



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

AGENDA

Tuesday, March 16, 2010

7:00 p.m. – Please note the new starting time

Second Floor Meeting Room, 344 Broadway

City Hall Annex – McCusker Building

Cambridge, Massachusetts

2010 MAR -9 P 12:31
OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE, MASSACHUSETTS

Update by Beth Rubenstein, Assistant City Manager for Community Development.

7:00 p.m. Board of Zoning Appeal Cases

PUBLIC HEARINGS

7:20 p.m. PB#246, 106 and 296 Vassar Street, Special Permit to construct a free standing 2.4 kW Skystream wind turbine on its main campus, Section 11.43. MIT proposes to install one wind turbine, but is submitting two sites for approval while conducting analysis to determine which site produces the best results. Massachusetts Institute of Technology, applicant.

8:00 p.m. PB#247, 22 Water Street, Special Permits to construct 392 units of in the North Point area of the City. The proposal requires a Planning Board Project Review Special Permit (Sec 19.20), and Planned Unit Development Special Permit (Sec 13.70 - PUD in the North Point Residence District). The applicant requests that the Planning Board find the project eligible for (1) the Waiver of Height Limitations, Sec 13.74.35, to permit a maximum building height of 150 feet, rather than the 120 feet otherwise required at this location; for (2) Additional Gross Floor Area for Above Ground Structured Parking, Sec 13.79.2, to permit additional Gross Floor Area of approximately 100,000 square feet for two levels of above-grade structured parking accommodating 314 parking spaces, and (3) Reduction of Required Parking to 0.8 parking spaces per unit (314 spaces) as permitted in Sec 6.35.1 and Sec 10.45. This will be the first of two required public hearings for the PUD process. A second hearing on the Final Development Plan will be held at a later date to be determined. (The Special Permit granted 2007 has since expired. The current proposal is substantially similar to that previously approved version, with the exception of modified provisions for parking and new vehicular access to the development from Water Street.) Catamount Holdings, LLC, applicant.

(continued on other side)

GENERAL BUSINESS

1. PB#38, One Canal Park, extension request for the 2nd PUD public hearing.
2. PB#243, Alexandria, hearing schedule adjustment.
3. Other.

General Business items may be taken out of the order in which they appear on the agenda above. Times for General Business items are approximate. Public comments are taken only during a Public Hearing. During the discussion and deliberation on General Business items, the Planning Board does not solicit public comment.

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For further information concerning this agenda, please contact Liza Paden, Planning Board staff, at 617 349 4647, lpaden@cambridgema.gov.