi ni mum. And we' re
20 proposi ng 15 and a hal f feet at Walden. The
21 si de setbacks is a formul a of H plus L over 7

1 if you're familiar with it. And on the
2 left-hand side the closest -- so if you're
3 looking at the plan, it would be the bottom.
4 The closest point is a right up at the edge
5 of Walden Street, and we're at 12 feet
6 setback. And the calculated value for that
7 is 9.4. So we're okay there.

8 On the right there's a bunch of
9 different locations. But in every case the
10 setback exceeds the Zoning requirement.

11 PATRICIA SINGER: I'm sorry, I must
12 have misread that then.

13 STEPHEN BAKER: I think the five
14 feet setback dimension you're mentioning is
15 in fact an existing condition.

16 PATRICIA SINGER: And then it's
17 going to be remedied in the new plan.

18 STEPHEN BAKER: That is correct.

19 PATRICIA SINGER: Okay. That
20 certainly is better than the other way.

21 The second question I had had to do

1 with fencing. Some of the drawings that were
2 provided to us it looked like they were quite
3 substantial perhaps 8 to 10 foot fences
4 between these houses and the neighboring
5 houses. I heard so much about process that I
6 just wanted to make sure that both the
7 residents and the neighbors are okay with
8 what appears to be such a big fence.

9 STEPHEN BAKER: Thank you. We're
10 actually still working on fencing. The plan
11 is a six-foot high fence. If it looks
12 taller, it may be because of some grade
13 changes in certain places. But the plan is a
14 six-foot high fence. And we actually had a
15 meeting just yesterday with some of our
16 neighbors where we discussed fences for those
17 specific neighbors. I think this is almost
18 becoming where we're dealing with each
19 neighbor individually to make sure that
20 everybody's concerns are addressed.

21 PATRICIA SINGER: Good.

1 And then the final thing is really
2 something more I throw out to the Board which
3 is I would like to suggest that we start to
4 push the envelope even a little bit more than
5 is being proposed to us in terms of parking.
6 We keep hearing that in these particular
7 types of housing situations the parking is
8 used less and less and less. So in this case
9 we're told that the actual usage today is
10 0.62 per unit, to one unit. And then the
11 proposal is for 0.86. I would suggest that
12 perhaps we ask for a compromise between those
13 two and go for 0.74 or something like 52, 53
14 spaces. And that would really follow on with
15 what Charles was saying about having more
16 open space and perhaps even -- I mean, if you
17 can save five or six parking spaces, that's
18 enough for a small lot for a small child to
19 play in. Or maybe enough for a small piece
20 of community garden or wild space. So I'm
21 not actually asking you all to think about

1 that so much as I'm asking us to think about
2 it. This is now probably the fifth or sixth
3 one of these multi-family affordable housing
4 situations I've heard that we're actually
5 overbuilding the existing condition
6 substantially. So I would like to push on
7 you all to think about that a little bit and
8 maybe address it to some extent in this
9 project.

10 STEPHEN BAKER: May I just speak --
11 I'd just like to share. I think we designers
12 and owners would welcome that guidance. I
13 think we might share your sense, but we were
14 always afraid that one-to-one ratio and how
15 much lower can we go below the one-to-one.
16 That would be good guidance.

17 PATRICIA SINGER: Thank you.

18 HUGH RUSSELL: If I can have two
19 following comments. I know in some projects
20 I did maybe two decades ago we didn't build
21 parking spaces. We showed on the site plan

1 places that parking places could go if they
2 were needed, but they were actually left to
3 landscape. That's one kind of solution that
4 is in response to that.

5 And the second thing is we've got two
6 able people from the Traffic and
7 Transportation Department sitting back there.
8 Perhaps they'd like to comment on the
9 suggestion and the project as a whole.

10 SUSAN CLIPPINGER: Sue Clippinger,
11 Traffic. I think that this was being raised
12 as a more general question for the Board's
13 consideration and it does seem like we've
14 been talking a lot about 0.8 parking for
15 these residents. I really do welcome the
16 questioning from the Board. You know, I
17 think in the context of this project, you
18 know, as we've been looking at this stuff,
19 our goal has really been to express very
20 strong comfort with the reduction in parking
21 from the Zoning minimum that's being proposed

1 by the proponent. And I think you're raising
2 some interesting questions about, you know,
3 what are all the things we've tried to learn
4 and figure out from other projects that have
5 gone along that might let us be thinking and
6 signaling to people who would be coming
7 before the Planning Board and some of a more
8 proactive way, which makes sense. And maybe
9 something as dramatic as rethinking some of
10 the Zoning minimums especially for
11 residential. I think we felt like affordable
12 housing and residential close to transit
13 which has components to both, are both places
14 where we're seeing less than one per unit.

15 So, I welcome the question, you know,
16 and I, you know, sort of leave it to you in
17 terms of how you want to be thinking about --
18 for this particular project, I think the
19 comments you're making, Hugh, of sort of
20 spaces that might be future use is an
21 interesting one in terms of dealing with site

1 issues that you have concern about and we
2 would certainly be sympathetic to those kinds
3 of efforts.

4 HUGH RUSSELL: Thank you.

5 Other comments by members of the Board?
6 Tom.

7 THOMAS ANNINGER: One thing that I
8 find interesting is the chronology of the
9 preparation for this project. If I
10 understand it right, you started this project
11 long before stimulus was even passed. So you
12 must have had something else in mind when you
13 started.

14 TERRY DUMAS: A rehab. And as we
15 got into it, we found out that rehabbing the
16 existing buildings as they were was not a
17 feasible option.

18 THOMAS ANNINGER: And that finding
19 out together with the availability -- the
20 possibility of stimulus came together to give
21 you -- give us what we have now?

1 TERRY DUMAS: Yes.

2 THOMAS ANNINGER: Well, I --

3 TERRY DUMAS: A lot of luck there.

4 THOMAS ANNINGER: I guess the
5 feeling that I feel more than anything else
6 is pride. That this is something that is
7 happening in our community at such a high
8 level, at such a high standard, and that the
9 stimulus bill is working for us when we hear
10 so much to the contrary is something that I
11 am finding a very good feeling about. So I
12 join my colleagues in complimenting you on
13 how you've done this. And I think I'm ready
14 to tackle the Ordinance and work our way
15 through the findings which I think are going
16 to be fairly easy so we can move on with this
17 approval of this project tonight. I don't
18 think we need another night for this.

19 HUGH RUSSELL: I'm generally in
20 support of it. I would like to hear a
21 response to Charles's question about the

1 flipping the building on the end and have you
2 looked at that and why is it the way it is?

3 STEPHEN BAKER: Well, I apologize
4 for that. I didn't realize it was phrased as
5 a question, so I apologize for not having --

6 CHARLES STUDEN: Not so much as a
7 question but something to think about.
8 Perhaps you need to look at it before you can
9 respond.

10 STEPHEN BAKER: We actually did look
11 at that option. And the reason why we
12 decided not to go with that is because it
13 made to the -- if you just imagine flipping
14 that U, the ends of the U as well as building
15 No. 6 is the corner were then sort of on
16 cul-de-sacs. And especially the U that would
17 be at the southwest corner closer to the
18 Friend School, there was some concern that
19 those units would have been somewhat isolated
20 from the site. So we did look at it. I
21 think we've heard what you suggested tonight

1 and we might take another look with the
2 residents, but there was some, it was
3 something that was considered and we decided
4 not to pursue that.

5 HUGH RUSSELL: Okay, thank you.

6 So, I guess my thought is on the
7 parking is that we should accept the
8 challenge that Patricia gave us and permit
9 the project for actually less parking than is
10 requested in such a way that they can, in
11 looking at it, with the input, not require
12 them to do that, but to allow them to do that
13 to give it more flexibility. Because I think
14 given the planning of the project, it's
15 basically inevitable if you take out places
16 that can't be put back. And it's not because
17 they're not going to move the buildings
18 around, they're not going to redesign the
19 buildings, they're going to simply look at
20 the site and see if there's some
21 opportunities.

1 PATRICIA SINGER: Hugh, may I add
2 one more other thing?

3 HUGH RUSSELL: Yes.

4 PATRICIA SINGER: When I was adding
5 about this, I didn't articulate something
6 that I was thinking about and Beth mentioned
7 to me. We need to remain sensitive to
8 neighbors' concerns that if they feel by
9 taking out, you know, I don't know, let me
10 grossly exaggerate by taking out another 20
11 parking spaces, clearly we're going to
12 pressure the streets. You know, we're
13 looking for a compromise that protects
14 everybody's interest.

15 HUGH RUSSELL: Right. So the idea
16 of providing essentially 20 percent more
17 parking than you need, 0.62 times 1.2 also
18 equals 0.74 or something like that. It gives
19 you a -- I think that would -- right. We
20 want to make sure that there's always a space
21 or two in the bank in case somebody needs a

1 space and they need to park on the site. And
2 we're not, we're probably not aware as the
3 Housing Authority about how they manage
4 parking and where are their problems and all
5 these other issues. So I don't think we're
6 limited to the amount that we can grant in
7 the Ordinance. It has to be sensible.

8 BETH RUBENSTEIN: Can we just make
9 sure we understand before you vote what
10 range, what range of flexibility you're
11 talking about?

12 HUGH RUSSELL: I guess I want to
13 think of it as spaces rather than ratios. So
14 right now there's 70 units and 60 spaces. If
15 you went to 0.74, you'd have, I believe, 52
16 spaces.

17 PATRICIA SINGER: That's correct.

18 HUGH RUSSELL: So it would be in the
19 52 to 55, losing six spaces maybe. And when
20 I look at the site plan, I'm not sure where I
21 would spend those six spaces.

1 WILLIAM TIBBS: Let them sort that
2 out.

3 CHARLES STUDEN: Right.

4 HUGH RUSSELL: Because I think you
5 have to keep the distribution of the parking
6 so that it works for the tenants also.

7 STEPHEN BAKER: If I might, I
8 actually think we do have an idea where we
9 would do that. And I just checked with my
10 client and they're willing to accept a little
11 less parking. I think the design team would
12 be excited by that, because I think we would
13 like to get a little more open space by the
14 community room, a public open space. So it
15 would probably be right in the vicinity of
16 the community room that we would remove some
17 of those spaces so we could create a public
18 outdoor space. And so I assume my client and
19 our residents agree and they will, I think we
20 would welcome that.

21 HUGH RUSSELL: Tom, you're offering

1 to take me through the --

2 THOMAS ANNINGER: That's not what I
3 meant to do.

4 WILLIAM TIBBS: Actually, the
5 proponent has done it and I actually have
6 read it and they've done a good job.

7 THOMAS ANNINGER: Yes, I think
8 you're right. You want to start it off and
9 we'll work on it together maybe? I think
10 there are, in the Ordinance we have -- we're
11 being requested to deal with multi-housing,
12 multi-family housing, Section 11.10 and 426.
13 I'm reading off what you presented to us, but
14 we're also dealing with parking spaces,
15 reduction thereof, 6.35. Am I right that
16 Article 19 is not relevant because it's
17 multi-housing?

18 LES BARBER: No, it's because the
19 amount of element in the C-2 district is less
20 than the threshold.

21 THOMAS ANNINGER: Less than 50,000?

1 LES BARBER: Yes.

2 THOMAS ANNINGER: So we don't have
3 Article 19 to grapple with. But we do have
4 10.43 which is the general Special Permit
5 criteria. And in all cases we're fortunate
6 to have had by the Cambridge Housing
7 Authority a piece of paper that goes through
8 all of those requirements and answers them I
9 think adequately for each of them. So I'm
10 tempted to incorporate by reference what they
11 have said unless, Mr. Chair, you feel a need
12 to go through these.

13 HUGH RUSSELL: No, that works for
14 me.

15 WILLIAM TIBBS: I think the only
16 thing you need to -- a couple things: One is
17 the 60 spaces.

18 CHARLES STUDEN: Yes, exactly, the
19 parking.

20 THOMAS ANNINGER: Do you want to
21 formulate that, Hugh, since that was your and

1 Patricia's concept? But I think what we're
2 doing is reducing the minimum requirement of
3 one space per unit to something in the range
4 of -- did you say 52 to 60 spaces?

5 HUGH RUSSELL: I'm going to pick 54
6 as a number.

7 WILLIAM TIBBS: Yes.

8 THOMAS ANNINGER: 54 to 60 spaces,
9 that amount to be determined by --

10 HUGH RUSSELL: I think we give the
11 permit 54 and recognizing the plan shows 60.

12 THOMAS ANNINGER: That they can do
13 anything between --

14 BETH RUBENSTEIN: We understood that
15 it would be written in such a way that they
16 can go to 54, but they don't have to.

17 THOMAS ANNINGER: Okay. So I think
18 I'm ready to move that we -- that this
19 project meets the Special Permit criteria of
20 10.43, the multi-family housing sections and
21 the requirements for reduction requirement

1 parking as we just talked about there by
2 granting the Special Permit requested.

3 HUGH RUSSELL: Okay. Is there a
4 second to that?

5 WILLIAM TIBBS: Second.

6 HUGH RUSSELL: Bill's a second.
7 Actually, I want to have a brief
8 discussion about it because there's something
9 I wanted to say which I didn't say before
10 which is a comment on the architecture
11 itself. And I find this quite a satisfying
12 attempt to actually show something that is of
13 the 21st century, but has all the elements
14 and scale that work within the community. It
15 provides some things that are different, like
16 the larger windows, and the materials are
17 different from what -- and in some sense
18 paint is paint. Most of the surface of the
19 building or most of it is paint. Whether
20 it's wood on wood or wood on metal is not
21 that different. And so I, you know, many

1 people who try to attempt to do new kinds of
2 archi tecture kind of get carri ed away wi th
3 what they' re doi ng. And thi s one I thi nk
4 stays wi thi n the bounds of congeni al i ty and
5 fami li ari ty even though i t' s goi ng to cl early
6 look new. And why shoul dn' t i t look new
7 because i t' s goi ng to be new? And a lot of
8 effort' s been put i n to make i t new. So
9 that' s my comment.

10 So, on the moti on.

11 BETH RUBENSTEIN: I' m sorry, I
12 wanted to add, di d you want to i ncorporate
13 the CDM i ncorporati on and Sue' s memo?

14 HUGH RUSSELL: Yes.

15 On the moti on, al l those i n favor,
16 rai se thei r hand.

17 (Show of hands.)

18 HUGH RUSSELL: So, agai n, thank you
19 for what you' re doi ng and thank you for your
20 very cl ear presentati on.

21 (Russel l , Anni nger, Ti bbs, Studen,

1 Winter, Winters, Nur, Singer.)

2 HUGH RUSSELL: Let's take a break
3 and we'll reconvene in about ten minutes.

4 (A short recess was taken.)

5 HUGH RUSSELL: Back in session.

6 Roger is going to give us the Discovery
7 Park garage presentation.

8 ROGER BOOTH: Thank you, Hugh.

9 Roger Booth, and Larry Grossman the architect
10 for the project is here as well. And Larry
11 and I have been working very closely together
12 looking at the banner. The question that
13 some of the Board wanted to have brought
14 back, if you been out to the site recently,
15 you can see the garage is very far along.
16 And I think it's looking very good. Very
17 much in what the Board approved. And the
18 Board had specifically asked the staff to
19 work on this banner question. So I hope
20 everybody got the package that came out to
21 you, because we don't have a big presentation

1 of materials. I was just going to walk
2 through it. Does everybody have a copy?
3 That's it, yes.

4 So, you can see on the first page, the
5 site plan got the garage and its context, and
6 it shows where the banners will be on the
7 building. Particularly you'll see there's
8 the facade that's facing Route 2 that has
9 some banners, and there are some other sides
10 on the corners primarily. In the last
11 submission the Board saw sometime ago the
12 Smithsonian was the principal tenant out in
13 Cambridge Discovery Park. So the idea was to
14 have a cosmological imagery that never quite
15 seemed to hang together. And now of course
16 Forester is also there, so we're kind of
17 rethinking the whole imagery question quite a
18 bit. And what Larry has done is put together
19 a series of options, some of which we
20 suggested and some of which they thought
21 about. Particularly I was thinking trying to

1 pick up on the four and five nearby that
2 might be a source of imagery. You see some
3 images here that go with local flora,
4 winter --

5 WILLIAM TIBBS: I just have a
6 question on the trees part of the banner, are
7 they the trees that are part of the
8 landscape?

9 ROGER BOOTH: Those trees are
10 amazing. They're really grown up.

11 LARRY GROSSMAN: That's the photo of
12 what's out there.

13 THOMAS ANNINGER: Do these change
14 with the season?

15 ROGER BOOTH: No. These were
16 options. We're looking at seasons for
17 inspiration. I thought they were a little
18 obvious, the red animals and so forth. Then
19 we hit on the idea of using native plants.
20 So sort of the scheme of the local flora.
21 That's the one I'm feeling most happy with,

1 and I know the proponent's also happy,
2 actually looking -- we're just talking about
3 using native plants in the last project and
4 this is looking at native plants that
5 actually were here before the European
6 settlers came and true to encourage those.
7 So I think it makes a really nice source of
8 imagery. And my personal preference is
9 option 2A. You can see some others. We've
10 done lots of work on this with lots of
11 different variations. There's the beige
12 scheme, the blue scheme. I thought the rust
13 colored scheme was the one that seemed to be
14 the warmest and probably the softest one.
15 And before any final decisions made, Larry's
16 idea is to actually get really good photos of
17 the buildings, because it's close to being
18 done, and then would be Photoshopping on
19 whichever imagery we're coming around to on
20 to those. And then of course having samples
21 out on the site but then having done research

1 on those materials.

2 There's still a discovery theme after
3 that which goes back to the scientific
4 imagery. I don't know, I didn't find that
5 too convincing, but they put that in there in
6 case you wanted us to think harder about
7 that.

8 And then you see towards the end a very
9 large detail of the imagery. And I thought
10 -- Larry and I were talking about whether
11 that is too contrasting because this is going
12 to be quite bold. I mean, this is a very
13 bold statement on the garage, and perhaps
14 there ought to be a little softening of the
15 actual image itself so it's not quite as
16 strong. On the other hand, we don't want it
17 to be washed out either. So that's kind of a
18 look at the imagery, the options that we've
19 been going through. And then Larry has some
20 details on the banner towards the end. So
21 that's kinds of just a report to you on where

1 we are.

2 BETH RUBENSTEIN: And how long are
3 they expected to last, the banners? The life
4 span of the banners?

5 LARRY GROSSMAN: We've spoken to a
6 couple of manufacturers on the material, and
7 they're suggesting that they're comfortable
8 at a five-year life span. Not that it will
9 rip, because it's very sturdy but that it
10 will begin to fade. So that's, that's sort
11 of the expectation. So it's not, it's not
12 forever.

13 BETH RUBENSTEIN: That's important
14 to know, too.

15 WILLIAM TIBBS: And the fading is
16 the background color versus the dark color
17 versus --

18 LARRY GROSSMAN: The darker the
19 color the more it fades.

20 WILLIAM TIBBS: The darker the
21 color, the more it fades?

1 LARRY GROSSMAN: Essentially it's
2 just like a big print, if you will. It's run
3 through a machine and it's a digital print.
4 So the inks due fade. It's an ink process.
5 And they advise us that the darker it gets,
6 the more it will fade.

7 WILLIAM TIBBS: I would tend to make
8 it strong and let it fade out over time as
9 opposed to making it less contrasting and
10 even less than that after it fades. That's
11 my comment.

12 CHARLES STUDEN: I agree. I was
13 going to say the same thing. That I would
14 opt for a slightly darker version. And I
15 like the rust colored one as well, that was
16 the one that appealed to me the most.

17 LARRY GROSSMAN: I think because of
18 the scale what we propose to do is get some
19 large, large ten-foot-by-ten-foot printouts
20 that we can hang on the building and stand
21 back. Because it's something that you're

1 going to see from hundreds and hundreds of
2 feet away, and see how it -- see how it pops
3 with that location. But we were intrigued
4 with both trying to connect to the urban wild
5 that's been created behind this building and
6 trying to get something that was more graphic
7 and not so literal. So we found these
8 lithographic images that have some sort of
9 antiquity with them. We found some old books
10 and they we had to find the plants that were
11 decorative. And we found some invasive and
12 said we couldn't do that.

13 ROGER BOOTH: Yes.

14 LARRY GROSSMAN: We found a good
15 combination of images. What you're seeing is
16 just the elevation that faces Route 2 and
17 then the corners that turn. So you're not
18 seeing all the sides, but just a
19 representation of the graphic quality. And
20 the plants -- this is actually a photograph.
21 So those are the trees that were planted when

1 it was just a parking lot. We can keep them.
2 We did some undercutting to do the
3 construction. But those are five year old
4 insidious, conifer trees that were in place
5 and we were able to leave them.

6 WILLIAM TIBBS: My personal feeling,
7 you're moving in the right direction so I
8 don't think we need to make any selection for
9 you unless we just hate something. But I
10 think you're -- you'll eventually get to the
11 right thing based on the process you're going
12 through.

13 HUGH RUSSELL: Steve.

14 STEVEN WINTER: With a five-year
15 life span, does this mean that they're
16 replaced after five years?

17 LARRY GROSSMAN: I think that's the
18 thinking, yeah.

19 STEVEN WINTER: Okay. And I know
20 it's hard to do this, but is there a ball
21 park cost on what that is going to cost

1 ownership to replace these every five years?

2 LARRY GROSSMAN: It's about \$50,000
3 today for all of these, these 12 banners.
4 That's the best price we got.

5 STEVEN WINTER: Okay. And the
6 garage A wall that points towards Route 2,
7 we're going to see that driving down Route 2,
8 right?

9 ROGER BOOTH: You're going to see
10 that, if you're driving along, especially if
11 you're the driver, you're probably not going
12 to see it too long.

13 BETH RUBENSTEIN: Don't slow down
14 too much.

15 ROGER BOOTH: It's a fleeting
16 glimpse unless you're really paying
17 attention.

18 STEVEN WINTER: And I wanted to
19 comment that I really like the nod to the
20 past with the older plants and I think that's
21 really sweet. And I also like the rust

1 scheme.

2 HUGH RUSSELL: Patricia.

3 PATRICIA SINGER: No.

4 THOMAS ANNINGER: Let me at least
5 express a few thoughts that might not be
6 quite in line with what's been said so far
7 not because I feel -- let me at least say
8 them and see how they come out.

9 The idea, No. 1, that this is got a
10 very short life span. Five years is nothing.
11 It really worries me a lot. Maybe we can
12 count on Mr. Schlager five years from now,
13 but there's no guarantee that he will be here
14 10 or 15 years from now when certainly this
15 garage will still be here. Doing what he
16 does and his commitment may not be his
17 successor's commitment. So I'm very worried
18 about things like short life spans. To me, I
19 almost think because of that -- that's reason
20 No. 1. I think it's a mistake going down
21 this path. I would prefer something that

1 uses materials that are longer lasting.
2 Nothing is forever, but I would have
3 preferred you to do some architectural
4 detachment. It has been done even on garages
5 using differentiated materials that try to
6 make something perhaps a little bit more
7 abstract, but to give it scale and
8 articulation that may not be quite as
9 interesting as this. But I wasn't hoping for
10 a destination garage that people would come
11 from far and wide to park into because it's
12 so beautiful, but just something that would,
13 from Route 2 look presentable, make Cambridge
14 -- play the role somewhat of an entry. We've
15 suffered for a long time with the bowling
16 alley and all the rest. I don't have to --

17 PAMELA WINTERS: Faces.

18 THOMAS ANNINGER: You know that as
19 well. Everybody knows that. And I just
20 wanted to make sure when I worried about it,
21 and others may have had different ideas, that

1 we had something that was dishonoring to
2 Cambridge, something that we're proud of. To
3 me this is, this is not necessary and
4 presents a serious risk over time that we're
5 going to get faded stuff that's going to be
6 forgotten. And 15, 20 years from now,
7 somebody's going to say what were they
8 thinking when they did something in such
9 short life span? So I guess I descend from
10 the concept of something that is so
11 ephemeral.

12 On the choice of colors, to me, the
13 risk of rust is that it comes out beige and
14 yellow looking over time and doesn't have
15 that warmth and will just look a little bit
16 like a washed out kind of brown. So I'm -- I
17 would have preferred something colder and
18 cooler.

19 PAMELA WINTERS: Like the blue?

20 THOMAS ANNINGER: Not the blue.

21 What you call beige doesn't look beige to me.

1 It looks grey. And I probably would have
2 gone with grey and green. So here too, if I
3 had to choose, I probably would have chosen
4 the next page which to me has an, I think, a
5 better chance of aging well. I think this is
6 going to age very poorly.

7 ROGER BOOTH: You're talking about
8 the option 2B?

9 THOMAS ANNINGER: I guess I'm
10 talking about option 2B.

11 LARRY GROSSMAN: I think one is
12 aesthetics and color and the other is
13 fundamental. I think the fundamental is a
14 point to be taken. I don't think the success
15 of this garage is predicated on having
16 banners. The architecture is very strong,
17 it's very simple. You can see what's there.
18 The column covers have a level of detail,
19 they're framed, it's very clean. I think the
20 color is neutral and it complements the
21 precast that's going to be on the building

1 that's under construction. The cornice piece
2 which is on the top is actually a galvanized
3 steel cornice that wraps around the entire
4 garage that ties into the column covers. And
5 these are the images that fall within the
6 frames. But if they weren't there, I don't
7 think anybody would say where are the
8 banners?

9 WILLIAM TIBBS: What's behind the
10 banners?

11 LARRY GROSSMAN: Essentially the
12 spandrels that are essentially the structure
13 of the garage. So, they're evenly spaced.
14 Sometimes they're sloped. If there's a ramp,
15 sometimes they're straight. They have some
16 articulation. They have some reveals and
17 then they're not totally flat. And they're
18 finished, they're finished material. So the
19 banners, the banners are not a requirement.
20 And I think that if the banners don't hold up
21 and they are taken away, it's not going to be

1 a gaping hole to say there's something that
2 should be here. Because the way it's
3 detailed and held in place is a very minimal
4 connection that in a scale of this garage you
5 won't even see. It's very small.

6 THOMAS ANNINGER: So my guess is
7 unless there's some strong interest in
8 continuing it by the owner, it will be five
9 years or whatever, and then they won't be
10 there anymore and there won't be anything to
11 replace them.

12 LARRY GROSSMAN: Potentially.

13 ROGER BOOTH: There may be another
14 building in front of it, too. It may become
15 less prominent. You may consider this an
16 experiment.

17 THOMAS ANNINGER: Maybe it's
18 transitional until we get that other
19 building.

20 LARRY GROSSMAN: It can be
21 potentially seen that way. It might be five

1 years, it might be ten years. I mean, the
2 owner would be -- I love it to be a billboard
3 that talks about his tenants, but we really
4 couldn't come up with a way to make that
5 obviously because of sign regulations and
6 things like that that we've looked at
7 something that's graphic, that's neutral.
8 And talked about the big change which is the
9 urban wild that's being created which is
10 significant. And that's why we came to the
11 plants. And I agree it's not a permanent
12 solution. A permanent solution on this scale
13 is of a different expense and the buildings
14 are built. And this was a proposal that we
15 had in 2004 and now we're just tweaking it to
16 be more receptive, more responsive as to how
17 the project evolved.

18 ROGER BOOTH: Again, I don't know
19 how many people have gone up to look at
20 what's going there. It's a very comparably
21 done garage. It's a garage. And you do see

1 some of the slope sections that maybe you
2 rather not.

3 HUGH RUSSELL: That's very
4 unfortunate.

5 THOMAS ANNINGER: What are we
6 talking about?

7 LARRY GROSSMAN: When you're coming
8 east on Route 2.

9 HUGH RUSSELL: Excuse me.

10 In the wide bays the floor is level and
11 the narrow bay there's a slope. And it kind
12 of looks like they're kind of earthquake or
13 something. And it's a problem with the
14 garages are the sections. And this is
15 because of the banner, the banner hides that
16 entirely. And so to me the banners are
17 important to -- I mean they, once the banners
18 came up, they realized they could use them to
19 deal with the this problem that you're having
20 with the garage. So you know the first few
21 times that I would see this, I loved the

1 winter Bambi scheme, but I think I had a get
2 tired of it pretty clearly.

3 PAMELA WINTERS: It's too child like
4 I think.

5 HUGH RUSSELL: Yes. And I like the
6 grey and white essentially, but I think as
7 things fade, it's going to tend to look grey.
8 And I think that's okay. And this has -- so
9 I'm not -- and I also learned on this Board
10 that when Roger studies something a long
11 time, and I look at it for a short time, he's
12 usually more right than I am. So I'm willing
13 to sort of say committed to the strategy and
14 it's going in a way that's responsible to me.

15 ROGER BOOTH: We'll certainly keep
16 looking at it. And I hear the worry about
17 the rust, it being the wrong shade. And
18 we're looking committed to really look at
19 this carefully again, and the photo montage
20 and that's it. Sorry, Steve.

21 STEVEN WINTER: That's right all

1 right. I'd like to be a little stronger,
2 Hugh. I think we may be thinking about it
3 too much. You know, if it's, if the banners
4 come down and it doesn't look like
5 something's been taken down, so what have we
6 lost? And if the banner is up for five
7 years, great. We have five years to look at
8 them. And if they fade, let's watch them
9 fade. I think it's win/win to have those
10 banners up there. I don't see them as a
11 negative even if they're up for a little
12 while.

13 WILLIAM TIBBS: I think they would
14 only be a negative if you design the building
15 behind it in such a way that you were really
16 hiding a lot of stuff. Obviously there's one
17 area that it does help at, but if the whole
18 long facade had a lot of funny stuff
19 happening, so I think the real question for
20 me is just what does it look like without the
21 banners? But I agree, I like the serendipity

1 of it. And I think given what people are
2 used to seeing as they're driving down there,
3 regardless of the driver, I think the
4 passenger will say oh, wow look at that, it's
5 gone. So I think it will be -- I agree, even
6 if it is a five-year thing, I think it's a
7 good five years. But, again, maybe in -- to
8 support Tom, I would want to make sure the
9 underlying building is reasonable, too.

10 ROGER BOOTH: Yes. It's been very
11 well constructed. It's definitely a garage
12 but it's got detail and interest.

13 WILLIAM TIBBS: It reminds me of
14 that building on the turnpike that had the
15 facade. You remember, it was just a frame
16 and it had the big banners hanging on it that
17 was a facade and it was that way for years
18 and years and years and then they actually
19 did put a facade on it.

20 HUGH RUSSELL: Pam.

21 PAMELA WINTERS: I'm actually not

1 crazy about any of the three colors, so I
2 just would suggest that maybe you play around
3 with the colors a little bit more. None of
4 them really grab me. And also, I'm just
5 curious about who did the original
6 lithographs, do you know who the person was?

7 LARRY GROSSMAN: I don't know. We
8 bought them from -- we actually got a couple
9 of books and it's an assemblage of several.

10 PAMELA WINTERS: They're really
11 beautiful and they're really striking. I
12 just think the background color needs to be
13 something different but I don't -- I could
14 spend a couple hours with you and work on it,
15 but I'm not crazy about either of them.

16 LARRY GROSSMAN: We had ten other
17 schemes besides this one.

18 PAMELA WINTERS: Ten other colors
19 you mean?

20 LARRY GROSSMAN: Yeah.

21 PAMELA WINTERS: I think the only

1 way you'll know is by actually hanging them
2 up.

3 LARRY GROSSMAN: Right. Some
4 mock-ups.

5 HUGH RUSSELL: Thank you.

6 Next item is the request for extension
7 of time for a second hearing. I got several
8 phone calls today from Rich McKinnon who was
9 trapped in Atlanta, unable to get a plane to
10 Boston. They weren't flying to Boston
11 because of the snow. But I think it's a very
12 simple matter. They want to extend the time
13 so they have all their ducks in a row. And
14 Rich has been having trouble because the
15 developer has a reorganization of staff and
16 Midland, it's a big -- people who are left --
17 it's a big company, and they're not -- so he
18 is taking longer for them to get to a place
19 that he wants to get. So he's going to come
20 in next month is the plan.

21 BETH RUBENSTEIN: April.

1 LIZA PADEN: They're looking to come
2 back in on April 20th.

3 HUGH RUSSELL: April 20th instead of
4 March 20th?

5 LIZA PADEN: Right.

6 HUGH RUSSELL: Do we need a motion?

7 BETH RUBENSTEIN: I think they're
8 asking for a time extension.

9 LIZA PADEN: We need to agree to it.

10 HUGH RUSSELL: Is there a motion to
11 agree?

12 PAMELA WINTERS: So moved.

13 HUGH RUSSELL: And a second?

14 WILLIAM TIBBS: Second.

15 HUGH RUSSELL: Okay. All in favor.

16 (Show of hands.)

17 (Russell, Anninger, Tibbs, Studen,
18 Winter, Winters, Nur, Singer.)

19 LIZA PADEN: And the last item is
20 the Board of Zoning Appeal cases. It seems
21 to be the evening for appeals. So the first

1 three cases are appeals, two of which have
2 come back from Land Court. The third one on
3 Coolidge Hill Road is a discussion on the
4 height of a fence. There's a continuation of
5 a discussion on Ash Street on the subdivision
6 of properties which during a period of time
7 apparently got put on to one deed.

8 THOMAS ANNINGER: Can we back up?

9 LIZA PADEN: Sure.

10 THOMAS ANNINGER: Do them one at a
11 time?

12 LIZA PADEN: Sure.

13 THOMAS ANNINGER: I'm intrigued by
14 the first two cases which look very similar.
15 What is that about?

16 LIZA PADEN: I have no idea. Less,
17 do you know what the ones on Hurley Street
18 are, BZA cases?

19 LES BARBER: I haven't looked at the
20 list. It has to do with the provision in the
21 Ordinance which requires the merging of lots

1 held in common ownership in order to meet the
2 zoning requirement. And there was a
3 development which was not observing those
4 rules in order to get an, I believe an
5 additional unit in the development. And I
6 don't know what the details of the appeals
7 are quite frankly.

8 THOMAS ANNINGER: And the Coolidge
9 Hill one, is that, can you tell me how that
10 works? Is somebody complaining about
11 somebody else's fence, is that it?

12 LIZA PADEN: Yes. I'll pass you the
13 photograph. And what you'll see in the
14 photograph is a house that's a two-unit
15 building, but it looks like a single-unit
16 building and the owner of one of the piece --
17 one half of the building has constructed a
18 fence, a brick wall that runs between his
19 stairway and the abutters. And the abutters
20 who is on the other half of this building
21 objects to it because now it looks like a

1 two-family and it doesn't look like the rest
2 of the street.

3 LES BARBER: The brick wall has been
4 interpreted to be a fence and not an
5 extension of a building.

6 THOMAS ANNINGER: I see. And that's
7 the issue?

8 LES BARBER: That's the dispute.

9 THOMAS ANNINGER: If it's a fence,
10 they could do it. If it's not a fence, it's
11 a structure.

12 LES BARBER: Then other regulations
13 come into play.

14 PAMELA WINTERS: Was the eight feet
15 an issue?

16 LES BARBER: There are objections I
17 gather from the neighbor, but I don't know
18 what the details of the objections are.

19 THOMAS ANNINGER: I see.

20 HUGH RUSSELL: So it's aesthetics,
21 and neighbors unable to agree in trying to

1 get the Building Department to solve their
2 problems.

3 LIZA PADEN: Right.

4 HUGH RUSSELL: We don't want to get
5 involved with that one.

6 AHMED NUR: Anything that's written
7 in the parcel originally that anything built
8 with the owner --

9 LIZA PADEN: Don't know.

10 THOMAS ANNINGER: What about the
11 Johnson house?

12 LIZA PADEN: It's the opposite
13 problem.

14 STEVEN WINTER: I have a question
15 about that. Are we talking that now?

16 LIZA PADEN: Yes.

17 STEVEN WINTER: The text is
18 confusing to me. I don't understand the
19 condition that they're talking about. Two
20 contiguous properties. I know that. But
21 being merged as a result with the title being

1 held in the same ownership?

2 LIZA PADEN: The Tribes own both
3 pieces of property. And what has happened
4 because they own abutting pieces of property,
5 the title is merged into one. So they can't
6 sell off the portion that that --

7 STEVEN WINTER: How did the title
8 merge into two properties merge into one?

9 LES BARBER: Once two properties are
10 acquired and they're held in common
11 ownership, they are automatically merged for
12 zoning purposes if it makes the building less
13 non-conforming.

14 HUGH RUSSELL: So the house is
15 non-conforming.

16 LES BARBER: If the house is
17 non-conforming as to FAR and you required
18 additional land in the same title and that
19 made your house less non-conforming as an
20 FAR, then those are merged and you can't
21 separate them out without seeking the

1 vari ance.

2 L I Z A P A D E N: They' re i n a R e s i d e n c e
3 A 2 D i s t r i c t, a n d N o. 5 a n d 9 A s h S t r e e t a r e
4 t h e t w o p r o p e r t i e s. O n e, t h e r e q u i r e m e n t i s
5 a 0.5 f l o o r a r e a r a t i o. O n e o f t h e m h a s a
6 0.24 a n d t h e o t h e r o n e h a s a 1.0. S o w h e n
7 t h e y p u t t h e t w o l o t s -- w h e n t h e y b o u g h t
8 b o t h l o t s, t h e y m e r g e d t h e m a n d t h e y g o t
9 c l o s e r t o 0.75.

10 H U G H R U S S E L L: R i g h t. S o t h e y
11 s h o u l d h a v e b o u g h t t h e s e c o n d h o u s e i n t h e
12 n a m e o f s o m e b o d y e l s e l i k e a t r u s t o r
13 s o m e t h i n g.

14 L I Z A P A D E N: R i g h t.

15 T H O M A S A N N I N G E R: W h a t i s t h e
16 C o n s t i t u t i o n a l l a w y e r i s g o n n a g e t t h a t
17 r i g h t?

18 H U G H R U S S E L L: Y o u' r e r i g h t.

19 S T E V E N W I N T E R: W h a t d o t h e y w a n t?
20 I s t i l l d o n' t -- I' m s o r r y f o r b e i n g s o
21 t h i c k.

1 HUGH RUSSELL: The Tribes want to
2 give the Johnson house to Harvard.

3 STEVEN WINTER: That's what they
4 want?

5 HUGH RUSSELL: Yes.

6 LIZA PADEN: Yes.

7 HUGH RUSSELL: They want to give
8 this cultural treasure to the university so
9 it's permanently preserved.

10 LES BARBER: This is very similar to
11 your housing development up in North
12 Cambridge which got a variance to separate
13 the lots, and it increased the non-conformity
14 on one of the lots by virtue of doing that.

15 STEVEN WINTER: I have no more
16 comments on that.

17 LIZA PADEN: Okay.

18 The music school is looking to increase
19 their the Garden Street entrance. Right now
20 the way the doors open is they're trying to
21 -- they're going to come out further.

1 THOMAS ANNINGER: I see.

2 LIZA PADEN: So they can have the
3 lobby space and kids aren't banging into each
4 other.

5 THOMAS ANNINGER: I see.

6 LIZA PADEN: It's very important for
7 them not to be banging into each other. It's
8 got to be the instruments.

9 HUGH RUSSELL: Okay. So the item --
10 there's one other item that we might discuss
11 which is the suggestion, I think, ultimately
12 came from the staff in response to questions
13 we had here before about can we get out of
14 here earlier by starting earlier? And the
15 new wrinkle was to alter the agenda so the
16 BZA cases came first. Now, as you can see,
17 we've only spent five minutes on them. But
18 sometimes we spend a lot longer if there's
19 a --

20 PAMELA WINTERS: Antenna.

21 HUGH RUSSELL: -- antenna or a

1 comprehensive permit or something like that.
2 I'm willing to go to a half hour earlier
3 start myself. I've been one of the people on
4 the other side of that for many years,
5 but....

6 STEVEN WINTER: Can we do a show of
7 hands who it might work for and who it might
8 not work for?

9 PAMELA WINTERS: May I make another
10 -- just another option which is if it seems
11 as though there's going to be a lot of
12 antenna or a lot of discussion on something
13 because we do get it beforehand and we know
14 that the -- some issues take up more time.
15 We can start at seven and get that done and
16 start or is that --

17 BETH RUBENSTEIN: I have some
18 concerns that we would have different start
19 times on different nights and that could be
20 confusing for the public.

21 PAMELA WINTERS: Too confusing.

1 HUGH RUSSELL: I guess my feeling we
2 would change the starting time to seven and
3 put the BZA cases first. And like, you know,
4 let the staff continue to schedule in a
5 rational basis so, you know, it looks like we
6 need a half hour for BZA cases. And the next
7 item would be a public hearing, would be
8 scheduled at 7:30. If we did, it looks like
9 this one, you know, if you're planning
10 tonight say you would have started the BZA
11 cases at seven and say for experience, say
12 7:15.

13 LIZA PADEN: The complication with
14 that, I get the Board of Zoning Appeal cases
15 anywhere from two days to two and a half
16 weeks before your meeting. I have to set the
17 time of the public hearing at a minimum three
18 and a half weeks before the hearing. So I
19 can't get everything to jive up that way on a
20 consistent basis.

21 CHARLES STUDEN: So another

1 al ternati ve woul d be to start at seven and
2 conti nue to have the BZA cases at the end but
3 they woul d be at the end.

4 WILLIAM TIBBS: That' s a concern I
5 have because that ai n' t happeni ng. We take
6 more time when we have it, so I woul d real ly
7 be concerned i f we started at seven that we
8 di dn' t -- i f we di dn' t have a guarantee that
9 we' d get out earli er. I thi nk we' re j ust
10 extendi ng the ni ght.

11 CHARLES STUDEN: That woul d depend
12 on the Chai r.

13 HUGH RUSSELL: Onl y the Chai r who
14 tal ks.

15 LIZA PADEN: Well , I' ll be qui et.

16 WILLIAM TIBBS: I know for me that' s
17 very i nconveni ent starti ng at seven but
18 that' s j ust me. So as l ong as there' s a
19 quorum for busi ness, i f I coul dn' t get here
20 unti l 7:30 then that' s, that' s how the Board
21 feel s. But that j ust woul d be tough for me.

1 BETH RUBENSTEIN: And another
2 thought we had, and again, this was a
3 suggestion by the staff, not a hard
4 suggestion, we were just trying to think
5 about ways to facilitate to wrapping up
6 earlier more often. But we did think about
7 if we kind of put the BZA at seven, and if we
8 didn't have a voting quorum from seven to
9 seven-thirty, one thing we thought we could
10 do is the group that was here early could
11 make a recommendation to the full quorum.
12 Similar to how we do the affordable housing.
13 There are subcommittee meetings who make a
14 recommendation to the whole and then the
15 whole takes a vote. So we, you know, if we
16 had less than a quorum from seven to
17 seven-thirty.

18 THOMAS ANNINGER: You mean
19 recommendation on the BZA cases?

20 BETH RUBENSTEIN: Right, exactly.
21 Just on those nights when perhaps there

1 wasn't a quorum. Because you really can't be
2 taking votes and passing out recommendations
3 without a quorum.

4 HUGH RUSSELL: It seems like there
5 might be three possible ways to look at seven
6 o'clock. Either you'd say oh, this is a
7 great idea I'd like to do it, or it's okay,
8 or it's going to be an inconvenience. And I
9 think we'd like to know how each other thinks
10 so we can move forward. So maybe --

11 THOMAS ANNINGER: Before we go down
12 the -- can we each sort of at least express a
13 couple of possible compromises? Well, go
14 ahead down your path if you want it.

15 HUGH RUSSELL: I guess I'd like to
16 have a straw vote to know where people are.

17 BETH RUBENSTEIN: We'll keep the
18 votes.

19 HUGH RUSSELL: So, those who would
20 prefer to start at seven, raise their hands
21 at this point.

1 (Show of hands.)

2 HUGH RUSSELL: Those who are on the
3 other end of the spectrum who would prefer to
4 start at 7:30.

5 (Show of hands.)

6 HUGH RUSSELL: And then the middle
7 position where you go either way?

8 (Show of hands.)

9 BETH RUBENSTEIN: And of course Ted
10 is not here tonight.

11 THOMAS ANNINGER: I think Ted is a
12 seven o'clock guy.

13 BETH RUBENSTEIN: Okay.

14 HUGH RUSSELL: So now we know where
15 people are and let's talk about it.

16 THOMAS ANNINGER: Well, I --

17 WILLIAM TIBBS: I'm sorry. You
18 clearly have enough for a quorum if you want
19 to do that unless somebody's absent. Again,
20 I don't have any problem provided that the,
21 you know, the real business doesn't start

1 until 7:30. And I think having the half hour
2 for the BZA cases might be a bit long so you
3 might be sitting here.

4 THOMAS ANNINGER: That's exactly
5 right. That's sort of what I was -- that's
6 the path I was going down. I would -- I'm
7 comfortable starting at seven, too, if that's
8 what everybody else wants. But I want to be
9 sure if we start at seven, that we end at
10 least a half hour earlier as a result of
11 that. And I think the way the proposal is
12 structured, there's some risks. The idea of
13 starting at seven but only having a public
14 hearing at 7:30 and, therefore, having maybe
15 ten minutes of BZA cases or 15, I think will
16 leave us uncomfortable for 15 minutes and
17 risk having a start at 7:30 with a public
18 hearing and ending up barely earlier than we
19 do now. I think the only way that it would
20 seem to really work for me is if we say we
21 start at seven, we do BZA cases first and

1 that we regularly schedule all public
2 hearings at let's say 7:20. And then we
3 might take a little bit longer, and the case
4 would be a little bit -- start around five or
5 ten minutes later than that, it might start
6 at 7:30, but we have it scheduled for 7:20.
7 If we take a little bit less, we won't have
8 to wait a little bit long, it's only 7:20.
9 We only have to wait five minutes. And Bill
10 would have to be here at 7:20 instead of 7:30
11 which is an inconvenience for him, but it's
12 -- I would argue it's a reasonable earlier
13 date by ten minutes only rather than to say
14 to Bill you have to be here at seven which
15 Bill can't make. And I don't want to
16 inconvenience him as a regular standing
17 member of the Board. And to me the idea of
18 not starting until 7:30 leaves me very
19 uncomfortable because I think we're going to
20 be fumbling during that first half hour and
21 not gaining that much. So, this is a long

1 winded way of saying I think we can slice the
2 salami a little bit thinner by coming up with
3 a compromise that is asking something of Bill
4 to get here ten minutes earlier, but
5 guarantees I think that we will end up at
6 least a good half hour if not more earlier.

7 BETH RUBENSTEIN: Can I just make
8 another suggestion? And again, this is art
9 and not science. Another way to deal with
10 the potential discomfort that you're talking
11 about, Tom, let's say BZA takes ten minutes
12 and you're sort of looking around. You could
13 take a break and say we're now going to break
14 until 7:30 on those nights when the BZA
15 doesn't take that long. At that time you
16 could have a bite to eat and folks could be
17 assembled here and they know we're waiting
18 for 7:30 to start. I know the discomfort
19 that you're sort of sitting here staring at
20 the public. I think there's some sort of
21 value that the Planning Board, Special Permit

1 hearings still kind of start at 7:30 p.m. and
2 maybe folks can get used to 7:20. A night
3 with a big BZA agenda you might feel like we
4 didn't finish our BZA agenda and somebody may
5 have to come early and stay late. I would
6 just argue if you start early and if you
7 finish the BZA early, you might give yourself
8 a little hiatus of ten minutes.

9 HUGH RUSSELL: I think Tom hit a
10 very important nail on the head. That if we
11 don't start the hearings earlier, then we're
12 not going to be out of here earlier.

13 PAMELA WINTERS: I agree.

14 WILLIAM TIBBS: I agree with that.

15 AHMED NUR: I have a pretty quick
16 question. We time the public three minutes.
17 We never time the people that are doing the
18 presentation. They take forever sometimes.
19 Do we? That's just a question I have.

20 And the second question I have real
21 quick, can we not to limit the Planning

1 Board, but for example we'll have the
2 presentation and then we have a public and
3 then us and then the public and us again. I
4 mean, we could chop -- if we're talking about
5 time here, we can all contribute. I'm just
6 saying.

7 PAMELA WINTERS: So, I have a
8 question. What would happen if we started
9 the public hearing at seven o'clock? That
10 would give us a guaranteed half an hour.

11 CHARLES STUDEN: Bill said he can't
12 be here at seven o'clock.

13 PAMELA WINTERS: Oh, Bill. Sorry.
14 And secondly, what would the staff like? I'm
15 just curious.

16 ROGER BOOTH: Let me just say about
17 Ahmed's point. We regularly ask people, beg
18 people, tell them outright do not go on too
19 long. And sometimes they just don't do it.
20 And I think it is a -- it can be a big
21 problem. Because I don't think their case is

1 made as well if people are getting antsy and
2 it goes on too long, but we can't really
3 force them --

4 BETH RUBENSTEIN: If I could add to
5 that, and Roger's right, we counsel people.
6 Obviously every case is not the same, but
7 sometimes they need a half hour and 45
8 minutes. Sometimes we counsel people on
9 brevity and this is a partnership, and there
10 are cases when you have been extremely
11 helpful when someone is getting off track. I
12 can remember some of you all saying, you
13 know, you're straying a little bit from the
14 Special Permit that's before you tonight,
15 could you please get back on track. And that
16 gentle nudging I've seen be very effective.
17 I think it really is a partnership. We
18 certainly do what we can do before the big
19 night, and then I think when you're in the
20 middle of the presentation, it falls a bit
21 more to the Board members.

1 ROGER BOOTH: As for Pam's question
2 I don't know -- I mean, we're here. So
3 whatever works for you.

4 PAMELA WINTERS: You don't have a
5 druthers?

6 WILLIAM TIBBS: The 7:20 sounds
7 reasonable to me. It's a reasonable
8 compromise. I tended to try to get here by
9 that time when I was Chair. I know sometimes
10 it was 7:25, and I was here by that time
11 tonight, so it would, you know, it would be
12 something to strive for. But there would be
13 sometimes that I might be five or ten minutes
14 late. That happens to all of us sometimes.
15 That seems a reasonable balance at least to
16 people knowing that seven's a real problem
17 for me. But 7:15 -- I mean, 7:20 starting
18 public hearings and depending on what's going
19 on, I could be here sometimes at seven and
20 sometimes I wouldn't. I would just say that
21 I wouldn't be one you would want to depend

1 upon.

2 HUGH RUSSELL: Well, if we put
3 Ahmed's and Bill's comments together, if you
4 come five or ten minutes late to a
5 presentation and you already read your
6 packet, you really haven't missed anything.
7 So it's not that, you know, we've got to
8 start when there's a quorum sitting here, but
9 if somebody comes in five or ten minutes
10 later, it's not a problem.

11 I'd also comment on the question of why
12 do we allow the Planning Board to speak
13 before the public testimony. And this is a
14 -- it's a long hold over from the Paul
15 Dietrich and Fred Cohn days who were
16 trying -- they were trying to separate out
17 questions of fact so you would understand the
18 proposal better from points of view. And so
19 I think maybe we can try ourselves to try to
20 be as brief as possible in that question
21 period. But if there's something that we

1 think is essential to understand or have out
2 there for the public so they can speak
3 intelligently, then I think we ought to ask
4 those questions.

5 AHMED NUR: Sure.

6 WILLIAM TIBBS: I tend to ask
7 questions that I think is helpful for the
8 public to know that they didn't hit or
9 sometimes when they do that it's more
10 informational. But I don't think, at least
11 when I was Chair, I don't think we overly
12 spent a ton of time doing that. As a matter
13 of fact, we tended to even remind folks that
14 they could do it after, if the people did
15 seem to go on and on, so I'm not sure if
16 that's a real time saver but, yeah, I think
17 we can be a little bit more conscious of what
18 the role of that pre-thinking is and just to
19 stick to it and be short when we do that.

20 HUGH RUSSELL: You know, the parts
21 that actually, our procedure that concerns me

1 the most is when we actually start
2 discussing, we sort of developed a habit of
3 each person making a statement. And maybe we
4 don't dive into issues and actually have
5 cross talk to dig into the points that are
6 difficult. So how we can foster that
7 dialogue on the hard points? One thing I've
8 asked Tom to do is to keep track of the hard
9 points. We haven't had any hard points since
10 I asked him.

11 THOMAS ANNINGER: Alexandria will be
12 coming up.

13 HUGH RUSSELL: Right.

14 STEVEN WINTER: You know, if I
15 might, that's a facilitated discussion. That
16 means a facilitator, we need someone to say
17 now we're going to talk about this and this
18 and then everybody has a chance to talk about
19 that. And I don't mind facilitated
20 conversations as long as I know that it is or
21 is not. So I go either way with that.

1 WILLIAM TIBBS: And I, you know, I
2 know it's not popular, but we go back to the
3 -- and a lot of times -- there were, I'll
4 say, in the olden days going back to the Paul
5 Dietrich and Fred Cohn days, we tended to
6 deliberate on different nights. So a lot of
7 times we'd spend a lot of time talking about
8 things because we want to make a decision
9 that night, whereas, I think our timing
10 allows us to extend that to another night and
11 that would tend to -- we would present on one
12 night and get some basic questions out, make
13 sure the proponent can address some things,
14 and then you come back and deliberate later.
15 We tend to do that less now than when I first
16 started. But I think there is a balance of
17 time there that we should at least think
18 about.

19 HUGH RUSSELL: Okay. Let's try to
20 wrap this discussion up in the next four
21 minutes.

1 PATRICIA SINGER: I'd like to make
2 one comment is that we ask the public not to
3 repeat positions that have been stated by
4 people before them. And I think that that's
5 a rule that we ourselves should be mindful
6 of. That that would help us to keep our
7 deliberations much briefer.

8 WILLIAM TIBBS: I think we are, too.
9 I think on the Board it's okay -- we don't
10 have to elaborate on it. But it's also to
11 let, you know, that six members of the Board
12 or four members of the Board feel positively.
13 You can say I agree with what you say. You
14 don't have to pontificate over it. But it's
15 different because we're a Board and we're
16 deliberating.

17 PATRICIA SINGER: Actually, Bill, my
18 observation has been the flip side, that when
19 we've been criticizing, more often we have a
20 tendency for six or seven people to make the
21 same criticisms.

1 WILLIAM TIBBS: Oh, I see,
2 i n t e r e s t i n g .

3 PATRICIA SINGER: It's not on the
4 p o s i t i v e s i d e . I a g r e e w i t h m y c o l l e a g u e .
5 B u t w h e n w e ' r e b e a t i n g s o m e b o d y u p , w e b e a t
6 t h e m t o a p u l p .

7 HUGH RUSSELL: I think we sort of
8 f e e l w e h a v e t o . T h e r e ' s o n e v o i c e o u t t h e r e
9 c r i t i c i z i n g , y o u ' v e g o t t o m a k e a s h o w t h a t
10 w e ' r e a l l i n a g r e e m e n t . B u t y o u c a n d o i t
11 m o r e t a c t f u l l y .

12 PATRICIA SINGER: Exactly.

13 BETH RUBENSTEIN: So.

14 HUGH RUSSELL: It sounds like we're
15 w i l l i n g t o t r y t h e s e v e n o ' c l o c k s t a r t i n g
16 t i m e , b u t i t ' s g o i n g t o t a k e a l i t t l e b i t o f
17 e x p e r i e n c e t o s e e e x a c t l y h o w i t ' s g o i n g t o
18 w o r k o u t .

19 BETH RUBENSTEIN: And if we do, I'll
20 h a v e t o a s k L i z a , w h a t ' s t h e f i r s t m e e t i n g w e
21 c a n d o t h a t ?

1 LIZA PADEN: March 16th.

2 BETH RUBENSTEIN: We can try it in
3 March or start it April.

4 CHARLES STUDEN: Beth, are we saying
5 we start at seven with the BZA cases? If it
6 takes ten minutes, we adjourn and at 7:20 the
7 public hearing begins. And if not, it goes
8 to 7:20 and maybe it runs over a few minutes,
9 is that the kind of model we're looking at
10 here?

11 HUGH RUSSELL: My thought is that we
12 would start there and if it turns out that
13 7:20 leaves us sitting around twiddling our
14 thumbs, we might tweak it to 7:15 or if it's
15 not, you know, I don't mind having, you know,
16 six high priced lawyers wait ten minutes
17 because we have to finish up the BZA cases.

18 BETH RUBENSTEIN: Right, exactly.
19 If you advertise the first public hearing for
20 7:20 and you were ten minutes away from
21 finishing up on the BZA, not a problem. For

1 advertising purposes it would be -- and if we
2 do this, we want to put something on the
3 City's website, new and different, so we
4 don't lose anybody from the public. But we
5 would advertise that the Planning Board
6 starts at seven o'clock for BZA, with the
7 first public hearing starting at 7:20.

8 LES BARBER: And, Beth, you can do
9 your little discussion between seven and
10 seven-twenty as well.

11 BETH RUBENSTEIN: Sure. Sure.
12 That's more for you guys than it is for the
13 public.

14 LES BARBER: Then we can get started
15 at 7:20. And I think Tom did something good
16 tonight by referencing the rationale, the
17 conformance to the criteria just by saying
18 incorporating what they said about their
19 compliance with the -- sometimes you're
20 agonizing for a considerable amount of time
21 trying to say things. Everybody should and

1 most do, put very elaborate rationales in
2 their applications as to how they're
3 conforming to the criteria. You may agree or
4 not agree, but if you certainly do agree,
5 there's no reason why you can't simply
6 incorporate by reference all of that work.
7 And then if you want to summarize very
8 briefly some of the important points, you can
9 do that. But you don't necessarily have to
10 agonize for 20 minutes trying to formulate a
11 statement.

12 HUGH RUSSELL: It's 10:30 and we're
13 adjourned.

14 BETH RUBENSTEIN: We'll see you at
15 7:30 next time.

16 (Whereupon, at 10:30 p.m., the
17 meeting adjourned.)

18

19

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1 C E R T I F I C A T E

2 COMMONWEALTH OF MASSACHUSETTS
3 BRISTOL, SS.

4 I, Catherine Lawson Zelinski, a
5 Certified Shorthand Reporter, the undersigned
Notary Public, certify that:

6 I am not related to any of the parties
7 in this matter by blood or marriage and that
I am in no way interested in the outcome of
8 this matter.

9 I further certify that the testimony
10 hereinbefore set forth is a true and accurate
transcription of my stenographic notes to the
best of my knowledge, skill and ability.

11 IN WITNESS WHEREOF, I have hereunto set
12 my hand this 12th day of March 2010.

13
14 _____
Catherine L. Zelinski
15 Notary Public
Certified Shorthand Reporter
16 License No. 147703

17 My Commission Expires:
18 April 23, 2015

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