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PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, March 2, 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
- Pamela Winters, Member
- H. Theodore Cohen, Member
- Patricia Singer, Member
- Ahmed Nur, Associate Member
- Steven Winter, Member

Beth Rubenstein, Assistant City Manager
for Community Development

Community Development Staff:

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



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11
12
13
14
15
16
17
18
19
20
21

I N D E X

Page

Update by Beth Rubenstein 3

PUBLIC HEARING

PB#245, 545 Cambridge Street 5

GENERAL BUSINESS

1. PB#234, 355 Fresh Pond Parkway 32

2. Cambridge Riverfront
Planning Update 37

3. Board of Zoning Appeal Cases 106

4. Other

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

P R O C E E D I N G S

HUGH RUSSELL: Okay. We're going to get started. This is the meeting of the Cambridge Planning Board. And we will start with an update by Beth Rubenstein.

BETH RUBENSTEIN: Thank you, Hugh. We'll be meeting again on March 16th, and that's the first meeting that we're starting at seven o'clock with the BZA agenda. And our first public hearing will be scheduled for 7:20. And at that meeting we're going to have a Special Permit presentation from MIT on their wind turbine. And then I think I had noted this once before, 22 Water Street is going to be back. Their residential building, their permit has expired. We need to revive it and have a hearing and start over again. And they have taken a look at site access issues. Given the realities, I think the Board will recall that the access was dependent on making arrangement with the

1 other owner, North Point, and there's not an
2 active party there with whom they can work so
3 they looked at the access and proposed some
4 not huge changes. And that will be a public
5 hearing on March 16th.

6 And on April 6th the second hearing
7 under the Alexandria will be scheduled.

8 And then we're also scheduled to meet
9 April 20th.

10 And in May we're going to meet May 4th
11 and 18th. And at the Council I think
12 everyone knows, David Maar has been elected
13 Mayor. Henrietta Davis is Vice Mayor. We
14 don't have committees yet. But once we do
15 have a committee, some of the work of this
16 body will be going to the Council. More
17 specifically the green zoning recommendations
18 that we all worked on last year. So that's
19 on our agenda as soon as there are
20 committees. And I think that is everything
21 that I have.

1 HUGH RUSSELL: The first item on our
2 agenda is a public hearing in case Planning
3 Board 245, 545 Cambridge Street.

4 And the way public hearings work is the
5 petitioner starts off and explains what he's
6 asking for. He has an opportunity for the
7 Planning Board to get clarification, and then
8 we go to public testimony. And I'll tell you
9 about that process when we get to it.

10 MARC RESNICK: Hi. My name is Marc
11 Resnick. I'm the recent owner of this
12 building on Cambridge Street. As you can see
13 from -- maybe these pictures that are best,
14 this is the building that goes across here
15 and that all faces Cambridge Street. This is
16 Seventh Street on the side. And if you're
17 looking at the side, you will see that this
18 is like a little side door that I have that
19 comes with the building, this alleyway. So
20 that runs right in there in Seventh Avenue.
21 And if you want to get a top view of the

1 property, see, it also has this extension on
2 the back so that when you're looking at the
3 front of the building, all you see is the
4 front of this. This is a one-story extension
5 only right there, in this whole section right
6 there. It's currently vacant. It's been
7 vacant for quite sometime. The last thing
8 that was in there was a futon store. As you
9 can see, there are no walls in the entire
10 building. It's been completely stripped out
11 of all its interior walls previous to my
12 purchase. So, this is like the first floor.
13 It has these steel posts. And the upper
14 floors are completely removed so there's
15 nothing in it at all. It's been zoned as a
16 commercial building in its previous life.
17 The upper floors don't make any sense for any
18 kind of commercial usage. There's already
19 this 5,000 square foot addition that has no
20 street frontage as it stands today, so the
21 building is, you know, a difficult building

1 to reuse for any purpose.

2 We've setup to build four apartments
3 upstairs with basically -- you won't be able
4 to see them from here. So there's basically
5 two units on each floor. There is already an
6 existing center staircase that allows you to
7 get up to each unit up the front of the
8 building and you come up the stairs.

9 So there's a pre-existing center
10 stairs, and we use that as the base of the
11 floor plan. One unit on each side to the
12 left, and one unit on each side to the right.
13 There's an existing staircase in the corner,
14 in the left which will allow for that
15 secondary means of egress, to come down the
16 stairs, all the way out a side door on the
17 first floor. So there's two remote means of
18 egress as the building stands. We're not
19 going to be changing the exterior. As far as
20 I understand, the Special Permit -- all we're
21 trying to do is change -- we're going to

1 I leave the first floor commercial and just
2 make the top two floors residential. This
3 plan actually came before the Board in 2007,
4 it was approved. The previous owner just
5 never made a move and let it expire. We
6 intend to do this immediately. As soon as I
7 can get permission so it doesn't have to sit
8 vacant any longer.

9 I made you some -- also some additional
10 drawings. If you'll look at this, it shows
11 the green section is the one-story addition,
12 and then the yellow section is the frontage
13 that you would see from the street.

14 And then there's also a special rule
15 that says that we have to have a place for
16 bicycles. So up that alley, you can go right
17 in. There's a false front on the building
18 right now with a door, but behind the door is
19 actually even a garage door. And so, you
20 know, somehow we can figure that to allow you
21 to come right inside and store bicycles

1 inside the building.

2 Any questions? Or is that not the
3 right format?

4 BETH RUBENSTEIN: I would just add
5 that the Special Permit is a 5.28 conversion
6 permit for converting an existing building.

7 HUGH RUSSELL: The prior approval
8 was the same relief, correct?

9 BETH RUBENSTEIN: That's right.

10 THOMAS ANNINGER: You want to do
11 exactly what was approved previously?

12 MARC RESNICK: Correct. The only
13 thing I'm not positive if whether he did or
14 not, I wanted to have two stores on the first
15 floor. It's still the same retail square
16 footage in size. I don't know if he required
17 one giant store or two. Again, the
18 (inaudible) natural staircase makes it
19 natural, the left-hand store would be one
20 store and then the large addition on the back
21 would be the one store on the right-hand side

1 and maybe a thousand square foot store on the
2 left.

3 HUGH RUSSELL: I'm not sure we even
4 care.

5 MARC RESNICK: Okay.

6 HUGH RUSSELL: Ahmed.

7 AHMED NUR: I just had a quick
8 question. It looks like, did you empty all
9 the building? You took out all the studs and
10 everything?

11 MARC RESNICK: It was done before I
12 bought it.

13 AHMED NUR: Oh, it was done before
14 you bought it?

15 MARC RESNICK: Yeah. A year or two
16 ago the previous owner has gone out of his
17 way, it's quite a job, and removed every
18 interior wall from the interior of the
19 building with four LDLs side by side like
20 every 12 feet that's been required.

21 AHMED NUR: I guess my only concern

1 in terms of rebuilding, the material now, do
2 you have any immediate residents or
3 abutters who might care about the time you're
4 banging up the studs inside and what not?
5 Have you had any complaints so far?

6 MARC RESNICK: I haven't heard from
7 anybody. And I haven't reached out to
8 anybody. Because I only just purchased the
9 building -- I was forbidden until I owned it.
10 I had permission to apply for the permit.
11 And I wasn't even allowed to come to this
12 meeting if I hadn't actually closed by now.
13 I know it was approved previously and it
14 didn't appear that anybody was against it.

15 AHMED NUR: Thank you.

16 HUGH RUSSELL: Steve.

17 THOMAS ANNINGER: When is the
18 closing?

19 MARC RESNICK: We closed last
20 Friday. And that was one day early. We
21 didn't have to close until Monday.

1 STEVEN WINTER: Can any of my
2 colleagues or Beth help me remember was this
3 the project that had a basement renovation as
4 part of it, also?

5 BETH RUBENSTEIN: No.

6 STEVEN WINTER: That's all I need.

7 MARC RESNICK: There's a very raw
8 basement here that's not even six feet high.
9 It's like five-foot, five. It couldn't be
10 used for anything except for like sprinkler
11 facilities and things like that.

12 HUGH RUSSELL: Okay. If there are
13 no more questions by the Board, we'll go to
14 the public testimony portion of the hearing.
15 Is there a sign-up sheet?

16 LIZA PADEN: Nobody signed it, but
17 there's people here to speak.

18 HUGH RUSSELL: That's fine. I'll
19 ask you to raise your hand. And when I
20 recognize you, would you come forward to the
21 microphone, give your name and address to the

1 recorder, and we'd like you to speak for up
2 to three minutes. So who would like to
3 speak? Please come forward.

4 PAUL MURRAY: Hi, my name is Paul
5 Murray. I live at 763, right around the
6 corner. Actually my backyard almost backs up
7 against the one-story addition in the back
8 that he was referring to.

9 The issue I have is with parking. The
10 neighborhood is over congested as it is. The
11 last snow emergency we had the last time,
12 there were two cars that I know are residents
13 of Cambridge Street parked on Sixth because
14 they can no longer park on Cambridge Street
15 between Sixth -- on Sixth between Cambridge
16 and Gore Street. There are 19 units of
17 housing and there are roughly 11 parking
18 spaces. There are only two driveways. And
19 when residents from Cambridge Street have no
20 place to park, and even with the parking
21 meters, they can no longer park during the

1 day without going out and feeding the meter,
2 they park on the side streets.

3 That's -- I welcome you to the
4 neighborhood. I think it would be fantastic
5 to have housing up there because the building
6 has been vacant for over a year now. It's
7 just a parking issue. And if possible, if
8 where he has the door on the side where he's
9 talking about bicycles, possibly putting in
10 some sort of indoor parking or parking on the
11 back area, that would be fantastic.

12 Thank you.

13 HUGH RUSSELL: Thank you.

14 Other people who would like to be
15 heard?

16 CHARLIE MARQUARDT: Charlie, last
17 name M-a-r-q-u-a-r-d-t. Ten Rogers Street.

18 First I'll congratulate you as
19 Chairmanship for the Board. Well deserved.

20 Second, I just want to point out what
21 the prior speaker did -- I think there's a

1 variance (inaudible) in regard to a Special
2 Permit. I believe they're also asking for a
3 waiver of the parking requirements. That
4 normally would require at least four spaces
5 of parking that's being waived. I think
6 that's a critical thing to discuss in light
7 of all the development that's gone on in this
8 plan for East Cambridge, we had this
9 discussion a couple weeks ago in the
10 Alexandria parking for the parking, and the
11 area they showed in the red is right in front
12 of this building. That's where all that
13 traffic is going to be built up and that's no
14 wonder they couldn't fix on Cambridge Street.
15 I think we need to figure out as you keep
16 adding to the neighborhood where are we going
17 to put all these cars. I know Sue's not
18 here, they start marking the car tires. You
19 only have two hours whether you feed the
20 meter or not. They will get you. I do
21 applaud you for talking this on. It's an eye

1 sore. It's just making it all fit within
2 there, and I welcome you to come out to the
3 neighborhood group and speak to them.

4 The development you were talking about
5 earlier is the one basement out the back with
6 the real estate company up the street and
7 they left due to neighborhood opposition.
8 So, I applaud you coming. I applaud this
9 work. It will be great to have some
10 residential in there. We just need to figure
11 out a better way to deal with parking or lack
12 of parking. It's a rough spot. And with 48
13 cars there's not a whole lot there.

14 HUGH RUSSELL: Thank you.

15 Someone else wish to be heard?

16 MARC RESNICK: Would you like me to
17 comment on the parking?

18 HUGH RUSSELL: We'll discuss it and
19 then maybe ask you. If there's no one else
20 wishing to be heard, I would say we close the
21 hearing for oral testimony. All agreed?

1 (All Agreed.)

2 PAMELA WINTERS: Yes, what was above
3 the ground floor initially, was it units of
4 housing?

5 MARC RESNICK: No, it had been a
6 futon shop.

7 PAMELA WINTERS: Upstairs.

8 MARC RESNICK: And they stored
9 futons. I think that's why they wanted to
10 remove all the walls, was they had rooms up
11 there, offices or so, but it's never been
12 housing before.

13 PAMELA WINTERS: It's never been
14 housing?

15 HUGH RUSSELL: Maybe Mr. Murray
16 knows.

17 PAUL MURRAY: At one point in time
18 there was a video store on the second floor,
19 and more recently the top two floors were
20 some sort of educational office or something
21 along those lines.

1 HUGH RUSSELL: Okay. Thank you.

2 So, Mr. Resnick, would you talk to us about
3 parking?

4 MARC RESNICK: There's two things I
5 do know. One is that with the commercial
6 space actually requires more parking than the
7 residential space. So by changing the space
8 to residential, I'll be less in compliance
9 than I was when I started. Also, we're
10 looking into that alley there and there is a
11 garage door and we're trying to -- we think
12 we may be able to create one indoor parking
13 space and then spaces in the driveway behind
14 it. So we're working on whether that's legal
15 in Cambridge and whether we can do that,
16 because there is an existing curb cut. And
17 like I said, there's a false front that was
18 added afterward. And if you just removed it,
19 there would be a garage door there. There's
20 not enough room inside, because we looked at
21 using the -- that rear addition. You can't

1 get the turning radius to, you know, if you
2 use like three-quarters of the space, you
3 might be able to get a second car in. And I
4 don't think there's any way, because you have
5 a single lane to back out to, you can't have
6 two cars pass in, because you would have to
7 somehow turn around inside it and come back
8 out that drive. So one car straight in we
9 think we might be able to do, and then one or
10 two or three cars in the drive behind it. So
11 I may be able to get a couple of those cars
12 off the street. And that's the best I could
13 do. I could -- there's just no other way
14 around it.

15 HUGH RUSSELL: Okay. Thank you.

16 Well, what do you think?

17 THOMAS ANNINGER: Somebody's got to
18 say something. I think on the parking issue,
19 it's a tough one. We're balancing a use that
20 we want to promote. We want to, as the
21 neighbors said, have that space filled so

1 that it's no longer an eyesore and no longer
2 vacant space looking for, in a sense,
3 trouble. And if we have no better option
4 than to approve it without parking, I guess
5 I'd like to know exactly, it would be better
6 if we had a better answer to your one or two
7 spaces. Two spaces seem to make a difference
8 to Mr. Murray.

9 MARC RESNICK: Well, if it's legal
10 by the City, we would gladly use them as
11 spaces including the indoor space. My only
12 issue is if the City will allow me to. In
13 other words, we have a driveway, we will use
14 it for parking as long as it's not forbidden.

15 THOMAS ANNINGER: Is there any way
16 we could -- do we have an answer to that?

17 LES BARBER: Those spaces would have
18 to be waived because they don't conform to
19 the requirement, which is each space has
20 access without having to move another car.
21 So if they're all in tandem in the rear

1 alleyway, it may prove a useful element to
2 have in the development, but the parking
3 requirement still needs to be waived because
4 those spaces don't conform.

5 THOMAS ANNINGER: And as to the
6 rest, I think this being a repeat of
7 something that we approved and a decision
8 that seemed to have dealt thoroughly with all
9 of the ordinance issues already, I would see
10 this as a relatively straight-forward
11 decision tonight and I don't see a problem.

12 PATRICIA SINGER: I would agree.

13 H. THEODORE COHEN: I would agree,
14 also. I have a question, though.

15 In this photograph the car that's
16 there, is that driveway part of your
17 property?

18 MARC RESNICK: Yes.

19 H. THEODORE COHEN: And that's where
20 you're considering if it were allowed, you
21 could put two cars in there?

1 MARC RESNICK: Two in the driveway
2 -- you can definitely fit at least two cars
3 in the open driveway tandem. And those are
4 like normally -- should be able to be
5 legalized. This might be the best view blown
6 up. So we own that whole drive there, and
7 then that door is really just a false door.
8 It could be removed.

9 H. THEODORE COHEN: And that's where
10 you're saying is a garage door?

11 MARC RESNICK: A garage door already
12 existing right behind it so we could have
13 three in the row if we can.

14 THOMAS ANNINGER: It almost looks
15 wide enough.

16 HUGH RUSSELL: It's about 12 feet.

17 THOMAS ANNINGER: You don't think
18 you can squeeze --

19 MARC RESNICK: If they let us,
20 three, I would think. Well, to turn? The
21 problem is when you go into the building, you

1 need a whole turning radius to come in and
2 out. So I really believe you can just have
3 one car go straight into the space and that's
4 about it. See, here's the drive. So when
5 you come up the drive, you go right through a
6 garage door right there. It's a turn around,
7 you know, you just would need, you know,
8 there's beams and things in there that hold up
9 the building because it's a --

10 AHMED NUR: Is there an egress? Is
11 there a back egress to that, is that why you
12 can't park back there?

13 MARC RESNICK: There's no other
14 egress other than through there and through
15 the stores.

16 AHMED NUR: Is there a fire engine
17 hook up? Or what's in there?

18 MARC RESNICK: There's nothing in
19 there. It's just empty, raw. But there's
20 places that hold up the -- the building here
21 is concrete. It's not a wood frame addition.

1 There are supports that run through it. You
2 have to drive around those. They're not that
3 big a deal for this type of wall here or
4 there. So you can't really get in and around
5 and turn around inside the building. So one
6 straight in along the lot line. There shows
7 it the best. It's 46 feet long. So enough
8 for two, you know, 22 feet is a car? So we
9 have full length for two full cars. So we
10 think we can provide at least two parking
11 spaces and possibly three. And we, you know,
12 we promise we will if they let us.

13 HUGH RUSSELL: Ahmed.

14 AHMED NUR: Well, I like to --

15 H. THEODORE COHEN: I would just say
16 that I certainly think it would be preferable
17 to have something in the building. And I
18 guess I've always assumed that were residents
19 above the commercial space on the first
20 floor. And it seems to be an appropriate use
21 of it. I realize the parking is an issue,

1 but I would imagine that as Mr. Resnick
2 stated, that if it were four units, there
3 probably would be fewer cars associated with
4 that than if it were two floors of offices or
5 commercial space with employees. And so
6 based upon the reasoning in the earlier
7 decision it seems to me it does make sense to
8 allow it. But I would, you know, applaud
9 Mr. Resnick's pursuing whatever he can get
10 Traffic and Parking to agree to in terms of
11 at least having a couple of cars parked
12 tandemly in that driveway.

13 HUGH RUSSELL: Okay. Is that sort
14 of a general statement of what we all agree
15 to? Sounds good to me.

16 STEVEN WINTER: Are we indicating
17 that we would like the proponent to pursue
18 with the Planning Department, putting three
19 cars having room for three cars in this
20 project?

21 PAMELA WINTERS: Well, maybe two or

1 three?

2 STEVEN WINTER: I don't know.

3 HUGH RUSSELL: I think what Les is
4 advising is that none of those spaces will
5 meet the full requirements of the Ordinance
6 so we would have to give the relief, and then
7 we could ask that he work with the Traffic
8 and Parking Department to come up with the
9 best most feasible arrangement and let them
10 figure out whether it's two or three cars.

11 STEVEN WINTER: That's exactly what
12 I was saying.

13 LES BARBER: It may actually require
14 a variance as well, because you're not
15 meeting setback requirements from property
16 lines. So it's -- it will take some process
17 probably further to be allowed to put parking
18 in there.

19 HUGH RUSSELL: So it's not something
20 we could grant?

21 LES BARBER: No.

1 PATRICIA SINGER: I think, too, we
2 need to be mindful of the immediately
3 abutting neighbor just to make sure there's
4 not a dining room window by a tail pipe or
5 something like that.

6 HUGH RUSSELL: Are there any windows
7 on that side wall of the neighbor's house.

8 MARC RESNICK: At least one, it
9 looks like right at the front hall when they
10 first come in their door, it looks like
11 there's one window on the side and I think
12 that's it. It's on the lot line probably, so
13 it's probably not allowed to have windows.
14 It looks like the other house is on the lot
15 line.

16 HUGH RUSSELL: But when it was built
17 they can have windows.

18 LES BARBER: We can certainly sit
19 down with Mr. Resnick and review what relief
20 would be necessary, and maybe there is
21 something the Board could grant, but I

1 suspect in the end it might require a Board
2 of Zoning Appeal action.

3 HUGH RUSSELL: So we can act tonight
4 and simply put in a condition saying that to
5 go through the process, and if that means
6 they come back, has to come back for an
7 amendment from us, that's okay.

8 LES BARBER: We can grant an
9 amendment to this permit if that were
10 possible, but I think BZA action is probably
11 necessary.

12 HUGH RUSSELL: I'm wondering if
13 somebody could look through the previous
14 decision and see if there's anything in it
15 that's no longer correct or needs to be a
16 condition that needs to be added.

17 THOMAS ANNINGER: Les, I thought we
18 could act as if we were the BZA in a case
19 like this.

20 LES BARBER: If the relief is a
21 Special Permit. If the relief is a Variance,

1 you can't. And we weren't presented with
2 this option, so I haven't done the analysis.
3 If all the relief is possible from the
4 Planning Board, then we can come back with
5 advertising that relief and you can grant
6 that.

7 HUGH RUSSELL: But in any case, it
8 would have to be a separate hearing with a
9 separate advertisement?

10 LES BARBER: Yes.

11 THOMAS ANNINGER: Well, that might
12 be seen as a Minor Amendment in which case --

13 LES BARBER: No, if it's relief that
14 has to be granted, then that's another
15 process.

16 HUGH RUSSELL: So we'll take a
17 moment to review that previous decision and
18 see if we can simply reaffirm it.

19 (A discussion off the record.)

20 HUGH RUSSELL: So I think in the
21 wording in No. 3, there's some wording that

1 says it's not physically possible to park on
2 the lot. That would have to be changed in
3 light of the discussion we've had tonight,
4 that at this point the way the lot is set up,
5 there is a piece that might be used. The
6 first sentence might be modified to say it's
7 not physically parked on the lot and in
8 conforming configuration.

9 BETH RUBENSTEIN: Right.

10 HUGH RUSSELL: It's not on the
11 entire lot is the alleyway. So probably the
12 decision condition 2 could be, that's where
13 we could insert the study of the parking,
14 potential parking. And I don't actually see
15 anything else that needs to be fixed. So if
16 someone would make a motion to that effect,
17 we could vote on it.

18 H. THEODORE COHEN: I would move
19 that we affirm the decision of January 16,
20 2007 granting the Special Permit to convert
21 second and third floors for non-residential

1 structure, four units of housing and to waive
2 the parking requirement to the extent
3 necessary after the applicant has consulted
4 with the Planning Department and Traffic and
5 taken whatever steps are necessary to be able
6 to utilize the existing driveway for some of
7 the parking for the four units.

8 HUGH RUSSELL: Okay. Is there a
9 second?

10 PAMELA WINTERS: Second.

11 HUGH RUSSELL: Pam.

12 Any discussion on the motion? All
13 those in favor?

14 (Show of hands.)

15 HUGH RUSSELL: Everyone votes in
16 favor.

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

19 (Discussion off the record.)

20

21

1 HUGH RUSSELL: So the next item on
2 our agenda is the request to extend our
3 permit No. 234.

4 ATTORNEY JAMES RAFFERTY: Good
5 evening, Mr. Chairman, members of the Board.
6 It's so nice to be welcomed warmly. For the
7 record, James Rafferty on behalf of the
8 applicant Fresh Pond Real Estate Development,
9 LLC. Ms. Roberta Sidney is due to arrive any
10 moment. But this is a Special Permit. I'm
11 sure the Board will recall Fresh Pond
12 Parkway. A lot of effort put into the
13 design, the orientation of the building, the
14 parking, good pedestrian access. Everything
15 fell into place, but for the necessary
16 business climate to allow this to be built.
17 If you were to drive by the site today, you
18 would see a big sign out there seeking
19 tenants. But at the moment they have not
20 secured the necessary retail tenants to
21 warrant commencing the construction of the

1 project. So as is permitted under the
2 statute of the Ordinance, the petitioner is
3 seeking a request to extend the effective
4 date of the Special Permit for an additional
5 12 months. The permit was filed in the
6 office of the City Clerk on April 7th. So by
7 coming to you prior to that date, we're
8 hoping to be able to get that extension in
9 place prior to the expiration of the original
10 Special Permit.

11 HUGH RUSSELL: Thank you.
12 Steve.

13 STEVEN WINTER: We're commenting at
14 this point?

15 HUGH RUSSELL: That's right.

16 STEVEN WINTER: I do want to remind
17 the Board that this is the project where I
18 think the proponent worked very, very hard to
19 create an appropriate urban in-fill
20 development. It was a spectacular effort,
21 and I think we need to do whatever we can to

1 help the proponent along his or her way to
2 finish this.

3 HUGH RUSSELL: I think I would
4 comment that the Board normally grants such
5 extensions except in cases where they think
6 the basic facts and the basic situation is so
7 different that they have to look at the whole
8 thing again. So I don't think that's the
9 case here.

10 H. THEODORE COHEN: I was just going
11 to say I liked the project two years ago. I
12 still like it and I'd like to see it happen.
13 And I think obviously the economy has been in
14 a free fall for a couple of years, and unless
15 there were evidence that the developer was
16 consciously doing something to sabotage the
17 project, which I doubt, I would be all in
18 favor of extending it.

19 THOMAS ANNINGER: What are the
20 timing intentions as you understand them now?

21 ATTORNEY JAMES RAFFERTY: Actively

1 attempting to locate -- it's the type of
2 location where they just wouldn't build it on
3 spec. I know from firsthand experience that
4 the redevelopment at the other rotary, which
5 is also a client of mine, a project, they did
6 need to secure some leases. I will tell you
7 that in conversations with my client, one of
8 the challenges of finding a retail tenant has
9 been the parking supply. Lots of national or
10 big retailers have certain formulas. The
11 parking supply here is rather constrained.
12 We're not seeking to modify that, but I think
13 many people that drive by and see the sign
14 and do the typical calculation, how many
15 spaces do we need, what do we want. This
16 site has had challenges in that direction.
17 It's listed with a broker, and the developer
18 is a very experienced operator of commercial
19 properties and has relationships with
20 retailers in the Brookline area and has tried
21 to encourage them to look at the site, but I

1 think they just haven't been able to secure
2 the tenant yet that would warrant kicking the
3 program off. I don't think they could get
4 the necessary findings of the building
5 inspected.

6 HUGH RUSSELL: Okay. So would
7 someone like to make a motion or is there
8 more discussion?

9 THOMAS ANNINGER: I move that we
10 grant the extension requested.

11 HUGH RUSSELL: Second.

12 STEVEN WINTER: Second.

13 HUGH RUSSELL: Okay. All those in
14 favor?

15 (Show of hands.)

16 (Russell, Anninger, Winter, Winters,
17 Cohen, Nur, Singer.)

18 ATTORNEY JAMES RAFFERTY: Thank you
19 very much.

20

21

1 HUGH RUSSELL: The next item on the
2 agenda is a treat where the staff comes and
3 tells us about the work they've been doing.

4 STUART DASH: Thanks. Stuart Dash,
5 Community Development Department.

6 About a year and a half ago committee
7 planning staff from preplanning division took
8 a walk along the Charles River to take a look
9 at -- we sort of regularly talk about and
10 discuss as staff what are opportunities in
11 the city for either making improvements for
12 shifting things around in the planning, and
13 we came to sort of feel that there's some
14 opportunities in the Charles River after
15 about 100 years of the Charles River being
16 the basin that it's come to be today, to
17 create a more of a sense of destination along
18 the river. We've gotten pretty good at
19 moving things along the riverfront whether
20 it's pedestrians or bicycles or cars, but
21 there's very few places that you feel that

1 you could actually go as a place to go to to
2 linger. And while in high school they said
3 don't linger in the hallway, in our urban
4 design thinking we'd actually like you to
5 linger, and to feel that there's a place to
6 go. And a place that you feel you might want
7 to go with friends, whether it's a single
8 visitor from out of town or whether it's a
9 small group to have lunch, or whether it's
10 something as large as the kind of festivals
11 that we have along the river. And we're
12 thinking probably smaller scale than actually
13 the festival. Actually, more than the scale
14 if you have a few friends, if you have a few
15 hours for a place you'd like to go. There's
16 a notion of the public spaces by a Danish
17 urban designer that talks about the
18 necessary, the optional and the social spaces
19 outside. The necessary is if you have to go
20 to the store and get food, you travel along
21 this street to get there and that's a

1 necessary trip. That's a necessary turn in
2 the public space. If you find a nice bench
3 to sit in along the way, that's an optional
4 space that you might choose to sit. It might
5 not be anything great but it's an option you
6 have. If you find a place where maybe
7 there's a few benches and a tree and there's
8 some nice view or something, you might sit
9 down, you might have a few friends. You
10 might actually meet people that come there as
11 well and have a social interaction. And
12 that's the kind of thing looking to sort of
13 create that thing that makes a city a city.
14 I think what people enjoy about many of the
15 great public spaces in the world and
16 certainly in Cambridge, and we felt there's
17 opportunities to do throughout along the
18 Charles River.

19 So, we then took it upon ourselves and
20 Roger and Iram and Les and I walked every
21 foot, I think, of the Charles River over

1 about the course of a number of months, some
2 very hot months, and took notes and took
3 notes of every tree well and missing tree and
4 every pathway down to the river. Every walk
5 that was lacking shade that wasn't, that was
6 dangerous in terms of crossing streets, and
7 every opportunity along the river we thought
8 could be something special. And so what we'd
9 like to do is have Roger and Iram walk you
10 through that work today that we've been
11 working on for the last number of many months
12 and get your comments. We're starting to go
13 out to neighborhood groups and talk to them
14 about it and hopefully be able to come up
15 with a plan that we can work with going
16 forward in time. So with that, Iram first.

17 I RAM FAROOQ: Thanks, Stuart.

18 So Stuart mentioned we took this long
19 walk. I'm not going to tell you about each
20 of those tree wells that he mentioned -- Iram
21 Farooq, Community Development.

1 So as Stuart mentioned, also originally
2 -- so the Charles River Reservation which is
3 essentially the entire area along the Charles
4 River was originally conceived in the late
5 19th century as a parkway. So if you
6 promenaded along it, you went out with your
7 family on the weekend or you were in a
8 carriage and you drove along on what is now
9 Memorial Drive, and as over the years the
10 nature of transportation has changed, what
11 used to be the river experience has in fact
12 transformed into somewhat of a barrier to
13 experiencing the river if you live in
14 Cambridge and you're trying to get from the
15 Cambridge neighborhoods to the river. Also
16 that was sort of what if the big issues that
17 we were looking at as we, as we started to
18 walk along the river; how do you connect the
19 neighborhoods to the river? But also, you
20 know, the other thing is that the river and
21 the riverfront, the experience that Stuart

1 talked about, the connections to the river,
2 is something that's come up in numerous
3 neighborhood studies, in various areas when
4 we've looked at it as part of the planning
5 process, when projects have come to you for
6 approval that are located along the river,
7 these are the sorts of issues that we've all
8 grappled with that we tried to get a handle
9 on site by site. And we thought it was a
10 good idea to look at the river
11 comprehensively. So we're hoping that what
12 will come out of this is sort of our vision
13 for the river as a whole in Cambridge; sort
14 of an aspirational document that we can all
15 turn to from time to time. So, it will be,
16 you know, we think that we as staff will use
17 it. You as the Planning Board will use it
18 similar to how you use the policy documents
19 or the e-CAP reports for Alewife. And
20 hopefully we hope this will be a guiding
21 document for developers as they start to look

1 for sites on the river, they can turn to to
2 see what the City's vision is.

3 So there may be opportunities as we
4 come up, as we walk through the river to come
5 up with some sort of future capital projects
6 that may then, you know, we may decide to
7 push that forward to get into the queue for
8 capital projects in the city.

9 And finally, there may be opportunities
10 to cooperate with the state, primarily the
11 DCR, since really the state is the entity
12 that owns all of this riverfront. So, it's
13 very difficult for us to think of any action
14 that can be done just by the city alone.

15 And, you know, virtually everything has to be
16 in cooperation with the state. So we hope
17 that this will form the basis for that work.

18 And, you know, we -- there is sort of
19 in terms of process, I mean, this is what
20 you're seeing today is the result of our work
21 as staff just, you know, doing this big walk

1 and coming back and putting our heads
2 together and trying to figure things out.
3 We've just started on our public outreach on
4 this process. Roger and I were at the
5 Cambridgeport Neighborhood meeting last week.
6 We're slated to go to East Cambridge in a few
7 weeks. And we wanted to touch base with you
8 early in the process, because really, you
9 know, we're hoping to do two things today:

10 One is to kind of take you on the walk
11 that we went on and tell you what are the
12 things that we discovered and thought of.

13 But a second is to really hear from
14 you, because you've all experienced the river
15 in your own way in your day-to-day lives, and
16 you must have other ideas that maybe we
17 didn't come up with, and we'd like to have
18 that back and forth today. Hence the board
19 there.

20 STUART DASH: And that's the famous
21 Brendan Monroe, the map specialist.

1 IRAM FAROOQ: That's right, if you
2 wonder who creates all of those maps.

3 So, key issues that -- sort of global
4 issues before we get to the side by side
5 thing, the big global issues that came to us
6 is one of connections. Which is how do
7 people get to the neighborhoods and back to
8 the neighborhoods? How do we get people back
9 to what we hope will be this fantastic,
10 vibrant place that Stuart talked about?

11 The second is what do they do when they
12 get there? Are there really opportunities to
13 linger and to spend time with your friends
14 and family?

15 And finally, to think about how we can
16 leverage future development and development
17 in the riverfront to create those positive
18 changes that we would like to see?

19 And so to help us in processing all of
20 this information that we gathered, we
21 basically divided the river into five

1 sections that you see on the map. You know,
2 essentially using the bridges as our dividing
3 lines. So there is the North Point section
4 of the river, East Cambridge riverfront, the
5 MIT frontage, and D is kind of at Magazine
6 Beach Cambridgeport area. E is all of
7 Harvard Square going all the way to the city
8 line.

9 And with that, I'm going to turn it
10 over to Roger Booth to take you through the
11 first few sections of our walk.

12 ROGER BOOTH: Thanks, I am.

13 So I am has described sort of the way
14 to think about breaking down the river in
15 sort of an arbitrary way, but trying to use
16 the bridges as, again, some structural way to
17 think about it. This image shows those first
18 two and a half sections going from North
19 Point along the East Cambridge riverfront by
20 the MIT campus. And I like this aerial
21 because it really shows how much of the

1 subjects that the Board has been spending so
2 much time on in my 30 years. And even more
3 recently are so important to the river, the
4 East Cambridge riverfront. Of course the
5 Alexandria project we're discussing now. The
6 Genzyme building and the Cambridge Research
7 Park with the Broad Canal and the Friend
8 School that's under construction. It's nice
9 to look at this as a continuity even though
10 we're starting to break it up. It's hard to
11 keep it in your mind as I find as many hours
12 and days as I've spent out there, there are
13 these discontinuities.

14 The North Point area is one that the
15 Board has spent a lot of time on. And Hugh
16 Russell and I spent many hours on the
17 Citizens' Advisory Committee. And before
18 that Hugh was the City's representative on
19 the Zakim Bridge review process. I don't
20 know if everybody realizes that we wouldn't
21 have the beautiful Zakim Bridge and the 40

1 acres of the parklands if there had not been
2 a challenge on the Scheme Z back when we had
3 the Central Artery project. Do people
4 remember that whole story? That this icon
5 that we now have guiding us from the river
6 down to the harbor wouldn't have been there.
7 It could easily have been just a regular old
8 flat highway bridge because it's not that big
9 of a span. But I think we all felt the need
10 to have that as sort of a guiding landmark.
11 And you see in this image the multiuse path
12 going through North Point. These are the two
13 buildings that were built. The tower. Now
14 you can actually get down to the bridge to
15 North Point Park.

16 This is an image from the Charles River
17 Conservancy. And I know Renata is here
18 tonight and the skate park that's meant to go
19 right where that green asterisk is. And this
20 of course is the North Point portion of the
21 new Charles River Basin, it's 40 acres and

1 that's parks all around the perimeter of what
2 used to be called the lost half mile. As
3 Stuart said we're trying to find it and
4 actually make it a place that you want to go.
5 There's some diagrams that we're going
6 to be using throughout. Where we have these
7 red arrows, we're talking about missing
8 connections. Where we have asterisks, it's
9 either open space about to happen or a
10 development about to happen. Or in the case
11 of the blue asterisk something on the water.
12 So this map shows that a lot has happened
13 with the building of the common at the North
14 Point project. You know, we get under the
15 river, get out to this park and, of course,
16 there are many, many aspects that haven't
17 happened. But one very exciting thing that
18 is about to happen is the connector we call
19 the North Bank Bridge linking the North Point
20 park through an incredible weaving process
21 getting over the Millis River and the

1 commuter rail line. And under the artery to
2 get over to Paul Revere Park, which is one of
3 the -- these new parks in the new Charles
4 River Basin. So this is like an historic
5 moment once you're actually able to make that
6 connection and get all the way over to the
7 harbor.

8 And that contract has been awarded.
9 The contractor is about to mobilize and I
10 think it's going to take a year, year and a
11 half to build. So that's very exciting to
12 see that happening.

13 And these are a couple of images from
14 Carol Johnson who is a landscape architect on
15 that park. We're standing now in the upper
16 image along the new North Point Park in
17 Cambridge and we're looking over to where the
18 duck boats go in and out. And there you see
19 a little bit there, the slimy soiled bridge
20 and it goes up and down. And it's a clever
21 design that allows the bridge to

1 circumnavigate, that's very messy series of
2 barriers in there. This is a view closer up
3 and you get the view of the Zakim Bridge and
4 it's going to be very exciting to get up that
5 bridge and out to the harbor.

6 H. THEODORE COHEN: Are those real
7 photos or photosims?

8 ROGER BOOTH: Those are renderings
9 from the landscape architect.

10 H. THEODORE COHEN: Renderings of
11 what will be?

12 ROGER BOOTH: Yes. That's where the
13 bridge is in Cambridge.

14 And as I mentioned, the skate park is
15 here. And the status of that as I understand
16 it now, and we have an (inaudible) here the
17 Charles River Conservancy that raised the
18 money that was originally used to build the
19 park, a couple million dollars can be used to
20 maintain the park. There are still
21 discussions going on between the state and

1 the Conservancy how the state will build it
2 and how it gets maintained. It's very close,
3 and we're very excited about that.

4 This dotted line goes around the
5 so-called remnant parcel which is literally
6 the remnant of the takings that were done to
7 be able to build the ramp through the central
8 artery and the park. And we've always said
9 we thought that would be an interesting site
10 for affordable housing. The state has yet to
11 go through the necessary land disposition
12 process, and we are keeping in touch with
13 them as to when that's likely to happen.

14 One of the components of the plan that
15 you and (inaudible) and I have been fighting
16 for for years is to have a little bridge that
17 was recently in the plan to connect the
18 Museum of Science across this little inlet
19 right into the park. And it's complicated
20 all the various status questions about
21 commitments, but we still maintain that was a

1 commi tment because we have a piece of paper
2 that says it was. It's part of settling the
3 lawsui t on these ramps. It's about a million
4 dollars, and there's hope that will also get
5 bui lt dependi ng how funds wi ll pan out.

6 There's sti mul us funds that are i nvol ved and
7 the state has about \$30 mi llion on the tabl e.
8 So we're sti ll keepi ng an eye on that.

9 This is an idea for a bridge along the
10 face of the Museum of Science that would take
11 you i nto the Lechmere Canal and, agai n, would
12 bri ng mi llions of peopl e from the
13 Cambri dgesi de Galleri a and the museum and
14 vi ce versa.

15 The blue asteri sk is here because we
16 were thi nki ng that's somethi ng where some
17 acti ve water use such as canoes. And these
18 red arrows are j ust talki ng about the vari ous
19 ways that we'd l ike to be abl e kni t the
20 ri verfront to North Poi nt and then al l of
21 those areas to the ri ver. So, I see Denni s

1 Carlone is here, too. And we all spent a lot
2 of time in the '80s make the river canal a
3 reality that used to be a forgotten remnant
4 of water. And so I think it's important to
5 think about some of these great steps that we
6 as a community have made in the history to
7 think about is it really possible to do some
8 of the things we're talking about now to
9 address some of the gaps and our ability to
10 enjoy the river.

11 There's a wonderful little building
12 here that's about to fall in. And I know
13 Karl Haglin (phonetic) and people at DCR have
14 been very anxious to shore it up for years
15 and years. I think it's going to get shored
16 up. I think it needs a million dollars more
17 or so to turn it into something. It's always
18 been a water-related use, and an ideal thing
19 would be some sort of water-related function
20 that would have boats going out into the
21 river. But that one's still a little up in

1 the air. We want to make sure the building
2 stays there because it's such an important
3 historic icon.

4 This green asterisk here is on a part
5 of the system of open space that we created
6 in the '80s to go into Lechmere Canal and
7 shown here. It's a nice green space but not
8 much is happening there. And as our little
9 group was wandering around out there, we
10 think this could be maybe one of those places
11 that Stuart is talking about where something
12 more can draw you there. Perhaps a boat
13 concession or some kind of food concession or
14 something to make it a little more active.
15 There are a couple of benches, but it's ready
16 to have something more happen to it I think.

17 And similarly the Cambridge Parkway was
18 I think a great triumph in the '80s where
19 this used to be an eight-lane -- basically an
20 expressway. We got it narrowed down to 20
21 feet of asphalt, and the green space here is

1 all carved out of what used to be highway
2 space. And it goes along the side of the
3 front park here. And those were both great
4 steps forward in the '80s, but they haven't
5 really been touched much since then. So
6 again we're thinking that again that front
7 park could probably stand some sprucing up.
8 And we want to think about this very special
9 piece of land right on the water as maybe
10 being more actively used.

11 These two green asterisks you know very
12 well because those are the parks that we're
13 looking at in the Alexandria project. And we
14 just put those in there because all of the
15 ways we can get people down to the water are
16 important.

17 This is just such a messy piece of
18 highway design done in I guess the '50s or
19 '60s. And we literally couldn't find each
20 other as we tried to maneuver our way and
21 find some way into the water down here. I'm

1 sure you've all seen it probably in a car.
2 That's probably one of those things that will
3 take a long time to try to fix. But look at
4 what happened with Broad Canal. This
5 magnificent walkway that just opened is
6 really the culmination of what we started
7 very back -- where the Planning Board
8 required this building to put in the walkway
9 on this side. We knew this was going to
10 come. We just didn't know it was going to be
11 25 years later. So now we've got a great
12 circuit around here tying into the new boat
13 launch here, and the open space system at
14 Cambridge Research Park. So that's a good
15 step forward.

16 And this little plaza now is in front
17 of the Badger Building. I don't know if
18 everybody has noticed how much better that
19 building has looked since they got rid of the
20 apron on it and created a little park plaza
21 space here. And if the Board remembers, the

1 Special Permit for the Sloan School included
2 a beautiful walkway along here with a nice
3 green space there. You were able to
4 circulate through the Sloan School out to the
5 water. So that's a major step forward. As
6 is, of course, increasing the green space
7 along the river. And there's a plan that DCR
8 has taken forward to bring in more benches
9 and livening that whole space.

10 A little bit far afield is the notion
11 of the Grand Junction Connector that we've
12 looked at in various projects which helps get
13 people from Kendall Square down towards the
14 BU Connector.

15 MIT talked in the Town Gown recently
16 about a new connection across the tracks,
17 getting the campus connected in that way that
18 would then allow people to get down to the
19 water as well.

20 Here's the rest of the grand junction
21 going down to the BU Circle. This is the

1 alignment as it now looks today. And there's
2 room to get ways for pedestrians and bicycles
3 in there along with the pedestrians, but
4 that's probably another ten year plan.

5 This is Fort Washington. And it was in
6 the early '80s that we got that little
7 walkway across from Fort Washington over
8 really from a MIT parking lot. Again, they
9 wanted people from Cambridgeport to get over
10 there. This is along the edge along the
11 railroad tracks.

12 So now I'm going to turn it back over
13 to Iram to continue on down the river.

14 IRAM FAROOQ: Thanks, Roger.

15 All right. So off to the MIT section.
16 We reach Magazine Beach and the city has
17 partnered with DCR, and the city pitched in a
18 million dollars to upgrade the Magazine Beach
19 area. That was Phase 1. That is just
20 concluding. And it has upgraded the playing
21 fields in this area. This is one of the

1 great areas of opportunity along the river
2 the way we look at it, because this is one of
3 the few places in Cambridge where the river
4 -- the frontage, the open space along the
5 river widens enough to really accommodate a
6 lot of activities. So, right now there are
7 playing fields, there's the swimming,
8 swimming pool, there's the tot lot. And
9 actually there are some older structures,
10 some beautiful historic structures in the
11 area that once again like the DCR boathouse
12 are in some need of TLC.

13 This icon you're seeing for the first
14 time. This is our little image for where you
15 can have a nice lookout area. There's
16 actually an existing section at Magazine
17 Beach that offers a fantastic view of Boston.
18 It just isn't frequented very much because
19 the pathways don't connect very well. And I
20 think some of us on our path, for me that was
21 the first time catching this view when we

1 were doing our walk.

2 To Phase 2 of Magazine Beach work will
3 incorporate some upgrades to the pathways and
4 the create a picnic area. So that will be
5 Phase 2, but unfortunately not funded at this
6 moment, but the plans for that are there. A
7 key area, a key issue continues to be
8 crossing of Memorial Drive in this section.
9 There is the overpass, but it's really not
10 the optimal way to get people back and forth.
11 So it's not something we have to continue to
12 think about, are there at grade
13 opportunities.

14 There was -- well, I guess further
15 along, there has been a recently established
16 and grade crossing which has really helped,
17 but, you know, there's sort of a desire line
18 at this point to see something happen. The
19 other great opportunity in this area is
20 really one that would be leveraged through
21 redevelopment, and that's the Microcenter

1 Trader Joe's parcel, which even in its
2 current format it has some potential
3 remaining. But it's also an area that really
4 could benefit from some more active uses
5 facing the river. It really -- you started
6 to see a spark of that in the Starbucks that
7 recently went in a year or two years ago
8 which actually has outdoor seating facing the
9 river. And that sort of uses all along would
10 be fantastic. There is a road, a city road
11 actually, and now I'm forgetting what it
12 called. Riverside Road?

13 Riverside Road. It's a city road that
14 goes this L-shaped here that has been
15 consumed into that parking lot. And we get
16 to think of that in the future as a real road
17 with sidewalks and, you know, pedestrian
18 amenity as well as just a driveway for the
19 parking lot. There's some desire lines from
20 the neighborhood to get to more school
21 through that site. As well as there's

1 activities there. There's the farmer's
2 market on Saturday. That could help with the
3 crossing from the neighborhood to Magazine
4 Beach certainly connecting to the existing
5 overpass.

6 So, well, the one other thing to point
7 out is that if and when the Trader Joe's
8 Microcenter site redevelops, it would have to
9 conform to the urban design guidelines that
10 go along with the Memorial Drive Overlay
11 District.

12 So moving along, the purple asterisk on
13 the right-hand bottom corner is a series of
14 gas stations at Memorial Drive and River
15 Street. And while they're not really going
16 anywhere as far as we know, they certainly
17 offer a redevelopment opportunity in the
18 future. It would be nice to see something
19 different there over time. The other really
20 key thing that has already happened here is
21 what you see in the center image, which is

1 the new park at -- the new park here. And
2 this was made possible through redevelopment
3 of that parcel what used to be the pony's
4 parcel. The negotiations, you guys were a
5 big part of that rezoning process.

6 And, Beth, did you want to add anything
7 to that?

8 BETH RUBENSTEIN: No, keep going.

9 IRAM FAROOQ: That has already made
10 a big change in this area. Another piece
11 that's coming is Western Avenue. The city is
12 currently working on a public process to
13 redesign Western Avenue. DPW and our
14 transportation staff have started a public
15 process to look at pretty wholesale
16 improvements. They're going to be strong
17 water improvements, sidewalk work, bike
18 facilities. And also thinking about
19 accommodating trees and lighting. So that's
20 something that's coming that would really
21 help the nature of those crossings. You

1 know, we have all these roads and most of
2 them have sidewalks and not all of them are
3 attractive sidewalks to walk on. They don't
4 have street trees and some are narrow.
5 Through this Western Ave. process that will
6 be one major connector that will
7 significantly be improved.

8 And then as we, as we continue along,
9 we get to kind of Harvard Square area. I
10 mean, this is probably the part of the river
11 that the majority, the largest number of
12 people see all the visitors to Cambridge.
13 This is the section that they get to. This
14 here, you know, we started to look at sewer
15 asphalt areas as possible areas for -- there's an
16 image here -- of a different kind of
17 experience of the river. Very few
18 opportunities to really get close to the
19 water in Cambridge. And we were thinking
20 well, here's a little structure that's
21 already built, it has a little rail. Why not

1 capitalize on that and start to think of
2 about those as places where you can get
3 close.

4 Another little opportunity that we saw
5 in this area is that for creating a little
6 plaza here where Devolve Street, Devolve,
7 Cowperthwaite connect with Memorial Drive.
8 It's sort of no man's land right now. And
9 right across from this image is actually
10 right here where the asterisk is. And right
11 across there's also a larger open space
12 actually, but nothing happens on it partially
13 because there's a steam pipe running
14 underground that makes it hard to plant trees
15 and learn to survive. We were thinking some
16 sort of treatment like maybe a Quincy Square
17 type treatment might be very appropriate
18 there. Also, more so because it's right
19 across from the Week's Footbridge which is
20 one of the strong pedestrian connections. So
21 it would really be a nice piece to have

1 something positive happen in that zone.

2 Before we move along I'll just sort of
3 point out that this whole large amenity with
4 JFK Park is another instance that was made
5 possible through the development of the MBTA
6 car parks at the Harvard Square station.

7 This happened when the T was extended out
8 beyond Harvard Square to Alewife. And, you
9 know, this stretch as we thought of it, it
10 kind of made us stretch the envelope a little
11 bit and think about what are, what are --
12 this is an area where a lot of people come.
13 What are some fun things that could happen?
14 I mean, are there places along the river
15 where a lot of people go where you could have
16 food courts for instance? Does it make sense
17 here? Especially on a Sunday when the
18 section is closed for Riverbend Park. Could
19 there be a water taxi that connects this area
20 to Boston, to Lechmere Canal? Could there be
21 the notion of incorporating this is Les's

1 favorite some sort of public use in the
2 boathouses? Like, wouldn't it be nice to
3 have a cafe at the corner of Walled Boathouse
4 that all of us can get to? So just to --
5 those were kind of the more sort of the less
6 immediate things, but you know, we think they
7 would be really positive in the spirit of
8 this, what we end up with being more as an
9 inspirational document, we're not going to be
10 able to go out and necessarily make them
11 happen, but it would sort of be fun to try.

12 And going along further away from
13 Harvard Square, these continue to be the sort
14 of outfalls that we are showing here. This
15 stretch is where there aren't a lot of
16 connections from the neighborhood to the
17 water for a good reason. That there's this
18 Riverbend Park right here. But it's
19 interesting because this is a great access up
20 Longfellow Park and all the way up to
21 Longfellow House. It's a great park to walk

1 in and it would be great to cross over at
2 that point. There is -- where you see this
3 kind of hollow red arrow. There's already a
4 connection. There's a crosswalk, but it's
5 probably one of the, you have to be a brave
6 sole to use that crosswalk or take your bike
7 across that crosswalk because I've done that.
8 And in any case, so, you know is it feasible
9 to think about some sort of light at that
10 crossing? We have not had -- we've had early
11 conversations with the various other
12 departments, we haven't talked in this level
13 of detail, so we don't really know if Sue
14 thinks this is a good idea. But certainly
15 these are -- we're just throwing all the
16 ideas out there to be explored as we go
17 along. It's certainly some way to improve
18 that crossing out there whatever the real
19 mechanism might be is a good thing.

20 Here, at the other end of the Riverside
21 Park is a little DCR to the lot called the

1 Secular Play Lot. And, again, we thought
2 there's an opportunity to create one of those
3 spots that Stuart talked about where you
4 might want to linger. So you have little
5 kids playing. There's a little section that
6 is sort of a more fuss and nothing happens
7 there. It would be nice to have some picnic
8 tables and umbrellas where parents can sit
9 and have some social interaction while the
10 kids are playing. You're not actually right
11 by the water, but you're very visually
12 connected at that point.

13 Here, again, as we get to the Greenough
14 Boulevard connection with Memorial Drive, we
15 hit another one of those sections like Roger
16 pointed out before where it's just a massive
17 highway and it's hard to know what to do.
18 It's not quite as bad because you don't have
19 a lot of stuff overhead. It's all at grade.
20 But you can see in this central image, kids
21 trying to cross this way to get to the water,

1 and it's sort of a challenging task. You
2 have to go across two to three roads to
3 accomplish that. I mean, the Mount Auburn
4 expansion that was permitted by you acquired
5 this connection here, the little pink dotted
6 line, which is a pedestrian connection from
7 Mount Auburn to, this is Greenough. And you
8 it gets people across, but it's really hard
9 to navigate once you get there. So, once
10 again an area, you know, these giant blue
11 blobs are areas that we need to give more
12 thought to that we weren't able to figure out
13 an answer to. But we think it really needs a
14 closer look.

15 Here's a spot, though, we thought
16 offered a great opportunity to get close to
17 the water, but also it's right by the
18 boathouse. And it's here, actually here on
19 the extreme right is the image. The slope is
20 not very steep at that point, it's a little
21 wider. And just by being a little below the

1 highway, actually is a tremendous difference.
2 It cuts out the noise and you feel like
3 you're in a much more sylvan environment as
4 you think of Cambridge regularly. Just take
5 a look at that, it's from -- I don't know
6 Winslow Homer Painting or something.

7 We're marked the whole of Greenough
8 Boulevard as a blue blob. Once again
9 primarily because this is a section where I
10 think just a lot of cut is needed. There's
11 no curb, so the multiuse pot disintegrates
12 into the road. It's hard to keep that
13 separate. But also in our look we felt that
14 perhaps Greenough Boulevard is a little over
15 designed for the traffic it carries. It's a
16 too -- it's too much traffic in either
17 direction. And it -- I mean, that's the
18 image on the left is what it was like when we
19 were there. So suddenly it was felt that
20 probably at rush hour there's more traffic,
21 but it certainly doesn't feel like it

1 requires four lanes. And we think this might
2 be a kind of place that offers the
3 opportunity that was used at MIT where DCR
4 took away a lane of traffic and a parking
5 lane and really widened the open space
6 section by the river at that point. I mean,
7 this is the kind of area that might offer
8 that kind of opportunity. But again, it
9 requires a closer look and some more
10 transportation input in this section. So, we
11 consolidated all of these things that Roger
12 and I have been talking about. We actually
13 have a map of this. For some reason I'm not
14 able to access it. Roger is passing it
15 around. Some of these ideas that started to
16 merge, we put into one map and we'd like to
17 use that as the starting point of our
18 discussion with you. Anyway, we'll just turn
19 on the lights. Everybody has a copy of the
20 map. I'm going to try to make this work. In
21 the meantime -- there we go.

1 So with that we really want to turn it
2 over to you all and we'd like to hear from
3 you if you have thoughts on kind of the --
4 any big picture thoughts, any specific little
5 ideas that you may have encountered as you go
6 along the river or as you try to get to the
7 river where the hurdles are and we'll take
8 notes. And I don't know, do you want to be
9 the MC Stuart?

10 STUART DASH: I think just any
11 questions, comments and suggestions is the --

12 HUGH RUSSELL: I'll take the
13 Chairman's prerogative to kick off with a
14 comment. Last spring I bought a bicycle for
15 the first time since 1983, so I've been
16 discovering the open spaces. And so one of
17 my trips was I followed the Charles River out
18 to 128. And there are almost continuous
19 bicycle paths all the way out to 128. There
20 are a few barriers in various places, but
21 it's striking the amount of work that's been

1 done mostly by the what now is DCR to create
2 those pathways. Cambridge, on the Cambridge
3 side of the river, it's very unfriendly for
4 bicycles. And there are two reasons:

5 One reason is that the actual surfaces
6 you're riding on are very uneven, rough and
7 in poor state of repair. And that tends to
8 be true on both sides of Memorial Drive.

9 And the other thing is there isn't a
10 lot of horizontal distance in those places.
11 So you're having to share either space six or
12 eight-foot wide, maybe ten-foot wide with
13 pedestrians, and that's not enough space to
14 travel at reasonable bicycle speed. Now, the
15 great, I mean the part that you mentioned was
16 Lousy Greenough Boulevard is actually one of
17 the better places for bicycles. And of
18 course North Point is a fabulous destination.
19 And with the new bridge, which will be 12
20 feet wide and will have a five percent pitch,
21 you'll be able to keep going. So to me

1 that's a -- it was a disappointment. It's
2 also hard to get to the river on a bicycle
3 from here. I live a block away, and how to
4 get back and maneuver the one way streets.

5 That Western Avenue is going to be --
6 have some extra facilities is a good notion
7 if you're trying to get to the river, but you
8 still have to get back. I mean, I come up
9 Pleasant Street and then go a long way for a
10 little bit, come across Bigelow Street
11 because, you know, or a wrong way for a block
12 on Inman and then tuck around this building
13 and go back. I mean, it's, it's not very
14 friendly at all. It's a great thing to do to
15 get there. So, my dream is to have that part
16 of the accessibility be worked on.

17 IRAM FAROOQ: Just one thing to add
18 about your first point. The DCR is
19 contemplating what they call the Phase 2 of
20 the Memorial Drive project which essentially
21 will upgrade the multiuse path. There's

1 limited stuff they can do in the sections
2 that are very, very narrow. But they're
3 actually thinking of separating the
4 pedestrian and bike movements in the areas
5 that allow sufficient width to do that. And
6 I believe that now they have some stimulus
7 funding to do at least part of that project
8 if not all. So, some good changes coming
9 along that.

10 STUART DASH: Down the BU Bridge
11 down to Longfellow, that whole stretch will
12 be done in multifaceted.

13 HUGH RUSSELL: There are a lot of
14 pedestrians down there whenever I ride my
15 bicycle down there. And the separated paths
16 are used in, say, going down to Jamaica Pond.
17 I can bicycle down to the Arboretum which is
18 again almost a continuous strip, except you
19 have to get to it somehow. But, along there
20 there are several places where they use,
21 where they separate out. Obviously they

1 bui l t a new bi cycl e pathway and many
2 pedestri ans don' t recogni ze that, and there
3 aren' t many bi cycl es that recogni ze that. On
4 the southwest corner i t' s very heavi l y si gned
5 but i t doesn' t work wel l . I t' s just hard to
6 do.

7 So Steve?

8 STEVEN WINTER: I f you' re fi ni shed?

9 HUGH RUSSELL: Go ahead.

10 STEVEN WINTER: The fi rst thi ng I
11 want to say i s that thi s body of work that
12 you' re doi ng i s so i mpressi ve, i t' s
13 wonderful . I t' s one of those thi ngs that
14 makes me proud to l i ve i n Cambri dge and be
15 part of Cambri dge that we have thi s sort of
16 thoughtful pl anni ng that l ooks ahead 50 years
17 reall y i n thi s case to make these sort of
18 changes. I' ll tear the sheet off and hand i t
19 to one of you so please don' t feel l i ke you
20 have to get al l thi s stuff. The fi rst thi ng
21 I wanted to say, I thi nk the pl anni ng

1 document can be really important. And I'm
2 not talking about the thousand page document,
3 I'm talking about whatever the small concise
4 summary is announcing our values to the
5 state and federal partners, in a way that
6 says very directly this is what we people in
7 Cambridge want to have happen. It's not a
8 municipal desire. It's not a public sector
9 desire. This is what the citizens are
10 saying. This is our core value for how we
11 want this to look, and I think that's a very
12 important statement to the public sector. I
13 think that the pedestrian connections that
14 you noted, the ones that exist and the ones
15 that were opening up, that's my highest
16 priority. Frankly of all this work, to me,
17 that's the highest priority. And I also
18 think that in the terms of advocacy, that we
19 need to help the folks in Cambridge
20 understand how we as citizens can guide state
21 and federal investment in this infrastructure

1 that we're looking for. Again, so it's not
2 just a municipality lobbying or advocating
3 with federal funders. We need the citizens
4 to be advocacy groups to say to our elected
5 officials to get the earmarks that we know we
6 can get to buy this infrastructure. And I'll
7 tell the story, I don't know if it's horribly
8 bad taste, about when I was younger, much,
9 much younger, we used to take lawn chairs and
10 sit in that pedestrian overpass bridge over
11 there on Magazine Beach and wait until a
12 truck got stuck, it happened quite often. We
13 weren't disappointed. It was a good way to
14 pass by a Sunday afternoon. The Week
15 Footbridge, the grassy area, it does look
16 desolate. I often wondered why things didn't
17 grow there. And now I do. It doesn't look
18 good. I wanted to mention, and I think I
19 read somewhere once that the lawn at the
20 Longfellow House went all the way down to the
21 river. And, you know, maybe that's some

1 interesting way that we can connect to the
2 Longfellow House national parks and somehow
3 make a connection for footbridge or a
4 pedestrian traffic or something that
5 continues to see that as part of the
6 Longfellow property. I don't, it's just an
7 angle. And I -- even though it's nice, Hugh,
8 for the bicycles, I think the Greenough
9 Boulevard is like a vestige tail on humans.
10 It's some weird thing there. We don't need
11 it, we don't use it. It always seemed to be
12 a very outdated and odd piece of
13 infrastructure. I just don't think it's
14 sound in terms of traffic and the function
15 that it's supposed to do. And certainly we
16 could redesign it and do something else with
17 it. I think there would be a lot of support
18 for that.

19 I think the breaking up your map in
20 areas gives citizens an opportunity to say,
21 "Oh, I want to focus on that part. That

1 looks good to me. I like that." Or "I think
2 I want to focus over here." Instead of "It's
3 huge" when you see the whole thing and it's
4 all those different parts. But I think if
5 you -- if we're selling it to people to say
6 this is the part that you can be concerned
7 with. This is the part that you all just
8 worry here, this is the part you need to see.
9 I don't think that's a bad sell. I know
10 there's a terrific regional planning agency,
11 METC I think is mapping bicycle and
12 pedestrian trails regionally. And what
13 they're showing is that they're trying to get
14 municipalities to see this connectivity
15 that's immediately outside of their municipal
16 borders, and it's really surprising how they
17 are right there. We just don't see them
18 because we often get over the border.

19 And, Hugh, you're right. The paths go
20 way, way out. They go out to Walden Pond.
21 They go out to Lincoln. They go out to the

1 new interchange at Westwood Station on Route
2 128 has bicycle path connections into that
3 big Milton open space. I mean, it's huge.
4 There's a ton of connectivity out there and
5 this is exciting that we can connect to it
6 all.

7 And the last point that I have is that
8 when we do these paths, I think that the way
9 finding signs are critically important
10 because we know where we're going and we know
11 what it all looks like. If it's an
12 out-of-towner or a day tripper or somebody
13 like that, they really don't know where they
14 are in the same way that we wouldn't put a
15 roadway up without putting signs on it. I
16 don't think we can put a bike trail up
17 without really putting the signage on it that
18 it needs. And I just have to say again, this
19 is very exciting. This is a terrific effort,
20 I'm happy to see it start.

21 BETH RUBENSTEIN: Steve, can I ask a

1 quick question about something you said
2 earlier? You said that for you the
3 pedestrian connections were paramount. Were
4 you thinking in particular to and from the
5 river, along the river, both?

6 STEVEN WINTER: Every one of them.

7 BETH RUBENSTEIN: All of them.

8 STEVEN WINTER: Under the built
9 infrastructure, along the river. And I think
10 particularly where we've got something very
11 pretty here and something very pretty here
12 and there's just something that needs to
13 connect it, to me, those are the really
14 important parts. That's the priority.

15 HUGH RUSSELL: I guess I'd also
16 like, you talked about city, you talked about
17 the state, but I think Renata has shown us
18 that if we gather together as citizens in
19 light leadership, that's an essential part to
20 get this research used. And perhaps after
21 the Board comments, I'd like to ask Renata if

1 she'd like to make some comments. Because I
2 think it's working together we're -- we have
3 to work together to achieve our goals.

4 Are there other Board comments?

5 H. THEODORE COHEN: Well, I was
6 obviously very impressed with the
7 presentation, but it also got me thinking
8 about how I use the river. And I bike around
9 the river quite frequently, and it was
10 interesting what Stuart was saying about the
11 three classes and the fact that the final
12 class is someplace where you stop and really
13 rest and relax. And in thinking about it, I
14 almost never stop on the Cambridge side. I'm
15 always stopping on the Boston side. And
16 because I stop by the band shell, I stop by
17 the Esplanade, you know, and I stop by going
18 under the BU Bridge, turn around and look
19 back there. And actually, you know,
20 obviously the views are better on the
21 Cambridge side, you know, looking towards

1 Boston as much as I love looking towards
2 Cambridge. But there aren't spots on the
3 Cambridge side that really make you want to
4 stop and linger, you know. Or along Land
5 Boulevard is nice. You know, I like stopping
6 by the Mass. Ave. Bridge, but they're not, as
7 you said they're not wide enough. They're
8 just not big enough to really relax. And
9 Memorial Drive is right there. And so I
10 don't know what we possibly can do about
11 that, but I think it's interesting. And I
12 also think, you know, I don't walk, you know,
13 the Memorial Drive that often, but when I do
14 walk it, it tends to be when there are the
15 festivals or certainly Sunday when they have
16 the park, when you can feel that Memorial
17 Drive is closed and it's become part of the
18 river. And most especially on the 4th of
19 July when I always watch the fireworks from
20 the MIT side. And then there are just
21 thousands of people there just partying. And

1 if there was some way, you know, that we
2 could make these destinations, you know,
3 weekly or for Sundays or just something that
4 would expand the size of the area so that you
5 could get, you know, the critical mass of
6 people so that it does become a destination
7 for everybody to go to and to join in and
8 play together.

9 I RAM FAROOQ: Well, you know, the
10 section in East Cambridge is one of the
11 sections that offers a great opportunity of
12 that nature. So if you think about Roger
13 mentioned Front Park. You know, right now
14 you might not go there because you don't
15 really think of it as being sort of a public
16 area.

17 H. THEODORE COHEN: Right.

18 I RAM FAROOQ: But imagine if this
19 were to have some sort of raised connection
20 across the -- across Cambridge Parkway to
21 the -- you said to be more open edge that you

1 think of as public. That would suddenly
2 start to feel more like it's part of the
3 public space. We've sort of dumped this
4 museum point. If we ever have more activity
5 here, you can think of this potentially as a
6 place where you have, I don't know, another
7 Riverbend Park. It closes on Sunday. Or
8 maybe it's an area that has the taste of
9 Cambridge. You know, our License Commission
10 was expressing an interest right now. I
11 think they are -- things are structured in
12 such a way that they can't do that. But that
13 would be the sort of event that would be kind
14 of a fun draw to an area that doesn't get a
15 lot of traffic right now. I mean, this is
16 sort of -- and it really connects to all of
17 the work that has been -- that was done on
18 the East Cambridge riverfront. And then once
19 you have all these connections across O'Brien
20 Highway, then you can connect to that whole
21 regional system that Roger just described way

1 in the future if you have this pathway along
2 the museum, then once again it's another
3 connection over to the Esplanade.

4 HUGH RUSSELL: Patricia.

5 PATRICIA SINGER: A couple of
6 points. At the risk of stealing other's
7 thunder, I'll keep them very short. Not an
8 original idea, but I don't understand why we
9 are stopping at the banks of the river and
10 not talking about going into the river. This
11 used to be a swimming river and has been
12 cleaned up to the point that we can swim in
13 it at least once a year. I'll have Renata
14 talk to that some more.

15 Similarly an idea that was advanced by
16 someone else, I think it would be wonderful
17 if we could encourage the closure of Storrow
18 Drive either before or after the closure of
19 Memorial Drive so that we would have one side
20 closed at one point on Sunday and the other
21 side closed at other hours, but that we would

1 get a longer period of time where we could
2 enjoy the river from both sides.

3 And finally at the risk of wearing the
4 black hat, although this is my backyard and I
5 do walk it and I do bike it, and I do look at
6 the nature and I do get down there and pull
7 weeds and do all kinds of things, this is the
8 property that is owned by the state, and it
9 is really for the enjoyment of all of the
10 public of the state and also for people from
11 other states and other countries. And so as
12 we're thinking of access and usage, we really
13 need to make sure that we're not selfish and
14 we provide a way for all people using all
15 recreation and modes of transportation
16 including ADA compliant transportation to get
17 down and enjoy the river.

18 HUGH RUSSELL: Ahmed.

19 AHMED NUR: Well, I guess Tricia
20 brought the point that I wanted to make, and
21 that is I can sit here all night pretty much

1 and talk about rivers. I was -- I learned
2 how to swim in a river. You're all familiar
3 with the Nile River full of crocodiles and
4 what not. And when I saw the post card from
5 Boston that says it has a river, I was really
6 excited about it. And when -- my family and
7 I have three children less than the age of
8 12, go to roam, we tend to go out of our way
9 to go to the river. And so I appreciate
10 everything that you can do to welcome the
11 river to come through this city of ours, and
12 to consider in a way that my family or the
13 family of the residents of our community to
14 go and enjoy the river. There's a lot of
15 open spaces that people can go and have
16 varieties of different sports and activities,
17 but why the river? It's because it's a place
18 where human nature generally we go to cool
19 down, to enjoy the nature. You know, it
20 comes all the way from the mountains as we
21 say. And so I would not go on any further

1 than that. But I would like to see, for
2 example, at the Magazine Beach, I'd like to
3 see some sand as opposed to grass for
4 volleyball or for children to play in. If
5 DCR is concerned about river pollution, maybe
6 we can put a knee wall there. It's about 24
7 inches high just by the river so people can
8 sit on it, at the same time look at the
9 sports and the activities that they can play
10 on Magazine Beach or any other place. If we
11 go to the river, we go there to -- and it's
12 actually a great idea to have a trolley.
13 Maybe the city can provide a trolley,
14 multiple colors, to pick people up in
15 different neighborhoods and just say River
16 Trolley on the weekend. I'd like to see some
17 sort of gondola or little boat that would
18 take people across that would serve possibly
19 coffee or ice cream or something like that
20 simple. Nothing that's contributing to the
21 pollution, you know. A couple sticks would

1 do, stick to the mud and push your way
2 through, or a rope across. That's how we did
3 it. And so, you know, with that I would say
4 thanks.

5 HUGH RUSSELL: Pam.

6 PAMELA WINTERS: I'm just so glad
7 that you did this study. I think it's great.
8 I just have a couple of questions about
9 trees. I noticed that you mentioned
10 something about tree wells and empty tree
11 wells. And that's something that we do have
12 control over, isn't it? On the -- no? Is it
13 on the City of Cambridge?

14 IRAM FAROOQ: Well, we did notice
15 empty tree wells on all -- on the city side,
16 but predominantly on the riverside which is
17 DCR land. And certainly, you know, from the
18 city side we do try to stay on top of the
19 empty tree wells, and the asterisks
20 aggressively trying to tackle those.

21 PAMELA WINTERS: Good.

1 IRAM FAROOQ: The DCR ones are a
2 little bit harder and may require more
3 preparati on.

4 PAMELA WINTERS: Okay. I was asking
5 because trees are so important in terms of
6 absorbi ng carbon di oxide and there's so much
7 traffi c that goes along Mem Drive and so
8 forth. So I just, you know, I would love to
9 see more trees, not only for the aesthetics
10 but for the shade and for the carbon di oxide
11 i ssues.

12 STUART DASH: There was, probabl y
13 duri ng these walks as well , that we started
14 to noti ce that especi all y for shade as you're
15 wal ki ng on the si dewal k, that there's some
16 areas where there's some terri fi c trees that
17 are not shadi ng the si dewal k, they happen to
18 be offset. They're not shadi ng you from the
19 sun. So just thi nki ng very careful l y when
20 you're pl aci ng trees and where they're
21 l ocated, where you get the most bang for your

1 buck from them.

2 PAMELA WINTERS: Right. Thank you.

3 HUGH RUSSELL: Any other comments at
4 this point? Would you like to hear Renata at
5 this point?

6 THOMAS ANNINGER: That would be
7 good.

8 RENATA von TSCHARNER: Hello, I'm
9 Renata von Tscharner, R-e-n-a-t-a v-o-n
10 T-s-c-h-a-r-n-e-r and I'm the founder and
11 president of the Charles River Conservancy.

12 We'll be celebrating our tenth
13 anniversary this year. And the mission of
14 the Conservancy is to make the urban
15 parklands from the harbor to the Watertown
16 Dam more attractive, more active and more
17 accessible to all. And we just added up, we
18 probably raised close to \$8 million of which
19 60 is in cash, and the rest is in kind. Our
20 volunteers, over 15,000 have donated over a
21 million dollars of labor to landscape the

1 parks, to prune the trees and to -- we
2 planted 10,000 bulbs, narcissus and daffodils
3 that are coming up any moment now.

4 So making those parklands attractive is
5 our mission. And to see Cambridge take this
6 effort to create that plan is wonderful. You
7 all know the master plan that the MDC did
8 which is on our website, Thecharles.org, it's
9 a wonderful document. It's important that
10 the Cambridge does the work now because the
11 DCR has lost roughly about 25 percent. They
12 are suffering greatly. And it is the
13 residents of Cambridge as well as the all the
14 state residents and foreigners who come here,
15 but it is wonderful that Cambridge takes it
16 upon itself to do the planning. And I think
17 you covered many of the important points. I
18 agree that we need to take the water into
19 account.

20 The Governor has appointed a commission
21 that will look at swimming in the Charles.

1 The commission will have its first session on
2 the 24th of March and Marty Wall sits on
3 that commission and Senator Petrucelli. So
4 there will be some Cambridge representation
5 as well looking at sites of swimming. And
6 there are the water sports that are already
7 on the river, but they're also new ones like
8 paddle surfing that lends themselves very
9 well for Cambridge.

10 Just a few other points that I didn't
11 really hear in the presentation that I hope
12 you will incorporate. And as the bridges
13 across the Charles are being restored by Mass
14 DOT as part abbreviated accelerated bridge
15 program are the underpasses. Something that
16 we very much advocate, that there are
17 underpasses similar to the Eliot Bridge that
18 already exists, the Eliot Bridge is further
19 up the river. But all the other bridges
20 should really also have underpasses. And if
21 you have a chance to go to the BU Bridge,

1 they just opened up the BU Bridge and you can
2 see of what an underpass at the BU Bridge
3 would mean. So that is something we very
4 much are pushing to see.

5 It was mentioned, programming the big
6 events like the 4th of July, the River
7 Festival, the Dragon Festival, the Charles
8 River Conservancy has started the Sunday
9 program. It's called the Sunday Parkland
10 Games between the Weeks Bridge and the
11 boathouse every Sunday afternoon when the
12 Memorial Drive is closed we bring games out
13 there and we have hundreds of families
14 gathering. And I don't see why that couldn't
15 be spread to other areas. It's a relatively
16 inexpensive way to bring families to the
17 river and have them enjoy it.

18 I think these are the main points, but
19 I'll be glad then to make more detailed
20 comments. But I'm so happy that Cambridge is
21 doing that and playing this very important

1 role in a time when DCR is really suffering
2 and small non-profits like the Conservancy
3 want to work with you, but obviously there
4 are limited resources for what we can do.

5 Thank you very much.

6 HUGH RUSSELL: Thank you. I see
7 Dennis there. Do you want to make any
8 comments?

9 DENNIS CARLONE: Sure.

10 HUGH RUSSELL: Introduce yourself
11 because not everybody on the Board has been
12 seeing you.

13 DENNIS CARLONE: Hi, I'm Dennis
14 Carlone, C-a-r-l-o-n-e, 16 Martin Street,
15 Cambridge.

16 I also applaud the presentation. And
17 when Roger first told me about it I was very
18 eager to come here tonight, and I share that
19 with you. I was very happy to hear comments
20 about considering a water taxi. It's just
21 such a logical thing to happen eventually.

1 And if we want to create places along the
2 waterfront, one of the best ways is having
3 places where the taxi would come. And also
4 the food concession that was mentioned,
5 there's some logical places where those two
6 would work together. And, you know, even if
7 it's Harvard Land or MIT Land, well, those
8 students would come to those places to have a
9 cup of coffee on the water. So I really am
10 excited about what I've heard tonight.

11 Just two minor thoughts: One is that
12 along Mount Auburn Cemetery, that really is a
13 different place. You were saying Greenough
14 is a funny place anyway, but it probably does
15 change at Eliot Bridge to a different place
16 than on the other side of Eliot.

17 And the other is -- and I'm sure you
18 made reference to this, is the private side
19 planting. The luscious places along the
20 river are obviously at the institutions in
21 most cases, and that's because there's

1 pl anti ng on both si des. And I know when you
2 have revi ew of new proj ects, you wi ll promote
3 that. But maybe even a pol icy of just the
4 recommenda tions for pri vate pl anti ng on the
5 land si de and just aug ment what' s al ready
6 there. I thi nk i t' s very exci ting and I
7 enjoyed al l the comments toni ght.

8 Thank you for the opportuni ty.

9 HUGH RUSSELL: Does anyone el se who
10 would li ke to speak?

11 MARY HIGGI NS: Hi. My name i s Mary
12 Hi ggi ns, H-i -g-g-i -n-s. I' m actual ly a
13 resi dent of Somervi lle. And I' m a graduate
14 student at Tufts Uni versi ty. And I' m taki ng
15 a loan i mpact devel opment course ri ght now
16 that' s the pri mary reason why I' m here. But
17 I' m al so a rower at Ri versi de Boat Cl ub whi ch
18 i s the boat cl ub on next to Magazi ne Beach.
19 And I j ust want to make a few comments.

20 Fi rstly, that I' m very exci ted that
21 thi s conversati on i s happeni ng.

1 Secondly, all of us in the rowing
2 community and among the boathouses along the
3 Charles River are often in very close contact
4 with each other and we are eager and willing
5 to participate in this discussion and
6 definitely make improvements to make the
7 river more accessible.

8 I go to the river almost twice a day,
9 everyday, and I have to say it's a huge pain
10 in the butt to get there even from this area.
11 It's just difficult to get there. There's
12 also strong sentiment among all of the rowers
13 that I've known and talked to over the years
14 that there isn't really any place along the
15 river for us to enjoy the river. And we kind
16 of joke that we get the best view of the city
17 from the river. But after we come in from
18 rowing there isn't anywhere for us to grab
19 coffee or a beer or anything and take in the
20 view. So I just want to say that I've really
21 enjoyed this and I'm more than willing to act

1 as liaison between the rowing community and
2 any of you.

3 Thank you.

4 HUGH RUSSELL: Thank you.

5 AHMED NUR: Just one more. Sorry.

6 HUGH RUSSELL: Please go ahead.

7 AHMED NUR: Just one thing that came
8 to mind is public bathrooms for families.
9 There's absolutely none along the river.
10 That's all.

11 HUGH RUSSELL: Okay. Any more
12 discussion?

13 H. THEODORE COHEN: Can I just ask a
14 question if anyone knows, since the question
15 about bathrooms and a place to have a snack
16 by the Hatch Shell, is the Hatch Shell area
17 DCR?

18 BETH RUBENSTEIN: Yes. DCR.

19 H. THEODORE COHEN: So they do allow
20 a food concession there and there are rest
21 rooms in those areas? They're not opposed to

1 i t.

2 BETH RUBENSTEIN: That's all DCR.

3 PATRICIA SINGER: It's DCR.

4 HUGH RUSSELL: Okay.

5 IRAM FAROOQ: We did hear from some
6 of our other colleagues that there used to be
7 a food concessi on at Magazi ne Beach, ri ght?
8 That eventual ly went away. I guess it may
9 just have been that there wasn't enough --
10 there weren't enough peopl e to support it.
11 So it's hard to know what the mechani sms, I
12 mean what the forces of pl ay were whi ch was
13 one of the reasons why we were thi nki ng how
14 about food carts that are more numberabl e and
15 are abl e to move around to capi tal ize on
16 where peopl e are.

17 HUGH RUSSELL: I just want to make
18 one more comment. I'm sort of surpris ed to
19 hear peopl e descri be one part of the river is
20 bleak whi ch is the frontage between the Weeks
21 Bri dge and the Marge Anderson Bri dge. The

1 soil there is terrible. It's worn out. And
2 so -- but there are often a lot of people out
3 there often, you know, undergraduates lying
4 out by the river on sunny days or not so
5 sunny days. But one of the reason it looks
6 so scruffy is that it's soil is really
7 terrible. And I think in general that is
8 probably because -- and I think it's because
9 of the intensity of the use.

10 BETH RUBENSTEIN: Probably a better
11 path system would help?

12 HUGH RUSSELL: Renata.

13 RENATA von TSCHARNER: Currently
14 there is envisioning efforts going on along
15 the Esplanade, and both staff and maybe
16 members of the commission would like to
17 attend -- there's a session on the 10th of
18 March, and then there will be two more and
19 there's a lot of parallels of what you're
20 doing in Cambridge, what's happening along
21 the Esplanade. And I think these ideas can

1 help each other because it also looks at how
2 to come across that Museum of Science. So
3 there are connecting points and I think that
4 these ideas can help both sides.

5 HUGH RUSSELL: Okay.

6 STUART DASH: Thanks very much.

7 HUGH RUSSELL: Thank you.

8 So I think the last item on our agenda
9 is the Board of Zoning Appeal cases. And I
10 believe there's a special treat in store for
11 us. A special zoning case that we didn't
12 know about.

13 (A discussion was
14 held off the record.)

15 HUGH RUSSELL: We're back.

16 LIZA PADEN: A while ago when the
17 Planning Board was looking at some antenna
18 installations at Lesley University in Porter
19 Square they were concerned about the pattern
20 of the installations that had happened over
21 time and the condition of the existing

1 antennas on the building and requested that
2 Mr. Brailard, who is representing the
3 current applicant at Clearwireless, come back
4 with a representative from Lesley University.
5 We have George Smith here who can talk about
6 the discussions that have happened about
7 future plans for installations and the
8 possibility of creating a more coherent and
9 less chaotic array or arrangement of antennas
10 that exist today. If you look at the
11 buildings in the photographs that Adam has, I
12 also have --

13 ATTORNEY ADAM BRAILLARD: I'll pass
14 these out, too.

15 LIZA PADEN: You have more, too.
16 Roger and Les and I -- Roger? Were you at
17 the meeting?

18 ROGER BOOTH: Yes.

19 LIZA PADEN: That's what I thought.
20 Roger, Les and I met with both of these
21 gentlemen and talked about what would make

1 the most sense on this building for
2 installing the antennas. And the consensus
3 was that in the areas on the -- there's a
4 recessed area, which is the darker red color,
5 that if the antennas were installed there,
6 and come to find out from Lesley University
7 is that the different carriers have different
8 -- are located at different heights on that
9 tower. So there really can be an opportunity
10 for symmetry on the building. It really
11 would make an improved situation for this
12 building, because take the antennas off of
13 the brown colored -- I guess whatever -- I
14 don't know what the detail name of this is.
15 Taking it off of here and putting them all in
16 this area would --

17 PAMELA WINTERS: In the recessed
18 area?

19 LIZA PADEN: In the recessed area
20 would lessen the chaos. And there are some
21 installations that are in there now. And

1 reduce any interference that there may be.
2 It varies a little bit based on which
3 carriers are stacking on top of the other
4 because every carrier has a different
5 frequency. If one carrier has a much
6 different frequency than the other carrier,
7 there could be an encroachment on that. The
8 standard is a ten-foot separation.

9 LIZA PADEN: And the other thing to
10 point out, there are antennas on the top,
11 right? Those are the ones that are Lesley
12 University.

13 GEORGE SMITH: Yes.

14 LIZA PADEN: There's an antenna
15 array on the top that's used by the
16 university for other campus locations amongst
17 themselves and that's part of this
18 regulation. That's accessory use to the
19 building and occupants themselves.

20 ATTORNEY ADAM BRAILLARD: Thank you,
21 Liza, appreciate it. Just for the record,

1 Adam Braillard for the applicant
2 Clearwireless here on behalf of the proposal
3 in front of the Board of Zoning Appeals for a
4 Special Permit to install or to amend the
5 existing facility or install additional
6 antennas on the existing facility. And with
7 me is George Smith who is the director of
8 operations of Lesley University.

9 As Liza mentioned, we were here about a
10 month ago and described the proposal. And
11 simply it's an addition of a one-panel
12 antenna and one dish antenna per sector, and
13 there's three sectors. And the proposal is
14 to install all of the additional antennas
15 within the, I guess, we'll call it the
16 reveals, the dark, the maroon section, the
17 maroon areas of the tower. And to point to
18 those, the one color maroon, not the grout
19 but just the standard one maroon color as I
20 know this Board likes.

21 The other proposal is to paint or

1 repair any of the existing antennas that
2 belong to Sprint. Clearwireless is an
3 affiliate of Sprint or Clearwire is an
4 affiliate of Sprint. And so --

5 AHMED NUR: Can you use the
6 microphone?

7 ATTORNEY ADAM BRAILLARD: And so the
8 proposal would be because they're one in the
9 same, essentially that Clearwire would, as
10 part of its application, propose to repaint
11 the existing panel antennas that belong to
12 Sprint, Sprint-Nextel. And in fact the only
13 antennas are Sprint owned and those are two
14 antennas per sector. Currently those
15 antennas look like they were painted a while
16 ago and they may have back then been painted
17 with some grout lines to try to match exact.
18 And this Board, and also the Board of Zoning
19 Appeals has moved away from that. So we
20 think that would improve the aesthetics of
21 that location.

1 HUGH RUSSELL: Okay. I have a
2 radical question. If our goal was to get all
3 of the antennas ultimately moved off of the
4 beige brick into the maroon, are there enough
5 spaces to accomplish that or is their
6 installation going to make that impossible?

7 ATTORNEY ADAM BRAILLARD: Well,
8 we're not -- the other proposal is not to
9 take up any additional vertical sections on
10 the tower. The proposal is to install where
11 we already have antennas and where, I think
12 it's AT&T, already have antennas on the -- on
13 a vertical plane. So there is space below,
14 but I do believe that Metro PCS has installed
15 some antennas there. There may be even space
16 even a little bit below that. But at some
17 point there's not going to be space.

18 HUGH RUSSELL: I mean, there are
19 about 36 possible slots. There are three
20 elevations, there are three slots and there
21 are four sides. And if you do the math, that

1 comes out 36. And there are a lot less right
2 now than 36 antennas. But there seem to be
3 something like six or more that are on the
4 above at this time. Some of them are on the
5 corners which no doubt are there per sound
6 engineering reasons and under long term
7 recess and all the rest. But I'm sort of
8 dreaming here saying sort of what -- if
9 that's -- I mean, to go and putting all the
10 antennas in the recesses is the best we can
11 hope for, this is a tall building in an area
12 that doesn't have a lot of tall buildings.
13 It has a lot of people with cell phones. And
14 so it's a very important site for this. And
15 I think so we might as well say okay, we're
16 going to have 36 antennas sooner or later,
17 but make sure we have the ability that some
18 of the guys around the buff come back and
19 change their equipment and say uh-uh, we want
20 you to move what you've engineered, these
21 spaces, and I want to make sure that the

1 spaces are not -- are still there for them.
2 I gather what you're saying is if of those 36
3 sectors you're not taking any use of the
4 sectors or did I misunderstand you?

5 ATTORNEY ADAM BRAILLARD: I would
6 say that typical wireless carrier has
7 anywhere from three to twelve or plus
8 antennas per its site. Those are typically
9 always divided into three sectors of however
10 many there are per sector. So usually you're
11 going to have either three antennas for a
12 carrier or possibly up to 12 or 15 antennas
13 per carrier, depending on the technology and
14 what that carrier is actually overlaying on
15 their existing installation. Or, you know,
16 similar to what Clearwire is doing. So if
17 you have carriers that are using six or nine
18 or twelve antennas, then you're starting to
19 reduce the number of carriers that can
20 actually fit up on the tower.

21 What I'm saying is that the -- there's

1 two things here: There's horizontal
2 separation, there's vertical separation and
3 there's also horizontal separation.

4 For horizontal separation, in order to
5 make that happen, you would need to have some
6 of these panel antennas out onto the brown,
7 grey area. If you're going to stay away from
8 that area, then you're going to have to
9 completely rely on vertical separation. What
10 we're saying, we're not going to change any
11 of the locations of where there's already
12 antennas that other carriers would be able to
13 go because of the horizontal separation
14 concerns. I'm not sure of the distance of
15 the horizontal separations. It's definitely
16 greater than ten feet. And, again, that's
17 just more so driven by which carrier you but
18 up against. We're not going to take up any
19 additional vertical spots I guess is what I'm
20 trying to say. If that makes any sense.

21 PAMELA WINTERS: So how many

1 carriers does Lesley plan to have in this
2 space eventually or ultimately? Or how many
3 are there now and how many do you plan to
4 have?

5 GEORGE SMITH: Just for the record,
6 I'm George Smith with Lesley University
7 director of operations and campus planning.

8 At this point in time we don't -- there
9 are three current carriers on the tower.
10 There's AT&T at the top. Sprint in the
11 middle. And Metro PCS at the bottom. AT&T's
12 been there for better than ten years.
13 Sprint's been there for better than ten
14 years. And Metro PCS was approved about two
15 years ago or the early part of 2008, so it's
16 been up there for two years. Given the space
17 that's on the tower and the, you know, the
18 plans for Lesley out into the future here
19 right now, we really don't have any
20 additional plans to put any additional
21 carriers on the tower. With the amount of

1 space that's left on the tower, I'm not
2 certain you can do that anyway. It's just
3 that our focus is elsewhere right at the
4 moment and that's not, that's not it. So, at
5 this point in time, I mean, it's the three --
6 they're on the tower right now that we have
7 leases with for a period of time in the
8 future. Those are the ones that we're going
9 to be continuing with.

10 PAMELA WINTERS: And I'm just
11 curious, what is your antenna used for, the
12 one that's sticking up there?

13 GEORGE SMITH: Our antenna allows us
14 to communicate between our three campuses,
15 the three campuses.

16 PAMELA WINTERS: Oh, okay.

17 GEORGE SMITH: It's our e-mail,
18 internal communication, including telephone
19 system and that sort of thing between the
20 three campuses.

21 PAMELA WINTERS: Just curious.

1 Thank you.

2 H. THEODORE COHEN: Hugh, can I
3 follow up on that?

4 HUGH RUSSELL: Sure.

5 H. THEODORE COHEN: I'm sorry. Does
6 Lesley have any right to relocate the
7 antennas?

8 GEORGE SMITH: I think I'd have to
9 go back and look at each one of the
10 individual leases that we have. In the
11 conversations that I've had with Liza and
12 with Les when we met two or three weeks ago
13 here, the conversation came back at that time
14 antennas that are on the building and what do
15 we do to improve their appearance -- improve
16 the appearance of the ones we currently have.
17 So my intentions are to go back to AT&T and
18 Metro PCS and review the locations of those
19 antennas, and especially the ones that are up
20 on the corners which belong to AT&T, and that
21 the mounting systems that they currently have

1 for those antennas that are on the corners,
2 we think can be improved. Now whether we can
3 talk AT&T to actually putting new mounting
4 systems on them so they can be located closer
5 to the facade of the building, I guess that
6 remains to be seen. So I, in answer to your
7 question, no, I'd have to go back and read
8 the leases and see what it says in there
9 about our ability to go back and do that.

10 H. THEODORE COHEN: I just need to
11 get it off my chest, and I know it's your two
12 guy's jobs and I'm sorry to unload on you,
13 but I personally think this is the ugliest
14 array of antennas in the entire city. I've
15 thought that since they've been up there.
16 And it just keeps getting worse and worse. I
17 personally think putting them in the red
18 recess will not improve things. It may make
19 it even worse, because I think the play of
20 recess and non-recess in light and dark is
21 very attractive. I personally would be

1 interested if Lesley could rethink the entire
2 concept of the antennas, and I would be
3 interested in seeing the possibility of just
4 a monopole somewhere on Lesley's campus that
5 maybe has 10 or 15 antennas on it and it just
6 says this is a monopole with antennas on it
7 versus, you know, defacing a building. Now,
8 I'm not sure my colleagues think the same
9 thing, but I just -- I'm appalled every time
10 I drive by this building which is four or
11 five times a day, and I mean it just -- it
12 was a lovely building and I think it's just
13 been defaced.

14 HUGH RUSSELL: Well, I'm going to
15 follow along on that because I just asked
16 myself looking at View 1 where you can see
17 the corner antennas, if I could get those off
18 there, would I be willing to see them
19 actually beyond the top of the roof maybe
20 setback five or six feet from the corner?
21 The top is sort of already a little unruly

1 with, you know, lightning antennas and some
2 other gear up there. I mean, that might be a
3 trade off that might still work technically
4 for those guys. Now again, I make the same
5 disclaimer that Ted made. My colleagues may
6 not agree with that. But it's one that I
7 keep in my mind.

8 THOMAS ANNINGER: I missed the heart
9 of your idea.

10 HUGH RUSSELL: Take View 1.

11 (Side Discussion).

12 HUGH RUSSELL: Maybe this is a case
13 where our usual rule of not breaking the sky
14 needs to be set aside. And the idea of a
15 monopole makes sense until you find anybody
16 who is going to live near it because it's
17 going to go up in smoke. There is, in one of
18 these pictures, a monopole that Lesley
19 recently purchased which is the steeple of
20 the church. And there are actual
21 installations in steeples where you take the

1 skin of the steeples and replace it with
2 something that's electronically transparent
3 but visually identical. I mean --

4 PAMELA WINTERS: That's a great
5 idea.

6 HUGH RUSSELL: This is not a
7 short-term thing because you're not going to
8 want to install it and lift the building up
9 and renovate it and do all the rest. But
10 there are, I think Susan knows about some
11 stealth church antennas in Newton.

12 PATRICIA SINGER: And, Hugh, we
13 required that when I sat on the Lewisburg
14 Conservation in New York, we had all our
15 antennas in our town in steeples. We had a
16 plethora of churches and we didn't have one
17 antenna that you could see anywhere in town.

18 HUGH RUSSELL: So it appears to me
19 of the 36 possible dark antenna slots you're
20 going to use six more of them than you
21 presently use. Am I right, seeing where your

1 red arrows point?

2 ATTORNEY ADAM BRAILLARD: That is
3 correct.

4 THOMAS ANNINGER: You know, I think
5 Hugh is on to something interesting. I can
6 imagine a creative architect coming up with a
7 design of steeples of things, pointing with
8 some symmetry at every corner that might
9 almost embellish this tower rather than what
10 we've got there now. He may be absolutely
11 right, that we need to turn our usual concept
12 on its head because what we have right now is
13 unsatisfactory. It's certainly on the brick
14 side. And I agree with Ted, I don't look
15 forward to taking the recess area which is
16 full of shadows and breaking light and so on.
17 I think it would take a clever design and it
18 would take some symmetry, but I think there's
19 something to the thought that maybe what we
20 ought to have is something sticking in the
21 area there that actually might look good. It

1 is a somewhat, I don't know, truncated tower,
2 it isn't a tower like a spire, this is cut off
3 and that has rural use to it. But some
4 soaring symmetrical points might just improve
5 on it. I think it's worth a try because the
6 path you're going down now almost seems like
7 a dead end.

8 HUGH RUSSELL: Pam.

9 PAMELA WINTERS: I'm not sure I like
10 that idea, Tom. From an aesthetic point of
11 view I'm not sure it will fit in with the
12 architecture of the building and I'm not sure
13 how the Historical Commission would react to
14 it. But I do like Hugh's idea about doing
15 something with the church. And perhaps we
16 could temporarily grant permission for the
17 antenna to go into the recesses at this
18 point, but then have Lesley move them to the
19 church once the church gets established, and
20 wherever it's going to land and do something
21 with the steeple in the church to that the

1 antennas are hidden permanently. Anyway
2 that's my thought. I do like your idea about
3 the church.

4 PATRICIA SINGER: However, the
5 practical matter sits before us that this is
6 a functioning company and a functioning world
7 that needs to go on functioning.

8 PAMELA WINTERS: Right.

9 PATRICIA SINGER: So what do we do
10 today?

11 PAMELA WINTERS: Well, my thought
12 was that we grant them --

13 HUGH RUSSELL: Unfortunately we
14 don't grant them. We recommend.

15 PAMELA WINTERS: We recommend.
16 That's okay. Well, I wouldn't mind saying
17 that going in the recess -- personally I
18 wouldn't mind it going to the recesses
19 temporarily if Lesley would pursue, you know,
20 the thought of doing something with the
21 church steeple as Hugh suggested. And that's

1 just --

2 THOMAS ANNINGER: Is this the fourth
3 carrier, is that what we're talking about?

4 ATTORNEY ADAM BRAILLARD: It's an
5 overlay of Sprint. And that's a good point.

6 HUGH RUSSELL: We have this
7 technological problem because now they're
8 offering multiple kinds of services and so
9 that each carrier that used to have one kind
10 of service is now providing multiple kinds
11 and varying antennas.

12 THOMAS ANNINGER: So this is Sprint?

13 HUGH RUSSELL: This is the tip of
14 iceberg.

15 ATTORNEY ADAM BRAILLARD: This would
16 have to go in the location where the existing
17 Sprint antennas are and we need the overlay
18 for that.

19 PATRICIA SINGER: Alternately if we
20 live long enough, maybe we'll see it all go
21 because we'll be into a completely different

1 technology.

2 PAMELA WINTERS: That's right.

3 THOMAS ANNINGER: You know the
4 trouble with granting temporary solutions is
5 that a temporary lasts often for a very long
6 time. It would probably out live us all. I
7 guess I'd like to understand a little bit
8 better whether there is a better idea. I'm
9 not convinced that the idea of going into the
10 sky is not the better idea. Or to put it
11 positively, I think it's something worth
12 pursuing.

13 HUGH RUSSELL: All right.

14 AHMED NUR: Tom, you done?

15 THOMAS ANNINGER: Yes.

16 AHMED NUR: I just wanted to add, on
17 too, by saying how many antennas are exactly
18 -- after all this how many antennas are you
19 requesting to recommended to put in that
20 recess?

21 ATTORNEY ADAM BRAILLARD: The

1 application for the Board of Zoning Appeals
2 and in front of you folks for recommendati on
3 is for three addi ti onal panel antennas and
4 three addi ti onal backhal l di sh antennas.

5 AHMED NUR: And they would not be
6 projected above the roof level of that tower?

7 ATTORNEY ADAM BRAI LLARD: That's
8 correct.

9 AHMED NUR: Okay. Well, in that
10 case I think we've talked long enough. I'm
11 willing to go along with that as long as it
12 is wi thi n the recessed area and it is
13 matching the colors of that recessed area.
14 And it shows, as in thi s case of the photos
15 that you submi tted, that I would recommend it
16 for it.

17 HUGH RUSSELL: Am I hearing that as
18 a moti on, is that your intenti on?

19 AHMED NUR: Yes.

20 HUGH RUSSELL: Is there a second to
21 that moti on that we make a recommendati on?

1 PAMELA WINTERS: Second.

2 THOMAS ANNINGER: Can we have some
3 sort of straw sense on where we're coming out
4 because I'm a little confused?

5 STEVEN WINTER: I am too, Tom.

6 HUGH RUSSELL: I guess -- okay, I
7 think I would support that recommendation
8 that we really -- that what they're proposing
9 is not making things much worse, and it's a
10 necessary thing and we should be looking
11 forward to fixing the problem in the future
12 if it's possible to do it. So that's my
13 comment.

14 PATRICIA SINGER: May I add to it?
15 For once I'm going to take your place, Steve,
16 I appreciate the extra efforts that Lesley
17 and Clearwire have made to come back to us
18 repeatedly to help us work through our
19 thinking on this.

20 THOMAS ANNINGER: I agree. And I
21 think -- and I'm grateful that Lesley came

1 here tonight, and you seem to be taking this
2 to heart and that alone gives me hope that it
3 will get better because I think you care. So
4 I'm prepared to go along with it, too.

5 PAMELA WINTERS: And, sir, do you
6 think you might investigate the church
7 steeple? Is that something you might
8 investigate at least?

9 GEORGE SMITH: I don't have any
10 problem at all with, you know, doing an
11 investigation, doing a study on what might be
12 possible or, you know, and we can address
13 some of the different thoughts that were
14 presented here tonight, you know. And what
15 the outcome of that is going to be, I don't
16 know. I do know it's more than antennas
17 because we have all the support equipment
18 that's on the roof of the university hall
19 right now that supports -- that's antennas up
20 on the roof. So there's a, that's an issue
21 that will have to be dealt with. I agree

1 with you, putting antennas inside church
2 steeples makes a lot of sense. So getting
3 them there and supporting them is, you know,
4 another issue. But I would be glad to do a
5 study on it to see what we can do.

6 PAMELA WINTERS: Thank you. Thanks.

7 HUGH RUSSELL: Okay. So we prepared
8 to take a vote or more discussion?

9 H. THEODORE COHEN: I just want to
10 say I cannot go along with the
11 recommendation. And I can't see putting
12 anything more on that tower and I would
13 prefer saying nothing, but the Board can vote
14 as it chooses to vote.

15 HUGH RUSSELL: Do you want to take a
16 vote? The thing about a recommendation is
17 that it can express the full range of the
18 discussion. It doesn't have to culminate or
19 express the majority viewpoint. And, so
20 therefore, I'm going to call for a vote on a
21 recommendation. The primary consensus that

1 some of us have reached and the other points
2 of view being expressed.

3 So all those in favor?

4 (Show of hands -- Russell, Anninger,
5 Winter, Winters, Nur, Singer.)

6 HUGH RUSSELL: Opposed?

7 (Cohen.)

8 PAMELA WINTERS: And Ted's opinion
9 will get addressed at the meeting? Good.

10 ATTORNEY ADAM BRAILLARD: Thank you
11 very much.

12 LIZA PADEN: So the rest of the
13 cases for March 11th, I wanted to find out if
14 anybody had any comments about them?

15 H. THEODORE COHEN: I'm just curious
16 what they want to do at 76 Fayerweather.

17 LIZA PADEN: That's the last one.

18 H. THEODORE COHEN: Just having been
19 involved with Fayerweather School, I'm just
20 curious about what they're doing.

21 LIZA PADEN: These are the

1 photographs of the existing locations. That
2 also includes renovation of the porches.
3 They're not making excessively large windows,
4 just moving them around.

5 THOMAS ANNINGER: What is this
6 strange appeal?

7 LIZA PADEN: Mr. Rafferty's case.
8 He just left. This is an interpretation, a
9 discussion of interpretation that's been
10 going on with Inspectional Services about
11 additions and dormers and location of
12 windows.

13 LES BARBER: This is a section of
14 the non-conforming section of the Ordinance
15 that lays out five or six or seven instances
16 of changes to non-conforming buildings which
17 normally end of the Ordinance would require
18 either a Variance or a Special Permit which
19 are allowed as of right under this listing.
20 One of which is putting a dormer on our
21 second or third floor I think where that

1 dormer would be in violation of a setback
2 requirement. And the other is a provision
3 which says you can't put new windows in a
4 wall that doesn't meet the setback
5 requirement. And those two provisions have
6 been interpreted to be in conflict so that
7 you can put the dormer on the third floor
8 within the setback but you can't put any
9 windows in it because the -- another
10 provision says you won't put any windows in a
11 wall where the wall does not meet the setback
12 requirement.

13 HUGH RUSSELL: As one of the persons
14 who I think with Les drafted that provision
15 some 25 years ago as a way of reducing the
16 needless workload of the Zoning Board, we
17 came up with a series of things that we
18 always granted, and it was very clear that
19 the dormers were going to have windows in
20 them. But the window decision came after my
21 tenure on the Zoning Board.

1 LES BARBER: The dormer provision
2 predated the window provision which came
3 subsequently. And no one thought to review
4 the interaction of the two sections. The
5 claim obviously is you put in a dormer in
6 part to have more light into the attic, so it
7 normally would have windows and, therefore,
8 that was the intent of the Ordinance. And
9 they're asking, I think, the BZA to interpret
10 that as the meaning of the exception.

11 HUGH RUSSELL: All right. We'll
12 have to send a --

13 THOMAS ANNINGER: Amicus brief.

14 HUGH RUSSELL: Yes. Saying one that
15 is involved, but that's not perhaps for the
16 Board to send out. But that is the case. I
17 mean, to me most of the cases we look at here
18 are cases that should never be heard. They
19 should all be allowed by right to the point
20 of being crazy. And it's the window. The
21 window portion is basically the, you know, I

1 can' t i magi ne there mi ght be some -- at some
2 poi nt changes to wi ndows that woul d be so
3 severe that they shoul d be revi ewed. But you
4 know obvi ousl y. I guess we' ll let them
5 struggl e wi th that.

6 So I thi nk we' re adj ourned.

7 (Whereupon, at 10:15 p.m., the
8 heari ng adj ourned.)

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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
6 Notary Public, certify that:

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

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

15 IN WITNESS WHEREOF, I have hereunto set
16 my hand this 23rd day of March 2010.

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19 Notary Public
20 Certified Shorthand Reporter
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