



CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**  
CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

**AGENDA**

**Tuesday, June 15, 2010**  
**Second Floor Meeting Room, 344 Broadway**  
**City Hall Annex – McCusker Building**  
**Cambridge, Massachusetts**

2010 JUN - 8 P 2:36  
OFFICE OF THE CITY CLERK  
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#154, 360 Binney Street, Major Amendment to reduce the maximum and minimum number of parking spaces required from 284 – 424 to 0 – 284 as allowed in Section 6.35.1 and Section 10.45 of the Zoning Ordinance. No other changes to the Special Permit are anticipated. Amgen, Inc, applicant.

8:00 p.m. PB#133, 4 Central Square, Major Amendment to operate the Fast Order Food Establishment (Section 4.33), with new seating for 8, in the existing Star Variety/Subway of Cambridge Square. The applicant requests the change in ownership as well as the installation of 4 tables for customers; no other change in the existing operation is anticipated. Swami Pramukm LLC, applicant.

8:30 p.m. PB#247, 22 Water Street, Final Development Proposal to construct 392 units of housing with Gross Floor Area of 408,225 square feet of residential living area and an additional approximately 100,000 square feet of Gross Floor Area devoted to above-grade structured parking. The proposal requires a Planning Board Project Review Special Permit (Section 19.20) as well as a Planned Unit Development Special Permit (Section 13.70 - PUD in the North Point Residence District). The applicant requests the Planning Board to find the project eligible for (1) the Waiver of Height Limitations, Section 13.74.35 of Section 13.70 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, Section 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 Section 6.35.1 and Section 10.45. This will be the second of two required public hearings for the PUD process. Catamount Holdings, LLC

**GENERAL BUSINESS**

PB#249 – 126 Charles Street, Special Permit to convert an existing office building to 8 units of housing with 10 existing parking spaces. 126 Charles Street, LLC, applicant, deliberation and possible decision.

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. The City of Cambridge will provide reasonable accommodations to people with disabilities upon request. Please make requests for alternative formats at least two weeks in advance by contacting the Planning Board staff listed below. For further information concerning this agenda, please contact Liza Paden, Planning Board staff, at 617 349 4647, lpaden@cambridgema.gov.*